



11333 N. Cedarburg Road
Mequon, WI 53092
Phone: 262-236-2904
Fax: 262-242-9655

www.ci.mequon.wi.us

Department of Community Development
Taped and Televised

PLANNING COMMISSION
Regular Meeting
Monday, August 7, 2017
7:00 PM
Christine Nuernberg Hall

Agenda

1) Call to Order, Roll Call

2) Public Hearing

- a) Raposa Design for Brixmor SPE I LLC. The applicant is seeking conditional use grant amendment approval to allow for an expansion to the outdoor dining patio at 11046 N. Port Washington Road (Chancery).
- b) WS Design for AWJ International Corporation. The applicant is seeking conditional use grant and building and site plan approval for a new 13, 000 s.q. ft. building to be use for warehousing operations for the property located at 10501 N. Commerce Street.

3) Regular Business

- a) Fred Bersch & Paul Apfelbach for Bill Frick. The applicant is seeking rezoning recommendation, concept plan and land use plan approval for a 13 lot single family subdivision located at 2100 W. Ranch Road.
- b) Highlander Estates, Addition 2. The applicant is seeking landscape plan and street tree plan approval to allow for Phase III (Addition #2) consisting of 45 lots of the 111 lot single family subdivision located immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan and Wauwatosa Roads.
- c) Badger Lighting and Signs. The applicant is seeking master sign plan amendment approval for the property located at 11120 N. Cedarburg Road (Mr. B's restaurant).
- d) The Hoff Group. The applicant is seeking rezoning recommendation, land use plan amendment and concept plan approval for a proposed 32 unit residential side-by-side plex duplex condominium project from Institutional/Residential 1 - 1.5 acre to Plex zoning for the properties located at 12431 N. Green Bay Road and the parcel located immediately west.
- e) Alex Leykin. The applicant is seeking rezoning recommendation from R-1/PUD to R-1 for the properties located at 14097, 14155, 14137 and 14207 N. Birchwood Lane.
- f) Robert Bach for Foxtown Venture. The applicant is seeking consultation for a mixed-use development located in Town Center.

- g) Robert Bach for Foxtown Ventures. The applicant is seeking text amendment to allow for breweries in the Town Center Zoning District.
- h) Shaffer Development for Spur 16. The applicant is seeking building and site plan approval for Phase II for a mixed use development on 13.9 acres located at 6200 and 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue.

4) Announcements

The next meeting is September 11, 2017

5) Adjourn

Dated: August 7, 2017 /s/ Dan Abendroth, Chairman

Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Department of Community Development's Office at 262-236-2904, Monday through Friday, 8:00 AM – 4:30 PM



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 4, 2017
SUBJECT: Raposa Design for Brixmor SPE I LLC. The applicant is seeking conditional use grant amendment approval to allow for an expansion to the outdoor dining patio at 11046 N. Port Washington Road (Chancery).

Applicant:	Raposa Design Russel Raposa
Status of Applicant:	Agent
Requested:	Conditional Use Grant Amendment
Existing Zoning:	B-2 (Community Business)
Land Use Plan:	Community Commercial
Location:	11046 N. Port Washington Road
Tax Key:	#15-029-06-007.00
District:	#8

Background:

The applicant requests a conditional use grant amendment for a new outdoor patio for the Chancery at 11046 N. Port Washington Road. The patio would be constructed to provide the outdoor seating for their customers from May through October. The proposed patio will have seating for 56 customers and provide full service of the entire menu. The parcel is zoned B-2 which requires conditional use grant approval for restaurants. The addition of the outdoor patio is an amendment to the previously approved CUG.

Site Plan:

The proposed outdoor seating area, which has a capacity of up to 56 persons, is located on the west side of the building. The proposed seating will take up a portion of the existing walkway and will extend approximately 21 feet west from the edge of the walkway, eliminating four existing parking stalls. A new concrete pad will extend from the existing walkway to accommodate the seating area. The patio includes brick piers to match the existing building, cedar pergola and cedar board fencing set in a metal frame with a gas fireplace in the center. The site improvements also include a triangle landscape bed to buffer between the patio and the parking stalls to the south. The seating area will be enclosed on the three sides abutting the parking area and will be accessed on from the side facing the building. An exterior door will be installed on the west elevation for access onto the patio. A new sliding glass door will replace the existing exit door on the north elevation for restaurant staff to use to service the outdoor patrons.

According to Section 3.05(1)(b) of the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

- 1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

Staff feels that even with the elimination of four stalls, the existing parking will be adequate to handle the proposed demand and feels the proposed use should not have a negative impact on access or traffic and should not endanger the public health, safety and general welfare. A two-way drive aisle of 25 feet shall be maintained to allow two-way traffic through the site.

2. The proposed use should not injure the value of adjoining or abutting property.

Staff believes the restaurant will continue to stimulate the economic viability of the area and the city in general. As with other outdoor seating establishments, staff will require no amplified music or public address system use past 10:00 P.M. and that the outdoor seating area closes at 11:00 P.M. Staff will recommend as a condition of approval that all walkways remain accessible to pedestrians of the shopping center at all times. The proposed hours for the patio is the same as the current hours of operation for the restaurant as listed below:

Monday – Thursday	11:00 AM – 10:00 PM
Friday	11:00 AM – 11:00 PM
Saturday	9:00 AM – 11:00 PM
Sunday	9 AM – 10:00 PM

3. The proposed use shall be harmonious or compatibility with the area in which it is located.

The subject site is located in the B-2 (Community Commercial) district. Restaurants are conditional uses in the B-2 district. Adjacent zoning includes B-2 and B-3 (Office and Service Business District). Uses in the area include restaurants, retail stores, a grocery store and offices. Planning staff feels that if the conditions of approval listed below and within the attached conditional use grant document are met, the proposal should be harmonious with the surrounding uses.

4. Will be in general conformity with the Land Use Plan, Transportation Plan, Environmental Plan, Park and Recreation Plan or other officially adopted plan.

The Land Use Plan map designates the subject site as Community Commercial; the proposal is conforming and is appropriately located on Port Washington Road, the City's major commercial corridor.

Staff Recommendation:

Since the proposal meets the Zoning Code and Land Use Plan, Planning staff recommends **approval** of the conditional use grant based on the following condition(s):

1. Staff review and approval of final site plans.
2. There shall be no amplified music or public address system allowed past 10:00 P.M. Sound shall be limited to 65 dBA at the property line.
3. The outdoor seating area shall be closed by 11:00 P.M.
4. A two-way drive aisle of 25 feet shall be maintained to allow two-way traffic through the site.
5. All walkways shall remain accessible to pedestrians of the shopping center at all times.
6. Any modification to the building shall require staff approval.

Attachments:

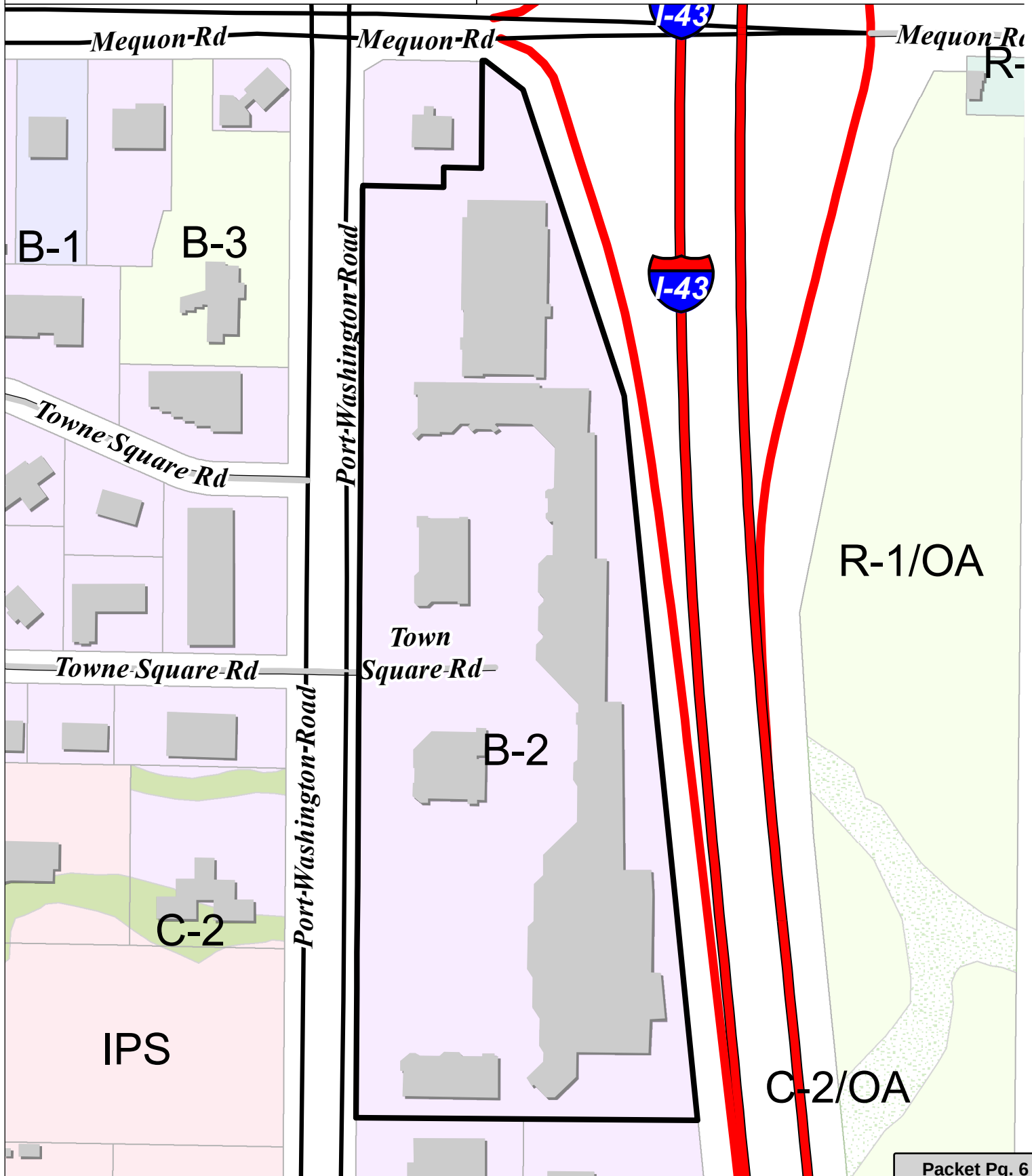
Packet (PDF)

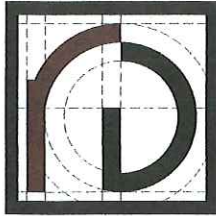
Item 2

Raposa Design for Brixmor SPE I LLC

AC Arrival Corridor
 A-1 Agricultural Preserve
 A-2 General Agricultural
 B-1 Neighborhood Business
 B-2 Community Business
 B-3 Office & Service Business
 B-4 Business Park
 B-5 Light Industrial
 B-6 Rural Industrial
 B-7 Rural Business
 C-1 Shoreland/Wetland Conservancy
 C-2 General Conservancy
 CGO Central Growth Overlay
 FFO Flood Fringe Overlay
 FW Floodway
 IPS Institutional & Public Service

LTD Limited Use
 OA Agricultural Overlay
 PUD Planned Unit Development Overlay
 P-1 Park & Recreation
 R-1 Single-Family Residential (5 Ac. Min.)
 R-1B Single-Family Residential (2.5 Ac. Min.)
 R-2 Single-Family Residential (2.0 Ac. Min.)
 R-2B Single-Family Residential (1.5 Ac. Min.)
 R-3 Single-Family Residential (1.0 Ac. Min.)
 R-4 Single-Family Residential (3/4 Ac. Min.)
 R-5 Single-Family Residential (1/2 Ac. Min.)
 R-6 Single-Family Residential (4 du/Ac)
 RM Multi-Family Residential
 TC Town Center
 TDR Transfer of Development Rights





Raposa Design ■ Architecture

12690 W. Greenbriar Ln., New Berlin, WI 53151
Ph: 262.751.5221 Fax: 262.754.4058
Email: raposadesign@gmail.com

June 20, 2017

City of Mequon Plan Commission
c/o Jack Zader
City of Mequon
11333 N Cedarburg ave
Mequon, WI

RE: **CHANCERY OUTDOOR PATIO
MEQUON PAVILLIONS**

Dear Members of the Plan Commission:

Raposa Design is submitting this letter on Behalf of Brixmor Properties and De Rosa Corporation requesting approval of a new outdoor patio for the Chancery located at 11046 N Port Washington Rd. The patio would be constructed to provide the Chancery with outdoor seating for their customers from May through October. The patio would seat 48 customers and provide for full service of the entire menu for their patrons. The Patio would be constructed of Brick piers and cedar pergola and fencing set in a metal frame.

Property:

Mequon Pavilion
11046 N Port Washington Rd.

Owner & Applicant:

Brixmor SPE1 LLC
450 Lexington Ave 13th floor
New York, NY 10017

Contact:

c/o Russell Raposa
(262) 751 5221
raposadesign@gmail.com

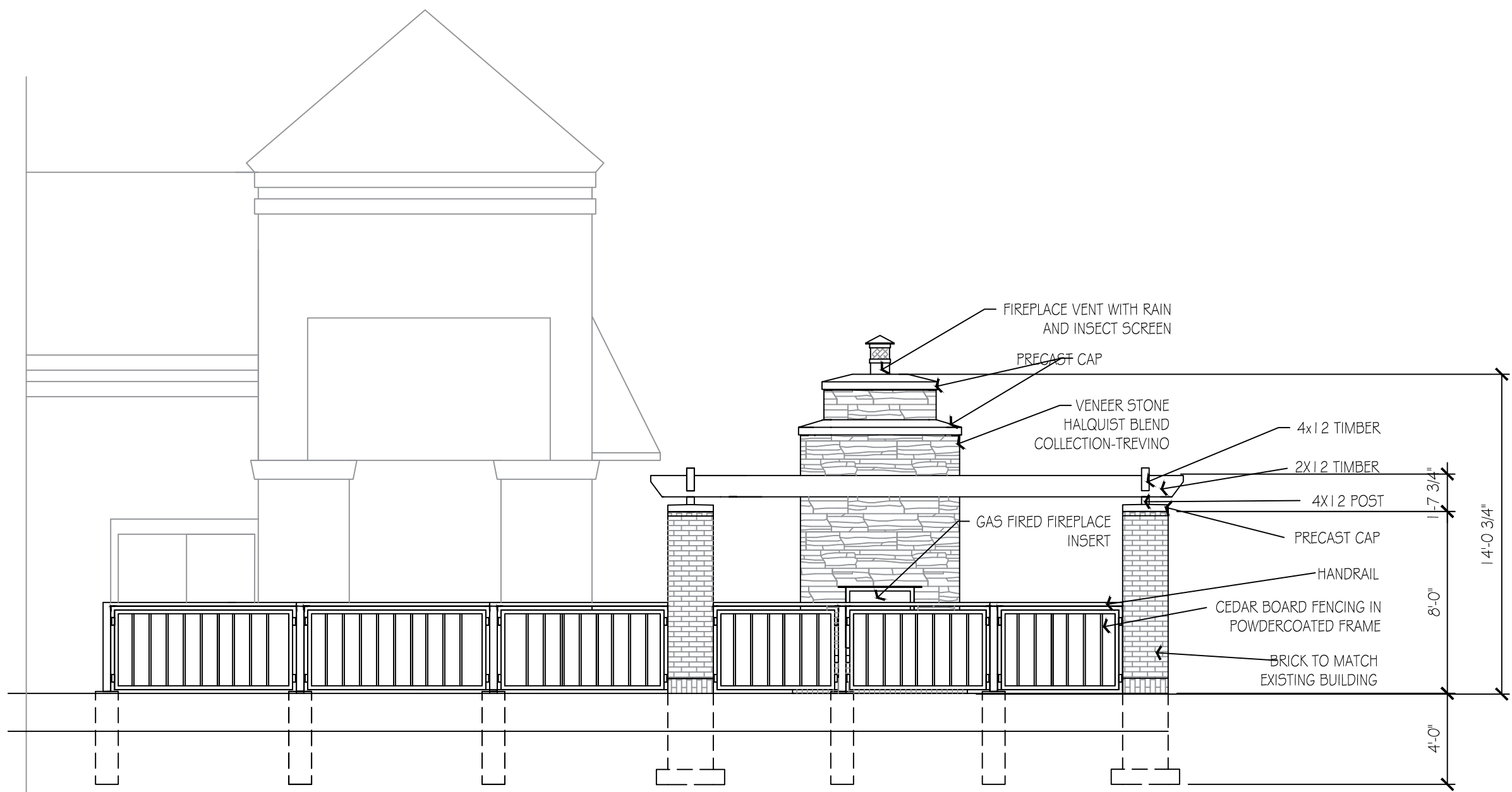
Contained in this Package

- Site plan
- Patio Elevations
- Landscape Specifications
- 3d Renderings

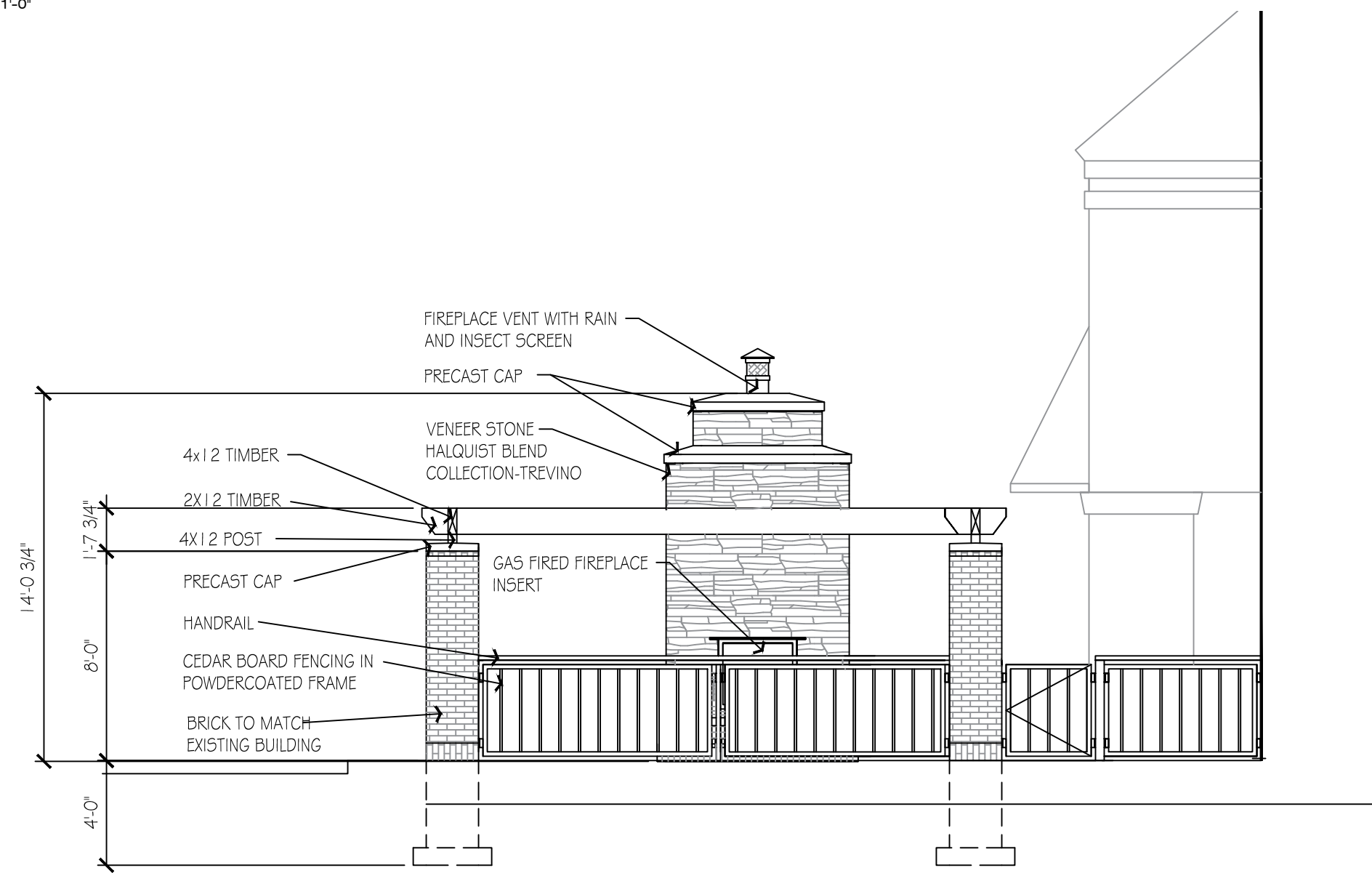
Brixmor and The De Rosa Corporation look forward to our continued efforts in completing this process with the City of Mequon. We very much appreciated the positive working relationship. Please don't hesitate to contact me directly with any questions regarding this submittal.

Sincerely,

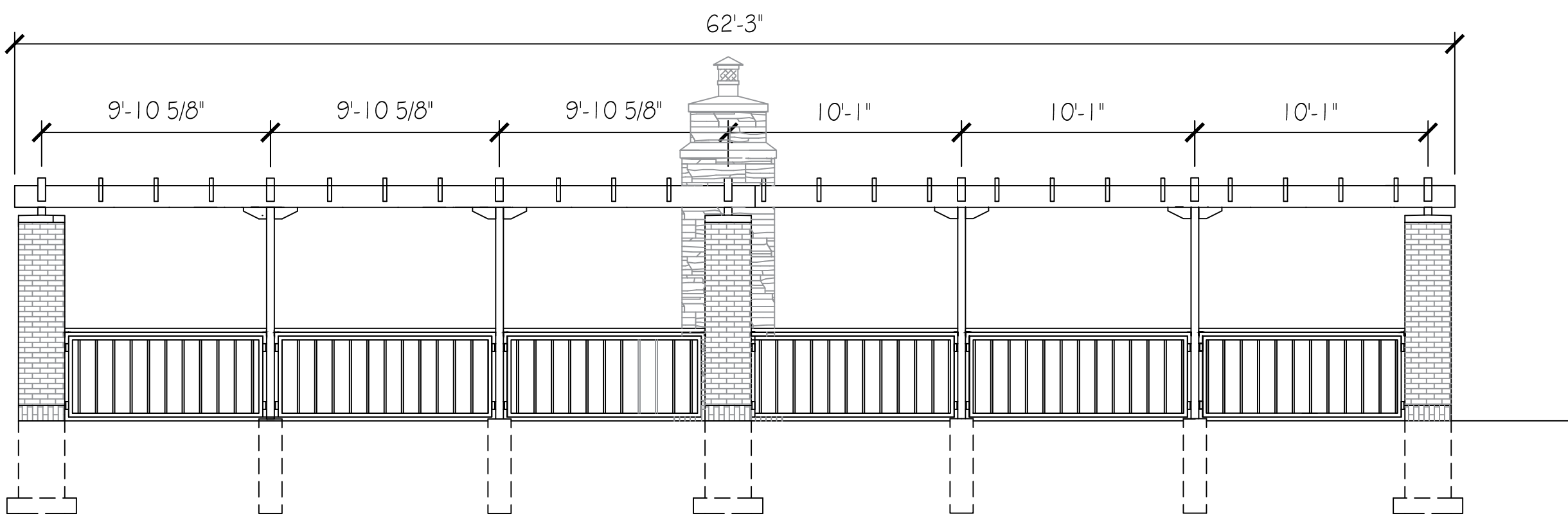
Raposa Design



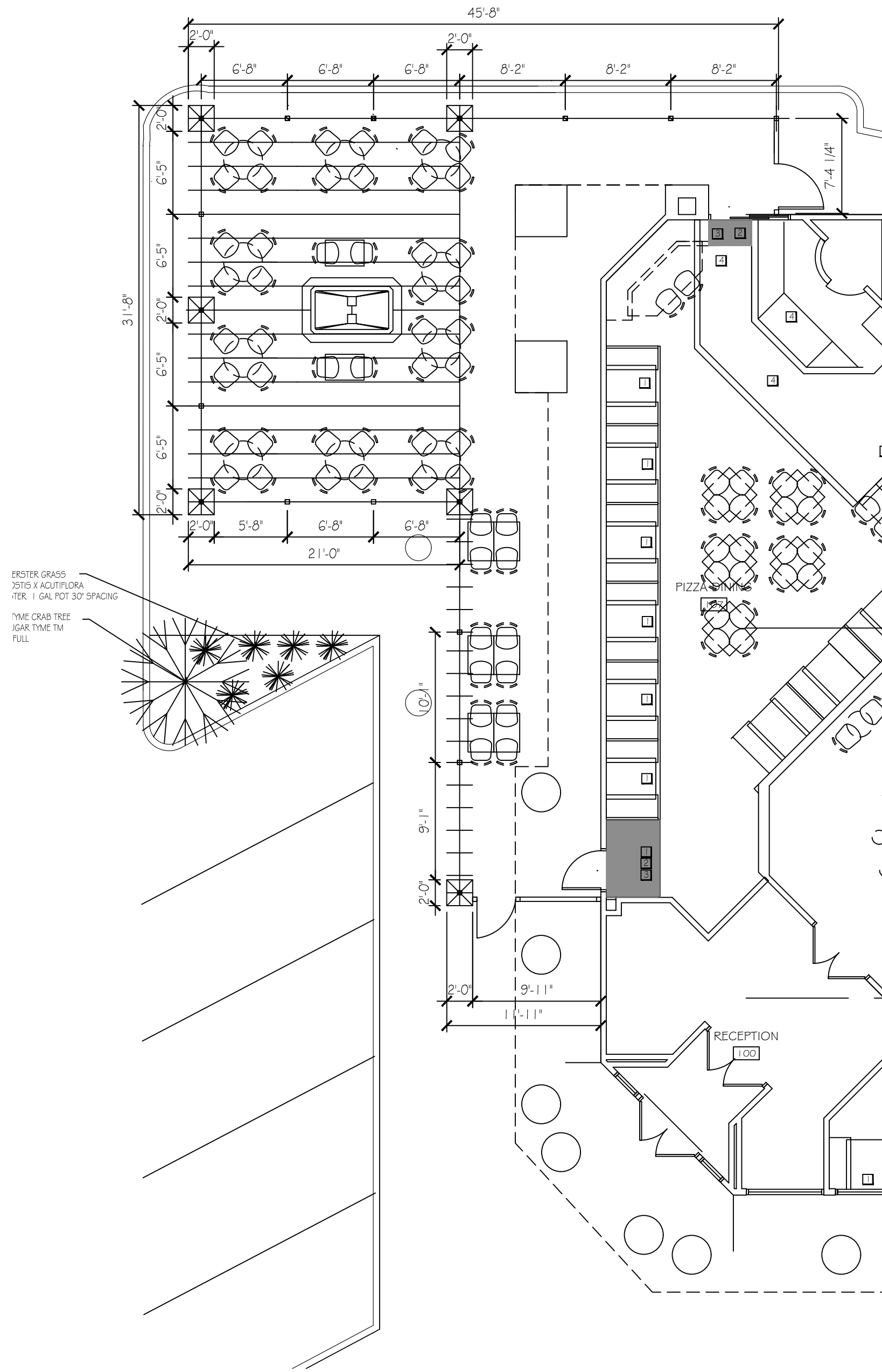
4 North Patio Elevation
3/16"=1'-0"



5 South Patio Elevation
3/16"=1'-0"



6 West Patio Elevation
3/16"=1'-0"

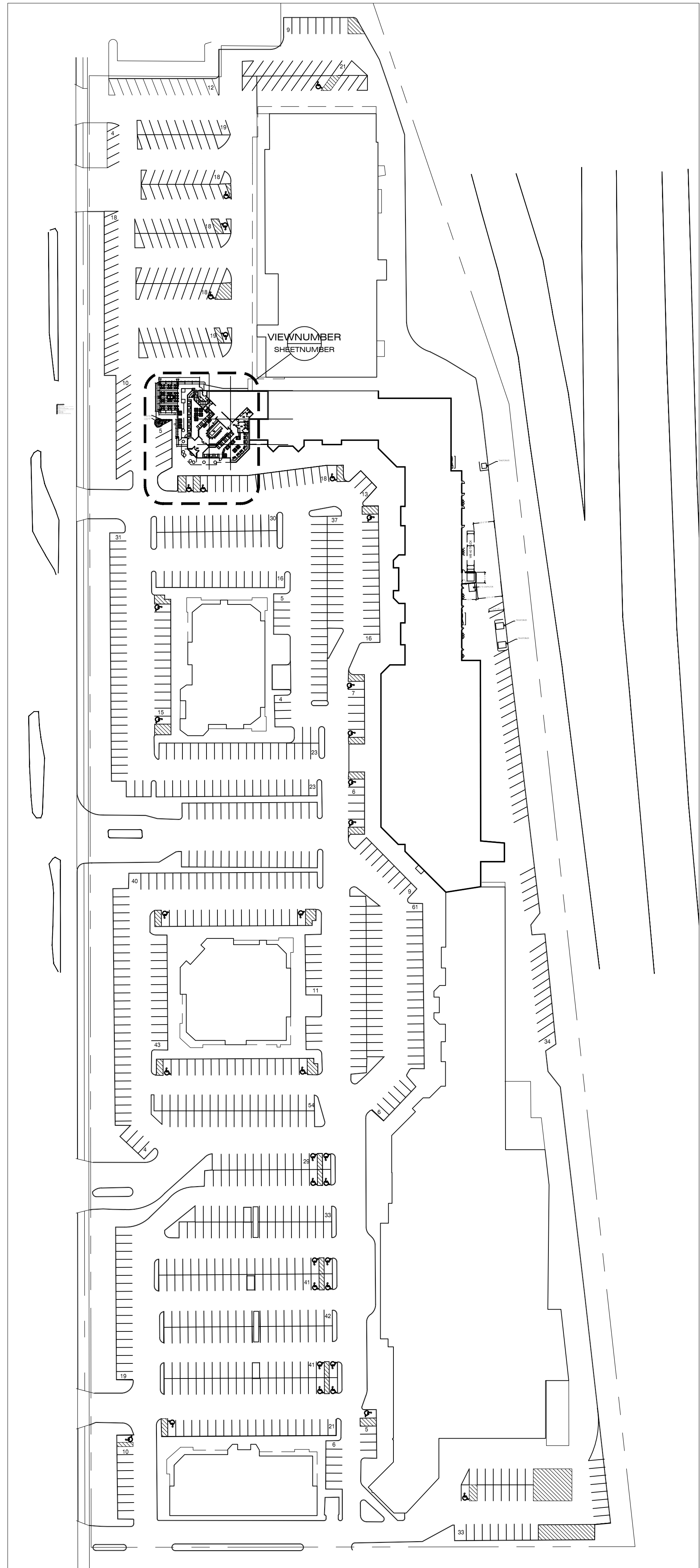


2 PATIO PLAN
1/8"=1'-0"

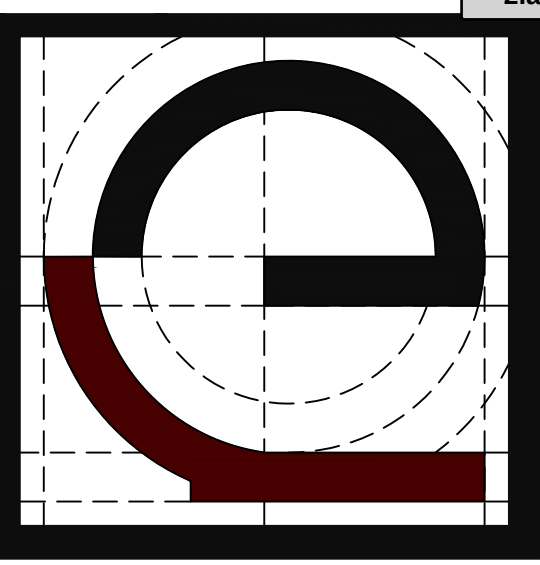


3 EXISTING SITE BLOWUP
1/8"=1'-0"

SITE INFO	
TOTAL PARKING S.F. - 220,330 S.F.	
EXISTING PARKING STALLS PRIOR TO PATIO - 1,009 (33 UNDEVELOPED SPACES INCLUDED)	
4.38 STALLS PER 1,000 S.F. OF STRUCTURE	
PARKING STALLS AFTER ADDITION OF PATIO - 1,004 (33 UNDEVELOPED SPACES INCLUDED)	
4.34 STALLS PER THOUSAND S.F. OF STRUCTURE	



1 OVERALL SITE PLAN
NTS



RAPOSA DESIGN

architecture

12690 W. Greenbriar Ln
New Berlin, WI 53151
Ph: 262.751.5221
Fax: 262.754.4058
raposadesign@gmail.com

CHANCERY PATIO

11046 N PORT WASHINGTON RD
MEQUON WI 53092

SHEET TITLE

PROPOSED SITE PLAN &
ELEVATIONS

DATE OF ISSUE

6/20/17

SYMBOL

REVISION DESCRIPTION

DATE

JOB:

DRAWN:

CHECKED:

DATE:

RD108.17

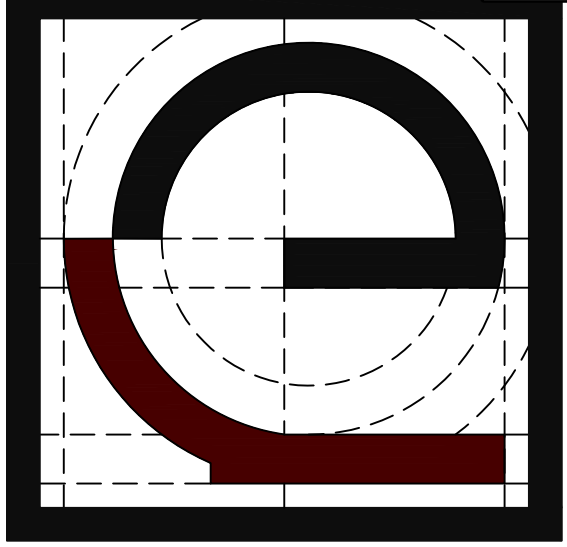
RJR

RJR

02/01/17

SHEET:

A1



RAPOSA DESIGN
architecture
12690 W. Greenbriar Ln
New Berlin, WI 53151
Ph: 262.751.5221
Fax: 262.754.4058
raposadesign@gmail.com

CHANCERY PATIO
11046 N PORT WASHINGTON RO
MEQUON WI 53092

SHEET TITLE
PROPOSED LANDSCAPE PLAN
DETAILS & RENDERINGS

DATE OF ISSUE 6/20/17

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD108.17
DRAWN: RJR
CHECKED: RJR
DATE: 02/01/17

SHEET:

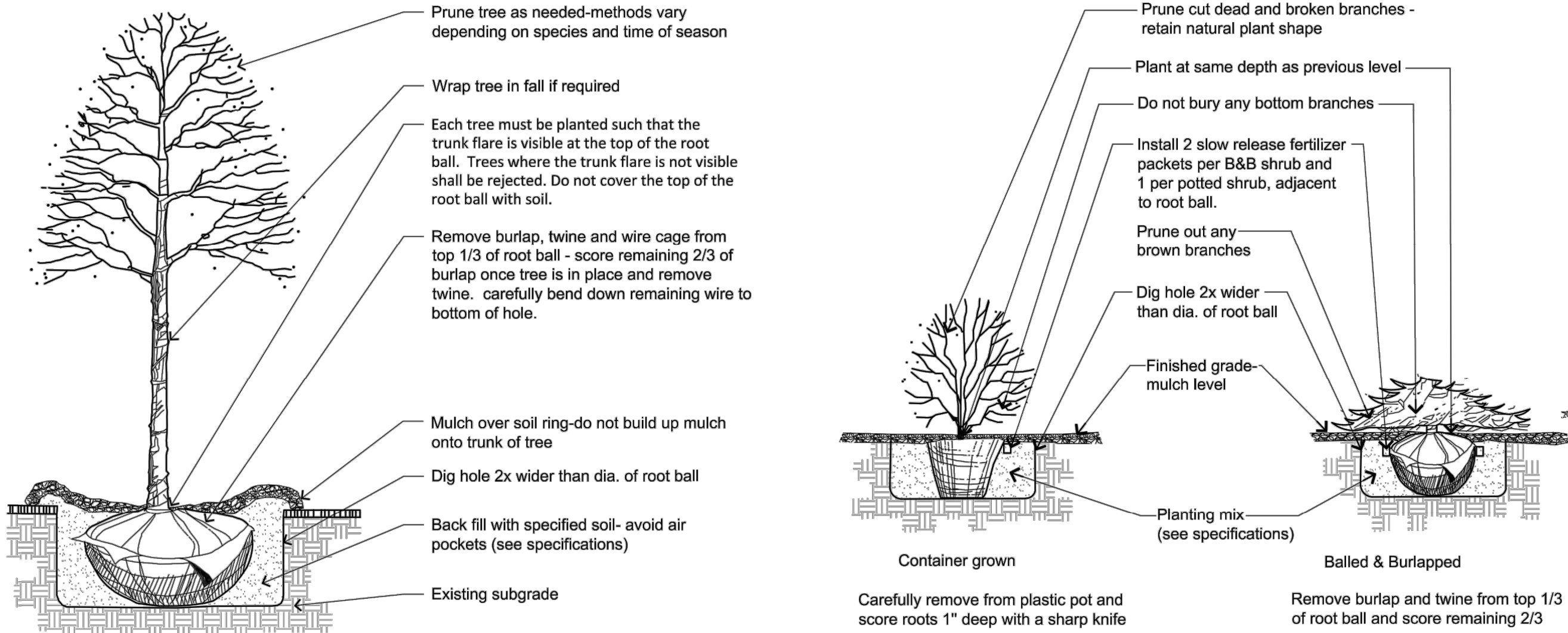
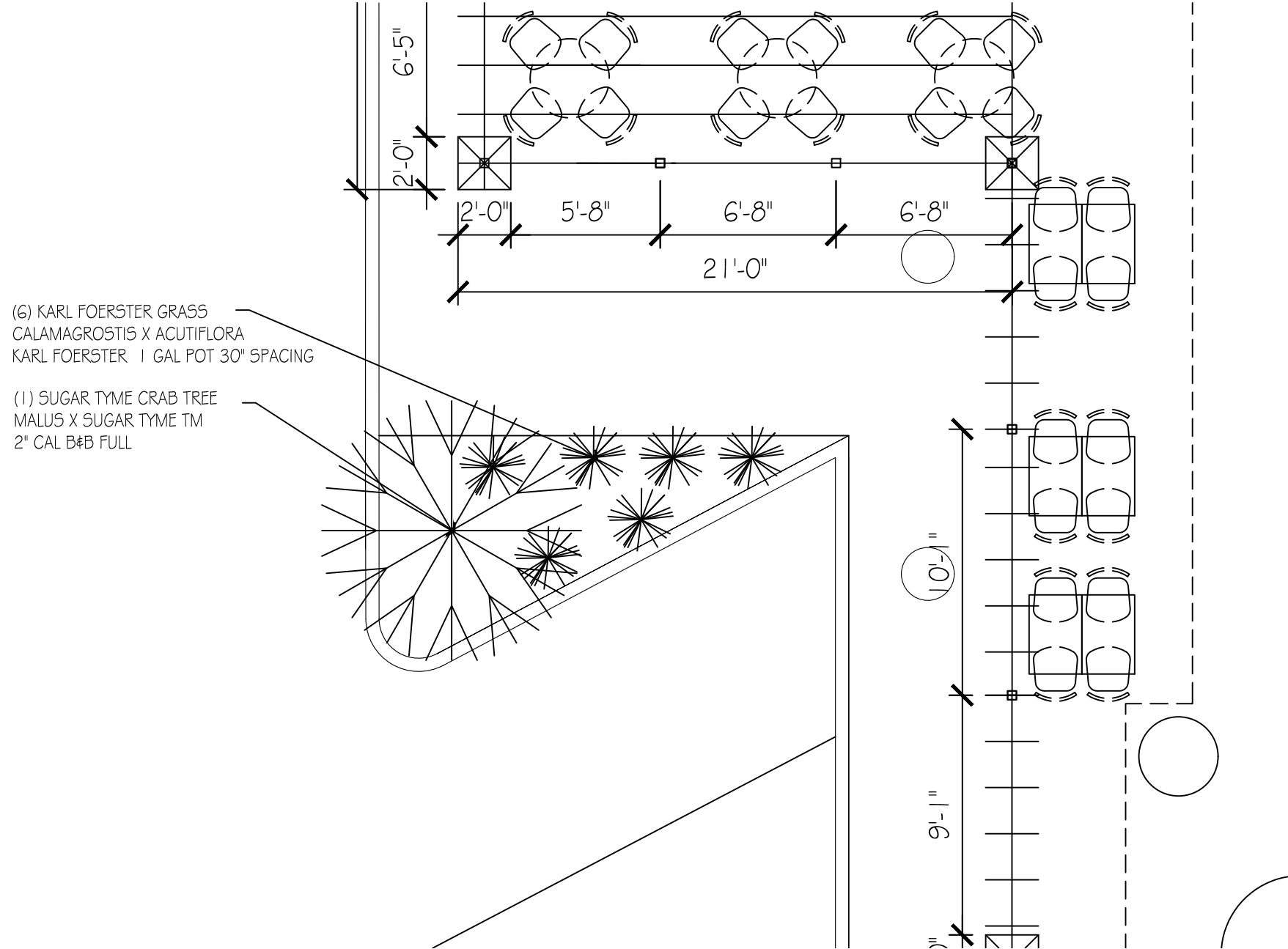
A2



1 View from above
NTS



2 SE View
NTS



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

2 SHRUB PLANTING DETAIL
NOT TO SCALE

P-PL-SHR-02

ALL LANDSCAPE NOTES AND
DETAILS TO BE INCLUDED ON
FINAL CONSTRUCTION PLANS

DOCUMENT NO.

RETURN TO:

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

PARCEL NO.:
15-028-06-007.00

PARCEL NO.:
15-028-06-007.00

11046 N. Port Washington Road

Following action by the Planning Commission of the City of Mequon approving an amendment of the Conditional Use Grant, these Articles of Agreement are made and entered into this 7th day of August 2017, by and between Brixmor SPE I LLC and the City of Mequon.

It is agreed upon by and between the parties hereto that the Conditional Use Grant for the use of property as a restaurant within the Pavilion at Mequon shopping center located on N. Port Washington Road; the original Grant recorded as Document 408152 in Volume 627, pages 727-732 on September 23, 1988, and amended as Document 408783 on October 10, 1988 and amended as Document 411142 on December 16, 1988 and amended as Document 429171 on April 27, 1990 and amended as Document 429559 on May 4, 1990 and amended as Document 430088 on May 18, 1990, be amended as follows:

1. Exhibit G shall represent the site plan for the Chancery Restaurant outdoor patio.
2. Any modification to the building shall require staff approval.
3. A two-way drive aisle of 25 feet shall be maintained to allow two-way traffic through the site.
4. The outdoor seating area shall comply with the following:
 - There shall be no amplified music or public address system allowed past 10:00 P.M.
 - Sound shall be limited to 65 dBA at the property line.
 - The outdoor seating area shall be closed by 11:00 P.M.
 - All walkways shall remain accessible to pedestrians of the shopping center at all times.

GRANTED by action of the Planning Commission of the City of Mequon this 7th day of August 2017.

Dan Abendroth, Mayor, Planning Commission Chairperson

Acknowledgment

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2017, the above named _____, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

My Commission (expires) _____

Acknowledgment

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2017, the above named _____, Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin

My Commission (expires) _____

OWNER(S):

By:_____

Acknowledgment

STATE OF _____)

_____COUNTY)

)SS

Personally came before me, this ____ day of _____, 2017, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission (expires) _____

Attachment: Packet (2511 : Raposa Design for Brixmor SPE I LLC)



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 4, 2017
SUBJECT: WS Design for AWJ International Corporation. The applicant is seeking conditional use grant and building and site plan approval for a new 13, 000 s.q. ft. building to be use for warehousing operations for the property located at 10501 N. Commerce Street.

Applicant:	WS Design
Status of Applicant:	Agent
Requested:	Conditional Use Grant Building and Site Plan
Existing Zoning:	B-5 (Industrial) PUD (Planned Unit Development)
Land Use Plan:	Industrial
Lot size:	2.3 acres
Location:	10501 N. Commerce Street, Business Park II
Tax Key:	#14-027-09-013.00
District:	#4

Background: The applicant is requesting conditional use and building and site plan approval for a 13, 475 square foot building on a vacant parcel located in phase II of the Mequon Business Park. A&V Waterjet Tech Inc. is a distributor of industrial CNC waterjet cutting system is looking to move is operations to Mequon. In addition to the primary function of warehouse and distribution, the facility will include offices for the five current employees. Warehouse and Distribution is a conditional use in the B-5 zoning district.

Conditional Use Grant Findings:

According to the Zoning Code, the following findings shall be considered when analyzing a conditional use grant application:

- 1. The proposed use should not endanger the public health, safety or general welfare of the city and the immediate neighborhood.**

The warehouse will be used to store the CNC machinery. No hazardous materials or chemicals will be stored at the site. Staff believes the use should not have an impact on health or safety of the surrounding neighborhood.

- 2. The proposed use should not injure the value of adjoining or abutting property.**

The parcel is located in the Business Park II which is zoned Industrial, There is an existing residential development to the west (Hidden Creek condominiums). When the Business Park was developed there was a 50 foot landscaped easement created along the west property line of the park. Within the easement area, there were a number of trees planted to provide screening from the business park. The proposed development does not

encroach into the easement area and will not impact the existing tree line. The warehouse use will be completely within the building and will typically require only smaller UPS or Fed Ex delivery trucks. The hours of operation are stated as 8:00 AM to 5:00 PM weekdays. Based on the proposed operations of the business and the site layout, staff does not feel the proposed use will have a negative impact of the value of the surrounding properties.

3. The proposed use shall be harmonious or compatible with the area in which it is located.

The proposed development is located in the Business Park. There are numerous other developments in the Business Park that are similar in nature to the proposed use. Staff recommends that the proposal is harmonious and compatible with the area.

B-5 District Standards: The following table compares the proposed plan to the B-5 district standards:

District Regulations:	B-5:	Proposed Use:
Minimum Lot Area:	1 acre	2.3 acres
Minimum Lot Width:	150 feet	251 feet
Building Size:	N/A	13,475 sq. ft.
Open Space Ratio:	40%	63%
Maximum FAR:	30%	13%
Maximum Building Height:	50 feet	21 feet
Building Setback	60 feet	92 feet
Building North Side Yard Offset:	20 feet	105 feet
Building South Side Yard Offset:	20 feet	52 feet
Building West Side Yard Offset:	30 feet	150 feet
Minimum Parking Setback:	25 feet	25 feet
Minimum Parking Offset:	20 feet	58 feet
Off-Street Parking:	12 stalls	17 stalls

Site Plan:

Access to the site is provided by a driveway connection to Commerce Drive. The building is located on the south side of the lot with space to the north for a future addition. Based on the Zoning Code, the proposed uses would generate a parking requirement of 10 spaces. The applicant is proposing 17 parking spaces which will be able to accommodate the demand from the future addition. The plan shows a loading dock on the west end of the building which will be well screened from public view.

Building Design:

The proposed one-story structure is designed with pre-colored split face block, fiber cement wall panels, and insulated glass (please see attached elevations). The architecture is similar in nature to other buildings located within the business park. The overall building height is approximately 21 feet. Staff does recommend the addition of mezzanine level windows on the north and south elevation in order to break up the massing of the wall.

Lighting Plan:

The proposed lighting plan shows one parking lot light, two wall packs and a canopy light. The parking lot light fixture is shown at 20 feet in height. Based on the height of the building, the code requires a maximum height of 16 feet for the parking lot light. The plan does not include a dispersion plan or cut sheets for the fixtures. Staff will add as a condition of approval, the submittal of a dispersion plan and cut sheets as a condition of approval.

Landscaping Plan:

The landscaping plan has been submitted to the city's landscape architect consultant, Terry Higgins for review. Staff did not receive review comments back in time to incorporate into the report. As a condition of approval, staff will require the landscaping plan to be updated to address comments made by the city's landscape architect.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The building plan includes a proposed and future building in the Mequon Business Park. The parking lot is proposed to connect to Commerce Street via a 25-foot drive. A drive apron is proposed with 15-foot radii conforming to city standards. The apron extends to the back of walk which is consistent with other lots in the business park.

A master grading plan was prepared with the development of the Mequon Business Park. The site grading and drainage plan will be required for review by city staff.

The site is located within the City's sewer service area and connection to the public utility is required. Existing laterals shall be utilized for the connection.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP). The site was included in the Stormwater Management plan for the Mequon Business Park. A technical memorandum or report of the site impervious area and conformance with the TSS requirements and the current Chapter 13 requirements shall be provided by the applicant.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation:

Planning staff recommends **approval** of the conditional use and building and site plan based on the following condition(s):

1. All ground or roof-level mechanical equipment shall be well screened from public view with screening or landscaping.
2. The applicant shall submit updated elevations that incorporate additional windows on the north and south elevations for staff review and approval.
3. Submittal of a revised lighting plan that includes a dispersion plan and cut sheets for staff review and approval. All fixtures shall be classified as full cutoff.
4. Light fixture height maximum of sixteen feet
5. The landscaping plan shall be updated to address comments made by the city's landscape architect
6. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
7. Planning staff review and approval of final site, landscaping, dumpster, lighting and elevation plans prior to the issuance of permits.
8. Engineering Department review and approval of grading, drainage, stormwater management and sewer plans.
9. Approval of a storm water management memorandum describing the site impervious area and conformance with the Stormwater Management Plan for the Mequon Business Park. Calculations for the conformance to TSS requirements shall also be included.
10. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.

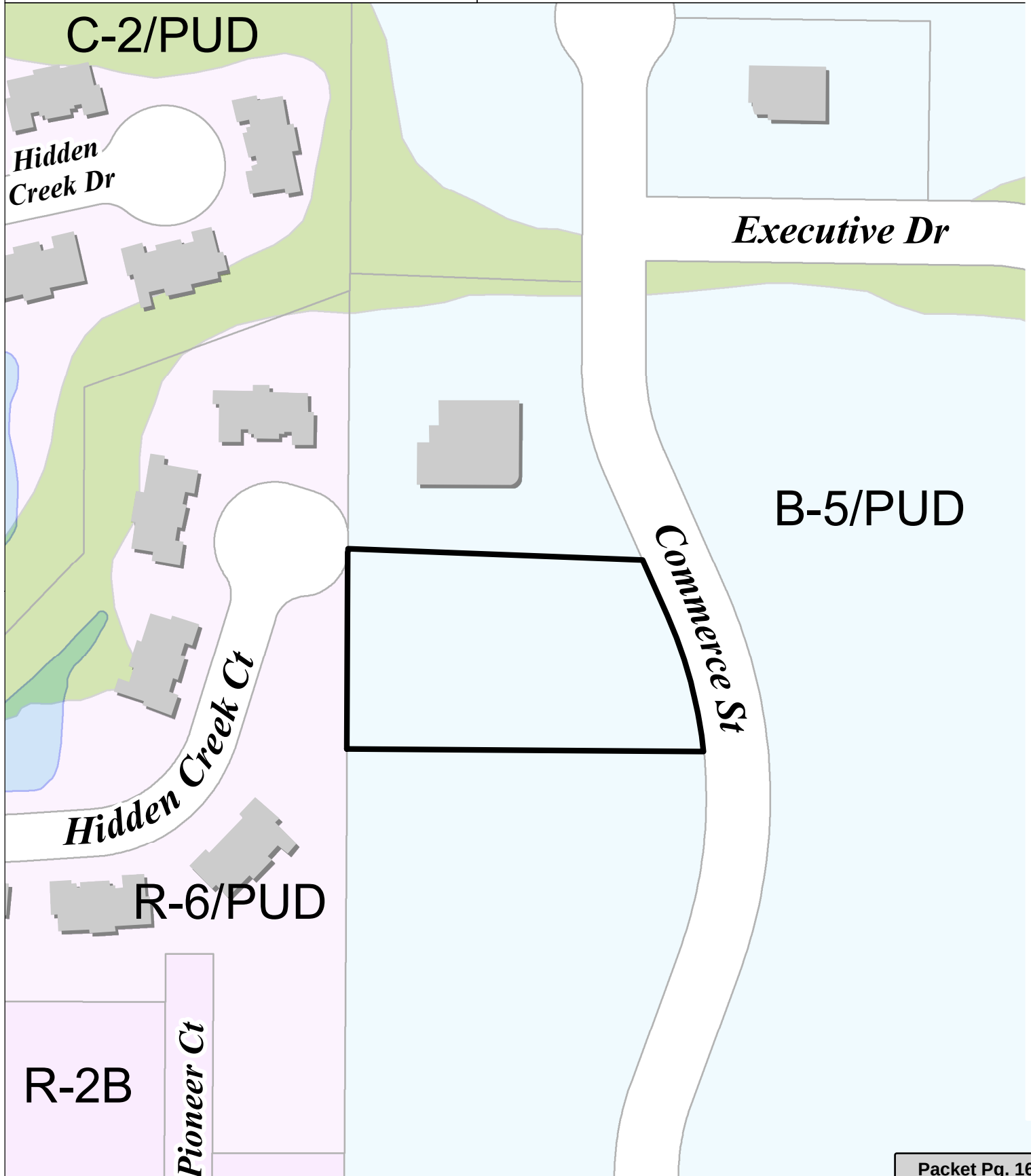
Attachments:
Packet (PDF)

ITEM 3 **WE Design for AWJ** **International Corporation**

AC	Arrival Corridor
A-1	Agricultural Preserve
A-2	General Agricultural
B-1	Neighborhood Business
B-2	Community Business
B-3	Office & Service Business
B-4	Business Park
B-5	Light Industrial
B-6	Rural Industrial
B-7	Rural Business
C-1	Shoreland/Wetland Conservancy
C-2	General Conservancy
CGO	Central Growth Overlay
FFO	Flood Fringe Overlay
FW	Floodway
IPS	Institutional & Public Service

LTD	Limited Use
OA	Agricultural Overlay
PUD	Planned Unit Development Overlay
P-1	Park & Recreation
R-1	Single-Family Residential (5 Ac. Min.)
R-1B	Single-Family Residential (2.5 Ac. Min.)
R-2	Single-Family Residential (2.0 Ac. Min.)
R-2B	Single-Family Residential (1.5 Ac. Min.)
R-3	Single-Family Residential (1.0 Ac. Min.)
R-4	Single-Family Residential (3/4 Ac. Min.)
R-5	Single-Family Residential (1/2 Ac. Min.)
R-6	Single-Family Residential (4 du/Ac)
RM	Multi-Family Residential
TC	Town Center
TDR	Transfer of Development Rights

2.b.a



Attachment: Packet (2513 : 'WS Design for AWJ International Corporation)



W e e e h In . N W 3 n en e, e n o n, WI 3022 SA . e e . o
e e hone: (262) 2 0 00 E : e e e . o

July 10, 2017

**To: City of Mequon
Dept. Community Development**

Att: Kim Tollefson, Director

**Re: Plan Commission Submittal
A&V Waterjet Tech Inc
Mequon Business Park Project**

Plan of Operation – A & V Waterjet Tech Inc

A&V Waterjet Tech Inc. is a distributor of industrial CNC waterjet cutting system, it is currently located in Germantown and planning to move its operations to a new facility in the Mequon Business Park. This facility would include our offices, employee facilities, and warehousing of CNC waterjet cutting system and spare parts.

We do not currently perform any manufacturing functions. From time to time, we do demo cutting for potential customers, show potential customers how the machine is working, also train our customers on ad-hoc basis.

Our typical hours of operation are 8am to 5pm, Monday-Friday. Our employment currently totals 4 staff members. I would anticipate some growth in employment over time.

Other than daily UPS and FedEx deliveries, our truck traffic is irregular as we are not a high volume business. Our proposed trucking facilities are located in the rear of the building to minimize any impact on the neighbors.

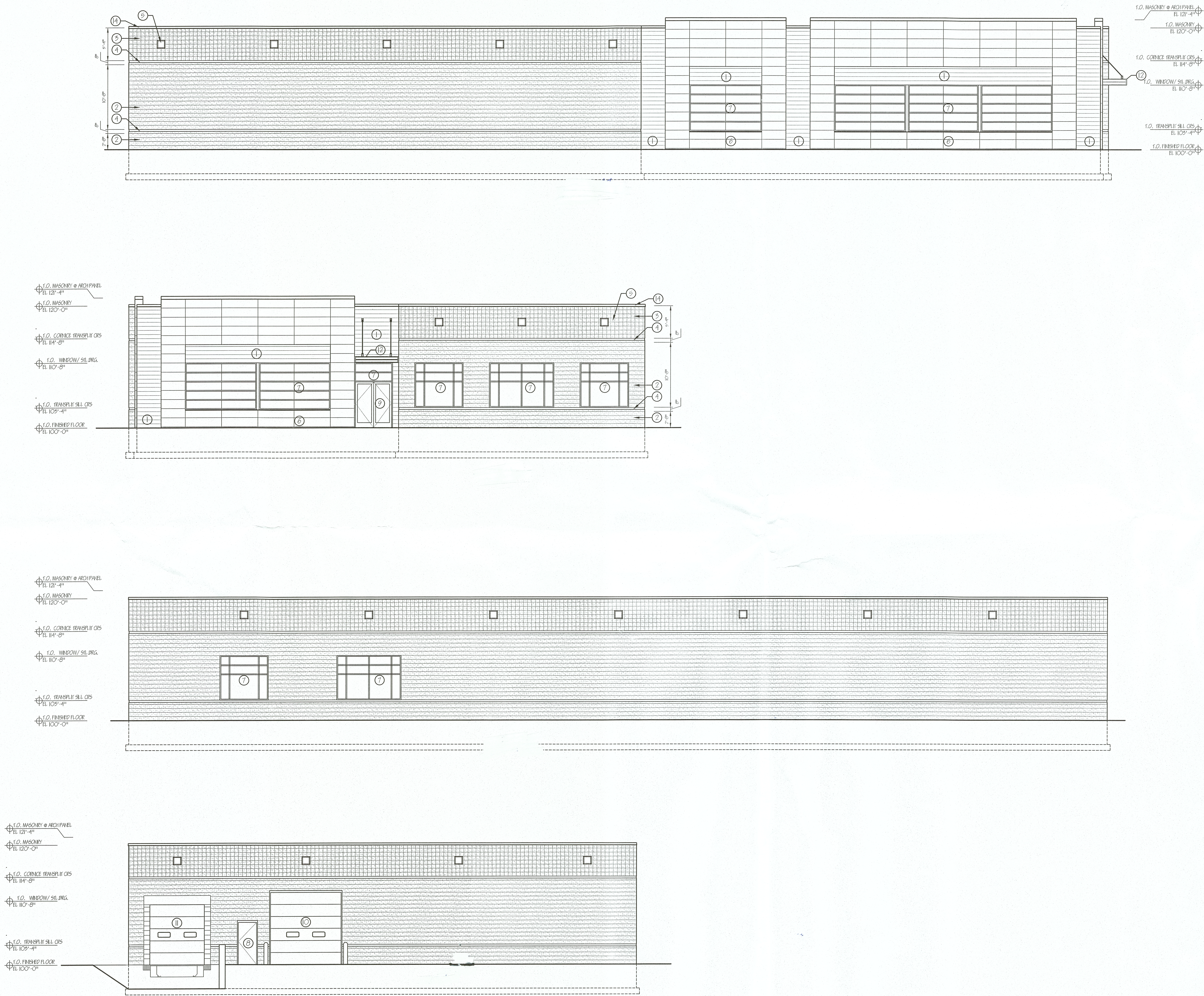
Please let us know if there are any concerns.

Thanks,

Ziming Wu

The owner of A&V Waterjet Tech Inc.
N118 W18531 Bunsen Drive
Germantown, WI 53022 USA
Telephone: (262) 573-4668
Email: sales@avwaterjet.com
www.avwaterjet.com

Attachment: Packet (2513 : 'WS Design for AWJ International Corporation)



ROOF PLAN

SCALE: 1/8"=1'-0"

WS design.
a WS Development Company

MENOMONEE FALLS,
WISCONSIN
Phone: (262) 703.3000

DESCRIPTION: Elevations	JOB NAME: A V Waterjet Tech Inc.	DATE: 5 July 2017
	LOCATION: 10501 N. Commerce Drive Mequon, WI	
DRAWN BY: JJ	CHECKED BY: KW	

SCALE: 1/8"=1'-0"
JOB NUMBER:
17.101

SHEET:
A3.0

COPYRIGHT 2017
WS DESIGN
ALL RIGHTS RESERVED

THIS DRAWING AND DESIGN IS MADE EXCLUSIVELY FOR THE CLIENT NAMED IN THE TITLE BLOCK AND REMAINS THE PROPERTY OF WAHLGREN-SCHWENN INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART BY ANY PROCESS WITHOUT THE PRIOR WRITTEN CONSENT FROM WAHLGREN-SCHWENN INC.



SOUTHEAST PERSPECTIVE VIEW

SCALE: NTS



NORTHEAST PERSPECTIVE VIEW

SCALE: NTS

WS design.

a WS Development Company

MENOMONEE FALLS,
WISCONSIN
Phone: (262) 703.3000

DESCRIPTION: Preliminary Perspective Views			
JOB NAME:	AV Waterjet Tech Inc.		
LOCATION:	Commerce Drive Mequon, WI		
DRAWN BY:	CHECKED BY:	DATE:	
JJ	KW	5 July 2017	

SCALE: NTS
JOB NUMBER: 17.101
SHEET: A3.1
COPYRIGHT 2017 WS DESIGN ALL RIGHTS RESERVED

NEW FACILITY FOR:
A & V Waterjet Tech Inc.

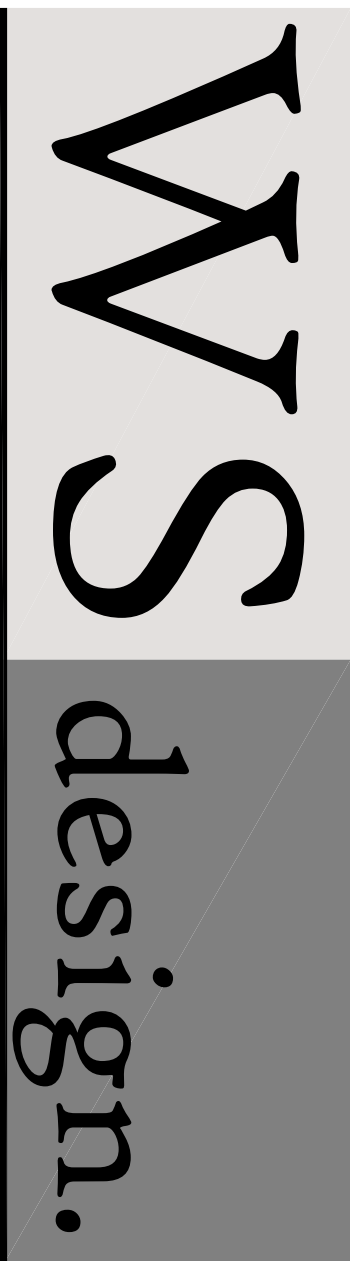
OWNER:

AWJ International Corporation
N118W18531 Bunsen Drive
Germantown, WI 53022

**10501 N. Commerce Street
Mequon, WI**

TENANT:

A & V Waterjet Tech Inc.
N118W18531 Bunsen Drive
Germantown, WI 53022



a W/S Development Company

ARCHITECTURAL SERVICES

N56W16743 RIDGEWOOD DRIVE, SUITE 100
MENOMONEE FALLS, WISCONSIN 53051
262.703.3000 FAX 262.703.3001

BUILDING INFORMATION:

NUMBER OF STORIES:	ONE
BUILDING HEIGHT:	20'-0"
PROPOSED BUILDING AREA:	13,475 SQ./FT.
BUILDING USE:	GROUP B (OFFICE) - 2,430 SQ./FT. GROUP B (STORAGE) - 11,045 SQ./FT.
FIRE PROTECTION:	FULLY SPRINKLERED - NFPA13
CONSTRUCTION TYPE:	TYPE IIB
EMPLOYEE DATA	
CURRENT EMPLOYEE COUNT:	5 EMPLOYEES

SITE INFORMATION:

SITE AREA	101,277 SQ./FT. (2,325 ACRES)
PROPOSED BUILDING AREA:	13,465 SQ./FT.
PROPOSED HARDSURFACE AREA:	23,330 SQ./FT.
TOTAL IMPERVIOUS AREA:	36,795 SQ./FT.
GREENSPACE AREA:	64,482 SQ./FT.
GREENSPACE RATIO:	63.5%
SITE IMPROVEMENTS RATIO:	36.5%
PARKING PROVIDED:	17 SPACES 1 HANDICAP SPACE

SHEET INDEX:

T-1.0	TITLE SHEET
C-1.0	SITE GRADING PLAN
C-2.0	SITE UTILITIES PLAN
C-3.0	SITE EROSION CONTROL PLAN

ARCHITECTURAL

A-1.0	SITE PLAN
A-2.0	FLOOR PLAN
A-2.1	ROOF PLAN
A-3.0	ELEVATIONS
A-4.0	SECTIONS
A-4.1	SECTIONS
A-4.2	SECTIONS

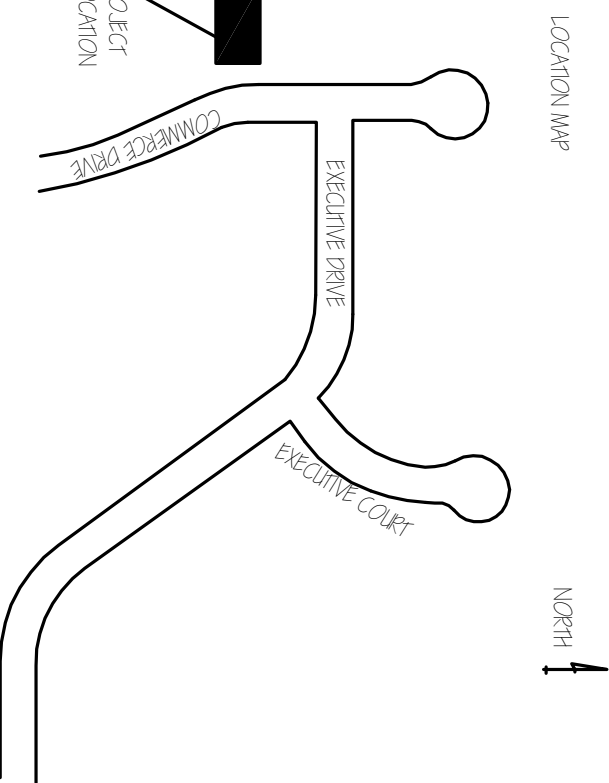
STAMP:

NOTES

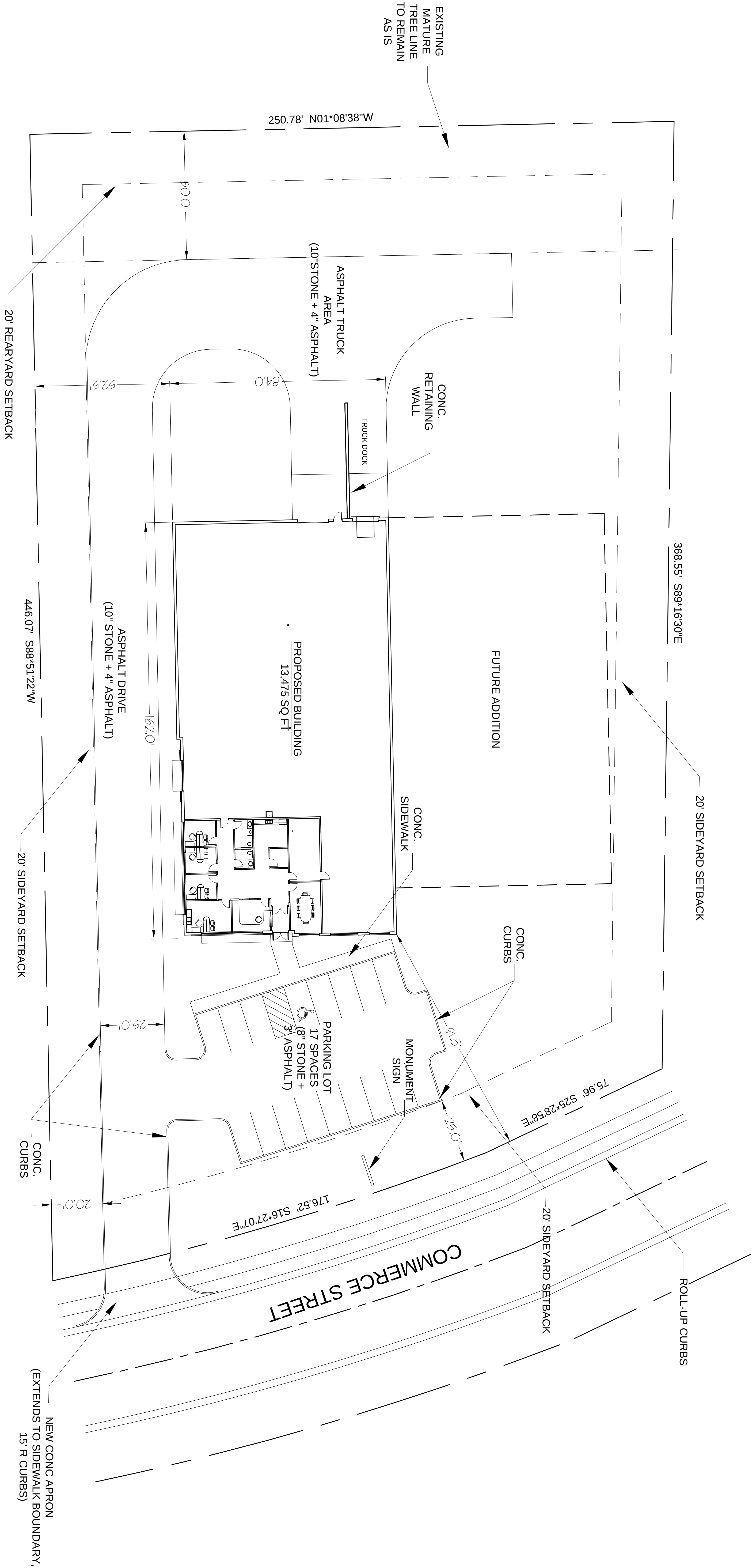
CITY SUBMITTAL SET REV #1 (28 JULY 2017)

LOCATION MAP

LANDSCAPE	
L-1.0	LANDSCAPE PLAN
ELECTRICAL	
E-1.0	EXTERIOR LIGHTING PLAN



THIS DRAWING AND DESIGN IS MADE EXCLUSIVELY FOR THE CLIENT NAMED IN THE TITLE BLOCK AND REMAINS THE PROPERTY OF WAHLGREN-SCHWENN INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART BY ANY PROCESS WITHOUT THE PRIOR WRITTEN CONSENT FROM WAHLGREN-SCHWENN INC.



