



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
Christine Nuernberg Hall
Mequon City Hall
11333 N Cedarburg Road
December 2, 2019
6:00 PM

AGENDA

1) Call to Order, Roll Call

- a) Approval of Minutes from November 11, 2019

2) Regular Business

- a) City of Mequon Gateway Promenade. The applicant is seeking a building and site plan amendment for the construction of a public facility for the property located at the northeast corner of Cedarburg and Mequon Roads.
- b) Lakeside Development. The applicant is seeking sign waiver approval to allow for an off-premises sign for Residence at Foxtown to be placed at the neighboring property located at 6213 Mequon Road.
- c) Residence at Foxtown. The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.
- d) ICAP Development. The applicant is seeking a consultation for a proposed Credit Union for the property at 10945 N. Port Washington Road.
- e) Homesealed, LLC for Fchanges for the property located at 10740 N. Port Washington Road.
- f) The Woods at Highland Park. The applicant is seeking final plat for Phase I and certified survey map approval for a 28-unit condominium development located at 12431 N. Green Bay Road and the parcel to the west; a 0.6-acre parcel portion of 12424 N. Green Bay Road and a 1.6-acre portion of 5555 W. Highland Drive.

3) Policy

- a) Sign Code discussion related to changeable electronic message signs
- b) Policy Subcommittee Update

4) Announcements

- a) 2020 Meeting Calendar

5) Adjourn

Dated: December 2, 2019

/s/ John Wirth, 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



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**PLANNING COMMISSION
Regular Meeting
Monday, November 11, 2019
6:00 PM
Christine Nuernberg Hall**

Minutes

1) Call to Order, Roll Call

Present:

Chairman John Wirth
Alderman Robert Strzelczyk
Commissioner Rick Lemke
Commissioner Brian Parrish
Commissioner James Schaefer
Commissioner Rebecca Schaefer
Commissioner John Stoker
Alternate James Baka
Alternate Stephanie Hawley
Alternate Greg Bach
Alternate Dan Gentges
Commissioner Martin Choren - **Absent**

Mayor Wirth called the meeting to order.

The Pledge of Allegiance was said in honor of Veteran's Day.

a) Minutes from October 7, 2019

Action

Ald. Strzelczyk made a motion to approve the October 7, 2019 minutes.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0).

Attachment: PC_11.11.19_DRAFT (4681 : Meeting Minutes)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Robert Strzelczyk, Alderman/Vice Chair
SECONDER: John Stoker, Commissioner
AYES: Wirth, Strzelczyk, Baka, Lemke, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT: Choren

2) Public Hearing/Consent

- a) Concord Development Company. The applicant is seeking conditional use grant approval to allow for an indoor recreation and amusement facility (Little Sprouts Cafe) for the property located at 1406 W. Mequon Road.

Action

Commissioner Stoker made a motion to go into public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0).

Action

Commissioner Becky Schaefer made a motion to close the public hearing.
Ald. Strzelczyk seconded the motion.
A voice vote was taken; vote passed (8-0).

Action

Commissioner Becky Schaefer made a motion to approve the consent item.
Commissioner Stoker seconded the motion.
A voice vote was taken; vote passed (8-0).

RESULT: **APPROVED [8 TO 0]**
MOVER: Rebecca Schaefer, Commissioner
SECONDER: John Stoker, Commissioner
AYES: Wirth, Strzelczyk, Baka, Lemke, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT: Choren

3) Consent

- a) Lemke Seed Farms, Inc. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the property located at 10220 N. Granville Road.

Commissioner Lemke recused himself from the consent items.

Action

Commissioner Stoker made a motion to approve the consent items per staff recommendations.
Commissioner Becky Schaefer seconded the motion.
A voice vote was taken; vote passed (8-0).

- b) Jennifer & Steven Wirth. The applicant is seeking certified survey map approval to allow for a 2-lot land division for the properties located at 14150-14280 N. Granville Road.

RESULT: **APPROVED [8 TO 0]**
MOVER: John Stoker, Commissioner
SECONDER: Rebecca Schaefer, Commissioner
AYES: Wirth, Strzelczyk, Baka, Hawley, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT: Choren
RECUSED: Lemke

4) Regular Business

- a) **RESOLUTION 3650** - A Resolution Adopting the 2019 City of Mequon Park and Open Space Plan.

City Forester, Mike Gies, stated that there was consensus that the last plan was too broad and there was no direction regarding funding as it pertains to the parks. The goal was to provide a more comprehensive plan that is easier to use going forward: projects to be done, funding sources to be used and established guidelines.

Action

Commissioner Becky Schaefer made a motion to recommend the resolution.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (8-0).

RESULT; **Approved {Unanimous}**
MOVED BY: Commissioner R. Schaefer
SECONDED BY: Alderman Strzelczyk
AYES: Wirth, Strzelczyk, Baka, Lemke, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT: Choren

- b) Allrite Home and Remodeling. The applicant is seeking building plan amendment approval to modify the exterior building material for the condominiums located at 1145-1154 Baldwin Court

Planner Vang stated that the request is for the north building of the Baldwin Court condominiums. The applicant is proposing to replace the wood siding with vinyl siding. Typically, this type of request is approved at staff level, but staff is recommending that a wood-based siding be used and the applicant requested that the Planning Commission weigh in on the decision regarding the siding materials.

The applicant, Jordan Miller with Allrite Remodeling, stated that he was hired to replace the siding and trim for the Baldwin Court condominiums. The material requested is an insulated

back vinyl because its appearance and cost are very similar to a wood-based product. Due to an older clientele the applicant also liked that the siding is mostly a maintenance-free product. He stated that the wood-based products require painting which the applicant would like to avoid. Mr. Miller stated that he has installed this product before, and he believes that it is a good product.

Feedback from the Commission was that vinyl siding should not be used.

Action

Commissioner Jim Schaefer made a motion to approve staff recommendation that the siding material be HardiePlank or wood-based plank.

Commissioner Becky Schaefer seconded the motion.

A roll call vote was taken; vote passed (8-0).

RESULT:	APPROVED [8 TO 0]
MOVER:	James Schaefer, Commissioner
SECONDER:	Rebecca Schaefer, Commissioner
AYES:	Wirth, Strzelczyk, Baka, Lemke, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT:	Choren

- c) Concordia University. The applicant is seeking building and site plan amendment to allow for a dome over the football field at 12800 N. Lake Shore Drive.

Asst. Dir. Zader state that this item was in front of the Commission in September and the item was denied with a 4-4 vote. The applicant is proposing to modify the materials and is allowed to be back in front of the Commission. The color of the dome has been changed to blue and the dome will be opaque. As part of the application, site line study information has been submitted as there was discussion regarding the height of the trees at the September meeting. The applicant has flown a drone which shows the north property tree line to be approximately 71 feet in height. Additional renderings of what the dome would look like from various directions have been submitted and are included in the board packet. Staff recommends approval of the dome again; however, prefers the white colored dome over the blue.

Chuck Reymolds -13340 N. Northwood Lane - is opposed to the proposed dome due to increased traffic, noise and garbage around the campus. He believes the dome is massive and will be a beacon which will not blend into the character of the neighborhood. He feels that white is better than the proposed blue dome. He has questions regarding the noise levels, and he believes that it should be monitored and regulated.

Dan Bradley - 344 W. Bonniwell Road - is opposed to the dome as he stated at the September meeting and the reasons stated by Mr. Reynolds. He also agrees that white is preferable over the blue color and that opaque is also preferable.

The applicant was represented by Dr. Rob Barnhill; Director of Athletics at Concordia University, Dave Fenton with Horizon Building Systems and Cliff Mayer from Mayer Helminiak Architects.. Dr. Barnhill stated that the rationale for proposing the dome again is due to the large number of student athletes that do not have enough outdoor space to practice. This would allow

for all the outdoor teams to move outdoors to practice providing more space and availability for indoor sports teams and recreational sports to be held in the field house. He stated that they listened to the feedback from the Commission and have addressed the light trespass issue by taking out the skylight, the material will be opaque, and the site line study was conducted. He believes that Concordia is an asset to the community and strives to be a good neighborhood and hopes that the Commission will approve the requested dome.

When questioned, Mr. Fenton answered that the noise generated for the dome generators use variable frequency dry fans with a maximum of a 65-decibel level. He stated that most of the time the generators are running at 10-15%.

Asst. Dir. Zader answered a question from the Commission that an annual sound reading review can be conducted. This is also done annually for the PA system at the ballpark.

The Commission provided feedback that the site line study is critical in the decision-making process. They appreciate the need for the space for the student athletes. The white color and opaque material are preferred.

Action

Commissioner Stoker made a motion to approve per staff recommendations, the dome shall be white in color, shall be opaque material and spot noise checks shall be conducted.

Commissioner Lemke seconded the motion.

A roll call vote was taken; vote passed (6-2) (No votes: Jim Schaefer, Parrish).

RESULT:	APPROVED WITH CONDITIONS [6 TO 2]
MOVER:	John Stoker, Commissioner
SECONDER:	Rick Lemke, Commissioner
AYES:	Wirth, Strzelczyk, Baka, Lemke, R, Schaefer, Stoker
NAYS:	Parrish, J. Schaefer
ABSENT:	Choren

- d) Quality Auto Body. The applicant is seeking minor request approval to allow for a 6-foot high fence to be installed on the property line for the property located at 11065 N. Cedarburg Road.

Asst. Dir. Zader stated that the applicant was in front of the Commission in April of 2019 for a remodeling effort by Quality Auto Body. There was no discussion at the time for installing a fence as there was a vegetation line around the perimeter at that time. The applicant is seeking approval for a 6-foot high fence around the rear of the property. Due to the Town Center zoning this request requires Planning Commission approval. Asst. Dir. Zader showed a rendering of the site and explained the staff recommendation to require the 10-foot setback for the fence; or to be placed a few feet off the property line to provide space for some landscaping. At the side of the building, the asphalt is right at the property line and staff recommends the fence be tapered down in that area to 4-feet in height. This is the side of the building being remodeled and staff believes there is no reason to provide screening. In summary, staff supports the fencing request but

prefers that it is moved in from the property line to add some landscaping to soften the look to the neighboring properties.

The applicant, Steve Stys; owner of Quality Auto Body, stated that he is requesting the fence to provide screening from the neighboring properties. He has the support of the neighbor to place the fence on the property line and he has an agreement with the neighbors to provide landscaping even if it is located on their property. He explained that the lot line is so small and so close to the building that if he places a fence 10-feet off the property line he will not have space to park cars. He stated that he cannot afford to losing any parking stalls as he is already at capacity. He stated that aesthetically and for security purposes he would like a 6-foot fence for the entire property as proposed.

Asst. Dir. Zader answered the Commission that documentation from the neighbor is required and a landscaping plan is required.

The Commission prefers the 10-foot setback be imposed where applicable but acknowledge that this is a unique property in that it is very small and oddly shaped. The Commission appreciates the applicant making improvements to this site.

Action

Ald. Strzelczyk made a motion to approve a 6-foot fence for the entire property within a 5-foot setback from the property line and the landscaping plan shall be approved by staff.

Commissioner Parrish seconded the motion.

A voice vote was taken; vote passed (8-0).

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	Robert Strzelczyk, Alderman/Vice Chair
SECONDER:	Brian Parrish, Commissioner
AYES:	Wirth, Strzelczyk, Baka, Lemke, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT:	Choren

- e) Mequon 1, LLC/VH Mequon II, LLC. The applicant is seeking rezoning recommendation approval to allow for an 82-lot single-family subdivision for the property located at 10565 N. Wauwatosa Road and lands to the west.

Asst. Dir. Zader stated that this has been in front of the Commission several times over the years and has changed depending on the applicant. He showed a few maps to demonstrate where the proposal is today. Veridian Homes now has ownership of all three parcels and the PUD will only include the three parcels and will remove the 12 acres to the south. The overall number of units for the project has dropped to 82. 68 of such lots are based on the 1-acre yield and as part of the purchase from North Shore Bank, the applicant has also purchased TDR credits. The applicant is using 14 of the 16 TDR credits on this site. There will be connections to Tree Sparrow Court on the north, a connection across from Hidden Creek on Wauwatosa Road as well as a future connection to the south and to the west for a future development.

Asst. Dir. Zader stated the yield plan is similar to what has been previously approved. The

biggest change is the modification to the road which turns slightly to the north due to the preservation of a specimen tree. A few trail connections have been added per staff request. There is an issue regarding the mailboxes and whether they can be broken up into a few areas instead of one clustered mail location. Engineering would like some traffic calming features to be added. Overall staff is supportive of the plans and recommends approval.

The applicant, Matt Cudney from Veridian Homes, stated that he agrees with most of the staff report conditions except for items #10 and #13. The applicant is requesting a 10-foot minimum width for the outlot for the paths and they will provide maintenance easements on the individual lots. To be consistent with the existing Enclave neighborhood the applicant is requesting the minimum dwelling sizes on a ranch home be 1900 square feet and 2100 square feet for a multi-story home.

Staff supports the changes requested by the applicant.

The Mayor stated that he is pleased that the applicant is using the TDR credits and would like them to be used more extensively. He believes it permanently preserves land that would not be otherwise preserved without charging taxpayers for it. It allows for the rural character of these areas in the city to be maintained while adding new residential development.

Action

Commissioner Stoker made a motion to approve per staff recommendations with the change to item #10 to allow for a 10-foot wide easement and a change to #13 to allow for 1900 sq. ft. for a ranch homes and 2100 sq. ft. for multi-story homes.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (8-0).

RESULT:	APPROVED WITH CONDITIONS [8 TO 0]
MOVER:	John Stoker, Commissioner
SECONDER:	Robert Strzelczyk, Alderman/Vice Chair
AYES:	Wirth, Strzelczyk, Baka, Lemke, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT:	Choren

5) Policy

a) Text Amendment to Chapter 58 of the Municipal Code as it resale shops.

Asst. Dir. Zader stated that a 3-prong approach was taken regarding the resale shops text amendment: additions to the definitions, conditional uses added, and licensing requirements added. He talked through some of the details of these changes (which are included in the board packet staff report).

He stated that the text amendment will allow E-Collectique to seek a conditional use in the B-2 district, but Ivana's Trunk will not be able to seek a conditional use in the B-4 district and will need to relocate elsewhere in the city.

The Commission asked questions regarding the proposed changes and provided feedback on the changes. Overall, they are pleased with the proposed text amendment and commend staff for the proposed changes. There was discussion regarding window front displays and what should be allowed.

Action

Commissioner Becky Schaefer made a motion to approve per staff recommendations and to work on the language regarding the window displays.

Ald. Strzelczyk seconded the motion.

A voice vote was taken; vote passed (8-0).

RESULT:	APPROVED WITH CONDITIONS [9 TO 0]
MOVER:	Rebecca Schaefer, Commissioner
SECONDER:	Robert Strzelczyk, Alderman
AYES:	Wirth, Strzelczyk, Baka, Hawley, Lemke, Parrish, R. Schaefer, J. Schaefer, Stoker
ABSENT:	Choren

6) Announcements

The next meeting is Monday, December 2, 2019 at 6:00 pm.

The Mayor reminded the Commission that the Land Use Open House is Thursday, November 21, 2019 at 6:00 p.m. at City Hall.

7) Adjourn

Action

Commissioner Stoker made a motion to adjourn.

Commissioner Parrish seconded the motion.

A voice vote was taken; vote passed (8-0).

Respectfully Submitted,

Jac Zader



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: KIM TOLLEFSON, DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: December 2, 2019
SUBJECT: City of Mequon Gateway Promenade. The applicant is seeking a building and site plan amendment for the construction of a public facility for the property located at the northeast corner of Cedarburg and Mequon Roads.

Applicant:	The City of Mequon
Status of Applicant:	Owner
Requested:	Building and Site Plan Amendment Landscape Plan
Existing Use:	Vacant
Existing Zoning:	B-2 Community Business R-2 Suburban Residential Detached FW Floodway
Land Use Plan:	B-2 Community Business R-2 Suburban Residential Detached FW Floodway
Lot size:	1.6 acres
Location:	Northeast corner of Cedarburg and Mequon Roads
Tax Key:	#14-050-03-090.02
District:	#2

Background:

The applicant requests building and site plan amendment approval for the community promenade on the northeast corner of Mequon and Cedarburg Roads. At the November 18, 2018 meeting, the Planning Commission approved building and site plan, conditional use grant and sign waiver for a two-story, 3,705 square foot public facility. The applicant is seeking building and site plan amendment due to changes to the promenade design. After bidding the original design twice, the project costs exceeding the desired budget, which is sponsored mostly through private fundraising and supplemented through funding by the City of Mequon, Village of Thiensville.

Site Plan Amendment:

The proposed structure received waivers to the setback requirement through the conditional use grant approval. The B-2 district allows modifications to standard district regulations through conditional use grant approval on a vacant parcel which is non-conforming to minimum lot size or lot width requirements. The property is 1.6 acres and is non-conforming to the 2-acre minimum lot size requirement of the B-2 district. The site plan amendment does not affect setbacks. The location of the structure has not changed; however, the new plans show removal of a portion of the structure. Instead of a circular walkway and a second level deck on the interior of the structure, the new design shows a semi-circle walkway on the first level.

Building Plan Amendment:

The proposed changes are focused on the interior side of the structure and do not affect the street facing elevation. The signage, masonry wall and concrete base along with the cedar slats wall are still incorporated into the overall design. The changes to the design include the elimination of the circular walkway on the first level, the removal of the second level deck and the staircase to the deck, and the first level Douglas Fir decking boardwalk and lookout deck. The new design shows a path that will lead towards the river. There are no changes to the overall height. The structure is 17 feet at its highest point and meets the height requirement of the district. The height of the structure at the section facing the intersection is roughly 14 feet.

Landscape Plan

The proposed landscape plan shows extensive planting proposed on the interior of the site. An interior landscape bed is shown on the plan adjacent to the walkway. The proposed landscaping includes a mix of juniper, arborvitae, aspen helps soften the interior space and will help reduce noise on the interior. City staff will evaluate the landscaping along the road in order to achieve consistency with the Town Center streetscaping design and selected species.

Staff Recommendation: Staff recommends approval of the building and site plan amendment and landscape plan based on the following:

1. Engineering Division review and approval of grading and drainage in conformance to City ordinances and the Standard Specifications for Land Development.
2. Indicate floodplain limits on the plans.
3. Final review and approval of site and landscaping plan by Planning staff.

Attachments:

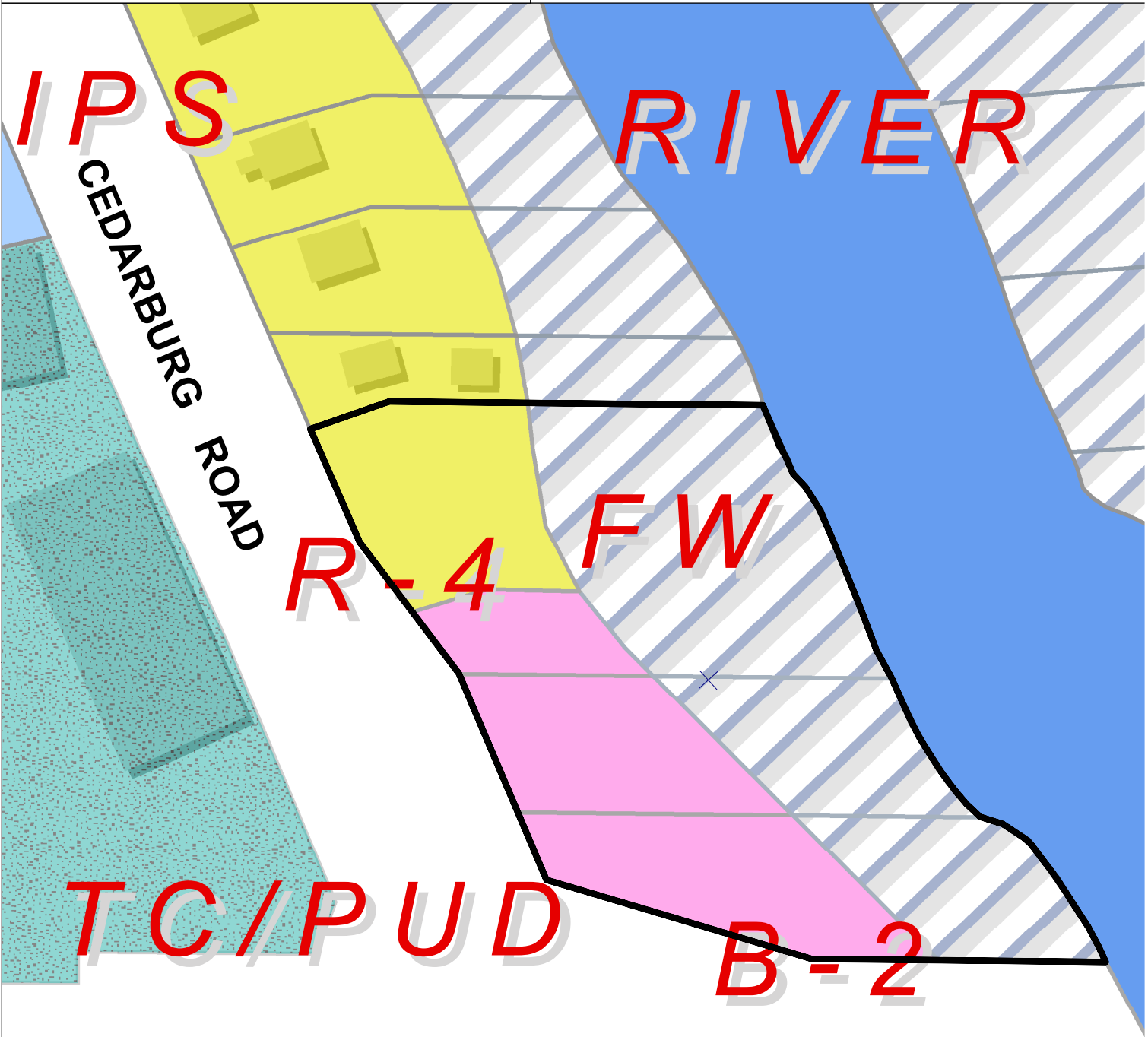
Packet Docs (PDF)

City of Mequon Gateway Promenade

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.a.a



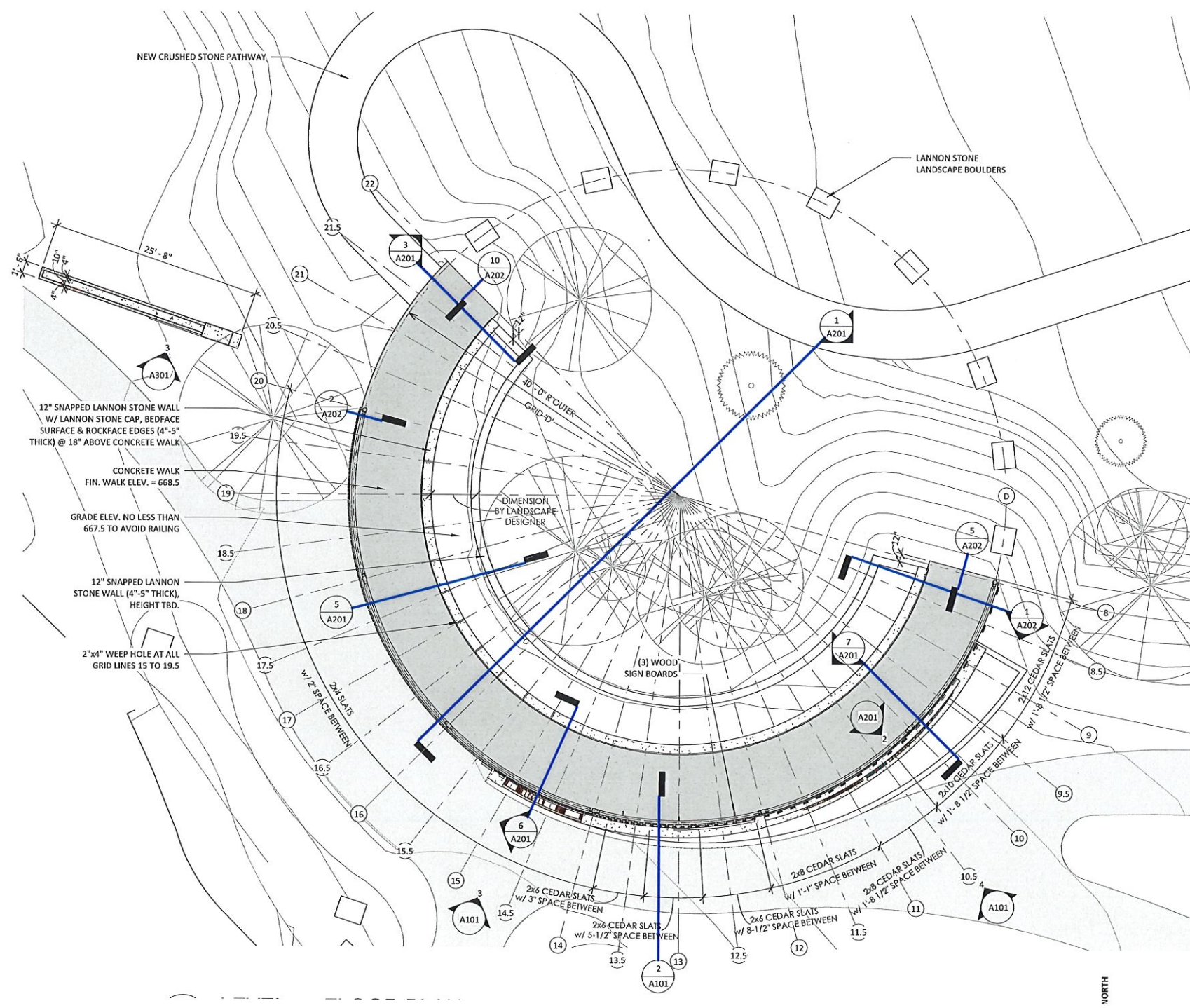
Attachment: Packet Docs (4687 : City of Mequon.Gateway Promenade)

MEQUON ROAD 112N

TC



UPDATED DESIGN
Aerial



FLOOR PLAN
1/16"=1'-0"





RENDERING #1

Looking West on Mequon Rd.



RENDERING #2
Looking North through the intersection



RENDERING #3
Inside ring looking East



RENDERING #4
On walk looking Southeast



RENDERING #5
Looking up the hill (west)



RENDERING #6
Looking up the hill (south)



RENDERING #7
Front of Promenade

INDEX OF DRAWINGS

PRELIMINARY PLAN COMMISSION SUBMITTAL									
ADDENDUM 01									
	TBD								No.
X									G001
X									G002
									C101
									C102
									L101
X									S101
X									AS102
X									A101
									A201
									A202
									A203
X									A301
X									A302
X									E101

Sheet Name
TITLE SHEET, SHEET INDEX, LOCATION MAP
GENERAL INFORMATION
TOPOGRAPHIC SURVEY
SITE PLAN
LANDSCAPING PLAN
FIRST FLOOR FRAMING PLAN
SITE PLAN - ARCHITECTURAL
FLOOR PLANS - LEVEL 1 & 2
SECTIONS AND DETAILS
SECTIONS AND DETAILS
SECTIONS AND DETAILS
ELEVATIONS
ELEVATIONS
ELECTRICAL LIGHTING AND POWER PLAN



THIS VIEW FOR VISUALIZATION ONLY! NOT FOR CONSTRUCTION OR BIDDING.