SITE PLAN

SCALE: 1"=20'

WS

design.

a WS Development Company

MENOMONEE FALLS, WISCONSIN
Phone: (262) 703.3000

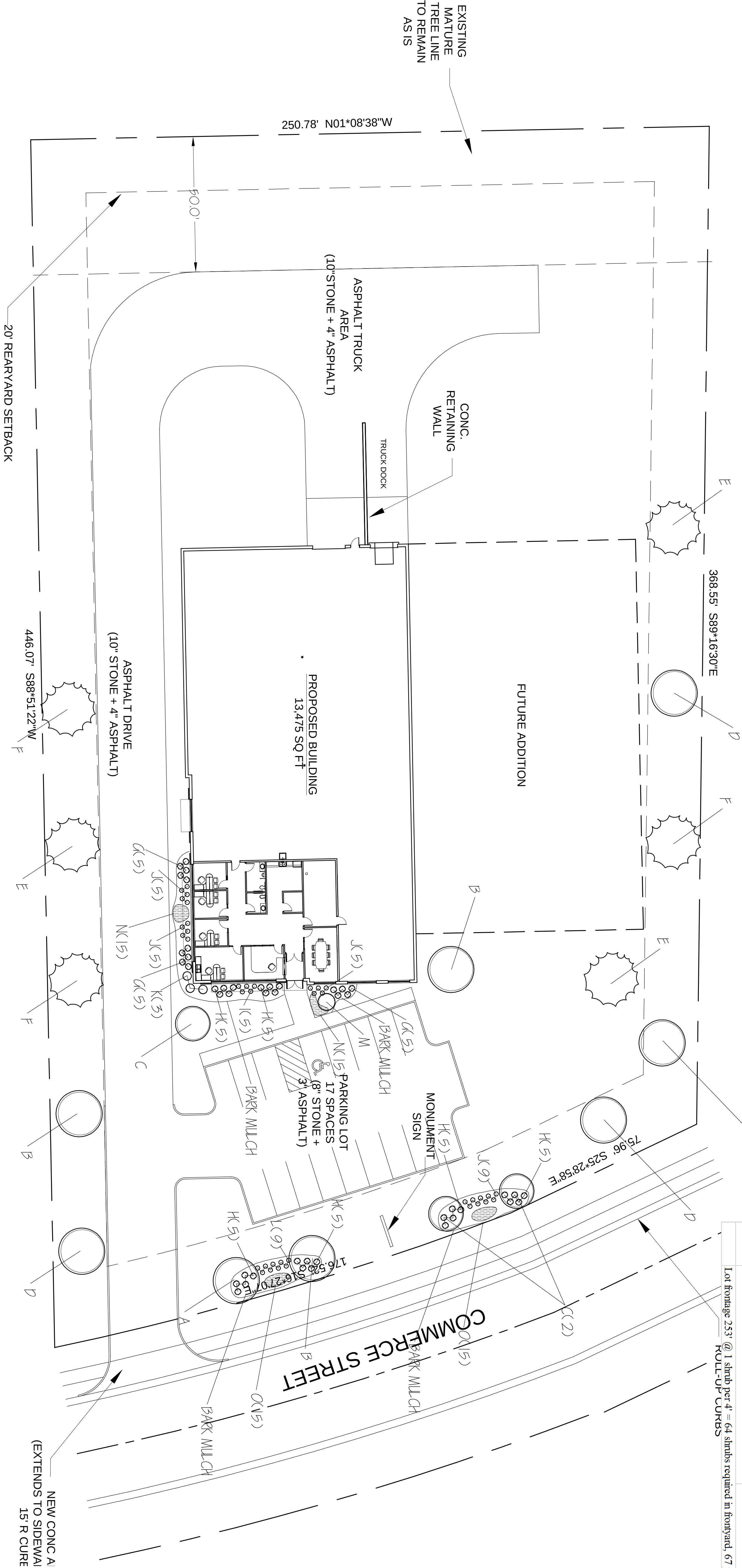
DESCRIPTION: Site Plan		
JOB NAME: AV Waterjet Tech Inc.		
LOCATION: 10501 N. Commerce Sreet Mequon, WI		
DRAWN BY:	CHECKED BY:	DATE:
JJ	KW	24 July 2017

SCALE: 1"=20'
JOB NUMBER:
17.101

SHEET:
A1.0

COPYRIGHT 2017
WS DESIGN
ALL RIGHTS RESERVED

Project: A & V Waterjet Tech - New Facility, Mequon, WI				
Symbol	Scientific Name	Common Name	Qty.	Specs.
Trees				
A	<i>Acer rubrum</i> "Brandwine"	Brandwine Red Maple	2	3"
B	<i>Acer freemanii</i> "Sena"	Senna Glen Maple	3	3"
C	<i>Crataegus viridis</i> "Winter Green"	WinterGreen Hawthorn	3	3"
D	<i>Quercus robur</i> "Crimschmidt"	Crimson Spire English Oak	3	3"
E	<i>Picea densata</i> "Bailey"	Black Hills Spruce	3	6"
F	<i>Picea pungens</i>	Colorado Green Spruce	3	6"
Shrubs				
G	<i>Juniperus chinensis</i> "mini pulep"	Mint julep juniper	15	18"
H	<i>Juniperus pfeifferiana</i> "Mansoni"	Sea of Gold juniper	30	18"
I	<i>Rosa x Neanel</i>	Flower Carpet Appleblossum Rose	5	18"
J	<i>Spiraea Fritschiana JN Select A</i>	Pink-alcious Spirea	24	18"
K	<i>Tiburnum denatum.</i>	Arrowwood Viburnum	3	24"
L	<i>Spiraea cinerea</i> "Grafsheim"	Grafsheim Spirea	9	18"
M	<i>Amelanchier</i>	Serviceberry	1	48"
Perennials				
N	<i>Hemerocallis</i> "Stella D'Oro"	Stella D'Oro Daylily	30	#1
O	<i>Calamagrostis brachyrrhiza</i>	Fall Blooming Reed Grass	30	#1
Calculations:				
Lot perimeter 1,318' @ 1 tree per 80' = 17 trees required. 17 trees provided				
Lot frontage 253' @ 1 shrub per 4' = 64 shrubs required in frontyard, 67 provided				
KOLLE-UP CURBS				



WS

design.

a WS Development Company

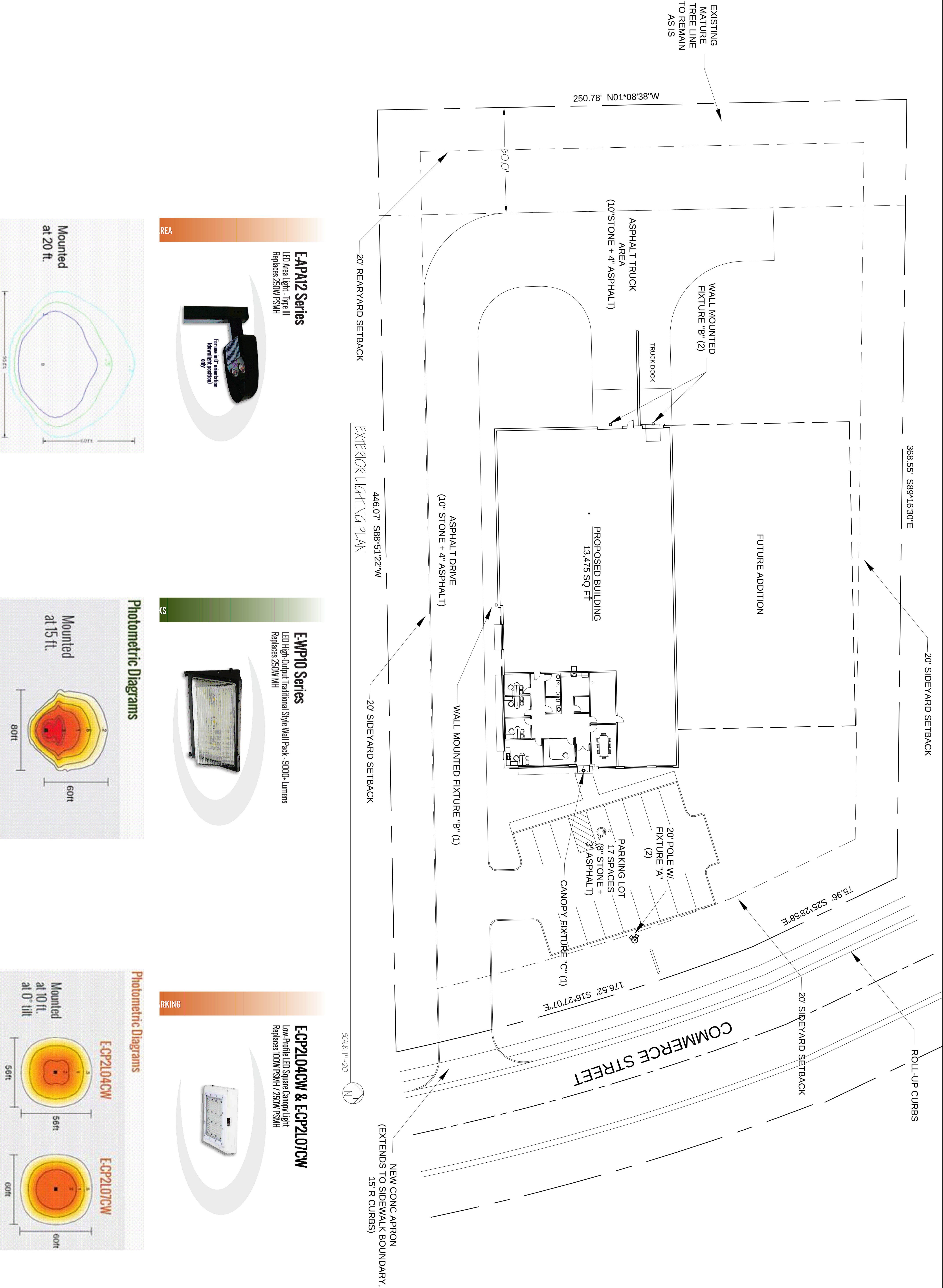
MENOMONEE FALLS,
WISCONSIN
Phone: (262) 703.3000

DESCRIPTION: Landscape Plan		
JOB NAME: AV Waterjet Tech Inc.		
LOCATION: 10501 N. Commerce Sreet Mequon, WI		
DRAWN BY: JJ	CHECKED BY: KW	DATE: 5 July 2017

SCALE: 1"=20'
JOB NUMBER:
17.101
SHEET:
L 1.0

COPYRIGHT 2017
WS DESIGN
ALL RIGHTS RESERVED

THIS DRAWING AND DESIGN IS MADE EXCLUSIVELY FOR THE CLIENT NAMED IN THE TITLE BLOCK AND REMAINS THE PROPERTY OF WAHLGREN-SCHWENN INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART BY ANY PROCESS WITHOUT THE PRIOR WRITTEN CONSENT FROM WS DESIGN



DESCRIPTION: Exterior Lighting Plan			WS design. a WS Development Company
JOB NAME: AV Waterjet Tech Inc.			
LOCATION: 10501 N. Commerce Sreet Mequon, WI			
SCALE: 1"=20'			
DRAWN BY: JJ		CHECKED BY: KW	DATE: 5 July 2017
JOB NUMBER: 17.101		SHEET: E 1.0	
COPYRIGHT 2017 WS DESIGN		ALL RIGHTS RESERVED	

		2.b.a
CONDITIONAL USE GRANT Articles of Agreement made and entered into this _____ day of _____, by and between <u>AWJ International Corporation</u> owners of the property located at <u>10501 N. Commerce Street</u> and the City of Mequon Planning Commission. Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 27, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows: LEGAL DESCRIPTION Exhibit A-1 WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the <u>City of Mequon</u> having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated that the Premises may be used for the purpose of <u>warehouse and distribution</u>. GRANTED by action of the Planning Commission of the City of Mequon this ____ day of _____2017. Dan Abendroth, Mayor, Planning Commission Chairperson Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named Dan Abendroth, Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ Planning Commission Secretary Acknowledgment: STATE OF WISCONSIN))SS OZAUKEE COUNTY) Personally came before me, this ____ day of _____, 2017, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same. Notary Public, Ozaukee County, Wisconsin My Commission (expires) _____ RETURN TO: City of Mequon 11333 North Cedarburg Road 60W Mequon, WI 53092 PARCEL NO.: #14-027-09-013.00 Attachment: Packet (2513 : `WS Design for AWJ International Corporation) Packet Pg. 24		

The **CONDITIONS** of this Grant are:

1.

This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2.

This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3.

This grant is subject to amendment and termination in accordance with the provisions of the Zoning Code of this municipality.
4.

Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5.

Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6.

This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7.

The Grantee and its successors in interest shall hold the City of Mequon harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8.

Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.
9.

Conditions on the Operations:

a.

Hours of operation: 8:00 AM to 5:00 PM Weekdays

b.

Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.

c.

Water supply requirements:
City Water

d.

Provisions for sewage disposal:
City Sewer

e.

Other:

▪

If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

▪

If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.
10.

Conditions of the structures:

a.

Site Plan: As per attached Exhibit A

b.

Landscaping Plan: As per attached Exhibit B.

c.

Elevations: As per attached Exhibit C.

d.

Sign: As on file with Community Development Department, City of Mequon

e.

Floor Plan: As on file with Community Development Department, City of Mequon

f.

Exterior lighting of the site and building: As per Exhibit A

g.

Fence / Wall / Dumpster plan details: As per Exhibit A

h.

The building shall comply with the building code.

- Owner

STATE OF WISCONSIN)

)SS

OZAUKEE COUNTY)

Notary Public, Ozaukee County, Wisconsin

DRAFTED BY:

Packet Pg. 26



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 3, 2017
SUBJECT: Fred Bersch & Paul Apfelbach for Bill Frick. The applicant is seeking rezoning recommendation, concept plan and land use plan approval for a 13 lot single family subdivision located at 2100 W. Ranch Road.

Applicant:	Paul Apfelbach Fred Bersch
Status of Applicant:	Agent
Requested:	Rezoning Recommendation Concept Plan
Existing Use:	Vacant
Existing Zoning:	C-2 (General Conservancy) OA (Agricultural Overlay) FW (Floodway) FFO (Flood Fringe Overlay) C-1 (Critical Environmental) R-4 (Single Family ¾ Acre)
Proposed Zoning:	C-2 (General Conservancy) FW (Floodway) FFO (Flood Fringe Overlay) C-1 (Critical Environmental) R-4 (Single Family ¾ Acre) R-3 (Single Family 1 Acre) PUD (Planned Unit Development)
Existing Land Use Plan:	Critical Environmental
Proposed Land Use Plan:	Residential 1-1.5 Acre
Lot size:	21 acres
Location:	2100 W. Ranch Road
Tax Key:	#15-019-08-002.00
District:	#3

Background: The applicant is requesting a rezoning recommendation and concept plan approval for a 13-lot conservation subdivision development on 21 acres of land located at 2100 W Ranch Road. The applicant is requesting to rezone a portion of the lot currently zoned C-2 (General Conservancy) to R-3 (Single Family 1 Acre). The conservation plan proposes approximately 52 % open space and lots ranging from .56 - .81 acres in size.

Parcel History:

There have been numerous attempts to develop the property in the past and the zoning for the property has been changed several times over the years. The following list highlights some of the more significant details of the parcel's history:

- Prior to 1994, the parcel was zoned RS-1 which permitted 40,000 (less than an acre) square foot lots.
- In 1994, the parcel was reclassified to R-4 (3/4 acre or 32, 670 square feet) as part of the city wide zoning code updates.
- In March of 1995, an ordinance initiated by city staff to rezone the parcel to R-2B (1.5 Acre) did not achieve a supermajority and failed at the Common Council
- In 1995, a plan was submitted to develop the property into a 12 lot subdivision. The code allowed up to 16 lots per the R-4 district standards. The development plan was not approved.
- In 1996, a plan was submitted for an 11 lot subdivision. The development plan was not approved.
- In 1997, the upland portion of the parcel was rezoned to C-2 (Conservancy) despite an objection by the property owner. The City's decision to rezone the parcel to C-2 was based on information provided by SEWRPC that the land was suitable for Primary Environmental Corridor Designation.
- In 1997, The Park Board discussed purchasing the land for a city park. It was agreed upon that the Board was not interested in purchasing the parcel at the time.

The parcel currently contains a cul de sac at the end of Ranch Road as well as asphalt path that connects to Ranch Road to the west. The cul de sac, which is currently maintained by the City, is shown to be located on private property with no easement that would allow public access. The bike path is located over an existing sewer easement. However, there is no easement in place that would allow public access to the path.

Rezoning Analysis: Some factors to consider when analyzing a rezoning request include:

Is the proposed rezoning consistent with existing and surrounding Land Use Designations?

The Land Use Plan Map shows the surrounding upland area as primarily Residential 1 - 1.5 acre. Lands adjacent to the Milwaukee River are classified as Critical Environmental. The applicant is proposing to amend the land use plan for the upland area to Residential 1 -1.5 acre and keep in place the Critical Environmental for lands that include floodplain and wetlands. Staff finds the proposal consistent with the surrounding Land Use designations.

Are there reasonable uses under existing zoning?

The current zoning for the area of the parcel that is requested to be rezoned is C-2 (General Conservancy). The C-2 allows single family development as a conditional use at densities of one unit per five acres. Based on the C-2 zoning and the existing small area zoned R-4, the parcel could yield approximately 5 to 6 lots. Development of the parcel under the current zoning would preclude the ability to provide common open space features, an open space buffer around the development, and would limit public access.

As stated previously, the parcel was rezoned from R-4 (Residential ¾ acre) to C-2 in 1997. The primary rationale for the rezoning was based on the recommendation from SEWRPC that the upland portion of the site would qualify as Primary Environmental Corridor (see correspondence related to rezoning) which allows development at a density of one unit per five acres. The land was never officially designated as Primary Environmental Corridor by SEWRPC. The developer has met with SEWRPC and correspondence now confirms that the land remains outside the corridor (see attached letter). Since the upland portion of the parcel is not considered part of the

Primary Corridor, staff concludes the current zoning of C-2 is inconsistent with the subject parcels environmental designation and with designations of other parcels in the sewer service area which have similar environmental constraints.

Has there been a change in character or trend in development in area of proposal?

There has not been a change in character in the area over the years. The area remains predominately single family homes with lots sizes of approximately $\frac{3}{4}$ to an acre in size.

Proposed Yield Plan:

As part of the PUD process, staff requires a yield plan to establish the number of zoning compliant lots achievable. The attached yield plan shows thirteen lots, conforming to the R-3 and C-2 district standards. Some of these lots would contain significant environmental features which is undesirable.

Proposed Concept Plan:

The concept plan shows thirteen lots surrounded by common open space. There is walking trail around the perimeter of the property that will connect to the existing asphalt trail that runs through the property. The proposed plan shows two storm water ponds being created for the development. The site contains woodlands, floodplain, wetlands and Primary Environmental Corridor. The wetlands have been delineated and have received concurrence from the DNR. The Southeast Regional Planning Commission (SEWRPC) has reviewed and approved the environmental corridor location as shown on the concept plan for the development.

OPEN SPACES:

Based on staff calculations, the subdivision contains 52% open space, around the perimeter of the development. Staff believes the proposed plan accomplishes many of the goals for conservation subdivisions including the following:

- The plan maintains open space along the perimeter of subdivision.
- The plan incorporates a pedestrian trail system in the open space area.
- The concept plan now creates pockets of open space between the proposed lots by reducing lot sizes and clustering the lots into groups.

LOT LAYOUT AND SIZES:

The development includes 13 lots that average .67 acres in size which is consistent with other conservation subdivisions in Mequon including the neighboring River Bend Subdivision which has lots that range from .50 acre to .81 acre. The lot layout incorporates pockets of open space that allows for a walking trail to meander through the development.

ACCESS and INTERCONNECTIVITY:

The plan shows access to the subdivision from Ranch Road and terminates with a cul de sac at the northwest end of the parcel. There is one lot that is located on the south end of the parcel that will be accessed from Laguna Drive. Since the property is surrounded by wetlands and floodplain, there is no opportunity for interconnectivity to adjacent subdivisions.

Site Conditions:

The City Forester, Mike Gies, has walked the site to identify specimen trees and has determined that all of the specimen trees are located in the area identified as Primary Corridor on the north end of the parcel and will not be impacted by the proposed subdivision. The trees will all be located in the outlot of the subdivision and any individual parcel.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The conceptual plan details thirteen lots near Ranch Road and Laguna Drive. The concept plan includes a lot off of Laguna Drive and 12 lots on Ranch Road. Ranch Road is proposed to be extended and is proposed to include a cul-de-sac. The roadway should be designed to city standards and dedicate a 60-foot right-of-way. There is a proposed private drive serving lots 10 and 11. Private drives are limited to serving no more than four lots. Laguna Drive dead-ends into Lot 1, a turnaround is required.

The concept plan provided does not include the footprint of buildable area for each lot, nor does it include an accurate depiction of the existing utilities. Both are requirements of preliminary plat approval.

There are wetlands on the site and the delineations provided as a part of the application. Any filling or disturbance of the wetlands is subject to WDNR approval.

The site is located within the City's sewer service area and connection to the public utility is required.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP).

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation:

Planning staff recommends the Planning Commission recommend approval of the rezoning subject to the following condition(s):

1. Common Council approval of the rezoning.
2. All buildings shall maintain a minimum building setback of 30' from the public road right-of-way and a minimum 20' offset from the side and rear property lines, with increased offsets on lots adjacent to wetlands as required by the Department of Natural Resources (DNR).
3. Pedestrian paths and the necessary easements shall be required in accordance with the attached concept plan.
4. A stewardship plan for the dedicated open space areas shall be prepared by the applicant and is subject to Planning Commission review and approval.
5. The development shall comply with preliminary plat, development agreement, and final plat requirements.
6. Grading, drainage, erosion control, and other engineering plans are subject to Engineering Department and outside engineering consultant review and approval.
7. There shall be a permanent open space buffer along the perimeter of this development as illustrated in the attached development concept plan and per Planning Commission action.
8. The final plat shall include a deed restriction that requires no land disturbing activity within the Environmental Corridor, including removal of specimen trees, without the approval of the City of Mequon and SEWRPC.
9. Architectural design of residential buildings shall comply with the Architectural Board's

publication entitled “Guidelines for Residential Structures” and are subject to the Architectural Review Board.

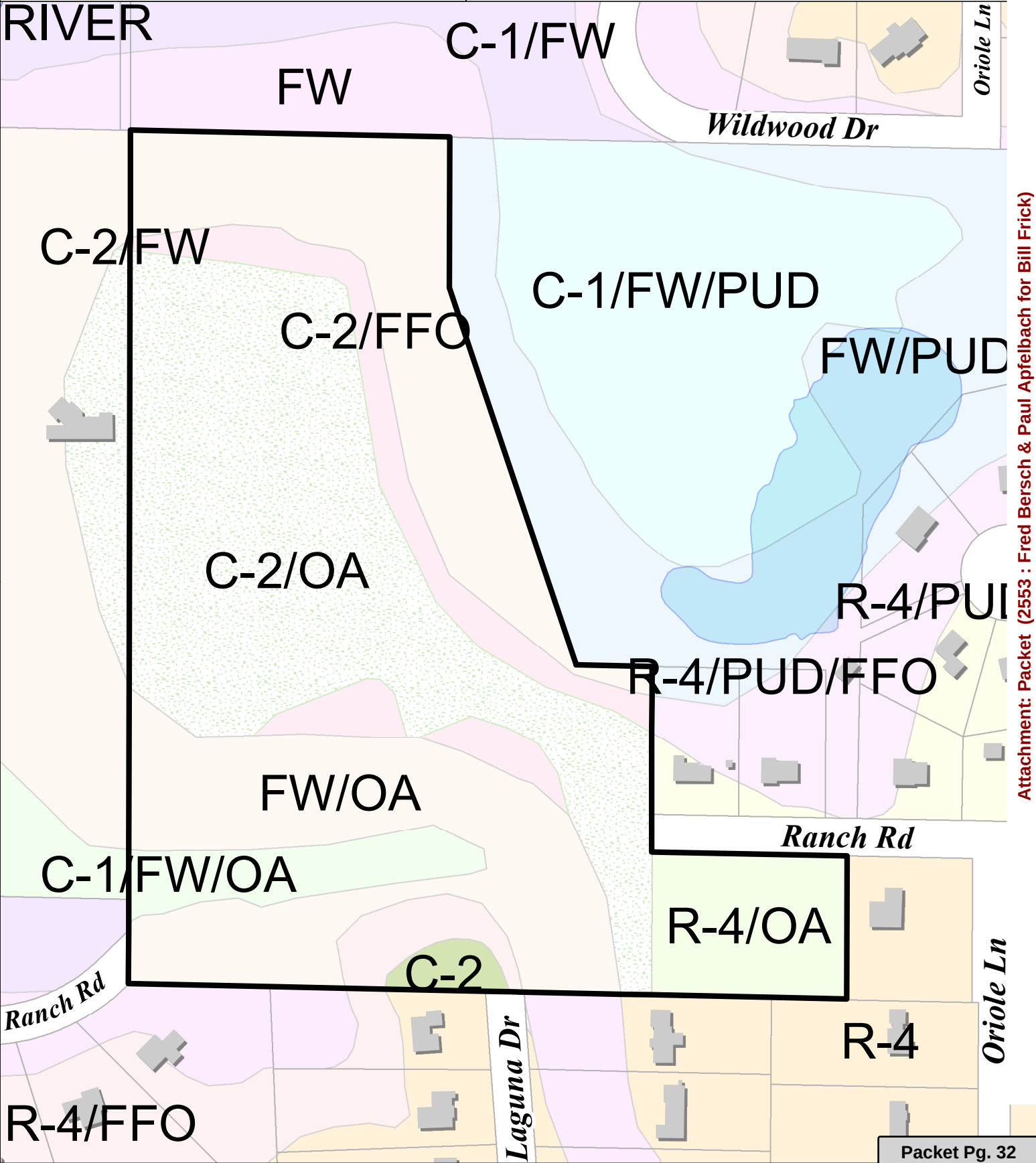
10. Street trees are subject to the approval of the Tree Board and Planning Commission.
11. Street lighting, if proposed, is subject to the approval of the Planning Commission.
12. Entryway signage and landscaping is subject to the approval of staff.
13. The final road design shall be subject to the review and approval of Engineering and the Fire Departments.
14. Fire Department approval of the number and location of fire cisterns, if needed.
15. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendment to this ordinance.
16. Engineering Department review and approval of grading, drainage, storm water management, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
17. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
18. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
19. Wetland delineations must be performed. Any proposed impact to the wetlands requires WDNR approval.
20. Easements shall be over existing and proposed drainage ways with supporting declaration language requiring Home Owners Association maintenance.
21. Legal documents requiring the Home Owners Association to maintain pedestrian trails within the common open space, wetland buffers, and stormwater facilities.
22. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
Packet (PDF)

Fred Bersch and Paul Apfelbach for Bill Frick

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

3.a.a





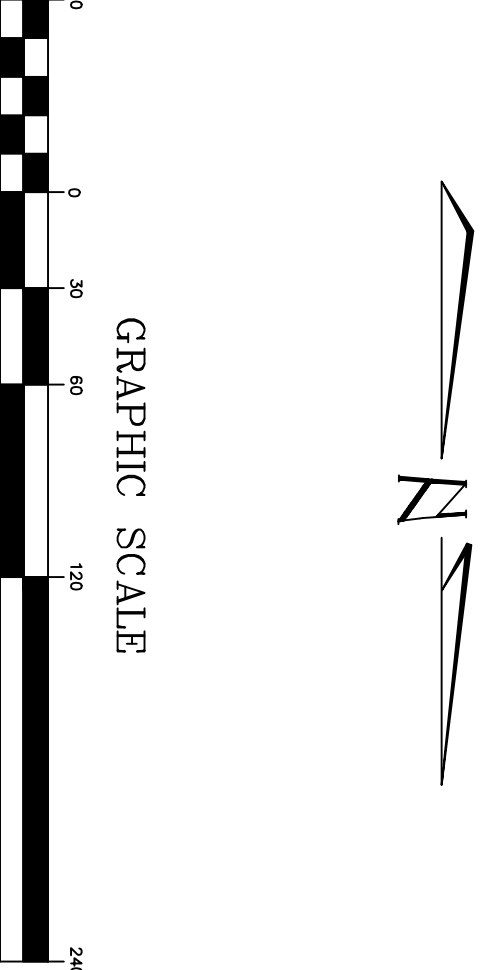
Property Statistics:

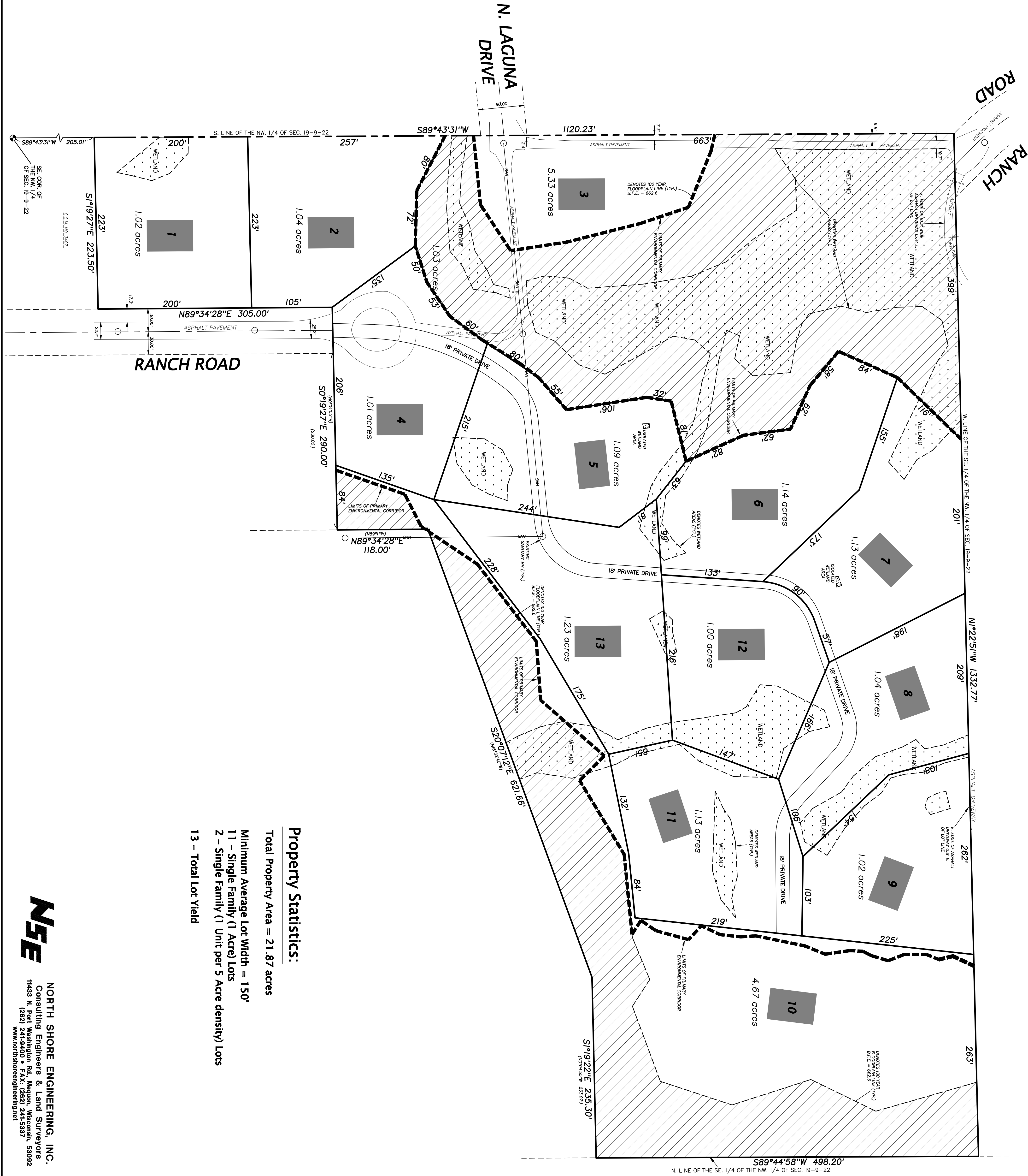
- Total Property Area = 21.87 acres (100%)
- Minimum Average Lot Width = 120'
- 13 - Single Family (0.71 Acre Average) Lots (42.3%)
- 1 - Open space area - 11.28 acres (51.7%)
- Road Right of Way Area - 1.33 acres (6.0%)



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

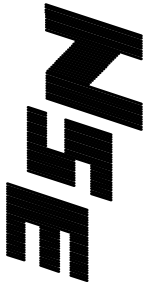
Single Family Conceptual Plan			
for			
"The Frick Property"			
Ranch Road & N. Laguna Drive			
Mequon, WI			
PREPARED BY: E.A.J. & S.F.Z. APPROVED: J.G.S. J.W.R.			
DATE: July 18, 2017 PERCA No.			
DRAWN BY: J.G.S.			
CHECKED BY: A.R.H. PLAN No. 15-4162-CONCEPTUAL			
1	TOTAL	REVIEWER	DATE
1	DATE	DATE	DATE





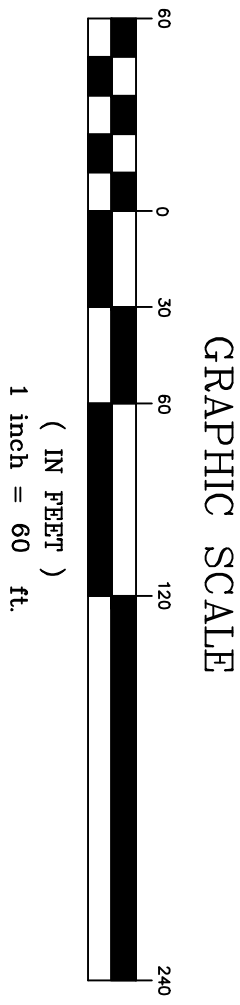
Property Statistics:

- Total Property Area = 21.87 acres
- Minimum Average Lot Width = 150'
- 11 - Single Family (1 Acre) Lots
- 2 - Single Family (1 Unit per 5 Acre density) Lots
- 13 - Total Lot Yield



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

Single Family Yield Plan			
for "The Frick Property"			
Ranch Road & N. Laguna Drive Mequon, WI			
FIELD CREW:	EAJ & BFLZ	APPROVED:	JGS, JYH
DATE:	July 18, 2017	PROJECT NO.:	
DRAWN BY:	JGS		
CHECKED BY:	A.R.H.	DATE:	12-11-2017





August 1, 2017

WIC-SE-2017-46-00867

Phoenix Real Estate, Inc.
Paul Apfelbach
10820 N. Cedarburg Road
Mequon, WI 53092

RE: Wetland Delineation Report for a project area located in the SE1/4 of the NW1/4 of
Section 19, Township 09 North, Range 22 East, City of Mequon, Ozaukee County

Dear Mr. or Ms. Glass:

We have received and reviewed the wetland delineation report prepared for the above mentioned site by North Shore Engineering, Inc. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon May 12 and July 28, 2017 field visits. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

There is a potentially navigable waterway identified on the property. DNR Chapter 30 permits may be needed if earthwork (filling, dredging, etc.) or structures (culverts, bridges, erosion control, etc.) are proposed in or adjacent to the waterway.

It should be noted that two wet ditches are present within and/or immediately adjacent to portions of the project area. These areas may be exempt from state wetland regulations, but no exemption evaluation has been requested or been conducted at this time.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.



<http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email Neil.Molstad@wisconsin.gov.

Sincerely,



Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
Kim Tollefson, Director of Community Development, City of Mequon
Nick Nadelhoffer and Jim Schneider, North Shore Engineering
Kathi Kramasz, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

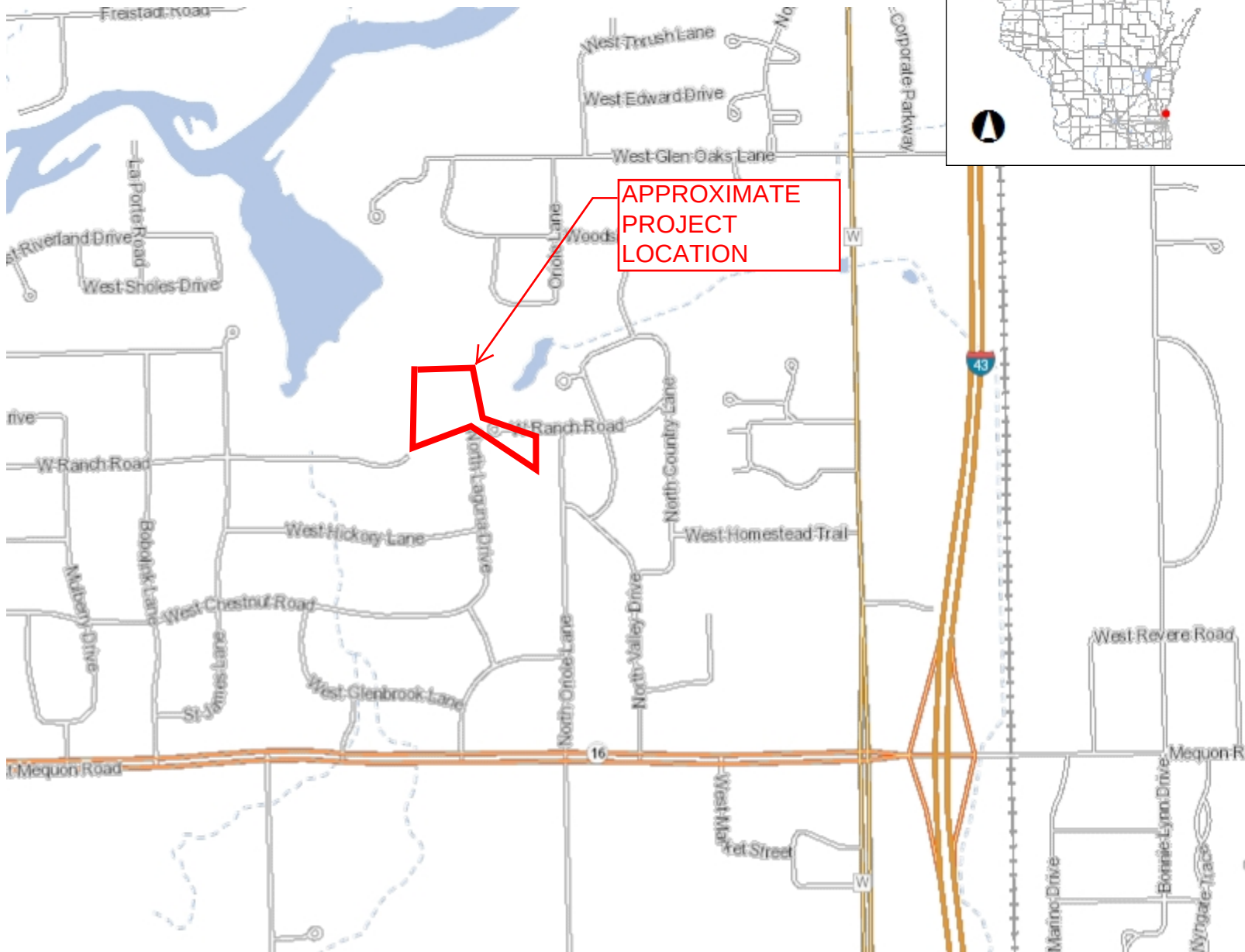
Attachments:

Project Area Location Map
Wetland Delineation Map for the Project Area



Surface Water Data Viewer Map

3.a.a



Legend

- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

0.5 0 0.25 0.5 Miles

NAD_1983_HARN_Wisconsin_TM

1: 15,840

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

LEGAL DESCRIPTION:

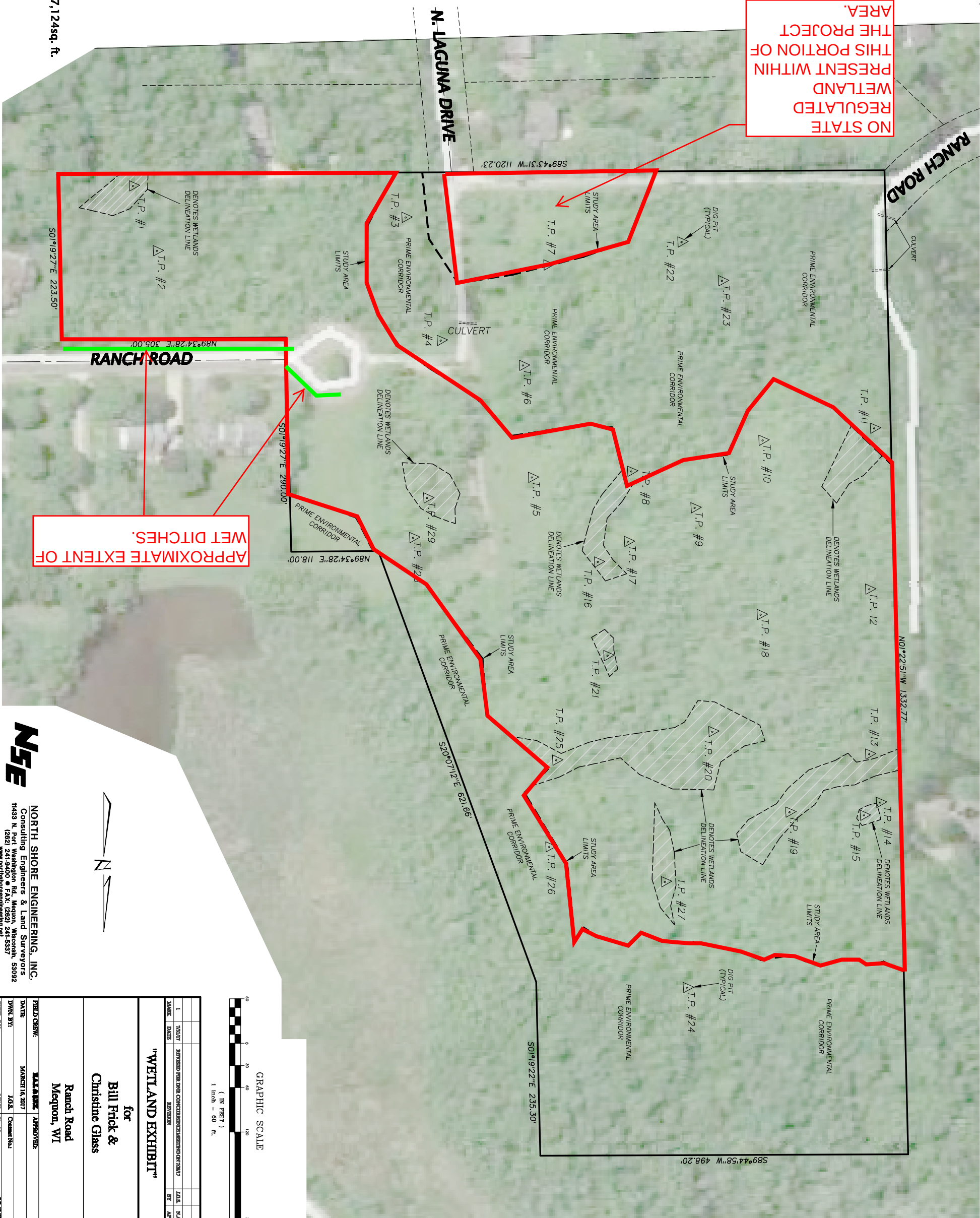
The Southwest 1/4 of the Northwest 1/4 of Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin.

EXCEPTING THEREFROM that part which is bounded and described as follows: Commencing at the center of said Section 19, running thence North 0° 04' 55" West, on and along the South quarter line of said Section 19, 284.00 feet to the place of beginning of the land herein to be described; thence North 89° 11' West, 510.00 feet to a point; thence North 65° 27' 55" West, 250.00 feet to another point; thence S 71° 06' 55" E, 65.00 feet to a point; thence N 69° 11' West, 540.07 feet to a point; thence S 71° 06' 55" W, 233.07 feet to a point; thence N 69° 11' West, 627.66 feet to a point; thence N 65° 27' 55" W, 250.00 feet to the place of beginning.

FURTHER EXCEPTING THEREFROM the portion conveyed to the City of Milwaukee by Ordinance No. 19, Councilman's Office, dated November 19, 1971, a platbook containing the same is attached hereto as Exhibit A, and further EXCEPTING THEREFROM Deed Survey Map No. 3407², recorded January 17, 2003, in Volume 614, Page 164, as Document No. 373413.

NOTE: WDNR CONCURRENCE AREA WITHIN RED OUTLINES. AREAS DESIGNATED AS "PRIMARY ENVIRONMENTAL CORRIDOR" CONTAIN WETLAND, BUT HAVE NOT BEEN CONCURRED WITH BY WDNR.

NO STATE
REGULATED
WETLAND
PRESENT WITHIN
THIS PORTION OF
THE PROJECT
AREA.



(IN FEET)

1 inch = 60 ft

1	7/31/17	REVISED FOR DATA CONCURRENCE AGREEMENT ON 7/31/17	LOA
MAKE	DATE	REVISION	BY
			AAP

"WETLAND EXHIBIT"

**for
Bill Frick &
Christine Glass**

**Ranch Road
Mequon, WI**

FIELD CREW:	SL & SZ	APPROVED:	
DATE:	MARCH 16, 2017		
DWIN BY:	J.A.S.	Contract No.:	
CHECK BY:	JWE	Pw No.:	11-0000000

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 •

TELEPHONE (262) 547-6721
FAX (262) 547-1103

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA

July 13, 2017

Mr. Jac Zader
Assistant Director of Community Development
City of Mequon
11333 Cedarburg Road
Mequon, WI 53092

Re: SEWRPC No. CA-209-100

Dear Mr. Zader:

This will respond to your email message of June 26, 2017, requesting that the Commission staff evaluate the primary environmental corridor (PEC) mapping on the William B. Frick and Christine F. Glass property (Tax Parcel Number 15-019-08-002.00) located at 2100 W. Ranch Road in the northwest one-quarter of U.S. Public Land Survey Section 19, Township 9 North, Range 22 East, City of Mequon, Ozaukee County, Wisconsin. The purpose of the evaluation was to determine the extent of the PEC based upon the natural resource elements that have been identified on the subject property.

Pursuant to your request, Commission staff reviewed the attachment to your email labeled "Single Family Conceptual Plan for The Frick Property", dated June 19, 2017. The conceptual plan identified the extent of three natural resource elements contained on the subject property. The resource elements included the one-percent-annual-probability floodplain (labeled "100-year floodplain" on the plan map), wetland, and woodland (labeled "Edge of Primary Environmental Corridor Flagged Drip Line" on the plan map). It is the Commission staff's understanding that a surveyor field-delineated the southern edge of the woodland on the north part of the property which follows the outer tree canopy drip line. This approach to delineating the PEC boundary in the field is consistent with Commission recommendations for PEC delineation incorporating woodland. While the PEC boundary along the woodland edge is appropriately shown on the conceptual plan, the PEC boundary on the remainder of the property is not identified.

During a July 10, 2017, telephone conversation with Commission staff, Mr. Zader requested that the Commission staff draw the PEC boundary in its entirety on the conceptual plan provided. Accordingly, the Commission staff has drawn the PEC boundary using a bold green line and arrows indicating the interior of the PEC (see attached map). The PEC boundary on the eastern and southern parts of the property is based upon the extent of the one-percent-annual-probability floodplain. The PEC boundary transitions from the woodland edge to the floodplain edge near the northeast corner of a proposed pond in the north part of the property.

It is recommended that the PEC boundary is shown on future subdivision plats as shown on the attached map. In addition, the subdivision plat should include a deed restriction for the PEC lands with the following language:

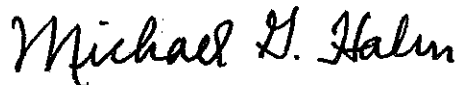
1. No grading, filling, and excavation shall be permitted within the primary environmental corridor as delineated on the plat.

Mr. Zac Zader
July 13, 2017
Page 2

2. No building or structure shall be erected within the primary environmental corridor as delineated on the plat.
3. No removal or destruction of native vegetative cover except dead and diseased vegetation and noxious weeds shall be permitted within the primary environmental corridor as delineated on the plat. The introduction of plants not indigenous to the existing environment of the designated primary environmental corridor shall be prohibited.
4. No grazing of domesticated animals shall be permitted within the primary environmental corridor.

Should you have any questions regarding this information, please do not hesitate to contact Mr. Christopher J. Jors, Senior Specialist-Biologist (cjors@sewrpc.org or 262-953-3246).

Sincerely,



Michael G. Hahn, P.E., P.H.
Executive Director

MGH/DAS/CJJ/mid
#238211 – CA209-100 Frick Property Letter

Enclosure

cc: Mr. William B. Frick (w/enclosure)
Mr. Paul Apfelbach, Phoenix Real Estate, Inc. (w/enclosure)

Attachment: Packet (2553 : Fred Bersch & Paul Apfelbach for Bill Frick)

Exhibit G.



MEMORANDUM

TO: Common Council
 FROM: Brad Steinke, Director of Community Development
 DATE: March 25, 1997
 SUBJECT: Frederick Frick Property (i.e. Laguna Nature Area) Rezoning (Ord. 97-919)

Report

Several months ago, the City of Mequon received a request for an 11 lot single-family residential development of a 24 acre parcel of land located directly north of Laguna Drive. This development proposal generated a great deal of opposition from nearby neighbors who protested development of this environmentally sensitive area. The Planning Commission ultimately denied the developer's proposed plat due to, among other things, the development's environmental impact on the area. This Planning Commission denial subsequently resulted in a legal action that is presently pending against the City of Mequon.

During the initial planning review process for the proposed development, the Planning Commission asked City Staff to solicit the Southeastern Wisconsin Regional Planning Commission's recommendation and thoughts regarding this development. After visiting with SEWRPC, we discovered that their recent field investigation of this property concluded that the majority of this site could qualify as "primary environmental corridor", which is recommended by SEWRPC at a one unit per five acre density. Considering this new technical information from SEWRPC, the Planning Commission has recommended rezoning approximately 13 acres of land currently zoned as R-4 (single-family residential -- 3/4 acre minimum lot size) to proposed C-2 (conservancy -- 5 acre minimum lot size) as illustrated in Exhibit A of the attached ordinance. Staff has preliminarily calculated that this rezoning would limit the developer to six or seven lots.

Planning Commission Recommendation

At their March 17, 1997, meeting, the Planning Commission unanimously recommended that the Frederick Frick property base zoning be changed from R-4 to C-2. *[Note: The existing floodway and flood fringe overlay zoning shall be retained, along with the existing R-4 residential zoning of approximately 3 acres located directly south of Ranch Road.]*

Brad Steinke, Director of Community Development

City Administrator's Comments:

Harry J. Kollman, City Administrator

11333 N. Cedarburg Road 60W
Mequon, Wisconsin 53092-1930
Phone (414) 242-3100
Fax (414) 242-9655

MEMORANDUM

TO: Park Board

FROM: Brad Steinke

DATE: October, 16, 1997

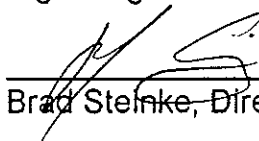
SUBJECT: Laguna/Ranch Road Property

Aldermen Adams and Abendroth recently requested that Staff work with Developer Frank Ball to develop an alternative for limited residential development on the Laguna/Ranch Road property (i.e., Frederick Frick property) that would include a public park component. Planning Staff drafted a few planned unit development options that resulted in seven clustered lots with remnants of open space to the north and southwest of the site. Mr. Ball subsequently amended this design in a manner he believes could be economically developed and marketed. The attached plan illustrates this preliminary plan.

To make this project financially work for the developer, however, Mr. Ball has indicated that the City would need to purchase the open lands for a sum between \$250,000 and \$300,000. He noted that he would be willing to open his books and explain the economic realities of this development with Park Board members, if necessary.

As members can see from the attached plan, the proposed parklands would extend from the southwest corner to the northern end of the site in a manner that provides beneficial access from all surrounding road rights-of-way and adjacent properties. Additionally, the City could work with the adjacent property owner between this site and the river to provide a river access connection.

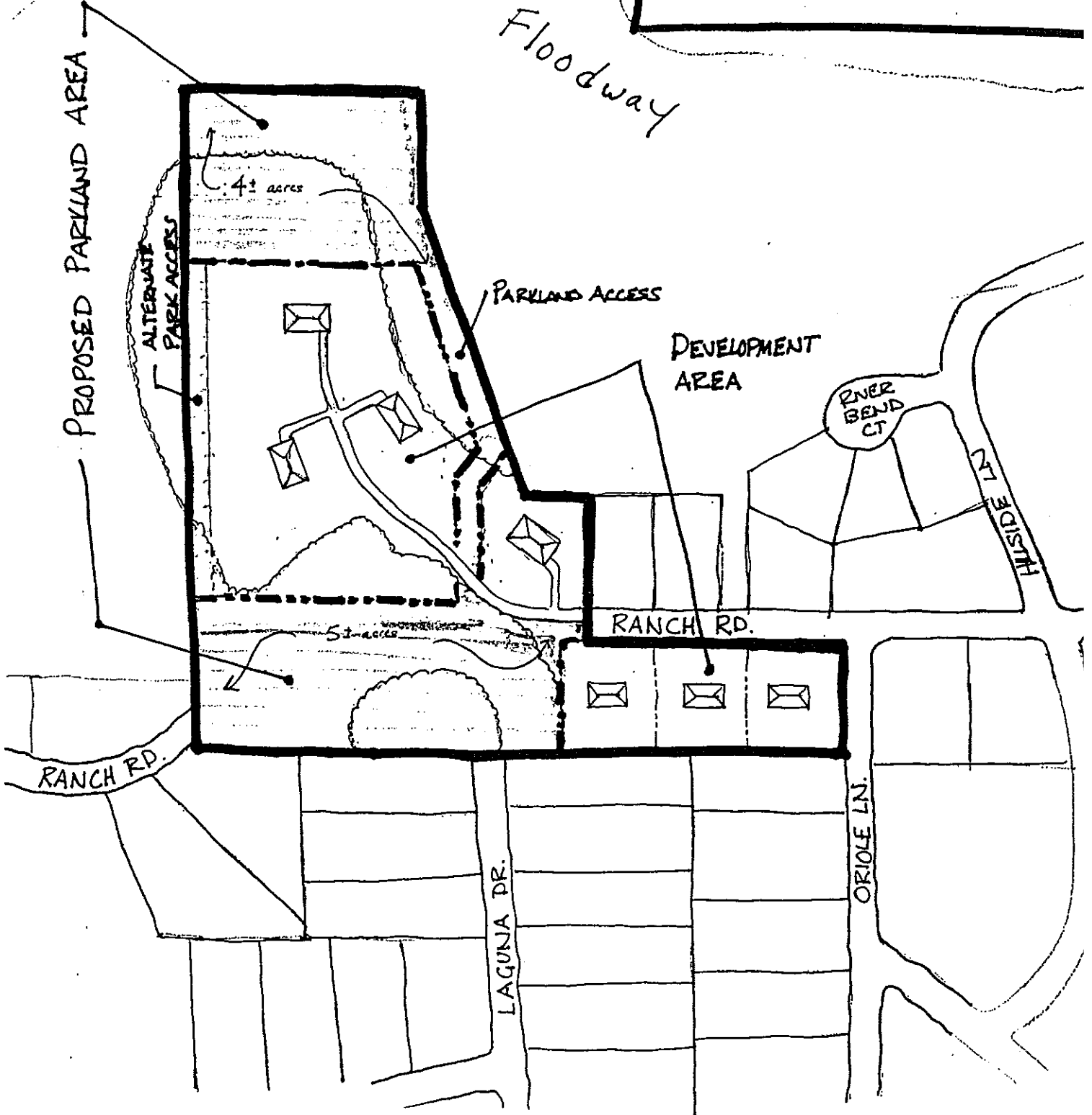
It appears that this latest idea represents the final attempt by Developer Frank Ball to develop this property given the constraints of the recent rezoning and the property owner's price demands. If the Park Board is willing to spend between \$250,000 and \$300,000 to purchase the 10± acres of land represented in this plan, a recommendation should be sent to the Common Council. If, however, Park Board members are not compelled to acquire this land, it appears that there will be temporary closure to this matter pending a change of status regarding the interest of either the developer or property owner.



Brad Steinke, Director of Community Development

Attachment: Packet (2553 : Fred Bersch & Paul Apfelbach for Bill Frick)

LAGUNA / RANCH RD, 1 SITE



Attachment: Packet (2553 : Fred Bersch & Paul Apfelbach for Bill Frick)

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 4, 2017
SUBJECT: Highlander Estates, Addition 2. The applicant is seeking landscape plan and street tree plan approval to allow for Phase III (Addition #2) consisting of 45 lots of the 111 lot single family subdivision located immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan and Wauwatosa Roads.

Applicant:	Neumann Companies
Status of Applicant:	Owner
Requested:	Landscape Plan (Phase III) Street Tree Plan (Phase III)
Existing Zoning:	R-3 (single Family 1 Acre) CGO (Central Growth Overlay)
Lot size:	45.75 acres
Location:	Land immediately south of Brighton Ridge and Knightsbridge subdivisions between Swan and Wauwatosa Roads.
Tax Key:	#14-028-07-001.00, #14-028-03-005.00, #14-028-04-007.00
District:	#4

Background: The applicant is requesting open space and street tree plan approval for the 3rd phase of the Highlander Estates subdivision, located immediately south of Brighton Ridge and Knightsbridge Subdivisions between Swan and Wauwatosa Road. Phase III includes 45 lots in the subdivision.

Street Tree Plan:

On June 21, 2017, the Tree Board approved the street tree plan for Phase III of the Highlander Estates Subdivision. The plan calls for a total of 345 trees; 169 deciduous, 143 evergreen and 33 ornamental and associated plantings and landscape beds. The tree and planting layouts are similar to Phases I and II.

Tree Board Recommendation:

The Tree Board recommends approval of the street tree plan.

Landscaping Plan:

The applicant has submitted final landscaping plans for Phase III which is consistent with the overall open space plan that was approved in April of 2015. The plan includes details related to a subdivision sign and fencing along Swan Road as well as landscape beds at this west entrance. The applicant has indicated that the layout, design and material for the sign and fencing are similar to those at the Knightsbridge entrance. Other proposed plantings are located along the perimeter of stormwater ponds and along the north property line. There is a concern about buffering along the north property line, particularly in regards to effectively shielding headlights

from vehicles travelling on Highlander Drive. The landscape plan proposes a dense mix of 6' evergreen trees along the north property line at the northernmost point of Highlander Drive to address this concern. Staff believes the proposed density will help reduce the effect of headlights on the development to the north. In other areas along the north property line, groups of 3-5 spruces are proposed.

Based on a letter dated, July 17, 2017, the city's landscape architect consultant, Terry Higgins, offered comments regarding the landscaping proposal. Staff will require the applicant submit a revised plan that will address the following issues:

- Deciduous trees shall be a minimum of 3 inches
- Extend proposed evergreen buffer along north property line across lots 95 and 96, meeting with nearest grouping of spruce at the end of each subject lot.

Planning Staff Recommendation:

Planning Staff recommends **approval** of the open space and street plan, subject to the following conditions:

1. Staff review of final street tree and landscaping plans.
2. Sign permit approval is required for all new signage.

Attachments:

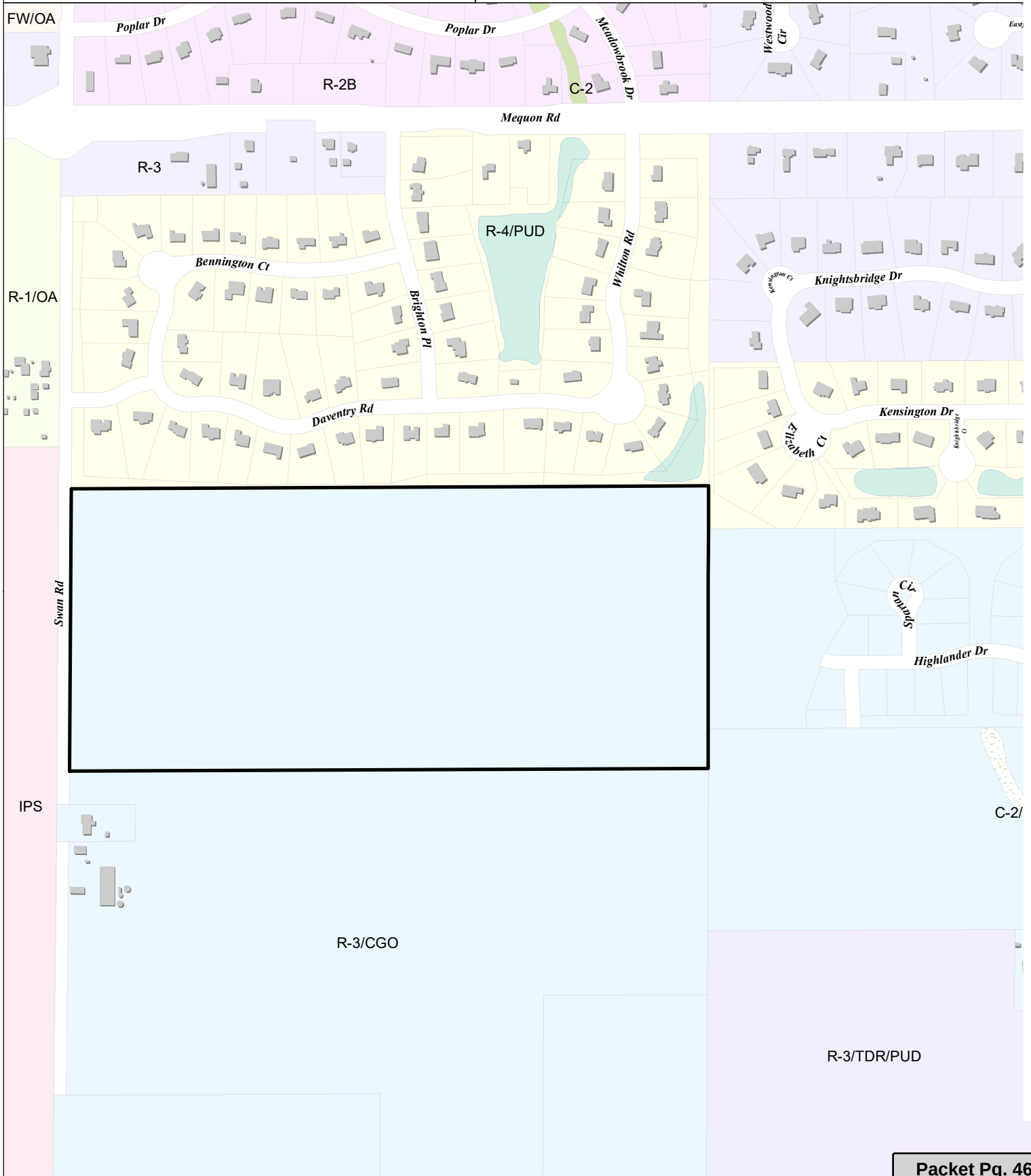
Packet (PDF)

ITEM 5 Highlander Estates Addition No. 2

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.b.a





May 23, 2017

City of Mequon
11333 North Cedarburg
Mequon, WI 53092

Attn: Jac Zader

**Re: Open Space & Street Tree Plan
Highlander Estates Addition No. 2**

Dear Jac:

Neumann Companies, Inc. is pleased to submit the attached landscape plans for the Highlander Estates subdivision, Addition No.2 (Phase 3); these plans are being submitted to the Plan Commission for Open Space and Street Tree approval. The attached plans have also been submitted to the Tree Board and will be discussed/approved at the June 21st Tree Board meeting. Attached are three (3) full-sized and two (2) (11x17) copies of the plans, Plan Commission application and application fee in the amount of \$199.

Note that these plans also detail a subdivision sign and fencing along Swan Road; this layout, design and materials for the sign and fencing is similar to the Knightsbridge entrance. The plans show a total of (344) trees; 153 deciduous, 143 evergreen and 48 ornamental and associated plantings and landscape beds. The tree and planting layouts are similar to the prior phases of the project.

If there are any questions on the submittal please feel free to contact me. We are requesting to be heard on the July 24th Plan Commission meeting.