GROTH
Design
Group

PROJECT TEAM	SEAL
ARCHITECT	
GROTH Design Group N55 W6181 Columbia Road Cedarburg, WI 53012 www.gdg-architects.com PH (262) 377-8001 FX (262) 377-8003	
CIVIL:	
COMPANY NAME STREET ADDRESS SUITE NUMBER CITY, STATE ZIP	
STRUCTURAL:	
COREA ENGINEERING 13308 NORTH CORPORATE PKWY SUITE 300 MEQUON, WI 53092	
MECHANICAL:	
COMPANY NAME STREET ADDRESS SUITE NUMBER CITY, STATE ZIP	
PLUMBING:	
COMPANY NAME STREET ADDRESS SUITE NUMBER CITY, STATE ZIP	
ELECTRICAL:	
COMPANY NAME STREET ADDRESS SUITE NUMBER CITY, STATE ZIP	

PROJECT

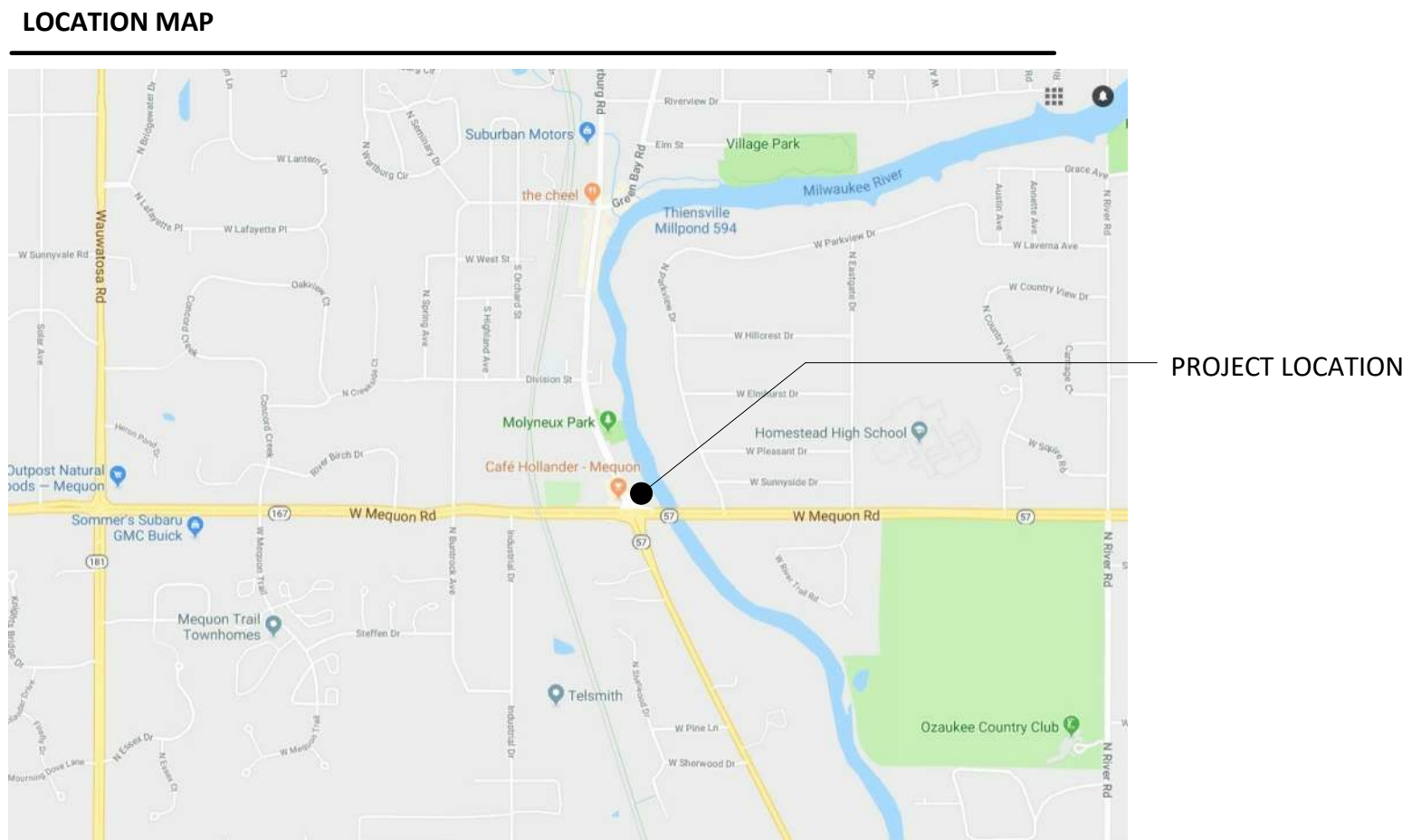
MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE

NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD

MEQUON -
THIENSVILLE

COMMUNITY PROMENADE

NORTH-EAST CORNER OF MEQUON RD &
CEDARBURG RD



PROGRESS
DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date	10/26/2018
Project No.	17.105

SHEET TITLE

TITLE SHEET, SHEET INDEX, LOCATION MAP

G001

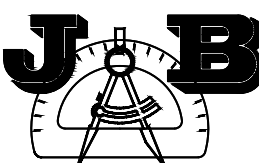
PRELIMINARY PLAN COMMISSION SUBMITTAL



GROTH
DESIGN
GROUP

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003



SITE DESIGN AND ENGINEERING, LLC
1129 KENTUCKY AVENUE
SHEBOYGAN, WISCONSIN 53081
(920) 267-8977 ext
(920) 453-8181 office

PROJECT

MEQUON -
THIENSVILLE
GATEWAY
PROJECT

NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

Date
10.23.2018

Project
No.
17.105

SHEET TITLE

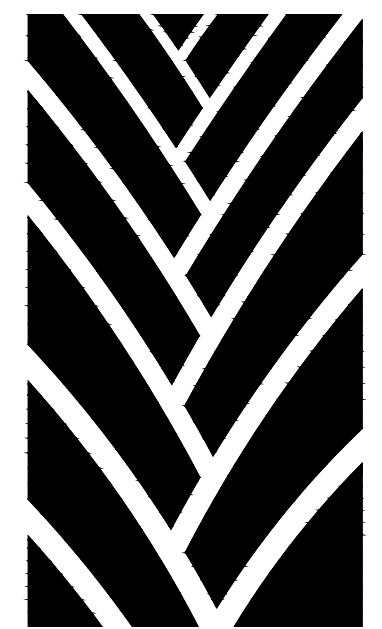
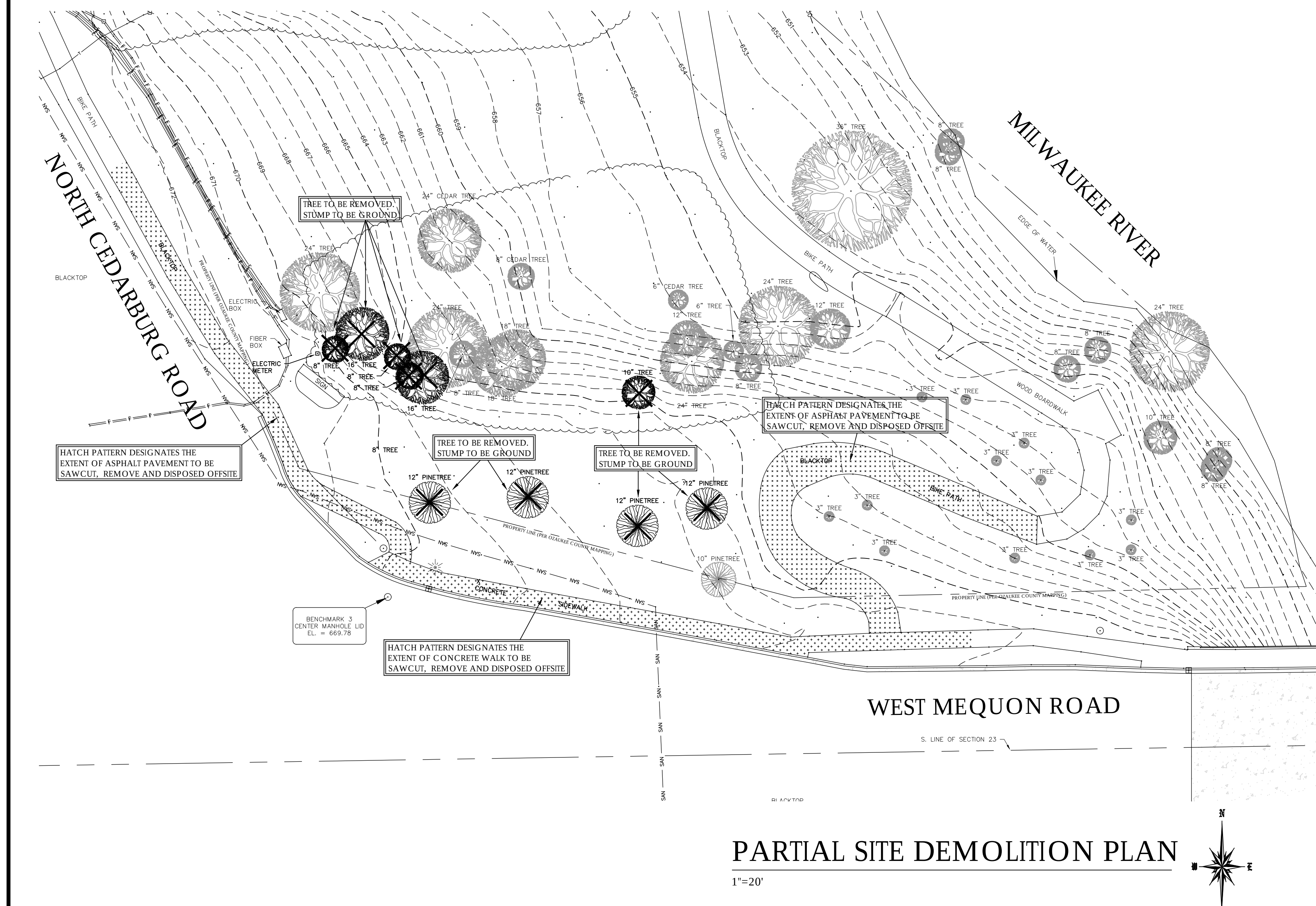
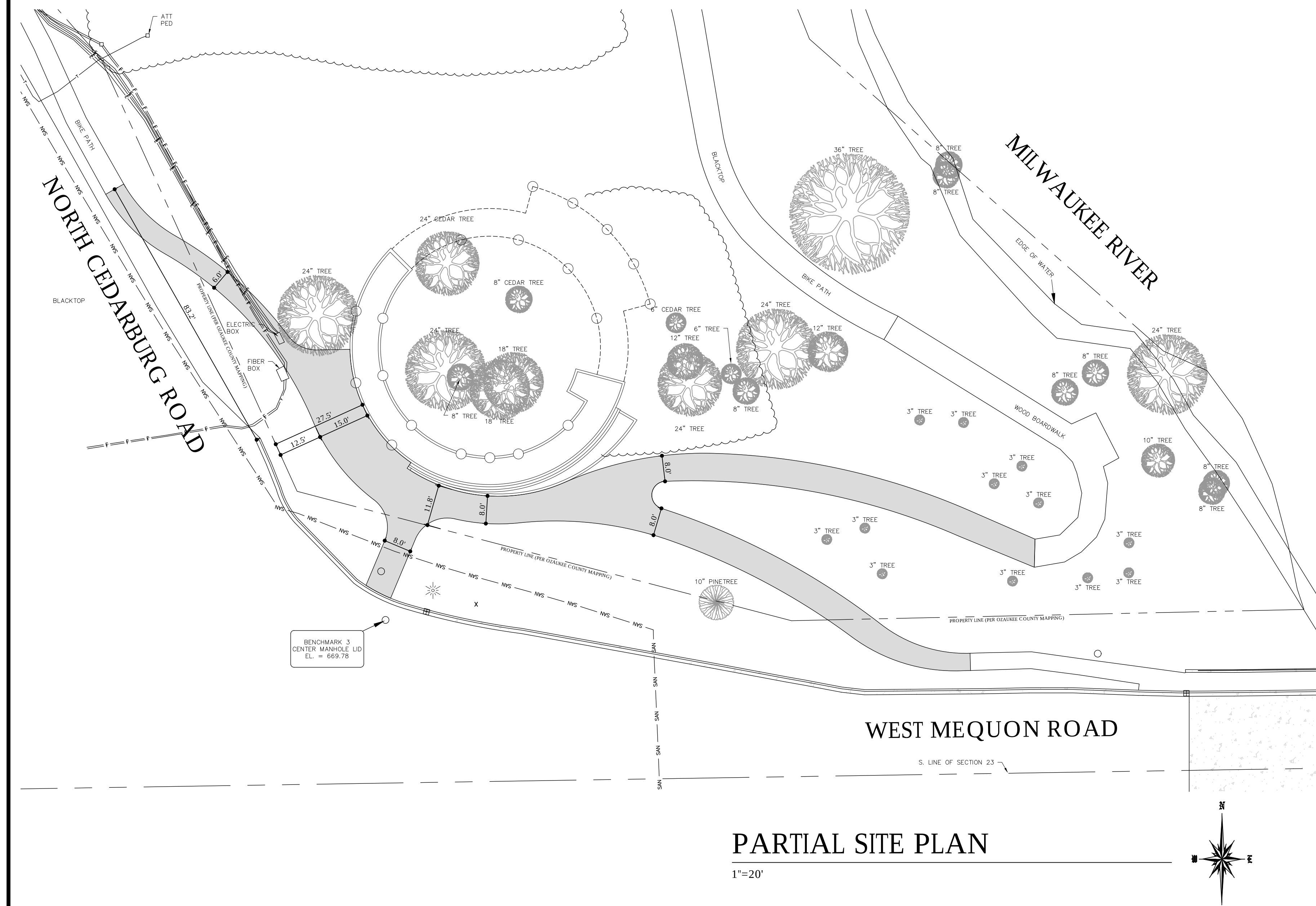
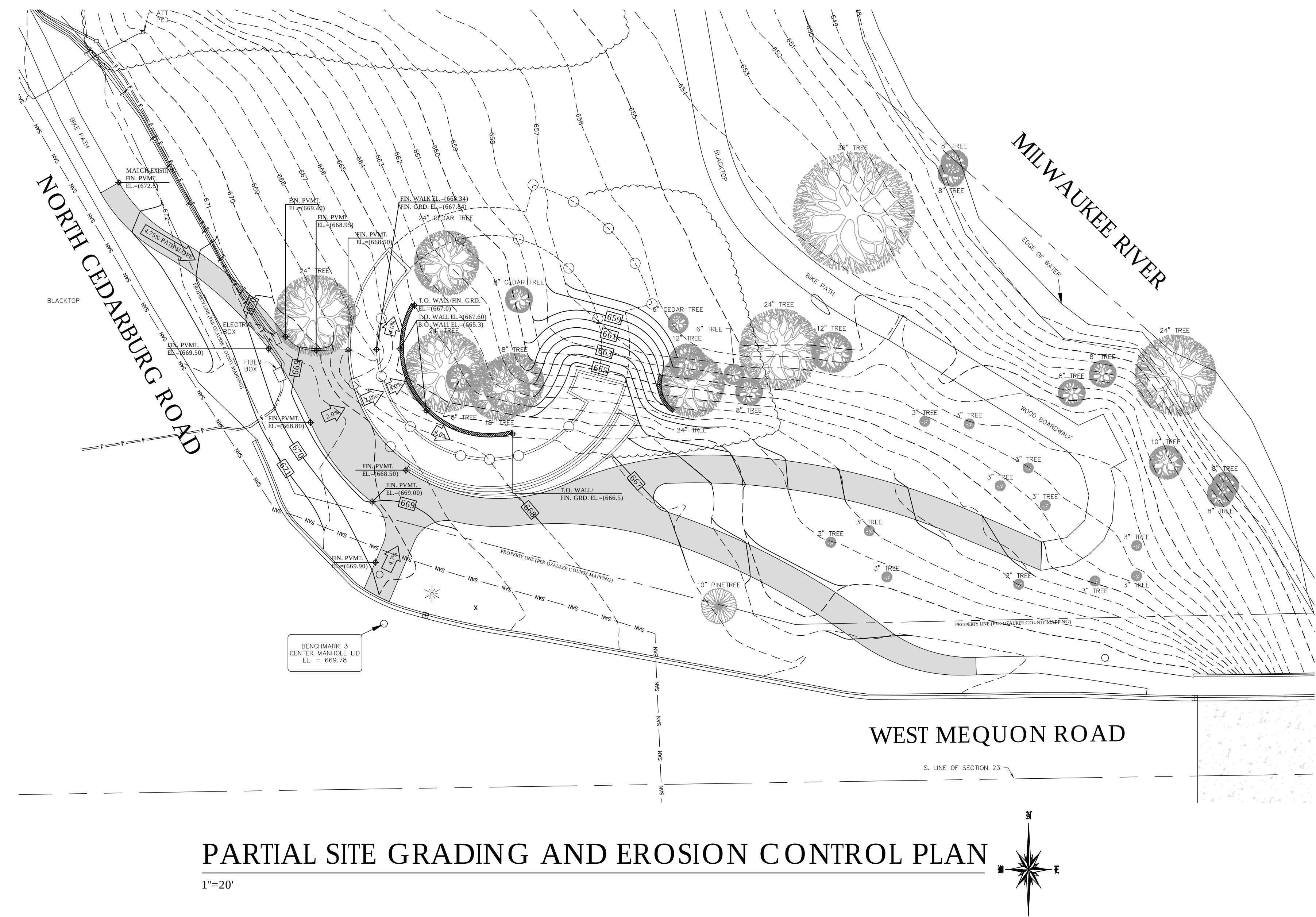
SITE TOPOGRAPHY

SCHEMATIC DESIGN SET

C 101

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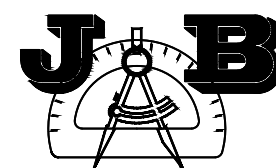




**GROTH
DESIGN
GROUP**

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH. (262) 377-8001
FX. (262) 377-8003



J&B
SITE DESIGN AND ENGINEERING, INC.
1129 KENTUCKY AVENUE
SHEBOYGAN, WISCONSIN 53081
(920) 297-4977 ext 43
(920) 453-0181 office

PROJECT

**MEQUON -
THIENSVILLE
GATEWAY
PROJECT**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO. REV. DATE DESCRIPTION

**PROGRESS
DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

Date
10.23.2018

Project
No.
17.105

SHEET TITLE

PARTIAL SITE PLAN

C 102

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SCHEMATIC DESIGN SET



GROTH
Design
Group

N58 W6181 COLUMBIA RD.
P.O. BOX 332
CEDARBURG, WISCONSIN 53012
PH. (262) 377-8001
FX. (262) 377-8003

PROJECT

MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE

NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE

NO. REV. DATE DESCRIPTION

PROGRESS
DOCUMENTS

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PROJECT INFO

Date

10/26/2018

Project No.

17.105

SHEET TITLE

SITE PLAN - ARCHITECTURAL

AS102

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PRELIMINARY PLAN COMMISSION SUBMITTAL

NOTE: ALL WORK TO BE PERFORMED IN A MANNER THAT PRESERVES AND PROTECTS AS MANY OF THE EXISTING TREES AS POSSIBLE, AND PRESERVES AND PROTECTS AS MUCH AS POSSIBLE THE ROOT SYSTEMS, TRUNKS, CANOPY AND BRANCHES OF THOSE TREES TO REMAIN. ANY TREES THAT INTERFERE WITH CONSTRUCTION SHOULD BE TRANSPLANTED ELSEWHERE ON SITE WHEN FEASIBLE.

KEYED SITE PLAN NOTES	
TAG #	DESCRIPTION
1	NEW CONCRETE WALKS, ALIGN WITH EXISTING WALKWAYS
2	EXISTING CONCRETE WALKS TO REMAIN
3	LANDSCAPE AREA
4	LANNON STONE LANDSCAPE BOULDERS
5	RETAINING WALL OF LANNON STONE LANDSCAPE BOULDERS
6	6" HIGH LANNON STONE LANDSCAPE STEPS
7	CIRCULAR "M" LOGO SIGN - FINAL DESIGN AND CONSTRUCTION TBD w/ SIGN VENDOR
8	"MEQUON-THIENSVILLE" SIGN - FINAL DESIGN AND CONSTRUCTION TBD w/ SIGN VENDOR
9	EXISTING ELECTRONIC SIGN BOX TO BE REMOVED AND REINSTALLED AT 10. CONCRETE BASE AND STRUCTURE TO BE REMOVED
10	EXISTING ELECTRONIC SIGN TO BE REINSTALLED ON NEW LANNON STONE BASE AND SUPPORT STRUCTURE - FINAL DESIGN AND CONSTRUCTION TBD w/ SIGN VENDOR
11	EXISTING BOARD WALK TO REMAIN
12	EXISTING TREES TO REMAIN, PROTECT AND PRESERVE ROOTS, TRUNKS AND CANOPIES DURING CONSTRUCTION
13	REMOVE EXISTING WALKS
14	EXISTING TURN LANE TO BE PAINT STRIPED TO INCREASE DRIVER AWARENESS
15	EXISTING CROSS WALK TO BE PAINTED OR LIT TO INCREASE PEDESTRIAN AND BICYCLE SAFETY
16	MEDIAN ARTWORK DESIGNED TO INCREASE DRIVER AWARENESS AND SLOW TRAFFIC
18	EXISTING UTILITY BOX TO BE RELOCATED TO LOCATION 19
19	EXISTING UTILITY BOX TO BE RELOCATED COORDINATE WITH APPROPRIATE UTILITIES
20	EXISTING TREES TO BE REMOVED
21	EXISTING ELECTRIC METER TO BE RELOCATED COORDINATE WITH APPROPRIATE UTILITIES

SITE PLAN GENERAL NOTES:

A. NOTIFY DIGGER'S HOTLINE: WISCONSIN'S ONE-CALL CENTER (3) WORKING DAYS PRIOR TO THE START OF ANY WORK.
CALL 811 OR (800) 242-8511 OR WWW.DIGGERSHOTLINE.COM

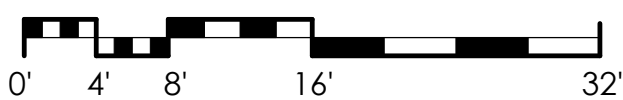
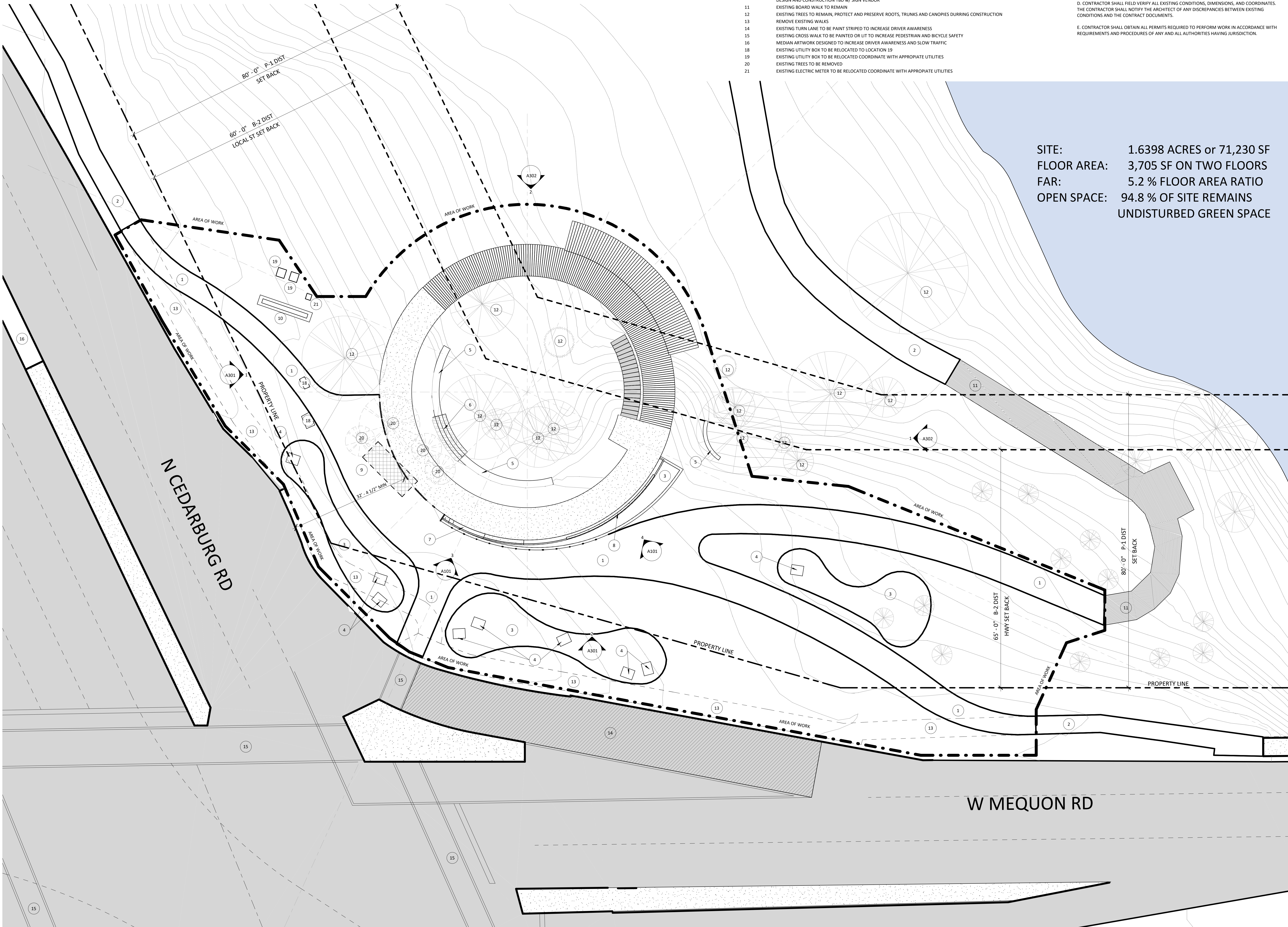
B. EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM (SURVEY COMPANY) DATED MONTH, DAY YEAR.

C. EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. HOWEVER, LOCATIONS MAY NOT BE ACCURATE OR COMPLETE. CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO INITIATING EXCAVATION. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AS NECESSARY TO PROVIDE SERVICE TO THE SITE AND TO PERFORM WORK.

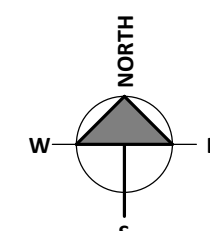
D. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

E. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

SITE: 1.6398 ACRES or 71,230 SF
FLOOR AREA: 3,705 SF ON TWO FLOORS
FAR: 5.2 % FLOOR AREA RATIO
OPEN SPACE: 94.8 % OF SITE REMAINS UNDISTURBED GREEN SPACE



1 SITE PLAN - ENLARGED
AS102 3/32" = 1'-0"



**MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO.	REV. DATE	DESCRIPTION
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Date
10.26.2018

Project No.
17.105

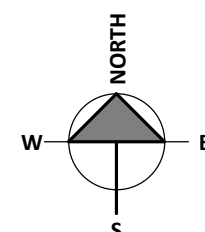
STRUCTURAL PLAN

\$100

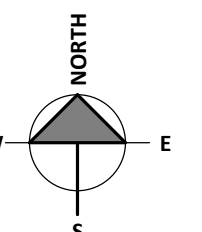
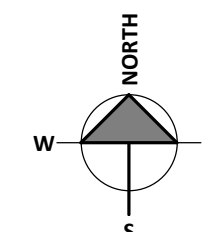
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PRELIMINARY PLAN COMMISSION SUBMITTAL

Attachment: Docket Docs /4687 - City of Merion Gateway Bromenade



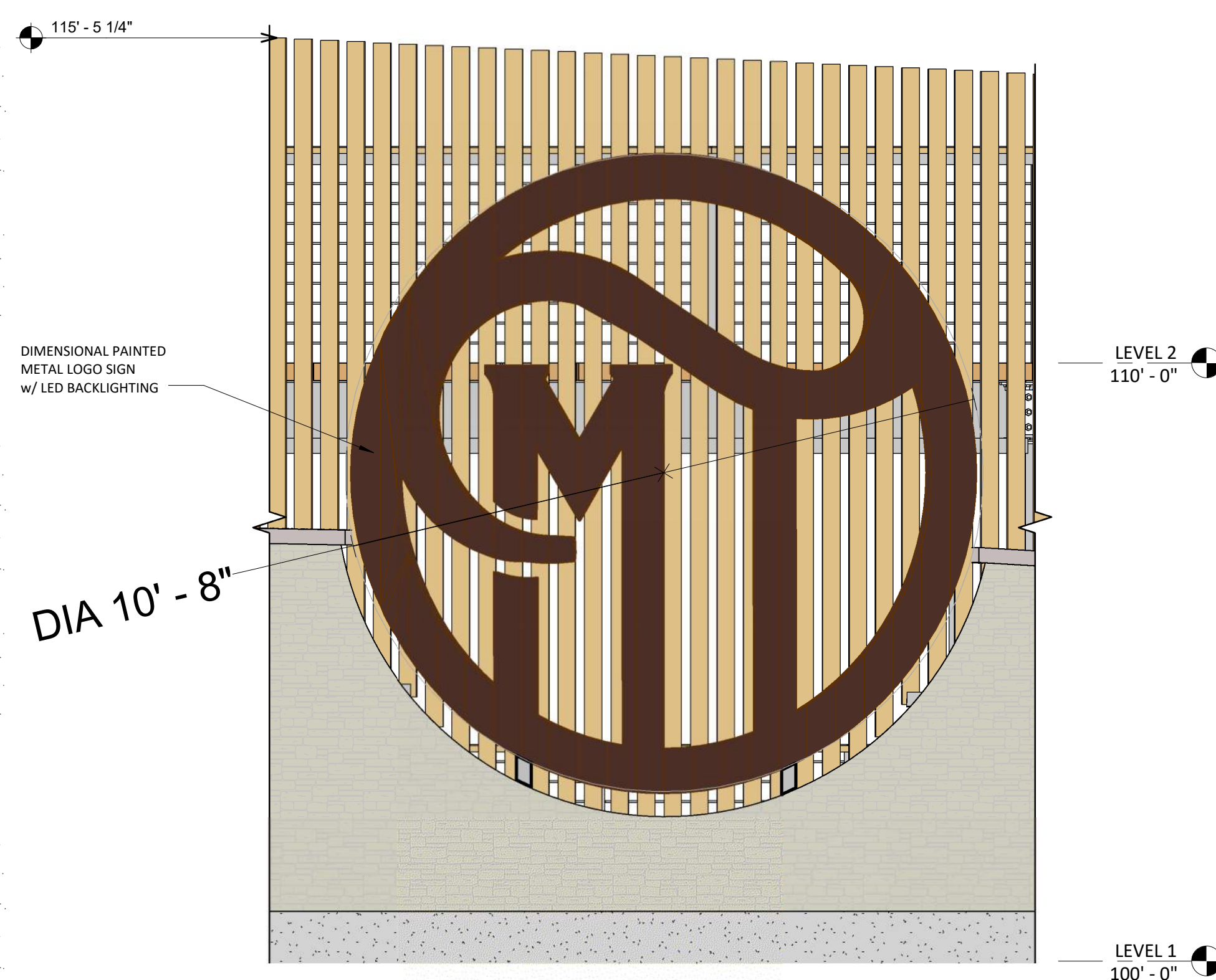
NOTE: ALL WORK TO BE PERFORMED IN A MANNER THAT PRESERVES AND PROTECTS AS MANY OF THE EXISTING TREES AS POSSIBLE, AND PRESERVES AND PROTECTS AS MUCH AS POSSIBLE THE ROOT SYSTEMS, TRUNKS, CANOPY AND BRANCHES OF THOSE TREES TO REMAIN. ANY TREES THAT INTERFERE WITH CONSTRUCTION SHOULD BE TRANSPLANTED ELSEWHERE ON SITE WHEN FEASIBLE.



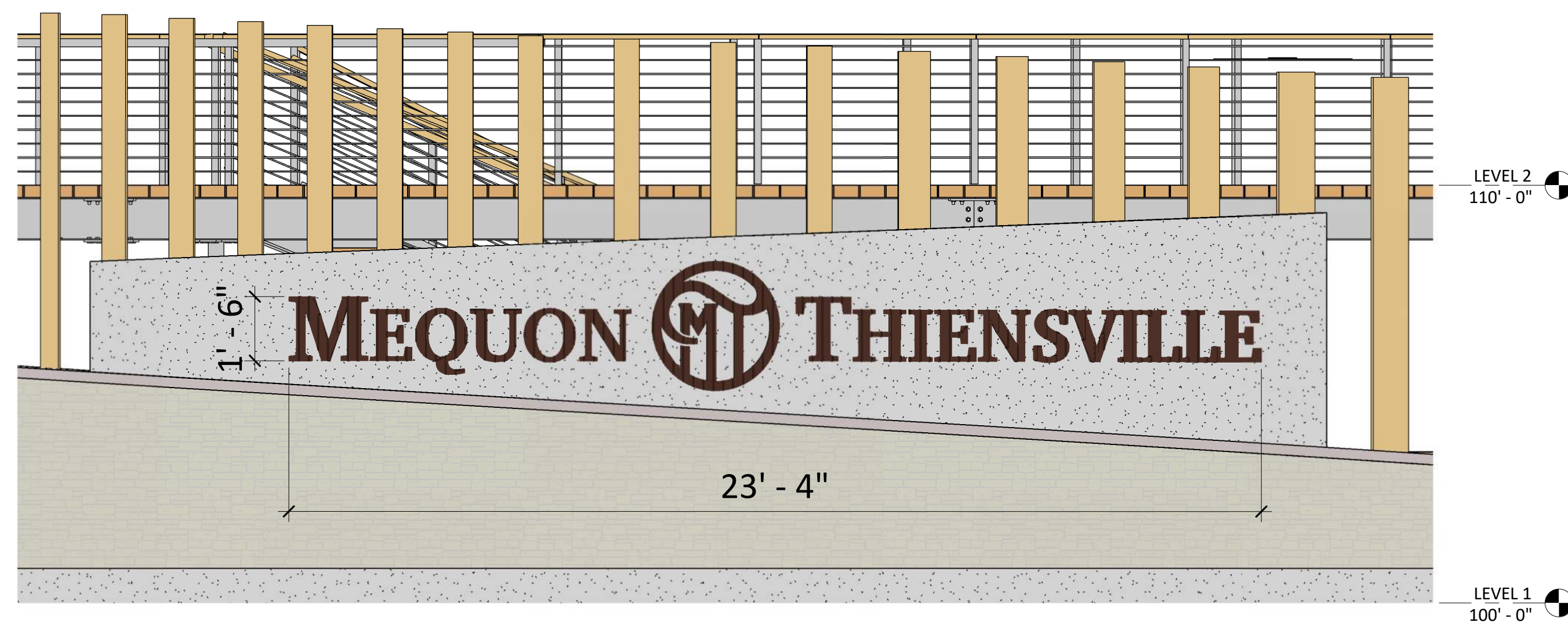


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3 "MT" LOGO SIGN ELEVATION
1/2" = 1'-0"

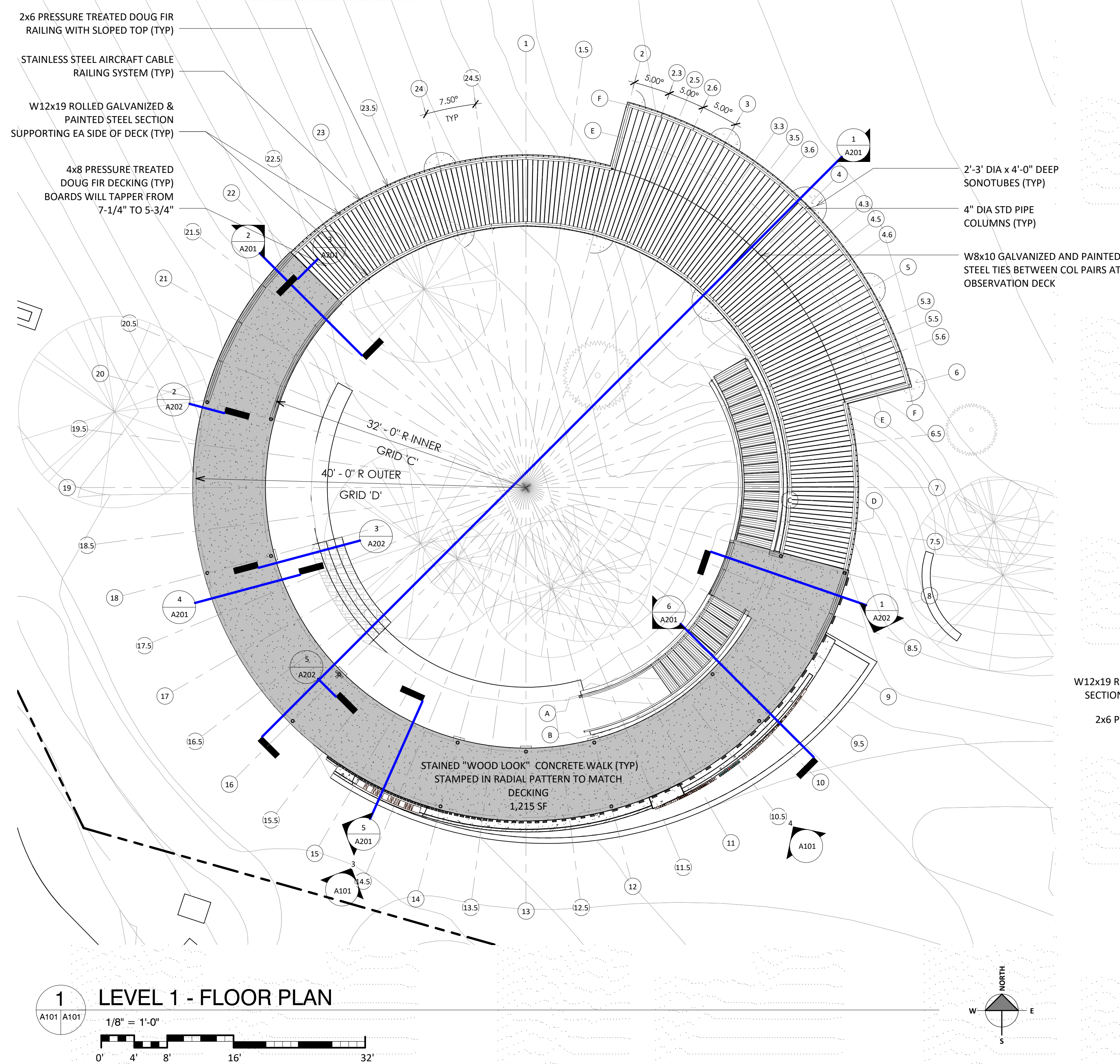


4 MEQUON THIENSVILLE
3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES:

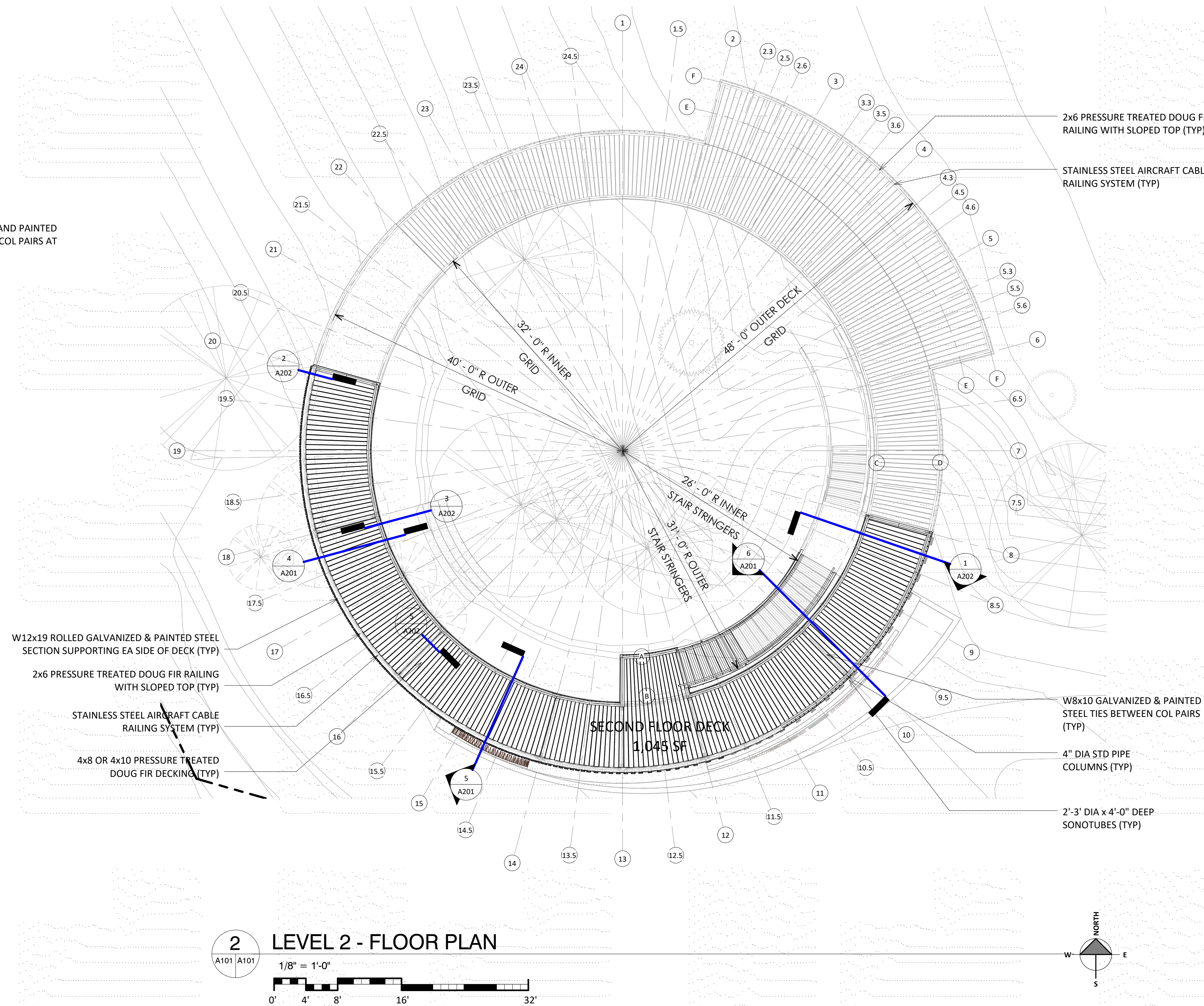
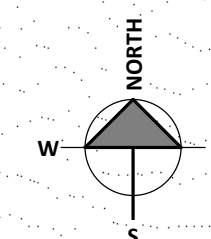
- H. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
- I. CONTR-07--1 SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- J. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- K. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.
- L. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
- M. CONTRACTOR & SUBCONTRACTORS SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE CONTRACT AS DIRECTED BY THE OWNER.
- P. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- R. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISH FACE TO EXTERIOR FINISH FACE U.N.O.
- T. "TYPICAL" (OR TYP) AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O.
- V. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES

KEYED FLOOR PLAN NOTES - LEVEL 1	
TAG #	DESCRIPTION



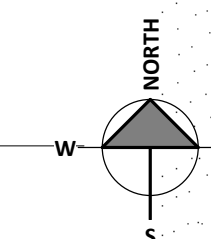
1 LEVEL 1 - FLOOR PLAN

1/8" = 1'-0"
0' 4' 8' 16' 32'



2 LEVEL 2 - FLOOR PLAN

1/8" = 1'-0"
0' 4' 8' 16' 32'



PROJECT

**MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO. REV. DATE DESCRIPTION

PROGRESS DOCUMENTS

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PROJECT INFO

Date:
10.26.2018
Project No.:
17.105

SHEET TITLE

FLOOR PLANS - LEVEL 1 & 2

A101

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PROJECT

MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE

NORTH-EAST
CORNER OF
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PROJECT INFO

Date

10.26.2018

Project No.

17.105

SHEET TITLE

ELEVATIONS

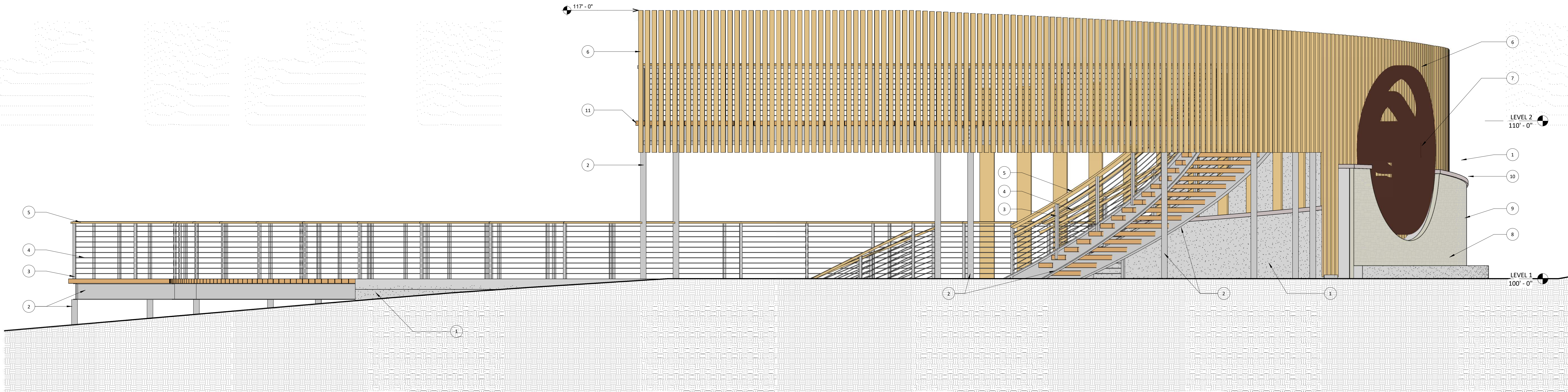
A301

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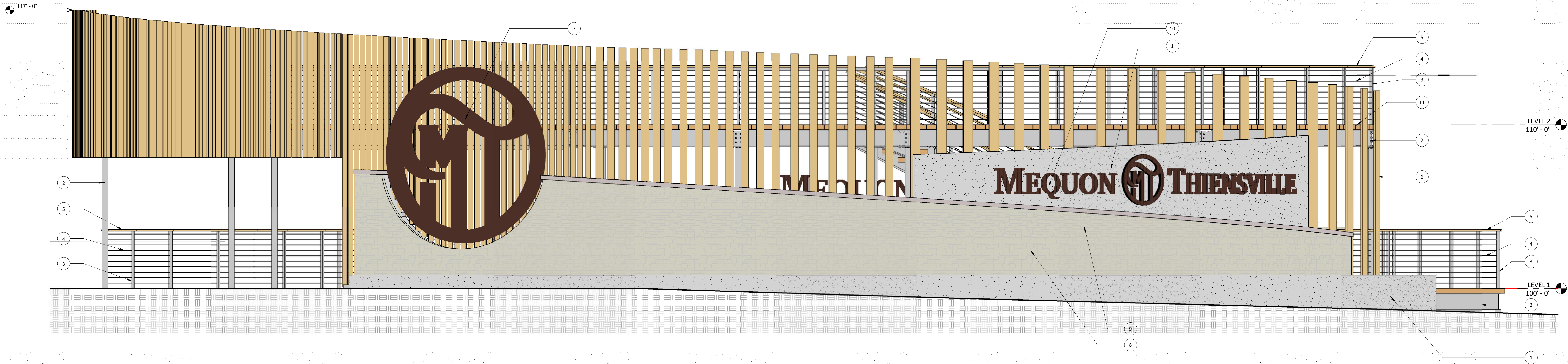
PRELIMINARY PLAN COMMISSION SUBMITTAL

Attachment: Packet Docs (4687 - City of Mequon Gateway Promenade)

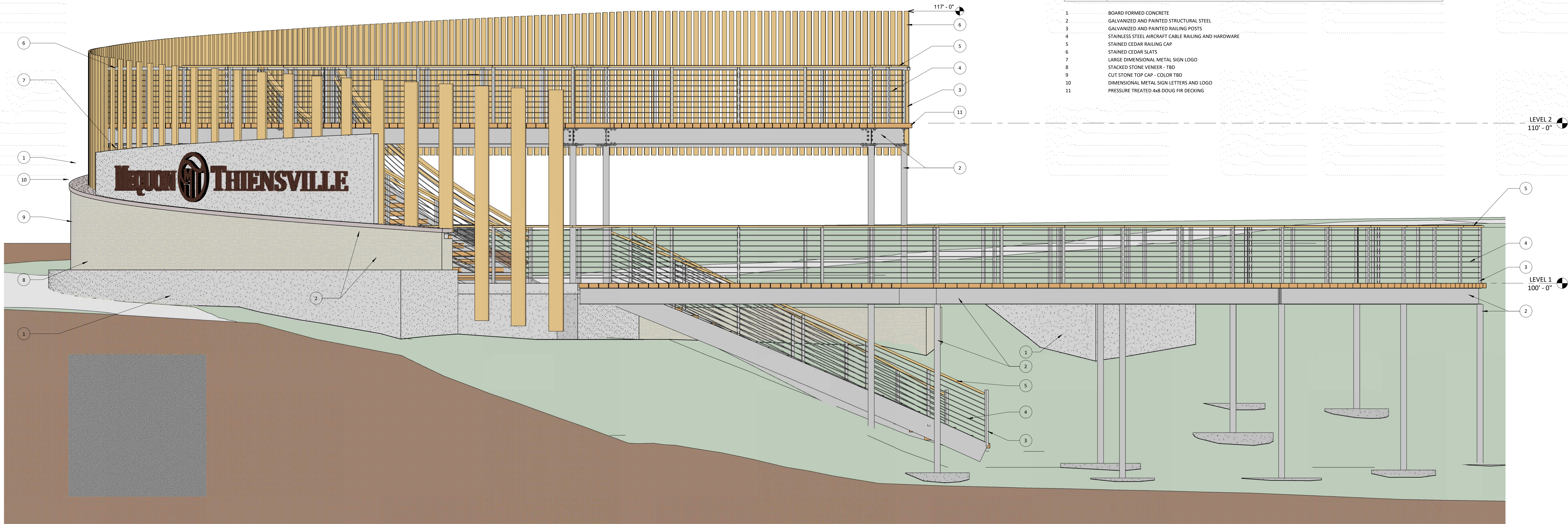
KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	BOARD FORMED CONCRETE
2	GALVANIZED AND PAINTED STRUCTURAL STEEL
3	GALVANIZED AND PAINTED RAILING POSTS
4	STAINLESS STEEL AIRCRAFT CABLE RAILING AND HARDWARE
5	STAINED CEDAR RAILING CAP
6	STAINED CEDAR SLATS
7	LARGE DIMENSIONAL METAL SIGN LOGO
8	STACKED STONE VENEER - TBD
9	CUT STONE TOP CAP - COLOR TBD
10	DIMENSIONAL METAL SIGN LETTERS AND LOGO
11	PRESSURE TREATED 4x8 DOUG FIR DECKING



1 WEST ELEVATION ALONG CEDARBURG RD.
AS101 AS301 3/8" = 1'-0"



2 SOUTH ELEVATION ALONG MEQUON RD.
AS101 AS301 3/8" = 1'-0"



KEYED EXTERIOR ELEVATIONS	
TAG #	DESCRIPTION
1	BOARD FORMED CONCRETE
2	GALVANIZED AND PAINTED STRUCTURAL STEEL
3	GALVANIZED AND PAINTED RAILING POSTS
4	STAINLESS STEEL AIRCRAFT CABLE RAILING AND HARDWARE
5	STAINED CEDAR RAILING CAP
6	STAINED CEDAR SLATS
7	LARGE DIMENSIONAL METAL SIGN LOGO
8	STACKED STONE VENEER - TBD
9	CUT STONE TOP CAP - COLOR TBD
10	DIMENSIONAL METAL SIGN LETTERS AND LOGO
11	PRESSURE TREATED 4x8 DOUG FIR DECKING



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PROJECT

**MEQUON -
THIENSVILLE
COMMUNITY
PROMENADE**

**NORTH-EAST
CORNER OF
MEQUON RD &
CEDARBURG RD
ISSUE**

NO. REV. DATE DESCRIPTION

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PROJECT INFO

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Project No.

17.105

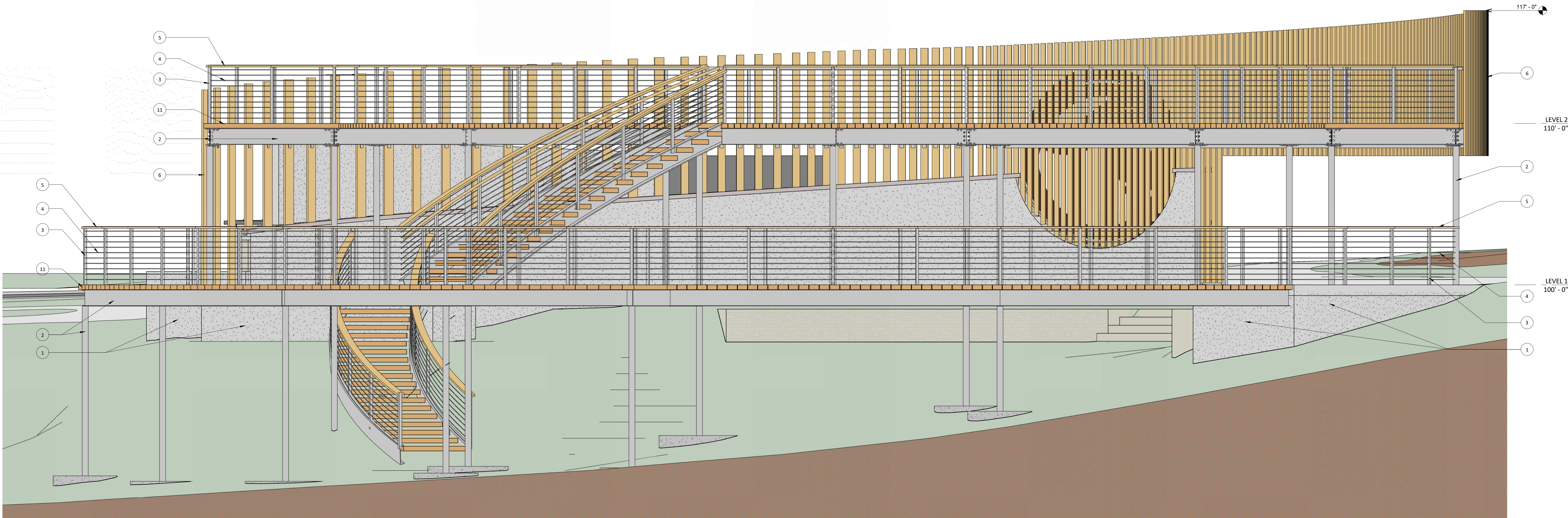
SHEET TITLE

ELEVATIONS

A302

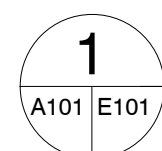
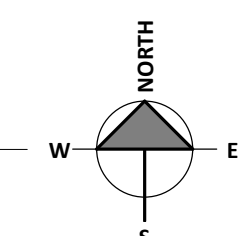
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1 EAST ELEVATION ALONG MILWAUKEE RIVER
AS101 | A302 3/8" = 1'-0"



2 NORTH ELEVATION
AS101 | A302 3/8" = 1'-0"

RL-1 ROPE LIGHT AT STAIR STRINGER


$$1/8'' = 1'-0''$$
ELECTRICAL LIGHTING AND POWER
PLAN

PRELIMINARY PLAN COMMISSION SUBMITTAL



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: PA PHOUALA VANG, PLANNER
DATE: December 2, 2019
SUBJECT: Lakeside Development. The applicant is seeking sign waiver approval to allow for an off-premises sign for Residence at Foxtown to be placed at the neighboring property located at 6213 Mequon Road.

Applicant:	Lakeside Development
Status of Applicant:	Agent
Requested:	Sign Waiver
Existing Zoning:	TC (Town Center)
Land Use Plan:	TC (Town Center)
Lot size:	.87 acres
Location:	6213 W. Mequon Road
Tax Key:	#14-027-01-020.00
District:	#6

Background:

The applicant is seeking a sign waiver for an off-premise development sign for the Residence at Foxtown to be placed on the neighboring property at 6213 W Mequon Road (see attached location map). The applicant received approval from the property owner of 6213 W Mequon Road to place an off-premise sign on the property.

Sign Waiver:

Temporary development signs are permitted on the properties upon which construction is to occur or is occurring. However, off-premise signs require sign waiver approval from Planning Commission. The proposed sign is 32 square feet and meets the size allowed for a development sign. The sign is proposed at 7 feet in height, which does not meet the 6-foot height restriction. Staff recommends the sign be reduced in height to meet the code requirement. The applicant provided a site plan which shows the setbacks from the street edge and shows the sign outside of the vision triangle at the Mequon Road and Weston Drive intersection. Staff will add a condition of approval that the applicant provide an updated site plan to ensure the sign is set back at least 10 feet from property lines as required by code.

The applicant indicated that they intend to keep the off-premise sign up until all lots are sold. Since construction of the project has not yet started and may span a few years, staff will add a condition that the sign be posted only once construction plans have been approved and can remain until the last lot has sold. Due to the undetermined timeframe that the sign may be erected, staff recommends that the posts supporting the sign be imbedded into the ground and properly maintained landscape treatment be provided at the base of the sign.

Staff supports the sign waiver for the off-premise sign since the site has reduced visibility due to its location behind other developments in Foxtown. In addition, the site has no direct public

street frontage, and there is very limited opportunity for development signage along Weston Drive.

If Planning Commission approves the off-premise sign for Residence at Foxtown, staff recommends that no additional off-premise signs be permitted at 6213 W Mequon Road. This will be added as a condition of approval. It shall be noted that Planning Commission approval shall allow for the off-premise sign to be placed at the subject location so long as the property owner gives consent. At any time in which the property owner no longer provides consent, the off-premise sign shall be removed.