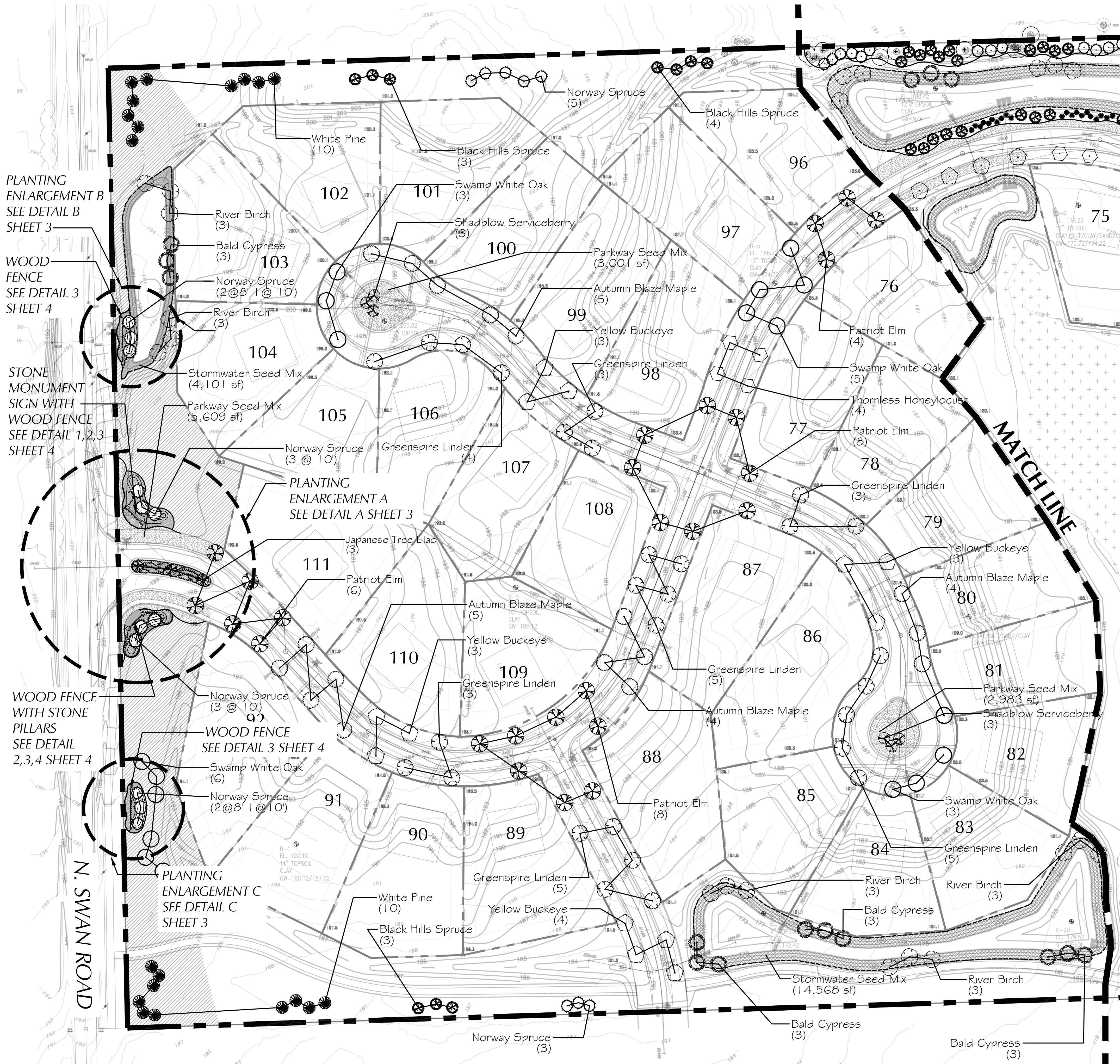
Sincerely,



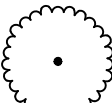
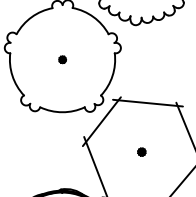
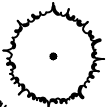
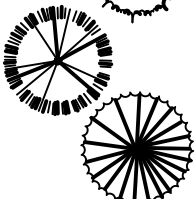
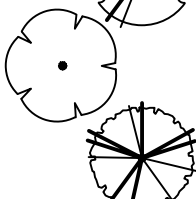
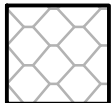
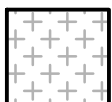
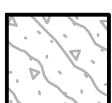
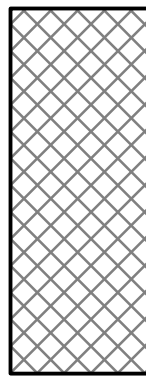
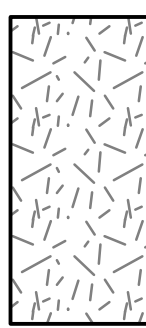
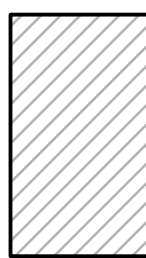
Kevin Anderson

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * FAX: 262-349-9324 * NEUMANNDEVELOPMENTSINC.COM

Attachment: Packet (2512 : Highlander Estates, Addition 2)



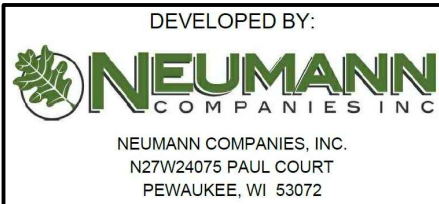
PLANT SCHEDULE:

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
	18	Autumn Blaze Maple / Acer freemanii `Autumn Blaze`	2.5"	
	13	Yellow Buckeye / Aesculus flava	3"	
	4	Thornless Honeylocust / Gleditsia t. var. inermis	3"	
	18	Swamp White Oak / Quercus bicolor	3"	
	12	Bald Cypress / Taxodium distichum	3"	
	28	Greenspire Linden / Tilia cordata `Greenspire`	3"	
	26	Patnot Elm / Ulmus x `Patnot`	3"	
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
	20	Norway Spruce / Picea abies	6` ht 8` ht 10` ht	
	10	Black Hills Spruce / Picea glauca `Densata`	6` ht	
	20	White Pine / Pinus strobus	12` ht.	
ORNAMENTAL	QTY	COMMON NAME / BOTANICAL NAME	SIZE	
	6	Shadblow Serviceberry / Amelanchier canadensis	6` ht	
	15	River Birch / Betula nigra	10` ht	
	3	Japanese Tree Lilac / Syringa reticulata	8` ht.	
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	96	Summer Beauty Allium / Allium x `Summer Beauty`	flat	24" o.c.
	100	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	3 gal	24" o.c.
	135	Stella de Oro Daylily / Hemerocallis x `Stella de Oro`	flat	24" o.c.
	155	Walker`s Low Catmint / Nepeta racemosa `Walker`s Low`	2 gal	24" o.c.
	1,000	Shredded Bark Mulch (BEHIND MONUMENT SIGN, AND PLANTING BEDS AS SHOWN ON ENLARGEMENT PLANS)		
SEEDED AREAS:	SEED MIX:	QTY:		
	Stormwater Seed Mix: 18,669 SF Clensen Stormwater Seed Mix: (0.42 AC) (or Approved Equal)	170 lbs / AC: 21.40 lbs 17.13 lbs 13.56 lbs 9.28 lbs 4.99 lbs 2.85 lbs 2.14 lbs		
	Parkway Seed Mix: 11,220 SF Clensen IDOT 1A Salt Tolerant Lawn Mixture: (0.25 AC) (or Approved Equal)	200 lbs / AC: 17.00 lbs 16.50 lbs 5.50 lbs 5.50 lbs 5.50 lbs		
	Open Space Seed Mix: 76,392 SF Clensen IDOT 1 Lawn Mixture: (1.75 AC) (or Approved Equal)	200 lbs / AC: 175.0 lbs 105.0 lbs 70.0 lbs 350 lbs		

NOTES:

TREES HAVE BEEN PLACED TO AVOID ANTICIPATED DRIVEWAY ACCESS TO EACH LOT.

SEE SHEET 6 FOR PLANTING DETAILS

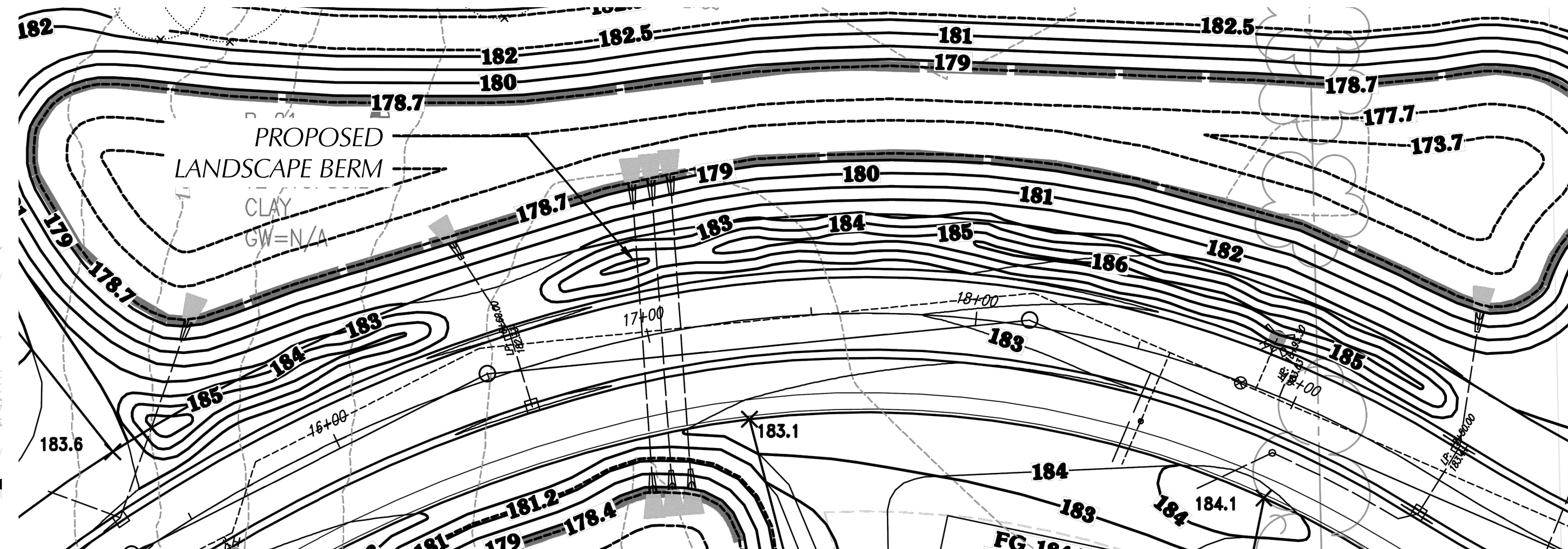
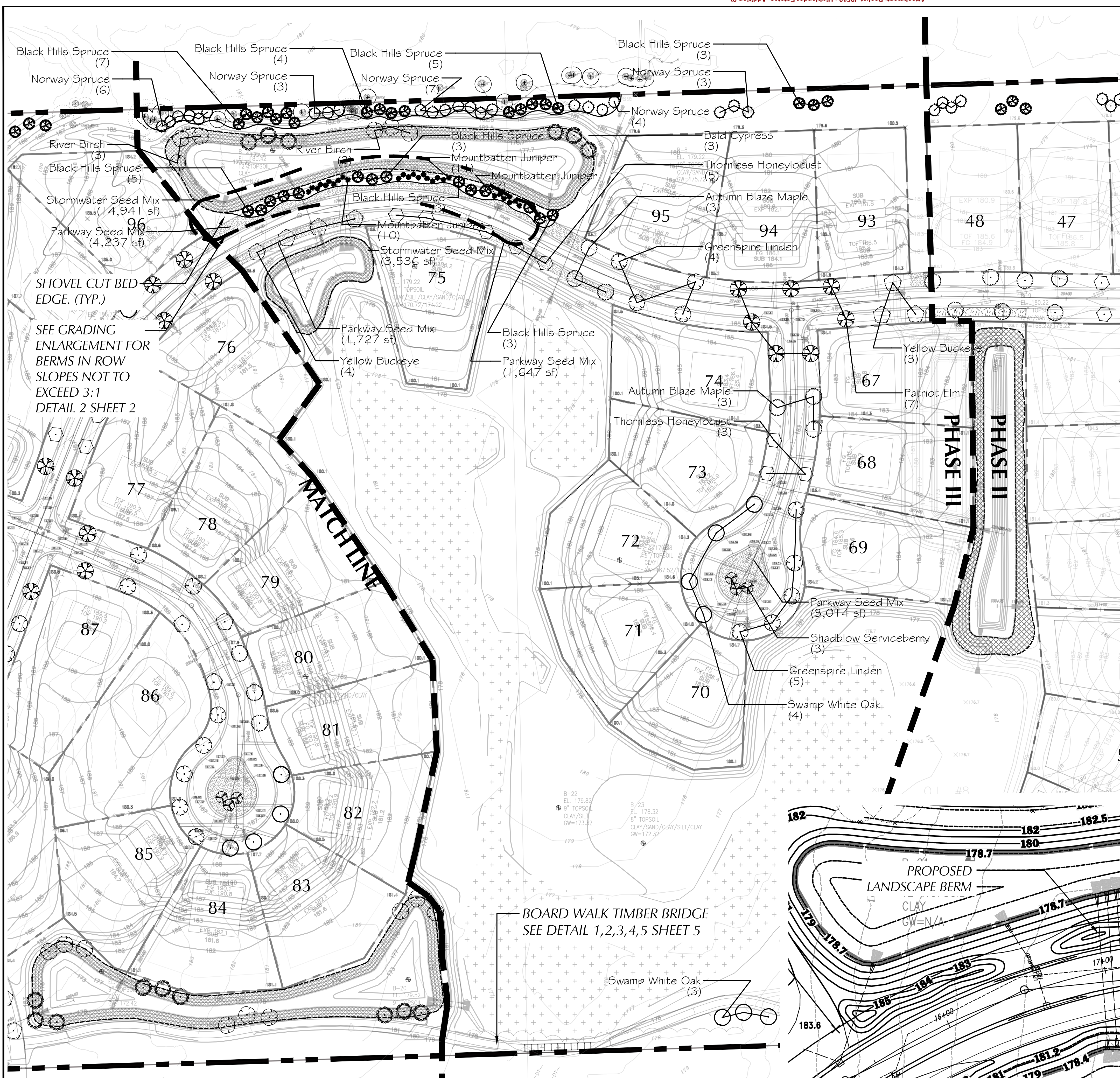


THE HIGHLANDER ESTATES
MEQUON, WISCONSIN
PLANNED SINGLE FAMILY
RESIDENTIAL CLUSTER DEVELOPMENT

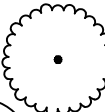
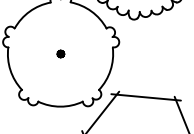
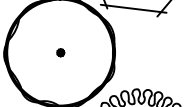
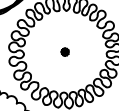
REV.	COMMENTS	DATE
1	TREE BOARD RECOMMENDATIONS	7.7.17

SCALE:	1:60
DESIGNED BY:	DO
DRAWN BY:	DO
CHECKED BY:	NP
TREE BOARD AND PC SUBMISSION SET	

SHEET:
L-1



PLANT SCHEDULE:

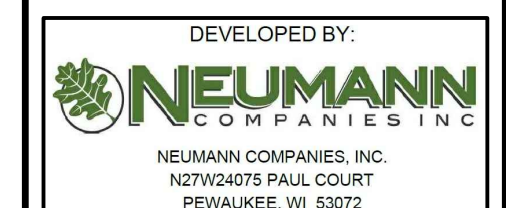
<u>TREES</u>	<u>QTY</u>	<u>COMMON NAME / BOTANICAL NAME</u>	<u>SIZE</u>
	6	Autumn Blaze Maple / <i>Acer freemanii</i> "Autumn Blaze"	2.5'
	7	Yellow Buckeye / <i>Aesculus flava</i>	3"
	8	Thornless Honeylocust / <i>Gleditsia t. var. inermis</i>	3"
	7	Swamp White Oak / <i>Quercus bicolor</i>	3"
	6	Bald Cypress / <i>Taxodium distichum</i>	6' ht
	9	Greenspire Linden / <i>Tilia cordata</i> "Greenspire"	3"
	7	Patriot Elm / <i>Ulmus x "Patriot"</i>	3"
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>COMMON NAME / BOTANICAL NAME</u>	<u>SIZE</u>
	28	Mountbatten Juniper / <i>Juniperus chinensis</i> "Mountbatten"	6" ht
	23	Norway Spruce / <i>Picea abies</i>	6" ht
	30	Black Hills Spruce / <i>Picea glauca</i> "Densata"	6" ht
<u>ORNAMENTAL</u>	<u>QTY</u>	<u>COMMON NAME / BOTANICAL NAME</u>	<u>SIZE</u>
	3	Shadblow Serviceberry / <i>Amelanchier canadensis</i>	6" ht
	6	River Birch / <i>Betula nigra</i>	10" ht

SEEDED AREAS:	SEED MIX:	QTY:
	<u>Stormwater Seed Mix:</u>	
	18,477 SF Clesen Stormwater Seed Mix: (0.42 AC)	<u>170 lbs / AC:</u>
	30% Spring Oats	21.40 lbs
	24% Alta/Kentucky 31 Tall Fescue	17.13 lbs
	19% Fults Puccinellia Distans	13.56 lbs
	13% Perennial Ryegrass	9.28 lbs
	7% Side Oats Grama	4.99 lbs
	4% Alsike Clover	2.85 lbs
	3% Little Blue Stem	2.14 lbs
		71.40 lbs
	<u>Parkway Seed Mix:</u>	
	10,573 SF Clesen IDOT 1A Salt Tolerant Lawn Mixture: (0.24 AC)	<u>200 lbs / AC:</u>
	34% Kentucky Bluegrass	16.32 lbs
	33% Fults Puccinellia Distans	15.64 lbs
	11% Perennial Ryegrass	5.28 lbs
	11% Dawson Red Fescue	5.28 lbs
	11% Scalds Hard Fescue	5.28 lbs
		48 lbs

NOTES:

TREES HAVE BEEN PLACED TO AVOID
ANTICIPATED DRIVEWAY ACCESS TO EACH LOT.

SEE SHEET 6 FOR PLANTING DETAILS



THE HIGHLANDER ESTATES
MEQUON, WISCONSIN
PLANNED SINGLE FAMILY
RESIDENTIAL CLUSTER DEVELOPMENT

REV.	COMMENTS	DATE
1	TREE BOARD RECOMMENDATIONS	7.7.17

SCALE:	1:60
DESIGNED BY:	DO
DRAWN BY:	DO
CHECKED BY:	NP

SHEET:

L-2



THE HIGHLANDER ESTATES
MEQUON, WISCONSIN
PLANNED SINGLE FAMILY
RESIDENTIAL CLUSTER DEVELOPMENT

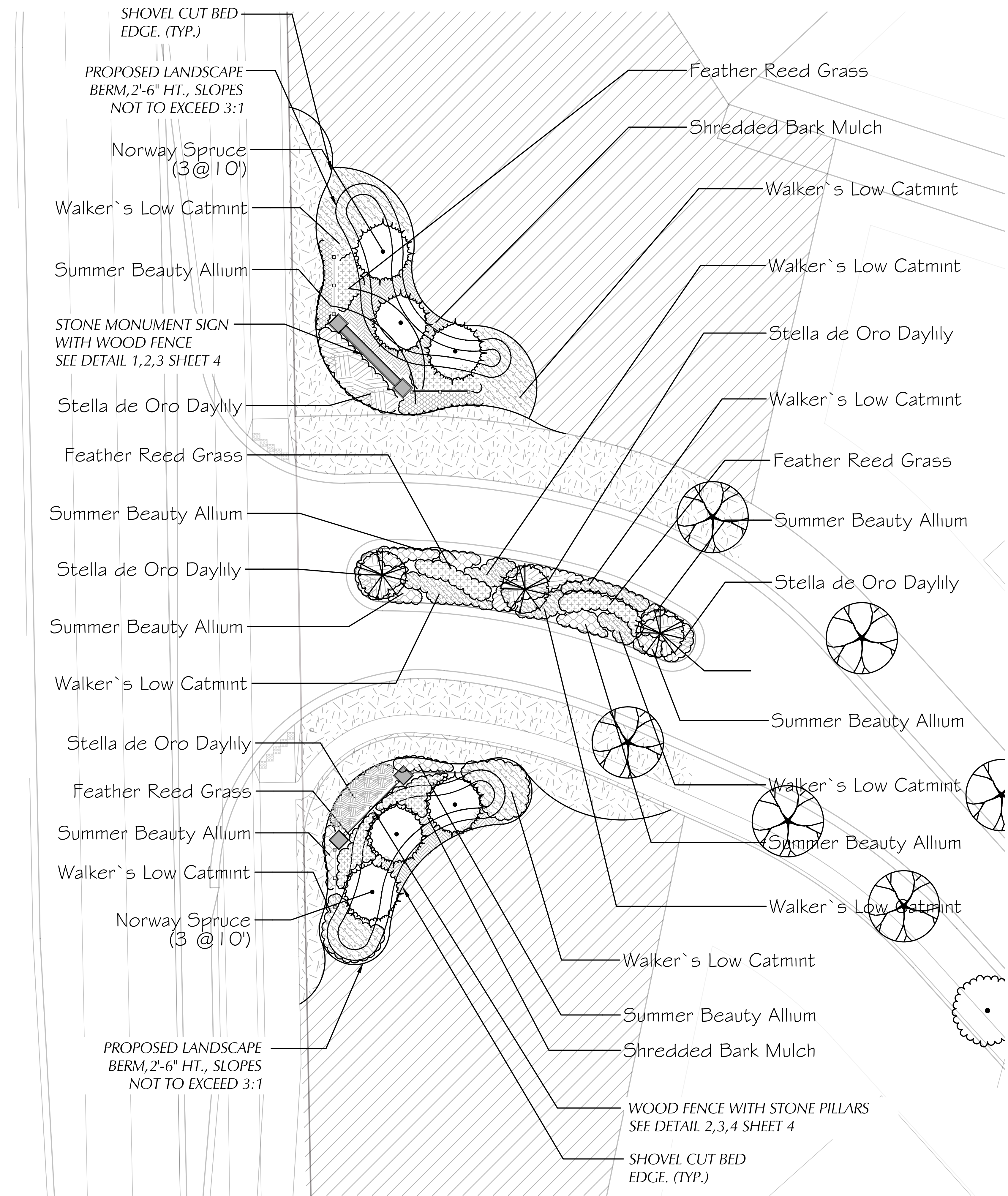
REV.	COMMENTS	DATE
1	TREE BOARD RECOMMENDATIONS	7.7.17

SCALE:	1:16
DESIGNED BY:	DO
DRAWN BY:	DO
CHECKED BY:	NP

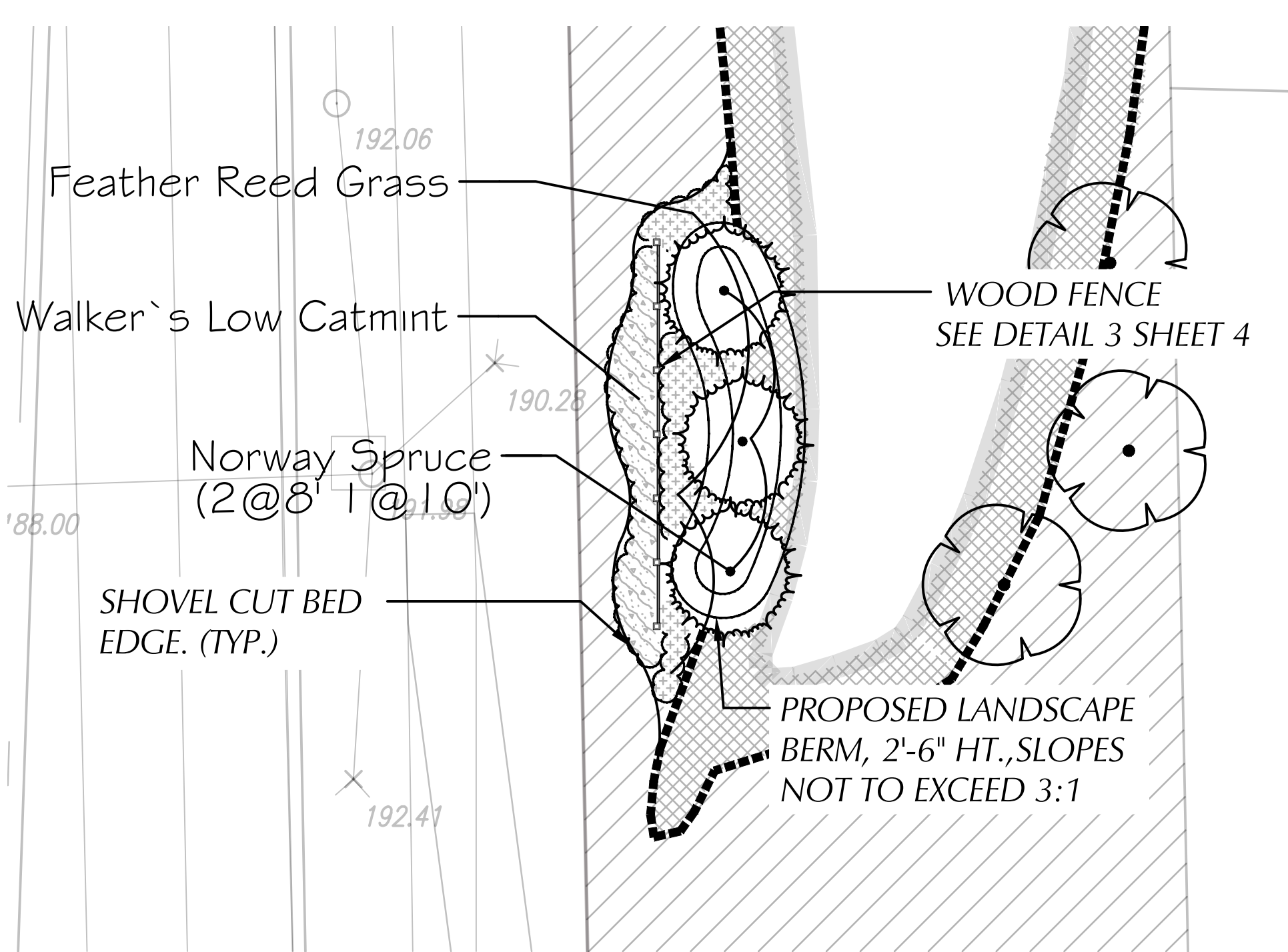
TREE BOARD AND PC
SUBMISSION SET

SHEET:

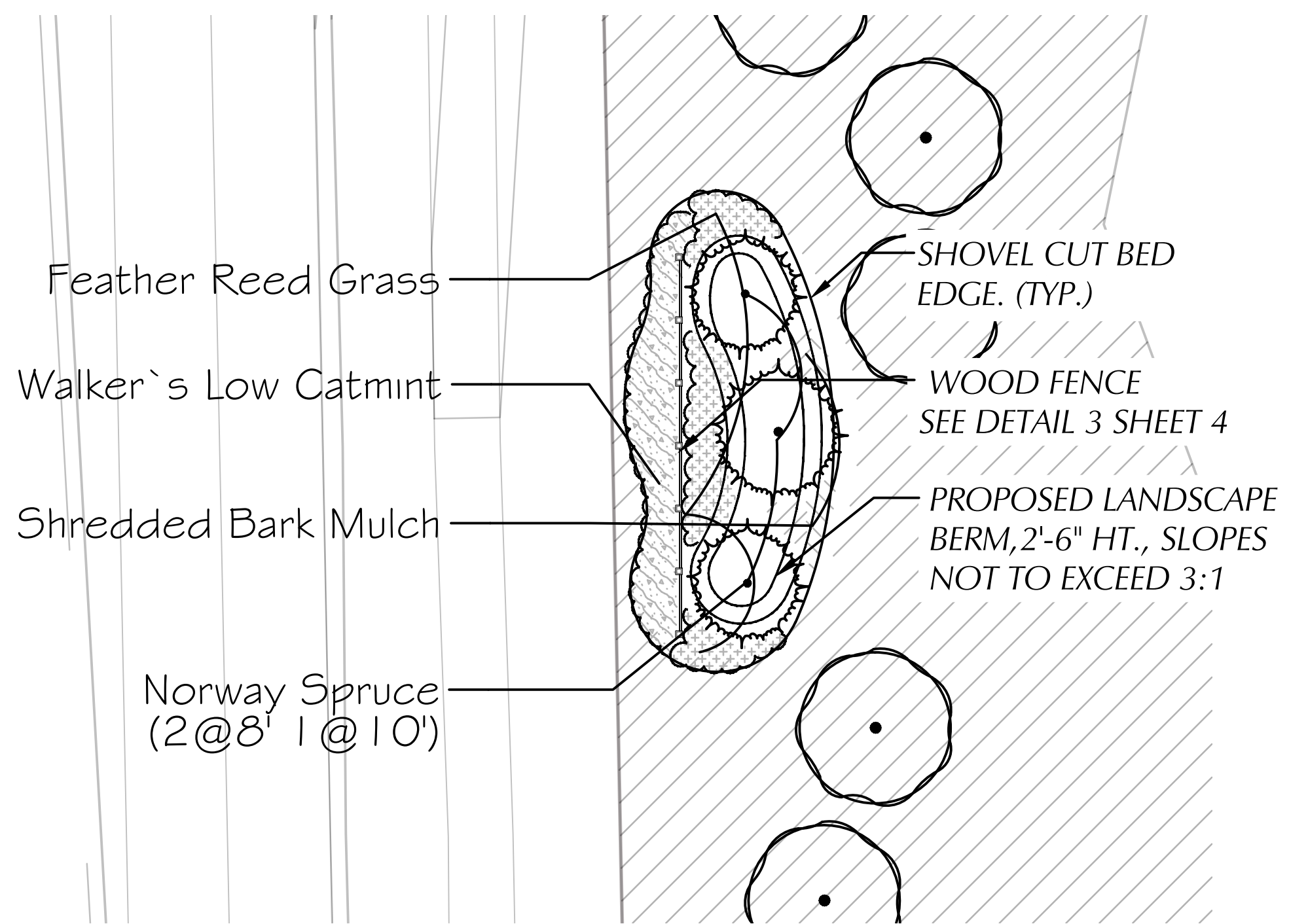
L-3



A ENLARGEMENT PLAN A:
SCALE: 1"= 16'-0"

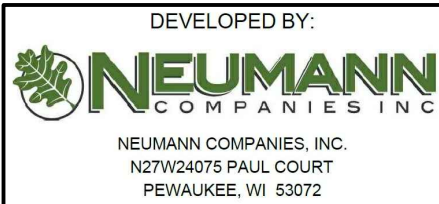


B ENLARGEMENT PLAN B:
SCALE: 1"= 16'-0"



C ENLARGEMENT PLAN C:
SCALE: 1"= 16'-0"

NOTE: SEE L-1 PLANT SCHEDULE FOR PLANT QUANTITY TOTALS



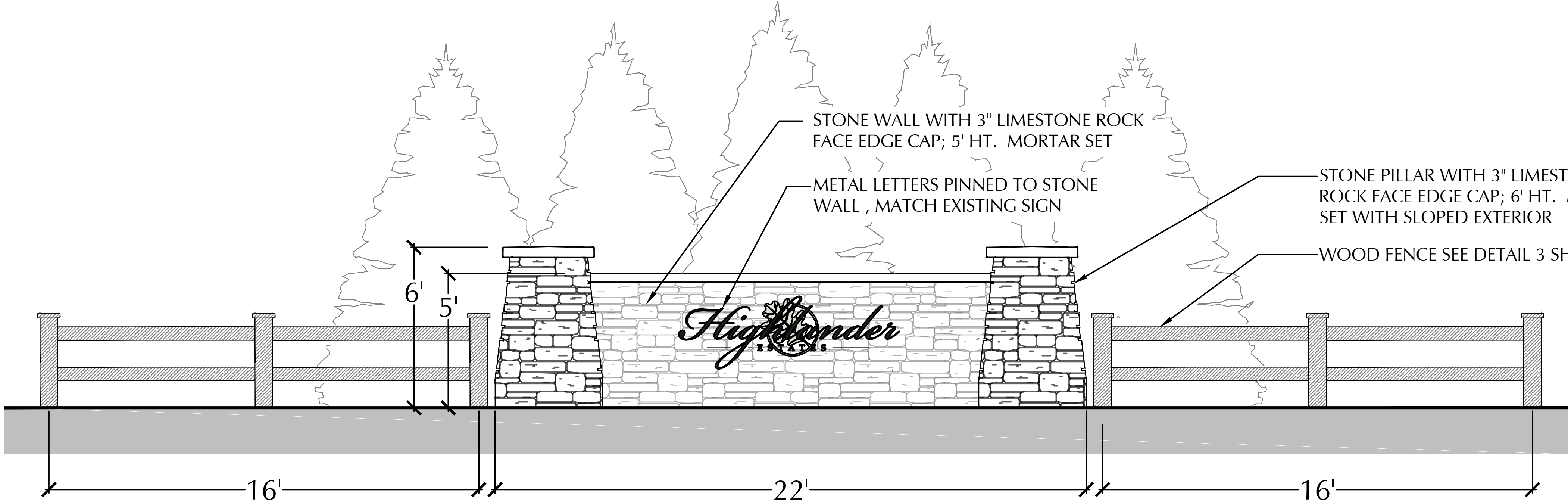
THE HIGHLANDER ESTATES
MEQUON, WISCONSIN
PLANNED SINGLE FAMILY
RESIDENTIAL CLUSTER DEVELOPMENT

REV.	COMMENTS	DATE
1	TREE BOARD RECOMMENDATIONS	7.7.17

SCALE:	
DESIGNED BY:	DO
DRAWN BY:	DO
CHECKED BY:	NP
TREE BOARD AND PC SUBMISSION SET	

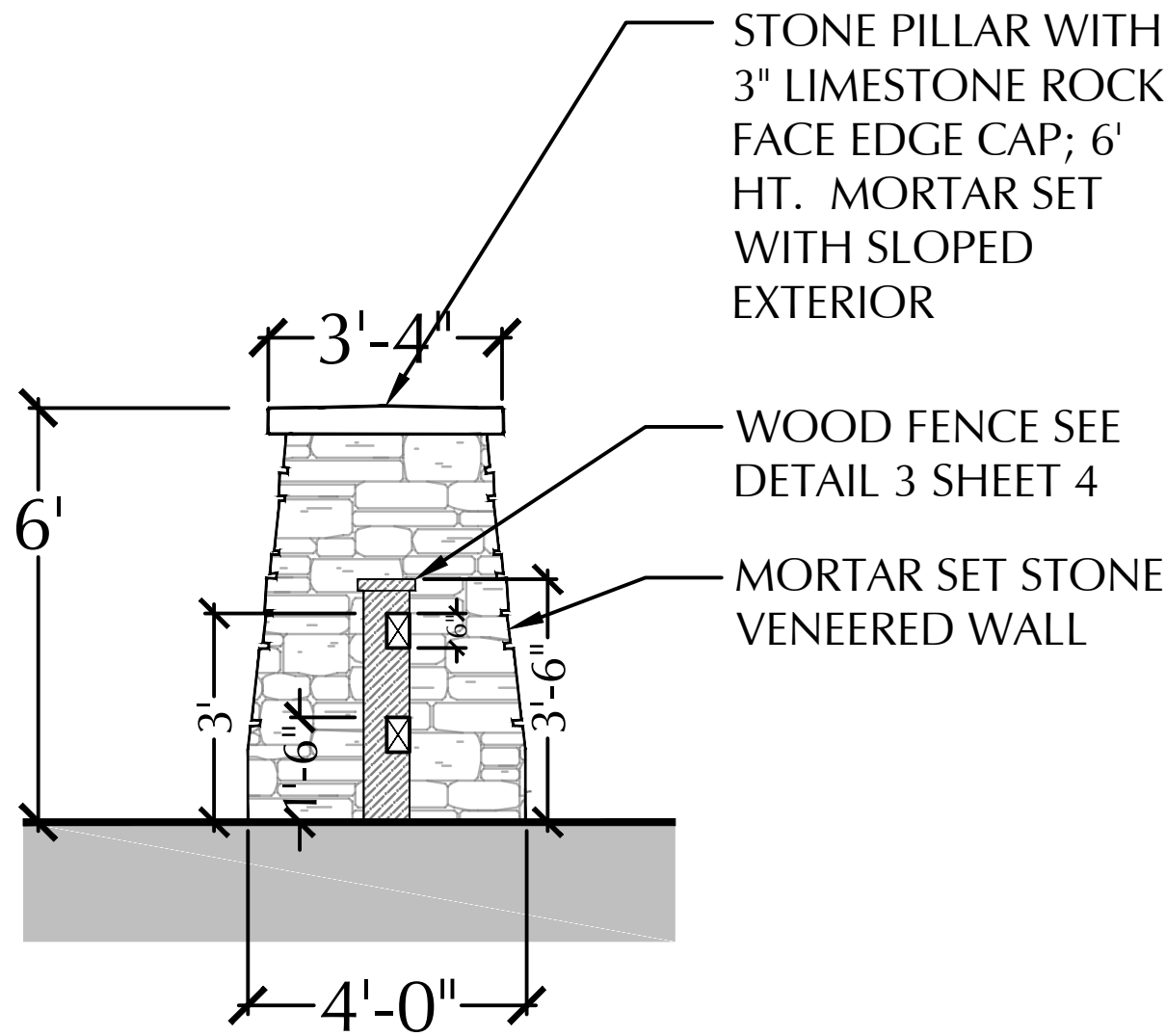
SHEET:

L-4



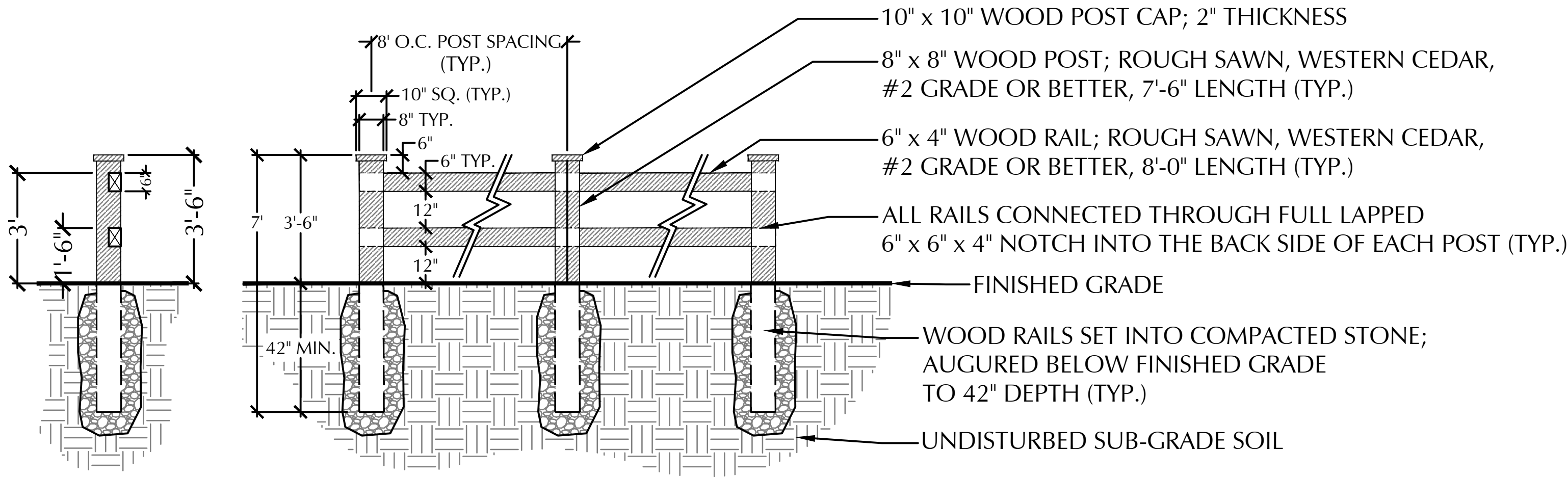
1 STONE MONUMENT SIGN
ELEVATION

3/8" = 1'-0"



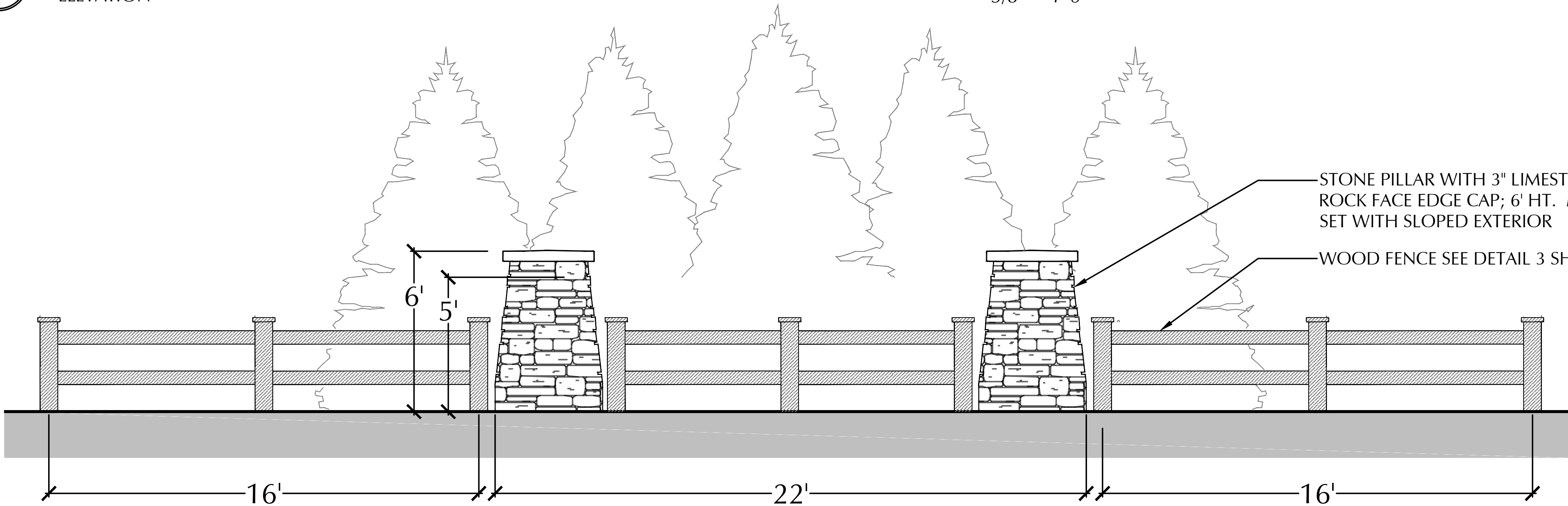
2 STONE MONUMENT SIGN
ELEVATION

3/8" = 1'-0"



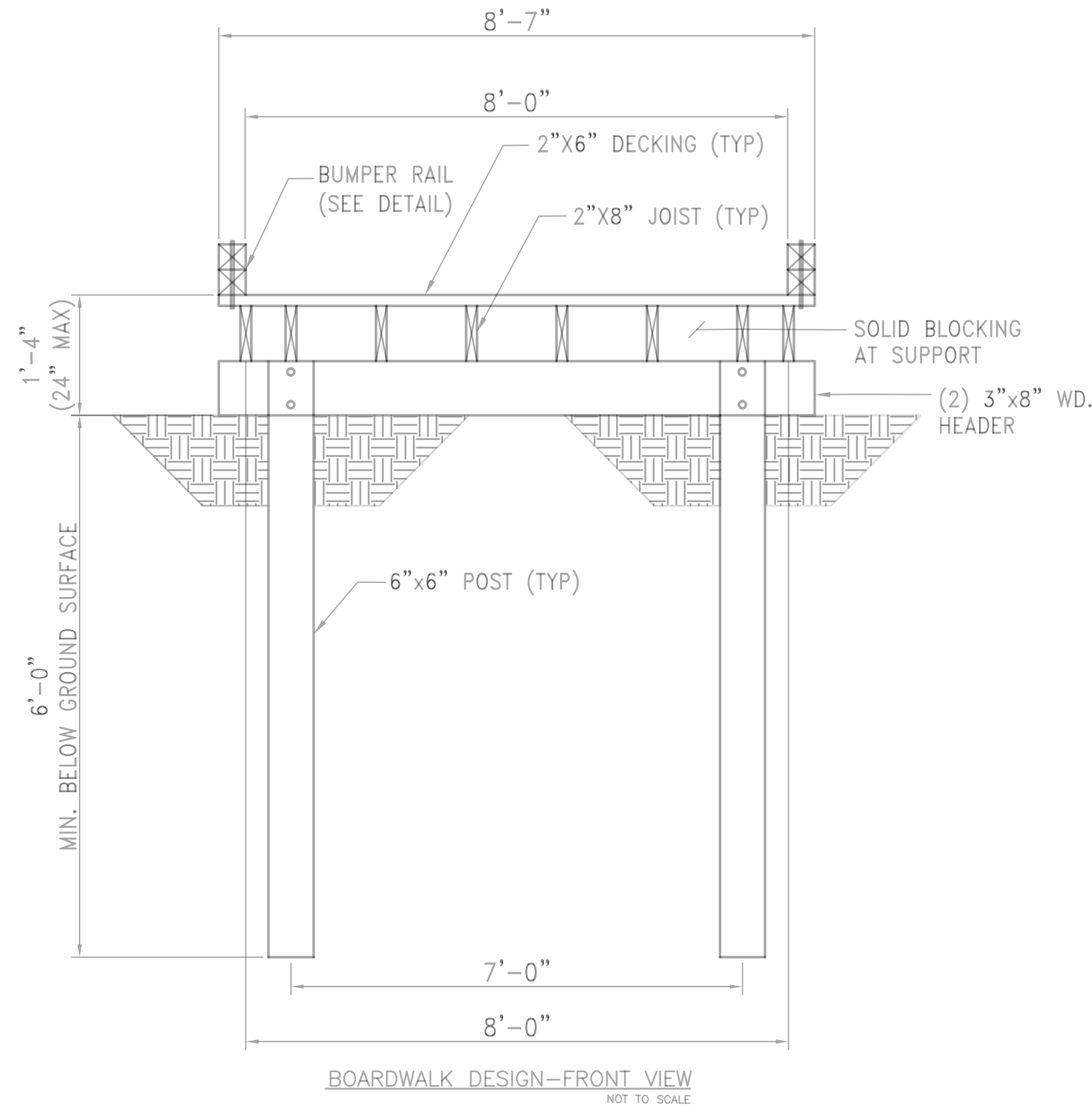
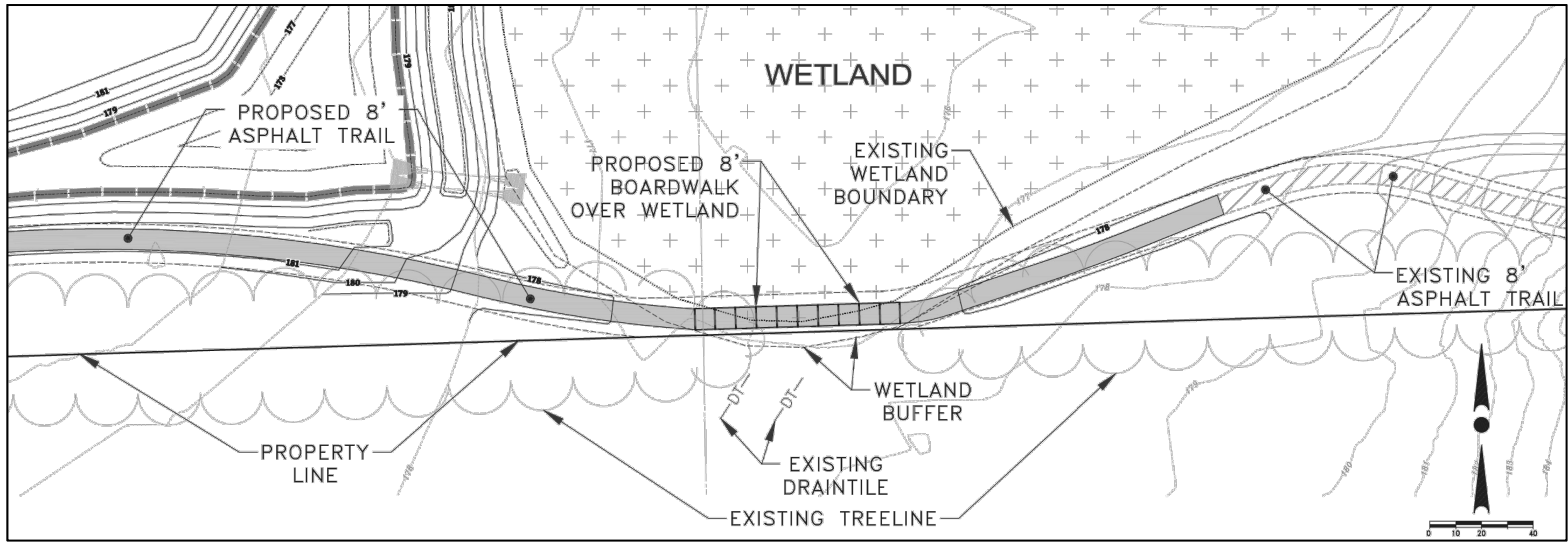
3 WOOD FENCE
ELEVATION

3/8" = 1'-0"



4 WOOD FENCE WITH STONE PILLARS
ELEVATION

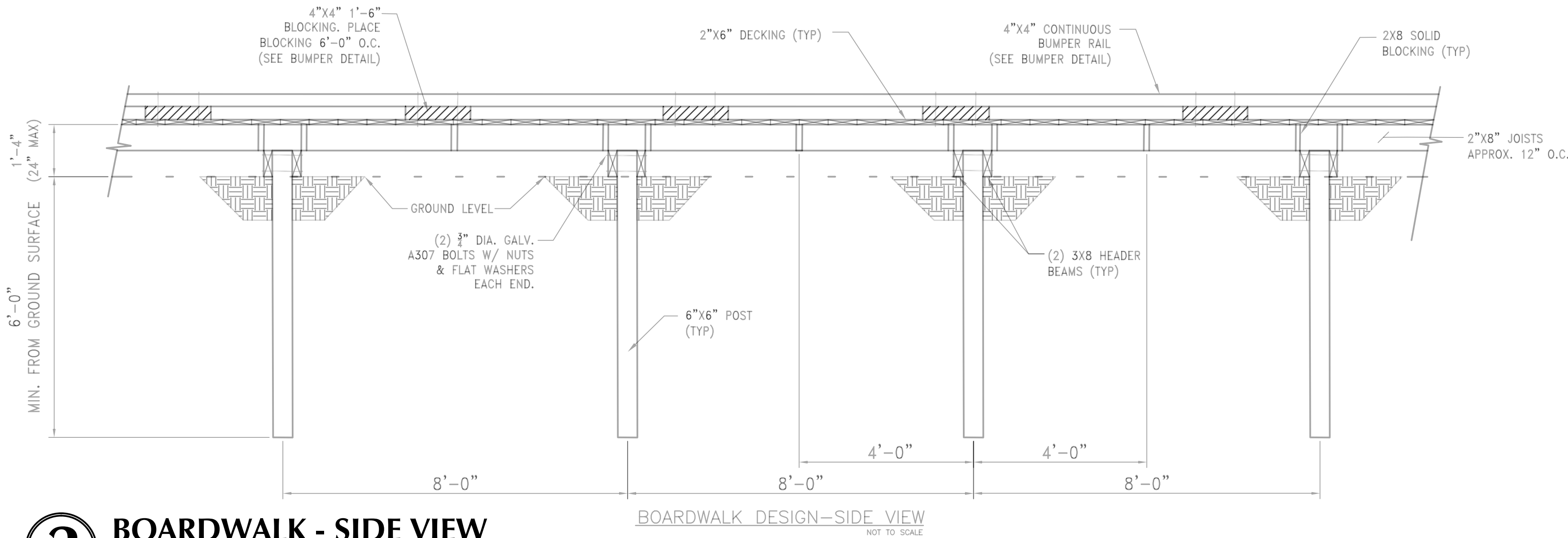
3/8" = 1'-0"



1 BOARDWALK

PLAN

NTS



2 BOARDWALK - SIDE VIEW

SECTION

NTS

NOTES:

1. THE STRUCTURE SHOWN ON THIS PLAN DESIGNED FOR LOADS SHOWN BELOW. IT IS DESIGNED USING ENGINEERING PRINCIPALS CONFORMING TO THE CODE REQUIREMENTS FOR SAWN LUMBER AS REQUIRED AND DEFINED BY THE CURRENT NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH SUPPLEMENT. IT IS NOT NECESSARILY DESIGNED FOR RESISTANCE TO FORCES UNDER EXTREME FLOOD EVENTS.
2. DESIGN LIVE LOADS/CONDITIONS ARE IN ACCORDANCE WITH AASHTO GUIDE SPECIFICAITONS FOR DESIGN OF PEDESTRIAN BRIDGES AS FOLLOWS:
UNIFORM LIVE LOAD OF 85LBS/SO.FT.
3. ALL LUMBER SHALL BE PRESSURE TREATED WITH ACO (ADVANCED COPPPER AND QUAT) PRESERVATIVE THAT IS ARSENIC AND CHROMIUM FREE, IN ACCORDANCE WITH THE AMERICAN WOOD-PRESERVERS ASSOCIATION AND THE ACO PRESERVE QUALITY CONTROL STANDARD FOR PRODUCTS TREATED WITH ACO. ALL LUMBER SHALL HAVE 0.60LB/CU.FT. RETENTION, MINIMUM.
4. ALL LUMBER SHALL BE SOUTHERN PINE, NO. 1 GRADE MINIMUM.
5. ALL BOARDWALKS SHALL BE CONSTRUCTED OF MULTIPLES OF THE STANDARD 8- FEET PILE BENT SPAN, WITH PARTIAL AMOUNTS OF THE STANDARD PILE BENT SPAN BEING USED AT THE ENDS UP TO THE ABUTMENT STRUCTURE SUPPORT.
6. ALL STEEL PROVIDED SHALL BE HOT DIPPED GALVANIZED ZINC COATED. UNLESS NOTED OTHERWISE. ALL BOLTS SHALL CONFORM WITH AMERICAN SOCIETY OF TESTING OF MATERIALS (ASTM) A307 AND ALL STRUCTURED STEEL SHALL COFORM TO ASTM A36.
7. INSTALL DECKING WITH 1/4" SPACING BETWEEN EDGES OF DECK BOARDS. FASTEN DECKING TO JOISTS WITH 3 1/2 - 10d GALVANIZED DECK SCREWS AT EACH SUPPORT.
8. ENDS OF JOIST BEAMS SHALL BE CONNECTED TO THE HEADER BEAM WITH GALVANIZED MANUFACTURED HANGER ASSEMBLIES AND FASTENED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. JOIST SHALL BE SOLID BLOCKED AT MID-SPAN AND AT SUPPORTS.
9. INSTALL 6"x6" TREATED WOOD PILES/POSTS AT THE LOCATION SHOWN ON THE PLAN. DRIVE PILES TO A MINIMUM DEPTH OF 6' BELOW GRADE.

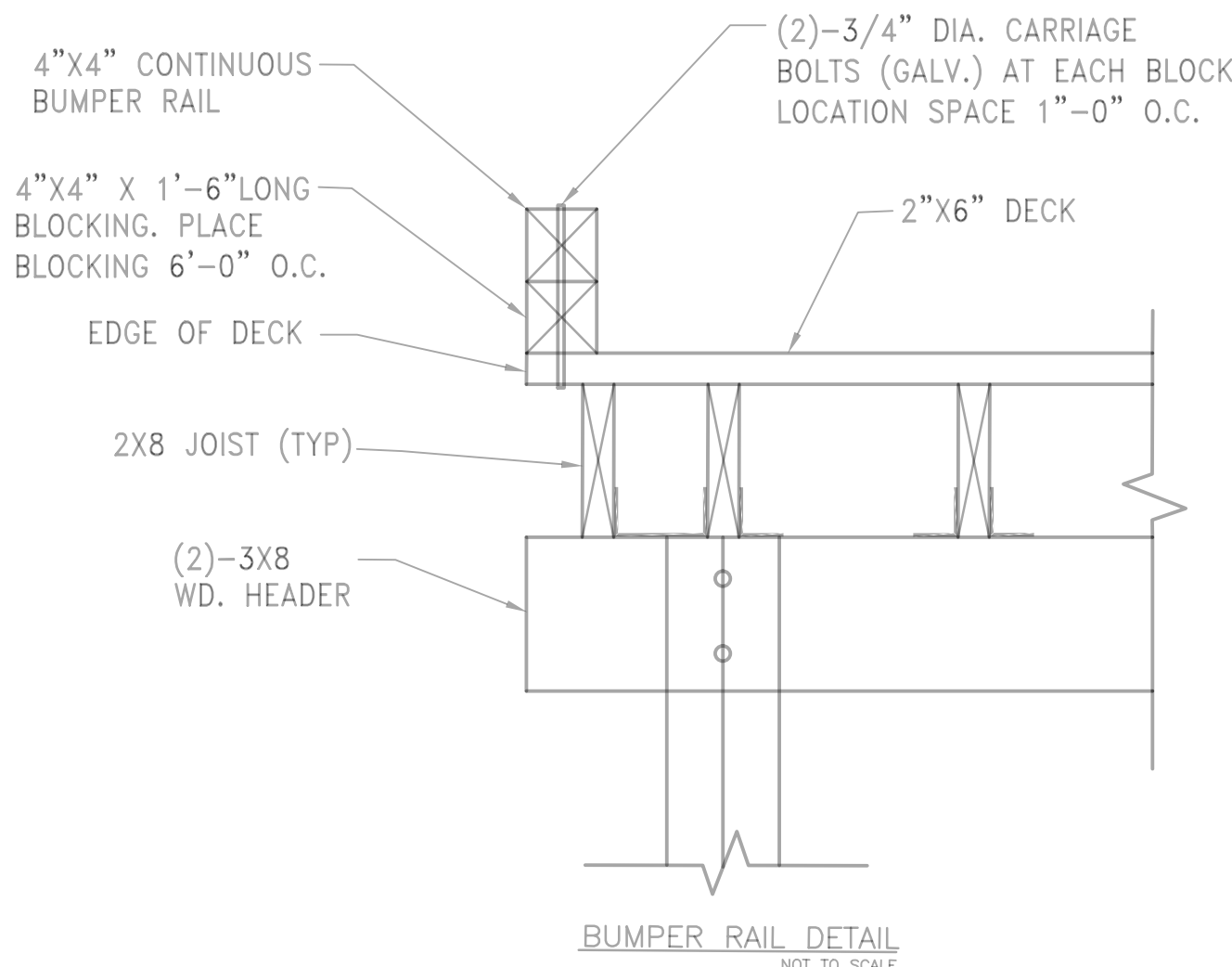
BOARDWALK DETAILS AND SECTIONS

PROVIDED BY TRIO ENGINEERING

3 BOARDWALK- FRONT VIEW

SECTION

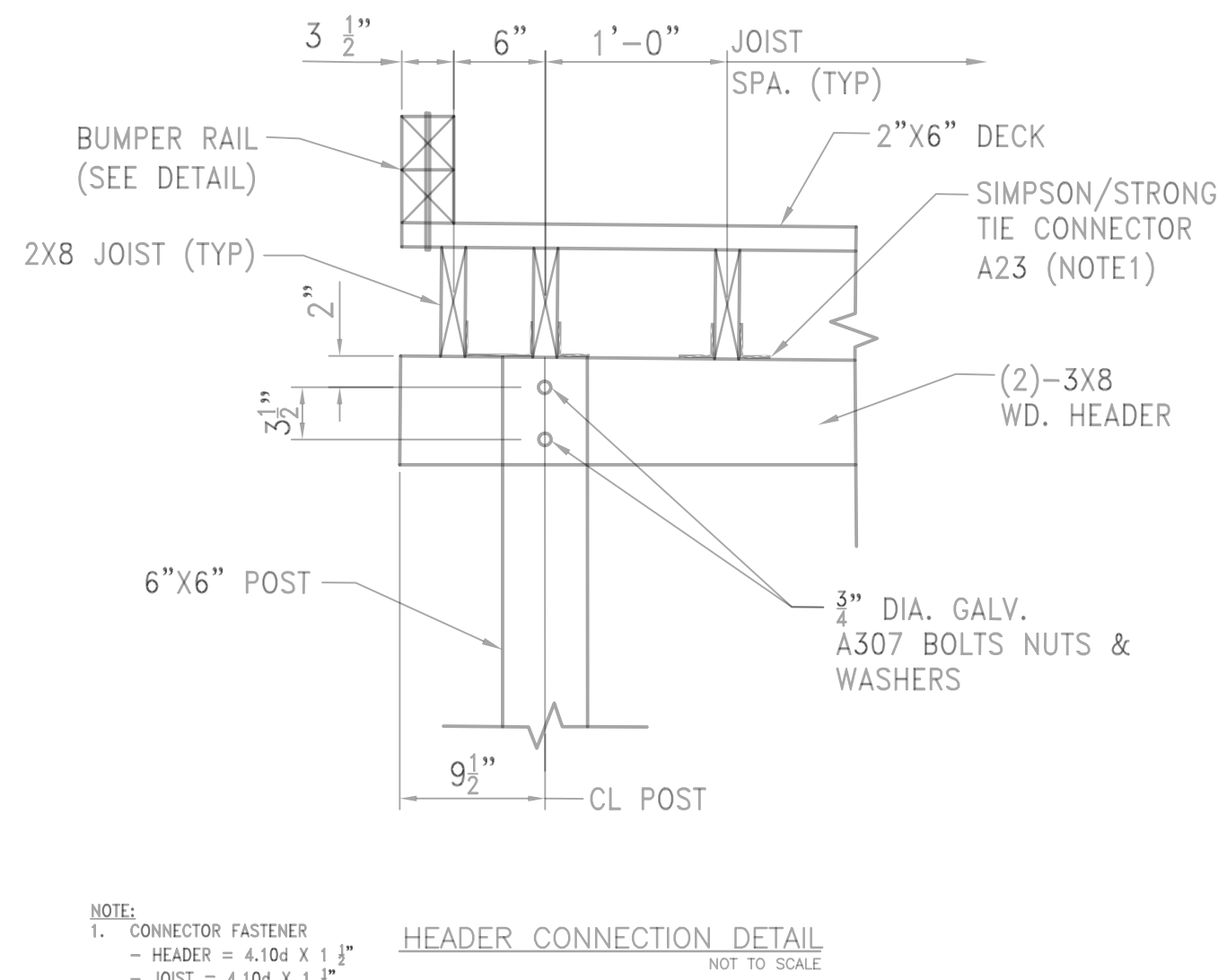
NTS



4 BUMPER RAIL DETAIL

SECTION

NTS

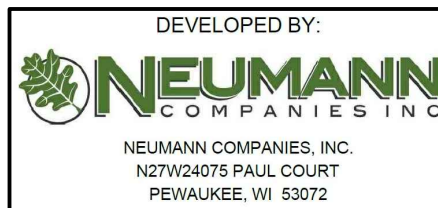


- NOTE:
1. CONNECTOR FASTENER
- HEADER = 4,104 X 1 1/2"
- JOIST = 4,104 X 1 1/2"

5 BOARDWALK HEADER CONNECTION DETAIL

SECTION

NTS



THE HIGHLANDER ESTATES

MEQUON, WISCONSIN

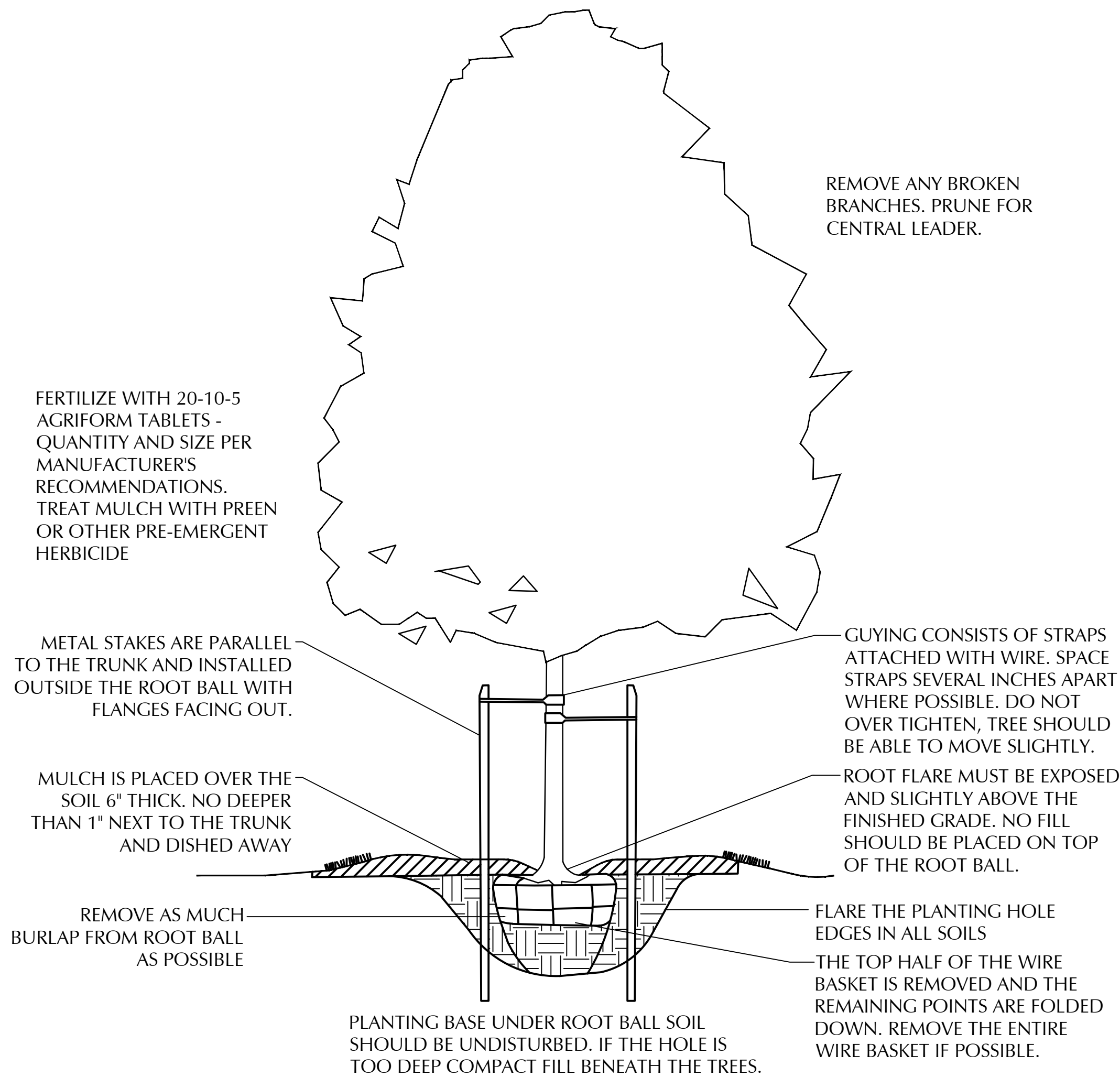
PLANNED SINGLE FAMILY RESIDENTIAL CLUSTER DEVELOPMENT

REV.	COMMENTS	DATE
1	TREE BOARD RECOMMENDATIONS	7.7.17

SCALE:	NTS
DESIGNED BY:	DO
DRAWN BY:	DO
CHECKED BY:	NP
TREE BOARD AND PC SUBMISSION SET	

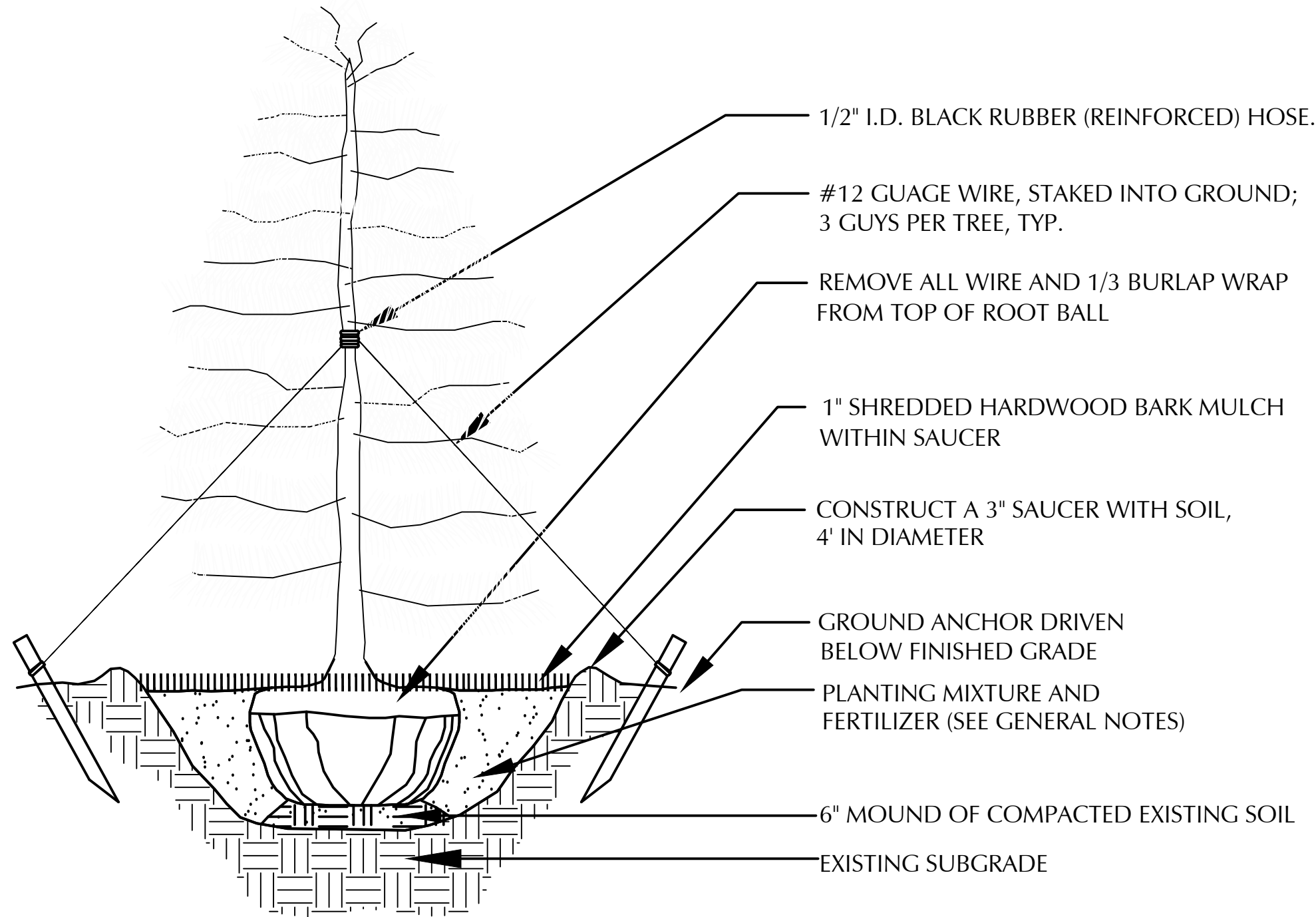
SHEET:

L-5



1

DECIDUOUS TREE PLANTING DETAIL:
NOT TO SCALE



2

EVERGREEN TREE PLANTING DETAIL:
NOT TO SCALE

LANDSCAPE GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY J.U.L.I.E. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
5. ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED SOUTHEASTERN WISCONSIN NURSERY WITH HEAVY CLAY SOILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)
7. IF SPECIFIED SPECIES AND/ OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT, AT HIS/HER DISCRETION, MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE.
8. ALL PLANTS TO BE BALLED IN BURLAP (B&B) OR CONTAINER GROWN (CG) AS SPECIFIED IN PLANT SCHEDULE. ALL NYLON/ PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
9. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL-DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL.
10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND ORDINANCES.
11. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE ACCEPTED INDUSTRY'S STANDARD 'BEST PRACTICE' TECHNIQUES AS IDENTIFIED BY THE WISCONSIN LANDSCAPE CONTRACTORS ASSOCIATION (WLCA).
12. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/ FORM OR NOT INSTALLED ACCORDING TO 'BEST PRACTICE' TECHNIQUES.
13. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES & SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS & GROUNDCOVER SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND, AND TWO (2) PARTS COMPOST.
14. ALL TREES, SHRUBS AND GROUNDCOVER TO RECEIVE 1" OF SHREDDED HARDWOOD MULCH.
15. CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING. ALL PLANTS ARE TO BE REGULARLY WATERED UNTIL THE FALL SEASON; CONTRACTOR SHALL PROVIDE AN ESTIMATED MONTHLY COST OF WATERING DURING THIS DURATION.
16. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
18. GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.
19. CITY FORESTER SHALL BE REQUIRED TO RECEIVE NOTIFICATION PRIOR TO THE INSTALLATION OF ANY OR ALL STREET TREES AND IS TO BE PRESENT ON-SITE DURING INSTALLATION TO CONDUCT PROPER INSPECTION.