Staff Recommendation:

Planning staff recommends approval of the sign waiver based on the following condition(s):

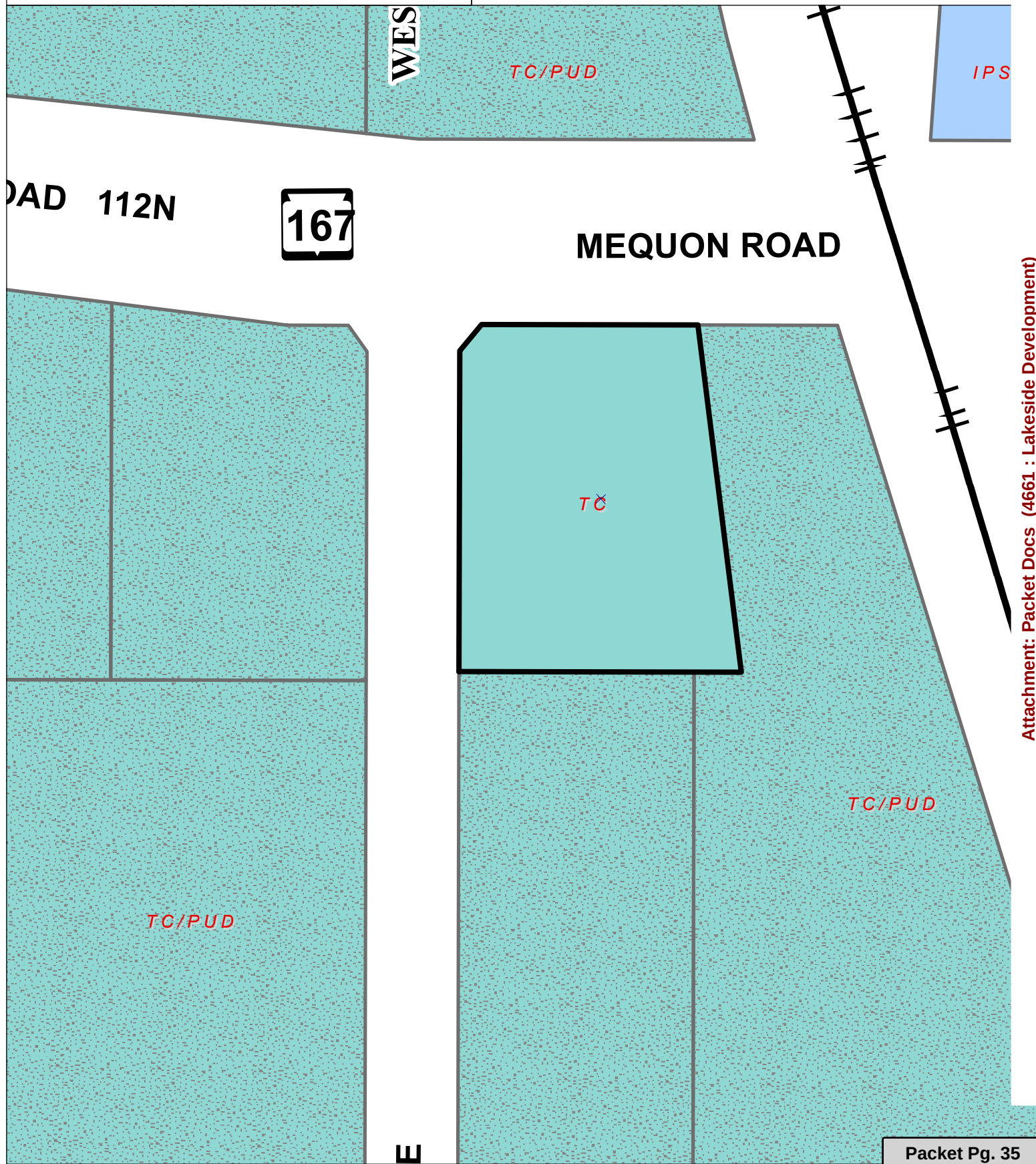
1. Staff review and approval of the final sign plan. The applicant shall submit such plan(s) within 60 days of Planning Commission action or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. Revised site plan shall show the setback from the property lines.
3. A ground sign may not be located closer than ten feet to any property line, right-of-way or driveway.
4. The off-premise sign shall not exceed 32 square feet in size and 6 feet in height.
5. The posts supporting the sign shall be imbedded into the ground and landscape treatment shall be provided at the base of the sign and be properly maintained.
6. The sign shall be posted only once construction plans are approved and shall be removed once the last lot has sold.
7. There shall be no more than one off-premise sign permitted at 6213 W Mequon Road, subject to Planning Commission approval.
8. At any time in which the property owner of 6213 W Mequon Road no longer provides consent to allow for the off-premise sign, the off-premise sign shall be removed.

Attachments:

Packet Docs (PDF)

Lakeside Development

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		



Attachment: Packet Docs (4661 : Lakeside Development)



*The finest in architecture,
remodeling & construction management*

November 21, 2019

City of Mequon
Attn: Assistant Director of Community Development
11333 N. Cedarburg Road
Mequon, WI 53092

Sent via email to jzader@ci.mequon.wi.us

Dear Jac:

Lakeside Development Company is requesting to erect the enclosed "The Residence at Foxtown" sign at the southeast corner of Mequon and Weston Roads approximately 20 feet to the east of Weston and 32 feet south of Mequon Road curbs, not to impair visibility, see enclosed aerial diagram. The bottom of the sign will be three feet from the ground and the top seven feet.

We are appearing before the Planning Commission because this sign will be on property not owned by Lakeside rather the Wells family who has provided written consent.

As you know the entrance to our development is Foxtown Drive and is near the southerly boundary of the Foxtown project, which is hundreds of feet south of Mequon Road, consequent we need to provide direction from Mequon Road.

Respectfully,

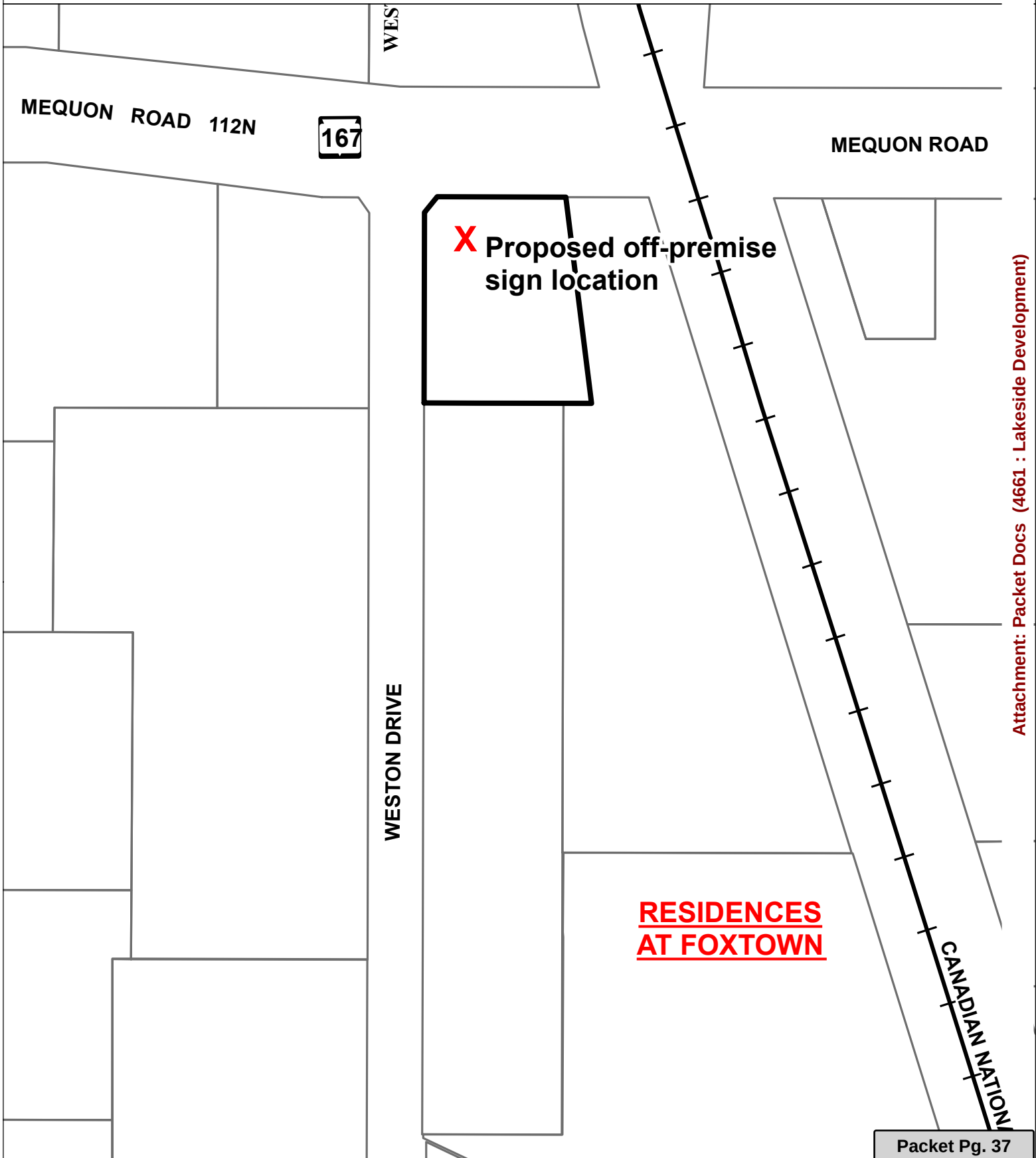
A handwritten signature in blue ink, appearing to read "T. Zabjek", written over a horizontal line.

Thomas A Zabjek, Owner

CC: Kim Tollefson via email ktollefson@ci.mequon.wi.us
Brian Scheive via email brian@lakesidedevelopment.com

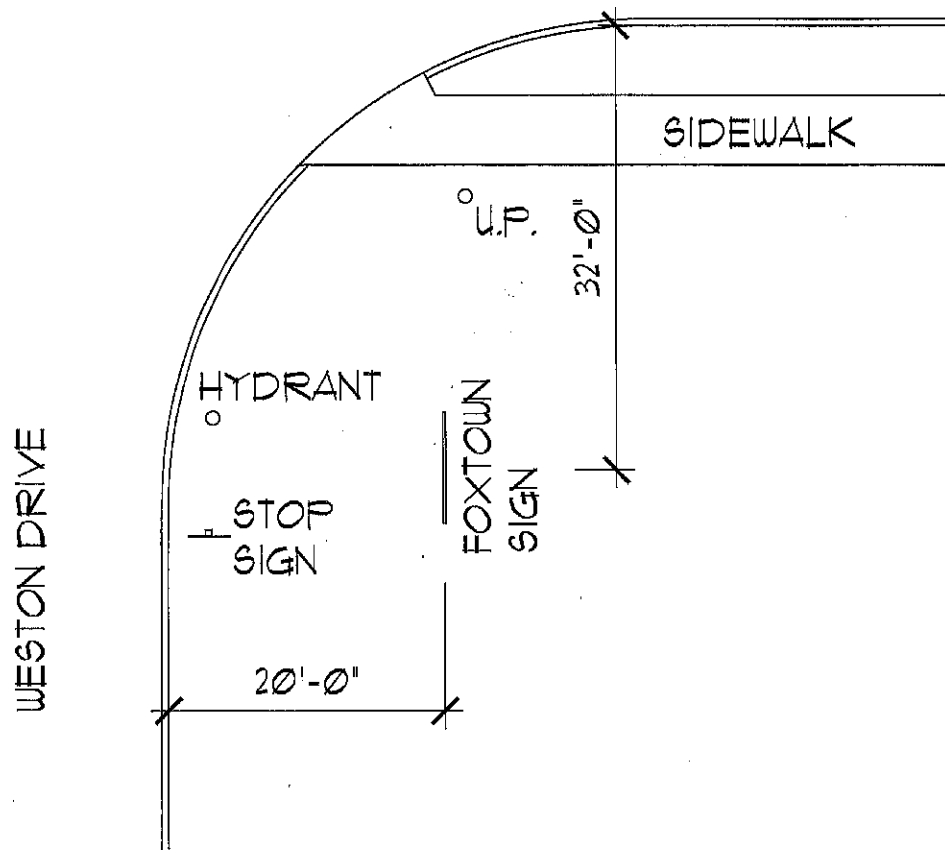
Attachment: Packet Docs (4661 : Lakeside Development)

Off-premise Sign Location Map



TEMPORARY SIGN FOR
THE RESIDENCE AT FOXTOWN

MEQUON ROAD





23 Single Family Homes Coming 2020



Lakeside Development
Companies

262-241-2300
lakesidedevelopment.com

Attachment: Packet Docs (4661 : Lakeside Development)

I hereby indicate my approval
of placing a sign for advertising
~~rentals~~ ~~of~~ the availability of
single family homes for sale on
the Fox Town development

Pat Wells



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

www.ci.mequon.wi.us

Department of Community Development

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: December 2, 2019
SUBJECT: Residence at Foxtown. The applicant is seeking development agreement amendment approval for a proposed 23 single-family home development for the property located immediately east of 11050 N. Weston Drive.

Applicant:	Lakeside Development
Status of Applicant:	Owner
Requested:	Development Agreement Amendment
Existing Use:	Vacant
Existing Zoning:	TC (Town Center) PUD (Planned Unit Development)
Lot size:	3.55 acres
Location:	Immediately east of 11050 N. Weston Drive
Tax Key:	#14-027-01-027.00
District:	#6

Background:

The applicant is requesting development agreement amendment approval for a 23-lot subdivision development on 3.55 acres of lands located to the east of 11050 N Industrial Drive. The amendment would allow the applicant to construct a number of the single-family dwellings prior to the installation of the asphalt base course as well as allow Final Plat approval prior to completion of all improvements. The Common Council approved the Development Agreement on June 11, 2019.

Development Agreement:

The development agreement approved on June 11, 2019 included all the conditions that are typically found in single family subdivision development. The applicant is requesting a number of deviations to the approved agreement based on the size of the lots in the development and the proximity of the dwellings that will be constructed. Planning and Engineering staff has worked with the developer to amend the agreement that will provide the flexibility that the developer feels is necessary to complete the project while protecting the interests of the city.

The most significant change to the agreement would allow the developer to start construction on six single-family dwellings prior to the asphalt base being installed. The applicant states that based on the uniqueness of the development, it is important to have home models constructed early in the development process. Staff is supportive of the request to allow single family construction to commence prior to the asphalt base but does not support increasing the number beyond two single family homes.

The applicant also requested to allow final plat approval prior to the installation of the surface course and sidewalks in certain areas because of the small size of the lots. Staff has agreed to this amendment provided that there is a sequencing plan for the construction of the houses, a letter of

credit posted for 125% of the value of the improvements not installed, and timeline determined for the installation of the final surface course. These stipulations are added to the amended agreement.

The amendment also includes language that would allow the applicant to receive approval from the Architectural Review Board for the three different house designs at one time without having to return to the Board for each individual home permit. The Board was amenable to this approach provided that certain conditions were followed. These conditions have been added to the agreement.

Staff Recommendation:

Staff recommends **approval** of the development agreement amendment subject to the following condition(s):

1. Common Council approval of the Development Agreement Amendment.
2. The applicant shall be allowed two single family home permits prior to final plat approval.

Attachments:

Packet Docs (PDF)

Residence at Foxtown

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

MEQUON ROAD 112N

167

MEQUON ROAD

TC/PUD

TC

WESTON DRIVE

TC/PUD

C-2

B-5

CANADIAN NATIONAL RAILWAY COMPANY

R-4

Attachment: Packet Docs (4663 : Residence at Foxtown)

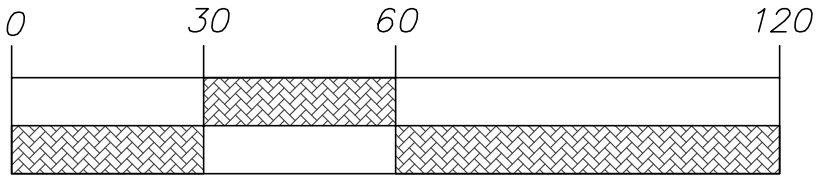
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PRELIMINARY PLAT
THE RESIDENCE AT FOXTOWN

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT No. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER: FT 2, LLC
524 TECHNOLOGY WAY
SAUKVILLE, WI

SCALE



BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
THE NORTH LINE OF NE 1/4 OF SECTION
27-9-21 BEARS NORTH 88°38'32" EAST,
AS PUBLISHED BY SEWRPC

SOIL BORING

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, FT 2, LLC:

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT NO.1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

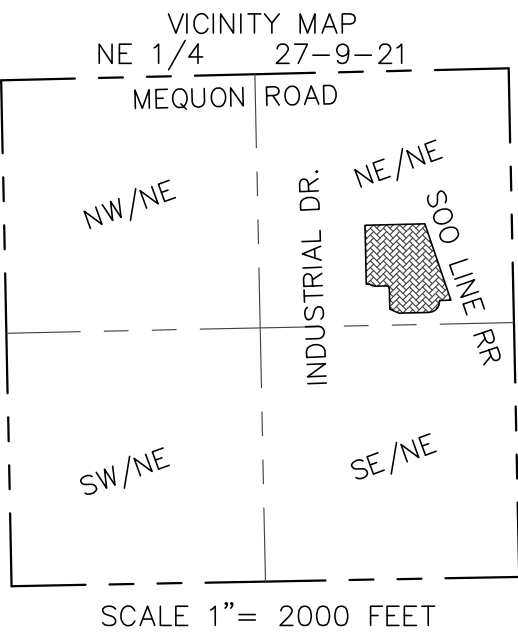
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27;
THENCE SOUTH 88°38'32" WEST, 922.33 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°21'28" EAST, 883.44 FEET, ALONG THE EAST LINE OF INDUSTRIAL DRIVE;
THENCE NORTH 88°38'32" EAST, 3.00 FEET, ALONG SAID EAST LINE;
THENCE SOUTH 01°21'28" EAST, 222.87 FEET, ALONG SAID EAST LINE;
THENCE NORTH 88°38'32" EAST, 151.94 FEET, ALONG THE SOUTH LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP NO. 4049 TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 01°21'28" WEST, 306.87 FEET, ALONG THE EAST LINE OF SAID LOT 1;
THENCE NORTH 88°38'32" EAST 311.69, ALONG THE NORTH LINE OF SAID LOT 2 TO THE WEST LINE OF THE SOO LINE RAILROAD RIGHT-OF-WAY;
THENCE SOUTH 18°51'28" EAST, 420.22 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 88°38'32" WEST, 59.23 FEET, ALONG THE NORTH LINE OF OUTLOT 2 OF SAID CERTIFIED SURVEY MAP 4049;
THENCE SOUTH 01°21'28" EAST, 6.67 FEET, ALONG THE NORTH LINE OF SAID OUTLOT 2;
THENCE ALONG THE NORTHWEST LINE OF SAID OUTLOT 2 BEING THE ARC OF A CURVE BEARING TO THE RIGHT 85.61 FEET, WITH A RADIUS OF 54.50 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 43°38'32" WEST, 77.17 FEET;
THENCE SOUTH 88°38'32" WEST, 158.69 FEET, ALONG THE WEST LINE OF SAID OUTLOT 2;
THENCE NORTH 66°06'28" WEST, 51.76 FEET, ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP 656;
THENCE NORTH 01°21'28" WEST, 106.53 FEET, ALONG THE EAST LINE OF OUTLOT 1 OF SAID CERTIFIED SURVEY MAP 4049;
THENCE ALONG THE NORTHEAST LINE OF SAID OUTLOT 1 BEING THE ARC OF A CURVE BEARING TO THE LEFT 23.46 FEET, WITH A RADIUS OF 15.00 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 46°33'36" WEST, 21.14 FEET;
THENCE SOUTH 88°38'32" WEST, 58.50 FEET, ALONG THE NORTH LINE OF SAID OUTLOT 1;
THENCE ALONG THE NORTH LINE OF SAID OUTLOT 1 BEING THE ARC OF A CURVE BEARING TO THE RIGHT 32.83 FEET, WITH A RADIUS OF 44.50 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 70°13'27" WEST, 32.09 FEET;
HENCE SOUTH 88°38'32" WEST, 15.39 FEET ALONG THE NORTH LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

CONTAINING 154,965 SQUARE FEET / 3.5575 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PLAT PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

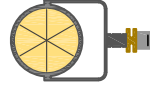
J. SCOTT HENKEL, PLS 2495

18 ON-STREET
PARKING STALLS



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
A	85.61'	54.50'	S 43°38'32" W	77.07'
B	23.46'	15.00'	N 46°33'36" W	21.14'
C	32.83'	44.50'	N 70°13'27" W	32.09'

REVISED: 5/28/19
REVISED: 5/10/19
REVISED: 4/24/19
REVISED: 4/22/19
DATE: 4/12/19



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

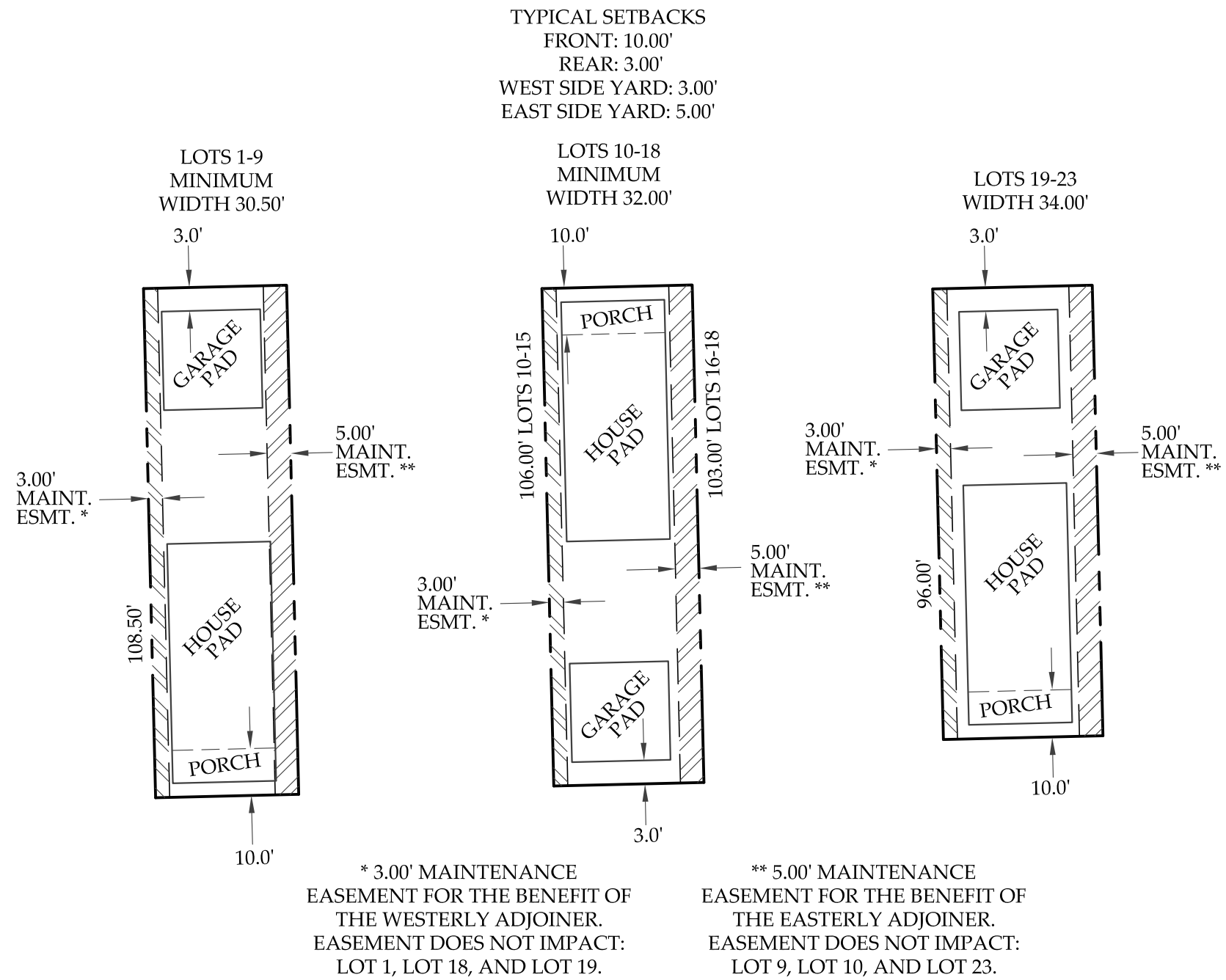
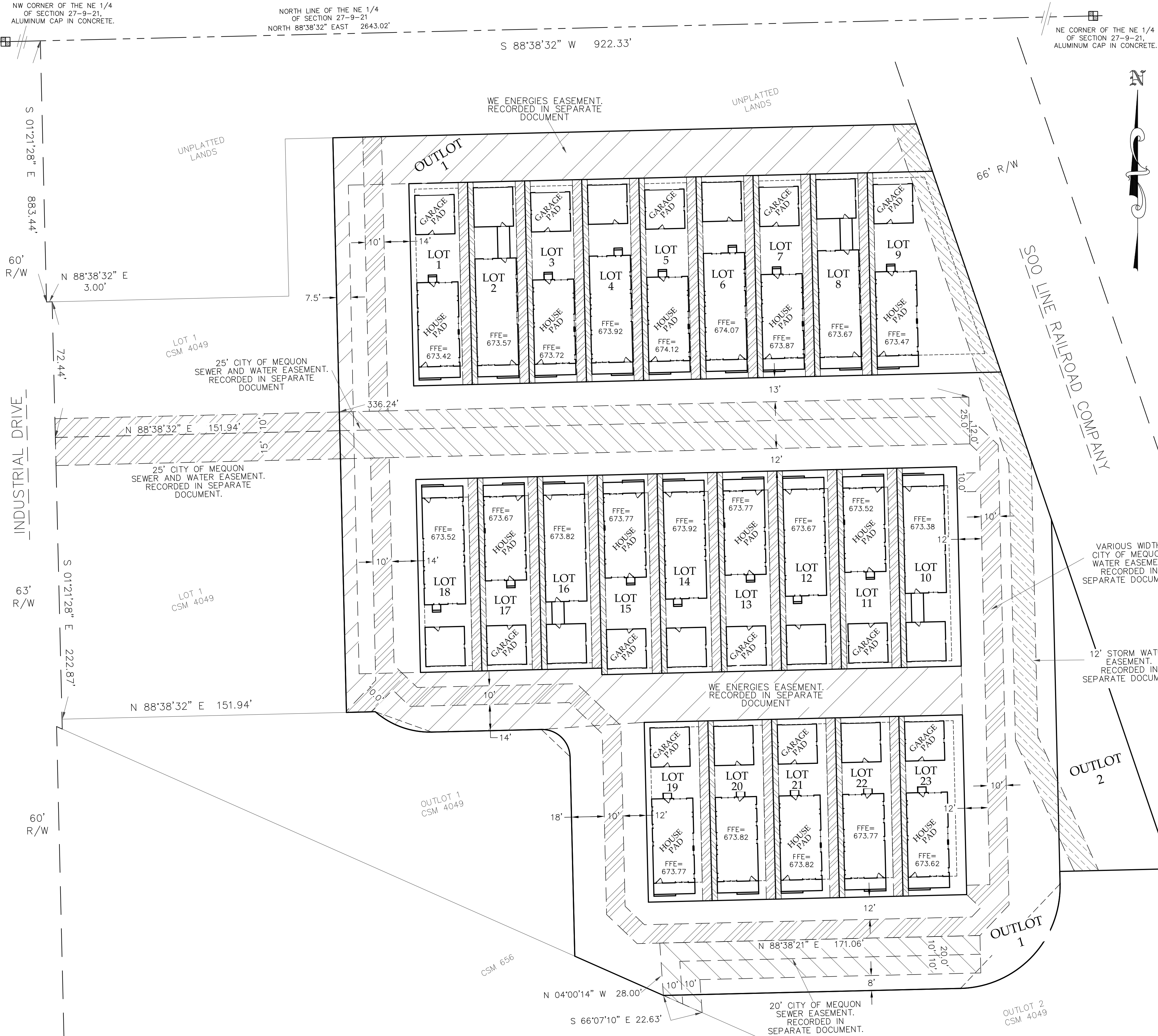
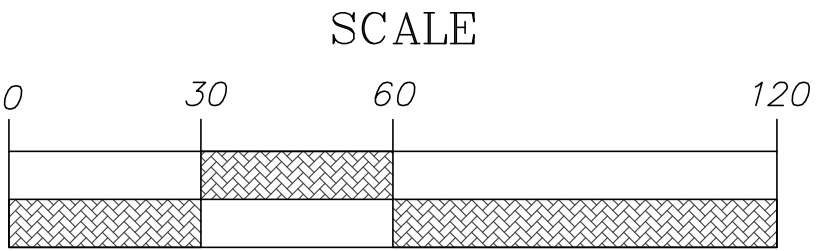
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

PRELIMINARY PLAT
THE RESIDENCE AT FOXTOWN

LOT 2 OF CERTIFIED SURVEY MAP 4049 RECORDED AS DOCUMENT No. 1074319 BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER: FT 2, LLC
524 TECHNOLOGY WAY
SAUKVILLE, WI

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF NE 1/4 OF SECTION 27-9-21 BEARS NORTH 88°38'32" EAST, AS PUBLISHED BY SEWRPC



DATE: 5/28/19
DATE: 5/10/19
DATE: 4/24/19
DATE: 4/22/19

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

Amendment to the Development Agreement dated and signed on October 3, 2019**8.A.i. Previously Approved**

All of the Improvements have been satisfactorily constructed or installed, completed and approved.

Proposed Amendment

All of the Improvements have been satisfactorily constructed or installed, completed and approved with the exception of the final asphalt surface, sidewalks and landscaping. Regarding the asphalt surface, the binder course of asphalt will be installed, completed and approved in its entirety prior to requesting final plat approval. However, the final asphalt surface will only be installed on Foxtown Drive before final plat approval. The final asphalt surface for Fox Crossing Drive and the alleys will be completed no later than occupancy of 50% of the houses or 24 months of the date of Final Plat approval, whichever comes first. Regarding sidewalks and landscaping, they will be installed before final plat approval with the exception of the sidewalks and landscaping on the west side of lots 1, 18 and 19 and the east side of lot 10 and 23. Those portions of sidewalks and landscaping will be completed prior to occupancy of each house or within 24 months of Final Plat approval, whichever comes first. The Developer must submit a Letter of Credit to the City Engineer in the amount of 125% of the final asphalt surface, sidewalk construction and landscaping costs to ensure all installations are completed within 24 months of Final Plat approval.

8.A.ii Previously Approved

14 months

Proposed Amendment

24 months

9.C. Previously Approved

A building permit may be issued for 2 principal structures prior to the Final Plat being approved and recorded. The building permit for the model home shall not be issued until the binder course is installed. The developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer, that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.

Proposed Amendment

A building permit may be issued for 6 principal structures prior to the Final Plat being approved and recorded. The 6 structures will be located on lots 1 through 6, starting with lot 1 and being built in succession through lot 6. The building permits for the 6 structures shall not be issued until stone base is installed. The stone base shall allow, in the City's sole discretion, access to those structures for inspections and emergency personnel. The developer agrees and understands that the transfer of title to any lot/residence in this development may not occur until after final certification by the City Engineer, that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.

18. Proposed Amendment (this section did not previously exist)
 The Developer shall secure Architectural Board approval for each distinct house style and accessory garage style; including but not limited to elevations, floor plans for a minimum of three (3) house styles. All garage walls which face a street, public path or located on a corner lot shall include windows. Any variation of the approved housing style shall be approved by the Architectural Review, unless staff deems the change as minor. No front elevations shall be adjacent to each other. No front elevation shall be directly across the street from one another. There shall be no exact repeating pattern of house styles per block.

Exhibit B

- 7.c. Previously Approved
 Construction of a twelve (12) inch road base consisting of twelve (12) inches of one and one-quarter inch (1 ¼") crushed stone base course for all new streets. The initial surface shall consist of three inches (2.5") of bituminous binder course. The roads shall be constructed to the City's typical cross-section and in accordance with the City's standard specifications for land development.
- Proposed Amendment
 Construction of a ten (10) inch road base consisting of ten (10) inches of one and one-quarter inch (1 ¼") crushed stone base course for all new streets. The initial surface shall consist of 2 and one-quarter (2.25") inches of bituminous binder course. This is consistent with the geotechnical report.
- 7.d. Previously Approved
 one and one-half inch (1 ½") asphalt
- Proposed Amendment
 one and three-quarter inch (1 ¾") asphalt. This is consistent with the geotechnical report.
- 7.f. Previously Approved
 The roadside sidewalk shall be installed at the time of roadway construction, prior to final plat and shall be maintained by the homeowner association. This maintenance will include snow and ice removal.
- Proposed Amendment
 The roadside sidewalk shall be installed per 8.A.i. and shall be maintained by the homeowner association. This maintenance will include snow and ice removal.

The Residence at Foxtown

December 2, 2019

CITY OF MEQUON**OWNER**

The Residence at Foxtown

By _____
John Wirth, Mayor

By: _____

By: _____

By _____
Caroline Fochs, City ClerkSTATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2019, the above named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

STATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally came before me, this ____ day of _____, 2019, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Waukesha County, Wisconsin
My Commission (expires) (is) _____

Approved by: _____

The Residence at Foxtown

December 2, 2019

City Attorney

Attachment: Packet Docs (4663 : Residence at Foxtown)

DEVELOPMENT AGREEMENT

The Residence at Foxtown

Articles of agreement made and entered into this 14th day of October 2019, by and between Lakeside Development Company (1986) , hereinafter called the Developer, and the City of Mequon, a municipal corporation of Ozaukee County, Wisconsin, hereinafter called the City.

WITNESSETH:

WHEREAS, the Developer desires to improve and develop certain lands located in:

See Exhibit A

And as described on attached Exhibit A (the "Development"), and for that purpose requires the installation of certain public improvements; and

WHEREAS, the City Engineer's report, attached hereto as Exhibit B, identifying the public improvements and other terms and conditions necessary to this Development (the "Improvements"), and

WHEREAS, Section 236.13(2) of the Wisconsin Statutes and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances provide that as a condition of approval, the City shall require that the Developer make and install or have made and installed, any improvements reasonably necessary; and

WHEREAS, the Public Works schedule and budget of the City does not include installation of the said improvements for the said Development, and normally there would be a considerable delay in the installation of said improvements unless the instant agreement were entered into; and

WHEREAS, the City believes that the orderly, planned development of said lands will best promote the health, safety and general welfare of the community.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1.00) and other good and valuable consideration to each in hand paid by the other, receipt of which is hereby acknowledged, and in consideration of the various approvals granted by the City, and in obedience to the conditions imposed upon said approvals, and the mutual covenants herein contained, the parties agree:

1. The area to be improved shall consist of that area designated in Exhibit A in the proposed development plan granted preliminary plat approval by the Planning Commission.
2. Preliminary plat approval was granted by the Planning Commission on June 10, 2019.
3. The Improvements shall be as described on Exhibit B.
4. The Developer will, at its expense, have plans and specifications prepared for the aforesaid Improvements and such plans and specifications shall be submitted to the City Engineer for approval. The plans and specifications to be submitted are indicated in Exhibit B.
5. The Developer will contract for and have constructed, at its expense, all of the Improvements. The City, as a condition of final certification by the City Engineer, and approval and acceptance of dedication of the Improvements by the City, will require that copies of lien waivers from all contractors and/or material suppliers performing work or supplying materials for the installation of the Improvements be filed with the City.

6. The Developer will pay for all reasonable costs incurred by the City, or its consultant in the review of the engineering plans, landscaping plans, inspection of the construction and/or installation of the Improvements, installation of street signs, review of record drawings for City files, and any other costs that may be incurred by the City in the installation of the Improvements for this Development. The Developer will pay the costs above enumerated within thirty (30) days after being billed by the City. Billing will be made periodically and/or monthly as the improvements are completed and as costs are incurred. Full cost will include labor, equipment, materials, engineering, inspection and overhead costs incidental to said work. Past due amounts on invoices generated by the City are subject to a one and one-half (1.5) percent per month charge, computed from the date of the original invoice.
7. All dedicated Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one (1) year from the date of acceptance of dedication by the City, and Developer shall assign to the City applicable contractor warranties for the Improvements. If any defect should appear during this warranty period, the City shall first seek to enforce any applicable contractor warranty; however, Developer hereby guarantees the Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. Each repair or replacement performed pursuant to this paragraph shall be guaranteed for one (1) year from the completion thereof.
8. Upon verification by the City Engineer that all of the Improvements have been satisfactorily constructed, installed or escrowed in accordance with City of Mequon Zoning Code, inspected and found to be in compliance with City requirements and with the following conditions as described below, and that all other requirements of this agreement have been complied with, Final Plat approval will be granted by the Common Council.
 - A. The City Engineer shall only recommend Final Plat approval to the Planning Commission and Common Council upon certification that:
 - i. All of the Improvements have been satisfactorily constructed or installed, completed and approved.
 - ii. In the event that installation of the final asphalt surface course, street trees, open space landscaping and/or minimal site restoration as contemplated in Developer's plans approved by the City cannot be completed due to weather conditions at the time in which Developer wishes to obtain Final Plat approval, the City may, in its sole discretion, accept from Developer a Letter of credit in form approved by the City Attorney and in an amount determined by the City Engineer to provide appropriate security to ensure installation is completed within 14 months from Final Plat approval.
 - B. The Department of Community Development shall schedule Final Plat recommendation before the Planning Commission and Common Council only upon certification by the City Engineer that all the improvements have been constructed, installed and approved.
9. The following special provisions shall apply:
 - A. Easements are to be provided with the plat for the use of WE Energies, phone, Cable T.V. and other utilities for provision of services to the Residential Development. The Developer shall provide proof of payment in full for installation of the utilities prior to Final Plat approval.
 - B. Underground utility installations shall be made without any street pavement removal, unless otherwise specifically approved by the City Engineer.
 - C. Subject to ¶5 above, the title to the sanitary sewer system, water main, and all other Improvements and the land on which they stand, unless located within a dedicated public easement, shall be dedicated and given in fee simple by the Developer to the City upon

recording the Final Plat, as provided by State Statutes, and without recourse, and free and clear of all encumbrances and with access provided from a dedicated street, where necessary. Title to the fire protection and water supply facilities shall be given to the City of Mequon.

- D. The Improvements shall be constructed in strict accordance with the requirements of the City and the City Engineer or his/her authorized representative, or as directed by said City Engineer; and shall be under and subject to constant inspection by the City Engineer or representative.
 - E. The Developer agrees that it shall be fully responsible for the Improvements for the Development and appurtenances thereto during the period of the construction of the Improvements, and until certification by the City Engineer, approval of the Improvements, and acceptance of dedication by the City, any damage as may occur to these facilities during this period shall be replaced or repaired by the Developer.
 - F. Excess topsoil shall only be removed from the Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.
 - G. The covenants, conditions and restrictions recorded against the property described on Exhibit A shall prohibit future property owners from removing any berms, landscaping or amenities installed on this Development as a condition of landscaping, open space, grading or drainage plans, and from placement of landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans, without express written consent from the City Engineer and by action of the Planning Commission.
 - H. The Developer, its successors and assigns along with individual future lot owners are hereby notified that "impact" fees will be assessed by the City against the Developer and/or lot owners, pursuant to the requirements of Sections 58-138 et seq. of the Mequon Code of Ordinances, which payment is due prior to obtaining a building permit. The parties understand and acknowledge at this time that the City retains full right and authority to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future, such that the resultant impact fee amounts in effect from time to time may differ from the impact fee assessment which is currently in effect as of the date of this agreement, and that such modifications and amendments are not susceptible of determination at this time.
- 10. The Developer shall not be released or discharged from the obligations assumed under this agreement until final inspection and verification of all the Improvements has been made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.
 - 11. The Developer hereby agrees that the costs and value of said improvements will become an integral value of the abutting lots and that no future lot assessment will be made on behalf of the Developer.
 - 12. Provisions of this agreement which may specify design criteria for the construction of required improvements are subject to change by the City Engineer, upon written notice to Developer and based on changes in applicable codes or regulations, for the purpose of reflecting the most up-to-date design standards for required improvements. The design standards in effect at the preliminary approval shall apply to all improvements for a period of two years.
 - 13. Developer shall indemnify, defend, and hold the City and its officers harmless from, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Subdivision Plat or this Agreement including, but not

limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of all Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air or any other receptor. The City agrees that it will immediately notify Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following notification to Developer that contamination may exist, the City shall make all reasonable accommodations to allow Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

14. Execution of this agreement shall be accepted by the City as adequate provision for improvements within the meaning of Section 236.13(2) of the Wisconsin Statutes.
15. This agreement shall be binding upon the heirs, successors, executors and assigns of the parties hereto.
16. If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval and to local plans and ordinances adopted as authorized by law, it is entitled to approval. If the final plat is not submitted within 24 months of satisfaction of the last required condition of approval of the preliminary plat, any approving authority may refuse to approve the final plat. The final plat may, if permitted by the approving authority, constitute only that portion of the approved preliminary plat, which the Developer proposes to record at that time. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.
17. It is understood that this Development Agreement may need to be amended to cover changes to the standards regarding landscaping, stewardship plans, stormwater management, grading and/or other plans.
18. In accordance with section 58-635(3)(e), if the Developer fails to commence construction within two (2) years of development agreement approval, then the development agreement shall become null and void.

CITY OF MEQUON**OWNER**

The Residence at Foxtown

By _____
John Wirth, Mayor

By: _____

By: _____

By _____
Caroline Fochs, City ClerkSTATE OF WISCONSIN)
)SS
OZAUKEE COUNTY)

Personally, came before me, this ____ day of _____, 2019, the above-named Mayor and City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

Personally, came before me, this ____ day of _____, 2019, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Waukesha County, Wisconsin
My Commission (expires) (is) _____

Approved by: _____
City Attorney

Attachment: Packet Docs (4663 : Residence at Foxtown)

EXHIBIT A
DEVELOPMENT AGREEMENT

The Residence at Foxtown

DESCRIPTION OF AREA INCORPORATED IN THE SAID DEVELOPMENT, NEXT PAGE:

Attachment: Packet Docs (4663 : Residence at Foxtown)



EXHIBIT B
CITY OF MEQUON
WISCONSIN
* * * * *

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

TERMS AND CONDITIONS INCORPORATED INTO DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MEQUON AND THE RESIDENCE AT FOXTOWN

The proposed development plans granted concept approval and preliminary plat approval by the Planning Commission have been reviewed by the Engineering Division and this report is hereby submitted in accordance with the procedural requirements established by the Common Council.

Notwithstanding anything herein to the contrary, the parties acknowledge that the Developer intends to complete the improvements necessary to provide access prior to construction of principal structures, and other improvements may be constructed and obligations may be performed by Developer, as indicated below, by requiring its lot purchasers to so perform in the lot purchasers' contracts or declaration of restrictions.

The following public works improvements and conditions are necessary:

1. Sanitary Sewer System

- a. Installation of a sanitary sewer system designed to meet the ultimate needs of this development, in accordance with the City's sanitary sewer system plan. Installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or, road right-of-way.
- b. Sanitary sewer plans/profile shall conform to the City's Standard Specifications for Land Development, Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of the Milwaukee Metropolitan Sewerage District (MMSD) shall apply.
- c. The City shall approve all sanitary sewer lateral locations.
- d. Connection to the existing sanitary sewer shall be done in accordance with the City's specifications.
- e. The lateral locations shall not deviate from the approved plan unless approved by the City.
- f. The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.

2. Water Supply System

- a. Installation of a water supply and distribution system for the proposed Development with mains, hydrants, valves and laterals for each building. The plans, specifications and installation shall be in accordance with the City Standard Specifications for Land Development, latest edition.
- b. The City shall review and approve all water main plans to be installed in a City road right-of-way or easement.

- c. Connection to the City of Mequon water system shall be in accordance with the City of Mequon Standard Specifications for Land Development, latest edition and be subject to a Water Services Agreement.
- d. The City will determine the lateral locations to avoid removal of any specimen trees; the City shall approve all lateral locations.
- e. The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.
- f. Easements shall be provided to adjacent single-family lots for access for potential future connection.
- g. The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require 12" pipe for the dead end main.
- h. Dead end mains must be terminated with a public hydrant and phasing plans and construction to be approved through a Water Services Agreement.

3. Fire Protection Water Supply

- a. The water for fire protection will be supplied to the Development water system through the City of Mequon Water System.
- b. All fire hydrant locations shall be approved by the City's Fire Chief.

4. Grading and Drainage Plan

- a. The Developer shall submit a master site grading plan. The Developer shall grade the site in conformance with the approved grading and drainage plan. The future owners/builders who construct the principal building shall be responsible for siting the principal building, rough and fine grading the building pad to comply with the master grading plan.
- b. The Master Grading/Drainage/Storm Sewer and Erosion Control Plans shall comply with the requirements of the City's Standard Specifications for Land Development, latest edition.
- c. Grading and drainage plan showing 2' contours for both existing and proposed grades, City approved building pad grades, culverts or storm sewers. Cross-section and profiles of all drainage ways and erosion protection as required, must be indicated on the plans and detailed.
- d. Site grading plan showing only minimum setback and offset dimensions, and City approved building grades.
- e. Erosion Control Plan for land disturbing activities showing existing contours at least 200' into adjacent parcels. This plan will show location and dimension of all construction site management measures to control erosion and sedimentation.
- f. Rough grade as necessary to establish lot grades in accordance with future building grades, top soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion.
- g. The grading plan shall include minimum elevations for proposed top of principal building foundation wall based on proposed building envelopes shown on the approved specimen tree plan and City approved finished yard grades.
- h. Grading and filling shall be kept to a minimum, including in individual building envelopes.

- i. The Developer is responsible for top soiling, seeding and mulching, as required to all exposed ground surfaces to prevent erosion, including disturbance by utility contractors.
- j. Wetland fill requires the approval of the WNDR.

5. Storm Drainage System

- a. Drainage System Plan showing all tributary areas to the proposed subdivision drainage system and downstream analysis. Included on the system plan should be all proposed and existing drainage structures in the drainage system area.
- b. Drainage easements must be shown by dimension and detailed cross-section.
- c. Installation and construction of a complete storm drainage system, including culverts, storm sewer, and open ditches as required to adequately drain the surface water from and through the Development. Erosion protection and minimum velocity design shall be provided for in the storm drainage system design. All areas adjacent to existing and proposed roadways shall be restored to conform with the approved roadway cross-section.
- d. The storm water facilities shall be installed before the impervious surface.
- e. Additional considerations will be required on all ditch slopes exceeding five percent (5%). All roadside ditches or drainage easements shall have a minimum one percent (1%) slope. Areas less than one percent (1%) will require further analysis.
- f. The Development will be required to provide on-site stormwater detention and demonstrate to the City Engineer that the Development shall comply with the City's stormwater ordinance and MMSD Chapter 13 rules and regulations.
- g. The Developer shall submit hydrologic calculations for the 2, 10- and 100-year development conditions.
- h. The Developer shall provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, the stormwater management must demonstrate that the 2, 10- and 100-year discharge rate will be less than pre-settlement conditions.
- i. All sump pump discharge pipes shall discharge to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section a sump pump collection system shall be required in accordance with the City's Standard Specifications for Land development, latest edition.
- j. Submittal, at the time of architectural review and approval, of a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.
- k. If the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer shall be used and kept current during all phases of construction.
- l. Stormwater Best Management Practices Maintenance Agreement (completed by Tom Nieman's Group).

The Developer shall design and construct storm water facilities, including detention and/or retention pond(s), in accordance with the approved storm water drainage plan such that they are adequate to accommodate expected surface water flow within and through the

Development, in accordance with applicable City ordinances, Chapter 13 of the Milwaukee Metropolitan Sewerage District rules, and the regulations of WDNR, as may be applicable. Thereafter, it shall be the responsibility of the Developer and/or its successors and assigns, as provided below, that such storm water facilities shall be maintained to meet or exceed the standards to which they were constructed, such that in the future, they continue to accommodate the maximum potential volumes of flow through and within the development, and meet applicable performance standards for storage and release.

Accordingly, the following requirements are applicable to this Development and conditions of approval of the preliminary plat and the development agreement, pertaining to detention basin/pond maintenance.

- i. All stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be maintained and cared for by the Developer and subsequently, at such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance thereof to the Homeowners Association they shall be maintained in accordance with this Section 5.g.
- ii. In order that the perpetual care and maintenance of all stormwater drainage and storage facilities shall be provided for, the Developer shall create or cause to be created an entity (the Homeowners Association) with a perpetual existence under the laws of the State of Wisconsin for the express purpose, *inter alia*, of assuming all responsibility in connection with the perpetual maintenance of the stormwater facilities. Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that all lot owners in the development, including Developer, shall be members of the Association solely by virtue of being a lot owner, and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. If, as contemplated by the parties, any portions of the Development in or on which is located stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be conveyed to other assigns and/or successors in interest, then Developer shall provide by contract, declaration of covenants, deed provision, or otherwise that such other assigns and/or successors in interest shall assume all responsibility in connection with the perpetual maintenance of those stormwater facilities. The Developer shall have no further responsibility for such maintenance, only after arms length sale of the lot by the Developer, conveyance of out lots and/or common areas to the Homeowners Association or other good faith grantees, and acceptance of dedication of the Improvements by the City.
- iii. The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basin(s)/pond(s), shall be adhered to by Developer and Developer's assigns and successors in interest:
 - A. Provide normal and customary cleaning and maintenance to the detention basin(s), and pond(s) located in this Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.
 - B. As necessary, dredging of the storm water facilities shall require permits and approvals under Section 30.20 Wisconsin Statutes, to remove materials from the bed of a pond ultimately connected to a navigable waterway from the Wisconsin Department of Natural Resources (WDNR).
 - C. Make chemical treatments as necessary, in keeping with the regulatory requirement(s) that the application of EPA/State Registered Chemicals to detention basins/ponds or lakes is regulated by the WDNR. With few exceptions, a permit must be filed with, and approved by the WDNR, prior to chemical treatment. In certain circumstances, a representative of the WDNR

will monitor or supervise the chemical treatment. Contact the WDNR for additional information.

- D. The detention basin(s)/pond(s) shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall be responsible to recertify the detention basin(s)/pond(s) as a condition of transferring ownership to the Homeowners Association, but in no event shall such recertification occur later than two years after the approval of the Final Plat.
- E. The detention basin(s), pond(s) certification shall be submitted with an as-built record drawing.
- F. The detention basin(s)/pond(s) shall be inspected in compliance with the Inspection Report Form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Homeowners Association, and any other assigns and successors in interest of Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:
 - Bio-retention facility
 - Pond containment berms are stable and free of animal burrowing
 - Detention storage volume
 - Erosion
 - Vegetative cover
 - Sediment accumulation
 - Trash rack/culvert functions
 - Outlet flow
 - High water level
 - Water surface elevation at time of survey
 - Normal pond water level
 - Emergency overflow
- iv. To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basin(s)/pond(s), the developer shall, in accordance with City ordinance 58-677(b), 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).
- v. Not less than ninety days prior to the final expiration of the Developer's LOC obligations, or at such time as the Developer shall convey the outlot(s) or common area(a) in or on which are located the stormwater drainage and storage facilities, including detention basin(s)/pond(s), to the Homeowners Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basin(s)/pond(s) recertified in accordance with d. and e. above.
- vi. At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed herein), the Homeowners Association, or any other assigns or successors in interest, shall fail to maintain the

stormwater drainage and storage facilities, including detention basin(s)/pond(s), the City, at its option, may give the Developer, the Homeowners Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within thirty (30) days thereafter, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost thereof, including administrative charges, to the Developer, and/or to the Homeowners Association, and/or other assigns and successors in interest, by drawing upon the LOC, and/or by imposing such charge as a special charge for services pursuant to §66.0627, Wisconsin Statutes, and if not promptly paid by the party to whom the charges were invoiced, as a lien and special tax on the property(ies).

- vii. The City Engineer has the authority to stop work, amend, or alter remediation measures to the detention basin/ponds. Failure to comply will result in the issuance of a municipal citation by a forfeiture as prescribed by law, or may be addressed in an action for injunction, mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.
- viii. Upon 75% (or fewer) of the lots within this Development being sold, a Homeowners Association shall be created.
- ix. This agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall be binding on the heirs, personal representatives, successors and assigns of the parties hereto. This agreement shall be recorded with the Ozaukee County Register of Deeds office. The Development covenants and restrictions shall include this language and not by reference.

6. Erosion and Run-off Control

- a. Installation and construction of improvements in the proposed Development shall be done in conformance with the City in cooperation with the Ozaukee County Land Conservation Guidelines (SCS) and Department of Natural Resources "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements, with respect to erosion and sedimentation control. Temporary stormwater quality measures during construction activities shall include, as a minimum, the installation of silt fence and temporary sediment basins.
- b. The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or designated agent. The City may request temporary mulching if ground is exposed for more than 7 days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established Best Management practices. The City will decide what situation is appropriate for sod and will determine the sediment trap method to be used.
- c. The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.
- d. Excavated soil shall not be allowed to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.
- e. The surface of exposed bare soils shall be protected by mulches or by temporary annual grasses, or erosion matting.
- f. The Developer will periodically inspect and maintain any measures utilized above. All erosion control devices shall be inspected after each rain event.

7. Streets

- a. The road design standards shall be subject to the review and approval by the City Engineer and Fire Chief. The roads, which are private, shall be constructed in compliance with the City Standard Specifications for Land Development, latest edition, unless otherwise approved by the City.
- b. Private access roads/driveways shall be approved by the City Engineer and Fire Chief.
- c. Construction of a ten (10) inch road base consisting of ten (10) inches of one and one-quarter inch (1 1/4") crushed stone base course for all new streets. The initial surface shall consist of two and one quarter inches (2.25") of bituminous binder course.
- d. In developments with sanitary sewer the final one and three-quarter inches (1 3/4") asphalt surface course shall be applied following the construction of the binder course.
- e. All cross connections are required to be constructed in each phase, with a temporary turnaround constructed until the adjacent property develops. The developer or Homeowners Association shall remove and restore the temporary turnaround at the time the connection is constructed. (Not applicable).
- f. The roadside sidewalk of each block shall be installed after the completion of the first house of the block and shall be maintained by the homeowner association. This maintenance will include snow and ice removal.
- g. The Developer shall provide to the City a performance bond, Letter of Credit or Cash Bond, in a form approved by the City Attorney subject to prior review and approval by the City, to provide security for compensation to the City for wear and tear and accelerated deterioration of City streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the approved Development.

8. Landscaping and Open Spaces

- a. A street tree plan shall be subject to the review and approval of the Tree Board and Planning Commission. The species and installation of street trees shall conform to the street tree ordinance.
- b. Landscape plans for the open space and detention pond buffering shall be designed by a licensed landscape architect and shall be reviewed and approved by City staff. The City may have a licensed landscape architect review the submitted landscape plans. All amenities located in this phase of the development shall be constructed prior to Final Plat approval.
- c. Signage and entryway landscape plans shall be reviewed and approved by City staff.
- d. A letter of credit issued by a local bank on the US Chamber of Commerce model form or reasonable equivalent, and subject to prior review and approval by the City Attorney, equal to 25% of the landscape and street trees contract cost to insure that all private open space landscaping that dies within three (3) years of installation will be replaced by the Developer.
- e. A performance bond or letter of credit equal to 25 percent of the installation costs of the street trees is required to ensure that all street trees that die within the first 14 months will be replaced by the developer.
- f. Any required pedestrian paths or sidewalks shall be installed and shall be maintained by the developer or Homeowners Association. Pedestrian and bike path plans and sidewalks shall

address the public use of the paths and maintenance and shall be subject to the review and approval of the City Engineering Department.

9. Miscellaneous

- a. The Developer shall be responsible for maintaining and repairing all damage done to City streets as a result of excessive hauling operations and Development construction pursuant to section 7(f) above.
- b. The Developer shall be responsible for the material and installation of street name signs and regulatory/public safety signs (speed limit, stop sign, etc).
- c. All construction shall conform to the "Standard and Specifications for Development Construction in the City of Mequon," latest edition.
- d. Wetland Boundaries shall be identified and marked in the field and verified by the Wisconsin Department of Natural Resources. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained, and setbacks observed during all phases of land disturbance and construction.
- e. The City Engineer may make changes to the approved plans and specifications for any of the improvements covered under this agreement which are necessary to correct oversights, omissions, and errors to compensate for changing site conditions, or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work as changed entirely at its expense without any claim for reimbursement.
- f. Submittal and Planning Commission approval of the maintenance agreement and street tree landscape plan, if applicable.
- g. Submittal of underground utility easements.
- h. All sanitary, drainage, water and other utility easements must be shown on the plat. All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be required at the time of final plat approval and approved by the City.
- i. Submittal of proposed driveway culvert size plan where applicable.