THE HIGHLANDER ESTATES
MEQUON, WISCONSIN
PLANNED SINGLE FAMILY
RESIDENTIAL CLUSTER DEVELOPMENT

REV.	COMMENTS	DATE
1	TREE BOARD RECOMMENDATIONS	7.7.17

SCALE:	NTS
DESIGNED BY:	DO
DRAWN BY:	DO
CHECKED BY:	NP
TREE BOARD AND PC SUBMISSION SET	

SHEET:

L-6

July 17, 2017

Ms. Kim Tollefson, Dir. of Community Development
11333 N. Cedarburg Road 60W
Mequon, WI 53092-1930

Dear Ms. Tollefson:

I appreciate the opportunity to assist the City of Mequon with landscape architectural review services. The following is a review of the landscape submittal for the Highlander Estates Subdivision – Phase III development. This the first review of the plans dated 07/07/17. The landscape plans were submitted by Trio/Teska Associates/Nuemann Development. The plans fail to provide a stamp of a Wisconsin registered LA, as required by code.

The nature of this review will be to assess the landscape plan for completeness; address appropriateness of design for the site/location and how the plant palette addresses the Planning Commission's request for greater buffering/treatments.

➤ **General Overview:** Dated 07/07/17 all sheets are titled: "Tree Board Recommendations", scaled at 1:60 Sheets L-4 through L-6 are details and notes.

❖ The plan is NOT sealed or signed, as required by code.

❖ The overall proposed planting site sheet is at 60 scale. The plan sheet is clean and the information is easily discernable. The plans sheets fail to include existing tree/large shrub locations within the proposed development, nor does it depict the existing locations of trees/large shrubs on the first 50' of the adjacent properties, as required.

- The plan provides an attached plant schedules, with: common name, scientific name, size specified and the total quantities, as required. See specific notes below regarding the proposed plant sizes and stated quantities.
- The plan fails to provide the proposed road stationing, as required per the proposed landscape codes. The plan fails to provide the length of road, or a schedule depicting that the proposal provides 1 approved street tree, per each side of the proposed ROW, every 30 lf of the proposed street ROW. The current layout has a proposed layout of 1 tree per every 45-75' O.C. It is this reviewer's opinion, the plan is a minimalist approach.
- The plan fails to address N. Swan ROW with Street trees.
- The plan fails to clearly depict the site's existing tree line/vegetation elements proposed to be removed. A grading/ demolition plan should be provided to establish the extent of impact. The plan fails to provide the information necessary to assess any potential tree preservation requirements. (if applicable for a Phase III development)
- ❖ The submittal provides a proposed rough grading scheme, the plan fails to specify type, or the rate of application of the interim turf/erosion control seeding mix. Plans should be amended to indicate seeding area, specify type of seed mix, rate of application, fertilizer type, fertilizer application rates,

number of total proposed applications.

- ❖ The plan calls for a Parkway seed mix for the terrace of the ROW and a retention basin seed mix. The plan should provide specifications of the mixes, soil preparation, planting requirements/rate/ fertilizer, maintenance/ performance/ requirements and over-seeding requirements; Specifically in the multiple Stormwater Basin areas of the plans. The City of Mequon has a low rate of success with wetland prairie and storm basin planting treatments.
- ❖ The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Detention Basin Buffer
- ❖ **Landscape Review:**

➤ **Outline of the proposed plant types and quantities:**

- Ten deciduous Tree Species, (Total proposed deciduous trees – 136)
- Three Coniferous Tree Species, (Total proposed conifer trees –50)
- One Deciduous Shrub Species, (Total proposed decid. shrubs –6)
- Zero Coniferous Shrub Species, (Total proposed conifer shrubs --0)
- Three Perennials, Bulbs/corms, Groundcover Species, (Total proposed groundcovers/perennials –?)
- One Decorative Grass species, (Total proposed grasses – ?)

The perennial plantings and the ornamental grass rate applications cannot be determined. The plan fail to specify the arrangement: linear w/12” planting, random, OR On Center. The detail blow up provided on sheet L-3 fails to assign the number of Perennial plantings will be used in each designated area. Amend plan/details to include the planting arrangement, spacing and # of plantings per each zone shown.

- ◆ The species proposed have the ability to perform in the local soils. The proposed palettes are commonly reused throughout Ozaukee Co. None of the proposed plants are listed in the 2016 Wisconsin NCRS Invasive prohibited or regulated lists.
- ◆ The plant schedule requires to be audited; the plant schedule depicted multiple incorrect totals. Please audit Swamp White Oak, Norway Spruce on sheet L-1; Bald Cypress and Black Hills Spruce on sheet L-2.

Plant Schedule Comments:

- Revisions to the Planting Schedule shall include:
 - 1) Please add the note (All plantings shall conform to caliper/height requirements established by Ansi Z160) to the plant schedule.
 - 2) As required for the past several years – I would recommend the proposed plant sizes to be revised to the following size standards:
 - The plant schedule shall be amended to specify all deciduous tree sizes to have a 3.5 inch caliper @ 16” above the root ball; also, all conifer trees to have a minimum 7ft height above the rootball and have a full form, per the proposed code.

- Per ANSI z 60.1, the plantings shall meet height equivalency consistent of the stated caliper. Planting instruction: Trees selected may meet caliper requirements, but failing to meet height requirements, or root ball size requirements will be rejected by the city for cause.
- Clump form trees shall meet the equivalency requirements between the height and caliper. Ex: Per ANSI z 60.1, a 10-12' tree is only equivalent to a 2.5" caliper tree. This reviewer recognizes that Ornamental trees may be display natural limiting height characteristics, the designer shall specify and, or select sizes that closest represents a 3.5" Caliper. The City of Mequon retains the right to reject trees for cause.

Amend this plan to include the 3 year establishment and maintenance plan for the proposed detention basin within the plan set.

➤ **Plan Note Comments (L-6):**

- Please revise the following:
 - 7) It is the responsibility of the landscape contractor to verify plant availability prior to bidding. If specified species and, or quantity of plants are not available within 300 miles at the time of ordering, the Landscape Architect may request approval from City of Mequon Staff to substitute alternate plants. City staff has the right to require larger and additional substitute plantings than specified in the plan, at no cost to the city.
- Amend # 9) to read: 9) Existing (on site topsoil) or Imported topsoils shall be amended to prior to use for the planting medium for the project. All planting soils mix shall be free of stones over 1" diam., sticks, oils, chemicals, plaster, concrete, building materials and, or other deleterious materials.
- 12) amend/add the City of Mequon to the list of entities with the right of refusal for "Cause"
- 14) revise 1" with 4"
- 19) Amend stipulation to include: ... the city Forester requires written notification 10 business days prior to....

➤ **Zone Comments:**

- The submittal is organized and provides the following: 1. Street Frontage Zone; 2. Property Line Buffer Zone; 3. Out-Lot Zones; 4. Open Space Zone; 5. Detention Basin;

○ **Street Frontage Zone:**

The Proposed ROW Code requires 1 tree per each side of/30 feet of CL length.

- All the proposed ROWs: Tree spacing varies greatly, but the average spacing is closer to 55' to as much as 80' on center.
 - It is this reviewer's opinion this ROW planning proposal has a minimum to get approval approach. The planting density is very low and the size of the proposed plantings are small and noth the typical tree sizes used in Mequon subdivision standards for several years.

- Please revise the plan to include additional ROW trees; it would be nice to achieve the proposed street tree density requirements state above.
- N. Swan ROW: The plan fails to address the Existing street ROW, per the proposed Landscape requirements.
 - The City of Mequon has required all developments to address the side of Existing street ROW that the proposed development abuts.
 - It is this reviewer's opinion this ROW street tree planning proposal is lacking in density or providing scheme diversity by not using multiple tree clustering approach. Additionally, the planting density is very low and the size of the proposed plantings are under the typical tree sizes used in Mequon subdivision standards.
- **Amend plans and incorporate additional Street plantings per notes.** (Plan fails to meet new Landscape density code requirements, it also uses undersized trees throughout the plan; Enforcement is per staff & P&Z Board decision.)
- **Property Line Buffer:** As previously noted the plan fails to show EXISTING Trees, shrub rows and buffering. Although, the plan is adjacent to residential developments. In today's single-family real estate market, buffering is traditionally provided and often seen as a required/positive attribute. If not already in place, I would suggest for developer to provide an undulating 20-30 planting buffer < a full mix of Deciduous Conifer plantings, interspersed with perennials, ornamental grasses and areas for perennial treatments....across the length of the PL, where adjacent to existing development.
- **Out-Lot Zones:** Required- 1 Large/Medium tree & 2 large shrubs per every 1000 SF of open space. There are multiple open space areas provide with no landscaping offered, specifically the North Out-lot and the West Out-lot. The Center Out-lot with the play areas and pavilion is the exception. Again, the lack of EXISTING plant information does not help forward this submittal's case for meeting requirements.
 - **North Out Lot-**
 - I would recommend 20-30 feet wide of buffering plantings be provided the length of the PL adjacent to existing development. (if buffers have not been previously established. As provided, the PL buffer is vague, ineffective.
 - **West Out Lot-**
 - I would recommend 20-30 feet wide of buffering plantings be provided the length of the PL adjacent to existing development. (if buffers have not been previously established. As provided, the PL buffer is vague, ineffective.
 - **Center Out Lot-**
 - The proposal fails to provide any large canopy deciduous trees, nor dose it provide any conifer trees. The plan fails to provide a planning plan for the edge of the path...what is this going to be? No mow plantings, prairie?... please define type of plantings, limits of treatment, and establishment requirements. Amend plans to include.
- **Detention Basins** The detention basins depicted (South property edge). 1. Plans need to depict the limits the proposed pond berm/edge seedings; 2. The basin is adjacent to an existing development. The plan fails to provide buffering between the basin and the existing development. Also, per the proposed landscape codes, no basins are allowed within 30' of a property line; 3. Because the proposed code requires the basins to be fully

buffered by a 30' wide planting strip that extends 50% around the total length of the measured periphery of the high water line of the basin; 4. Considering the proposed site position of the basins, It is my opinion that the design requires additional plantings to create a buffer. The buffer should fill all three planting horizons (canopy, mid story and ground) to be filled with groupings that will provide year round opacity.

- As a note: detention basins with slopes greater than 5:1 is not recommended for mowing d by a conventional riding mower. 1) The plan should be amended to include a detention basin planting plan, complete with: the limits of Pond Edge Seeding / Turf depicted on the plans. 2) the plans need to specify what that edge is Please note if the Pond Basin slope treatment is required to be maintained/mowed, what are those requirements? There are sections of that 3:1 slope that have a RipRap layer, are those areas to be planted? If no, how often is the armor plate to be inspected, infilled? (these are questions for City staff to pursue)
 - I would recommend 20-30 of buffering plantings be provided the length of the PL/ Detention Basin, where adjacent to existing development. (if buffers have not been previously established.

○ **Summary of Landscape Observations:**

It is this reviewer's opinion, the Planning Commission/City Staff should enforced this review's: 1) stated minimum deciduous tree sizes, 2) application of street trees at a 35' O.C. rate, 3) buffering between parcels, 4) buffering of Detention Basins areas from adjacent properties.

Lastly, I would continue to request the Planning Commission and City Staff ask for incorporation of an expanded pallet of zone appropriate deciduous & conifers: trees and shrubs, as well as, perennials, bulbs, corms, and ornamental grasses.

While the application is for a Single family residential use, the Phase III plan provides less ROW planting density than Phase II. The plan also fails to address the N. Swan ROW; nor does the proposal address the proposed path system with any canopy trees. This plan intermittently fails to meet the standard of care established for Single Family Development landscaping in the City of Mequon and should be required to be amended. This concludes the landscape review of the Highlander Estates Phase III Landscape submission.

I hope City of Mequon planning staff and the commission finds the information presented and recommendations useful.

Sincerely,



M. Terry Higgins, RLA, AICP, PMP, MBA



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 3, 2017
SUBJECT: Badger Lighting and Signs. The applicant is seeking master sign plan amendment approval for the property located at 11120 N. Cedarburg Road (Mr. B's restaurant).

Applicant: Badger Lighting and Signs
Marty Westberg
Status of Applicant: Agent
Requested: Master Sign Plan Amendment
Existing Zoning: TC (Town Center)
FW (Floodway)
Lot Size: 2.59 acres
Location: 11120-11140 N. Cedarburg Road
Tax Key: #14-050-05-010.00
District: #6

Background: The applicant is requesting Planning Commission approval for a Master Sign Plan Amendment for the Riversite Commons shopping center at 11120-11140 N Cedarburg Road. The sign plan amendment is proposing to allow additional signage on the north façade for a new tenant.

Wall Signs: The applicant is proposing to place a 59 square foot internally illuminated sign on the north façade of the existing building. The proposed wall sign is for Mr. B's restaurant, the tenant taking over the space previously occupied by Joey Gerard's Supper Club. Currently, the Master Sign Plan allows for anchor tenants, defined as tenants that occupy 18% or more of the total building space, one wall sign up to 60 square feet. Mr. B's meets this requirement and has already been approved for one 59 square foot wall sign to replace the existing wall sign located on the west elevation atrium tower and an additional 36 square foot wall sign to replace the existing one above the west elevation windows. The Planning Commission approved the existing walls signs (to be replaced) for the previous tenant. Although the previous restaurant did not have a sign on the north façade, the new tenant is requesting one for greater visibility and awareness of the restaurant.

In the past, the Commission has not supported any signage on the north façade for individual tenants. The Master Sign Plan does allow for the Riversite sign to be located on the north elevation to serve as identification for the shopping center. Staff feels the north location is appropriate for only the shopping center sign. In addition, there is no specific hardship that requires a wall sign to be located on the north façade for the tenant. As previously mentioned, the restaurant has already been approved for two wall signs on the west elevation. The tenant will also have a sign panel on each of the two freestanding signs located on Mequon Road and Cedarburg Road.

Staff Recommendation:

Planning staff recommends denial of the Master Sign Plan Amendment. If Planning Commission supports the Master Sign Plan Amendment, staff recommends the following:

1. Compliance with all requirements of the sign code.
2. An updated Master Sign Plan shall be submitted to the Department of Community Development.

Attachments:

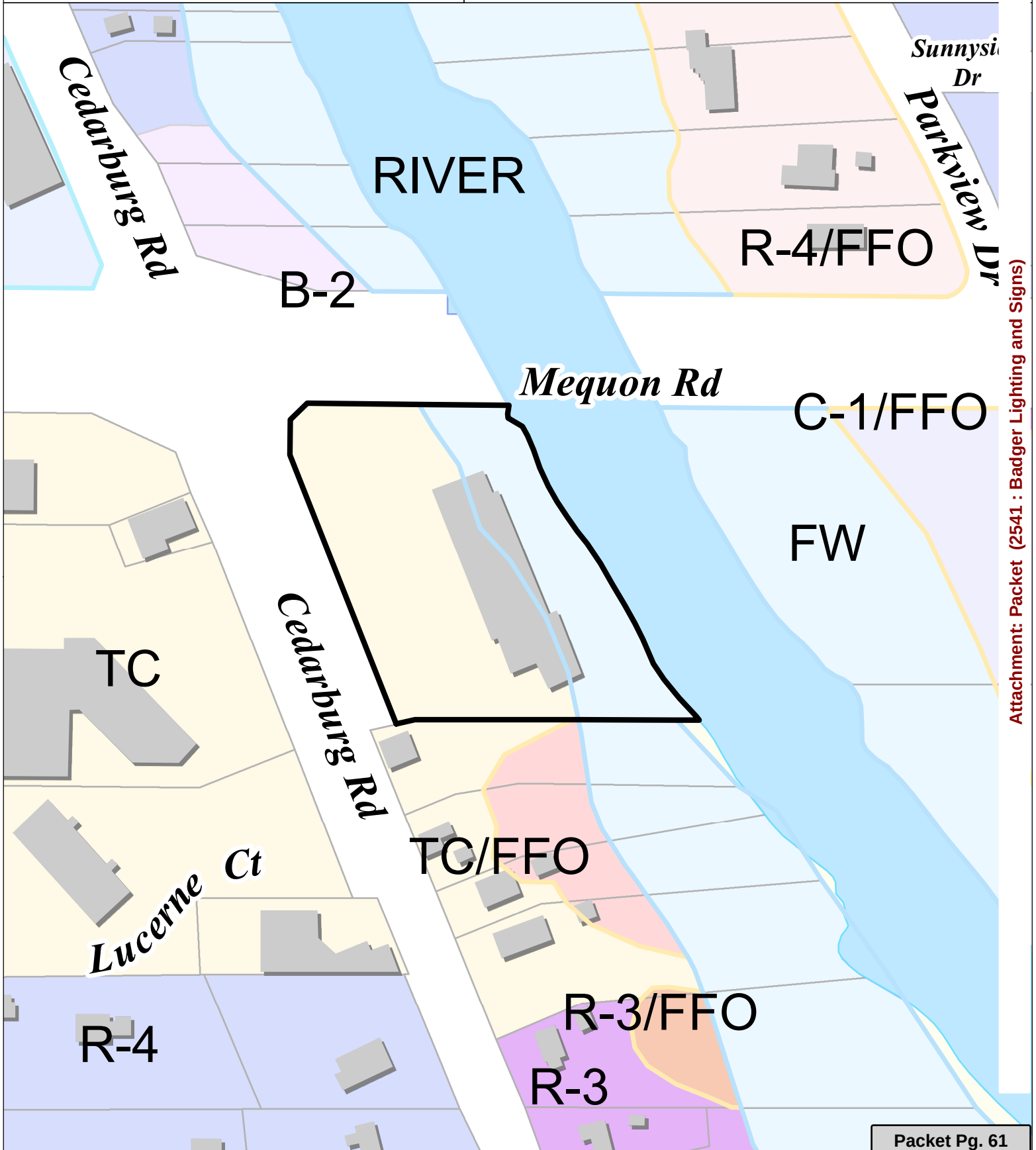
Packet (PDF)

ITEM 6 **Badger Lighting and Signs**

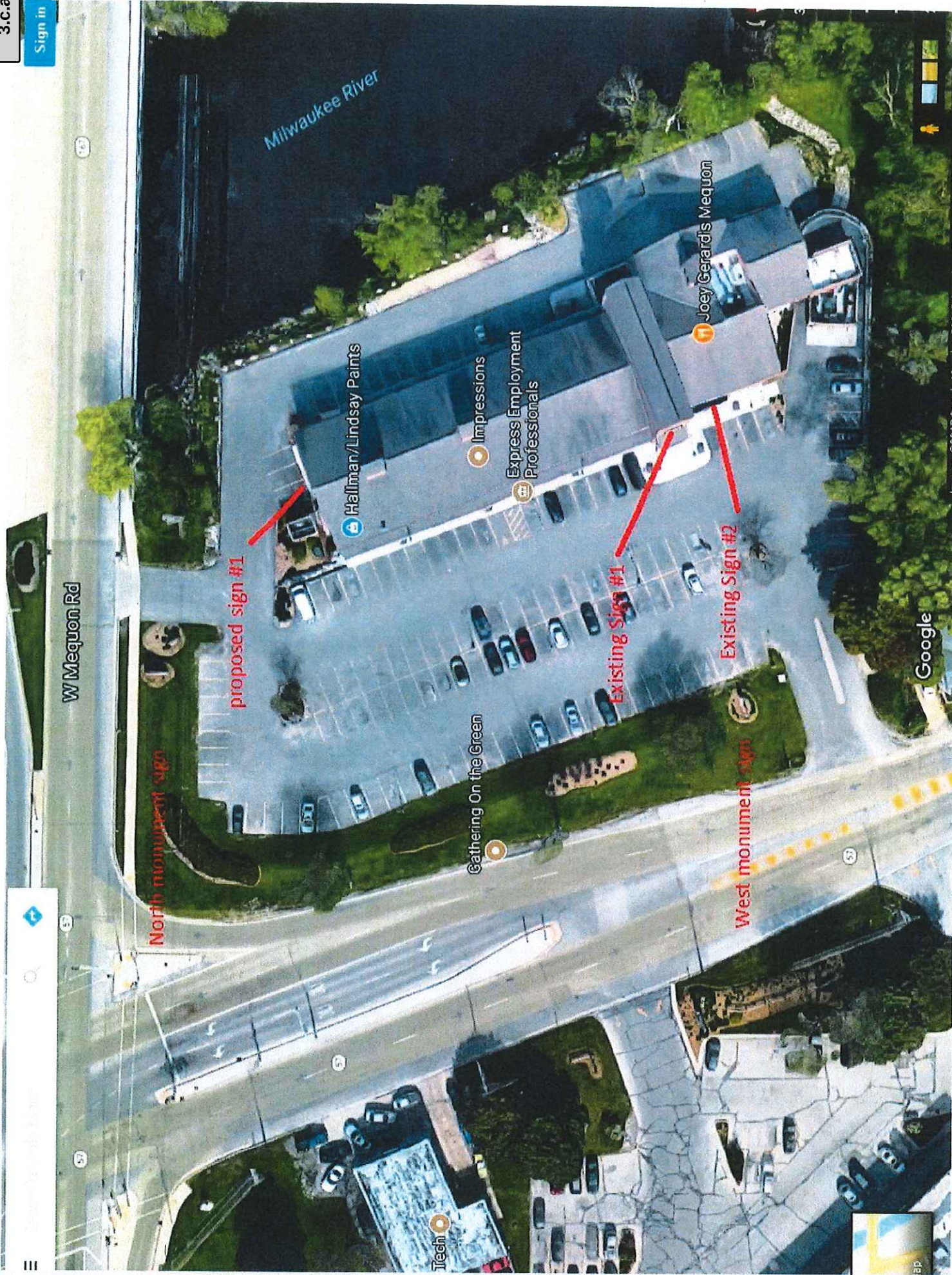
AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

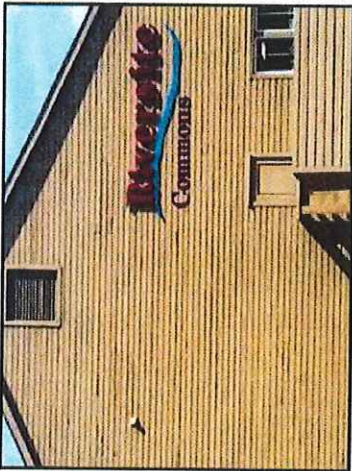
LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.c.a

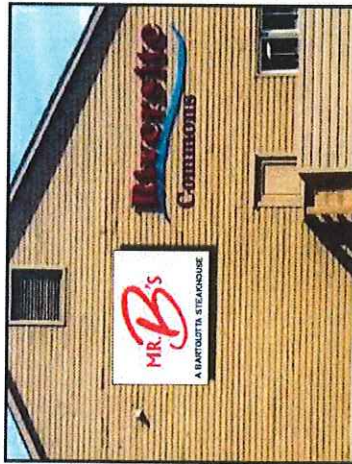


Attachment: Packet (2541 : Badger Lighting and Signs)

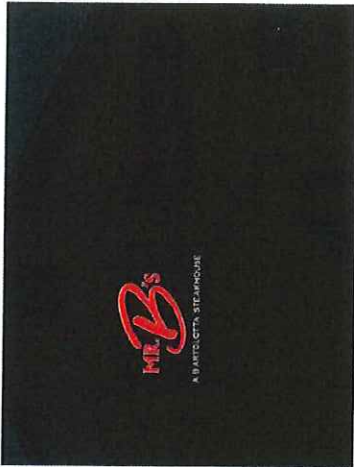




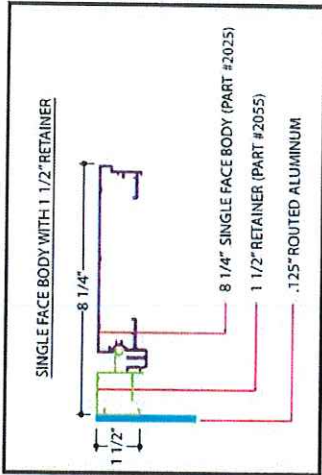
EXISTING



DAYTIME VIEW



NIGHT VIEW



SINGLE FACE BODY WITH 1 1/2" RETAINER

8 1/4" SINGLE FACE BODY (PART #2025)

1 1/2" RETAINER (PART #2055)

.125" ROUTED ALUMINUM

GENERAL SPECIFICATIONS:

ONE (1) SINGLE SIDED LED ILLUMINATED CABINET WITH ROUTED COPY

EXTRUDED 8.25" DEEP ALUMINUM CABINET WITH 1.5" RETAINERS AND MAP SATIN WHITE PAINTED FINISH

ROUTED .125" ALUMINUM FACE WITH MAP SATIN WHITE PAINTED FINISH

ALUMINUM FACE TO BE BACKED WITH WHITE .177" LEXAN AND 3M TRANSLUCENT DARK RED AND BLACK DUAL COLOR VINYL OVERLAY

CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING SYSTEM

CABINET TO BE FLUSH MOUNTED TO FACADE

ELECTRICAL REQUIREMENTS: CUSTOMER TO PROVIDE FINAL ELECTRICAL CONNECTION

SQUARE FOOTAGE: 76" x 112" : 59.11 SQ. FT.

MAP SATIN WHITE PAINTED FINISH

3M DUAL COLOR FILM BLACK (3635-222)

3M TRANSLUCENT DARK RED (3630-73)

ACCOUNT: MR B'S

DESIGNER: LM

LOCATION: MEQUON, WISCONSIN

DATE: 06-30-2017

SALES REP: MARTY WESTBERG

DRAWING: NORTH ROUTED SMALL .01

CUSTOMER APPROVAL: _____

AUTHORIZED SIGNATURE: _____

DATE: _____

LOCATION: _____

ELECTRICAL: ☒ 120V ☐ 277V ☐ NON-ILLUMINATED ☐ LFT ☐ CTR ☐ RGT

READY FOR PRODUCTION: ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER _____

☐ CORRECT COPY ☐ ARTWORK _____

MR. B'S

A BARTOLOTTA STEAKHOUSE

BADGER LIGHTING & SIGNS

DESIGN • PERMIT • MANUFACTURE • INSTALL

New Berlin, Wisconsin

Phone: (262) 787-8000 Fax: (262) 787-8040

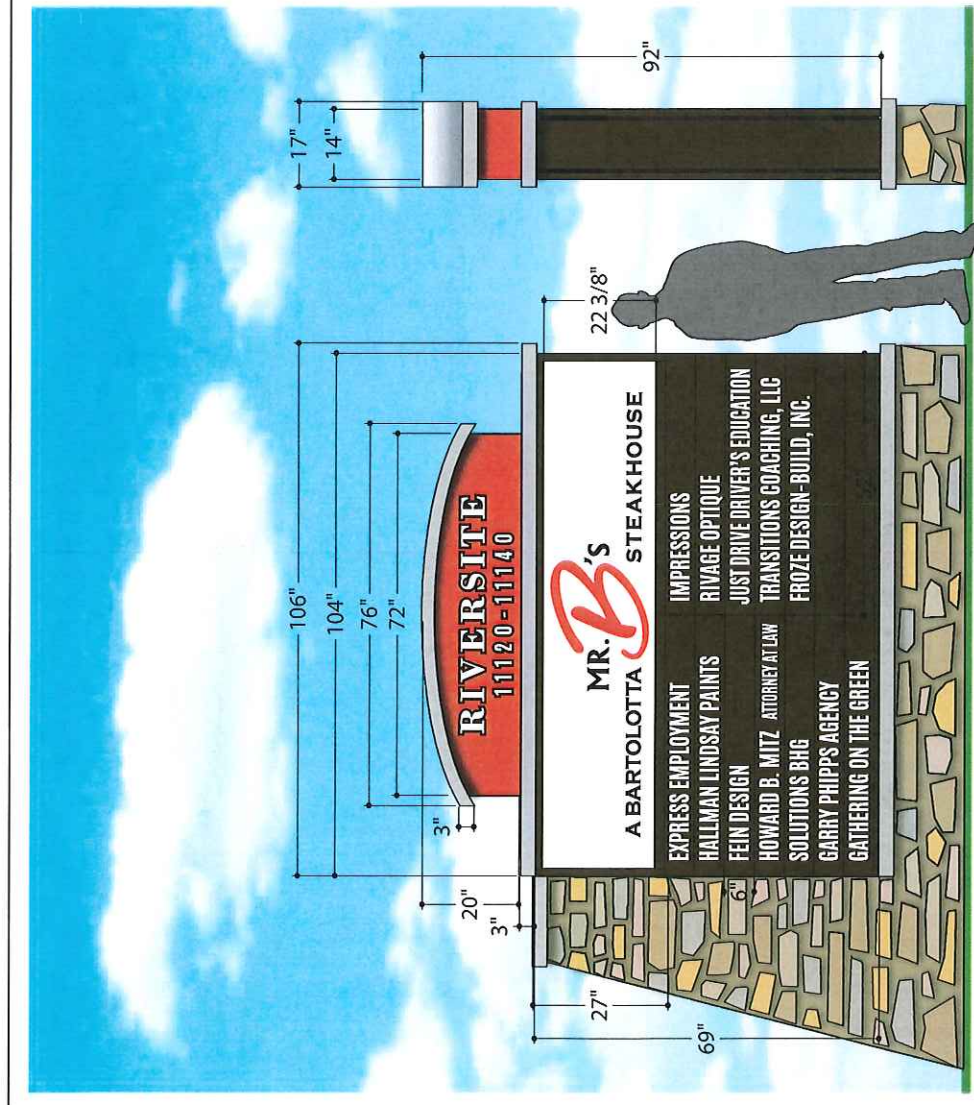
www.badgerlightingandsigns.com

© 2017 Badger Lighting and Signs

UL US LISTED

THIS CONTENT IS THE ORIGINAL AND NOT A COPY. IT IS THE PROPERTY OF BADGER LIGHTING AND SIGNS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

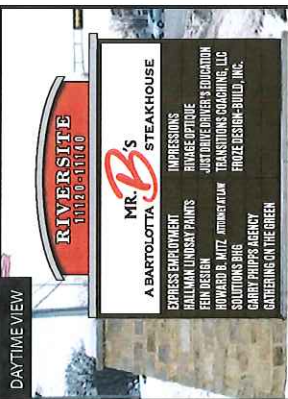
NOTE: THE COLORS SHOWN IN THIS DRAWING ARE CONCEPTUAL ONLY AND DO NOT REPRESENT ACTUAL PAINT, VINYL, ACRYLIC OR LIGHTING COLORS. ACTUAL SAMPLES MAY BE PROVIDED UPON CUSTOMER'S REQUEST.



EXISTING



DAYTIME VIEW



NIGHT VIEW



GENERAL SPECIFICATIONS:

ONE (1) DOUBLE SIDED LED ILLUMINATED CABINET USIN EXISTING STONE BASE

CUSTOM FABRICATED 14" DEEP NON-ILLUMINATED 125" ALUMINUM TOP CAP TO BE PAINTED MAP DARK RED (PANTONE 7621C)

"RIVERSITE" & ADDRESS NUMBER TO BE 3M REFLECTIVE WHITE AND 3M TRANSLUCENT BLACK VINYL OVERLAY MAIN CABINET TO BE EXTRUDED 14" DEEP WITH 1.5" RETAINERS AND PAINTED MAP DARK BRONZE

WHITE .177" LEXAN FACES AND 3M 3630 TRANSLUCENT VINYL OVERLAY

.125" ROUTED ALUMINUM TENANT PANELS TO BE MOUN FLUSH TO CABINET USING COUNTERSUNK SCREWS CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING SYSTEM

TWO (2) CUSTOM FABRICATED 3" ALUMINUM REVEALS PAINTED MAP BRUSHED ALUMINUM

ELECTRICAL REQUIREMENTS: CUSTOMER TO PROVIDE FINAL ELECTRICAL CONNECTION

SQUARE FOOTAGE:
20' X 72' : 10.00 SQ. FT.
69' X 104' : 49.83 SQ. FT.

- MAP DARK RED PAINTED FINISH (PANTONE 7621C)
- MAP DARK BRONZE (41313SP) PAINTED FINI
- MAP BRUSHED ALUMINUM (41342SP) PAINTED FINISH
- .177" WHITE LEXAN PANELS
- 3M TRANSLUCENT BLACK (3630-22) VINYL
- 3M TRANSLUCENT BURGUNDY (3630-49) VIN
- 3M REFLECTIVE WHITE (280-10) VINYL

BADGER LIGHTING & SIGNS
DESIGN • PERMIT • MANUFACTURE • INSTALL

New Berlin, Wisconsin
Phone: (262) 787-8000 Fax: (262) 787-8040
www.badgerlightingandsigns.com

© 2017 Badger Lighting and Signs

UL US LISTED

ACCOUNT: MR B'S

DESIGNER: LM

LOCATION: MEQUON, WISCONSIN

DATE: 06-25-2017

SALES REP: MARTY WESTBERG

DRAWING: NORTH MONUMENT LEXAN_03

CUSTOMER APPROVAL: _____

AUTHORIZED SIGNATURE _____

DATE _____

DRAWING NOT TO SCALE

READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ CORRECT COPY ☐ ARTWORK ☐

ACCURATE SIZE(S) ☐ OTHER ☐

ELECTRICAL ☒ 120V ☐ 277V ☐ NON-ILLUMINATED ☐ LFT ☐ CTR ☐ RGT

LOCATION: ☐ LFT ☐ CTR ☐ RGT

NOTE: THE COLORS SHOWN IN THIS DRAWING ARE CONCEPTUAL ONLY AND DO NOT REPRESENT ACTUAL PAINT, VINYL, ACRYLIC OR LIGHTING COLORS. ACTUAL SAMPLES MAY BE PROVIDED UPON CUSTOMER'S REQUEST



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 3, 2017
SUBJECT: The Hoff Group. The applicant is seeking rezoning recommendation, land use plan amendment and concept plan approval for a proposed 32 unit residential side-by-side plex duplex condominium project from Institutional/Residential 1 - 1.5 acre to Plex zoning for the properties located at 12431 N. Green Bay Road and the parcel located immediately west.

Applicant:	The Hoff Group
Status of Applicant:	Offer to Purchase
Requested:	Rezoning Recommendation Land Use Plan Amendment Concept Plan
Existing Use:	Vacant
Existing Zoning:	R-3 (Suburban Residential) R-1 (Rural Residential)
Proposed Zoning:	R-6 (Suburban Residential Attached) PUD (Planned Unit Development Overlay)
Existing Land Use Plan:	Residential 1-1.5 acre Institutional
Land Use Plan:	Residential Plex
Lot size:	10.8 acres
Location:	12431 N. Green Bay Road and parcel to the west
Tax Key:	#14-014-07-005.00 & #14-015-04-003.00
District:	#3

Background:

The applicant is requesting a rezoning recommendation and concept plan approval for a 32-unit (16 building) plex development on 10.8 acres of land located at 12431 N Green Bay Road and land to the west. The parcel to the east, which is owned by the City of Mequon, is currently zoned R-3 (Single Family 1 Acre) and the parcel to the west is currently The proposed plan results in a density of 2.9 units per acre which complies with the R-6 zoning requirement of four units per acre. The Common Council approved the sale of the land at its July 11, 2017 meeting.

PUD Rezoning:

The site seems appropriate for residential plex development in that it along two primary arterial roads and would serve as a transition between the high density multi-family residential development to the south and lower density residential uses to the north. This approach of using plex developments in transitional areas has been proven successful by similar developments such as Essex Place, Winding Hollow, and Hidden Creek. There is an existing single family home to the west which is in close proximity to the proposed development. Staff feels additional

screening or increased building setbacks are warranted adjacent to this parcel to help mitigate the impact of the proposed development.

The proposed density of 2.9 units per acre would comply with the R-6 district standards, which limits density at 4 units / acre. The proposed density is also compatible with other residential plex developments in Mequon including Aster Woods (1.9 units / acre), Willowbrook Estates (2.9) and Eastbrook Estates (3.0).

Concept Site Plan and Building Designs:

The proposed concept plan shows a road connection to Green Bay Road and Cedarburg Road. As part of the PUD, the applicant is requesting a number of waivers to the code with regard to setbacks. The concept plan shows a reduction in setbacks from Green Bay Road, Cedarburg Road and to the south property line. This section of Cedarburg Road is considered a primary arterial which requires a 100 foot building setback. The plan shows the closest building (Building Nine) located 52 foot setback to the property line. This is approximately the same distance from the property line as the existing buildings to the south (Laurel Lakes Condominiums). The setback from Green Bay Road is shown at approximately 50 feet for the closest building (Building Two). This section of Green Bay Road is classified as a local arterial which requires a 70 foot setback. Buildings to the south and east of the proposed development have setbacks that range from 25 to 60 feet. The offset to the south is shown at 12.5 which is less than the 25 foot requirement in the R-6. The encroachment into the offset area is limited to a corner of one building (Building Seven). The parcel to the south is a higher density multi-family development (Laurel Lakes) located in the Village of Thiensville. All structures maintain at least 30 feet between buildings in accordance with the Fire Department's requirements.

The concept plan does not show that at least 50% of the garages are side-loading which has been a typical requirement of the Planning Commission in the past. The plan shows 7 of the 32 units have side loading garages. There are 4 units that have side loading garages when looking at it from the front façade but are on a corner with the garage facing the interior cul de sac. Staff feels there are a number of opportunities where additional side loading garages can be utilized to achieve compliance with the 50% standard. The anticipated minimum dwelling size will be approximately 2,100 – 2,600 square which results in a total building size of approximately 4,200-5,200 square feet. The applicant has submitted elevations and floor plans of some of their other recent developments.

The plan falls short of the requirement that limits total impervious surface to 30% of the parcel area. Based on the current plan, the site contains approximately 36% impervious area. The applicant states that a waiver is necessary in this case since all of the units are a single story and over 2,000 square feet in area. The applicant could achieve compliance with the standard by reducing the unit sizes and/or utilizing a two story design. However, the applicant feels that the market demand is stronger for larger single story units. Based on development trends over the last several years, staff concurs that there is strong demand for single story units in developments of this type. There also may be an opportunity to lower the amount of impervious area if the interior road is private.

As with past plex developments, the applicant will be required to submit three different conceptual building designs as part of the Building/Site Plan submittal. Staff will require that no one building design be used in more than half of the buildings in the development. Specific building approval will be at the discretion of the Architectural Review Board.

Site Conditions:

City Forester, Mike Gies, walked the site and identified a number of specimen trees on the site. All of the specimen trees are within the setback or offset area and would not be impacted by the proposed development. The applicant has stated that the specimen trees will be GPS located and identified on all future plans to ensure that the trees will be protected during the development process.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The conceptual plan details sixteen (16) buildings on 10 acres of land located at 12431 N Green Bay Road and land to the west. The development includes an entrance on Green Bay Road and another entrance on Cedarburg Road. Both entrances do not meet the Mequon Ordinance as shown. They will both require an island in the entry drive. The access on Cedarburg Road does not meet the driveway separation distance requirement. The Cedarburg access location is acceptable to city staff; however, safety concerns will need to be addressed.

The concept plan provided does not include an accurate depiction of the existing utilities. This is a requirement of preliminary plat approval.

There are potential wetlands on the site. Wetland delineations must be performed. Any filling or disturbance of the wetlands is subject to WDNR approval.

The site is located within the City's sewer service area and connection to the public utility is required.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a stormwater management plan (SWMP).

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation:

Staff recommends approval of the rezoning recommendation and concept plan subject to the following condition(s):

1. Common Council approval of the rezoning.
2. There shall be no less than 30 feet separation between buildings.
3. All plex condominium buildings shall maintain a minimum building setback of 20' from the interior road
4. The applicant shall submit three different conceptual building designs as part of the Building/Site Plan submittal. No one building design shall be used in more than half of the buildings in the development.
5. A substantial landscape buffer shall be required along the west and north property lines adjacent to the single family parcel.
6. The entire property is subject to the City of Mequon Tree Preservation Ordinance and preservation easement shall be established, if necessary.
7. Architectural design of residential buildings shall comply with the attached Exhibits and the Architectural Board's publication entitled "Guidelines for Residential Structures".
8. A minimum of 50% of the buildings shall have side-loading driveways.
9. Any substantial change to the general concept plans illustrated in the attached exhibits shall require the review and approval of the Planning Commission.
10. Street trees are subject to the approval of the Tree Board and Planning Commission.
11. Street lighting, if proposed, is subject to the approval of the Planning Commission.

12. Entryway signage and landscaping is subject to the approval of the Planning Commission.
13. The final road design shall be subject to the review and approval of Engineering and the Fire Departments.
14. Engineering Department review and approval of grading, drainage, storm water management, and erosion control plans in conformance to City ordinances and the Standard Specifications for Land Development.
15. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
16. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
17. Wetland delineations must be performed. Any proposed impact to the wetlands requires WDNR approval.
18. Easements shall be over existing and proposed drainage ways with supporting declaration language requiring Home Owners Association maintenance.
19. Legal documents requiring the Home Owners Association to maintain pedestrian trails within the common open space, wetland buffers, and stormwater facilities.
20. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).

Attachments:
PACket(PDF)

ITEM 7 The Hoff Group

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.d.a

P-1/OA

P-1

R-3/OA

Cedarburg Rd

R-1

R-3

Green Bay Rd

Cairdel

Concord Dr

Main St
Laurel Lake Rd

Lake Bluff Rd

Attachment: PAcet (2542 : The Hoff Group)

THE HOFF GROUP

ARCHITECTURE | PROJECT MANAGEMENT | DEVELOPMENT

VIA HAND DELIVERY

July 3, 2017

Ms. Kim Tollefson
Director of Community Development
11333 N. Cedarburg Road
Mequon, WI 53092

RE: Rezoning Application
7.5 Acre parcel (TKN: 14-015-04-003.00) and 3.4 Acre parcel (TKN: 14-014-07-005.00)

Dear Ms. Tollefson:

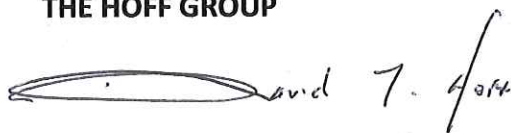
My firm has recently secured an option to purchase the 7.5-acre parcel immediately west of the 3.4 acre City-owned property located at 12431 N. Green Bay Road. We would like to combine these parcels into a single 10.9-acre parcel. We intend to seek municipal approvals for the re-development of the entire area into a new 32 unit side-by-side duplex condominium project. A conceptual site plan which represents our vision for this development is attached. I estimate the ultimate taxable value of this development to be in the range of \$12 - \$14 Million once fully completed.

I believe our first step in this process (once the Common Council agrees to sell the City property) is to seek rezoning of the entire development into an R-6 District with a PUD overlay. Please note the project's proposed density is approximately 2.9 units per acre, which is well below the maximum density allowed in the R-6 District.

I look forward to reviewing the merits of this development with the Plan Commission on August 7, 2017.

Thank you.

THE HOFF GROUP



David J. Hoff AIA
President

Enclosures – PC application, 3 sets of plans, application fee check

DJH/jlf

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

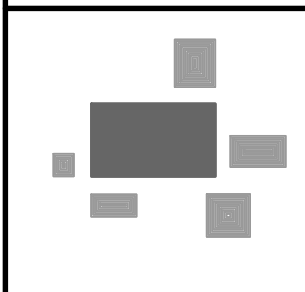
Legal Description (Per Chicago Title Insurance Co. Commitment No. RE-19849, with an effective date of April 24, 2017):
Commencing at the Southeast corner of the Northeast quarter of Section 15, Township 9 North, Range 21 East, in the Town [now City] of Mequon, Ozaukee County, Wisconsin, running thence West along the South line of said 1/4 section to the Southeast corner of a certain three acre lot heretofore deeded to a certain Schneider or to the middle line of the Milwaukee and Fond du Lac Plank road, from there following the middle of said plank road so far North that a line drawn East and running parallel with the aforesaid South line to the East line of the aforesaid quarter section will form 10 acres of land. Excepting the following:
That part of the North East 1/4 of Section 15, Township 9 North, Range 21 East, in the Town [now City] of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said 1/4 section: thence West along the South line of said 1/4 section 543.00 feet to a point; thence North on a line parallel to the East line of said 1/4 Section 143.00 Feet to the point of beginning of the land to be described; thence continuing North on a line parallel to the East line of said 1/4 Section 397.60 feet to a point; thence West on a line parallel to the South line of said 1/4 section 305.73 feet to a point in the centerline of State Trunk Highway 57; thence S 9° 42' 30"E, along the centerline of said highway 69.74 feet to an angle point in the centerline of said highway; thence S 8° 43' 30"E, along the centerline of said highway 333.70 feet to a point; thence East on a line parallel to the South line of said 1/4 Section 243.52 feet to the point of the beginning.
Owner: Russell I Bratt Trust
Tax Key No: 14-015-04-003.00

Legal Description (Per Tax Stamping):
The South 550 feet to the West 1/2 of the Northwest Quarter (NW 1/4) of Section 14, Town 9 North, Range 21 East, lying West of N. Green Bay Road, City of Mequon, Ozaukee County, Wisconsin.
Owner: City of Mequon
Tax Key No: 14-014-07-005.00



- Notes:**
1. This conceptual site plan was based on previous surveys and data available on the Ozaukee County LIS.
 2. The properties are located in Zone X per FEMA FIRP map Community Panel Number 55089C0251F with an effective date of December 4, 2007.
 3. Soils on site are FaA - Fabius loam (B/D), FaA - Fox loam (C), OuC2 - Ozaukee silt loam (C) and OuD2 - Ozaukee silt loam (C).
 4. Per the Wisconsin DNR Wetland Inventory Map there are no wetlands on the properties.
 5. Per the City of Mequon zoning and land use maps, the zoning and land use for the Bratt property is R- 1 and residential (1-1.5 acre). The zoning and land use for the City property is R-3 and institutional.

REFERENCE BEARING: THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, T9N, R21E, WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 88°44'10" WEST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
15650 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

MEQUON CONDOMINIUMS

CITY OF MEQUON, OZAUKEE COUNTY

CONCEPTUAL SITE PLAN

REVISIONS

REG JOB No. 1055.00-WI
REG PM ASZ
START DATE 6/29/17
SCALE 1" = 40'

SHEET
C-1

FOR: THE HOFF GROUP

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

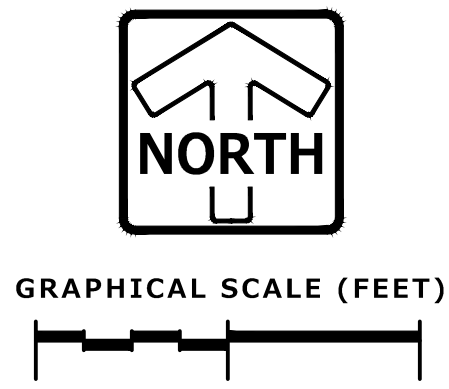
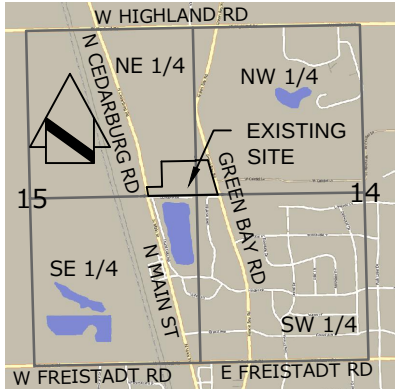
Legal Description (Per Chicago Title Insurance Co. Commitment No. RE-19849, with an effective date of April 24, 2017):
Commencing at the Southeast corner of the Northeast quarter of Section 15, Township 9 North, Range 21 East, in the Town [now City] of Mequon, Ozaukee County, Wisconsin, running thence West along the South line of said 1/4 section to the Southeast corner of a certain three acre lot heretofore deeded to a certain Schneider or to the middle line of the Milwaukee and Fond du Lac Plank road, from there following the middle of said plank road so far North that a line drawn East and running parallel with the aforesaid South line to the East line of the aforesaid quarter section will form 10 acres of land. Excepting the following:
That part of the North East 1/4 of Section 15, Township 9 North, Range 21 East, in the Town [now City] of Mequon, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said 1/4 section: thence West along the South line of said 1/4 section 543.00 feet to a point; thence North on a line parallel to the East line of said 1/4 Section 143.00 Feet to the point of beginning of the land to be described; thence continuing North on a line parallel to the East line of said 1/4 Section 397.60 feet to a point; thence West on a line parallel to the South line of said 1/4 section 305.73 feet to a point in the centerline of State Trunk Highway 57; thence S.9° 42' 30"E. along the centerline of said highway 68.74 feet to an angle point in the centerline of said highway; thence S.8° 43' 30"E. along the centerline of said highway 333.70 feet to a point; thence East on a line parallel to the South line of said 1/4 Section 243.52 feet to the point of the beginning.
Owner: Russell I Bratt Trust
Tax Key No: 14-015-04-003.00

Legal Description (Per Tax Stamping):
The South 550 feet to the West 1/2 of the Northwest Quarter (NW 1/4) of Section 14, Town 9 North, Range 21 East, lying West of N. Green Bay Road, City of Mequon, Ozaukee County, Wisconsin.
Owner: City of Mequon
Tax Key No: 14-014-07-005.00

UNPLATTED LANDS
OWNER: CITY OF MEQUON
TKN: 14-015-01-000.00

NE COR OF NE 1/4 SECTION 15-9-21
WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
CONC. MONUMENT W/ BRASS CAP
N=492,333.47
E=2,537,136.55
ELV=700.19 (NGVD 29)

UNPLATTED LANDS
OWNER: CITY OF MEQUON
TKN: 14-014-06-001.00



VICINITY MAP
SECTIONS 14 & 15, T9N, R21E
NOT TO SCALE

UNPLATTED LANDS
OWNER: MILWAUKEE AREA VOCATIONAL
TECHNICAL ADULT ED DIST
ADDRESS: 5655 W HIGHLAND ROAD
TKN: 14-014-02-000.00

UNPLATTED LANDS
OWNER: WEPCO
TKN: 14-014-07-007.00

UNPLATTED LANDS
OWNER: SAMUEL D & SARA N LATURI
ADDRESS: 12416 N GREEN BAY ROAD
TKN: 14-014-07-002.00

CENTER OF SECTION 14-9-21
WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
CONC. MONUMENT W/ BRASS CAP
N=499,723.93
E=2,538,854.54
ELV=706.38 (NGVD 29)

LOT 1 C.S.M. NO. 3738
OWNER: CARL ROBERT & CYNTHIA SCHOLZ
ADDRESS: 627 GREEN BAY ROAD
TKN: 12-050-01-16-003

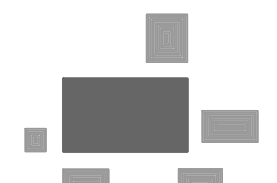
LOT 15 LAUREL LAKE ASSESSOR'S PLAT
OWNER: DAK PROPERTIES X LLC
ADDRESS: 103-115 CONCORD PLACE
TKN: 12-077-0015.000

UNIT 1 BLDG 2 LAKE BLUFF CONDOMINIUMS
OWNER: KATHERINE M GANNON
ADDRESS: 625 LAKE BLUFF ROAD
TKN: 12-080-02-01-000

PART LOT 7 BLK 2 ASSESSOR'S PLAT
OWNER: SUSAN S POHLE
ADDRESS: 621-625 N MAIN STREET
TKN: 12-050-02-07-000

- Notes:
- This conceptual site plan was based on previous surveys and data available on the Ozaukee County LIS.
 - The properties are located in Zone X per FEMA FIRP map Community Panel Number 55089C0251F with an effective date of December 4, 2007.
 - Soils on site are FaA - Fabius loam (B/D), FoA - Fox loam (C), OuC2 - Ozaukee silt loam (C) and OuD2 - Ozaukee silt loam (C).
 - Per the Wisconsin DNR Wetland Inventory Map there are no wetlands on the properties.
 - Per the City of Mequon zoning and land use maps, the zoning and land use for the Bratt property is R- 1 and residential (1-1.5 acre). The zoning and land use for the City property is R-3 and institutional.

REFERENCE BEARING: THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, T9N, R21E, WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 88°44'10" WEST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

MEQUON CONDOMINIUMS

CITY OF MEQUON, OZAUKEE COUNTY

CONCEPTUAL SITE PLAN

REVISIONS

SHEET
C-1

REC JOB No. 1055.00-WI
REC PM ASZ
START DATE 6/29/17
SCALE 1" = 40'

FOR: THE HOFF GROUP









Public Feedback

Dear Planning Commissioners

This letter is concerning the proposed Hoff Group condominium development at 12432 N. Green Bay Road in Mequon just north of Thiensville.

After reviewing the proposed plan we have a few concerns.

Drive entrance that enters off Cedarburg Road:

There are three driveways very close to each other could be a problem with cars leaving and entering Cedarburg Rd. In the morning and to late afternoon there is heavy traffic entering and leaving Thiensville usually at a much higher rate of speed then posted making it difficult to enter or leave the two current driveways. School bus pick up is also at the Concord PL. drive. A third driveway in such a short distance we feel will be very unsafe.

Having a second drive to the proposed area will also be used as a shortcut from Cedarburg Rd. to Green Bay Ave. which could reduce the appeal of living in the area.

Headlights from cars entering off Cedarburg Rd would affect our property as well as the four units near the entrance to the new development. The entire complex we feel would be much more restful and private for the future residence with the entrance only off Green Bay road.

By making the road private I assume it could be narrower in width which may allow shifting of some of the units to allow a larger setback to our east.

Building setbacks:

We would like to see some kind of buffer to the south and east of our property as well as consideration to make the setback larger to our east. Even though the Hoff Group is a quality developer we have a very historical and well preserved 1839 home and would appreciate consideration to keep it visually separated from the new development.

We do not oppose the development and are pleased the Hoff Group plans to make this a high quality development. We would like to maintain a separation which will preserve the historical integrity of our property.

Thank you for your attention

Sincerely,

James and Tara Wilke
12434 n. Cedarburg Rd.
Mequon, Wi.

Attachment: PAcKet (2542 : The Hoff Group)



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: October 10, 2013
SUBJECT: Alex Leykin. The applicant is seeking rezoning recommendation from R-1/PUD to R-1 for the properties located at 14097, 14155, 14137 and 14207 N. Birchwood Lane.

Applicant:	Alex Leykin
Status of Applicant:	Property Owner
Requested:	Rezoning Recommendation
Existing Zoning:	R-1 (Rural Residential) C-2 (General Conservancy) PUD (Planned Unit Development)
Proposed Zoning:	R-1 (Rural Residential) C-2 (General Conservancy)
Land Use Plan:	Rural Residential
Lot size:	20 acres
Location:	14097, 14155, 14137, 14207 N. Birchwood
District:	#5

Background: The applicant is requesting Planning Commission approval for a rezoning recommendation from R-1 (Residential 5 acre) PUD (Planned Unit Development) to R-1 for the parcels located at 14097, 14155, 14137, 14207 N Birchwood Lane. The rezoning (see Ord. 2010-1310) was approved in 2010 which allowed the owner the flexibility to create smaller lots which would mitigate the impacts of development on the existing wetland complex. The approved CSM shows 4 lots ranging from 2.5 to 3.1 acres in size and a nine acre outlot (see attached). The outlot is protected from development by a deed restriction (see attached) and each lot owner has a 25 percent interest in the property. The proposed rezoning would remove the PUD and the conditions associated with it and allow the property to be reconfigured into four, five acre parcels.

Rezoning:

The applicant states that the desire to eliminate the PUD overlay is based on his preference to have five acre lots. He has also expressed concerns over the constraints on Lot 4 make the parcel difficult to develop. During the previous rezoning process there were concerns from neighbors as well as the Commission on the impact of development on the wetlands. The approved Ordinance provided the owner with the ability to develop the parcel in accordance with zoning while protecting and preserving the existing environmental features on the site. Staff feels removing the PUD overlay and allowing the five acre lots would be a step in the wrong direction. The five acre layout will result in two of the dwellings being much closer to the wetlands than under the

current PUD. Also, we have seen in other approved developments that wetland protection and preservation is more successful when they are located within an outlot versus on private property. Staff also feels that under the five acre design, Lot 4 development of Lot 4 will be even more difficult than under the current lot design. Accordingly, staff is not supportive of the rezoning request.

Staff Recommendation:

Planning staff recommends denial of the rezoning recommendation.

If the Planning Commission recommends approval of the rezoning recommendation, staff would recommend the following conditions:

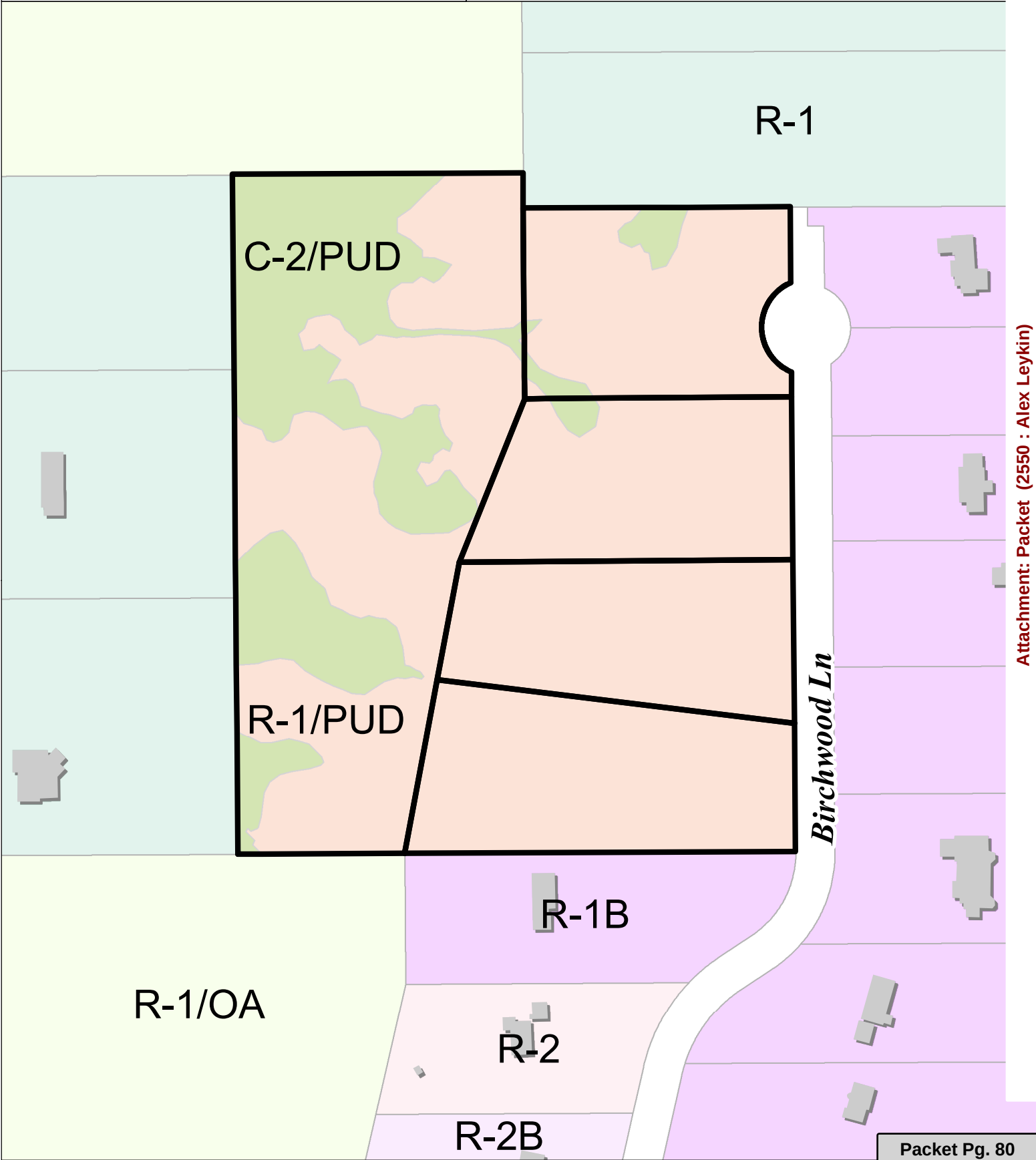
1. Common Council action on the rezoning.
2. The rezoning would not go into effect until a new CSM is approved for five acre lots.
3. An updated wetland delineation is completed and approved by the Department of Natural Resources.

Attachments:

Packet (PDF)

ITEM 8 Alex Leykin Rezone

AC	Arrival Corridor	LTD	Limited Use	3.e.a
A-1	Agricultural Preserve	OA	Agricultural Overlay	
A-2	General Agricultural	PUD	Planned Unit Development Overlay	
B-1	Neighborhood Business	P-1	Park & Recreation	
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)	
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)	
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)	
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)	
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)	
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)	
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)	
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)	
CGO	Central Growth Overlay	RM	Multi-Family Residential	
FFO	Flood Fringe Overlay	TC	Town Center	
FW	Floodway	TDR	Transfer of Development Rights	
IPS	Institutional & Public Service			



Attachment: Packet (2550 : Alex Leykin)

The property was prepared for development back in 2010 by previous owner. He had negotiated to change the zoning to PUD and adjusting the parcel into 4 buildable lots. This development never happened and I have recently purchased the entire parcel. My plan for this parcel does not require PUD designation. I will be building my own home on this land and want to revert it back to R1 Zoning please. Kim also requested that I attach the current CSM with my submission which is also attached here.

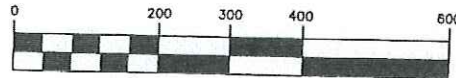
Please add me to the Planning Commission Schedule for August 7th. Please confirm that this has been received and you have everything necessary to move forward.

Respectfully,
Alex Leykin – CEO
A+ Mortgage Services, Inc. NMLS #259353
262-679-8500 Office
262-679-8800 Fax
414-403-2114 Mobile
www.trustaplus.com
alex@trustaplus.com
NMLS #264737

Attachment: Packet (2550 : Alex Leykin)

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____, BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 9 NORTH, RANGE 22 EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.



SCALE 1" = 200'

NSE

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

OWNER:
LEON JACKSON
14125 BIRCHWOOD LN.
MEQUON, WI. 53092

PIONEER RD. - C.T.H. "C"

LAKE SHORE DRIVE

BIRCHWOOD IN.

N

(PIONEER ROAD - C.T.H. "C")

NW. CORNER OF
THE NE. 1/4 OF
SECTION 5-9-22
ALUMINUM MONUMENT

NOTE:

1. SEE SHEET 2 FOR
WETLAND EXHIBIT.

LEGEND

- -DENOTES 1.315"X18" STEEL PIPE WEIGHING
1.13 LBS. PER LINEAL FOOT (SET)
- -DENOTES 1.3" STEEL PIPE (FOUND)
- -DENOTES 5/8" REBAR (FOUND)

ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(WEST LINE OF THE NE 1/4 OF SECTION
5-9-22 WHICH BEARS S1°57'32"E)

LOCATION MAP

NE. 1/4 SEC. 5-9-22
(SCALE 1"=2000')

CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
1	173.09'	75.00'	137.48'	N1°57'32"W	132°50'37"

(LAKE SHORE DRIVE)
WEST LINE OF THE NE 1/4 OF SECTION 5-9-22

PARCEL 2 C.S.M. NO. 101B

(ALSO REC. AS EAST)
N88°13'18"E 1320.00

(ALSO REC. AS S0°10'50"E,
S1°57'32"E 54.30'

(ALSO REC. AS EAST)
N88°13'18"E
410.00'

50' WIDE TREE
PRESERVATION
EASEMENT

S1°57'32"E
116.36'

LOT 4
115,306± SQ. FT.
- 2.647+ ACRES

LOT 3
115,305± SQ. FT.
2.647± ACRES

LOT 2
115,280± SQ. FT.
2.646± ACRES

LOT 1
133,633± SQ. FT.
3.068± ACRES

S88°13'18"W 599.60
(ALSO REC. AS WEST)

LOT 2 C.S.M. NO. 2150

UNPLATTED LANDS

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 4 SHEETS

4/25/17

✓ 4-25-17



PDF
Complete

Your complimentary
use period has ended.
Thank you for using
PDF Complete.

Click Here to upgrade to
Unlimited Pages and Expanded Features

RESTRICTIVE
CONSERVATION

OBLIGATIONS



8 0 0 8 6 8 7
Tx:4006720

3.e.a

0925564

**RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS**

**RECORDED ON
06/24/2010 1:25 PM**

REC FEE: 41.00

PAGES: 16

EXEMPT #:

Recording Area

Return to:

Joshua R. Welsh, Esq.

Meissner Tierney Fisher & Nichols S.C.

111 E. Kilbourn Ave., 19th Floor

Milwaukee, WI 53202

*PART
(call for pick-up)*

\$ 41

Parcel Identification Number(s) 15-005-02-004.00

THIS DECLARATION OF RESTRICTIVE COVENANTS AND CONSERVATION OBLIGATIONS ("Declaration") is made as of May __, 2010, by Leon J. Jackson ("Declarant"), as Trustee of the Leon and Joan Jackson Family Revocable Trusts u/a/d October 27, 2006 (the "Trust").

RECITALS

A. The Trust is the current holder of fee simple title to that certain real property, consisting of approximately twenty (20) acres of vacant land located on Birchwood Lane, in the City of Mequon, Ozaukee County, Wisconsin, which is more particularly described as follows (the "Property"):

Parcel 4 of Certified Survey Map No. 1018, being a part of Government Lot 2 of the Northeast ¼ of Section 5, Township 9 North, Range 22 East

B. Declarant is recording this Declaration to establish certain restrictive covenants and conservation obligations that will run with the Property in perpetuity and bind the Trust and its successors in interest.

C. Contemporaneously with the recording of this Declaration, Declarant is recording a certified survey map in the form attached hereto as Exhibit A ("CSM #1"), which will divide the Property into two (2) separate parcels: Outlot 1, consisting of approximately nine (9) acres; and Lot 1, consisting of approximately eleven (11) acres.

Attachment: Packet (2550 : Alex Leykin)



Your complimentary
use period has ended.
Thank you for using
PDF Complete.

[Click Here to upgrade to
Unlimited Pages and Expanded Features](#)

upon recording CSM #1, is also recording a certified survey Exhibit B ("CSM #2"), which will further divide Lot 1 of CSM #1 into four (4) separate lots. CSM #1 and CSM #2 shall hereinafter from time to time be referred to collectively as the "CSMs."

E. As a result of the recording of CSM #1 and CSM #2, the Property will consist of Lot 1, Lot 2, Lot 3 and Lot 4 (each, a "Lot" and collectively, the "Lots") and Outlot 1 (the "Outlot"), as shown on the diagram attached hereto as Exhibit C.

F. The City of Mequon (the "City") has identified certain specimen trees on the northern portion of Lot 4 and has required the recording of a 50-foot tree preservation easement across such area, which is identified on CSM #2 (the "Tree Preservation Easement Area"). This Declaration is intended to provide the requisite tree preservation covenant and to ensure compliance with the City's Tree Preservation Ordinance and *Policy Manual for Tree Protection and Preservation: Administrative Guidelines*, as it relates to the protection and removal of specimen trees. The tree preservation covenants contained in this Declaration shall apply only to Lot 4 and, more specifically, the Tree Preservation Easement Area within Lot 4.

G. The City has identified wetland areas within the Outlot and, pursuant to its land division and zoning ordinances and as a condition to its final approval of the CSMs, has imposed certain conditions relating to the use, conservation and protection of the Outlot. This Declaration is intended to ensure perpetual compliance with such requirements.

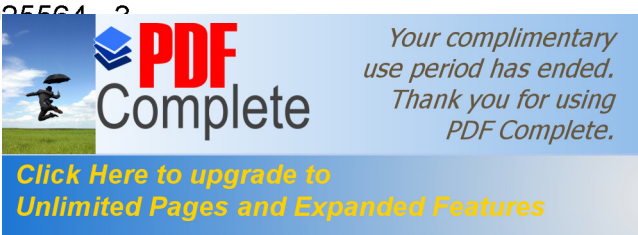
DECLARATIONS

NOW, THEREFORE, In consideration of the approval by the City of the CSMs, and for other good and valuable consideration, the receipt and sufficiency of which Declarant acknowledges for the Trust and its successors in interest, Declarant hereby declares as follows:

1. **Purpose.** In furtherance of the above Recitals, including the desire of the Declarant and the City to ensure the conservation, protection and enhancement of the wetland areas in the Outlot, Declarant makes the various covenants set forth below, on behalf of itself and its successors and assigns, which shall run with and bind the Property in perpetuity, and shall be enforceable by the City.

2. **Owners.** For purposes of this Declaration, the term "Owners" shall mean and include the fee simple owners of all of the Lots, including the Trust so long as the Trust retains ownership of any of the Lots, and the term "Owner" shall refer singularly to any of the respective Owners. In the event more than one person or entity owns the fee simple title to a Lot, then all such persons and/or entities shall constitute one (1) Owner. In the event a Lot is owned by an entity, all persons having an ownership interest in that entity shall be jointly and severally liable for all obligations as an Owner.

3. **Outlot Interests.** The Trust shall convey to each purchaser of a Lot an undivided one-fourth (1/4) interest, as tenant in common, in the Outlot, including all rights, responsibilities,



ests associated therewith (the "Outlot Interest"). Thereafter, s and covenants set forth herein, shall have an exclusive right, in common with (and only with) the other Owners, to access and enjoy the Outlot as allowed under Section 5. Upon any sale of a Lot, the Owner thereof shall be deemed to have simultaneously conveyed to the purchaser thereof such Outlot Interest, whether or not a reference to such Outlot is referenced in the conveying instrument. The Outlot may never be owned in any manner other than by all (and not less than all) of the respective Owners of the Lots as tenants in common, each with an equal, undivided interest.

4. **Preservation and Prohibited Uses of the Outlot.** The Owners shall generally keep the Outlot as unmanaged land in its natural condition and shall otherwise take only such action as specifically permitted under Section 5, or as necessary to ensure the conservation and protection of the wetland areas within the Outlot. Without limiting the generality of the foregoing, the following uses and activities with respect to the Outlot are expressly prohibited:

(a) No portion of the Outlot may be divided off or subdivided, it being the intent of the Declarant that the Outlot remain in perpetuity a single, indivisible tract for the sole and exclusive benefit and enjoyment of the Owners and their respective successors and assigns.

(b) No portion of the Outlot may be used for a commercial or industrial use, including use by easement, or other right of access or passage in conjunction with commercial use, including commercial recreational use and commercial agricultural use.

(c) Except as otherwise provided in Section 5, the placement or construction of any structures or other improvements of any kind (including, without limitation, roads and parking lots) and the disturbance of trees or other vegetation in the Outlot is prohibited.

(d) No activity may be carried out in the Outlot which causes or is likely to cause soil degradation, erosion or significant pollution of any surface or subsurface waters.

(e) No dumping or other disposal of refuse, debris or waste may be done or permitted in the Outlot.

(f) The removal from the Outlot of trees or existing vegetation, other than noxious weeds or invasive species, is prohibited.

(g) Except as provided in Section 5, no advertising signs or billboards of any kind may be placed on the Property.

(h) No portion of the Outlot may be used for agricultural purposes, including grazing or the harvesting of crops (including wild crops).

5. **Permitted Uses of the Outlot.** The following uses and activities with respect to the Outlot are permitted, provided they do not impede the conservation or protection purposes of this Declaration:



enjoyment of the Outlot by the Owners and their respective

(b) Ditching, tiling, dredging, excavating or filling, but only as strictly necessary to establish drainage systems in order to conserve or protect the wetland areas within the Outlot.

(c) The installation, as inconspicuously as possible, of gas, electric and other utility lines and related facilities that may be necessary to serve the Lots, provided the location and plans for any installation above ground are subject to the prior approval of the City.

(d) The planting of trees and vegetation, but only to the extent such planting is consistent with the character of the Outlot.

(e) The construction of walking trails along the perimeter or within the Outlot.

(f) The installation of fences (and gates) around the perimeter of the Outlot.

(g) The placement of signs indicating the existence of the Outlot and that it is private property upon which trespassing is prohibited.

(h) The construction of an open-air gazebo not greater than 16 feet high and 324 square feet in floor area, constructed out of materials and built in a style consistent with the surrounding landscape.

6. **Access.** This Declaration does not grant the public access or use rights for any purpose, except that the City and its agents shall have the right to enter the Outlot to inspect and enforce the terms of this Declaration and any applicable City ordinances.

7. **Tree Preservation.** The Trust, and any successor in interest to Lot 4, shall at all times abide by the requirements and restrictions set forth in the City's Tree Preservation Ordinance and *Policy Manual for Tree Protection and Preservation: Administrative Guidelines* as they relate to the protection and removal of specimen trees within the Tree Preservation Easement Area. This covenant shall attach to and run with the Tree Preservation Easement Area within Lot 4. Nothing herein is intended nor shall have the effect of abrogating the provisions of the Tree Preservation Ordinance or the Policy Manual for Tree Protection, as the same may be applicable to any portion of the Property.

8. **Actions Required.** In the event any action is required to be taken in order to ensure the continued conservation or protection of the wetland areas within the Outlot, as determined in writing by either (i) the City or (ii) the Owners of at least three (3) of the Lots and concurrence by the City, then all of the Owners shall equally share all expenses associated with any such action taken. Decisions necessary in order to carry out any such actions (for example, selecting and hiring a contractor to perform necessary work) shall be made, in writing, by Owners of at least three (3) of the Lots. In the event it is determined that an action is required to be taken hereunder, and Owners of at least three (3) of the Lots cannot agree on any necessary decision with respect thereto, then such decision may be made by the City's then-serving Director of Community Development, in his



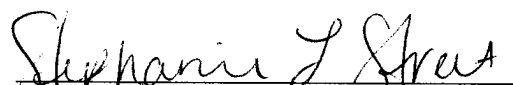
Dated as of the date first set forth above.

**LEON AND JOAN JACKSON
FAMILY REVOCABLE TRUSTS
U/A/D 10/27/06**

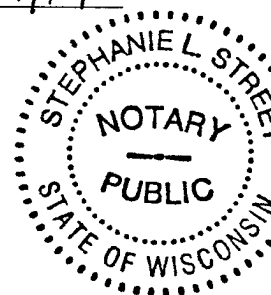

Leon J. Jackson
Trustee

STATE OF WISCONSIN)
) ss.
COUNTY OF OZAUKEE)

This instrument was acknowledged before me on May 21, 2010, by Leon J. Jackson as Trustee of the Leon and Joan Jackson Family Revocable Trusts u/a/d 10/27/06.


Notary Public, State of Wisconsin
My Commission expires 2/9/14

THIS INSTRUMENT WAS DRAFTED BY
AND SHOULD BE RETURNED TO:
Joshua R. Welsh, Esq.
Meissner Tierney Fisher & Nichols S.C.
111 East Kilbourn Avenue
19th Floor
Milwaukee, WI 53202-6622



Attachment: Packet (2550 : Alex Leykin)

COMMON COUNCIL
OF THE
CITY OF MEQUON

ORDINANCE NO. 2010-1310

To amend the map portion of the “Development Ordinance of the City of Mequon” (i.e., Chapter 58) with respect to approximately 20 acres of land located at 14045 N Birchwood Lane

THE COMMON COUNCIL OF THE CITY OF MEQUON, OZAUKEE COUNTY,
STATE OF WISCONSIN, DO ORDAIN AS FOLLOWS:

SECTION 1. Following recommendation of the Planning Commission on the 8th day of February, 2010, and after due notice and hearing by the Common Council of the City of Mequon on the 9th day of March, 2010, the existing and official City of Mequon district zoning maps are hereby amended so as to change the zoning classification of property as legally described in Exhibit A from existing R-1 (5 acre residential density), to R-1 with PUD (Planned Unit Development) and C-2 (General Conservancy) subject to the following special considerations:

1. The Wisconsin Department of Natural Resources shall provide a wetland concurrence letter. The development and subsequent building construction shall be subject to the 50 foot wetland buffer as required by the Department of Natural Resources. The wetland will be designated as C-2 on the City Zoning Map at the time of concurrence and prior to recording the final plat.
2. The applicant shall submit evidence of passing soil tests that support the installation of a septic system for each lot.
3. Planning Commission and Common Council approval of the Certified Survey Map.
4. All buildings shall maintain a minimum building setback of 100’ from the public road right-of-way and a minimum 25’ offset from the side and rear property lines, with increased offsets on lots adjacent to wetlands as required by the Department of Natural Resources (DNR).
5. No more than 20 percent of the lots may be covered by buildings or structures.
6. The Engineering Department shall review and approve the appropriate documents to ensure private waste systems for sewage disposal on each lot prior to Common Council action on the rezoning.
7. City Attorney review and approval of a deed restriction for the proposed outlot that prevents future land disturbing activity.
8. The final CSM shall show a fifty foot tree preservation easement along the north property line.
9. Grading, drainage, erosion control, and other engineering plans are subject to Engineering Department and outside engineering consultant review and approval.

10. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
11. Any substantial change to the general concept plans illustrated in the attached exhibits shall require appropriate amendment to this ordinance.

SECTION II: All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION III: This ordinance shall take effect and be in full force upon its passage and the day after publication.

Approved: Christine Nuernberg, Mayor
Date Approved:

This is to certify that the foregoing ordinance was adopted by the Common Council of the City of Mequon, Wisconsin at a meeting held on the 9th day of March, 2010.

Lee Szymborski, City Clerk

Published:

Attachment: Packet (2550 : Alex Leykin)



TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 3, 2017
SUBJECT: Robert Bach for Foxtown Venture. The applicant is seeking consultation for a mixed-use development located in Town Center.

Applicant: Bob Bach
Status of Applicant: Contract to Purchase
Requested: Consultation
Existing Zoning: TC (Town Center)
Existing Land Use Plan: Town Center
Lot size: 13.97 acres
Location: 6209 W. Mequon Road and
11050, 11127, 11124 N. Industrial Drive
District: #2

Background: The applicant, Foxtown Ventures, requests a consultation for a mixed-use development on approximately 14 acres at the properties located at 6209 W Mequon Road and 11050, 11127, 11124 N Industrial Ave. The following are some of the highlights of the plan:

- Sit down restaurant
- Mixed use retail center
- 90 residential apartments
- A Brewery
- Three story mixed use retail/office/corporate extended stay apartments
- 23 single family lots
- Estimated Project value of approximately 50 million dollars.

In addition to the typical development approval process for zoning, the implementation of the proposed master plan will require two text amendments to the Town Center zoning district as well an amendment to the Town Center TIF Project Plan. The applicants intend to request a TIF incentive and staff will evaluate the feasibility and interest in implementation of planned streetscaping for the project area. Some of the analysis and recommendations for these changes will also be forthcoming to the Planning Commission.

Neighborhood Open House:

The applicant hosted an open house on Thursday, August 3rd to present and discuss the project with residents of the surrounding neighborhood (see attached flyer).

Concept Plan:

The concept master plan shows six different phases of the development spread over the 14 acres of land along Mequon Road and Industrial Drive. The plan will result in the demolition of

several existing buildings including the former bus terminal, Schmitt Ready Mix, and Gateway Forms. The former lumber shed and brewery building will be renovated as part of the overall project. The plan suggests widening Industrial Drive for the inclusion of on-street parking. Since the overall number of residential units exceeds 16 units, the project is required to be approved as part of a PUD. The applicant states the value of the development upon completion will be approximately \$50M. The following is a description of each of the individual phases of the development.

Restaurant

The plan shows a 6,750 square foot restaurant located in the former brewery building. The restaurant will include a public beer hall with outdoor seating area and is expected to be open in fall of 2018. Restaurants are permitted in the Town Center zone as part of a mixed development. The applicant states that due to the historic nature of the building, a waiver to the design guidelines will be required as it relates to the percentage of primary materials and the amount of window openings. It also appears that a waiver to the frontage requirement along Buntrock Avenue will be required since it falls short of the 70% building frontage requirement. The plan shows 97 parking spaces dedicated on site.

Multi-tenant Retail Building

The proposed two story multi-tenant building is shown at approximately 7,000 square feet. It is intended to include a restaurant, first floor retail and second story office. The building is expected to be complete in spring of 2019. Access to the site will come from Industrial Drive via a shared driveway easement. The plan shows 82 parking stalls on site and will have access to the additional spaces at Spectrum Investments by way of a shared parking agreement. Spectrum Investment Advisors is interested in this agreement. The applicant states that waiver to the code may be requested relating to the frontage requirement, window openings and material percentages.

Apartments

The plan shows a three story, 96 unit apartment building located at the site of the former bus terminal. The apartment will include individual entrances and walk up porches from the public street, underground parking and an indoor pool. The apartment will be built in phases with 48 units and a pool being completed in 2019. Depending on demand, the second phase will be completed in 2020. The plan includes 184 total parking spaces on site which is 1.91 spaces per unit. There is also parking shown along Industrial Drive that can be utilized by guests. Since the apartment is over two stories in height, a conditional use grant approval is required.

Brewery

The proposed 13,000 square foot brewery is to be located in the former lumber shed parcel along the railroad tracks. While the majority of the beer will be brewed off site, the applicant states that up to 10,000 barrels would be produced on the premises. Other features of the development include a restaurant, bar and outdoor beer garden. It is anticipated that the development will be complete in summer of 2019. The plan shows 111 parking stalls associated with this use. The applicant states that due to the reuse of the building, a waiver to the design guidelines will be requested. The use of a brewery in the Town Center zoning district is currently not permitted and requires a text amendment. Staff has proposed language for the text amendment which will be discussed under a separate agenda item.

Mixed Use Retail/Office/Extended Stay Apartments

The plans shows two, three story, 34,500 square foot buildings that include retail on the first floor, office on the second floor and 10 corporate, extended stay units on the third floor. The buildings will front on Industrial Drive with parking to the rear. Each building will have 34

underground spaces and there are a total of 111 surface parking stalls available to the two buildings. It is anticipated that the two buildings will be completed in 2021 and 2022

On the same parcel, an 11,000 square foot retail/service building is proposed at the south end of the site. The plan shows an additional 23 surface parking stalls associated with the development. Based on demand, it is anticipated that the building will be completed in 2022.

Single Family

The plan shows 23 single family condominiums on lots approximately 40 feet in width. The dwellings are intended to create a pocket neighborhood with high quality design and materials. The homes will be valued at approximately \$500,000 per unit. Single family dwellings in the Town Center zoning district are currently not permitted which will require an amendment to the code. Staff will be preparing changes to the Town Center zoning district as it relates to residential uses including single and multiple family dwellings for review by the Planning Commission in September.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

The proposed Foxtown Crossing Development is located along Mequon road between Buntrock Avenue and Canadian Pacific Railroad. The development plan includes the demolition of several existing buildings. Proposed buildings include a brewery, retail, apartment buildings, multi-use buildings, and a pocket neighborhood of single family homes.

Access to the development is provided through a proposed drive on Buntrock Avenue for the historic brewery and restaurant site. The remainder of the development access is through three access points on Industrial Drive. These access points are shared with multiple users. As the development will share the access roadway and maintenance responsibilities, an Ingress/Egress Easement and Shared Maintenance Agreement is required. The developer will be responsible for the maintenance, including snow and ice removal, for any new sidewalk constructed within the public right of way (ROW).

The proposed land uses will generate more traffic than the current uses, and thus a Traffic Impact Analysis (TIA) is required for the site.

The site is located within the City's sewer service area and connection to the public utility is required. As a new development and as a condition of approval, the development must connect to the public water main. There is currently sanitary sewer service and water service available on the site. A Water Service Agreement will also be required for each individual development.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a storm water management plan (SWMP). The SWMP must be approved by the City and MMSD. The site plan proposes shared storm water facilities for the proposed developments. The proposed shared storm water facility would be on the south portion of the site between industrial drive and the railroad for the east portion of the site. The west portion storm water management is proposed near the center of the western half. A Storm Water Facilities Maintenance and Easement Agreement is required for the storm water facilities.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Site Planning Efforts:

Staff is generally supportive of the concept master plan due to the proposed uses and the site planning efforts thus far. The applicants and city staff have worked together closely to consider the proposed improvements with the context of the surrounding. This has allowed for coordination with adjacent property owners including Spectrum Investment Advisors and Dermond Investments as well as addressing areas where access or grades changes will need alterations or enhanced design features. The proposed uses and concept site plan does meet the spirit and intent of the Town Center zoning district by accomplishing the following:

- Provides a mix of uses that will create activity throughout the day and evening and the residential component will provide a critical mass of new residents that will help support Town Center businesses and add vitality to the area.
- Creating a coordinated well thought out site design with the incorporation of sidewalks, shared surface parking and on-street parking to promote a more urban and pedestrian setting.
- Incorporates pedestrian linkages between the residential and commercial uses.

Prior to a PUD and concept plan approval, staff requires the applicants to address the following:

- The extent of waivers being requested related to the technical standards of the code (street frontage, FAR, open space, etc.)
- Additional details related to the operations of the brewery and the accessory uses associated with it.
- The market demand and absorption rate for the additional apartments in the Town Center
- The viability of retail uses along Industrial Road
- Additional details related to the operations and market demand of the extended stay suites
- Additional details related the proposed uses in order to determine that adequate parking is being provided.

Building Design:

Included for the Planning Commission's feedback are renderings of most of the proposed commercial buildings that are part of the development.

Staff Summary:

Staff has not discussed or debated the concept architecture of the proposed renovated or new structures. As always, staff will require compliance with the technical and design standards of the distinct, with particular emphasize on the need for features that establish and promote gathering and pedestrian usage. Prior to a recommendation for PUD and concept plan approval, the applicant will be responsible for identifying any necessary waivers and provide a rationale to why compliance with the code is not achievable.

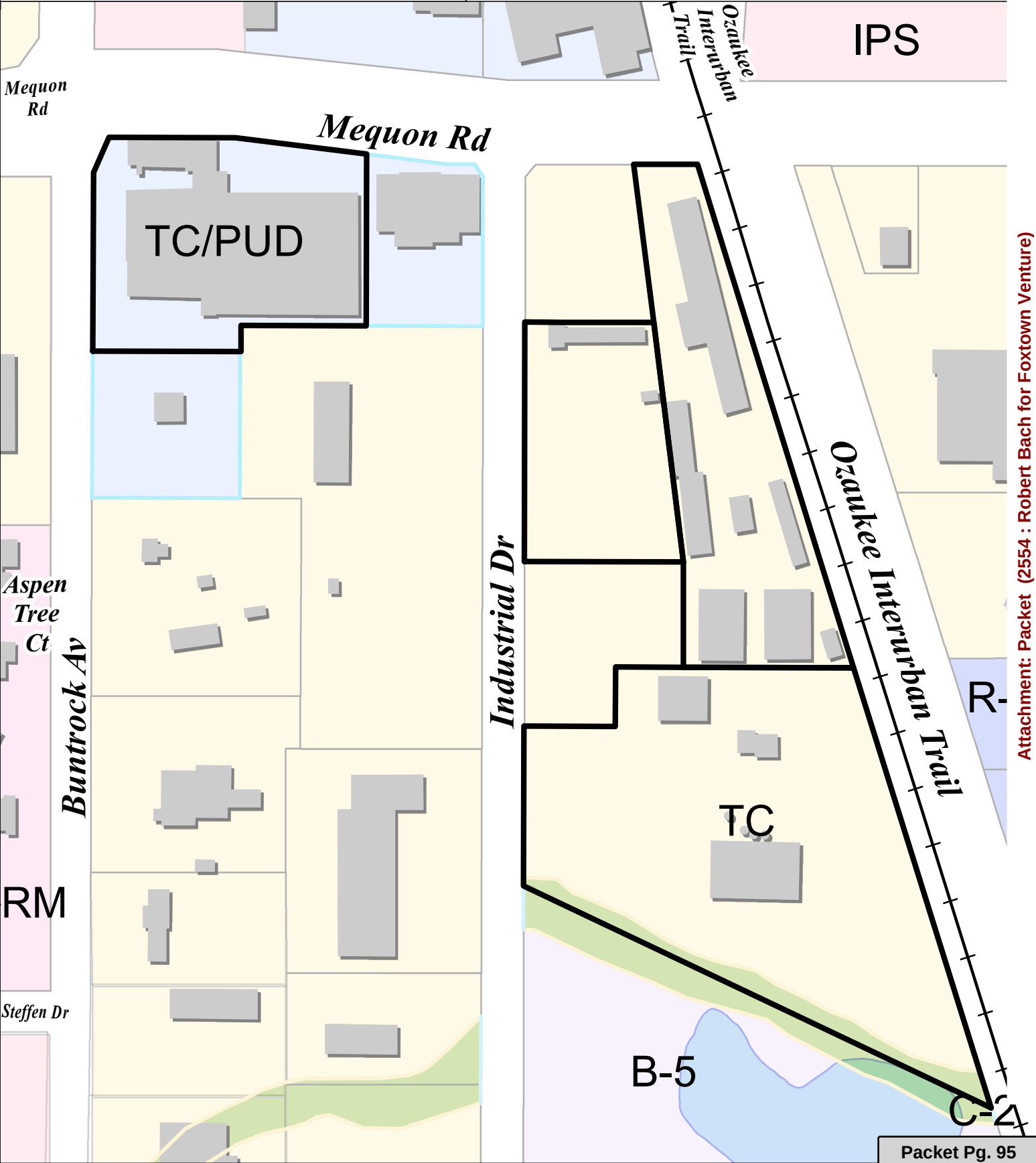
Staff is supportive of the proposed sequence of development presented by the applicant. As part of the PUD, staff has begun to evaluate the need for phasing requirements and has had preliminary discussions with the applicants on a strategy for sequencing and implementation of certain uses and improvements.

Attachments:
Packet (PDF)

ITEM 9 Robert Bach for Foxtown Venture

AC	Arrival Corridor	LTD	Limited Use
A-1	Agricultural Preserve	OA	Agricultural Overlay
A-2	General Agricultural	PUD	Planned Unit Development Overlay
B-1	Neighborhood Business	P-1	Park & Recreation
B-2	Community Business	R-1	Single-Family Residential (5 Ac. Min.)
B-3	Office & Service Business	R-1B	Single-Family Residential (2.5 Ac. Min.)
B-4	Business Park	R-2	Single-Family Residential (2.0 Ac. Min.)
B-5	Light Industrial	R-2B	Single-Family Residential (1.5 Ac. Min.)
B-6	Rural Industrial	R-3	Single-Family Residential (1.0 Ac. Min.)
B-7	Rural Business	R-4	Single-Family Residential (3/4 Ac. Min.)
C-1	Shoreland/Wetland Conservancy	R-5	Single-Family Residential (1/2 Ac. Min.)
C-2	General Conservancy	R-6	Single-Family Residential (4 du/Ac)
CGO	Central Growth Overlay	RM	Multi-Family Residential
FFO	Flood Fringe Overlay	TC	Town Center
FW	Floodway	TDR	Transfer of Development Rights
IPS	Institutional & Public Service		

3.f.a



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

- A**

HISTORIC BREWERY & TAVERN
RESTAURANT & BEER GARDEN TERRACE
6,750 SF TOTAL

OKTOBERFEST AND FESTIVAL EXPANSION
INTO WEST PARKING AREA

PARKING:
66 SURFACE PARKING SPACES
9.5 CARS/1,000 SF

OPEN FALL 2018
- B**

TWO STORY RETAIL WITH
GARDEN TERRACE ABOVE:
7,000 SF/FLOOR

PARKING:
79 SURFACE PARKING SPACES
6.5 CARS/1,000 SF

SHARED PARKING WITH
SPECTRUM

OPEN SPRING 2019
- C**

MEQUON APARTMENTS:
(3 RESIDENTIAL LEVELS ON TOP OF ONE
UNDERGROUND LEVEL OF PARKING) :

 - NORTH BUILDING 48 DWELLING UNITS (PHASE I)
 - SOUTH BUILDING 48 DWELLING UNITS (PHASE II)
 - 140 GARAGE PARKING (UNDERGROUND BUILDING)
 - FRONT PORCH AREA WITH WALK UP UNITS

PARKING:
44 TOTAL SURFACE PARKING SPACES
184 TOTAL PARKING SPACE
1.91 CARS/UNIT

PHASE I - OPEN SUMMER 2019
PHASE II - OPEN SUMMER 2020
- D**

FOXTOWN BREWERY
RE-PURPOSE EXISTING - 13,081 SF
BARN AND SHEDS

PARKING:
111 TOTAL SURFACE PARKING SPACES
8.5 CARS/1,000 SF
90 TOTAL BICYCLE PARKING SPACES

OPEN AIR PAVILION/BEER GARDEN

OPEN SUMMER 2019



- E1**

GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

PARKING:
40 UNDERGROUND PARKING SPACES
67 SURFACE PARKING SPACES
18 TOTAL STREET PARKING SPACES
125 TOTAL PARKING SPACES
4.33 CARS/1000 SF

OPEN SUMMER 2020
- E2**

GROUND FLOOR: RETAIL
SECOND FLOOR: OFFICE
THIRD FLOOR: RESIDENTIAL EXTENDED STAY (11 UNITS)
3 STORY - 11,275 SF EACH FLOOR

PARKING:
40 UNDERGROUND PARKING SPACES
78 TOTAL SURFACE PARKING SPACES
22 TOTAL STREET PARKING SPACES
140 TOTAL PARKING SPACES
4.68 2 CARS/UNIT

OPEN SUMMER 2021
- E3**

TWO STORY: RETAIL
2 STORY - 5,500 SF EACH FLOOR
5.36 CARS/1000 SF 2 CARS/UNIT

PARKING:
23 TOTAL SURFACE PARKING SPACES
12 TOTAL STREET PARKING SPACES
35 TOTAL PARKING
3.18 CARS/100 SF

OPEN SUMMER 2022
- F**

"POCKET NEIGHBORHOOD"
SINGLE FAMILY "PORCH HOMES"
23 HOMES

PARKING:
46 GARAGE PARKING SPACES
28 TOTAL STREET PARKING SPACES
3.22 CARS/HOME

OPEN AIR PAVILION "POCKET PARK"

OPEN 2020 3 YEAR PHASES COMPLETION

FOXTOWN MASTERPLAN

MEQUON, WISCONSIN

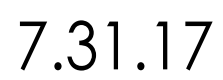


JUNE 12, 2017



**STEPHEN
PERRY
SMITH**
ARCHITECTS, INC.

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
sp@architects.com



STEPHEN
PERRY
SMITH
ARCHITECTS, INC.





FOXTOWN









Attachment: Packet (2554 : Robert Bach for Foxtown Venture)



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)





LOCATION MAP

PROJECT NARRATIVE

- The proposed Foxtown project serves as a critical third phase of the “Town Center” vision for Mequon-Thiensville by providing a high quality, synergistic mixed-use redevelopment of the currently underutilized 17 acre brownfield sites to effectively anchor the southern edge of the Town Center.
- The development team features a strong cast of long term local owners, developers, architects, builders and managers. The investment in Foxtown reflects the owners’ substantial vested financial and multi-generational familial interests in the successful execution of a collective public-private sector vision for Mequon.
- Foxtown will endeavor to implement the design principles noted within the Mequon-Thiensville Town Center Design Guidelines relative to both building and site design by creating a “sense of place” that promotes pedestrian connectivity and interaction with the proposed mutually interdependent distinct uses which fosters a greater sense of community.
- The name “Foxtown” makes reference to the history of the Mequon area and the numerous fox farms that were quite prevalent in the area of which the primary developer’s family (Nieman and Fromm) has a long history.

PROJECT NARRATIVE

- Having a degree in chemistry, Tom Nieman has teamed with several associates that share a genuine passion for brewing a variety of fine lagers, stouts and ales which have won numerous awards.
- The Foxtown Brewing Company will anchor the development with three unique historic beer themed restaurant venues that will feature the various brews and processes of beer making in an authentic brew house atmosphere which is conducive for social interaction and promotes a greater sense of community.
- The historic portions of the site were the original location of a brewery in the 1850's that will be featured in the Foxtown venues.
- Across the country the craft brewing industry has fostered the development of micro-breweries which have fueled the growth of neighborhoods around them.
- The Foxtown Brewing Company will be the driver of the immediate surrounding area and benefits directly from the increased number of "rooftops" as a customer base while being mutually beneficial to the neighborhood.
- Foxtown is collectively an estimated \$50 million master planned mixed-use development composed of several sites that will be developed in a phased manner that will create a cohesive neighborhood in their complementary uses.

PROJECT NARRATIVE

- Consistent with the design intent of the stated vision for the Town Center, Foxtown will serve to create a distinctive “sense of place” through the synergy of its uses, the integration of its architecture and continuity of landscaping, lighting and signage.
- The development vision for Foxtown is to embody Family, Community, Tradition and Place. It is in the implementation of these values in a variety of places and venues that provide settings for social interaction, which creates a truly unique destination and greater sense of neighborhood and community.
- Foxtown will be a cathartic transformation of a brownfield eyesore into a thriving, beautiful, walkable neighborhood with restaurants, shops, offices and residences and return a historic brewery back to life.
- The Foxtown Uses are as follows and will be defined further herein:
- SITE “A” - **HISTORIC BUILDING BREWERY/RESTAURANT**
- SITE “B” - **MIXED-USE BUILDING RETAIL/COMMERCIAL**
- SITE “C” - **LUXURY APARTMENT BUILDING**
- SITE “D” - **FOX YARD BREWERY/HAMBURG BEER HALL**
- SITE “E” - **MIXED-USE BUILDINGS (3) RETAIL/COMMERCIAL/CORPORRESIDENTIAL**
- SITE “F” - **SINGLE FAMILY “PORCH” HOMES**



NORTH AERIAL VIEW OF EXISTING SITE CONDITIONS



EAST AERIAL VIEW OF EXISTING SITE CONDITIONS



WEST AERIAL VIEW OF EXISTING SITE CONDITIONS



NORTH AERIAL VIEW OF LAND PARCEL ASSEMBLAGE

MASTERPLAN RENDERING



MASTER PLAN DESIGN FEATURES

- The design of the overall Foxtown development shall be generally consistent with the Design Guidelines for the Mequon-Thienessville Town Center in both site and building design.
- The Foxtown buildings shall be compatible with each other and share an “architectural language” to reinforce design continuity and create a “sense of place”.
- The Foxtown buildings will have minimal setbacks from the front yard and create a strong building line close to the street to create a sense of enclosure along the street with parking located to the rear of the buildings.
- Common design elements shall be incorporated in Foxtown such as varied roof forms, minimized setbacks, scaling, massing, materials, façade composition and architectural detailing with similar materials of stone, brick, wood, glass and metal.
- The parking provisions are in excess of the code requirements for the uses being served and the use of shared parking will provide a cushion during peak times.
- Foxtown will truly be a “walkable” neighborhood with a strong focus on pedestrian connectivity between the buildings and the public way.

MASTER PLAN USE SUMMARY



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

FOXTOWN

SITE SUMMARY

SITE A

- HISTORIC BUILDING
BREWERY/RESTAURANT
- RENOVATION/RESTORATION OF
HISTORIC 2 STORY BREWERY
W/"CAVES"
- OPEN FALL 2018

SITE B

- MIXED-USE BUILDING
RETAIL/COMMERCIAL
- NEW 2 STORY W/BASEMENT
- GROUND LEVEL
RESTAURANT/RETAIL
- SECOND LEVEL
RESTAURANT/COMMERCIAL
OFFICE
- OPEN SPRING 2019

FOXTOWN

SITE SUMMARY

SITE C

- LUXURY APARTMENT BUILDING
- (2) 48 LUXURY APARTMENT BUILDINGS
- OPEN SUMMER 2019 PHASE 1
48 UNITS W/ CLUBHOUSE
- OPEN SUMMER 2020 PHASE 2
48 UNITS

SITE D

- FOX YARD BREWERY/HAMBURG BEER HALL
- RENOVATION/RESTORATION
- OPEN SUMMER 2019

FOXTOWN

SITE SUMMARY

SITE E

- MIXED-USE BUILDINGS (3)
RETAIL/COMMERCIAL/RESIDENTIAL
- GROUND LEVEL - COMMERCIAL/RETAIL
- SECOND LEVEL - COMMERCIAL OFFICE
- THIRD LEVEL - CORPORATE EXTENDED
STAY RESIDENCES
- OPEN SPRING - SUMMER 2020 PHASE 1
3 YEAR PHASED DEVELOPMENT

SITE F

- SINGLE FAMILY “PORCH”
HOMES
- 23 PORCH HOME CONDOS IN
“POCKET NEIGHBORHOOD”
- OPEN 2020 PHASE 1
3 YEAR PHASED COMPLETION

SITE A

HISTORIC BREWERY AND RESTAURANT



SITE A DETAILS

- **HISTORIC BUILDING BREWERY/RESTAURANT**
- RESTORATION/RENOVATION WITH OUTDOOR BEER GARDEN
- TWO STORY BUILDING 6,750 SF / PARKING 66 CARS 9.5/1000
- SIT DOWN CASUAL MEDIUM PRICED MENU
- ORIGINAL BREWERY CIRCA 1857 WITH RESTORED LAGER CAVE TOURS, MERCHANDISE SALES
- HISTORIC BEER THEMED RESTAURANT WITH PUBLIC BEER HALL WITH DANCE FLOOR AND BANQUET HALL SEATING
- VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES DUE TO HISTORIC NATURE FOR MATERIALS AND OPENINGS
- ZONING TEXT AMENDMENT FOR CRAFT BREWERY REQUIRED



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

HISTORIC BREWERY PHOTO CIRCA 1850'S



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

FRONT (NORTH) ELEVATION



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

PERSPECTIVE RENDERING (VIEWING SOUTHWEST)



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

PERSPECTIVE RENDERING (VIEWING NORTHEAST)



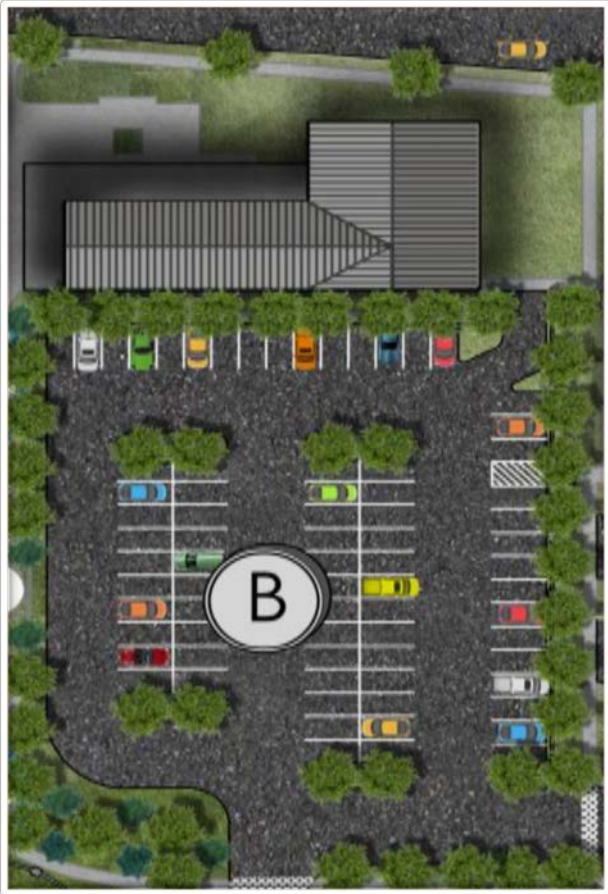
ENTRANCE RENDERING (VIEWING NORTH)



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

BEER HALL INTERIOR RENDERING

SITE B
MIXED-USE
RETAIL/COMMERCIAL



SITE B DETAILS

- MIXED-USE BUILDING RETAIL/COMMERCIAL
- TWO STORY BUILDING 12-14,000 SF WITH ROOF TERRACE
- PARKING 79 CARS 6.5/1000
- SHARED PARKING WITH SPECTRUM
- WEST WING CASUAL BAR ATMOSPHERE RESTAURANT WITH MEDIUM PRICED LIMITED MENU
- “OVEN GRINDER” CHICAGO STYLE PIZZA CONCEPT WITH ROOFTOP 2,000 SF 3 SEASON ROOM AND BALCONY
- EAST WING GROUND FLOOR RETAIL WITH COMMERCIAL OFFICE ABOVE
- POSSIBLE VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES FOR MATERIALS AND OPENINGS

SITE C

LUXURY APARTMENTS



SITE C DETAILS

- 2 - 48 UNIT LUXURY APARTMENT BUILDINGS WITH UNDERGROUND PARKING - 96 TOTAL UNITS
- PARKING: 140 UNDERGROUND/44 SURFACE 184 TOTAL 1.91/UNIT RATIO
- GROUND FLOOR WALK-UP UNITS WITH FRONT PORCH “ROW HOUSE” STYLE ENTRANCES
- TWO 48 UNIT WINGS WITH CLUBHOUSE/POOL CONNECTOR
- HIGH QUALITY LARGER UNITS SIMILAR TO “THE RESERVE”



RENDERED FRONT (EAST) ELEVATION



PERSPECTIVE RENDERING (VIEWING NORTHWEST)



PERSPECTIVE RENDERING (VIEWING NORTHWEST)



MAIN ENTRANCE RENDERING



CLUBHOUSE/POOL REAR ENTRANCE RENDERING

SITE D

HAMBURG HALL BREWERY/BEER GARDEN



SITE D DETAILS

- **FOX YARD BREWERY/HAMBURG BEER HALL**
- RENOVATION OF FORMER LUMBER SHEDWINGS WITH TWO STORY TIMBER FRAME “ICEHOUSE” BUILDING 13,000 SF
- PARKING 111 CARS 8.5 CARS/1000 SF
- SIT DOWN CASUAL, LOW PRICED, LIMITED BAR FOOD MENU
- BEER THEMED MICRO-BREWERY WITH BEER HALL SEATING
- OUTDOOR BEER GARDEN PAVILION AND COVERED BIKE PARKING IN RESTORED FORMER LUMBER SHEDS
- VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES DUE TO HISTORIC NATURE FOR MATERIALS AND OPENINGS
- ZONING TEXT AMENDMENT FOR CRAFT BREWERY REQUIRED



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

PERSPECTIVE RENDERING (VIEWING SOUTHEAST)



PERSPECTIVE RENDERING (VIEWING NORTHEAST)



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

OUTDOOR BEER GARDEN RENDERING (VIEWING SOUTHEAST)

SITE E

MIXED USE

RETAIL/COMMERCIAL/RESIDENTIAL



SITE E DETAILS

- MIXED-USE BUILDINGS (3) RETAIL/COMMERCIAL/CORPORATE RESIDENTIAL
- THREE STORY BUILDINGS (2) 33,000 SF W/ UNDERGROUND PARKING
- GROUND FLOOR: RETAIL/COMMERCIAL
- SECOND FLOOR: COMMERCIAL OFFICE
- THIRD FLOOR: EXTENDED STAY CORPORATE RESIDENCES (11 EACH)
- TWO STORY BUILDING 11,000 SF
- PARKING: 80 UNDERGROUND/158 SURFACE/52 STREET CARS 300 TOTAL 4.65/1000 S
2/RESIDENTIAL UNIT PARKING RATIO
- POSSIBLE VARIANCE REQUIRED FROM TOWN CENTER DESIGN GUIDELINES FOR
MATERIALS AND OPENINGS



Mequon Mixed-use

front perspective
06.20.17

SITE F

SINGLE FAMILY RESIDENTIAL “PORCH” HOME “POCKET NEIGHBORHOOD”



SITE F DETAILS

- SINGLE FAMILY “PORCH” HOME “POCKET NEIGHBORHOOD”
- 23 CONDOMINIUM HOMES WITH ZERO PLAT LINE SETBACK
- PARKING: 46 GARAGE 29 STREET CARS 2.3/RESIDENCE
- HIGH QUALITY, UNIQUE “PORCH” HOME IN \$500K RANGE
- PORCH CONCEPT PROMOTES SOCIAL INTERACTION
- “POCKET NEIGHBORHOOD” IS RESPONSE TO A “LESS IS MORE” APPROACH WHICH CREATES A STRONGER SENSE OF NEIGHBORHOOD AND COMMUNITY
- COMMON NEIGHBORHOOD GAZEBO/PATIO POND OVERLOOK
- ZONING TEXT AMENDMENT FOR SINGLE FAMILY RESIDENCES REQUIRED



PORCH HOMES CONCEPTUAL RENDERING



Attachment: Packet (2554 : Robert Bach for Foxtown Venture)

PORCH HOMES CONCEPTUAL RENDERING



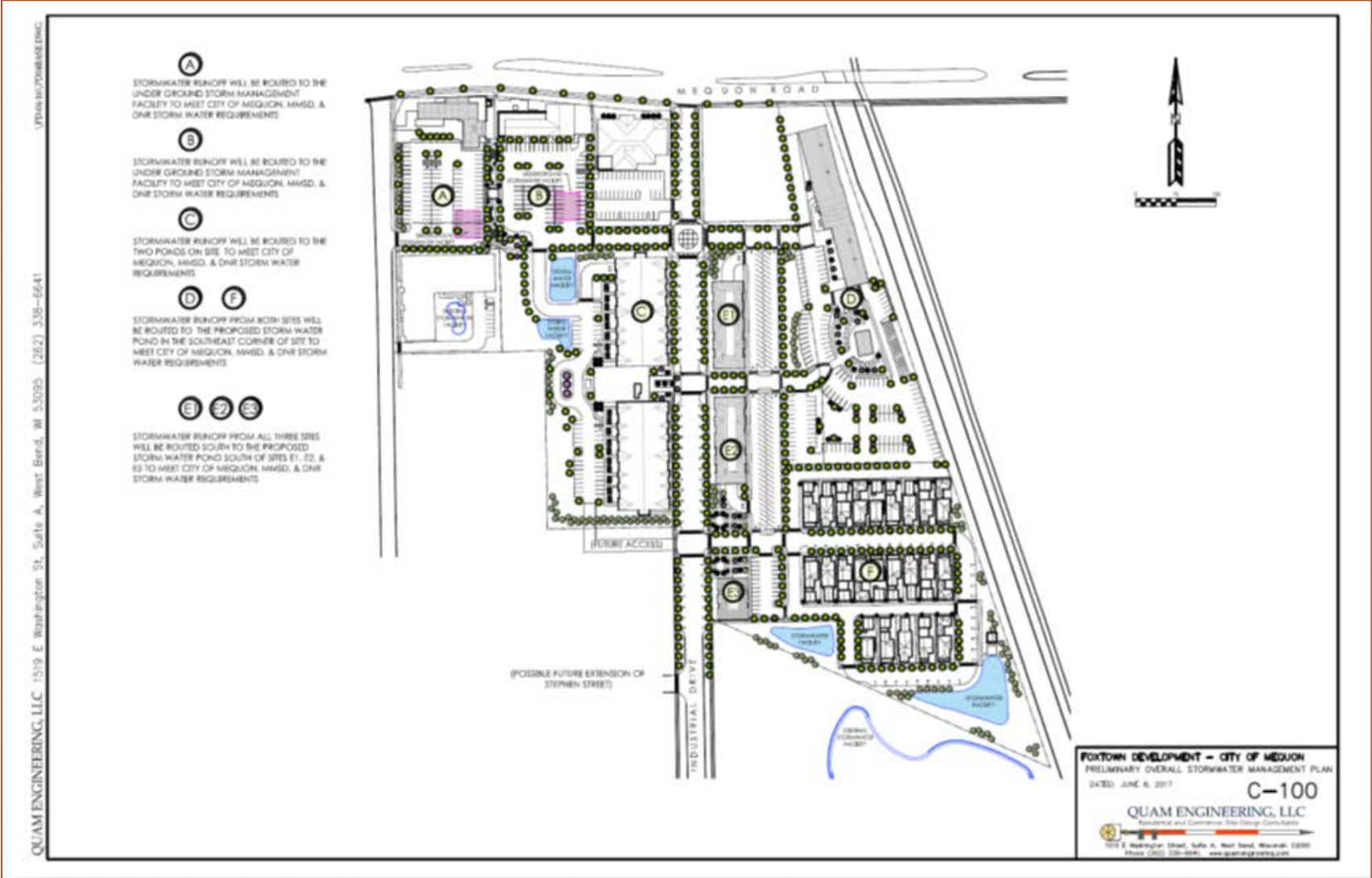
SCHOOL STREET LIBERTYVILLE PHOTOS



PORCH HOME CONCEPTUAL RENDERING



STORMWATER MASTER PLAN



FOXTOWN DEVELOPMENT TEAM

- **THOMAS NIEMAN** - FROMM FAMILY FOODS/FOXTOWN BREWING - OWNER/DEVELOPER
- **ROBERT BACH** - P2 DEVELOPMENT - OWNER/DEVELOPER/BUILDER
- **JOHN GRAHAM** - REAL ESTATE ADVISORS - REAL ESTATE/DEVELOPMENT CONSULTING
- **TOM ZABJEK/SCOTT HUMBER** - LAKESIDE DEVELOPMENT - PORCH HOME RESIDENTIAL DEVELOPER
- **GORDON GOGGINS** - RESTAURANTEUR/MANAGER
- **GREGG THOMPSON** - THOMPSON PROJECT MANAGEMENT, LLC
- **RINKA CHUNG ARCHITECTS** - HISTORIC BREWERY ARCHITECT
- **STEPHEN P. SMITH** - STEPHEN PERRY SMITH ARCHITECTS - MASTER PLANNING/PROJECT ARCHITECT
- **THOMAS MORTENSON** - R.A. SMITH NATIONAL - PROJECT LANDSCAPE ARCHITECT

THOMAS NIEMAN – FOXTOWN BREWERY OWNER/DEVELOPER

Tom is the 4th generation owner of Fromm Family Foods, a manufacturer of Specialty Foods for Dogs and Cats with principle offices in Mequon, Wisconsin. In addition to Mequon, Fromm Family Foods also has manufacturing plants in Columbus and Eden Wisconsin. In 2013, Tom was awarded SBA Small Business Person of the Year for the state of Wisconsin. Fromm Family Foods employs over 200 people and has retail distribution throughout the USA and Canada, as well as Asia and Europe. This fall will mark the 4th year for Fromm Petfest, a free event open to Pet Parents and their pets at the Henry Maier Festival Park Summerfest Grounds.

Tom is a graduate of the University of Wisconsin-Madison with a degree in Chemical Engineering. He lives with his wife Kathy in Mequon. Kathy also works in the business along with sons Bryan and Dan. Outside of work, Tom has a passion for home brewing and restoring functional historic properties.

ROBERT BACH - P2 DEVELOPMENT OWNER/DEVELOPER



P2 Development Company LLC.
General Contracting / Real Estate Development

P2 Development is a family owned and operated construction management company that has been doing business for over 30 years in and around Ozaukee County. Robert Bach and his son, Jamie Bach, are the owners of P2 Development and they continually provide high quality residential, commercial and industrial general contracting and construction management services. P2 Development primarily focuses on residential real estate, such as multi-family apartment buildings, that are built, owned, maintained and operated by them.

The majority of the projects built and completed by P2 Development remain owned by them for generations to ensure exceptional project maintenance. P2 Development also focuses on building, owning, and leasing back a variety of industrial and commercial business developments. These include buildings affiliated with, for example, Froedtert Hospital, Wisconsin Athletic Club, Culvers Corp. and various assisted living facilities.

JOHN O. GRAHAM – REAL ESTATE CONSULTANT ADVISORS LLC



Education:

- Masters Degree in Education from the University of Wisconsin-LaCrosse
- Bachelor of Science in Education from the University of Wisconsin-LaCrosse
- Additional real estate courses throughout career
- Teacher of various real estate continuing education courses

John O. Graham, Sr.

Principal
(262) 938-4405 | jgraham@AdvisorsRE.com

Scope of Service Experience

John is a Principal of Advisors LLC. He has more than 30 years of full time experience in the real estate profession. John has aided in developing, constructing and managing more than 2,500 residential units and more than 500,000 square feet of retail, commercial and office space throughout Wisconsin, Texas and Florida. His focus within MLG was condominium development and construction in Milwaukee and Door County, Wisconsin: Fort

Advisors LLC
Innovative Real Estate Solutions



Relevant Transactions - Wisconsin Activity:

- 125,000 square feet retail development in Lake Geneva, WI - developed as owner/partner
- 40,000 square feet retail center in West Allis, WI - developed as owner/partner
- 50,000 square feet retail center in Milwaukee, WI - developed as owner/partner
- 50-acre business park developed as owner/partner, managed and sold personal interest
- Developed, managed, constructed, rehabilitated and financed 900 apartment units in Wisconsin, Texas and Georgia
- Formed and operated development company and management company to manage business and third party assets
- Leased, constructed and managed 100,000 square feet of single-story office/flex space in Mequon, WI
- Leased constructed and managed 40,000 square feet of industrial space



www.AdvisorsRE.com

Myers and Jacksonville, Florida.

Background

Prior to joining MLG, John owned his own management and development company for more than 25 years. The various projects he completed with the company include: retail centers, apartment complexes and commercial projects. The management company operated over 2,500 apartments and numerous retail, office and industrial buildings.

In 2014, John and the MLG principals agreed to separate the Advisors LLC business from the MLG brand. Advisors is now operated as an independent business unit. John has formed Real Estate Brokerage Company affiliated with Concord Development under the operating name **Concord Real Estate Group, Inc.**

Professional Affiliations and Designations

John is a past board member of the University School of Milwaukee. During his 18-year participation on the board, John chaired the Facilities Committee, responsible for the planning and construction of over \$30 million of campus additions and remodeling. In addition, he participated on numerous other committees. He was also a past member of the University of Wisconsin-Milwaukee Foundation Board.

TOM ZABJEK/SCOTT HUMBER – DEVELOPER LAKESIDE DEVELOPMENT COMPANY



Tom Zabjek

Tom Zabjek, co-founder and president, brings years of business experience as he leads Lakeside toward success and growth in the industry. His degree in marketing and management coupled with experience as a pharmaceutical executive have been instrumental in growing the company. His passion is purpose and longevity especially in commercial and land development. He loves seeing a parcel of land become a neighborhood or commercial facility where people live and work. He enjoys helping people grow in their role at Lakeside, taking advantage of opportunities to accomplish phenomenal goals. His favorite room is a library, which combines organization with a prescribed casual functionality.



Scott R. Humber

Scott R. Humber, our CEO, has been in the architecture industry in Wisconsin for over 38 years. After receiving his architecture degree from the University of Wisconsin-Milwaukee in 1976, he founded Scott R. Humber Co. in 1978. Eight years later, he teamed up with Tom Zabjek to create Lakeside Development. His most rewarding part of Lakeside's work is the transformation of concepts sketched on paper into construction in real life. His favorite room of the house is a screened porch, giving residents the beauty of nature, without the concern of the elements. In his own screened porch, he installed a fireplace to extend his family's use of the room beyond summer.

TOM ZABJEK/SCOTT HUMBER – DEVELOPER LAKESIDE DEVELOPMENT COMPANY



The finest in architecture & construction management

Scott Humber and Tom Zabjek founded Lakeside Development Company, a Wisconsin corporation, in 1986. The company is an architectural and construction management firm focusing on innovative residential, midsize commercial projects and land development. Lakeside also provides real-estate council and brokerage services and manages a number of commercial properties.

Lakeside Development Company's staff includes a marketing and communications department, architectural staff, administrative support group, and a construction management team that includes property management and a select projects division. Lakeside presently concentrates within the Milwaukee Northshore, Mequon, and Western Suburban areas, including the Lake Country region, and Door County, WI. In addition to a number of custom projects in these areas, special emphasis has been directed to the development, architecture, and construction management in preparation of the development of The Reserve, a Mequon mixed use project in Mequon's Town Center.

The reputation that Lakeside Development Company has earned in the markets it serves is exemplified by the company's rapid growth. For three consecutive years, Lakeside Development received the Metro Milwaukee Chamber of Commerce's prestigious "Future 50" award, which recognizes rapid-growth companies forecasting strong continued growth. Lakeside Development received the "101 Best Companies to Work For" award from Professional Builders in recognition of work in the Residential Construction Industry. Lakeside was named by the Professional Builders Association as one of the nation's top 50 luxury builders. Lakeside was also appointed to *INC.* magazine's 500 fastest growing companies. Locally, the Chamber of Commerce chose Lakeside Development Company as the "Business of the Year. Lakeside was also chosen by *Midwest Living Magazine* to design and build an Idea Home and design an Idea Home that was constructed in six Midwest cities and again for the third time their Idea Home in Door County, WI. Lakeside won *Milwaukee Home Magazine's* architectural design achievements award numerous times. Lakeside collaborated with *Better Homes and Gardens Magazine* to feature the '2015 Innovation Home' in their 2015 September issue.

The company is committed to maintaining distinctive architectural detailing and the highest level of construction management with professional personal customer service while maintaining a growth level to provide continued employee development and satisfaction without compromising professional objectives.

GREGG THOMPSON - PROJECT MANAGER

THOMPSON PROJECT MANAGEMENT

THOMPSON PROJECT MANAGEMENT, LLC

Partnering with you for your project's success

Gregg Thompson, Owner

Respected & dedicated building industry expert with a track record of leading successful construction projects. Gregg brings his 37 years of experience in construction, engineering, architecture & real estate development to benefit your project.



Proficient in entire project cycle including site analysis/selection, environmental/wetlands/soils/easement due diligence, planning, design, local & state approvals, bidding, contractor selection, construction, close out & warranty work. Experienced in analyzing facilities to identify optimization opportunities and value added offerings.

MARKET SECTOR EXPERIENCE

Industrial, Grocery, Warehouse/Distribution, Food Processing, Office, Retail, Country Clubs, Institutional

Advantages of having TPM on your team:

- Over 7,500,000 SF of projects successfully completed
- \$700,000,000+ total value of projects managed
- Single source of responsibility to control design, construction, budget, quality & schedule
- Saves your team time & minimizes your risk
- **Manages weekly onsite activities:** pre-installation meetings, schedule tracking, job site meetings, quality control inspections & coordination, change order direction & monitoring and coordinate GC/Architect communication
- **Provides monthly report:** schedule update/30 day look ahead, summary of the month's work, photographic documentation, action items & decisions needed, draw inspection/verify % of completion

PROFESSIONAL ORGANIZATIONS

- National Association Industrial & Office Properties (NAIOP) member & WI board director
- Commercial Association of Realtors WI (CARW) member & former board director
- International Council Shopping Centers (ICSC) Roundtable leader
- Kenosha Area Business Alliance (KABA) Member & 15 years board service
- Milwaukee Metro Association of Commerce (MMAC)
- United States Green Building Council (USGBC)
- Wisconsin Green Building Alliance (WGBA) Guest Speaker

PROFESSIONAL EXPERIENCE

Thompson Project Management Racine, WI, Owner
Briohn Building Corporation, Brookfield, WI, President
Bukacek Construction, Racine, WI President & CEO,
 Vice President, Sr. Project Manager
State Construction, Kenosha, WI, Sr. Project Manager
Solar Wisconsin Co., Kenosha, WI, Owner

EDUCATION

Bachelor of Science in Environmental Engineering, UW-Madison

262.930.8103 ~ gregg@thompson-pm.com ~ 221 13th Ave. Racine, WI 53403 ~ www.thompson-pm.com

GORDON GOGGINS - RESTAURANTEUR/MANAGER

Gordon Goggin

N165 W 21200 Tartan Court ♦ Jackson, WI 53037 ♦ 262.573.4722 ♦ Gordon.Goggin@gmail.com

STATEMENT OF QUALIFICATIONS

- ♦ **Operational Management:** Talented restaurant industry professional with more than 24 years of experience and proven results. A business manager with experience in all aspects of successful hospitality concepts. Strong leader with a history of positive financial performance.
- ♦ **Training/Development:** Combined experience in management/administration, training development and implementation. A skillful facilitator with in-depth knowledge of group dynamics and performance consulting. Authored all of the current training programs.
- ♦ **Technical Proficiency:** Harbortouch, Aloha programming, MenuLink, Configuration Manager, O/S Windows XP, NT and Mac; MS Office; Adobe Acrobat, Corel Draw and similar applications; extensive IT knowledge and back office systems. Project manager for company-wide rollout of Aloha POS, Configuration Center and MenuLink.

RELEVANT EXPERIENCE & ACCOMPLISHMENTS

12/13-present **The Stilt House** Cedarburg, WI **Owner/Operator**

Created, developed and opened a small plate/craft beer/wine concept in a historic building with 80 seats. Refined training systems to insure high quality food, great service, and consistent upscale casual dining experience for every guest. Responsible for all facets of the business & have created a successful management team and staff thru effective coaching and leading.

1/08-12/13 **Lowlands Group, Inc.** Milwaukee, WI
Director of Operations/ Partner

Develop and execute operations objectives and strategies for a growing 5-unit, multi-concept chain \$18 million in sales. Responsible for increasing sales, reducing costs, and delivering profits by engaging in all aspects of operations communications and providing direction to all departments. Direct supervision of 1 multi-unit coach and 5 General Managers, the Accounting team, Marketing team, and Operations team. Leading the company to expand to 20 restaurants within the next 5 years.

- Responsible for operational, marketing, IT and new store opening support. Opened 4 new restaurants, and 1 re-opening.
- Responsible for developing Corporate Executive Chef and managers through coaching, training, communication, and motivation. Enhance the skill levels of the management team thru weekly coaching sessions, outside training, and daily support.
- Implemented standards for Days on Hand Inventory resulting in 37% reduction in total Days on Hands in 90 days; reduced DOH \$144,000.
- Reduced total food system food cost 2% thru better purchasing, vendor negotiations, and mainline rebates.
- Implemented recipe costing, documentation, and BOH processes
- Returned the company to profitability within 9 months of assuming the position in 2008
- 2013 Year over Year comp sales increase 11.0%, Year over Year Company EBITDA increase 11.6%
- Retired long term debt. Stabilized the balance sheet and increased operating cash flow. Cash flow up 23%
- Structured company to provide self-funding for future restaurant growth. Not dependent upon bank lending.
- Lowered management turnover thru better selection process, training, and retention practices to 12% annual turnover
- Directly supervise 5 Office staff, 515 Restaurant staff and 34 managers

11/01-1/08 **Applebee's International, Inc.** Overland Park, KS

Franchise Area Director

Develop and execute operations objectives and strategies for 64-unit Applebee's Neighborhood Grill & Bar franchisee with \$112 million in sales in NC & 42-unit franchisee in WI. Responsible for increasing sales while protecting and supporting Applebee's brand integrity by engaging in all aspects of operations and providing operations support to various departments. Direct supervision of 4 restaurants with combined annual sales of \$10 million in NC. Direct supervision of 4 restaurants with combined annual sales of \$11 million in WI.

- Created an innovative Kitchen Management system implemented in all Applebee's corporate restaurants that added \$6 million to the bottom line called "Just in Time" inventory. Now implemented nationwide across 2000 restaurants.
- Created an innovative Culinary Training Program that improves food quality
- Responsible for developing Vice President, Area Directors and managers through coaching, training, communication, and motivation and making work fun and exciting. Enhance the skill levels of franchisees and increase standardization of restaurant operations.
- Nominated for Franchise Area Director of the Year twice: 2004 & 2006
- Ensure successful rollout of system-wide programs
- Directly operated multiple high sales, high profit restaurants
- Involved in the daily budgeting, forecasting, marketing, and operating of several multi-unit franchisees.

6/01-11/01 **Outback Steakhouse, Inc.** Milwaukee, WI
Manager

- Managed the daily operations with full P&L responsibility, hiring and staffing decisions, and guest interaction with sales volume of \$3.5 million.
- Responsible for maintaining the quality control systems and standards.

11/99 – 4/01 **A.G. Edwards & Sons, Inc.** Brookfield, WI
Financial Consultant

- Provided financial advice to individuals and small businesses. Developed my own clientele list through various marketing techniques.
- Opened over 400 accounts and gathered approximately \$20 million in assets through cold calling, seminars, and relationship selling.

8/98– 11/99 **Wisconsin Hospitality Group d/b/a Applebee's**
2/97-8/98 **Apple South d/b/a Applebee's** Wauwatosa, WI
Training General Manager

- Supervised the busiest Applebee's restaurant in Wisconsin. Increased sales and profitability through increased staffing, improved training, and ongoing coaching.
- Coached and directed 4 managers and 100+ hourly employees.
- Trained 6 managers for the Midwest market

GORDON GOGGINS – RESTAURANTEUR/MANAGER

11/92-2/97 The Ground Round Janesville, WI

Training General Manager

- Turned around the failing Janesville restaurant and returned it to profitability within 7 months.
- Increased weekly sales 32% through fostering a teamwork environment, motivating the managers, and building guest loyalty.

EDUCATION

1995 Johnson & Wales University Providence, RI

Master of Science – Hospitality Administration

1988 – 1992 Johnson & Wales University Providence, RI

Bachelor of Science – Hotel-Restaurant/Institutional Management

Associate of Science- Hotel-Restaurant Management

Majoried in restaurant management, with minor emphasis in Business management/Economics. In addition, co-owned and operated a bar for four years while going to college which developed my practical business acumen. Graduated Summa Cum Laude with a GPA of 3.978.

TRAINING

- Authored, rolled out, and support the current training program for The Stilt House & Lowlands Restaurant Group
- Authored, wrote, and rolled out the Kitchen Optimization program for Applebee's International, Inc.
- Co-authored, co-wrote, and rolled out the "Four T's" Kitchen Food Quality program for Applebee's International, Inc.
- Conducted over 30 training rollouts throughout the Applebee's system.
- Directly supervised the opening of thirty-four new restaurants, and grew the sales and profits for numerous high volume stores. (29 Applebee's & 5 Lowlands Restaurants)
- Determined strategies for meeting training needs of employee's company wide and addressed needs appropriately
- Provided appropriate solutions in training design and development establishing meaningful targets that measured training impact.
- Skillful facilitator in areas of Critical and Creative Thinking, Interpersonal and Organizational Communication, Conflict Resolution, Team Dynamics, Cultural Diversity, Performance Consulting and Time Management.
- Collaborated with project teams, training managers, and training coordinators to strategize and implement plans for successfully piloting and continuously improve training programs.
- Acted as liaison between the corporate office and franchisee to analyze and evaluate operations in comparison to company established initiatives.
- Partner with support groups such as Marketing, IT, Senior Management and others to identify and prioritize organizational needs and methods for delivering organizational development programs.
- Exceptional skills in instructional design, adult-learning techniques, training methods, training videos, team development, competency models and career development practices.
- Designed, implemented, marketed and managed training program to include leadership development training, management training, compliance education, and other requisite curriculum.

OPERATIONS

- Day to day operator of Lowlands Group and Responsible for all financial and operational aspects of five casual dining restaurants within the Lowlands Group, including all Human Resource functions, accounting, information technology, and asset management
- Served as the main operations contact between 64 franchisee restaurants and Applebee's International; developing strong collaborative working relationships.
- Provided accurate documentation and feedback using the evaluative Operations Assessment tool to monitor, identify and correct non-compliance areas.
- Ensure successful rollout of system wide programs
- Improve franchise operations with a focus on reducing variability and applying Best Demonstrated Practice's
- Support the development of key initiatives such as Beverage Optimization, Kitchen Display Systems, Carside, and other key operation programs.
- Teach, mentor and coach the franchisee Director of Operations to enhance the skill levels of the franchisees to increase standardization of restaurant operations system wide.
- Assist in identifying opportunities to strengthen franchise operations and ensure strategies are implemented successfully.
- Responsible for maintaining \$120,000 G&A associated with FAD position.
- Directed a staff of 110 associates and 5 managers while maintaining high operational standards as Franchise Area Director for Apple Gold
- Directed a staff of 90 associates and 11 managers for WHG while acting as Franchise Area Director
- Maximized staff effectiveness and morale by assigning tasks and promoting teamwork over competitiveness.
- Mentored and coached in a Training General Manager capacity operating a \$3.5 million operation.
- Forecasted and projected sales goals to meet training and operations budgets, while maintaining optimum balance of quality and cost.

RINKA CHUNG ARCHITECTURE, INC. HISTORIC BREWERY ARCHITECT

RINKA|CHUNG

Rinka Chung Architecture Inc is an award-winning full service architecture firm existing to serve progressive and visionary clients. We maintain a broad based architectural practice with over 35 unique design professionals, intentionally avoiding project categorizations or narrow areas of expertise. We specialize in complex, collaborative projects that require a unique approach, thoughtful design, and creative problem solving. Each design is a tailored solution to the specific project and the Foxtown Brewery is no different. Rinka Chung Architecture has a wide ranging portfolio of highly successful restaurant, brewery and hospitality projects. We strive to design destination restaurant projects that will positively impact the surrounding communities, enhance the walkability and connectedness of neighborhoods, and make powerful architectural statements.

RINKA CHUNG ARCHITECTURE, INC.

HISTORIC BREWERY ARCHITECT

Notable Rinka Chung Restaurant/Brewery Projects in and around Milwaukee:

- Good City Brewing – Milwaukee
- City Lights Brewing Co. – Menomonee Valley, Milwaukee
- Pizza Man Restaurants (Multiple Locations in WI)
- Lowlands Group Restaurants
 - Café Hollander (Multiple Locations in WI)
 - Café Benelux – Milwaukee
 - Café Centraal – Bay View, Milwaukee
- Carson's Ribs– Milwaukee
- Finks Patio – Milwaukee
- Yokohama – Milwaukee
- The Pub Club – Old World 3rd Street, Milwaukee
- Trocadero – Milwaukee
- Horny Goat Hideaway – Walkers Point, Milwaukee

TOM MORTENSON – LANDSCAPE ARCHITECT

R.A. SMITH NATIONAL

Professional Biography

Tom Mortensen, PLA, ASLA – Site Planner / Landscape Architect

Tom Mortensen has over 30 years of experience in landscape architecture and related design and construction professions.

Some notable projects include:

Summerfest
Lambeau Field Renovation
Colectivo Coffee Roasters
Lakefront Brewery
Madison Children's Museum
US Forest Service
National Park Service

Other notable clients - Kohler Company, Harley Davison, Marquette University, GE, Cabela's

Tom has designed major projects throughout the US for national retailers and land development companies.

RA Smith National is currently providing site design services for Titledown for the Green Bay Packers.

STEPHEN PERRY SMITH ARCHITECTS, INC.

MASTER PLANNING/PROJECT ARCHITECT



EDUCATION

Bachelor of Science, Architectural Studies,
University of Illinois School of Architecture

AFFILIATIONS

American Institute of Architects, AIA
National Council of Architectural
Registration Board (NCARB) Certified
National Trust for Historic Preservation
WGBA, Leadership in Energy and
Environmental Design
Certification (LEED Accredited Professional)
Wisconsin Historical Society
Wisconsin Society of Architects

EXPERTISE

Project Management, Master Planning and
Design, Client Consulting, Development

Stephen P. Smith, AIA, LEED AP PRESIDENT | PRINCIPAL

After moving to Wisconsin and serving as the in-house architect and construction manager for Trammell Crow Company, Steve has been actively involved in the design and construction of approximately three million square feet of commercial space. After more than a decade of design and project management experience, he founded Stephen Perry Smith Inc. in 1992 and in 2000 SPSA was established.

Steve's depth of experience in housing design, master planning, development, consulting and project management offer clients high quality service and consistent delivery. He continually works collectively toward great design, now with millions of square feet in housing space constructed. Steve is actively involved in every project from schematics through construction, and endeavours to provide high-quality architectural services on each project.

STEPHEN PERRY SMITH ARCHITECTS, INC.