10. Special Provisions

- a. The development process shall strictly conform to the conditions of approval of the Preliminary Plat and other approvals, and as set forth in the Development Agreement. Request for final plat approval is subject to Engineering Department certification that all improvements required to be installed have been completed and approved, and as to the improvements, approval and acceptance of their dedication by the City. The Developer agrees to phase the project as described in Exhibit D.

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EXHIBIT C

CITY OF MEQUON
WISCONSIN

* * * * *

ENGINEERING DEPARTMENT
DEVELOPMENT AGREEMENTThe Residence at Foxtown

As a condition of final plat approval, the Developer, in accordance with the requirements of Section 58-640 of the Mequon Code of Ordinances will make payment in full of the following sewer connection charge: \$4,600 (23 lots @ \$200 per lot). This charge will only be applied if the Development is required to install a public sanitary sewerage system.

In addition, the Developer shall provide a lot pipe guarantee. The Developer shall provide a financial guarantee in the amount of \$2,300 which is equivalent to \$100 per lot. The financial guarantee is subject to release upon receipt by the City of a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin.

Attachment: Packet Docs (4663 : Residence at Foxtown)

EXHIBIT D

CITY OF MEQUON
WISCONSIN

* * * * *

ENGINEERING DEPARTMENT
DEVELOPMENT AGREEMENTThe Residence at FoxtownSpecial Provisions

Building permits may be issued for 2 principal structures prior to the Final Plat being approved and recorded. The building permits for the model homes shall be issued after the stone base is installed suitable to allow access for fire protection and building inspections. The Developer agrees and understands that the transfer of title to any property in this development may not occur until after final certification by the City Engineer that the terms of this agreement have been complied with and the final subdivision plat is approved and recorded.

Roads and utilities will not be phased. Houses will be built in groups of a number determined by Developer. Work will begin sequentially to the east or west.

Developer will have the option to start building houses on another block either on the east or west end and sequentially work in either direction.

Developer will have the option to start building houses on another block before previous blocks are completed.

Two streetlights will be installed with utilities, per plan. As approved by the City

All site landscaping (not house) will be provided prior to issuance of the first occupancy permit.

Sidewalks on each block will be installed upon the completion but prior to occupancy of the first house of each block, weather permitting.

Attachment: Packet Docs (4663 : Residence at Foxtown)

TO: Planning Commission
FROM: JAC ZADER, ASSISTANT DIRECTOR COMMUNITY DEVELOPMENT
DATE: December 2, 2019
SUBJECT: ICAP Development. The applicant is seeking a consultation for a proposed Credit Union for the property at 10945 N. Port Washington Road.

Applicant:	ICAP Development
Status of Applicant:	Offer to Purchase
Requested:	Consultation
Existing Zoning:	B-2 (Community Commercial) PUD (Planned Unit Development)
Land Use Plan:	Community Commercial
Lot size:	1.4 acres
Location:	10865-10911 N. Port Washington Road
Tax Key:	#15-030-04-010.00
District:	#5

Background:

The applicant is requesting a consultation for a new credit union at 10865-10911 N Port Washington Road. The new development is part of the recently approved PUD (Ord 2019-1550) that included a total of nine acres of land and five potential building sites. The credit union is looking to purchase 1.4 acres of the land for the development and intends to come forward with a Building and Site Plan request once the final land division for the nine-acre piece is completed.

Site Plan:

Overall staff is supportive of the proposed plan. There are several questions and details that will need to be addressed prior to full site plan approval. The plan shows 36 parking stalls which seems excessive based on the proposed use. The code requires 12 stalls plus one stall for each employee. The applicant did not provide details related to the number of employees as part of the application. If a reduction in parking is warranted, there are six stalls on the west end of the site that staff would recommend removing. The plan also shows 10-foot parking stalls. For a less intense uses like financial institutions, the Planning Commission has allowed nine-foot parking stalls in the past. By making the stalls smaller and reducing the overall number, the amount of overall greenspace will increase. Currently, as shown the site falls short of the 40% green space ratio however since this is part of a PUD, the applicant is only required to meet the ratio for the entire development.

The plan shows a large specimen tree on the north end of the site. The applicant should verify setback distance to the tree with the City Forester prior to submitting for Building and Site Plan approval.

The plan also shows a retaining wall adjacent to the parking lot at the northwest end of the site. The applicant shall provide more detail regarding the retaining wall as part of the building and site plan approval.

Building Design:

The building materials include brick, precast stone, and aluminum windows. Accent materials include cedar columns, aluminum soffit and fascia and metal wall panels. The applicant has submitted renderings of the building as well as pictures from other recently completed branches that are similar in design. The pictures of the recently built building provide a more accurate depiction of the colors of the building as well as the articulation. Overall, staff is supportive of the design but believes several architectural improvements could be made. The front brick façade would benefit from additional windows where the proposed wall sign is located. In addition, staff questions the use of the aluminum soffit and fascia panels around the roofline of the building and the drive thru. Staff recommends additional cedar in this area which would complement the front columns.

In addition, staff questioned the applicant on the large amount of glass on the front façade. The applicant indicates that the windows along the front façade would be treated with shades or another internal screening system. Staff has requested the applicant provide additional detail regarding this application at the meeting so that the Planning Commission has a better understanding of the visual impact of this system before weighing in on the overall design.

Freestanding Sign:

The plan shows an electronic message board sign as part of the proposed freestanding sign. The sign code currently does not allow electronic message signs for financial institutions. The applicant would need to apply for a sign waiver to include the electronic message sign as part of a sign package. Based on this proposal, the Mayor has directed staff to add a policy item to the agenda to review the current regulations regarding electronic message signs.

Engineering Report:

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

As proposed, the site has two access points. Access to the site is proposed to be at an existing access to the south of the proposed building and a new access to the north of the proposed building. The change in usage may warrant a reconfiguration of the median opening on Port Washington Road. A traffic study was completed and provided to the City for this development. Port Washington Road is the jurisdiction of Ozaukee County, approval of the alignment and location of the access points is subject to Ozaukee County approval.

The site is located within the City's sewer service area and connection to the public utility is required. There is currently sanitary sewer service and water service available on the site.

Wetlands appear to be present on site. A wetland delineation report with concurrence by the Wisconsin Department of Natural Resources was performed and the wetlands were considered exempt. The exemption of the wetlands has been received, but the report has not. The wetland delineation report is required to be provided to the City.

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.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide stormwater management to meet the current City of Mequon, WDNR and MMSD criteria.

A Filling and Excavation permit is required for any export or import of materials.

Staff Comment:

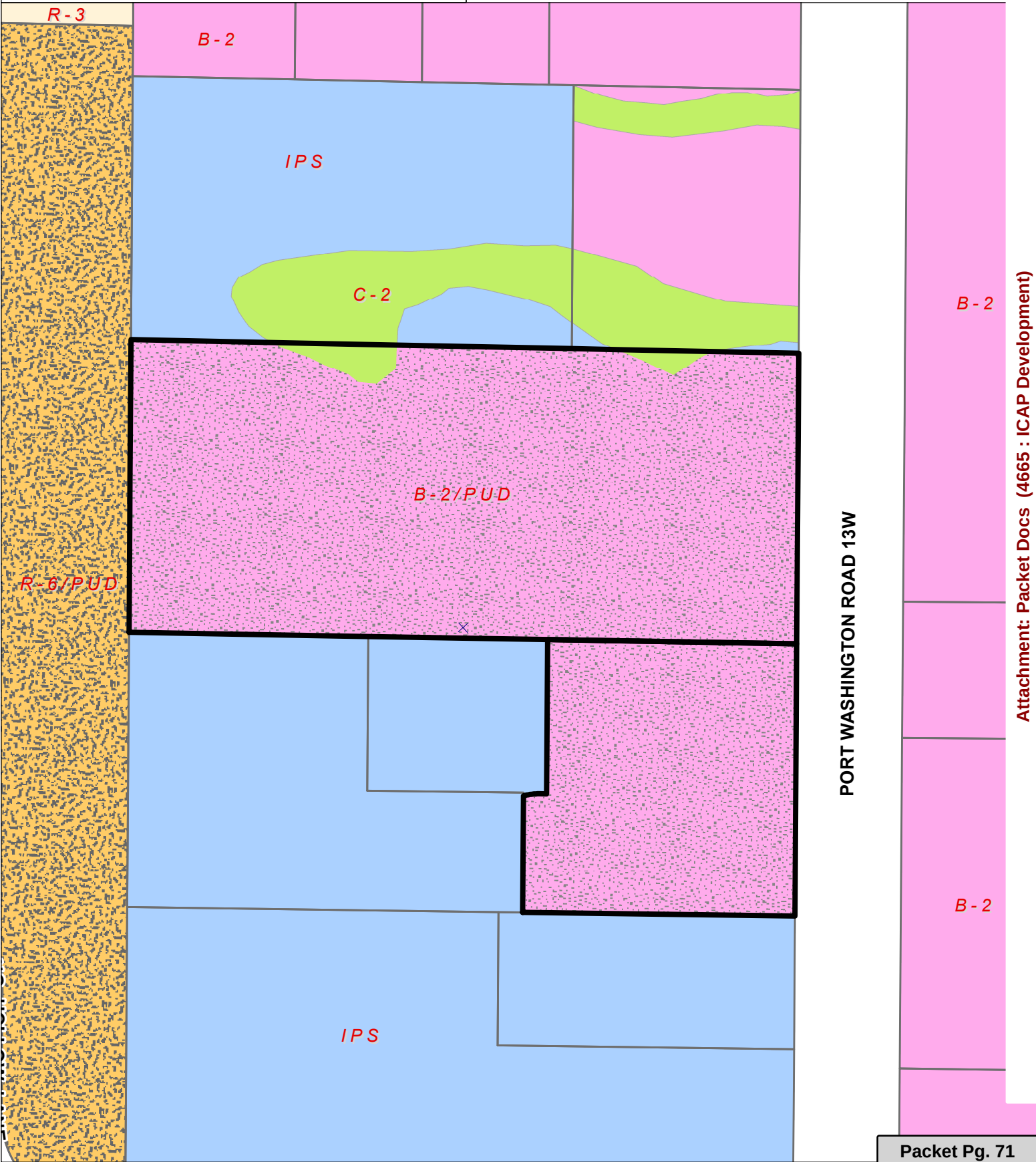
Overall, staff is supportive of the project, however details regarding site design, parking, building placement and architect require further vetting. Staff will work with the applicant going forward to continue to make improvement to the overall design of the site and building.

Attachments:
Packet Docs (PDF)

ICAP Development

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		

2.d.a



Attachment: Packet Docs (4665 : ICAP Development)











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: ACT
DRAFTED: ACT
REVIEWED: MTS

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

CREDIT UNION

10945 N PORT WASHINGTON RD, MEQUON, WI 53092

PLANS PREPARED
FOR

ICAP DEVELOPMENT

833 E MICHIGAN ST, SUITE 510
MILWAUKEE, WI 53202



GENERAL NOTES	
1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.	8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESSEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON DATED 02-05-2019 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.	9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.	10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.	11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.	12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.	13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.	14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER AREA DRAIN	—	—
STORM SEWER INLET (ROUND CASTING)	○	■
STORM SEWER INLET (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	△
CONCRETE HEADWALL	—	—
VALVE VAULT	⊗	⊗
VALVE BOX	■	■
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
UTILITY CROSSING	—	—
LIGHTING	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
CAUTION EXISTING UTILITIES NEARBY	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
STREET SIGN	⊙	⊙
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	749	749
SPOT ELEVATION	X (750.00)	X (750.00)
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	—	—
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

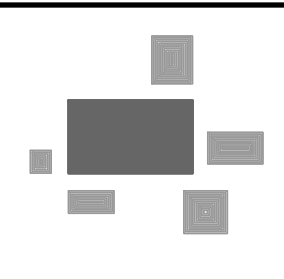
ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C & G	CATCH BASIN	PC	POINT OF CURVATURE
CL	CATCH BASIN	PT	POINT OF TANGENCY
CL	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CATCH BASIN	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	TS	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

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GOVERNMENT CONTACTS	
ASSISTANT CITY ENGINEER: BRIDGET HENK, P.E. CITY OF MEQUON 11333 N. CEDARBURG RD. MEQUON, WI 53092 MAIN: (262) 236-2957 bhenk@ci.mequon.wi.us	

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: MARK SEIDL, P.E. PINNACLE ENGINEERING GROUP 20275 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: mseidl@pinnacle-engr.com	SURVEYOR: STEPHAN G. SOUTHWELL, P.L.S. RA SMITH 16745 W. BLUEMOUND ROAD BROOKFIELD, WI 53005 MAIN: (262) 781-1000 E-MAIL: steve.southwell@rasmith.com

APPLICANT/OWNER: JERAD PROTASKEY ICAP DEVELOPMENT 833 E MICHIGAN ST, SUITE 510 MILWAUKEE, WI 53202 E-MAIL: jerad.protaskey@icap-dev.com	DIGGERS HOTLINE Toll Free (800) 242-8511 Milwaukee Area (414) 269-1181 In-state Inquiries (800) 345-2289 www.DiggersHotline.com
PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION. FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.	



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PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20275 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE



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10945 N PORT WASHINGTON RD, MEQUON, WI 53092

COVER SHEET

REVISIONS

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PEC JOB No. **1524.00A**

MTS

START DATE **10/04/19**

SCALE **N.T.S.**

SHEET

C-1

C-8

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REVIEWED: MTS
DESIGNED: ACT
DRAFTED: ACT

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 362-363, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS' HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF MEQUON CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-498) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +1 TO -3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +1/4" FOR LANDSCAPE AREAS AND +1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12, FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS 1 OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PIPE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3") THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEALED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 10 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2 INCH DIAMETER LESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

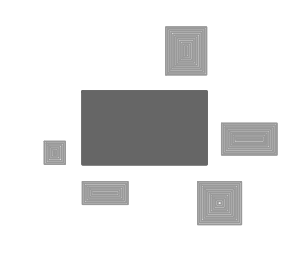
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.

9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH DOUBLE ROW OF SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTINGS (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF. AS REQUIRED, EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



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GENERAL NOTES

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PEC JOB No. **1524.00A**

PEC PM **MTS**

START DATE **10/04/19**

SCALE **N.T.S**

SHEET

C-2

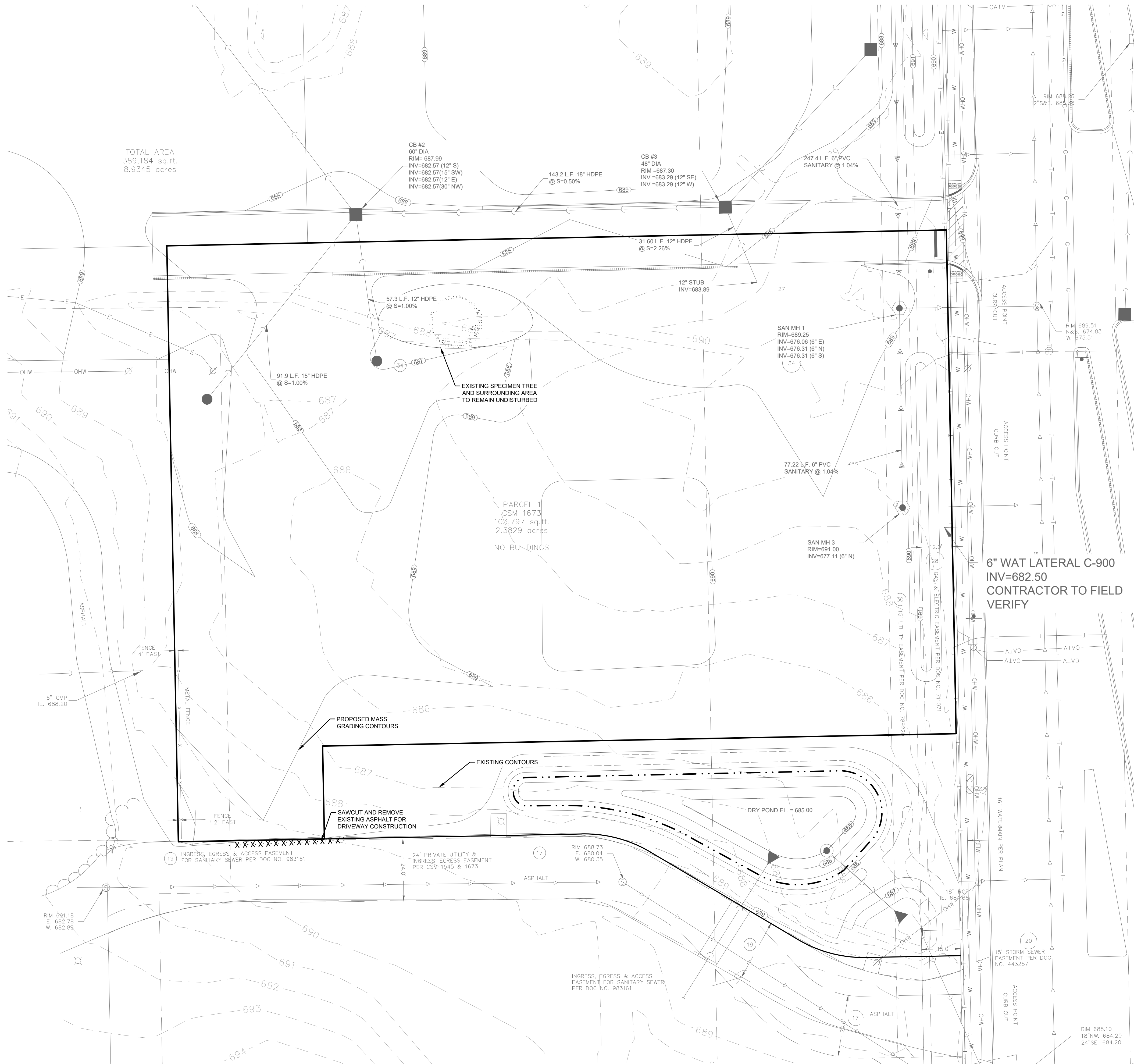
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LEGEND

EXISTING

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN (ROUND CASTING)

STORM SEWER CATCH BASIN (RECTANGULAR CASTING)

PRECAST FLARED END SECTION

CONCRETE HEADWALL

VALVE BOX

FIRE HYDRANT

CLEANOUT

SANITARY SEWER

FORCE MAIN

STORM SEWER

DRAIN TILE

WATER MAIN

ELECTRICAL CABLE

OVERHEAD WIRES

GAS MAIN

TELEPHONE LINE

LIGHTING

ELECTRICAL TRANSFORMER OR PEDESTAL

POWER POLE

GUY WIRE

STREET SIGN

WETLANDS

TREE

FENCE LINE, WIRE

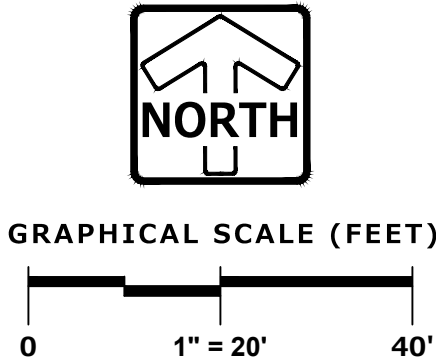
FENCE LINE, CHAIN LINK OR IRON

FENCE LINE, WOOD OR PLASTIC

CONCRETE SIDEWALK

CURB AND GUTTER

EASEMENT LINE



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EXISTING CONDITIONS AND DEMO PLAN

REVISIONS	

PEC JOB NO. 1524.00A

PEC PM MTS

START DATE 10/04/19

SCALE 1" = 20'

SHEET

C-3

C-8

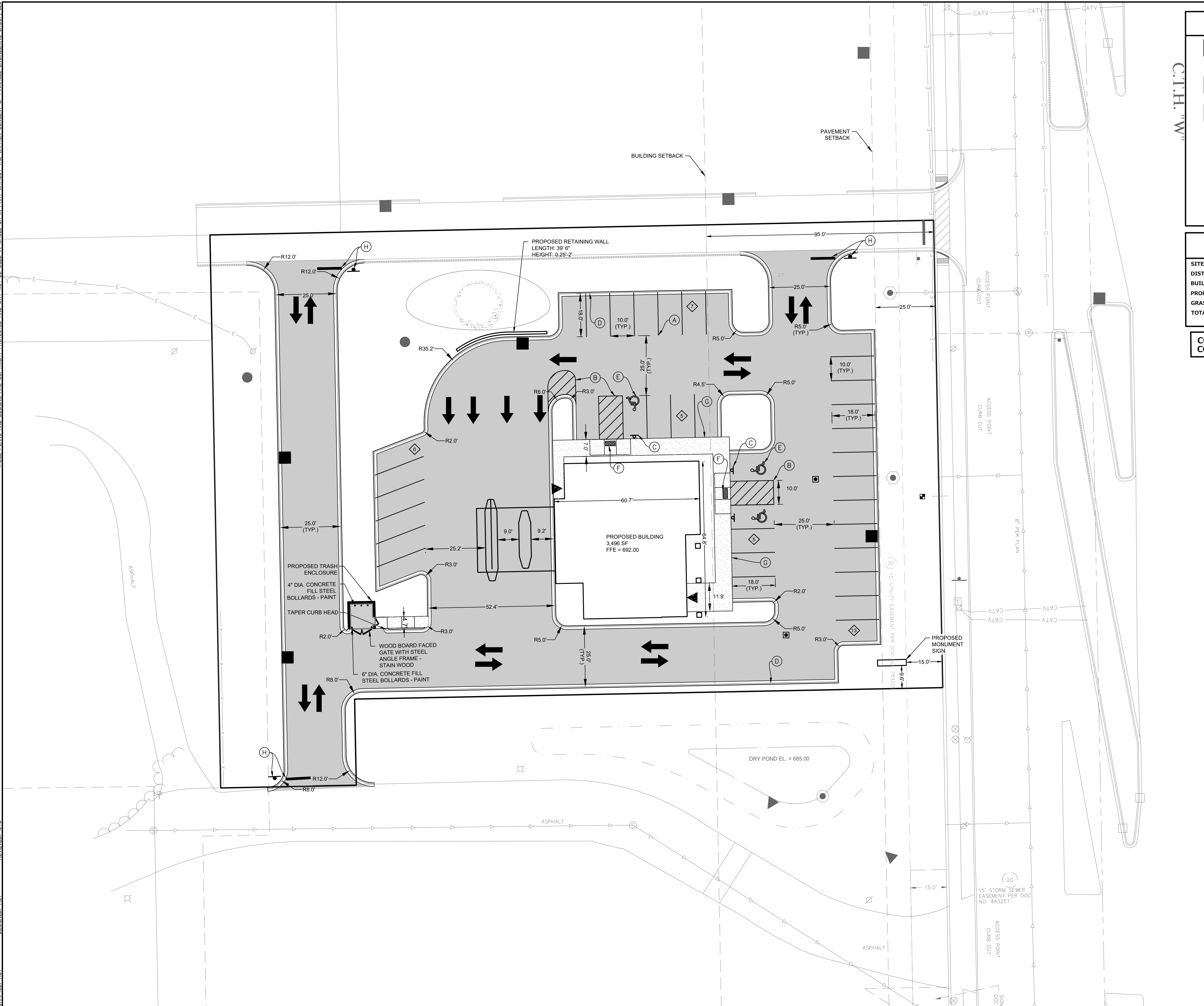
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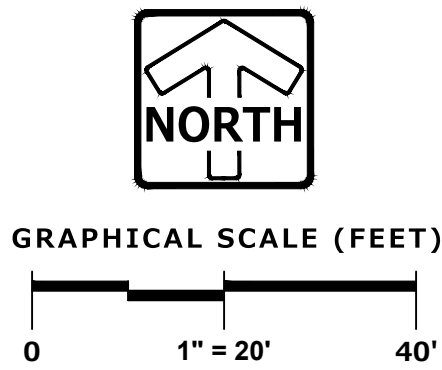
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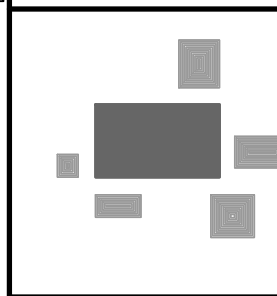


LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT - 6" - 1 1/2" CRUSHED AGGREGATE TB - 3 1/2" HMA PAVEMENT (2 LEFTS) 2" BINDER COARSE - 3 L.T. 90-28.5 1 1/2" SURFACE COARSE - 5 L.T. 90-28.5
	CONCRETE SIDEWALK - 3" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M. - 6" MIN. - 1 1/2" CRUSHED AGGREGATE TB
	CONCRETE PAVEMENT - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) - 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6MM GAUGE STEEL FESH)
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	ADA PARKING STALL SIGNAGE WITH BOLLARD
	18" CURB & GUTTER (SEE DETAIL)
	ADA STALL INSIGNIA
	ADA COMPLIANT RAMP, DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES AT SIDEWALK.
	INTEGRAL CURB AND GUTTER (SEE DETAIL)
	STOP BAR STRIPING WITH STOP SIGN
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA	
SITE AREA:	1.40 AC
DISTURBANCE LIMITS:	1.24 AC
BUILDING AREA:	0.08 AC
PROPOSED CAR PARKING SPACES:	36 SPACES (3 A.D.A.)
GRASS AREA:	0.49 AC
TOTAL IMPERVIOUS AREA:	0.91 AC

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-2





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**SITE, DIMENSIONAL, AND
PAVING PLAN**

REVISIONS	

PEC JOB No. **1524.00A**

PEC PM **MTS**

START DATE **10/04/19**

SCALE **1" = 20'**

SHEET
C-4

SHEET
C-8

Z:\PROJECTS\2018\1524.00A-W\CAD\SHEETS\C-4 SITE, DIMENSIONAL, AND PAVING PLAN.DWG

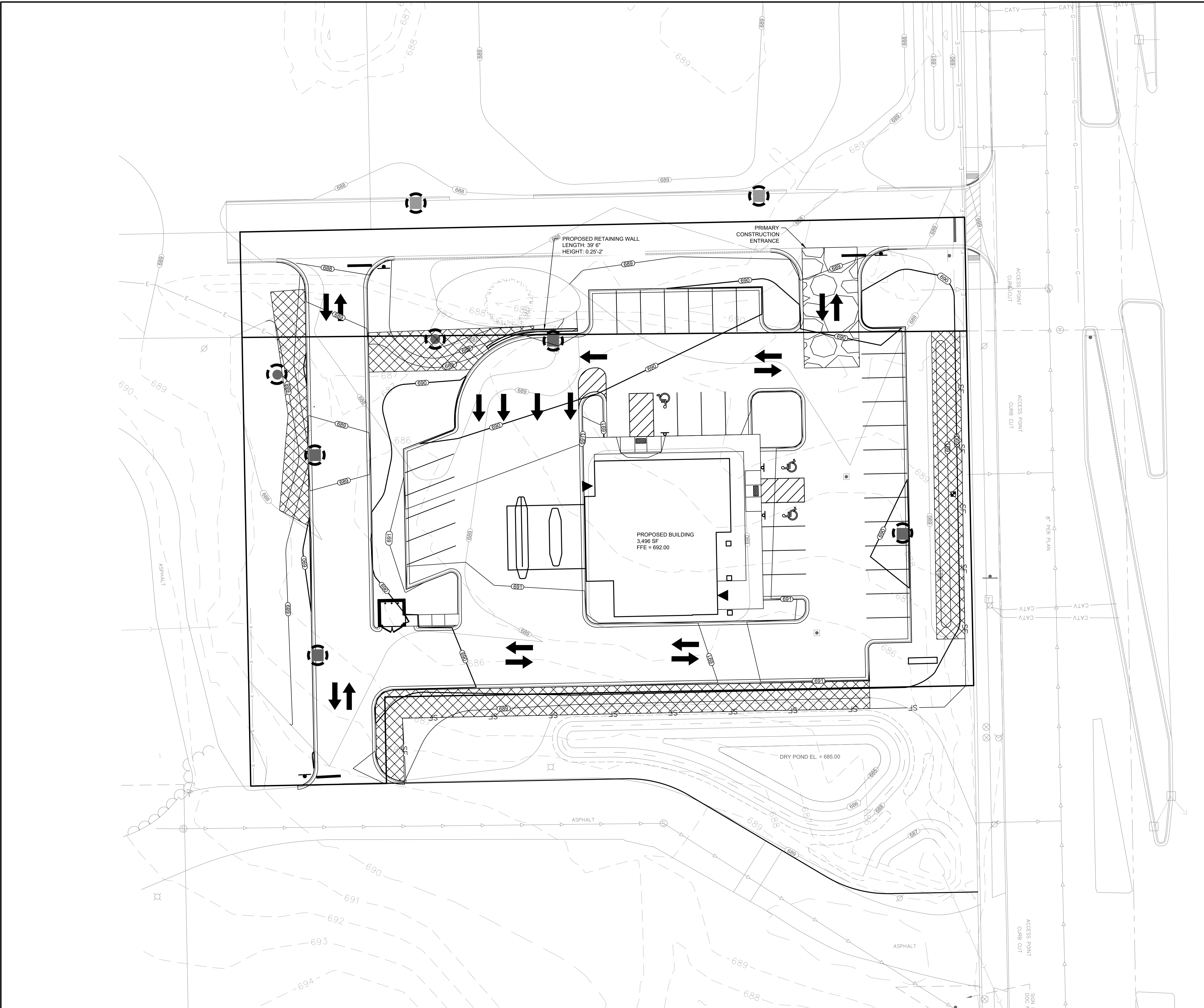
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Packet Pg. 80

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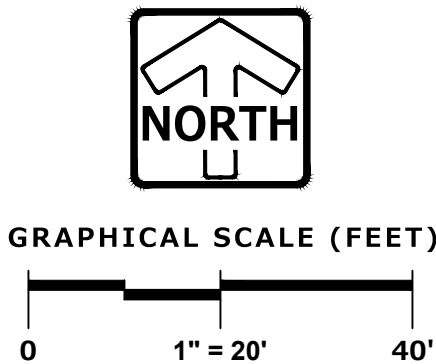


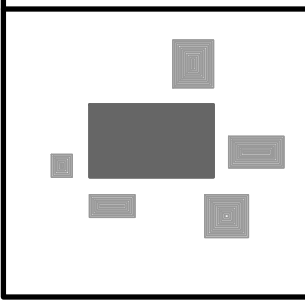
LEGEND			
	SANITARY SEWER MANHOLE		NORMAL WATER LEVEL (NWL)
	STORM SEWER MANHOLE		DITCH OR SWALE
	STORM CATCH BASIN (ROUND CASTING)		DIVERSION SWALE
	STORM CATCH BASIN (RECTANGULAR CASTING)		SILT FENCE
	PRECAST FLARED END SECTION		TYPE D INLET PROTECTION
	CLEANOUT		CONSTRUCTION ENTRANCE
	VALVE BOX		HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	FIRE HYDRANT		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
	PROPOSED CONTOUR		
	PROPOSED SPOT ELEVATION		
	WETLANDS		
	FLOODPLAIN		
	HIGH WATER LEVEL (HWL)		

CONSTRUCTION SITE SEQCENCING	
1.	INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES.
2.	DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
3.	CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4.	CONSTRUCTION OF FOUNDATIONS AND BUILDING.
5.	INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6.	COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7.	INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8.	EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
CONTRACTOR MAY MODIFY SEQCENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.	