MASTER PLANNING/PROJECT ARCHITECT



RUEKERT & MIELKE | WORKPLACE



MAMMOTH SPRINGS | MULTIFAMILY



THE REEF | MULTIFAMILY



THE PRESERVE | MULTIFAMILY



MILWAUKEE TOOL | WORKPLACE



QUAD GRAPHICS | WORKPLACE



BRIGGS & STRATTON | WORKPLACE



TRADER JOE'S | RETAIL



JOHNSON DIVERSITY | WORKPLACE



ENVIRONMENTAL SYSTEMS INC. | WORKPLACE



ACE PRECISION | WORKPLACE

MIXED USE EXPERIENCE

We respect how life and relationships are enriched by our built environment. While this may not be revolutionary, we do embrace it wholeheartedly as a family made up of individuals supporting each other in the single goal of design excellence.

Please Come to a Special Open House for Our Neighbors

About the proposed Foxtown Development

Time	Thursday August 3 rd Anytime between 4:30 - 6:30PM
Location	Spectrum Investment Advisors 6329 W Mequon Road
We will have representatives and Illustrations addressing	Development team Site History & Current Condition Applications submitted to the City Site plan Architecture Proposed uses Landscaping Public Process

We look forward to meeting you.

If you have questions about the proposal and are unable to attend, please call

Mary Claire Lanser - 262.613.5670

Thank You

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: August 3, 2017
SUBJECT: Robert Bach for Foxtown Ventures. The applicant is seeking text amendment to allow for breweries in the Town Center Zoning District.

Background

Foxtown Venture is requesting a text amendment related to the Town Center zoning district standards for uses. Foxtown Venture is planning and preparing a master planned mixed-use development consisting of approximately 17 acres in Town Center. The master plan includes two uses currently not authorized in the district; 1) breweries and 2) single-family dwelling units. This text amendment addresses breweries. A text amendment related to residential units is forthcoming in September for both single-family and multiple-family development.

Analysis

Planning staff proposes the following zoning text amendments:

Town Center Brewery. A Town Center Brewery is an establishment that produces less than 10,000 barrels of beer on site per year. Town Center Breweries shall provide the following operations and features:

- a) Manufacture, bottle, pack and store beer on premise and ship beer from premises.
- b) Retail sale of beer on premises.
- c) Consumption of beer on premises.
- d) Tasting room for samples on premises.
- e) Indoor and outdoor event space on premises.

No more than exceed 60% of the total brewery operations on premise shall be associated with the standards listed above in a) manufacture, bottle, pack and store beer on premise and ship beer from premise.

Town Center Breweries may provide the following operations:

- a) Sit-down restaurant on premises.
- b) Delicatessen on premises.
- c) Similar ancillary uses on premises as approved by the Planning Commission.

Town Center Breweries shall not conduct the following operations:

- a) Fast food restaurant on premises.
- b) Drive thru services on premises.

Staff has developed clear and concise code language that provides flexibility for the redevelopment of the Town Center neighborhood while maintaining public policy goals for elements that contribute to an active, high quality commercial area where people can gather in the neighborhood.

Fiscal Impact

The proposal is fiscal neutral.

Recommendation

Planning Commission recommendation is forthcoming on August 7, 2017.



11333 N. Cedarburg Rd
Mequon, WI 53092-1930
Phone: 262-236-2902
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: August 3, 2017
SUBJECT: Shaffer Development for Spur 16. The applicant is seeking building and site plan approval for Phase II for a mixed use development on 13.9 acres located at 6200 and 6300 W. Mequon Road and 11300-11350 N. Buntrock Avenue.

Applicant:	Shaffer Development LLC
Status of Applicant:	Contract to Purchase
Requested:	Building and Site Plan Phase II
Existing Zoning:	Town Center (TC) PUD (Planned Unit Development) C-2 (Conservancy)
Existing Land Use Plan:	Town Center Critical Environmental
Lot size:	13.97 acres
Location:	6200 and 6300 W Mequon Road and 11300-11350 N Buntrock Ave
Tax Key:	#14-050-02-020.01 & # 14-050-02-010.01
District:	#2

Background: The applicant, Shaffer Development, requests building and site plan for phase II of the mixed-use development. The Common Council approved the PUD Ordinance 2016-1476 on September 13, 2016 (see attached). The Planning Commission approved Phase I of the development, which includes the residential component of the project and the interior access roads on December 7, 2017.

Site Plan:

There are three existing buildings on site that will be adapted for commercial use. Building A is designated as office (Physical Therapy), Building B is designated as a public market and Building C is shown as a Restaurant. The proposed site plan for phase II of the site shows 223 parking spaces available for the proposed uses on site. Based on the proposed uses, the shared parking calculations show a surplus of five parking spaces when including the previously approved sixteen stalls along the north/south road.

The applicant is not showing the future TBD building that was shown on the previous plan submitted in December of 2016. As the Commissioners may recall, the TBD building was included based on feedback from the Common Council at the time of the PUD. The applicant has expressed concern over the amount of parking available based on the proposed uses and would prefer holding off on the TBD building until the site is at full occupancy. At such time, if it is determined that adequate parking is available to add another building, the applicant will pursue additional development of the site. Staff will recommend as a condition of approval, that if it is determined that parking supply is adequate to accommodate an additional building. In addition,

prospective users of this TBD building will be evaluated against parking code requirements, even as permitted uses. The building shall be located on the west portion of Lot B.

The plan shows a black aluminum fence with masonry piers at the west end of the south parking lot. The fence provides a nice barrier between the cars in the lot and the pedestrians on the sidewalk. Staff requires the same treatment to the parking lot to the north as well as at the east and north areas of Lot A that abut the interior road.

Since the tenants for the buildings have yet to sign a lease or determined final plans for the space, staff expects the proposed outdoor seating and other site improvements between the existing buildings and Mequon Road will be modified as the user's design needs evolve. The location of these amenities along the right of way will have a significant impact on the public view of the site. Staff finds it necessary to further review these improvements once the tenant space designs are finalized. Further, public streetscaping must be coordinated as part of a necessary Phase II Development Agreement. Staff requires that the site improvements south of the existing buildings shall be submitted upon final tenant design for Planning Commission approval. This detail should include all improvements being proposed in the public right of way.

Building Design:

Building A (Small Public Works Building). The 4,800 square foot building is shown to be used as a physical therapy office. The proposed elevations show that all of the existing overhead doors and windows will be replaced with glass. The plan also shows new fabric awnings on the south and west elevations. The applicant states that due to HIPPA requirements, some of the windows and doors will need to have coverings or opaque glass above and beyond what is allowed per the zoning code are needed. Since the applicant has not provided a final floor plan or specifics to what windows and doors will be covered, it is premature to approve any waivers. Staff recommends that once the final floor plan and final building details are complete, the applicant shall return to Planning Commission and identify the specific waivers being requested. As a reminder, the approved PUD required that all of the commercial buildings are required to incorporate additional windows and other architectural features (awnings, etc.) on all facades with public view and that all service type building elements shall be removed (glass block windows, service doors, etc.).

The plan does not detail any mechanical equipment on the roof top or adjacent to the building. Staff lists a condition of approval, that all mechanical equipment shall be screened from public view.

Building B (Large Public Works Building). The 10,900 square foot building will be used as a public market that will include multiple food and retail vendors. The building plans show all the existing glass block windows will be replaced with glass windows. Two of the overhead doors will be replaced with glass doors and the remaining three will be converted to storefront entryway doors. There is a new trash/mechanical enclosure that will be constructed of brick that will match the existing building.

The applicant states that because of challenges in configuring the market space, some of the windows and doors provided will need to have coverings or opaque glass above and beyond what is allowed per the zoning code. Again staff will reiterate that the approved PUD requires that all of the commercial buildings are required to incorporate additional windows and other architectural features (awnings, etc.) on all facades with public view and that all service type building elements shall be removed (glass block windows, service doors, etc.). In addition, during the RFP process, it was the applicant who felt the existing buildings could be modified for reuse and would be able to comply with the spirit and intent of the Town Center guidelines. Allowing waivers to the design guidelines would be a contrary to the initial desire to use these buildings. Since the applicant has not provided a final floor plan or specifics to what windows and doors will be covered, it is premature to approve any waivers. Staff recommends that if a waiver is requested once the final floor plan and final building details are complete; the applicant shall return to Planning Commission and identify the specific waivers being requested along with

justification. The plan does not detail any mechanical equipment on the roof top or adjacent to the building.

Building C (Former Ross Wells Building). The 5,400 square foot building will be used as a sit down restaurant. The plan shows all of the existing windows and garage doors will be replaced with glass. The plan shows entrances to the building on the west and south elevation. A trash enclosure will be added to the north end of the building with brick that will match the existing building. The plan calls for storefront glass on the north elevation to infill the area left exposed by the demolition of the rear portion of the building. The applicant states that additional windows may be added to the north elevation depending on final placement of kitchen equipment. Staff recommends additional windows on the north and west elevation and must be factored in when designing interior space. The plan does not detail any mechanical equipment on the roof top or adjacent to the building.

Lighting Plan:

The applicant has submitted a plan for the interior parking lot lights which shows the identical fixtures that were approved for Phase I. The applicant has submitted a dispersion plan that shows parking lot light levels that are in compliance with the lighting code. Based on the height of the commercial buildings, the parking lot light fixtures shall be limited to 16 feet in height. Staff will require the applicant submit all other proposed lighting for staff review and approval.

Landscaping Plan:

The landscaping plan has been submitted to the city's landscape architect consultant, Terry Higgins for review. Staff did not receive review comments back in time to incorporate into the report. As a condition of approval, staff requires the landscaping plan to be updated to address comments made by the city's landscape architect and city staff; therefore, the plan shall be resubmitted to Planning Commission for final approval.

Engineering Report:

Bridget Henk, Assistant City Engineer, has reviewed the application and has the following comments:

Access is provided through two proposed private roadway connections, one onto Mequon Road (STH 167) via an access point north of the Industrial Drive extended, and a second onto Buntrock Avenue, north of the City of Mequon Public Safety Building. The southern proposed access point will connect to Mequon Road, which is a Connecting Highway portion of STH 167. As this portion of Mequon Road is a Connecting Highway, the City of Mequon has jurisdiction over this access point.

The private roadway connection to Buntrock Avenue will be through the northern driveway connection from the City of Mequon Public Safety Building to Buntrock Avenue. As the development will share the access roadway and maintenance responsibilities, an Ingress/Egress Easement and Shared Maintenance Agreement is required and is anticipated to be provided with Phase I of the development. The developer will be responsible for the maintenance, including snow and ice removal, for any new sidewalk constructed within the public right of way (ROW).

The proposed land uses will generate more traffic than the current uses, and thus a Traffic Impact Analysis (TIA) was required for the site. All of the recommendations per the TIA shall be installed as a condition of the development. Please note that the TIA was based upon assumed uses. Should the proposed uses for the buildings change, an updated TIA shall be provided to verify any impact on the recommended improvements.

The site is located within the City's sewer service area and connection to the public utility is required. As a new development and as a condition of approval, the development must connect to the public water main. There is currently sanitary sewer service and water service available

on the site, as sanitary and water mains have been extended onto the property. A Water Service Agreement will also be required for each individual development.

The site proposes an increase in impervious surface in excess of one half acre and therefore requires a storm water management plan (SWMP). The SWMP must be approved by the City and MMSD. The site plan proposes shared storm water facilities for the proposed developments. The proposed shared storm water facility would be on the north portion of the property, to the east of the 11352 Buntrock Avenue property.

The site proposes land disturbance in excess of one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

Staff Recommendation:

Staff recommends approval of the building and site plan subject to the following conditions:

1. The applicant shall submit the following items for review and approval by the Planning Commission:
 - The final landscaping plan
 - The Master Sign Plan
 - Any requested waivers to the Town Center design guidelines.
 - The portion of the site plan between the commercial buildings and the right of way once final tenant spaces and adjacent outdoor areas have been designed.
2. All roof top and ground mounted mechanical equipment shall be screened from public view.
3. A landscaping escrow equal to 125% of the improvement costs for installation of landscaping by a licensed contractor and an escrow equal to 25% of the landscape contract cost to insure that landscaping that dies within three (3) years of installation will be replaced by the applicant.
4. Planning staff review and approval of final site, landscaping, dumpster, lighting and elevation plans prior to the issuance of permits.
5. Staff review and approval of all site and building lighting not shown on the proposed plan. The parking lot light fixtures are limited to 16 feet in height.
6. The north portion of parking lot B and the east and north portion of Lot A that abut the interior road shall include the same black aluminum fence with masonry piers as shown on the south portion of Lot B.
7. The final design of Building C shall incorporate additional windows on the north and west elevation.
8. Installation of all recommended improvements from the traffic impact analysis:
 - If practical, consider aligning the East Driveway centerline with the Industrial Drive centerline to 1) improve driveway left-turn sight distance around opposing Industrial Drive left-turn traffic and vice versa, and 2) minimize the instance of left-turns from the north and south overlapping through the median. The driveway is currently off-set approximately 20-feet west.
 - Extend the Mequon Road eastbound-to-northbound left-turn lane to include 200-feet of storage.
9. Certification by the traffic engineer with each access revision or change in use for the buildings confirming that no additional driveway or access improvements are required.
10. City Attorney approval of all applicable easements including, but not limited to, easements over the existing utilities and easements for proposed utilities.
11. Plaza areas and open space treatments throughout the site shall be designed with pedestrian focused amenities and treatments that allow for connectivity

and some level of functionality versus simply grass and soft bermed treatments. These include benches, hardscape plazas, staircases, trash receptacles and wrought iron fencing.

12. Engineering Department review and approval of grading, drainage, stormwater management, erosion control and utility plans.
13. Approval of a storm water management plan for the site in conformance to City ordinances and MMSD Chapter 13, including execution of a Storm Water Facilities Maintenance and Easement Agreement.
14. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
15. As a condition of approval and issuance of the permit, the city engineer will require the applicant to deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow/letter of credit shall be for a time period of five years and will be computed on the basis of \$4,000.00 for every 3,500 square feet of impervious surface added (58-677(b)).

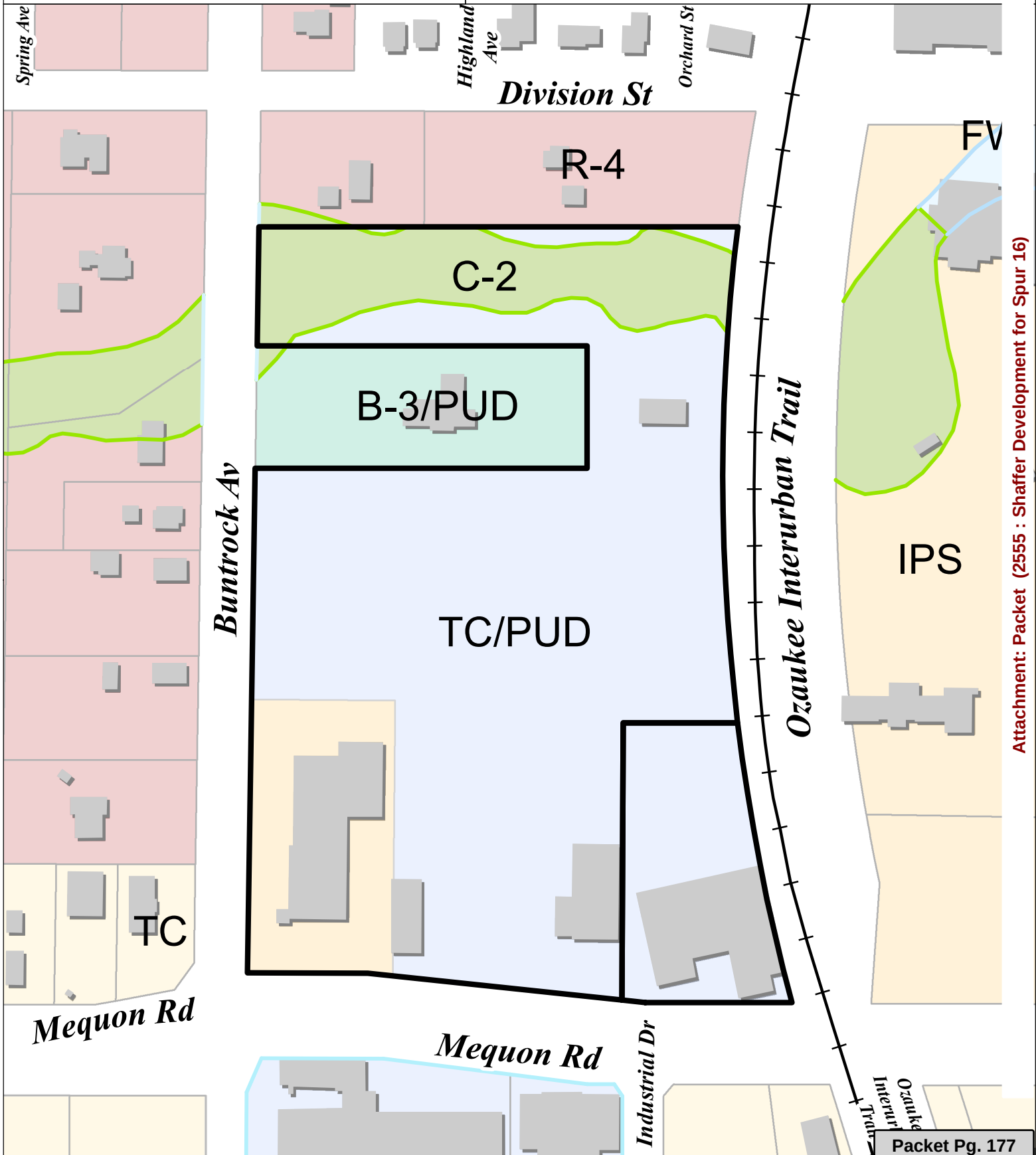
Attachments:
Packet (PDF)

ITEM 11 Schaffer Development for Spur 16

AC Arrival Corridor
A-1 Agricultural Preserve
A-2 General Agricultural
B-1 Neighborhood Business
B-2 Community Business
B-3 Office & Service Business
B-4 Business Park
B-5 Light Industrial
B-6 Rural Industrial
B-7 Rural Business
C-1 Shoreland/Wetland Conservancy
C-2 General Conservancy
CGO Central Growth Overlay
FFO Flood Fringe Overlay
FW Floodway
IPS Institutional & Public Service

LTD Limited Use
OA Agricultural Overlay
PUD Planned Unit Development Overlay
P-1 Park & Recreation
R-1 Single-Family Residential (5 Ac. Min.)
R-1B Single-Family Residential (2.5 Ac. Min.)
R-2 Single-Family Residential (2.0 Ac. Min.)
R-2B Single-Family Residential (1.5 Ac. Min.)
R-3 Single-Family Residential (1.0 Ac. Min.)
R-4 Single-Family Residential (3/4 Ac. Min.)
R-5 Single-Family Residential (1/2 Ac. Min.)
R-6 Single-Family Residential (4 du/Ac)
RM Multi-Family Residential
TC Town Center
TDR Transfer of Development Rights

3.h.a





MEQUON TOWN CENTER II COMMERCIAL DEVELOPMENT PLAN

Location: 13.9 acres located at 6200 and 6300 W. Mequon Road, 11300, 11350 and 11350 N. Buntrock Avenue.

Project Description:

Spur 16 will be comprised of approximately 21,100 square feet of retail space in three buildings along Mequon Road. Town homes and apartment homes will be located to the rear of the site comprised of four buildings with 156 units. Spur 16 is named for the busy railroad spur that once served this site and area lumberyards, brickyards and the Mequon River Cannery.

On December 5th, 2016 Planning Commission approved the conditional use grant, building and site plan certified survey map and fill permit for this project. We are before you tonight to provide additional details on the commercial development of Spur 16 as requested by the development agreement which was approved on June 15, 2017.

Our mission statement at Shaffer Development is:

To make a difference while making a living. To be good stewards of our land and to provide quality community development that is beneficial to all concerned.

Repurposing the existing public works builds aligns with our mission and allows us to honor and preserve a piece of Mequon History. It was strongly supported by members of the Mequon Common Council and has been well received by potential tenants. We currently have letters of intent for over 50% of the commercial space with plans to open all three buildings in the summer of 2018. We need site plan approval to execute formal leases. Signage and exterior spaces will be subject to staff approval and possible planning commission approval subject to staff recommendation.

Buildings and Uses:

Public Market, 10,900SF (Former Public Works Building)

We are most excited about the development of the large public works building that will become a Public Market, a unique destination where people will gather to experience community, specialty shopping, quality food, drinks, and farm fresh produce from local business. We are currently working with several vendors for the market which include, a bakery, artisan cheese and sausage, several ethnic restaurants. This is a place to celebrate culture support local and regional farmers, food artisans and entrepreneurs. Mequon Market brings

people together to laugh, taste, learn and connect. A place to meet your neighbors, enjoy sipping on coffee while nibbling on a freshly made warm baguette and share what builds our community.

In addition to the indoor space we have allowed and designed outdoor space along the west side of the market to include outdoor dining, event space and an area to accommodate a farmer's market and food trucks. A stair coming down off of the southwest side of Mequon Road will add additional access to the site.



Additional community activations include art festivals and outdoor movies (see attached vision board). While the preference is to activate Mequon road additional space the north side of the market allows flexibility for additional larger event space.

Per the commercial elevations in the packet our goal is to preserve as many window and garage door openings. We respectfully request a waiver of the zoning code to overcome challenges of service entrances, kitchen placements and window screening as maybe dictated by operations of a market. We will use awnings and other approved screening methods whenever possible but would like to request the approval to work with staff for minor requests per section 53-301(a) of the zoning code.

Yoga Studio Physical Therapy, 4,800 SF (former small public works building)

The small public works building on the west side of the site will be home to a yoga studio and physical therapist. Existing windows and garage doors will be replaced with new doors and windows and awnings will be added to the exterior of these openings. Shaffer Development is requesting the planning commission to allow window area obstructions of types and amounts not specified in section 58-301(1)(2)a. for first floor windows finding that strict compliance is impractical under the circumstances to comply with the privacy required under HIPAA laws for the physical therapy patients.

Restaurant 5,400SF (Former Ross Wells Building located at 6200 W. Mequon Road)

This building will be partially demolished leaving the front portion of the building with the smoke stack to be used as a restaurant. Existing windows and garage doors will be replaced and outdoor space and connectivity to Mequon Road will be enhanced. Additional windows may be added to the north side of the building pending location of kitchen equipment and venting.

Site Considerations:

Specific attention was paid to parking, delivery access for the market and restaurant as well as trash impacts and pedestrian connectivity.

Shaffer development is working with city staff to gain approval of a pedestrian walk way across the railroad tracks. This is a slow process with the railroad but staff and Shaffer are optimistic of pending approvals.

Lighting plan and cut sheet are included in this package, conforming with TC design guidelines.

Civil and landscape are included but have not caught up with most recent site plan per discussion with staff these minor changes can be made at staff level.

It is important to note each building will have a separate trash enclosures. HVAC equipment and utility meters will be enclosed within or adjacent to the same location identified on the plans.

While the site was approved with the potential of an additional “to be determined building” we have left these out of this approval process in order to ensure adequate parking for the development. Any additional buildings will require PC approval.

Parking calculations show required parking per TC zoning codes of 234 spaces. Current site plan shows 239 parking spaces.

Careful consideration has been given to parking and potential tenants have submitted employee counts and hours of operation. We anticipate a high traffic demand at the Public Market and have planned accordingly.



Mequon Public Market Community Activations

Weekend Farmers Market



Community Outdoor Movie Night





Weekend Art Festivals



Live Music



Mequon Public Market Vision Board

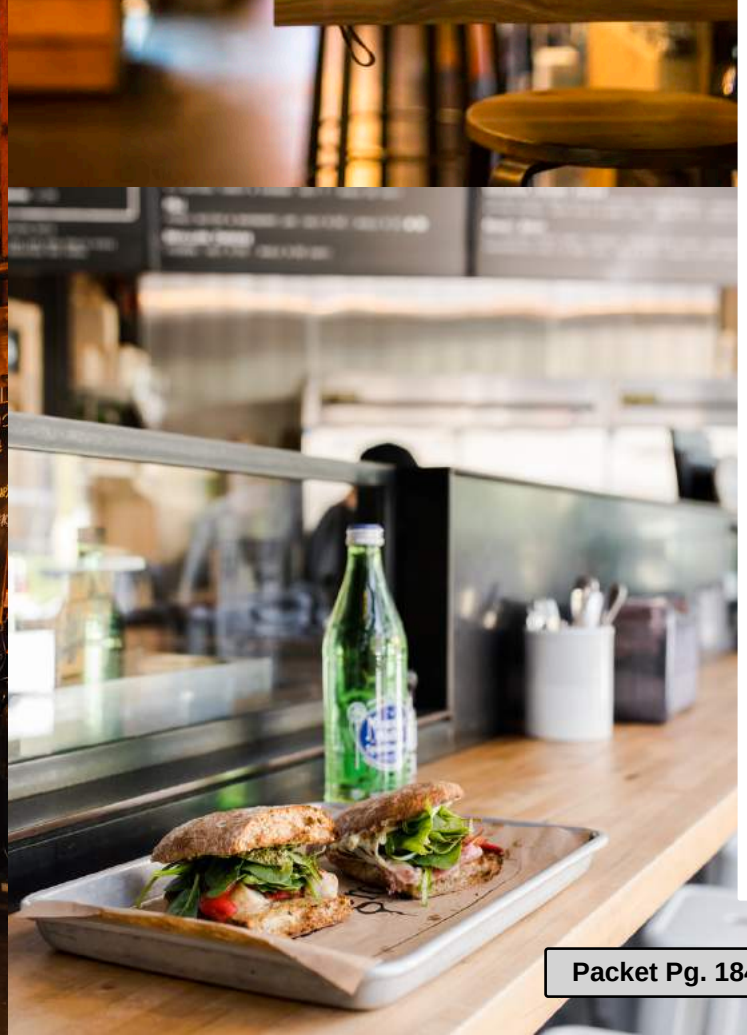
SPUR
• 16 •
MEQUON



Attachment: Packet (2555 : Shaffer Development for Spur 16)



3.h.a



Attachment: Packet (2555 : Shaffer Development for Spur 16)

MEQUON, WISCONSIN

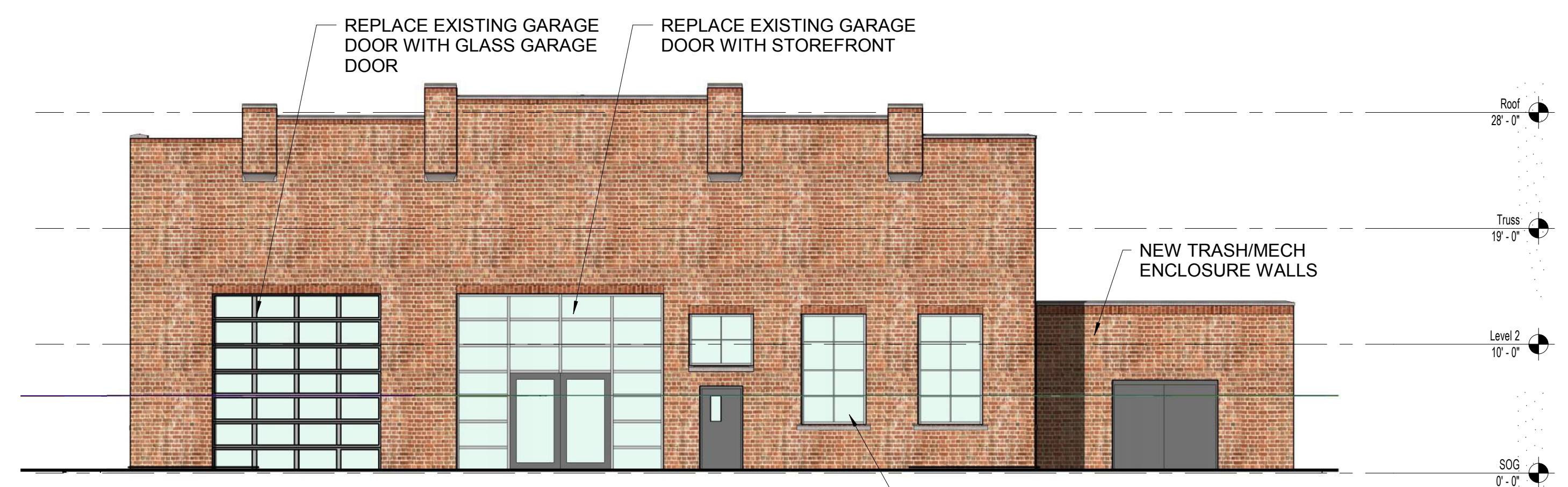


1.	PUBLIC MARKET BUILDING	1
	ELEVATIONS	2
	PLAN	3
2	RESTAURANT BUILDING	4
	ELEVATIONS	5
	PLAN	6
3.	OFFICE BUILDING	7
	ELEVATIONS	8
	PLAN	9
4.	SITE	10
	SITE ELEMENTS	12
	SITE PLAN	13
	SITE DATA	14
	LIGHTING + CUT SHEETS	15
	GRADING PLAN	16
	UTILITY PLAN	17
	LANDSCAPE PLAN	18
	LANDSCAPE DETAILS	19

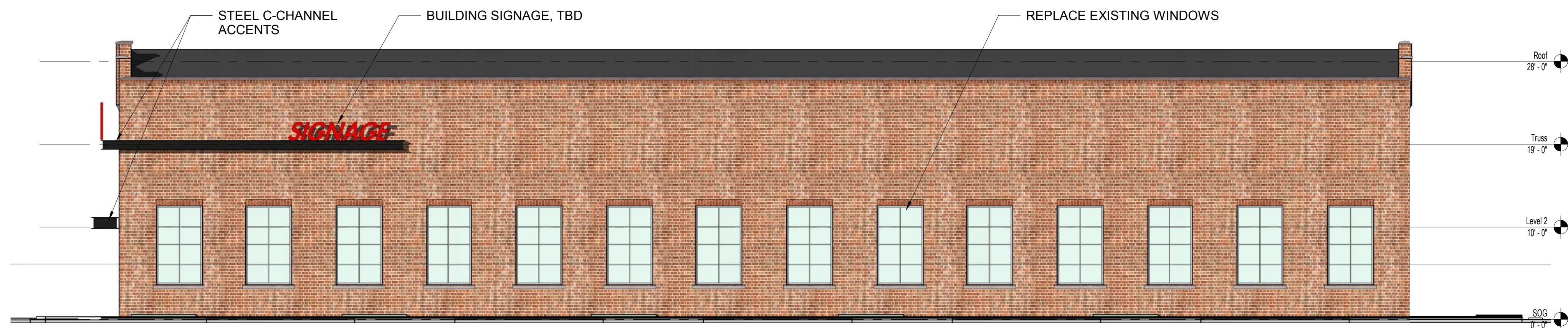




1 MARKET - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

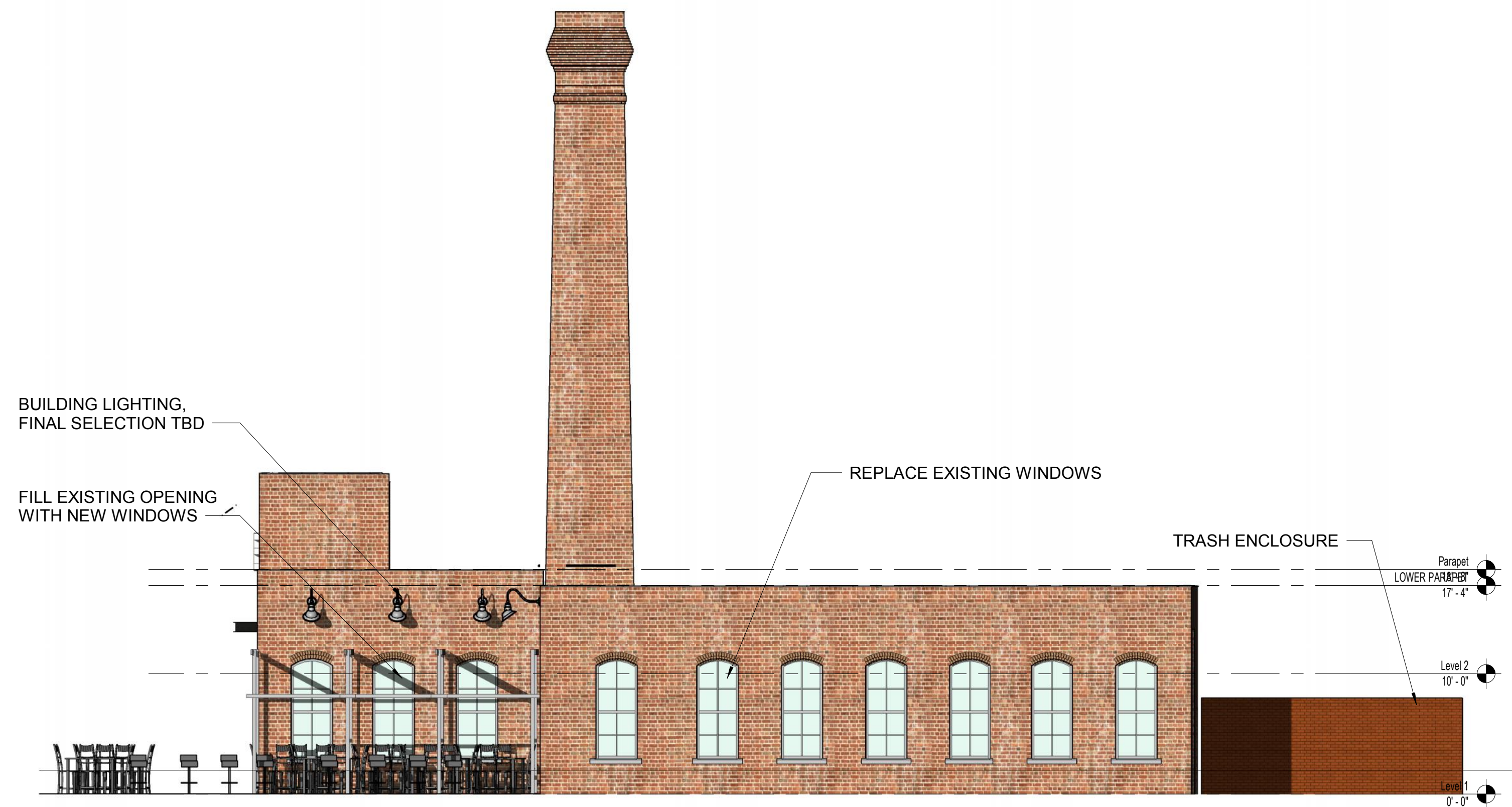


3 MARKET - EAST ELEVATION
SCALE: 1/8" = 1'-0"

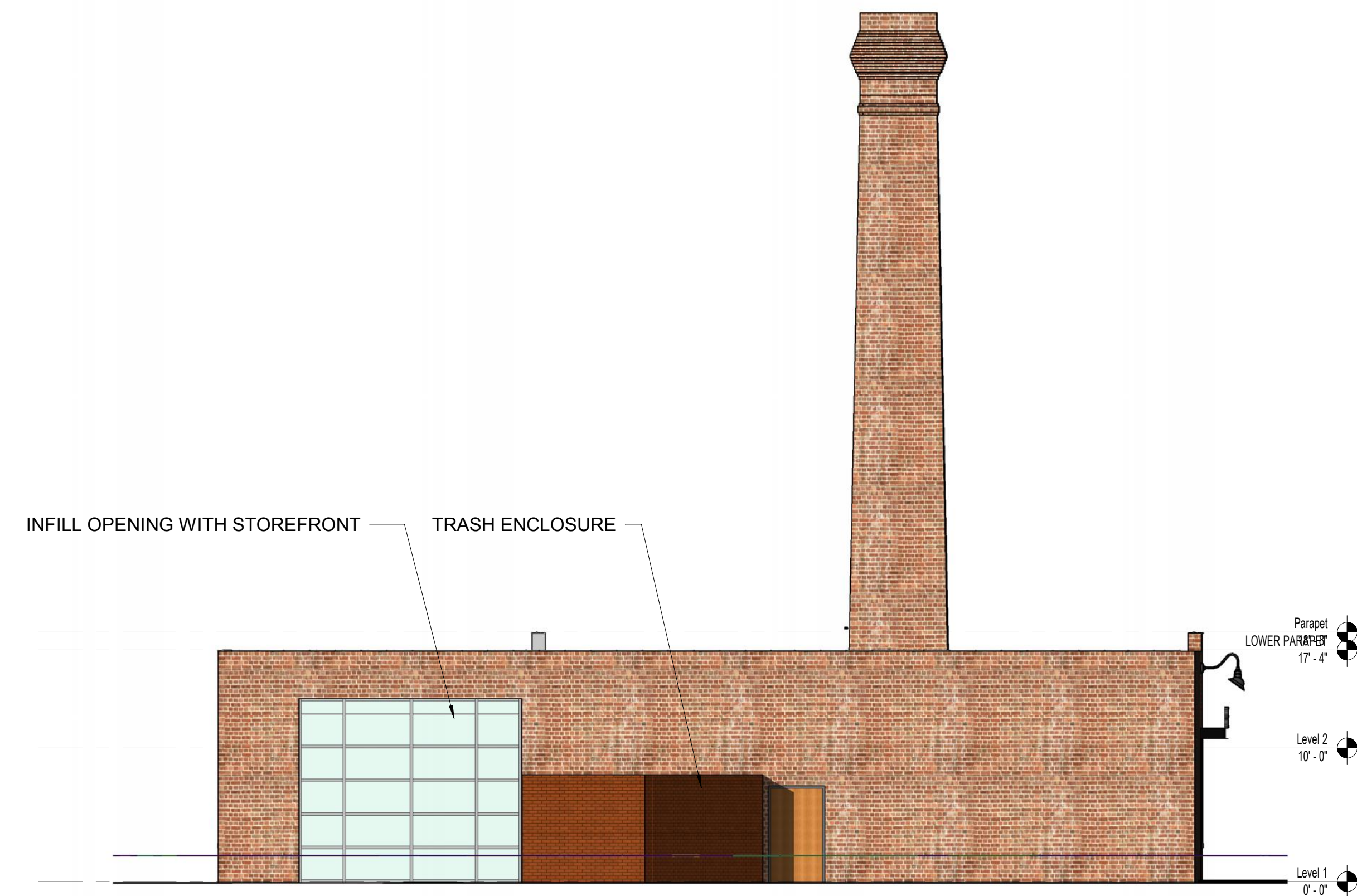


4 MARKET - WEST ELEVATION
SCALE: 1/8" = 1'-0"

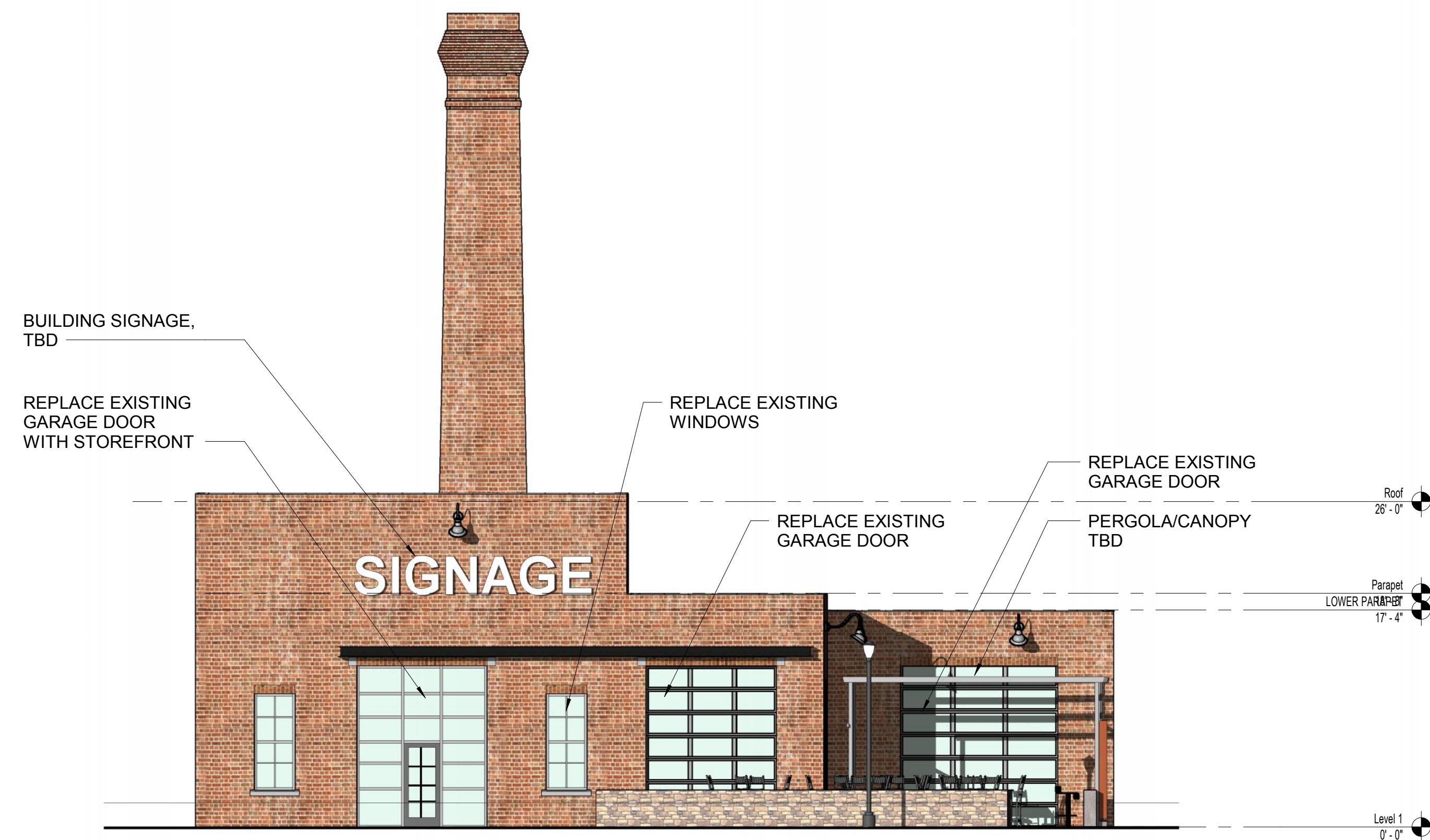




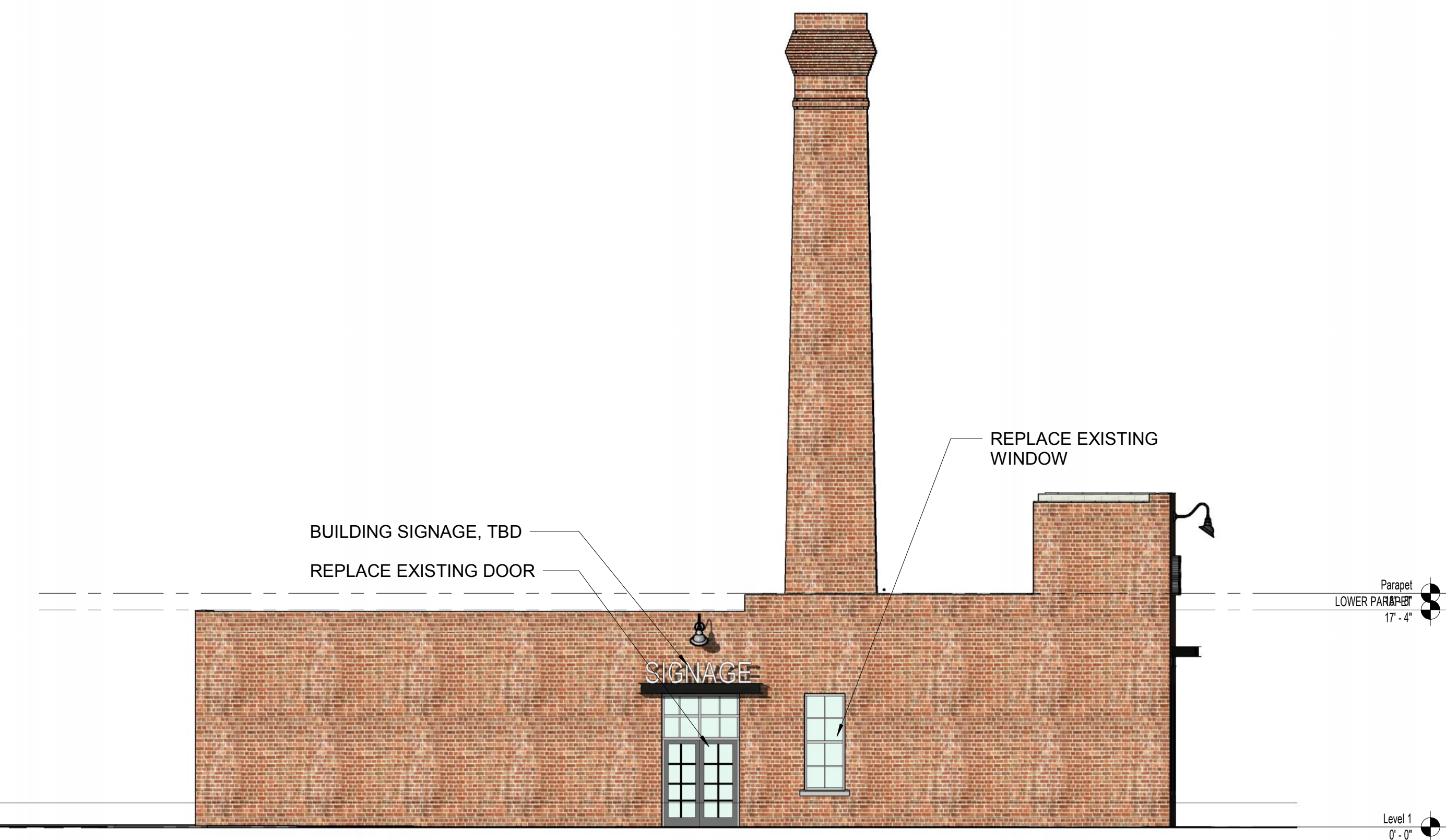
1 RESTAURANT - EAST ELEVATION
SCALE: 1/8" = 1'-0"



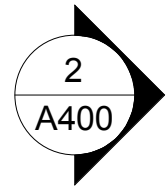
2 RESTAURANT - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



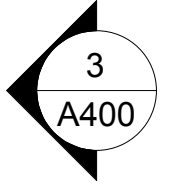
3 RESTAURANT - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

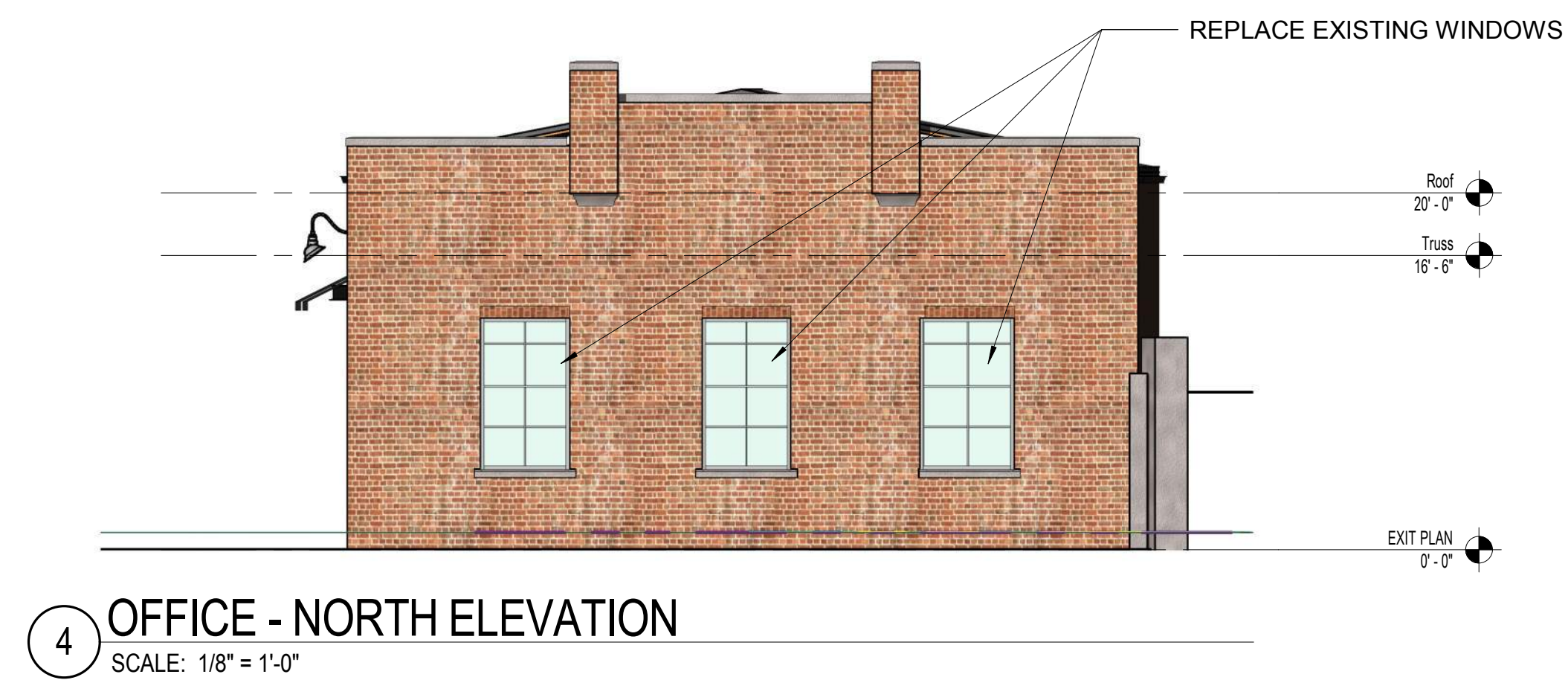


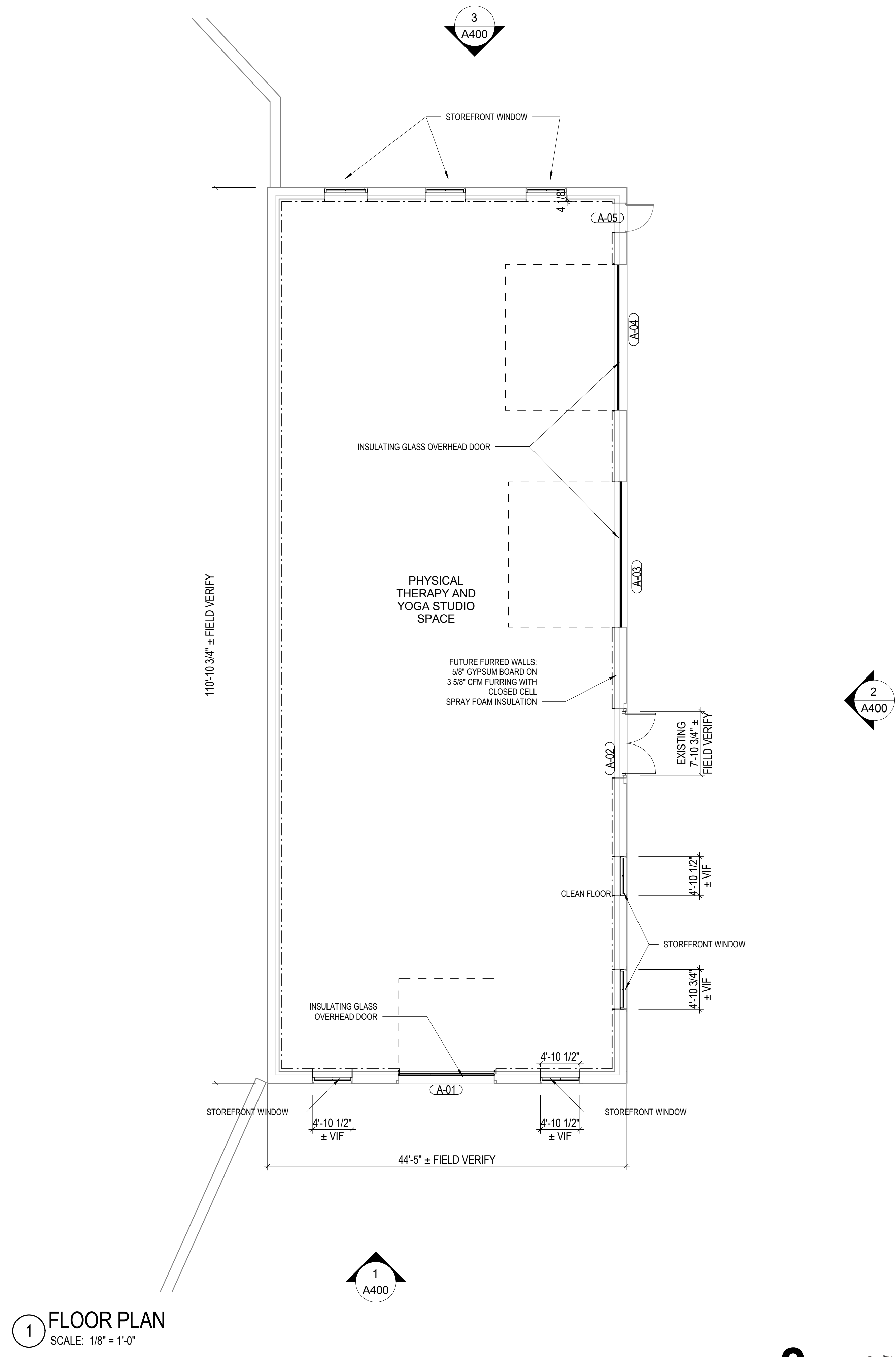
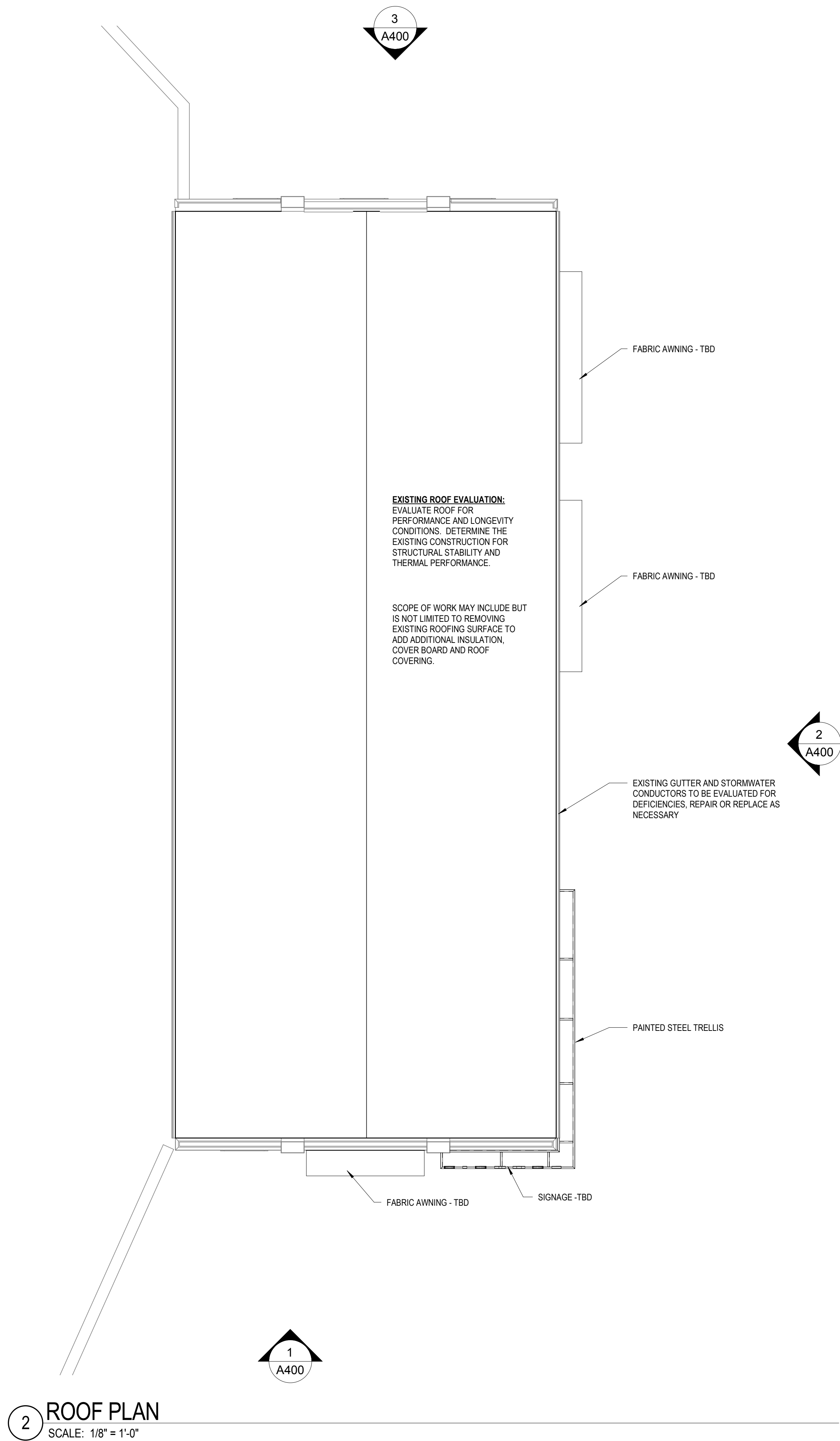
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

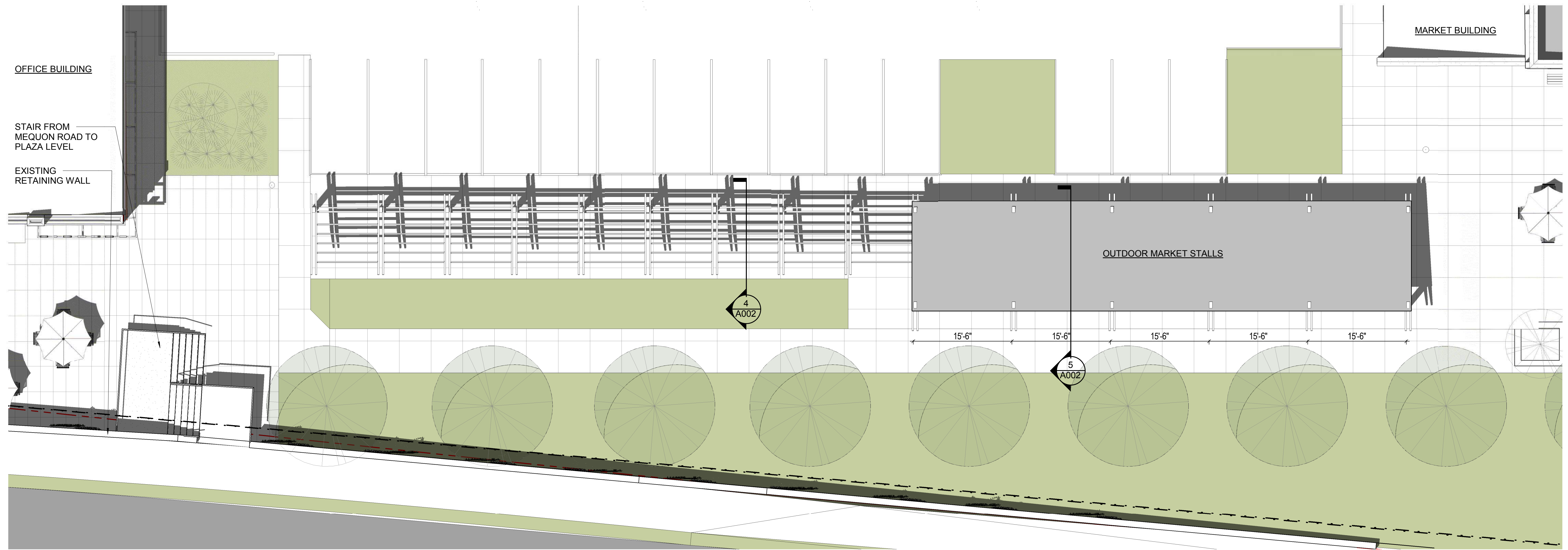




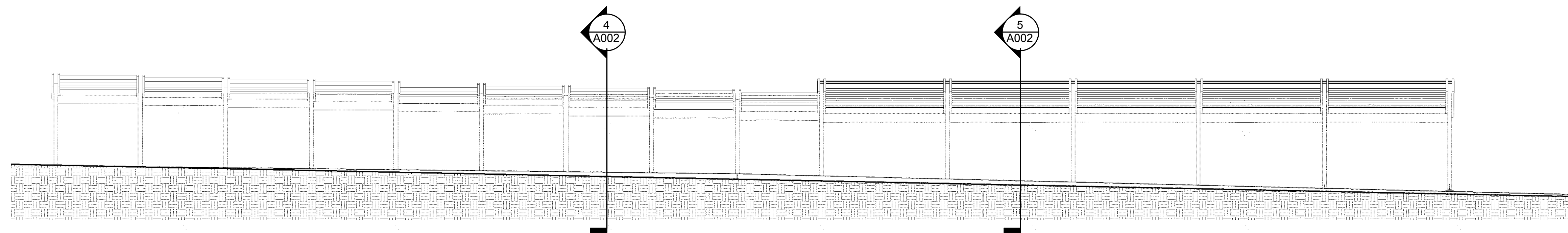




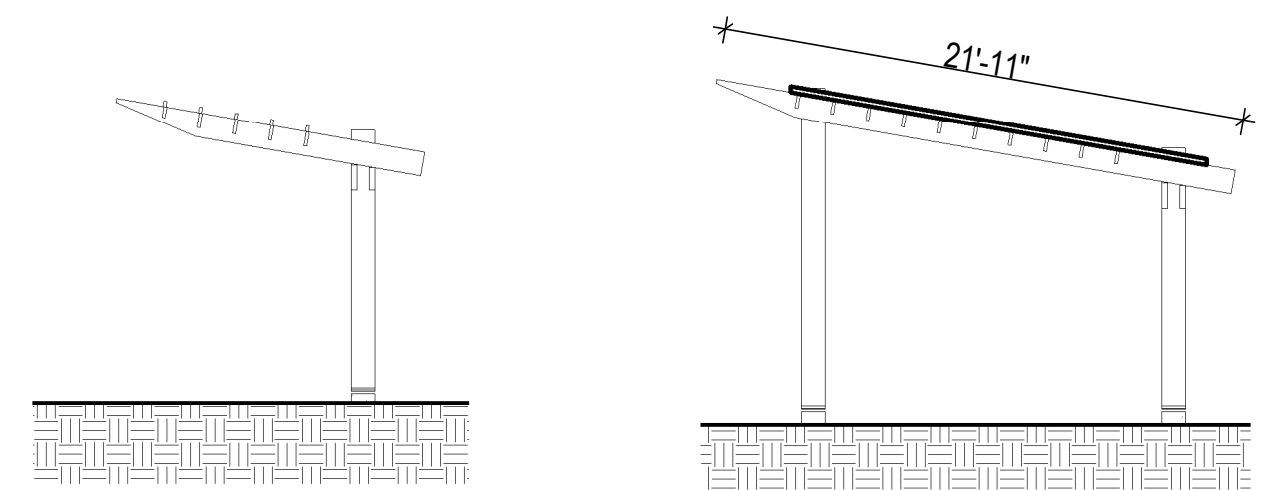




1 PLAN - PAVILION/MARKET STALLS
SCALE: 1/8" = 1'-0"

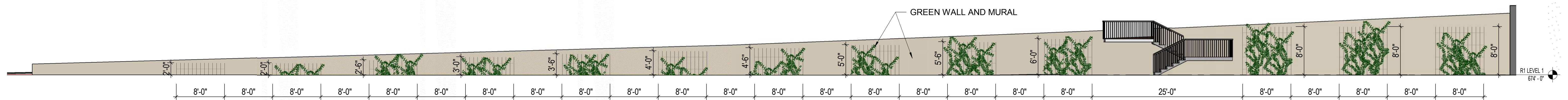


2 ELEVATION - PAVILION/MARKET STALLS
SCALE: 1/8" = 1'-0"

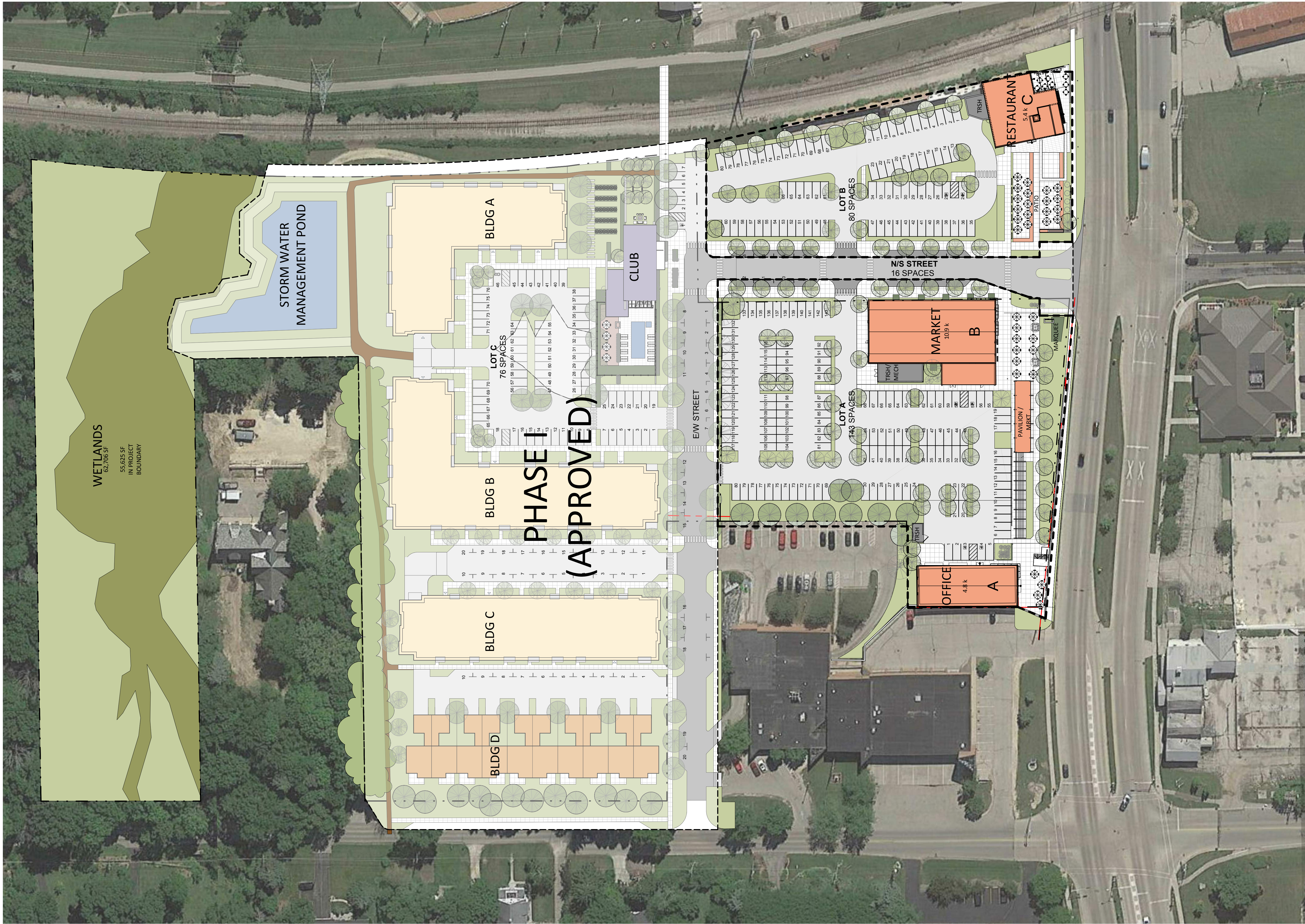


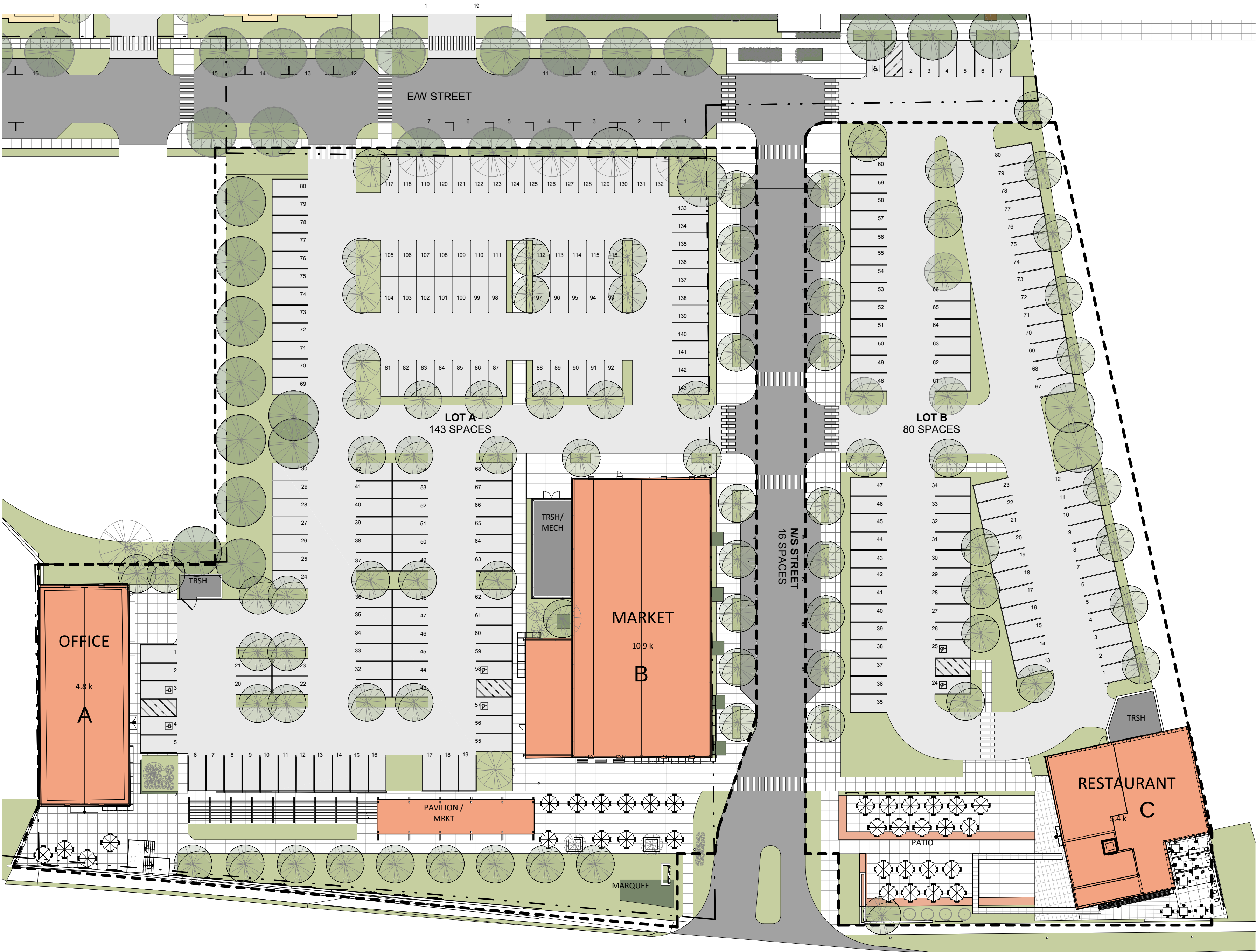
4 Open Stall Section
SCALE: 1/8" = 1'-0"

5 Covered Stall Section
SCALE: 1/8" = 1'-0"



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



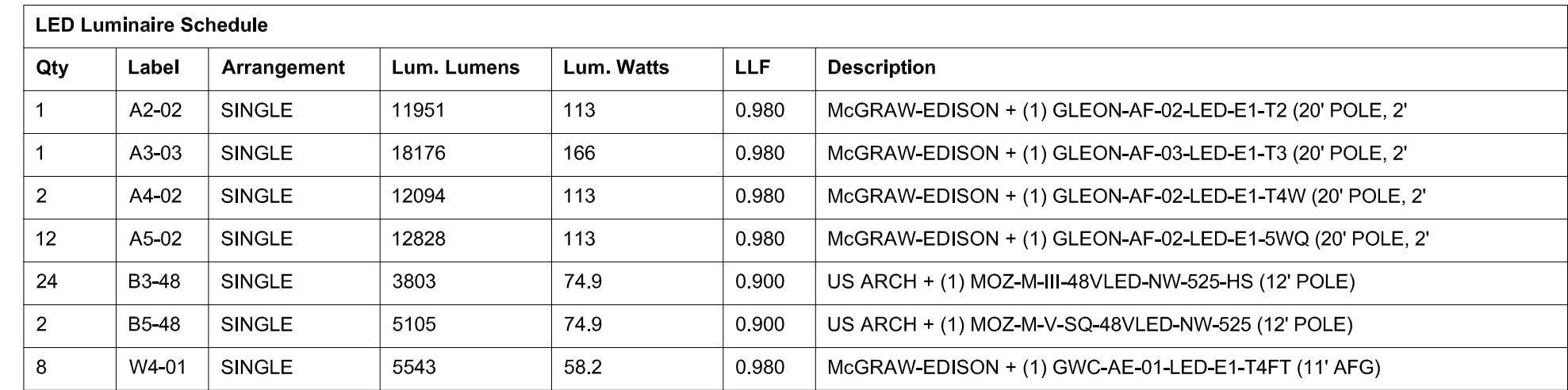


SPUR 16 COMMERCIAL PARKING CALCULATIONS

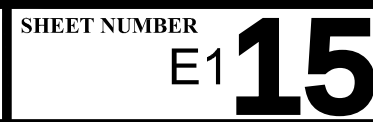
BUILDING/USE	Square Feet	Parking Ratios	Total Surface Required
Building A:Small Public Works Building			
Physical Therapy/Yoga	4,800	1 per 200 SF	24
Employee Parking			12
Total:			36
Building B:Large Public Works Building			
Public Market	10,900	1 per 100 SF	109
Employee Parking			30
Total:			139
Building C: Smoke Stack Building			
Restaurant	5,400	1 per 100 SF	54
Employee Parking			30
Total:			84
Total Required			259
Total Surface Parking Provided			
Surface Lot A			143
Surface Lot B (east side/restaurant)			80
Total Surface			223
Street Parking			
N/S			16
Total Commercial Parking Provided			239

Shared Parking								
Building A	36	Office	2	36	2	0	6	0
Building B	139	Retail/Service	0	139	111	0	139	84
Building C	84	Restaurant	17	59	84	25	63	84
Total	259		19	234	197	25	208	168

Spaces Needed Per Shared Calcs	
Highest sum of the 6 Colums	234



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE SITE	illuminance	Fc	0.90	6.0	0.0	N.A.	N.A.
BUILDING D PARKING & DRIVE	illuminance	Fc	1.96	5.4	0.3	6.53	18.00
BUILDINGS A & B PARKING & DRIVE	illuminance	Fc	1.57	6.0	0.3	5.23	20.00
BUILDINGS B & C PARKING & DRIVE	illuminance	Fc	1.59	4.8	0.2	7.95	24.00
MAIN DRIVE	illuminance	Fc	1.63	4.6	0.2	8.15	23.00
RESTAURANT & FUTURE PARKING & DR	illuminance	Fc	1.40	4.6	0.4	3.50	11.50
RETAIL PARKING	illuminance	Fc	1.39	2.4	0.3	4.63	8.00



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

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

Optics

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

Electrical

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

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Mequon Town Center
Type A2-02
GLEON-AF-02-LED-E1-T2-STD FINISH
SSS4A20S*N1

Comments

Prepared by

Type

Date

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

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

Warranty

Five-year warranty.



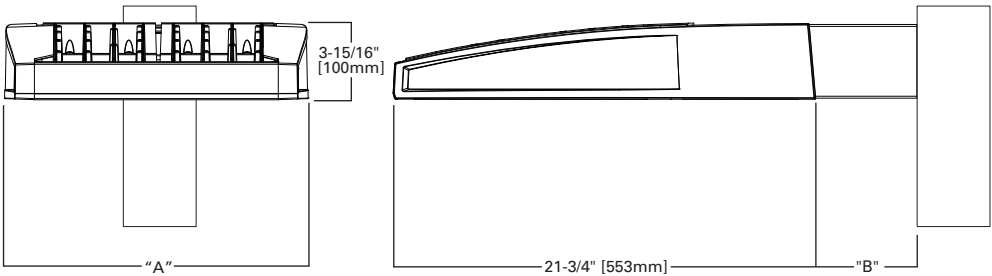
GLEO
GALLEON LE

1-10 Light Squa

Solid State I

AREA/SITE LUMINA

DIMENSIONS

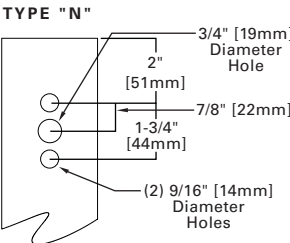


DIMENSION DATA

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

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

DRILLING PATTERN



CERTIFICATION DATA

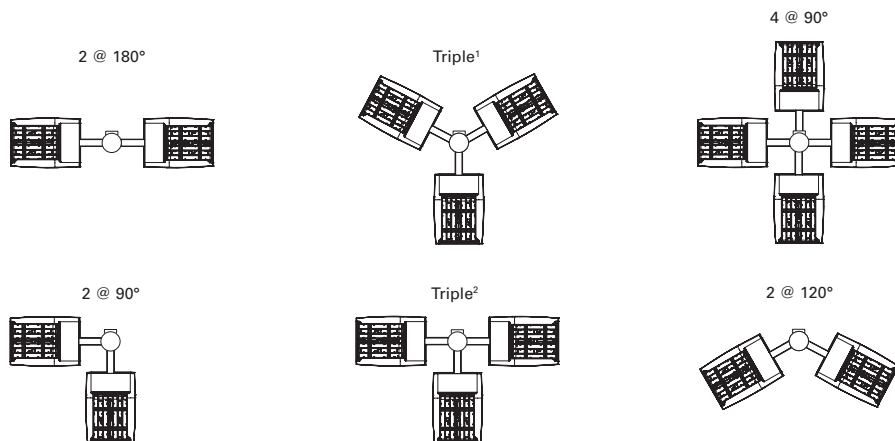
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA

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

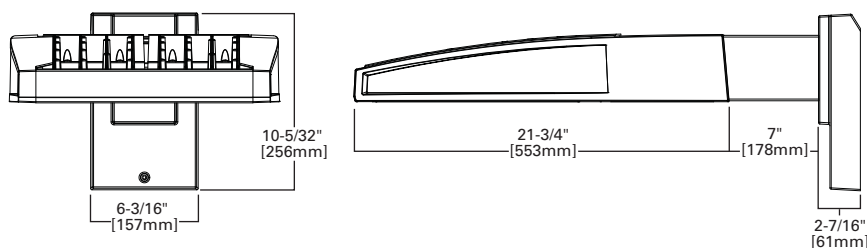
ARM MOUNTING REQUIREMENTS

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

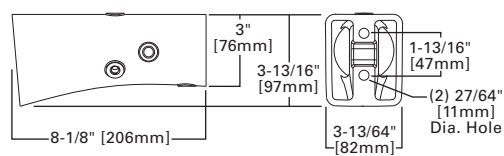


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

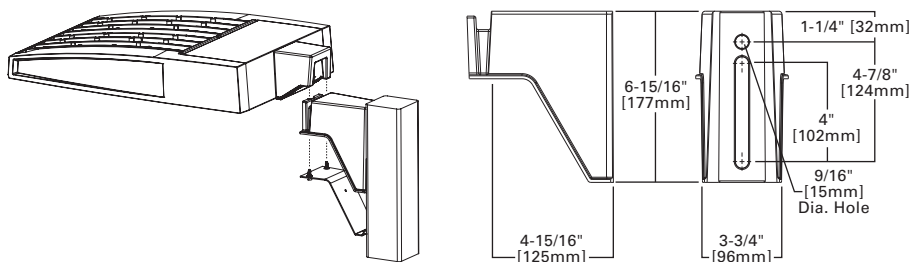
STANDARD WALL MOUNT



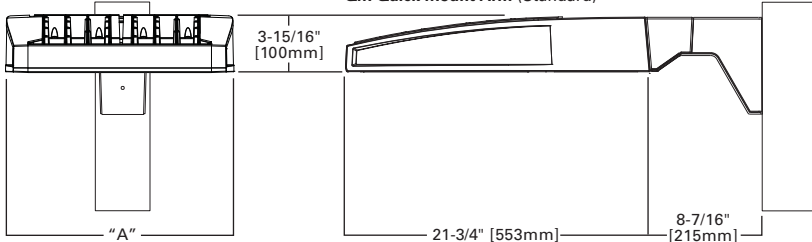
MAST ARM MOUNT



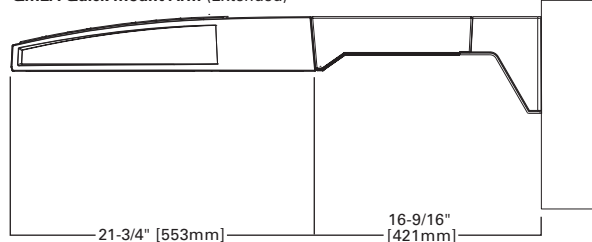
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

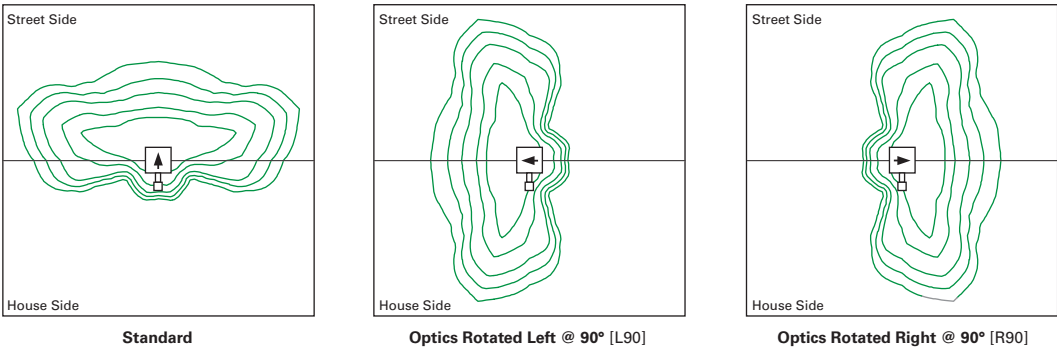


QUICK MOUNT ARM DATA

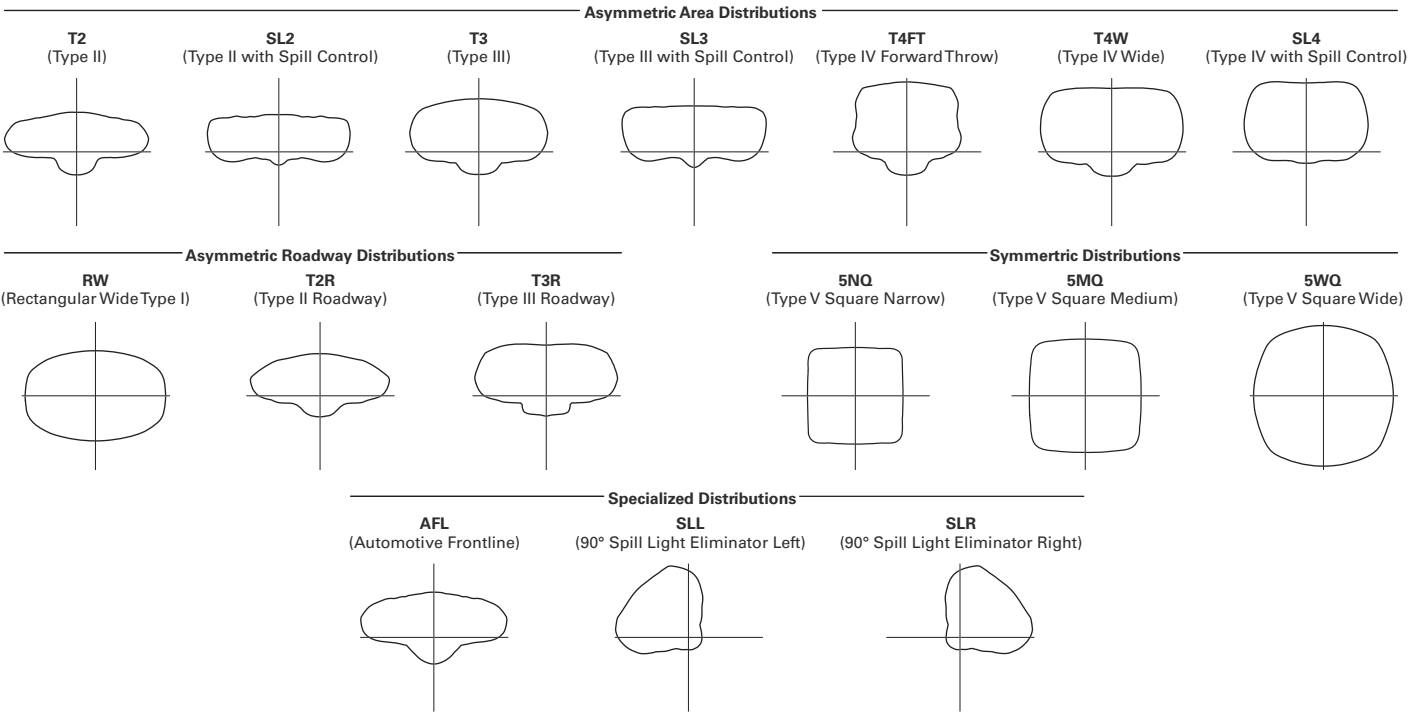
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

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

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

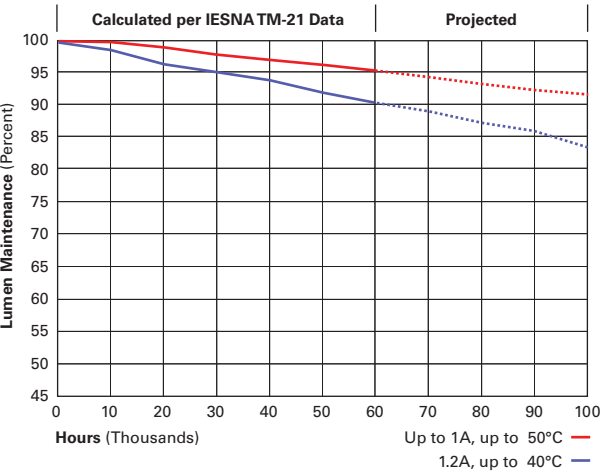


LUMEN MAINTENANCE

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



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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* 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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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)

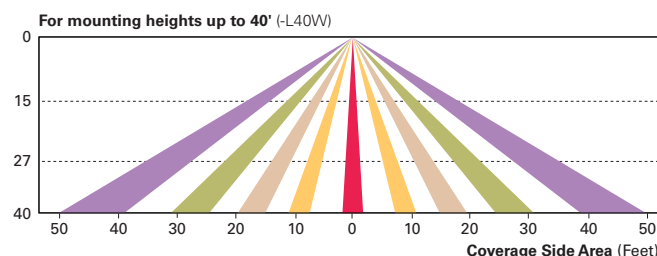
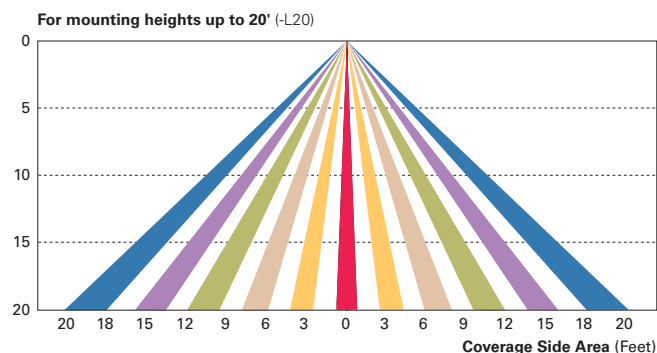
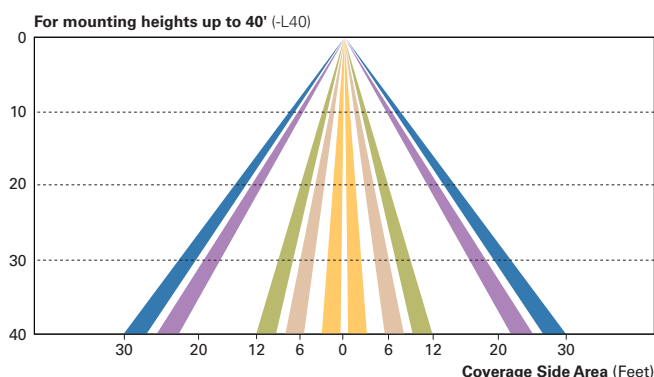
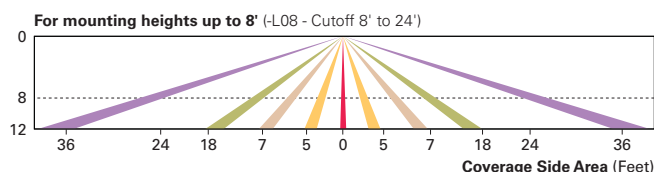
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile 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.

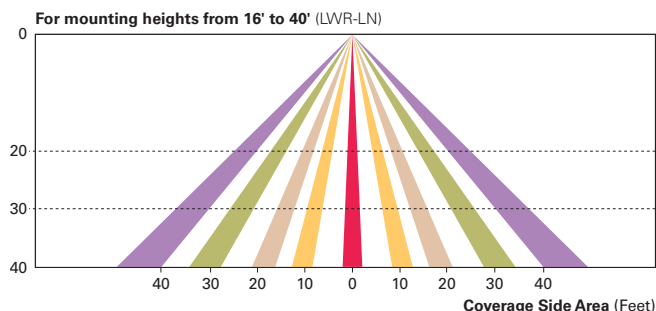
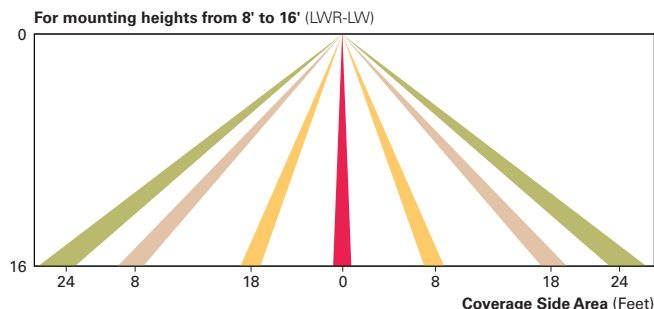
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

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-T3-GM-QM

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 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mast Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹² 7060=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} 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 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,21,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,23,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,30}		

NOTES:

- 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.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- 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).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 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.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.



SSS SQUARE STRAIGHT STEEL

Catalog #	Type	
Project		
Comments	Date	
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

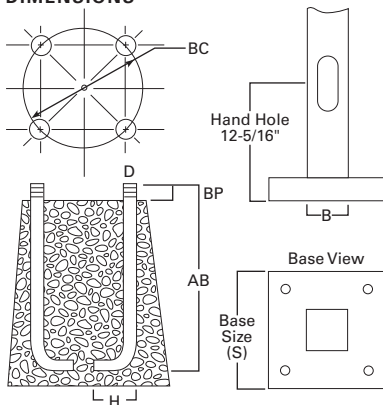
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling N = Type N Drilling	1=Single 2=2 at 180° 3=Triple 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional H Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Damper

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receipt not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

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

Optics

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

Electrical

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

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Mequon Town Center
Type A3-03
GLEON-AF-03-LED-E1-T3-STD FINISH
SSS4A20S*N1

Comments

Prepared by

Type

Date

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

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

Warranty

Five-year warranty.



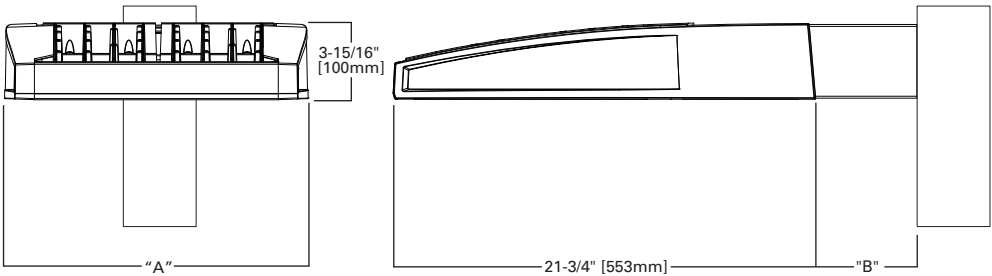
GLEO
GALLEON LE

1-10 Light Squa

Solid State I

AREA/SITE LUMINA

DIMENSIONS

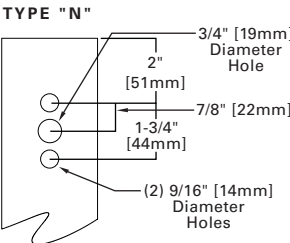


DIMENSION DATA

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

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

DRILLING PATTERN



CERTIFICATION DATA

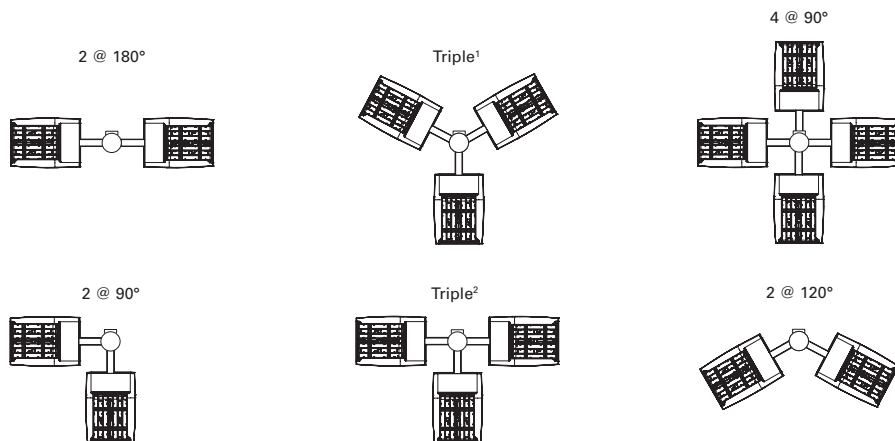
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA

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

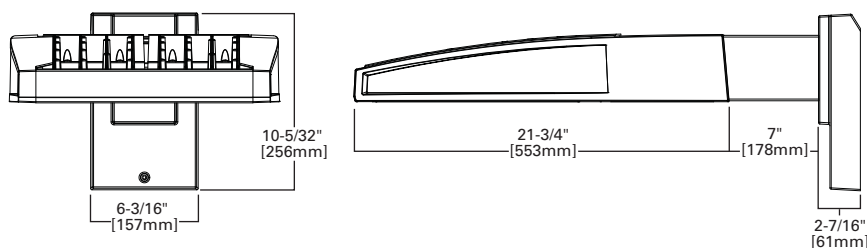
ARM MOUNTING REQUIREMENTS

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

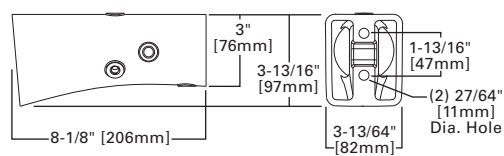


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

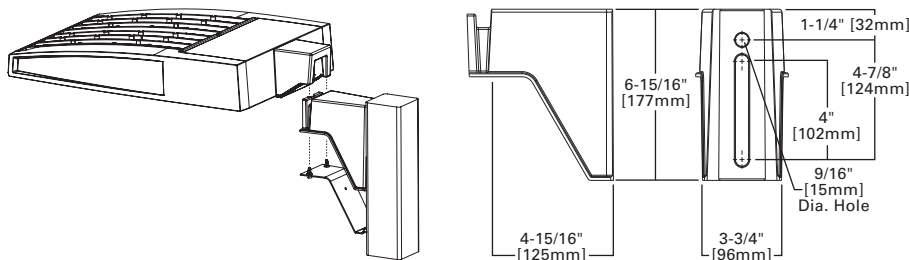
STANDARD WALL MOUNT



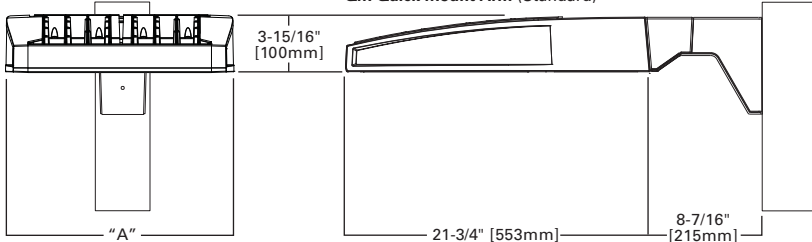
MAST ARM MOUNT



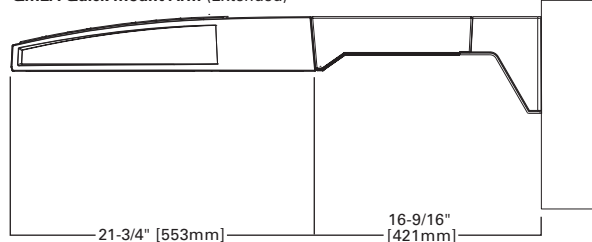
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

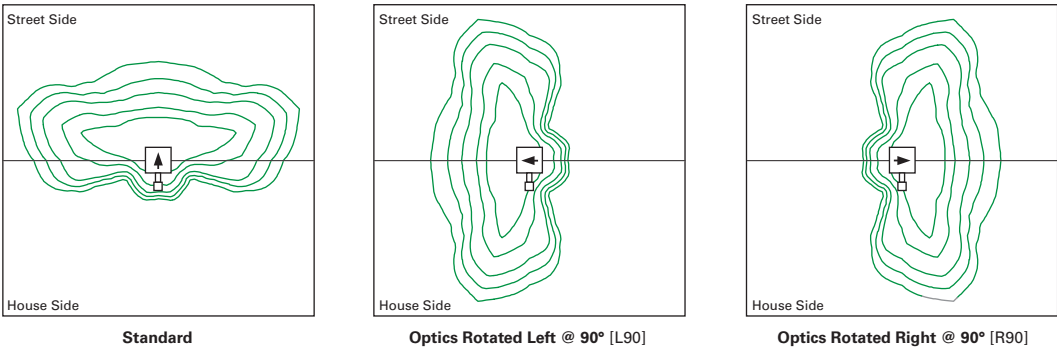


QUICK MOUNT ARM DATA

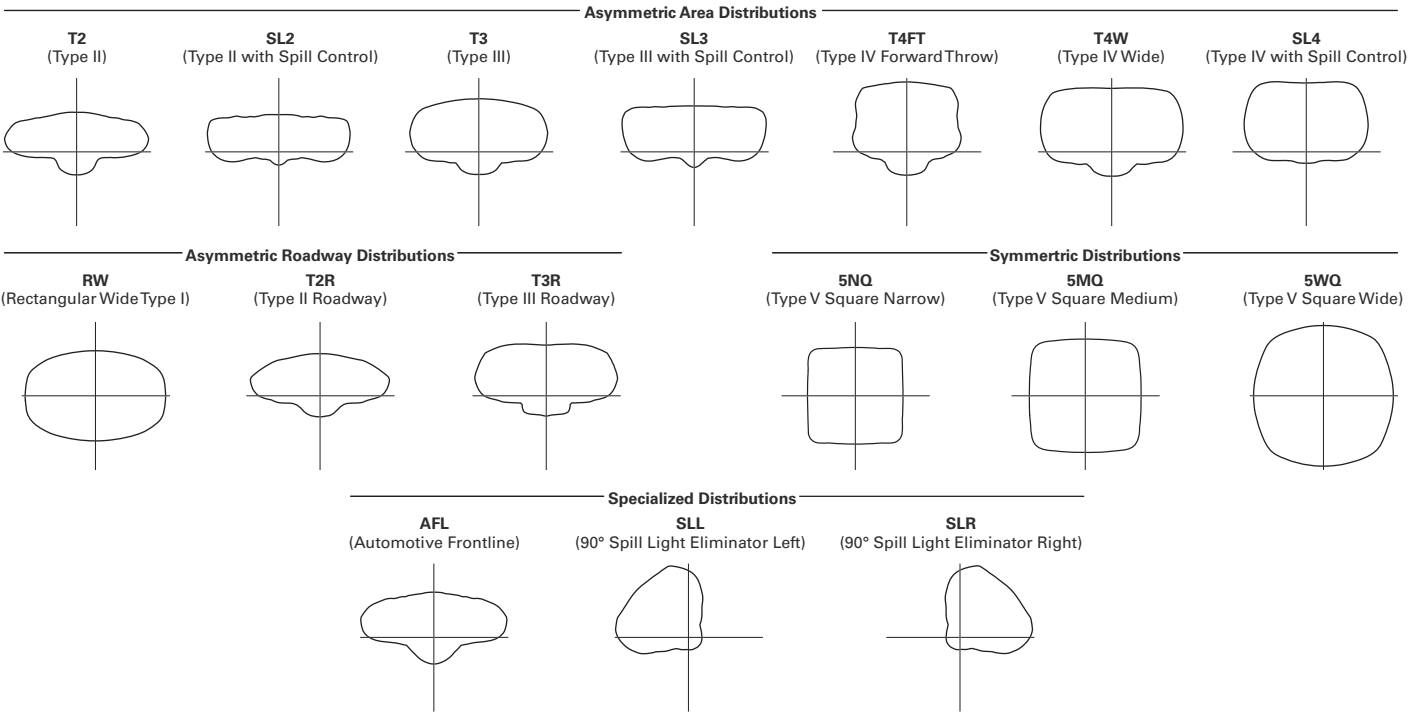
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

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

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

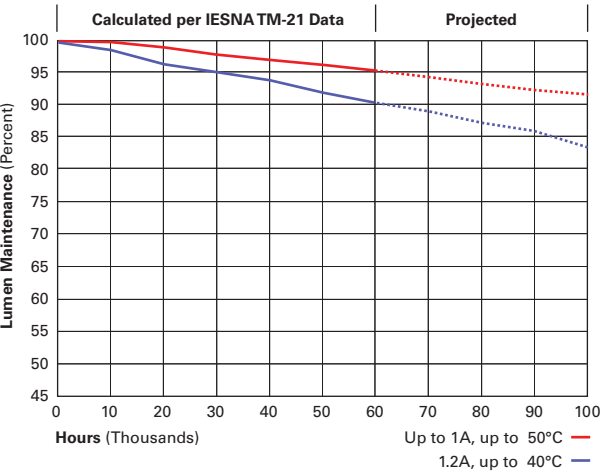


LUMEN MAINTENANCE

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



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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* 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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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)

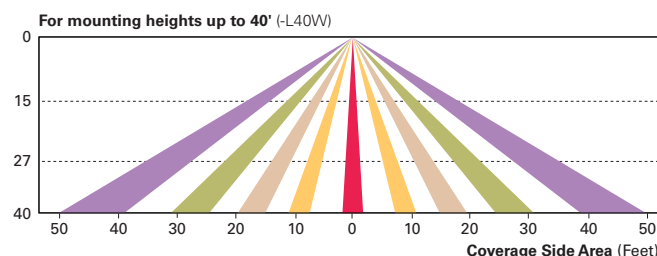
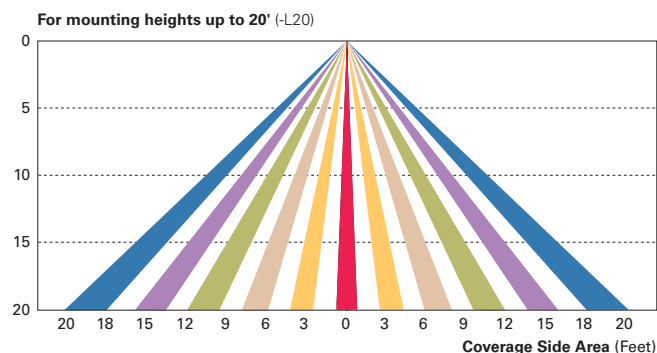
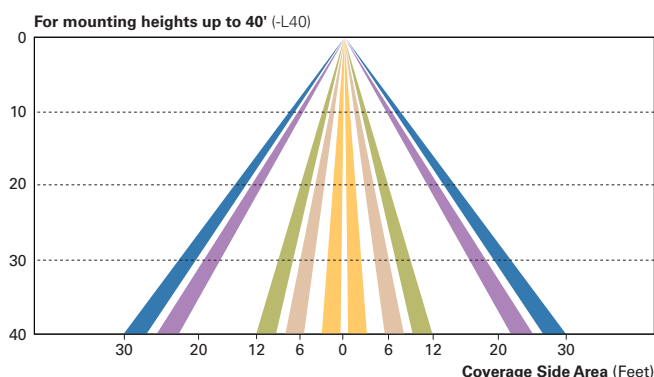
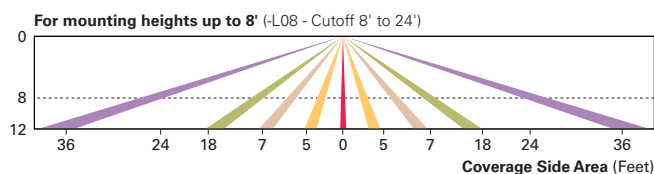
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile 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.

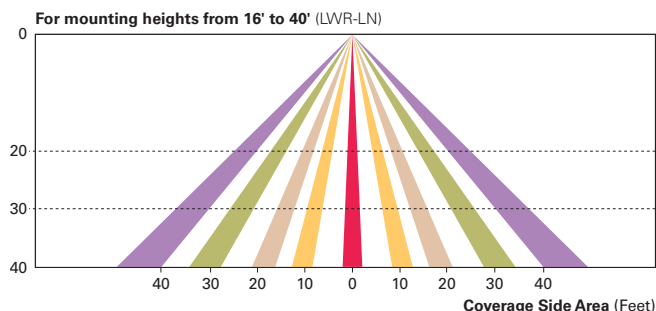
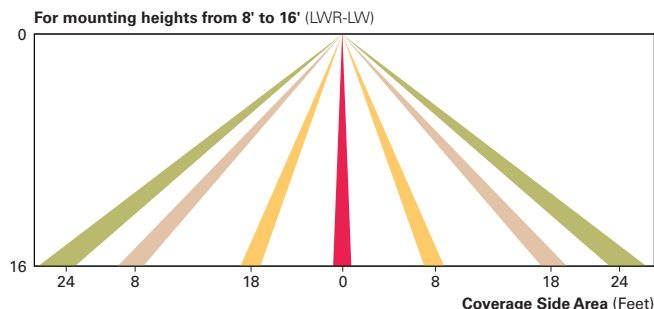
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

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-T3-GM-QM

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 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mast Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹² 7060=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} 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 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,21,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,23,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,30}		

NOTES:

- 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.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- 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).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 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.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.



SSS SQUARE STRAIGHT STEEL

Catalog #	Type
Project	
Comments	Date
Prepared by	

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

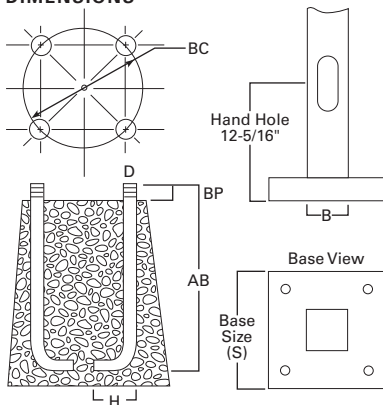
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling N = Type N Drilling	1=Single 2=2 at 180° 3=Triple 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional H Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Damper

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receipt not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

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

Optics

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

Electrical

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

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Mequon Town Center

Type A4-02

GLEON-AF-02-LED-E1-T4W-STD FINISH
SSS4A20S*N1

Type

Comments

Date

Prepared by

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

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

Warranty

Five-year warranty.



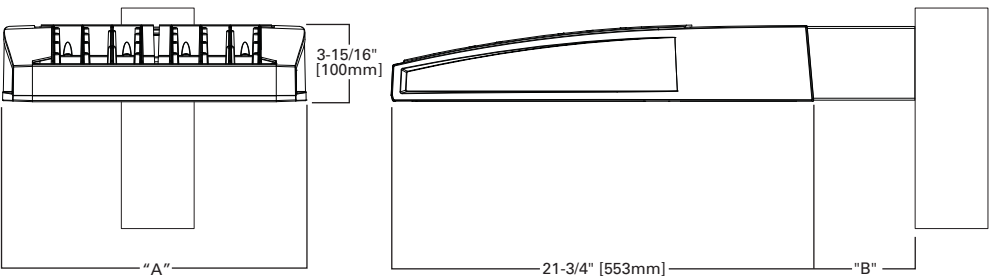
**GLEO
GALLEON LE**

1-10 Light Squa

Solid State I

AREA/SITE LUMINA

DIMENSIONS



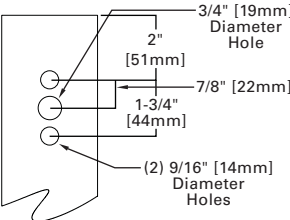
DIMENSION DATA

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

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

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

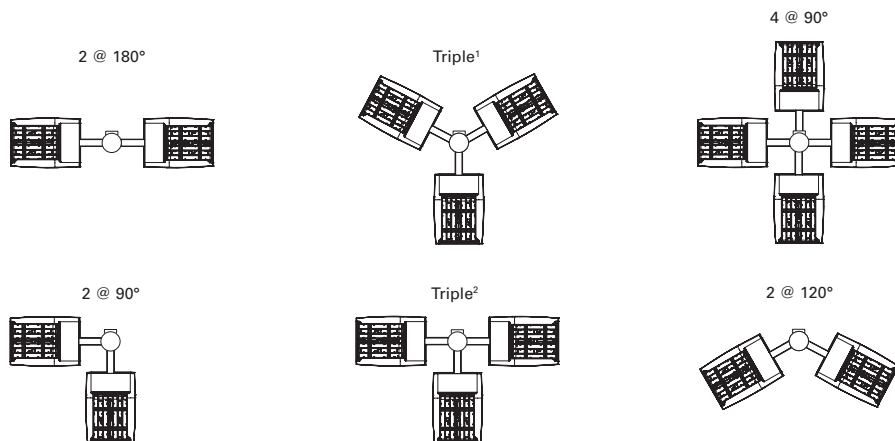
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA

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

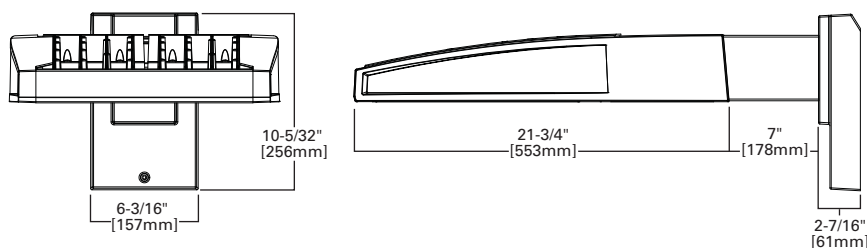
ARM MOUNTING REQUIREMENTS

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

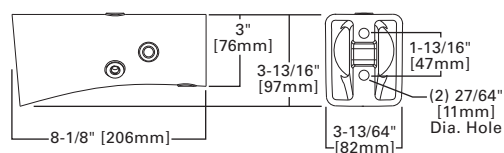


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

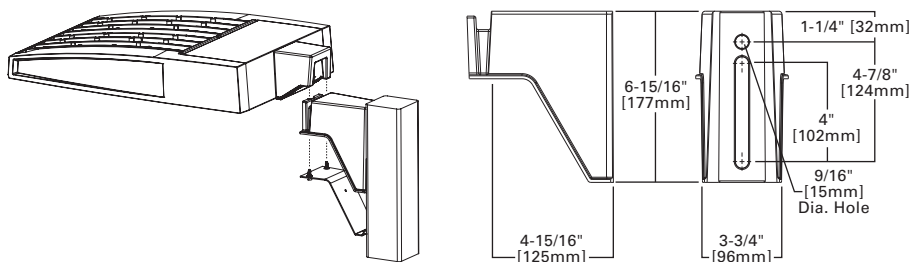
STANDARD WALL MOUNT



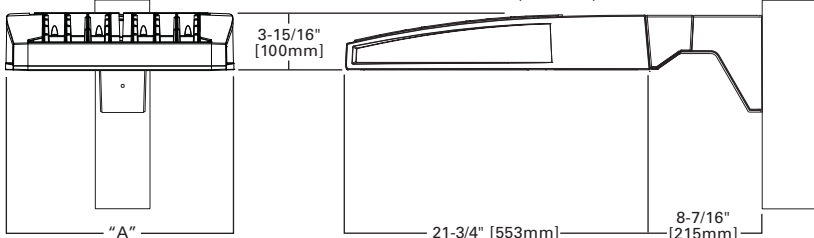
MAST ARM MOUNT



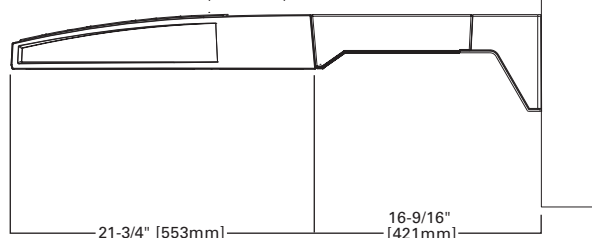
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

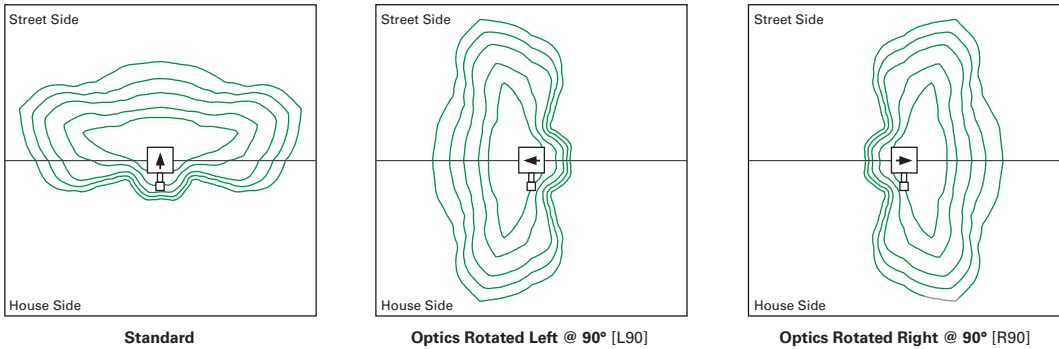


QUICK MOUNT ARM DATA

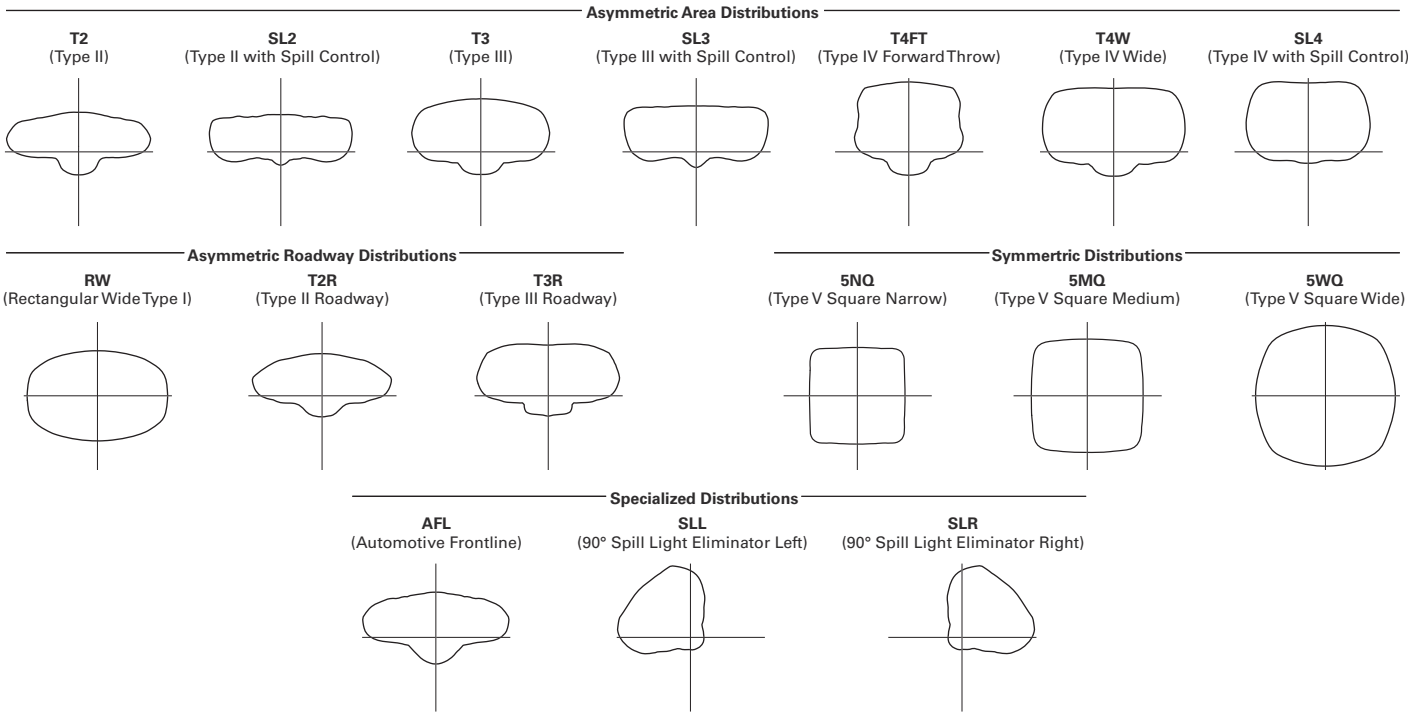
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

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

OPTIC ORIENTATION



OPTICAL DISTRIBUTIONS

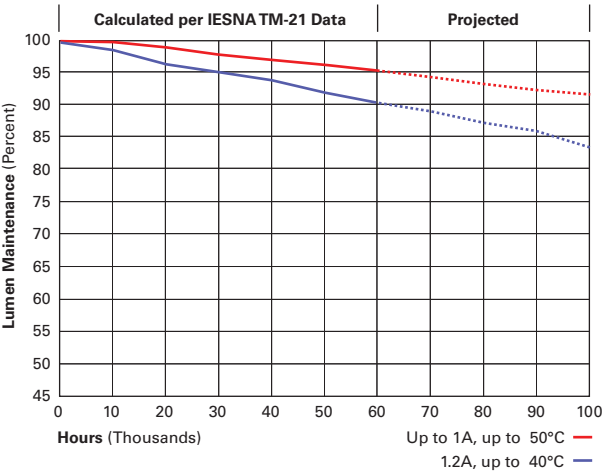


LUMEN MAINTENANCE

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



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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* 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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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)

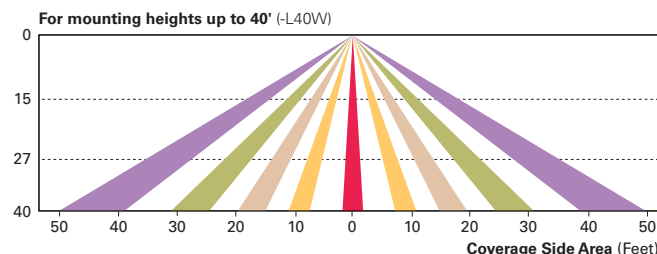
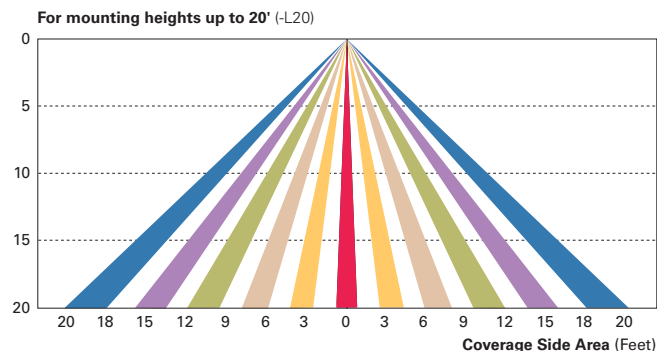
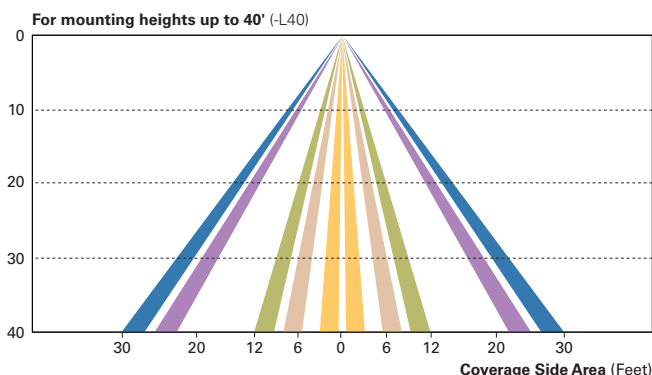
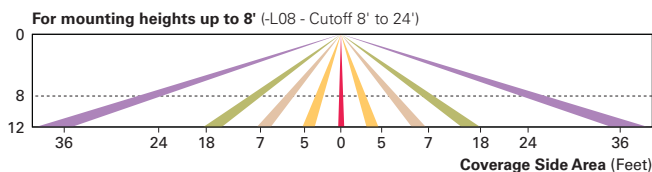
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile 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.

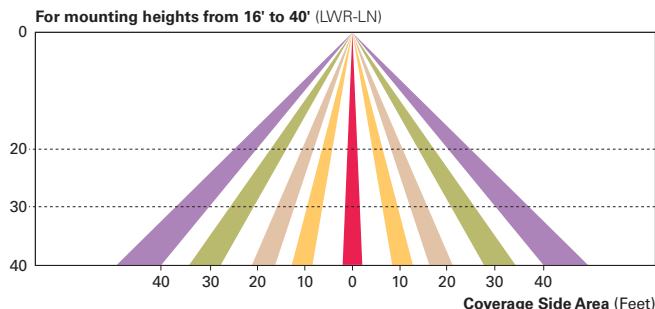
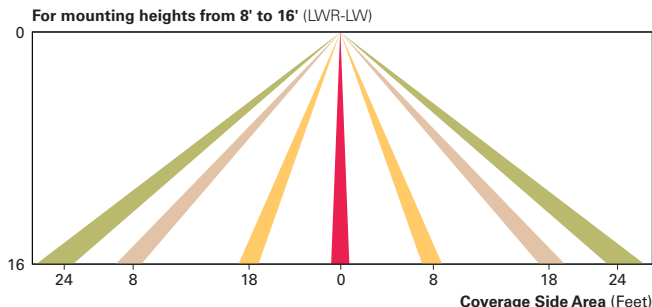
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

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-T3-GM-QM

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 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4ET=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mast Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹² 7060=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} 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 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,21,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,23,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,30}		

NOTES:

- 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.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- 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).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 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.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.



SSS SQUARE STRAIGHT STEEL

Catalog #	Type
Project	
Comments	Date
Prepared by	

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

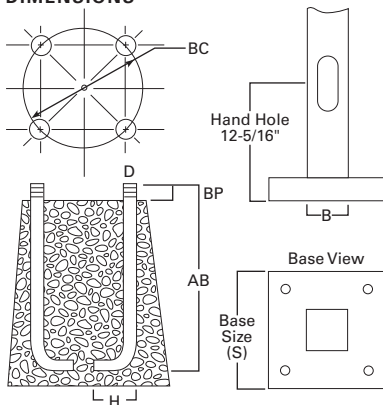
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling N = Type N Drilling	1=Single 2=2 at 180° 3=Triple 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional H Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Damper

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receipt not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

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

Optics

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

Electrical

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

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

Mequon Town Center

Type A8-02

GLEON-AF-02-LED-E1-5WQ-STD FINISH
SSS4A20S*N1

Type

Comments

Date

Prepared by

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

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

Warranty

Five-year warranty.



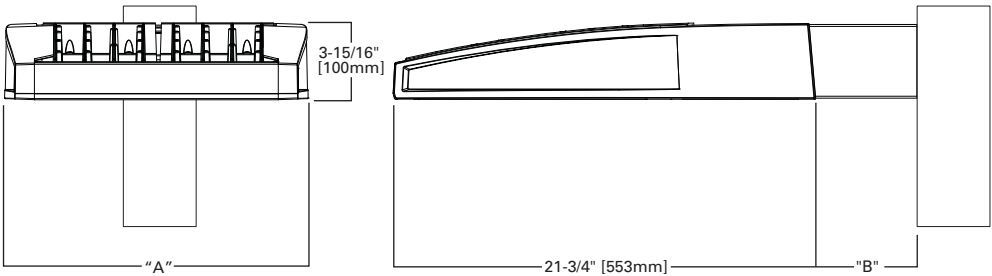
GLEO
GALLEON LE

1-10 Light Squa

Solid State I

AREA/SITE LUMINA

DIMENSIONS



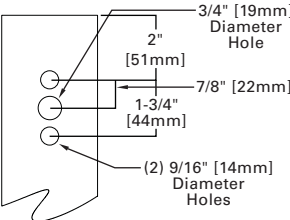
DIMENSION DATA

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

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

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

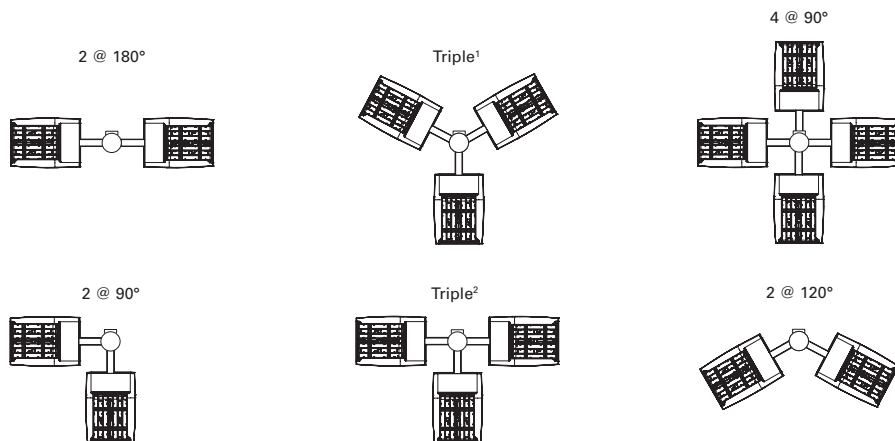
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated

ENERGY DATA

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

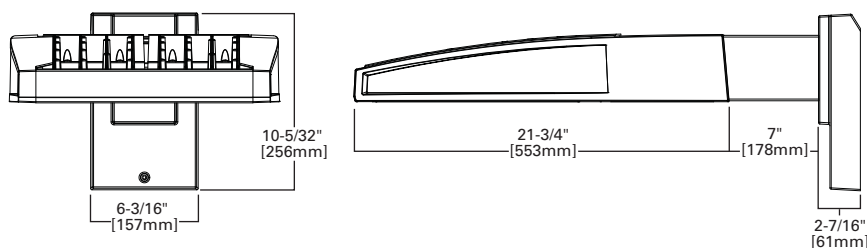
ARM MOUNTING REQUIREMENTS

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

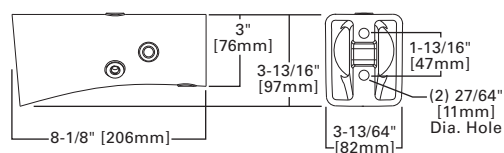


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

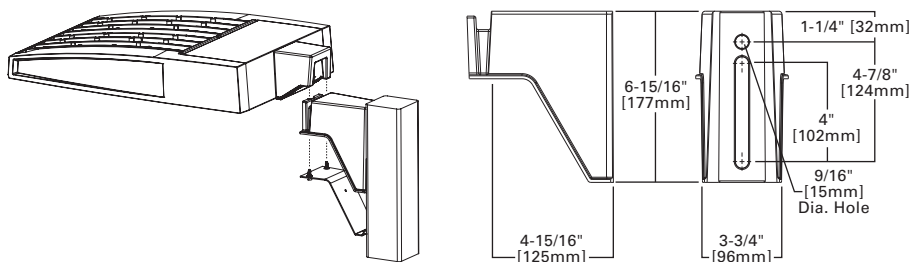
STANDARD WALL MOUNT



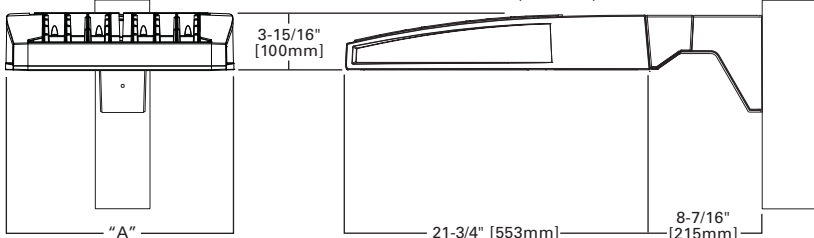
MAST ARM MOUNT



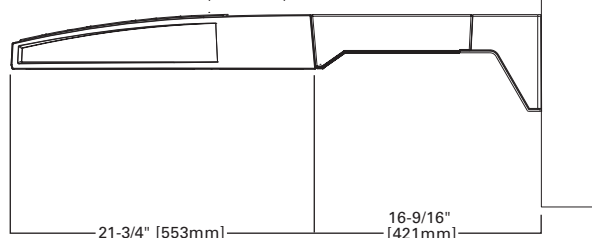
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

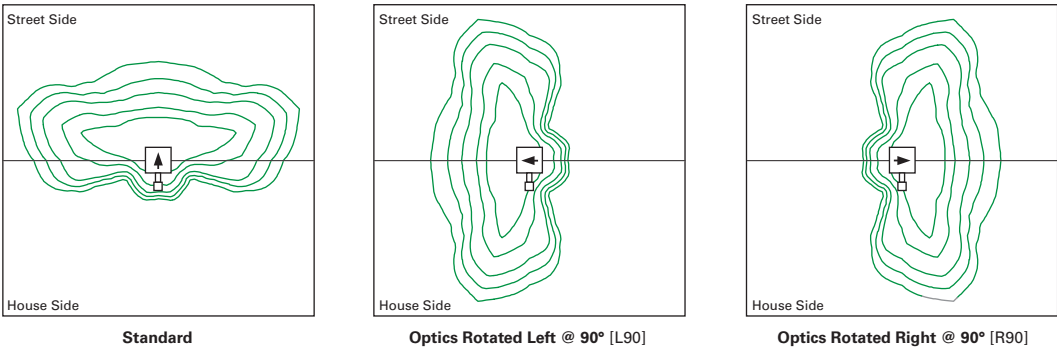


QUICK MOUNT ARM DATA

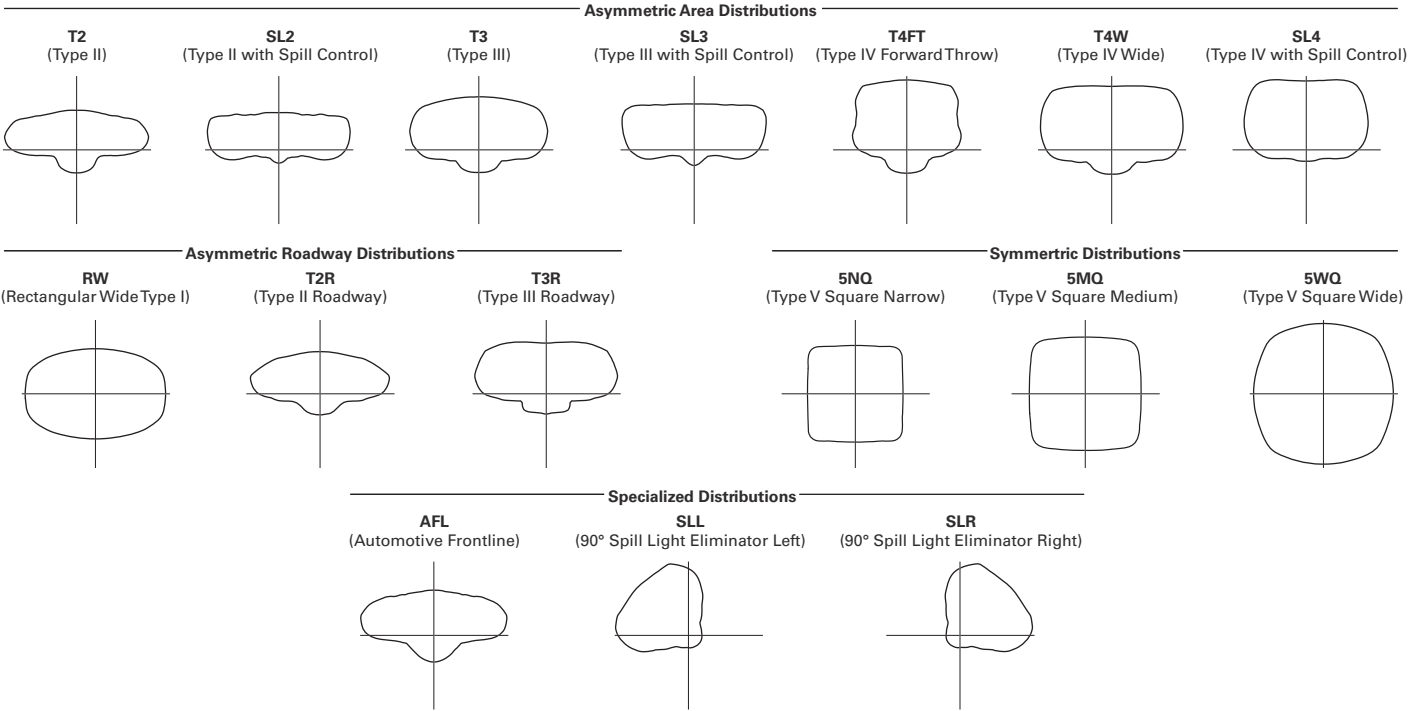
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

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

OPTIC ORIENTATION

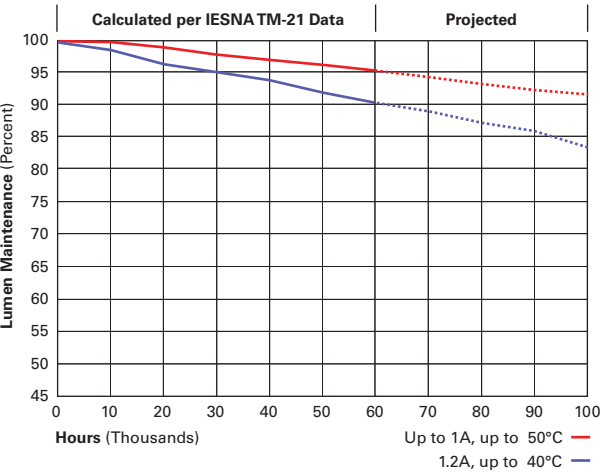


OPTICAL DISTRIBUTIONS



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

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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* 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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	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
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
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
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
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
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
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
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* 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)

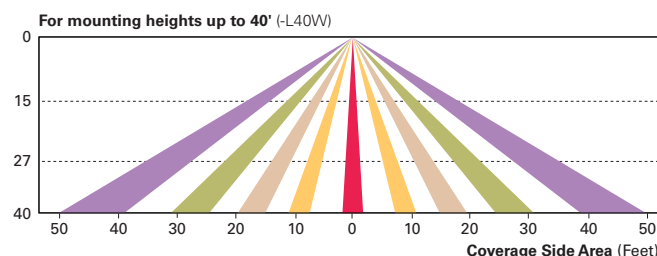
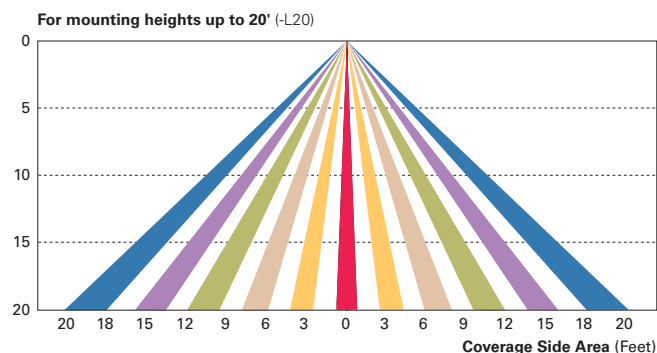
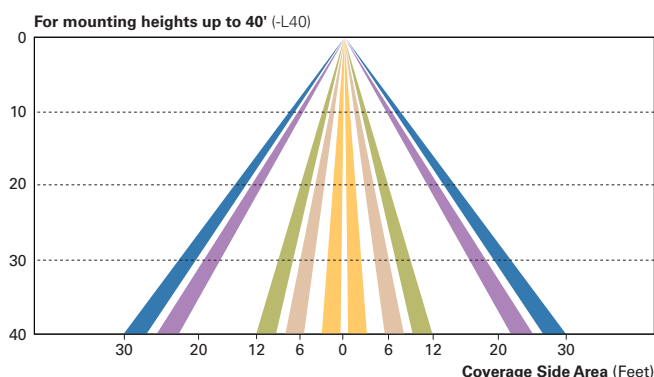
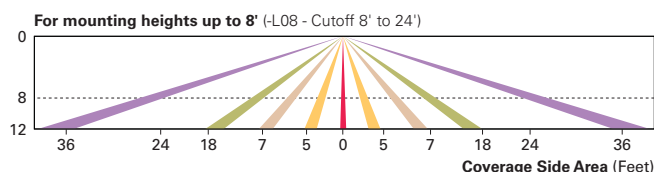
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile 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.