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEED





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GRADING AND EROSION

PLAN

REVISIONS

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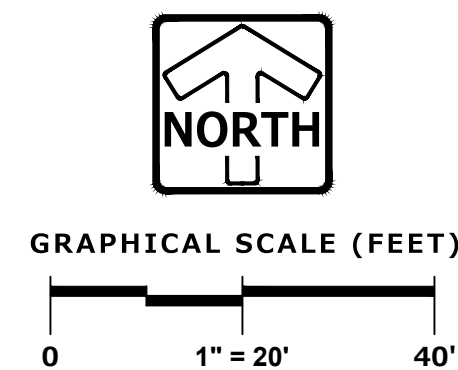
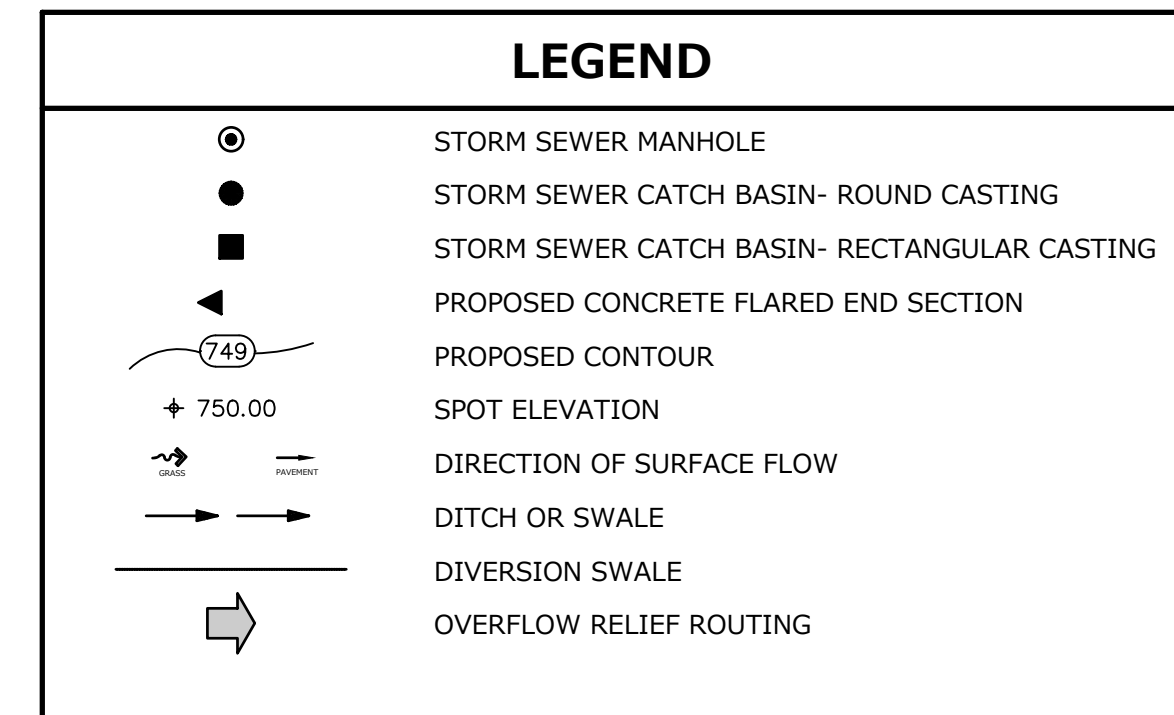
SHEET

C-5

C-8

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ATTACHMENT AND EROSION PLAN



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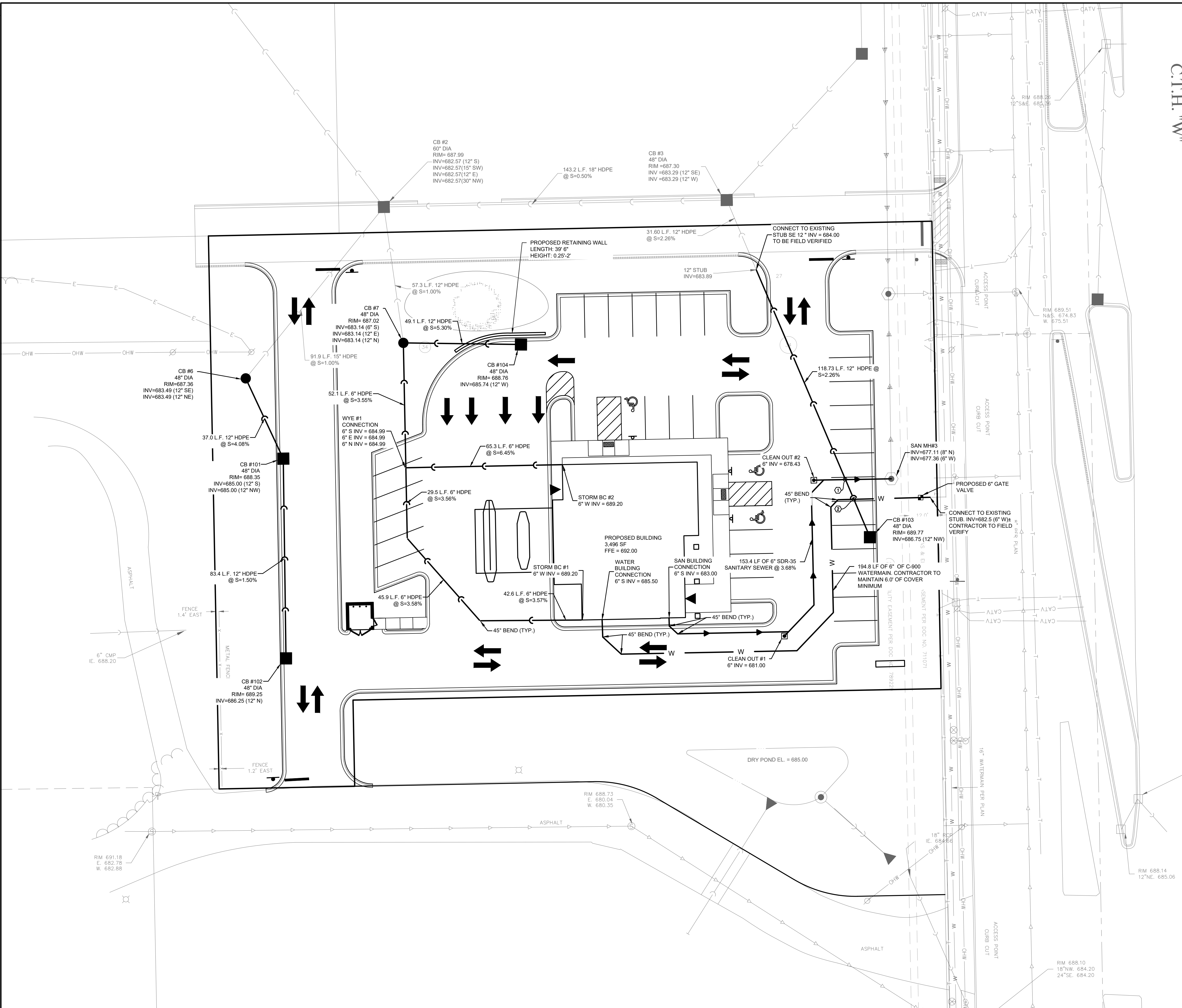
SHEET
C-6
C-8

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LEGEND

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN (ROUND CASTING)

STORM SEWER CATCH BASIN (RECTANGULAR CASTING)

PRECAST CONCRETE FLARED END SECTION

CLEANOUT

VALVE BOX

FIRE HYDRANT

SANITARY SEWER

FORCE MAIN

STORM SEWER

DRAIN TILE

WATER MAIN

FIRE PROTECTION

UTILITY CROSSING

ELECTRICAL CABLE

GAS MAIN

TELEPHONE LINE

OVERHEAD WIRES

LIGHTING

ELECTRICAL TRANSFORMER OR PEDESTAL

POWER POLE

POWER POLE WITH LIGHTS

STREET SIGN

UTILITY TO BE REMOVED

CROSSINGS

1

12" STM OVER 6" SAN
12" STM B.O.P. 686.04
6" SAN T.O.P. 678.12

2

12" STM OVER 6" WAT
12" STM B.O.P. 686.25
6" WAT T.O.P. 684.39

**CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-2**

GRAPHICAL SCALE (FEET)

0

1" = 20'

40'

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UTILITY PLAN

REVISIONS

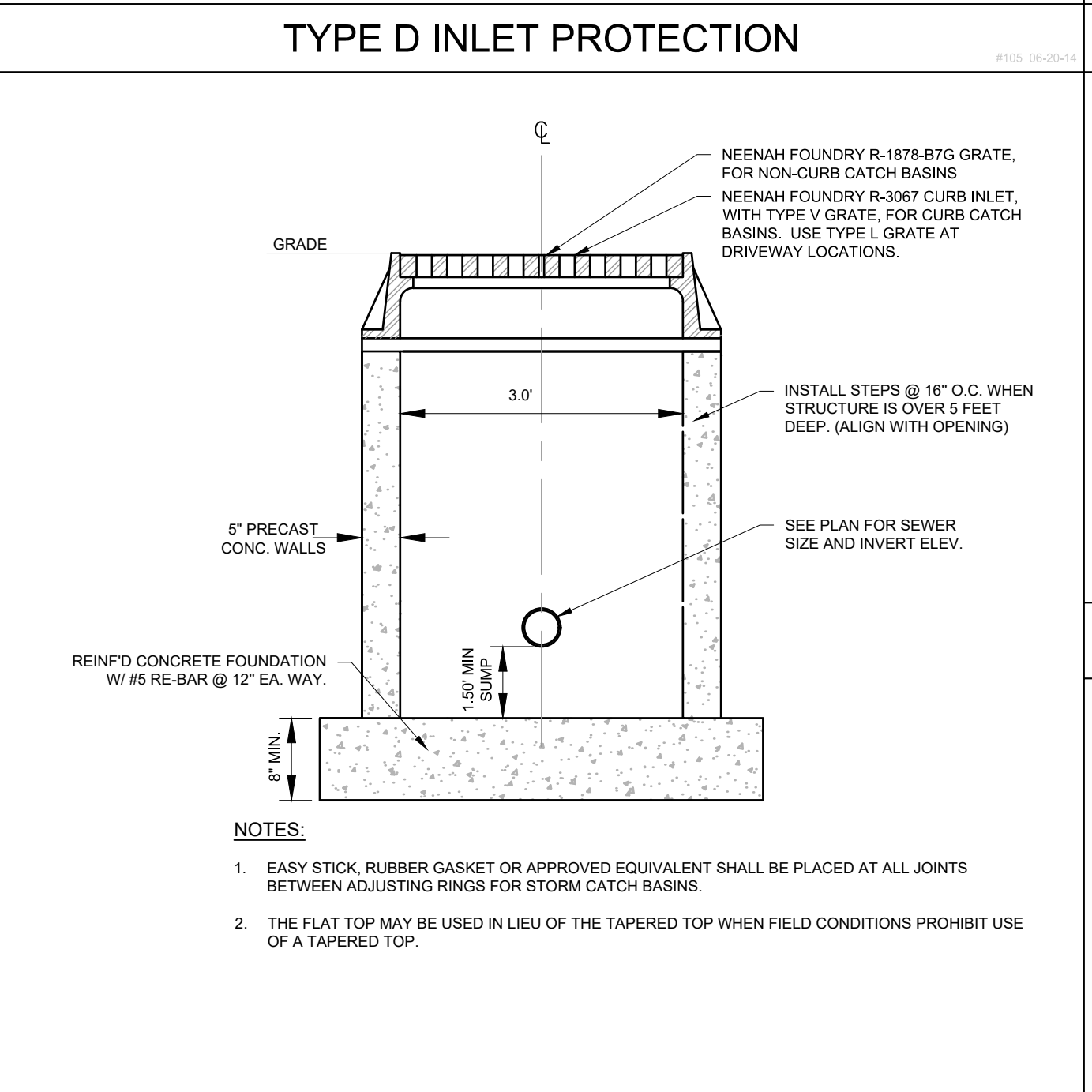
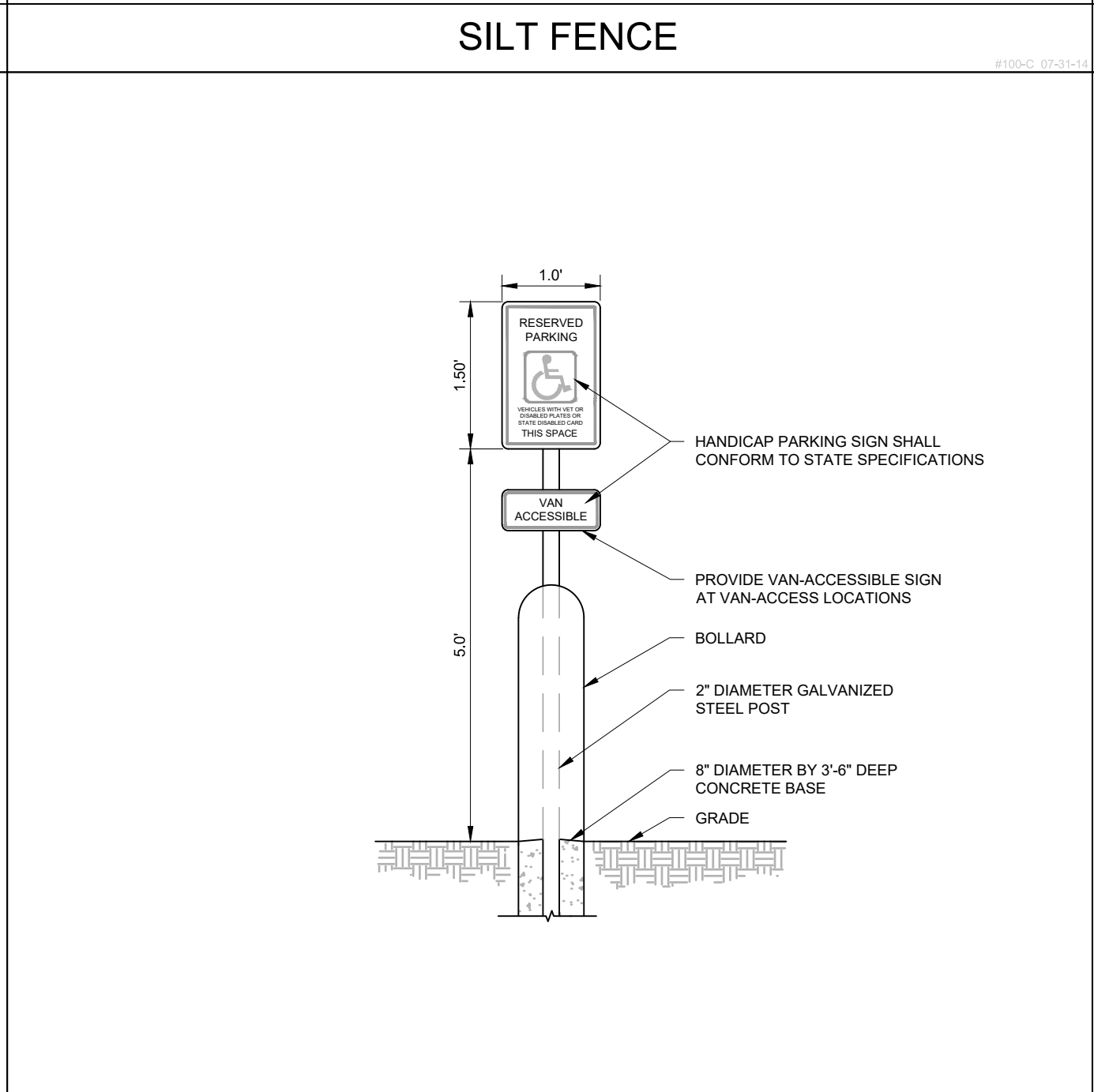
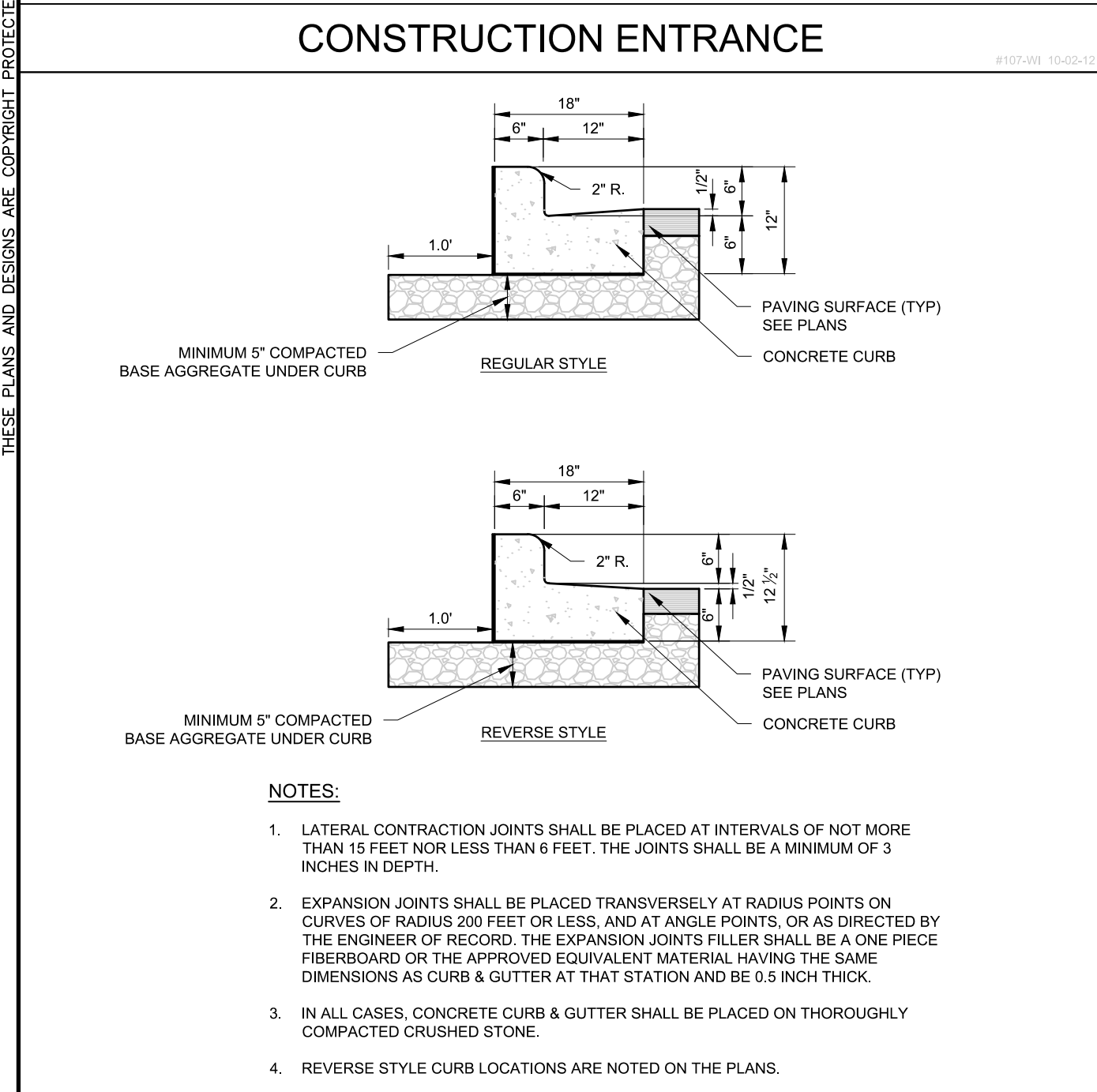
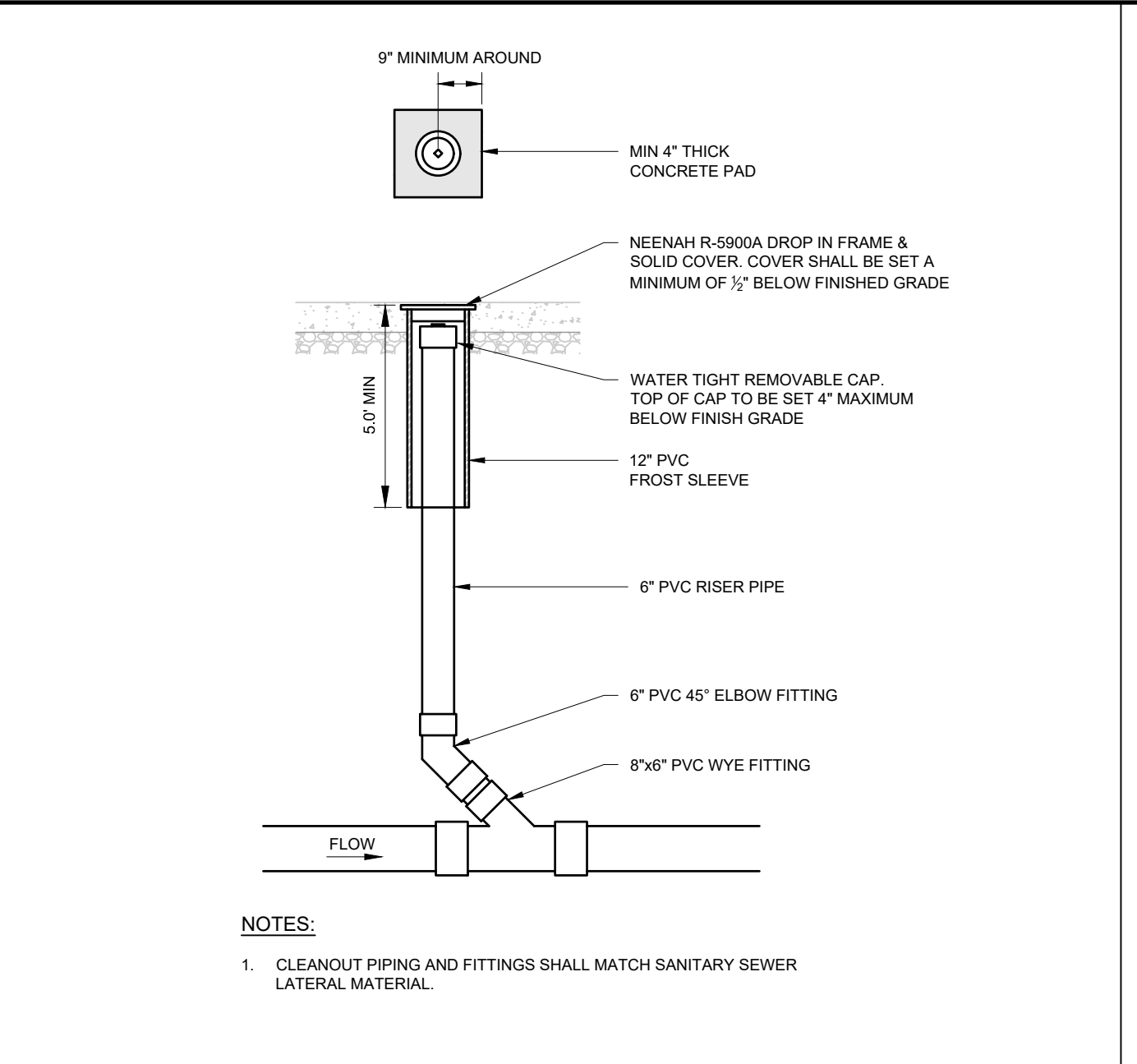
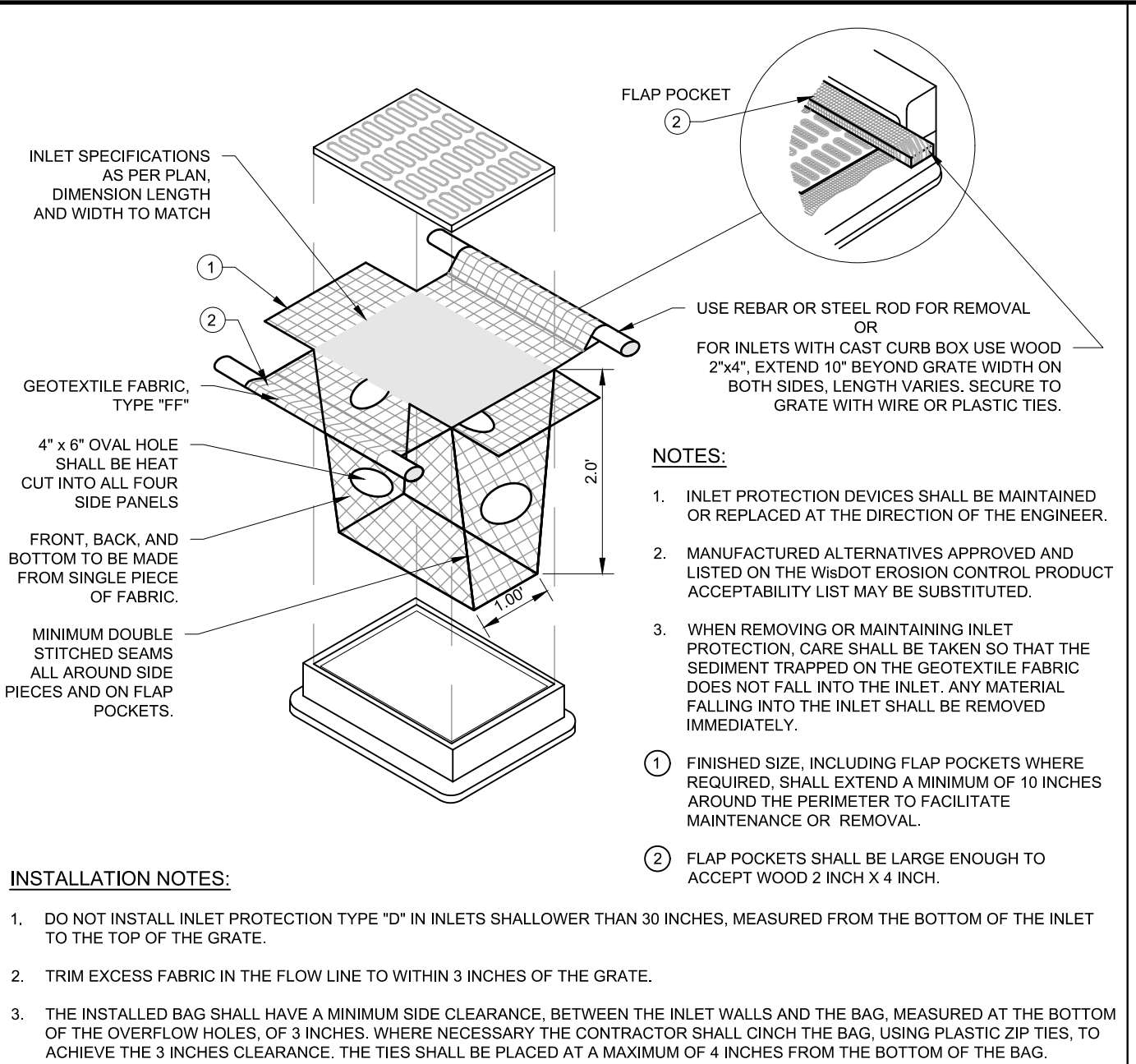
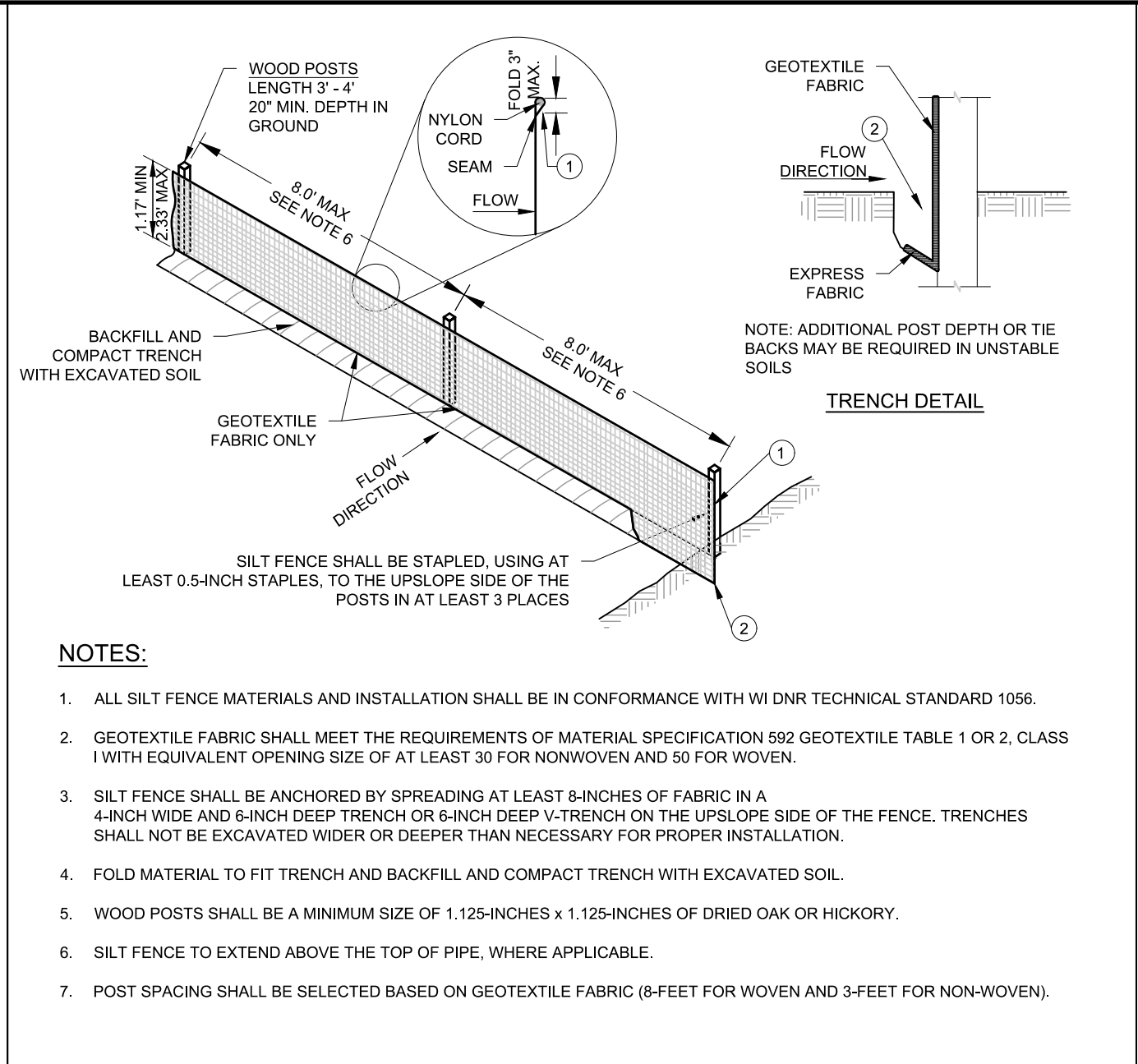
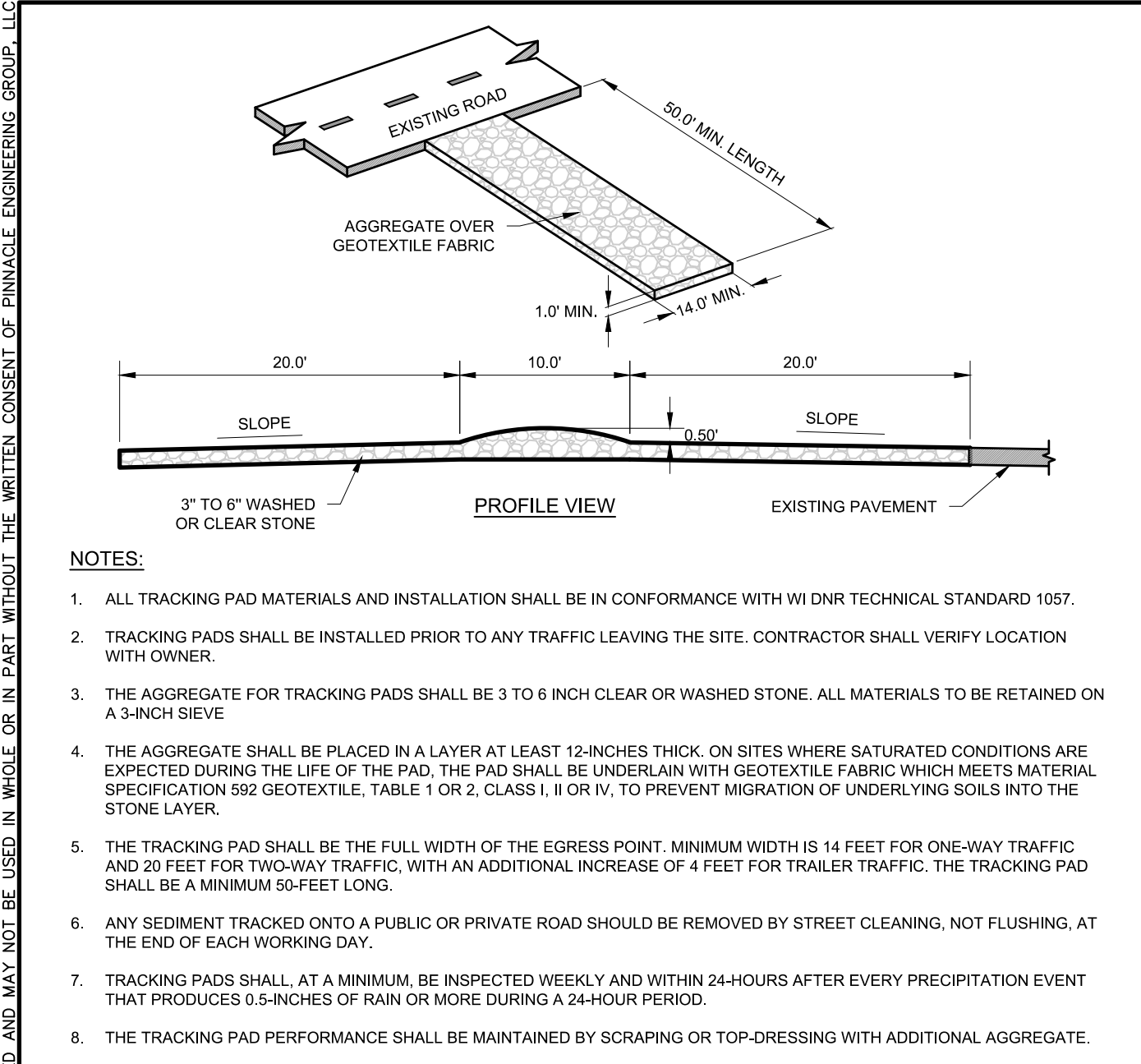
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PEG PM **MTS**
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SHEET
C-7
C-8