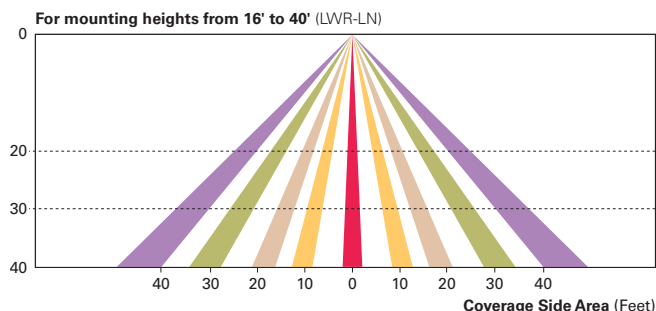
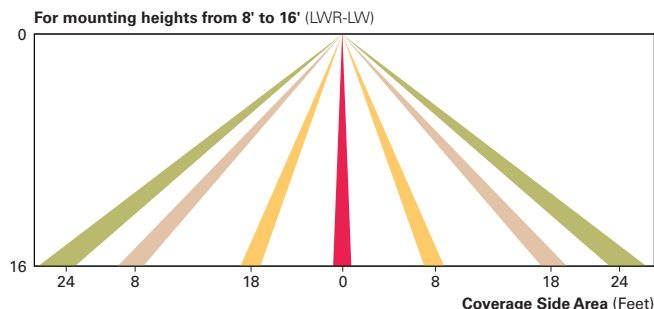
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

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-T3-GM-QM

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 ⁴ 08=8 ⁴ 09=9 ⁵ 10=10 ⁵	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁶ 480=480V ^{6,7}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁸ MA=Mast Arm Adapter ⁹ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹⁰ QMEA=Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹² 8030=80 CRI 3000K ¹³ 7050=70 CRI 5000K ¹² 7060=70 CRI 6000K ¹² 600=Drive Current Factory Set to Nominal 600mA ¹⁴ 800=Drive Current Factory Set to Nominal 800mA ¹⁴ 1200=Drive Current Factory Set to Nominal 1200mA ^{14,15} F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{16,17} 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 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ HA=50°C High Ambient ¹⁹ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{20,21} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{20,22} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{20,23} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{20,21,25} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{20,22,25} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{20,23,25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{20,24,25} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{20,21} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{20,22} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{20,23} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{20,24} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁰ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield ^{28,30}		

NOTES:

- 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.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- 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).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 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.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.



SSS SQUARE STRAIGHT STEEL

Catalog #	Type	
Project		
Comments	Date	
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

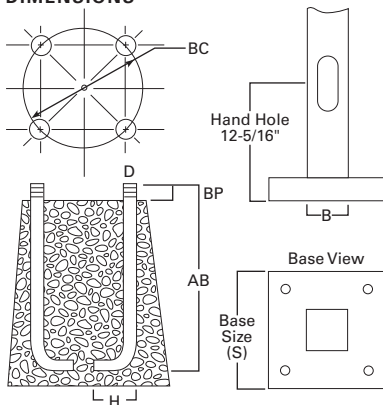
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling N = Type N Drilling	1=Single 2=2 at 180° 3=Triple 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional H Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Damper

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receipt not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

SOLID STATE AREA LIGHT

3.

MOZART SERIES-LED

SPECIFICATIONS

FIXTURE HOUSING

One piece unitized precise heavy wall cast aluminum construction comprised of low copper (< 0.2% Cu) aluminum. Hood is fastened to the Housing with a stainless steel hinge and secured with a tool-less stainless steel latch 180° opposite the hinge. Housing and Hood is sealed with an extruded closed cell silicone gasket.

✓LED[®] OPTICAL MODULE

Low copper A356 alloy (< 0.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

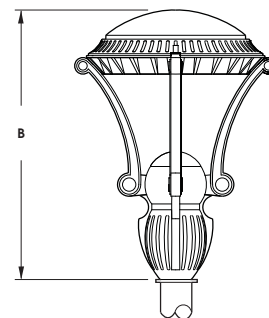
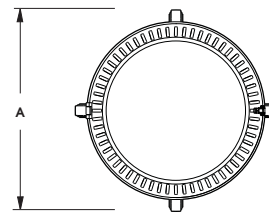
FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.



MOZ-LED

PATENT PENDING



Fitter supplied to fit over 2 7/8" X 3"
(73mm X 76mm) tennon.

FIXTURE	A	B
MOZ	26" 660mm	34.5" 876mm
MOZM	20" 508mm	26.5" 673mm



2014013

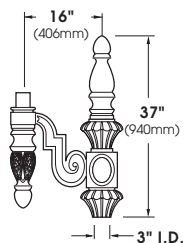
MOZART SERIES - LED

3

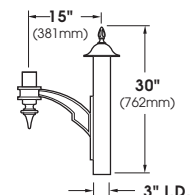
SPECIFICATIONS

ARM STYLES

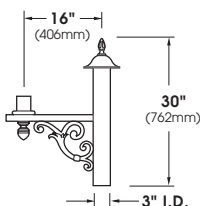
XAC



XAZ-UP

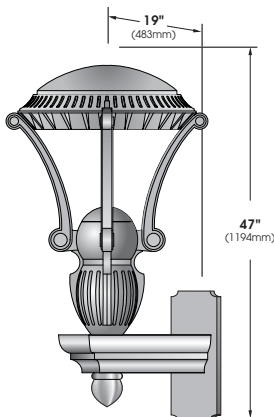


XAT



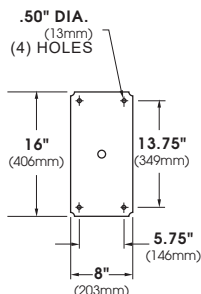
ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

WALL MOUNT

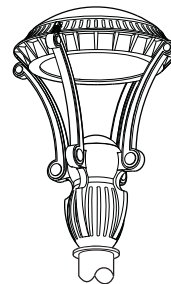


ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

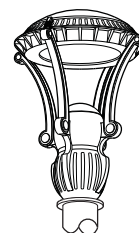
WALL PLATE



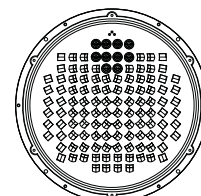
✓LED® MODULES



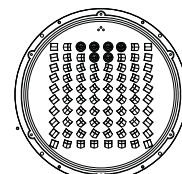
MOZ-LED E.P.A. = 2.30
Available in:
120 LED Max.



MOZM-LED E.P.A. = 1.49
Available in:
80 LED Max.



120 LED Module



80 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA
120	130W	192W
100	110W	164W
80	85W	126W
64	69W	103W
48	55W	76W

Spec/Order Example: MOZ/VL-V-SQ/120LED/PT/RAL9003

ORDERING INFORMATION

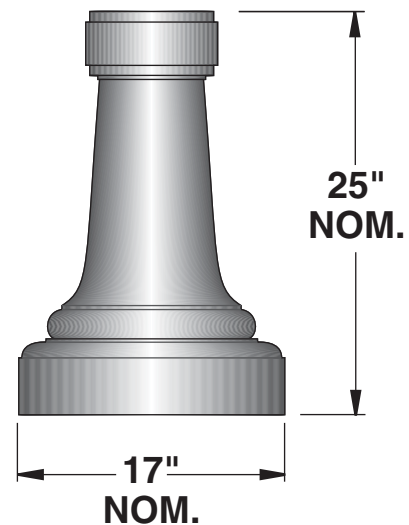
LUMINAIRE	OPTICS	# of LED's	DRIVE CURRENT	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED				ARM MOUNT	FINISH	OPTIONS
☐ MOZ-LED ☒ MOZM-LED	✓LED® IES DISTRIBUTION TYPE ☐ TYPE I I VL - II ☒ TYPE I I VL - III ☐ TYPE I V VL - IV ☐ TYPE V-SQ VL - V-SQ	# of LED's ☐ 120LED ☐ 100LED ☐ 80LED ☐ 64LED MOZM ☐ 80LED ☐ 64LED ☒ 48LED	☐ 350mA ☒ 525mA	☐ NW (4000K) *STANDARD ☐ CW (5000K) ☐ WW (3000K) OTHER LED COLORS AVAILABLE CONSULT FACTORY VOLTAGE ☒ 120 ☐ 208 ☐ 240 ☒ 277 ☐ 347 ☐ 480		☒ PT ☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 WALL MOUNT ☐ WM	☒ STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500) SEE USALTG.COM FOR ADDITIONAL COLORS	☐ INTERNAL HOUSE SIDE SHIELDS... HS ☐ EXTERNAL HOUSE SIDE SHIELD... EHS ☐ DIMMABLE DRIVER(S) (0-10V)... DIM ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR... HLSW ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)... PC+V ☐ TWIST LOCK PHOTOCELL +VOLTAGE... TPC+V ☐ TWIST LOCK PHOTOCELL RECEPTACLE ONLY... TPR ☐ 10KV SURGE PROTECTOR... 10SP ☐ 20KV SURGE PROTECTOR (277V & 480V Only)... 20SP

BASE

ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .210 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION, AND A SMOOTH TAPERED TOP SECTION, WITH A DECORATIVE CAST ALUMINUM COLLAR, AND A HAND HOLE COVER CONTOURED TO BASE DESIGN. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.

ANCHORAGE

A 3/4" CAST ALUMINUM ANCHOR RING IS WELDED 1" ABOVE BOTTOM OF BASE TO ACCEPT (4) FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS. ANCHORAGE IS FASTENED THROUGH HAND HOLE.



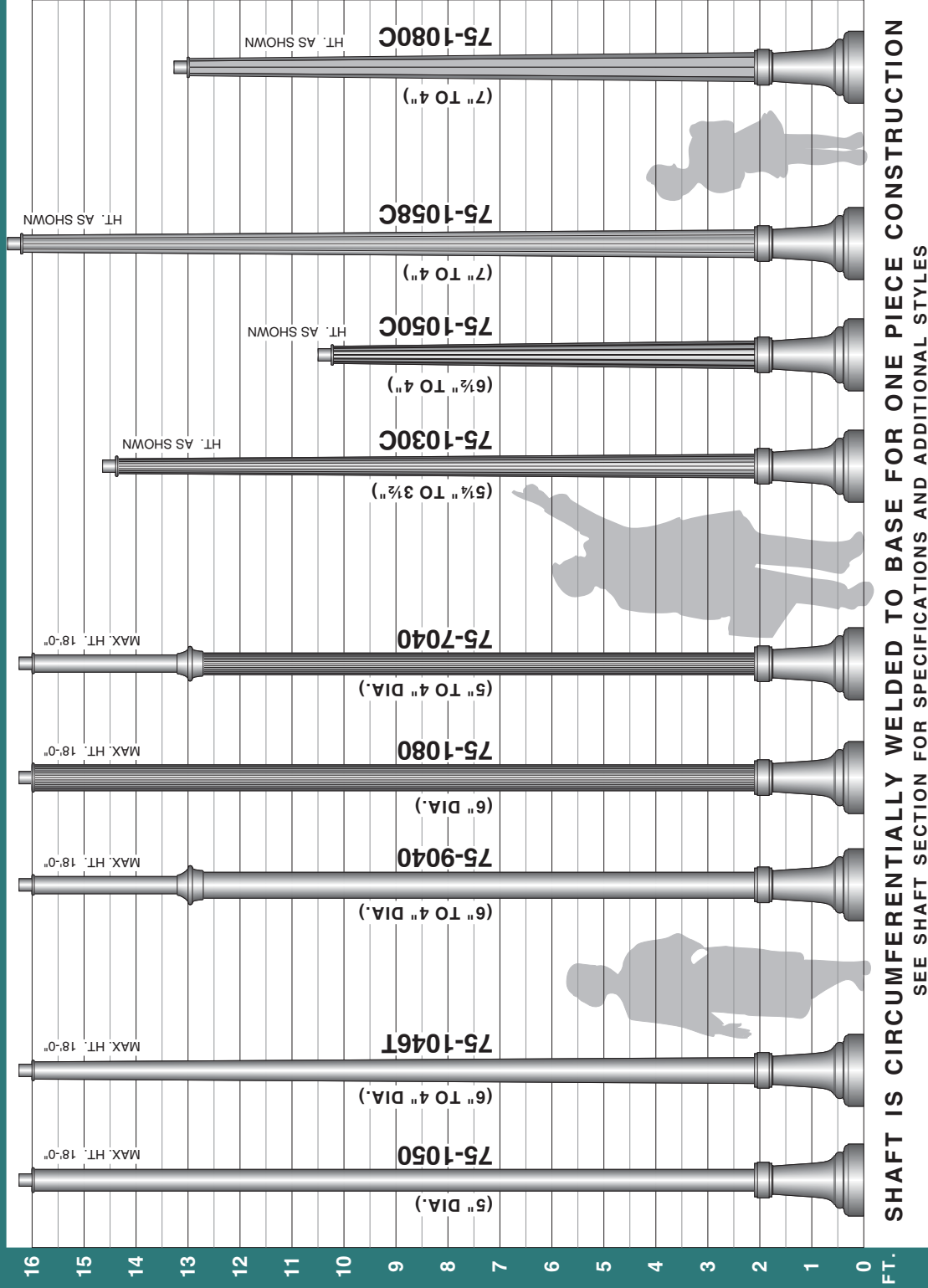
FINISH

ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL. (SEE PAGE 5 FOR OPTIONAL FINISH AND COLOR SELECTION)



POLE ACCESSORIES (SPECIFY AS SUFFIX TO CAT. NO.)

TENONS	
16	STANDARD: 2 7/8" O.D. OPTIONS: 2 3/8" O.D. 3 1/2" O.D.
15	PT23 PT31
14	DUP GFI RECEPTACLE WITH COVER
13	RBA FIELD ROTATABLE OR FIXED BANNER ARM
12	FBA FIELD ROTATABLE OR FIXED BASKET HOLDER
11	BEB BANNER EYE BOLT
10	BBA BREAK AWAY BANNER ARM
9	RBH FIELD ROTATABLE OR FIXED BASKET HOLDER
8	FBH FIELD ROTATABLE OR FIXED BASKET HOLDER
7	RSS FIELD ROTATABLE STREET SIGN
6	RLR FIELD ROTATABLE LADDER REST
5	RFH FIELD ROTATABLE OR FIXED FLAG HOLDER
4	FFH FIELD ROTATABLE OR FIXED FLAG HOLDER
3	
2	
1	
0	



660 WEST AVENUE O, PALMDALE, CA 93551
(805) 233-2000
FAX (805) 233-2001
www.sunvalleylighting.com

sun valley
LIGHTING



SUGGESTED LUMINAIRES

4

3

2

1

0

4

3

2

1

0

4

3

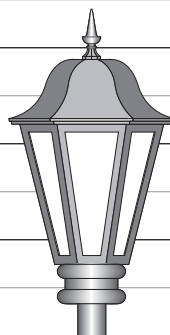
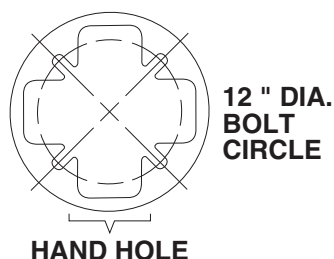
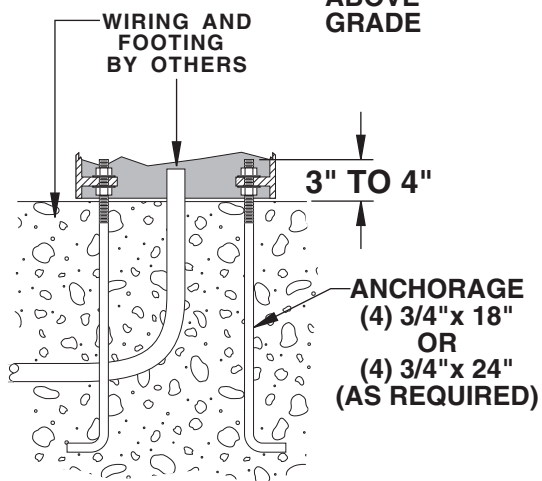
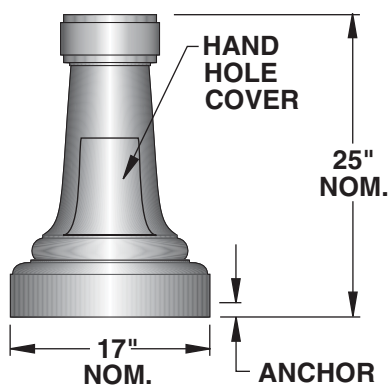
2

1

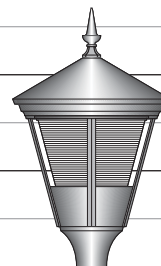
0

FT.

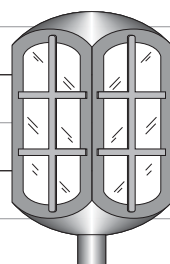
Attachment: Packet (2555 : Shaffer Development for Spur 16)



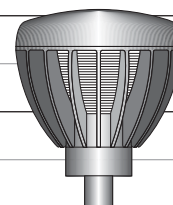
LCB-YJ



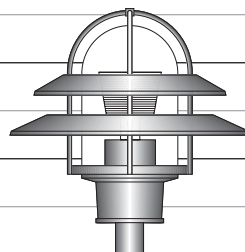
CTRR



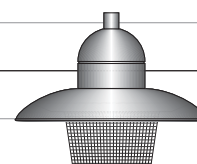
LCX1



VNDL



OV1PT



DSHR1

SEE LUMINAIRE SECTION
FOR ADDITIONAL STYLES

ROUND EXTRUDED FROM 6063 ALLOY ALUMINUM. HEAT TREATED TO PRODUCE A T6 TEMPER.



(STRAIGHT ALUMINUM SHAFTS)

SHAFT WALL THICKNESS .125 OR .188 ENGINEERED TO PROJECT REQUIREMENTS

POLES PROVIDED WITH TENON TOP

POST TOP (PT): 2 7/8" O.D. X 3"

MULTIPLE LUMINAIRE: 2 7/8" O.D. X 6"



MOZART SERIES-LED

SPECIFICATIONS

FIXTURE HOUSING

One piece unitized precise heavy wall cast aluminum construction comprised of low copper (< 0.2% Cu) aluminum. Hood is fastened to the Housing with a stainless steel hinge and secured with a tool-less stainless steel latch 180° opposite the hinge. Housing and Hood is sealed with an extruded closed cell silicone gasket.

✓LED® OPTICAL MODULE

Low copper A356 alloy (< 0.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS

High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER

UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

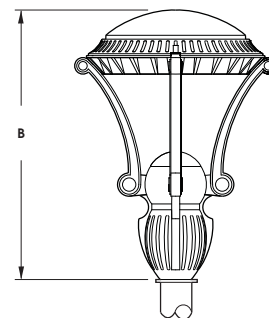
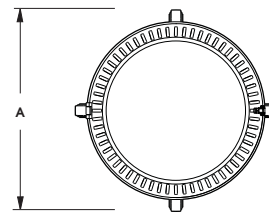
FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.



MOZ-LED

PATENT PENDING



Fitter supplied to fit over 2 7/8" X 3" (73mm X 76mm) tennon.

FIXTURE	A	B
MOZ	26" 660mm	34.5" 876mm
MOZM	20" 508mm	26.5" 673mm



2014013

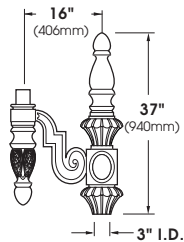
MOZART SERIES - LED

3

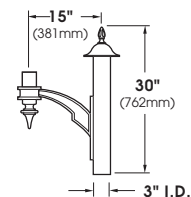
SPECIFICATIONS

ARM STYLES

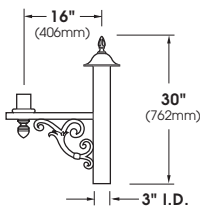
XAC



XAZ-UP

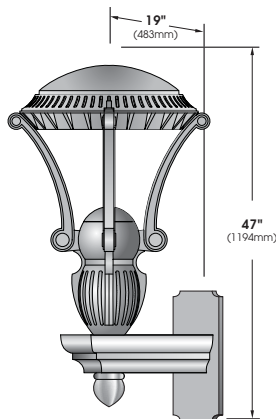


XAT



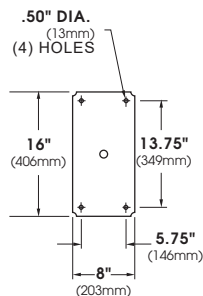
ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

WALL MOUNT

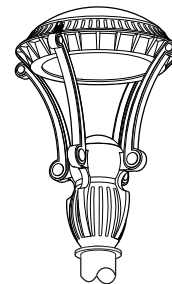


ARM BRACKET EXTRUDED AND CAST ALUMINUM CONSTRUCTION.

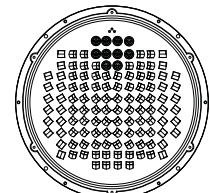
WALL PLATE



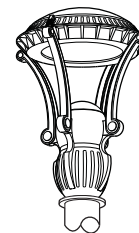
✓LED® MODULES



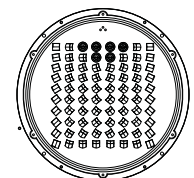
MOZ-LED E.P.A. = 2.30
Available in:
120 LED Max.



120 LED Module



MOZM-LED E.P.A. = 1.49
Available in:
80 LED Max.



80 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA
120	130W	192W
100	110W	164W
80	85W	126W
64	69W	103W
48	55W	76W

Spec/Order Example: MOZ/VL-V-SQ/120LED/PT/RAL9003

ORDERING INFORMATION

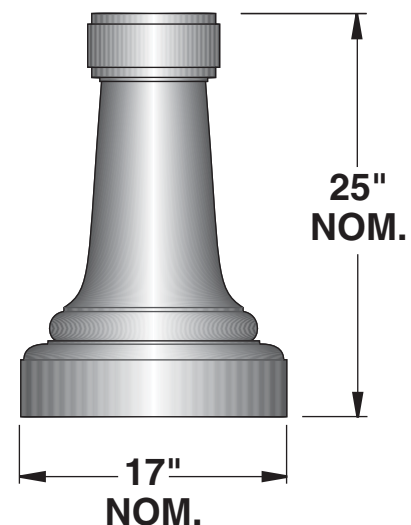
LUMINAIRE	OPTICS	# of LED's	DRIVE CURRENT	COLOR	VOLTAGE	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED				ARM MOUNT	FINISH	OPTIONS
☐ MOZ-LED ☒ MOZM-LED	✓LED® IES DISTRIBUTION TYPE ☐ TYPE I I VL - II ☐ TYPE I I VL - III ☐ TYPE I V VL - IV ☒ TYPE V-SQ VL - V-SQ	# of LED's ☐ MOZ ☐ 120LED ☐ 100LED ☐ 80LED ☐ 64LED ☐ MOZM ☐ 80LED ☐ 64LED ☒ 48LED	DRIVE CURRENT ☐ 350mA ☒ 525mA	COLOR ☐ NW (4000K) *STANDARD ☐ CW (5000K) ☐ WW (3000K) OTHER LED COLORS AVAILABLE CONSULT FACTORY VOLTAGE ☒ 120 ☐ 208 ☐ 240 ☒ 277 ☐ 347 ☐ 480		☒ PT ☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 WALL MOUNT ☐ WM	☒ STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500) SEE USALTG.COM FOR ADDITIONAL COLORS	☐ INTERNAL HOUSE SIDE SHIELDS... HS ☐ EXTERNAL HOUSE SIDE SHIELD... EHS ☐ DIMMABLE DRIVER(S) (0-10V)... DIM ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR... HLSW ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)... PC+V ☐ TWIST LOCK PHOTOCELL +VOLTAGE... TPC+V ☐ TWIST LOCK PHOTOCELL RECEPTACLE ONLY... TPR ☐ 10KV SURGE PROTECTOR... 10SP ☐ 20KV SURGE PROTECTOR (277V & 480V Only)... 20SP

BASE

ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .210 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, TAPERED BOTTOM SECTION, AND A SMOOTH TAPERED TOP SECTION, WITH A DECORATIVE CAST ALUMINUM COLLAR, AND A HAND HOLE COVER CONTOURED TO BASE DESIGN. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.

ANCHORAGE

A 3/4" CAST ALUMINUM ANCHOR RING IS WELDED 1" ABOVE BOTTOM OF BASE TO ACCEPT (4) FULLY GALVANIZED ANCHOR BOLTS. EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS. ANCHORAGE IS FASTENED THROUGH HAND HOLE.



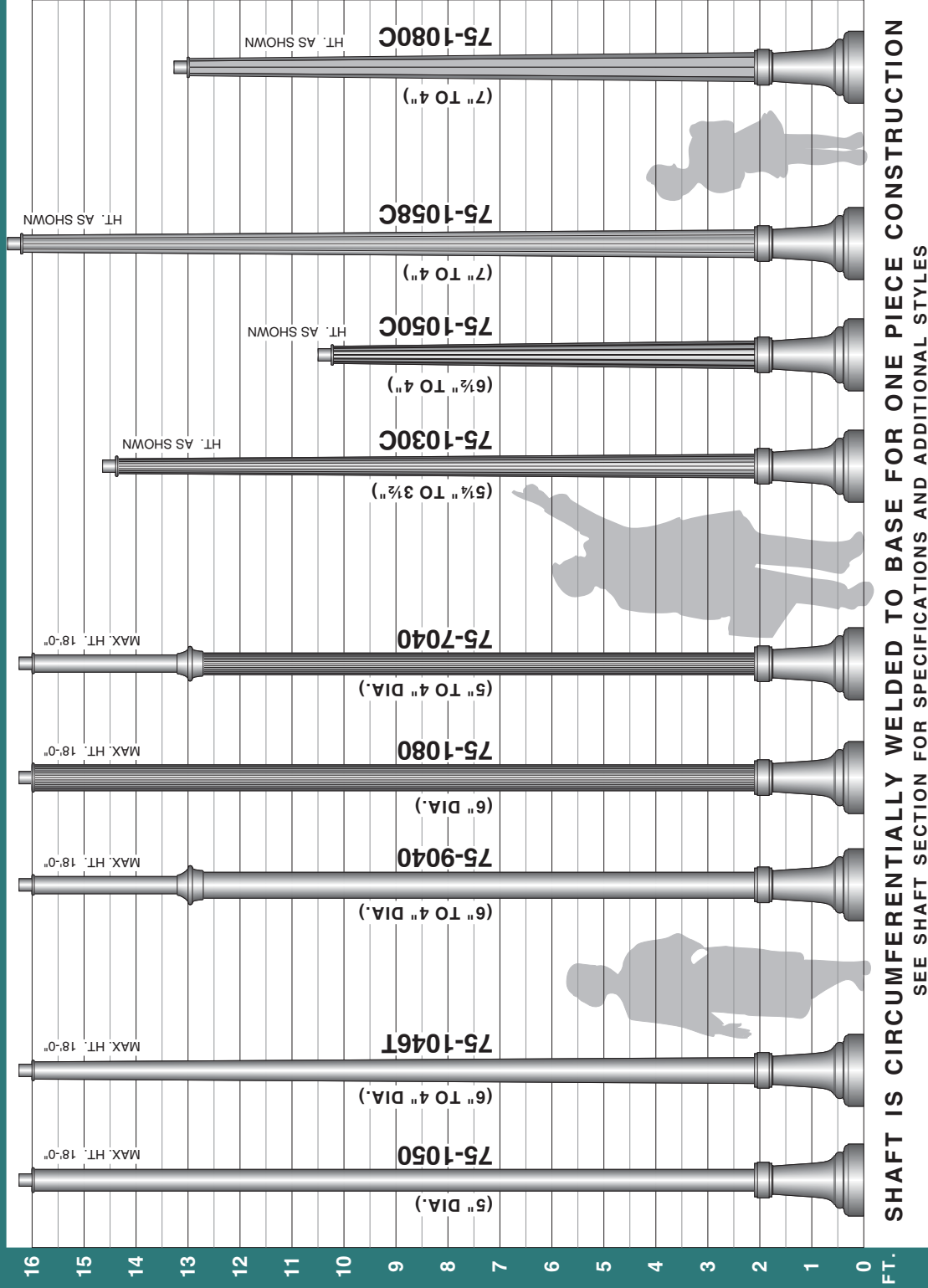
FINISH

ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL. (SEE PAGE 5 FOR OPTIONAL FINISH AND COLOR SELECTION)



POLE ACCESSORIES (SPECIFY AS SUFFIX TO CAT. NO.)

TENONS	
16	STANDARD: 2 7/8" O.D. OPTIONS: 2 3/8" O.D. 3 1/2" O.D.
15	PT23 PT31
14	DUP GFI RECEPTACLE WITH COVER
13	RBA FIELD ROTATABLE OR FIXED BANNER ARM
12	FBA FIELD ROTATABLE OR FIXED BASKET HOLDER
11	BEB BANNER EYE BOLT
10	BBA BREAK AWAY BANNER ARM
9	RBH FIELD ROTATABLE OR FIXED BASKET HOLDER
8	FBH FIELD ROTATABLE OR FIXED BASKET HOLDER
7	RSS FIELD ROTATABLE STREET SIGN
6	RLR FIELD ROTATABLE LADDER REST
5	RFH FIELD ROTATABLE OR FIXED FLAG HOLDER
4	FFH FIELD ROTATABLE OR FIXED FLAG HOLDER
3	
2	
1	
0	



SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE FOR ONE PIECE CONSTRUCTION
SEE SHAFT SECTION FOR SPECIFICATIONS AND ADDITIONAL STYLES

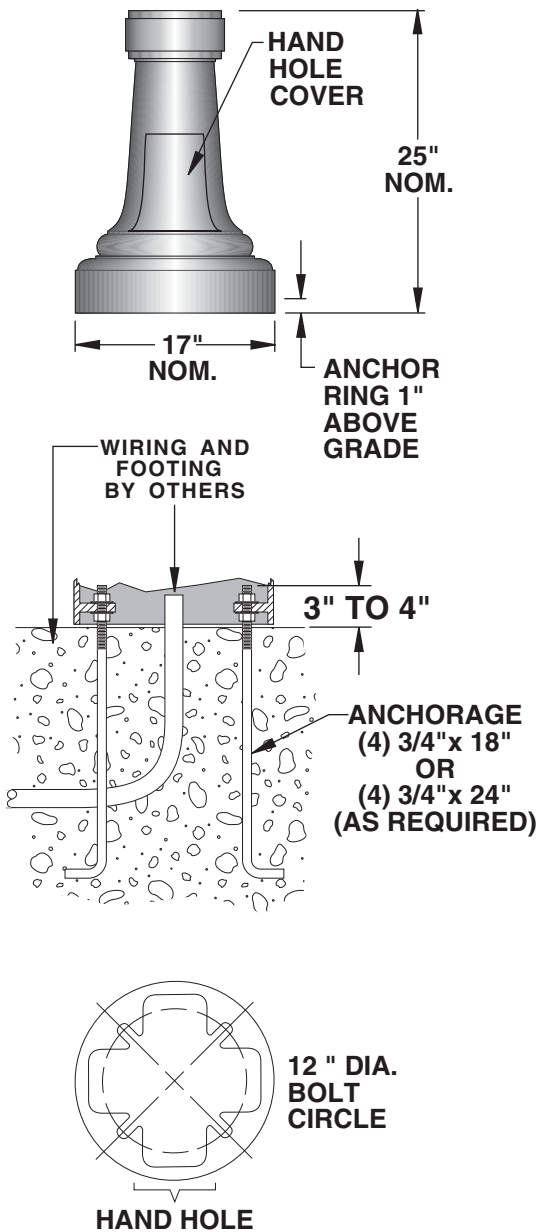
sun valley
LIGHTING

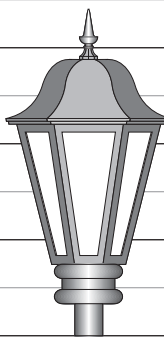
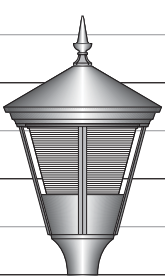
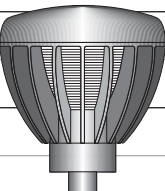
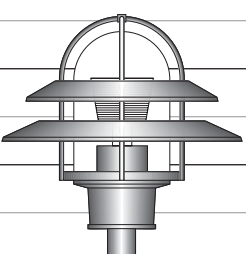
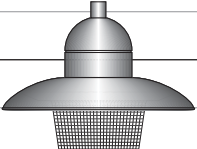
The Lighting Tradition

660 WEST AVENUE O. PALMDALE, CA 93551
(805) 233-2000
FAX (805) 233-2001
www.sunvalleylighting.com

7500 BASE

SUGGESTED LUMINAIRES



	
LCB-YJ	CTRR
	
LCX1	VNDL
	
OV1PT	DSHR1

SEE LUMINAIRE SECTION
FOR ADDITIONAL STYLES

FT.

Attachment: Packet (2555 : Shaffer Development for Spur 16)

ROUND EXTRUDED FROM 6063 ALLOY ALUMINUM. HEAT TREATED TO PRODUCE A T6 TEMPER.



(STRAIGHT ALUMINUM SHAFTS)

SHAFT WALL THICKNESS .125 OR .188 ENGINEERED TO PROJECT REQUIREMENTS

POLES PROVIDED WITH TENON TOP

POST TOP (PT): 2 7/8" O.D. X 3"

MULTIPLE LUMINAIRES: 2 7/8" O.D. X 6"



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 -30°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.

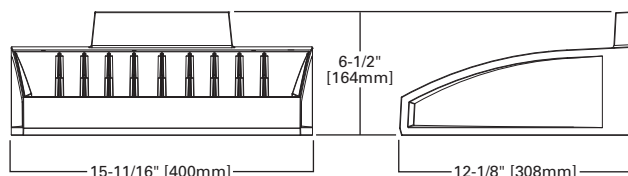


GWC GALLEON WALL LUMINAIRE

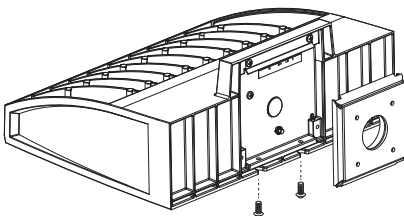
1-2 Light Squa
Solid State I

WALL MOUNT LUMINA

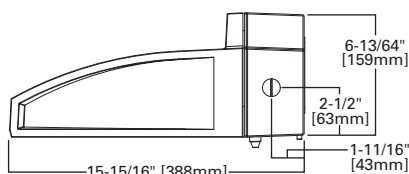
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



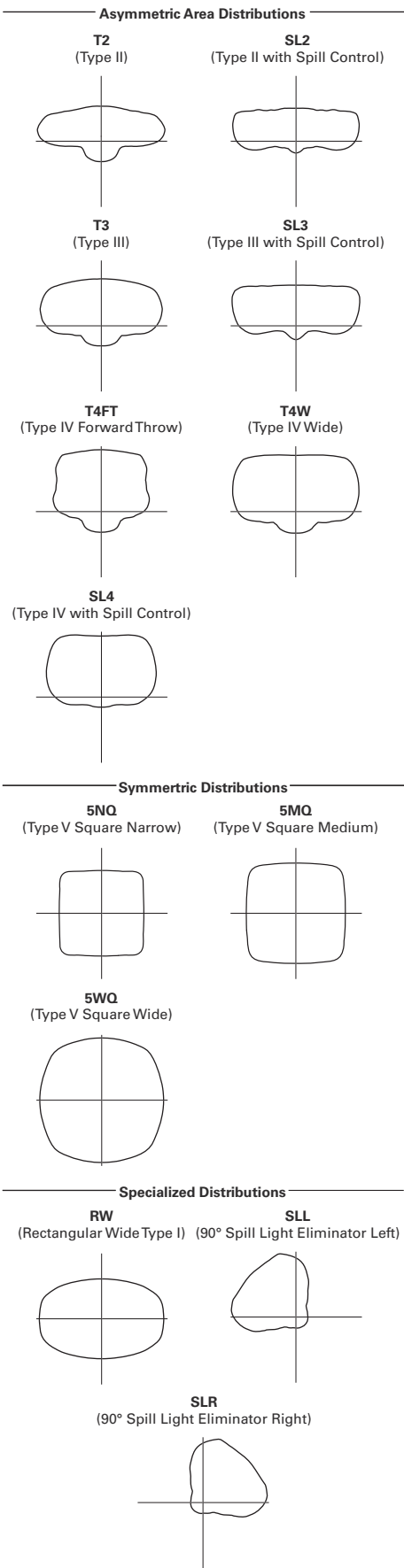
POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	85	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	4,110	5,040	6,238	6,843	8,031	9,849	12,190	13,373
	3000K Lumens	3,638	4,461	5,522	6,057	7,109	8,718	10,791	11,838
	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	4,189	5,138	6,359	6,975	8,187	10,039	12,425	13,630
	3000K Lumens	3,708	4,548	5,629	6,174	7,247	8,887	10,999	12,065
	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	4,214	5,167	6,395	7,016	8,233	10,097	12,497	13,709
	3000K Lumens	3,730	4,574	5,661	6,211	7,288	8,938	11,062	12,135
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
T4W	4000K/5000K Lumens	4,159	5,100	6,313	6,925	8,127	9,966	12,336	13,532
	3000K Lumens	3,682	4,515	5,588	6,130	7,194	8,822	10,920	11,979
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL2	4000K/5000K Lumens	4,102	5,032	6,227	6,831	8,018	9,832	12,170	13,350
	3000K Lumens	3,631	4,454	5,512	6,047	7,098	8,703	10,773	11,817
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,188	5,137	6,358	6,974	8,186	10,038	12,424	13,628
	3000K Lumens	3,707	4,547	5,628	6,173	7,246	8,886	10,998	12,064
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
SL4	4000K/5000K Lumens	3,980	4,880	6,040	6,626	7,776	9,537	11,803	12,949
	3000K Lumens	3,523	4,320	5,347	5,865	6,883	8,442	10,448	11,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
5NQ	4000K/5000K Lumens	4,321	5,298	6,558	7,193	8,443	10,353	12,814	14,057
	3000K Lumens	3,825	4,690	5,805	6,367	7,474	9,164	11,343	12,443
	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	4,400	5,396	6,678	7,326	8,598	10,544	13,050	14,315
	3000K Lumens	3,895	4,777	5,911	6,485	7,611	9,334	11,552	12,672
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,412	5,410	6,695	7,345	8,621	10,572	13,085	14,354
	3000K Lumens	3,906	4,789	5,926	6,502	7,631	9,358	11,583	12,706
	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	3,681	4,515	5,588	6,129	7,193	8,821	10,917	11,976
	3000K Lumens	3,258	3,997	4,946	5,425	6,367	7,808	9,664	10,601
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,281	5,250	6,498	7,129	8,366	10,259	12,698	13,930
	3000K Lumens	3,790	4,647	5,752	6,311	7,406	9,081	11,240	12,331
	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.

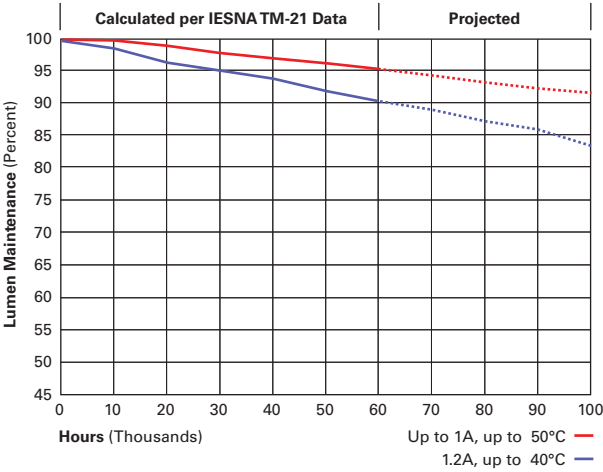
Attachment: Packet (2555 : Shaffer Development for Spur 16)

OPTICAL 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

Attachment: Packet (2555 : Shaffer Development for Spur 16)

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)

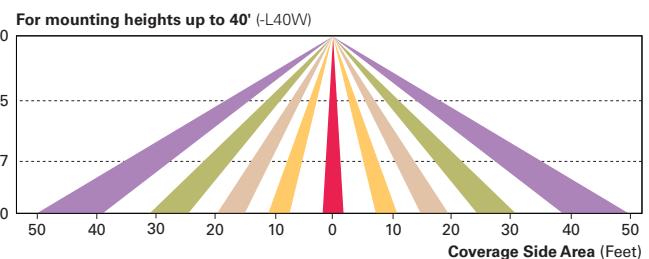
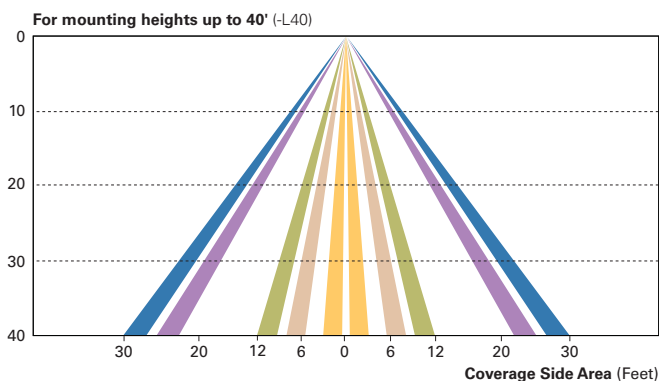
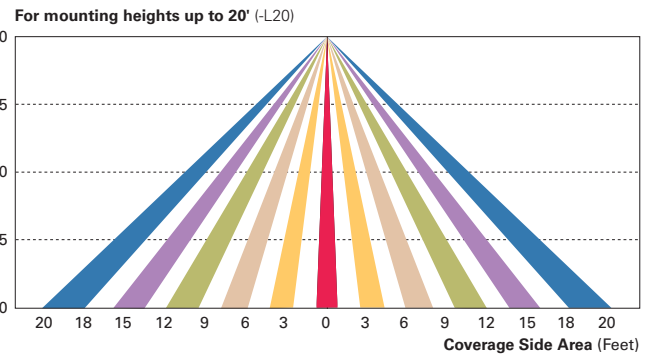
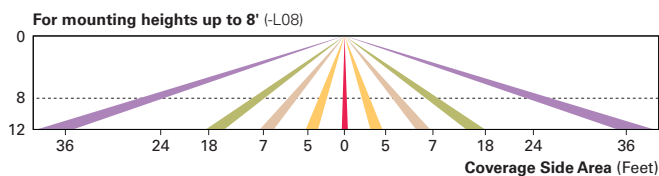
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile 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.

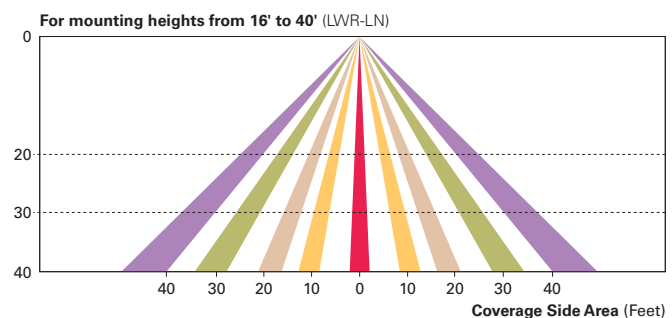
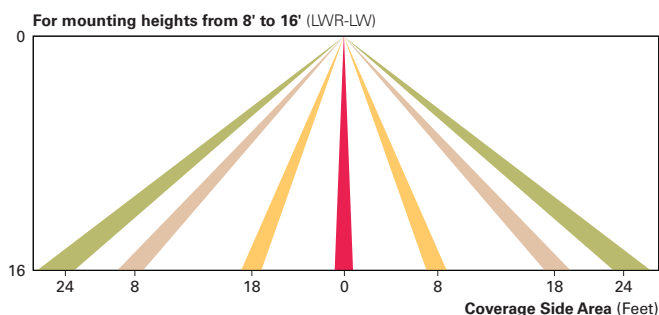
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

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

**LumaWatt 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: 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)		
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 ^{3,8,9,14} CWB=Cold Weather Battery Pack with Back Box ^{3,8,9,14} 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' - 20' 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}		

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 mounting height in feet for proper lens selection (e.g., L8=8' mounting height). L8, L20, L40, and L40W are available options.
- 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.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: BIP
DRAWN: BIP
CHECKED: MTS
REVIEWED: AEX

LEGEND

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

STORM CATCH BASIN (ROUND CASTING)

STORM CATCH BASIN (RECTANGULAR CASTING)

PRECAST FLARED END SECTION

CLEANOUT

VALVE BOX

FIRE HYDRANT

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

DIRECTION OF SURFACE FLOW

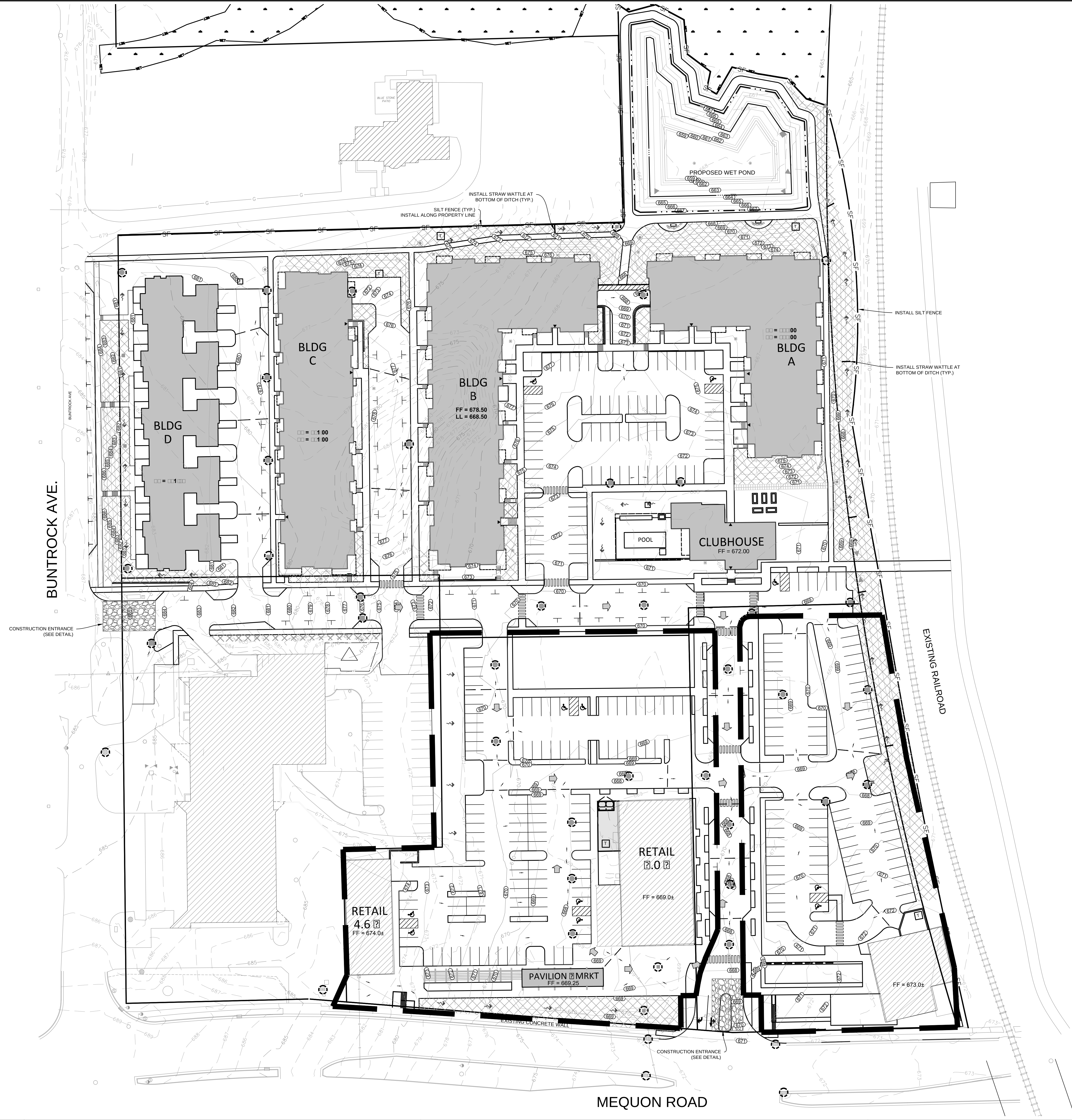
OVERFLOW RELIEF ROUTING

SILT FENCE

INLET PROTECTION

CONSTRUCTION ENTRANCE

EROSION CONTROL BLANKET
(NORTH AMERICAN GREEN S75 OR EQUAL)



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

MEQUON TOWN CENTER II
MEQUON, WI

GRADING & EROSION CONTROL PLAN

REVISIONS	

REG. JOB NO.	557.00
REG. PM.	AEK
START DATE	02/09/17
SCALE	1"=40'

SHEET	C-5
OF	11

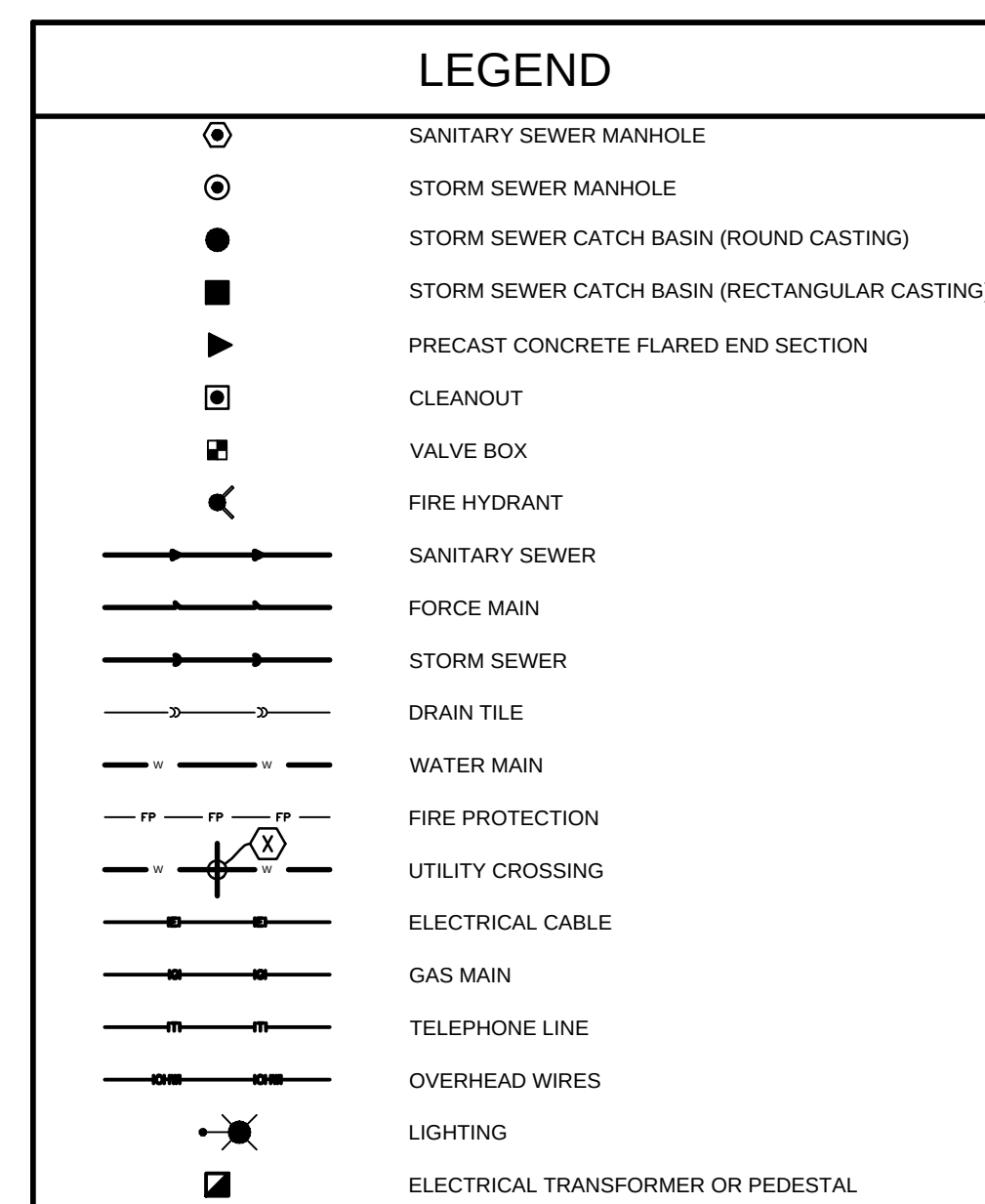
16
08/07/17

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE



1 OF 1
Pinnacle Engineering Group, LLC
Plan | Design | Deliver
MEQUON, WI DATE: 2/10/2017
R: 567.00

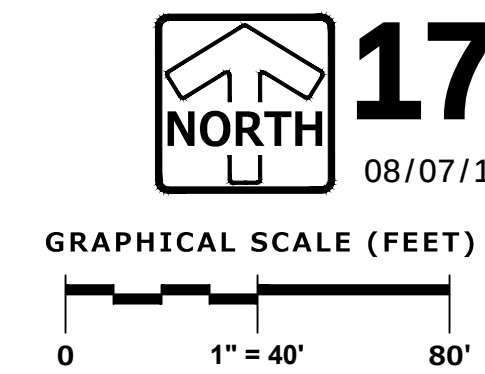
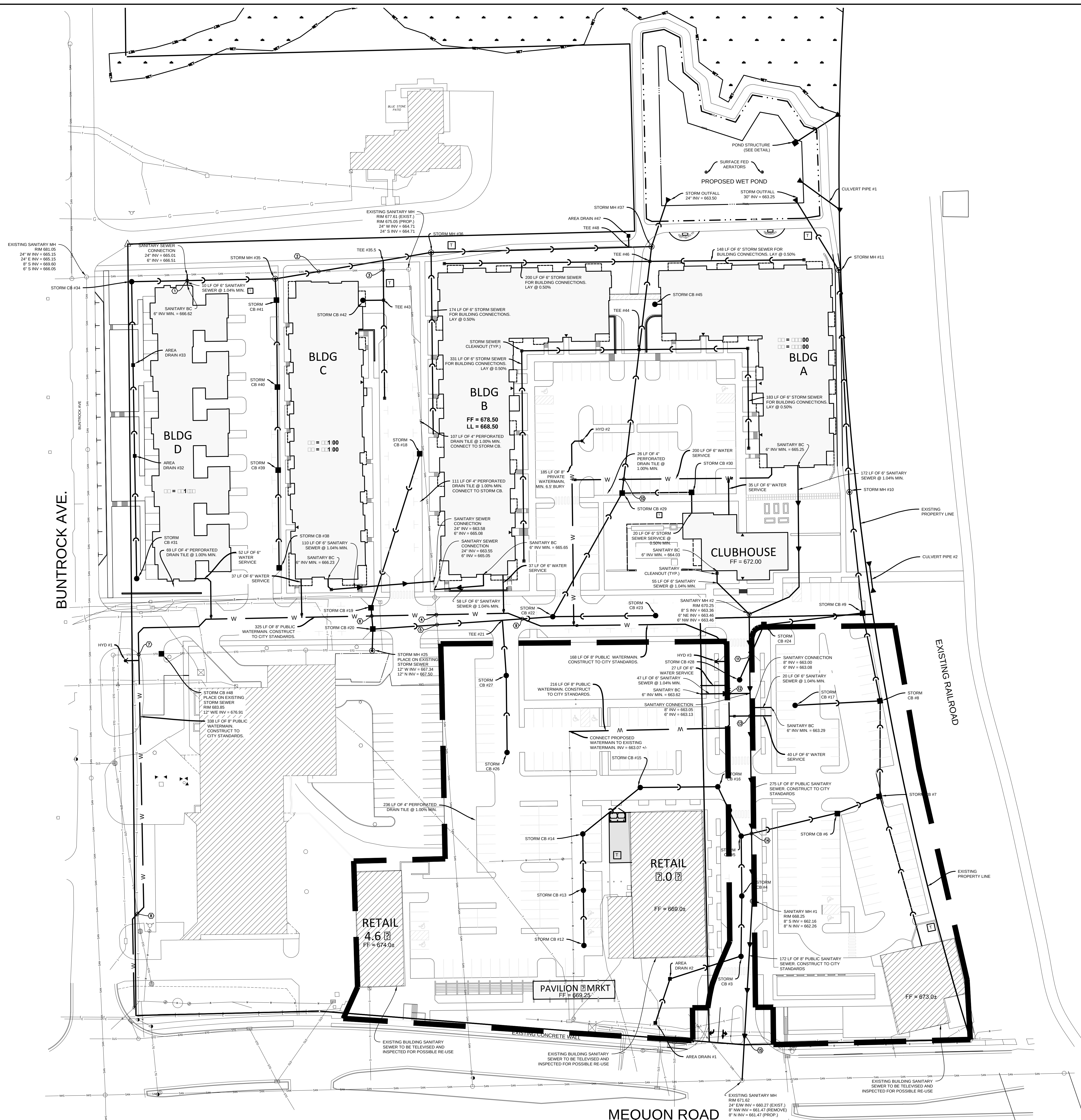
STRUCTURE DATA		DESIGN DATA			ELEVATIONS		
Upstream Structure	Downstream Structure	Length (ft)	Diameter (in)	Slope (%)	Rim/Toc Up	Invert Up	Invert Down
AD 1	AD 2	45.00	8	0.40	667.72	664.93	664.75
AD 2	CB 3	72.00	8	0.40	666.35	664.75	664.46
CB 3	CB 4	58.00	12	0.25	667.61	664.46	664.32
CB 4	CB 5	58.00	12	0.25	667.85	664.32	664.17
CB 5	CB 6	96.00	24	0.15	667.90	664.17	664.03
CB 6	CB 7	43.00	24	0.15	668.10	664.03	663.97
CB 7	CB 8	92.00	24	0.15	667.50	663.97	663.83
CB 8	CB 9	86.00	24	0.20	667.85	663.83	663.66
CB 9	MH 10	117.00	30	0.10	668.20	663.66	663.54
MH 10	MH 11	214.00	30	0.10	670.30	663.54	663.33
MH 11	OUTFALL	75.00	30	0.10	669.00	663.33	663.25
CB 12	CB 13	53.00	10	0.30	667.55	664.98	664.82
CB 13	CB 14	54.00	12	0.35	667.65	664.82	664.63
CB 14	CB 15	71.00	15	0.25	667.80	664.63	664.45
CB 15	CB 16	74.00	18	0.20	667.85	664.45	664.30
CB 16	CB 5	52.00	18	0.25	667.84	664.30	664.17
CB 17	CB 8	82.00	8	0.30	668.80	664.07	663.83
CB 28	CB 24	58.00	8	0.75	668.85	664.80	664.37
CB 24	CB 9	95.00	8	0.75	669.09	664.37	663.66
CULVERT 2	CULVERT 2	20.00	12	0.20	669.00	667.33	667.29
CULVERT 1	CULVERT 1	25.00	12	12.40	668.00	666.60	663.50

1 OF 1
Pinnacle Engineering Group, LLC
Plan | Design | Deliver
MEQUON, WI DATE: 2/10/2017
R: 567.00

STRUCTURE DATA		DESIGN DATA			ELEVATIONS		
Upstream Structure	Downstream Structure	Length (ft)	Diameter (in)	Slope (%)	Rim/Toc Up	Invert Up	Invert Down
CB 18	CB 19	155.00	8	0.60	676.50	667.75	666.52
CB 19	CB 20	21.00	10	0.60	676.10	666.52	666.69
CB 20	TEE 21	125.00	15	0.60	676.05	666.69	665.94
TEE 21	CB 22	50.00	15	0.60	670.50	665.94	665.64
CB 22	CB 29	136.00	18	0.50	669.35	665.64	664.96
CB 29	TEE 44	139.00	24	0.50	671.95	664.96	664.27
TEE 44	TEE 48	85.00	24	0.50	672.75	664.27	663.84
TEE 48	MH 37	14.00	24	0.50	671.00	663.84	663.77
MH 37	OUTFALL	45.00	24	0.60	669.50	663.77	663.50
MH 25	CB 20	21.00	12	3.86	675.50	667.50	666.69
CB 26	CB 27	74.00	8	0.40	668.25	666.45	666.15
CB 27	TEE 21	53.00	10	0.40	669.50	666.15	665.94
CB 23	CB 22	99.00	8	0.50	669.10	666.14	665.64
CB 30	CB 29	67.00	10	0.50	670.93	665.30	664.96
CB 31	AD 32	67.00	8	1.00	680.13	664.51	663.84
AD 32	AD 33	87.00	8	1.00	680.32	673.47	672.60
AD 33	CB 34	80.00	8	1.00	680.22	672.60	671.80
CB 34	MH 35	138.00	8	1.60	680.20	671.80	669.59
MH 35	TEE 35.5	105.00	12	1.60	678.50	669.59	667.91
TEE 35.5	MH 36	47.00	12	1.60	676.00	667.91	667.16
MH 36	TEE 48	190.00	12	1.60	674.00	667.16	664.12
TEE 48	MH 37	22.00	12	1.60	674.00	664.12	663.77
CB 38	CB 39	52.00	8	0.40	679.25	670.71	670.35
CB 39	CB 40	80.00	10	0.40	678.50	670.35	670.03
CB 40	CB 41	83.00	12	0.40	678.50	670.03	669.69
CB 41	MH 35	20.00	12	0.50	678.32	669.69	669.59
CB 42	TEE 43	20.00	8	0.40	670.75	668.15	668.07
TEE 43	TEE 35.5	38.00	10	0.40	672.75	668.07	667.91
AD 47	TEE 48	11.00	8	0.50	668.75	664.18	664.12

CROSSINGS

- 8" STORM OVER 12" SANITARY
8" STORM B/PIPE 12.84
24" SANITARY T/PIPE 12.59
- 12" STORM OVER 24" SANITARY
12" STORM B/PIPE 12.84
24" SANITARY T/PIPE 12.59
- 10" STORM OVER 24" SANITARY
10" STORM B/PIPE 12.89
24" SANITARY T/PIPE 12.89
- 8" WATERMAIN OVER 24" SANITARY
8" WATERMAIN B/PIPE 12.45
24" SANITARY T/PIPE 12.50
- 15" STORM OVER 24" SANITARY
15" STORM B/PIPE 12.24
24" SANITARY T/PIPE 12.49
- 8" WATERMAIN OVER 10" STORM
8" WATERMAIN B/PIPE 12.28
10" STORM T/PIPE 12.28
- 8" WATERMAIN OVER 12" STORM
8" WATERMAIN B/PIPE 12.20
12" STORM T/PIPE 12.20
- 12" STORM OVER 8" WATERMAIN
12" STORM B/PIPE 12.08
8" WATERMAIN T/PIPE 12.49
- 15" STORM OVER 8" WATERMAIN
15" STORM B/PIPE 12.08
8" WATERMAIN T/PIPE 12.20
- 12" WATERMAIN OVER 24" STORM
12" WATERMAIN B/PIPE 12.00
24" STORM T/PIPE 12.01
INSTALL OFFSET IF NECESSARY
- 12" SANITARY OVER 8" WATERMAIN
12" SANITARY B/PIPE 12.08
8" WATERMAIN T/PIPE 12.08
- 12" WATERMAIN OVER 12" SANITARY
12" WATERMAIN B/PIPE 12.01
12" SANITARY T/PIPE 12.02
- 8" SANITARY OVER 8" WATERMAIN
8" SANITARY B/PIPE 12.29
8" WATERMAIN T/PIPE 12.45
- 24" STORM OVER 8" SANITARY
24" STORM B/PIPE 12.00
8" SANITARY T/PIPE 12.21
- 12" WATERMAIN OVER 8" SANITARY
12" WATERMAIN B/PIPE 12.55
8" SANITARY T/PIPE 12.28



Mequon Town Center II

XXXX W. MEQUON RD.
MEQUON, WI

Owner Name
Owner Street
Owner City, State Zip

PROJECT NUMBER 152499.00

ISSUED FOR:
SD BID SET 11-22-2016

REVISION FOR:
NO. DESCRIPTION DATE

SD SET - NOT FOR
CONSTRUCTION

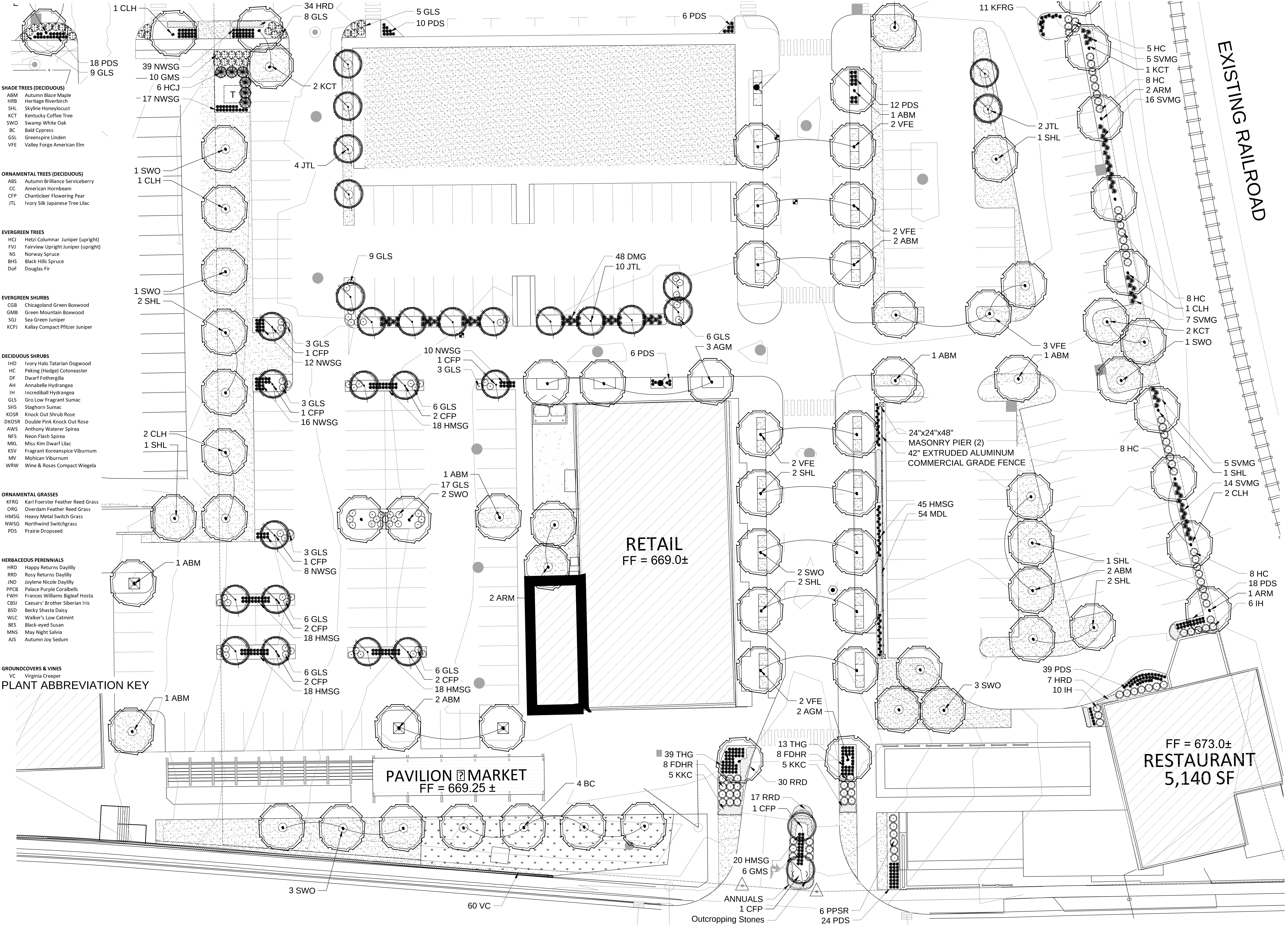
DRAWN BY WDH

CHECKED BY WDH

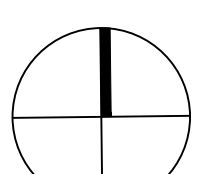
ENLARGED
LANDSCAPE PLAN:
RETAIL &
RESTAURANT
BUILDINGS

18
08/07/17

104



MEQUON ROAD



NORTH Scale: 1" = 16'0"

ENLARGED LANDSCAPE PLAN

S. LINE OF THE SE. 1/4 OF SEC. 22-9-21