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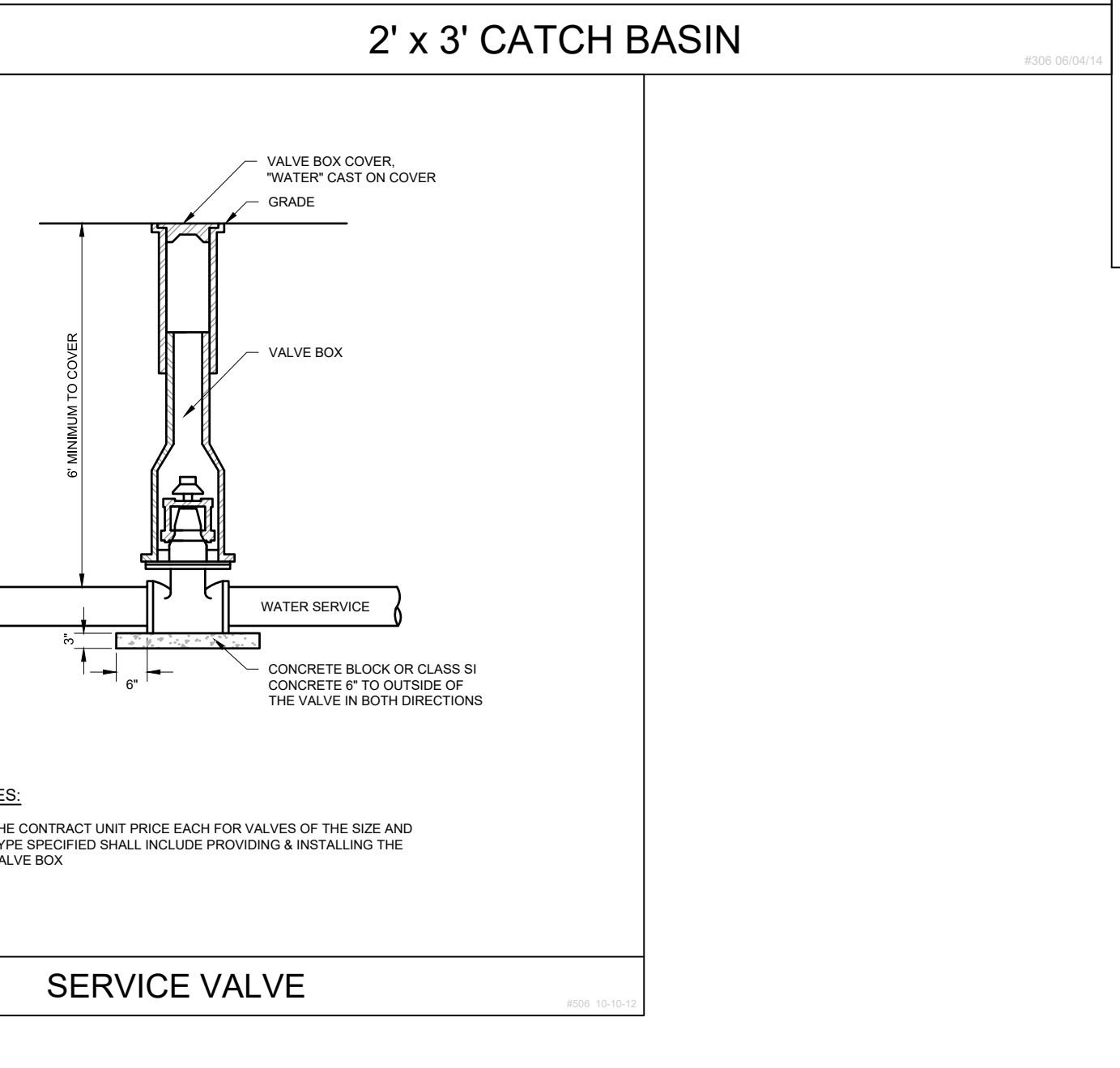
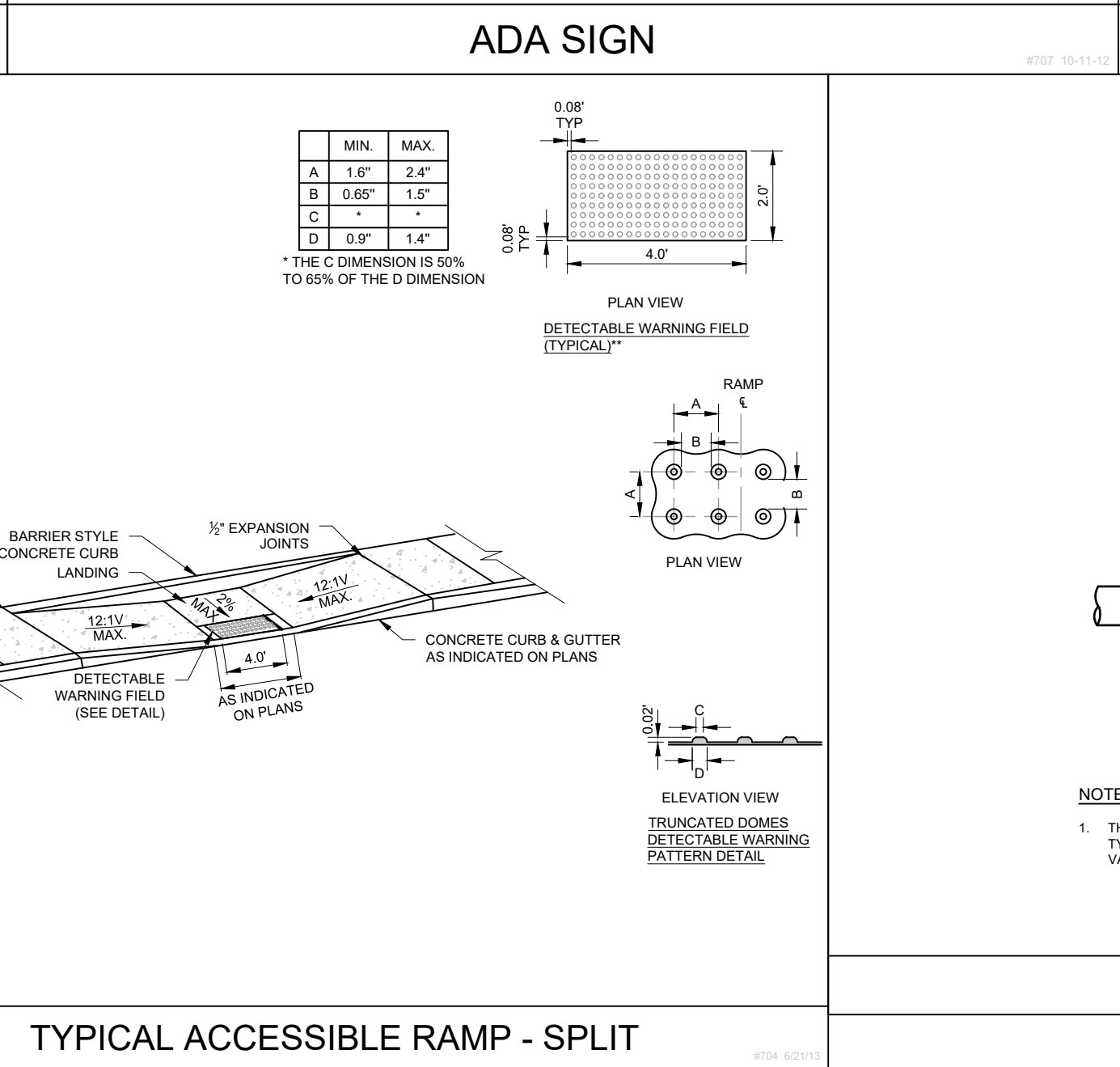
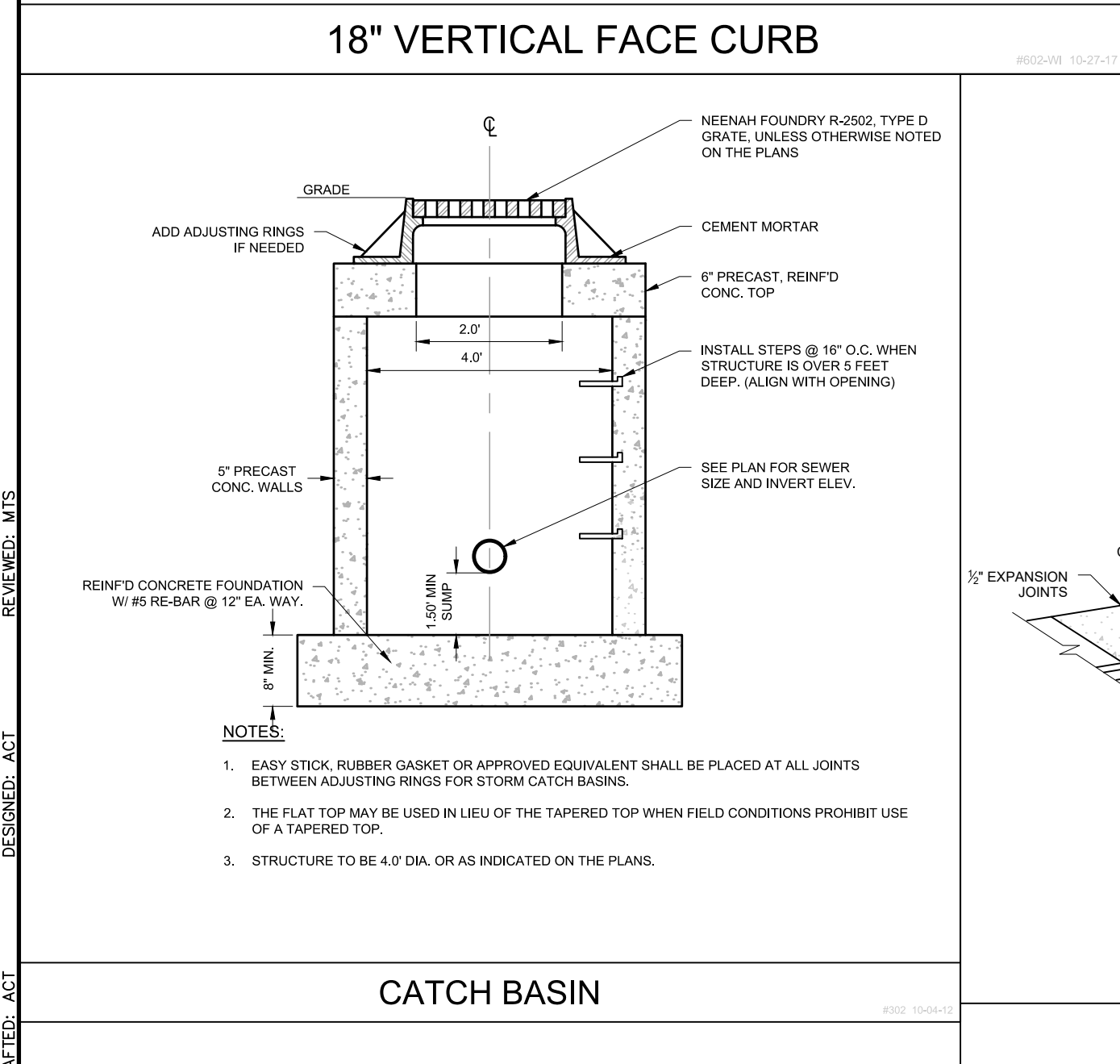
CONSTRUCTION DETAIL C



INTEGRAL CURB AND SIDEWALK

Storm Sewer Schedule FOR Credit Union

Structure	Size	Inlet Type
CB #101	48" or 2'x3' box	R-3067
CB #102	48" or 2'x3' box	R-3067
CB #103	48" or 2'x3' box	R-3607
CB #104	48" or 2'x3' box	R-3607



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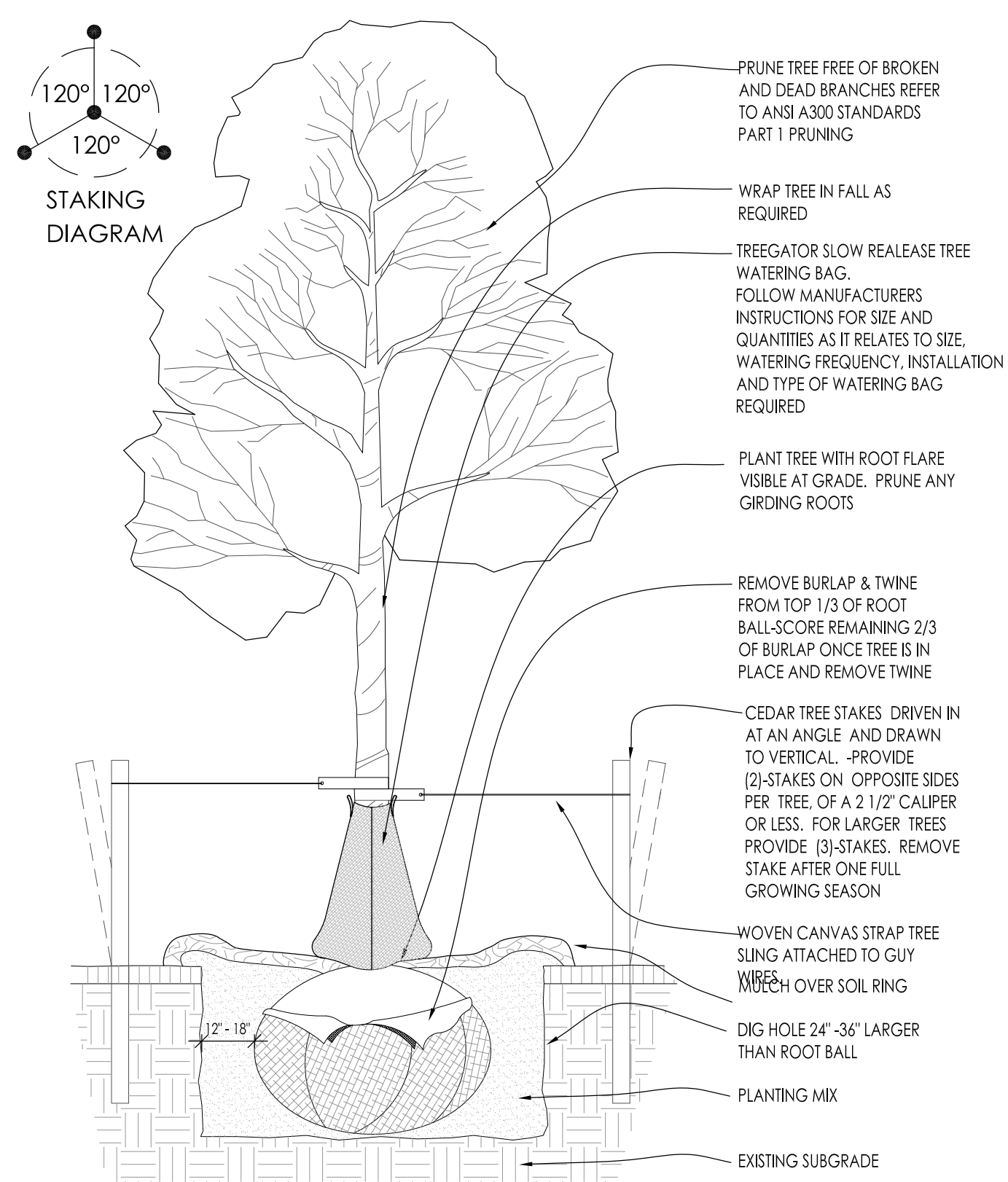
10945 N PORT WASHINGTON RD, MEQUON, WI 53092

CONSTRUCTION DETAILS

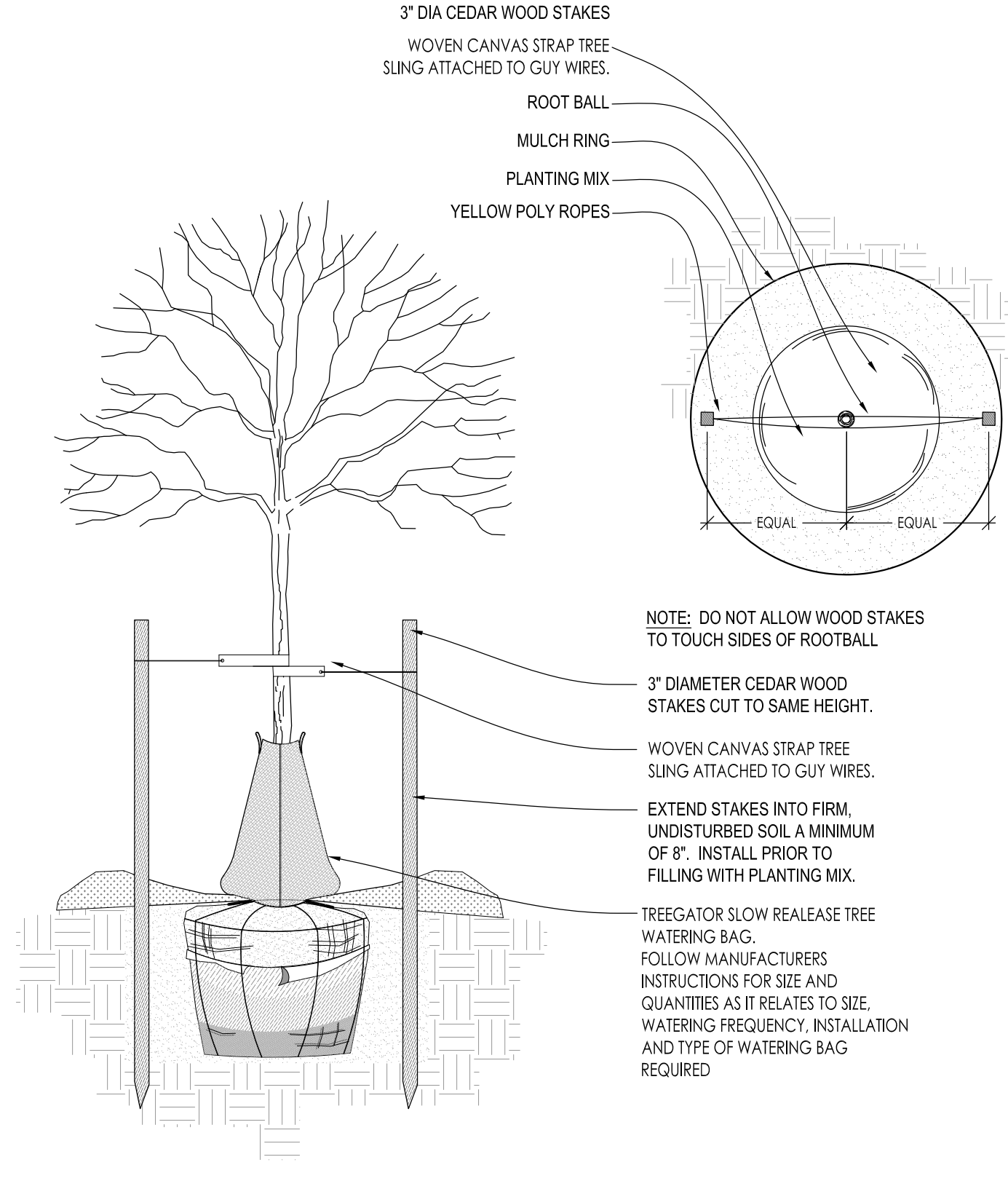
REVISIONS	

PEC JOB No. **1524.00A**
PEG PM **MTS**
START DATE **10/04/19**
SCALE **1" = 20'**

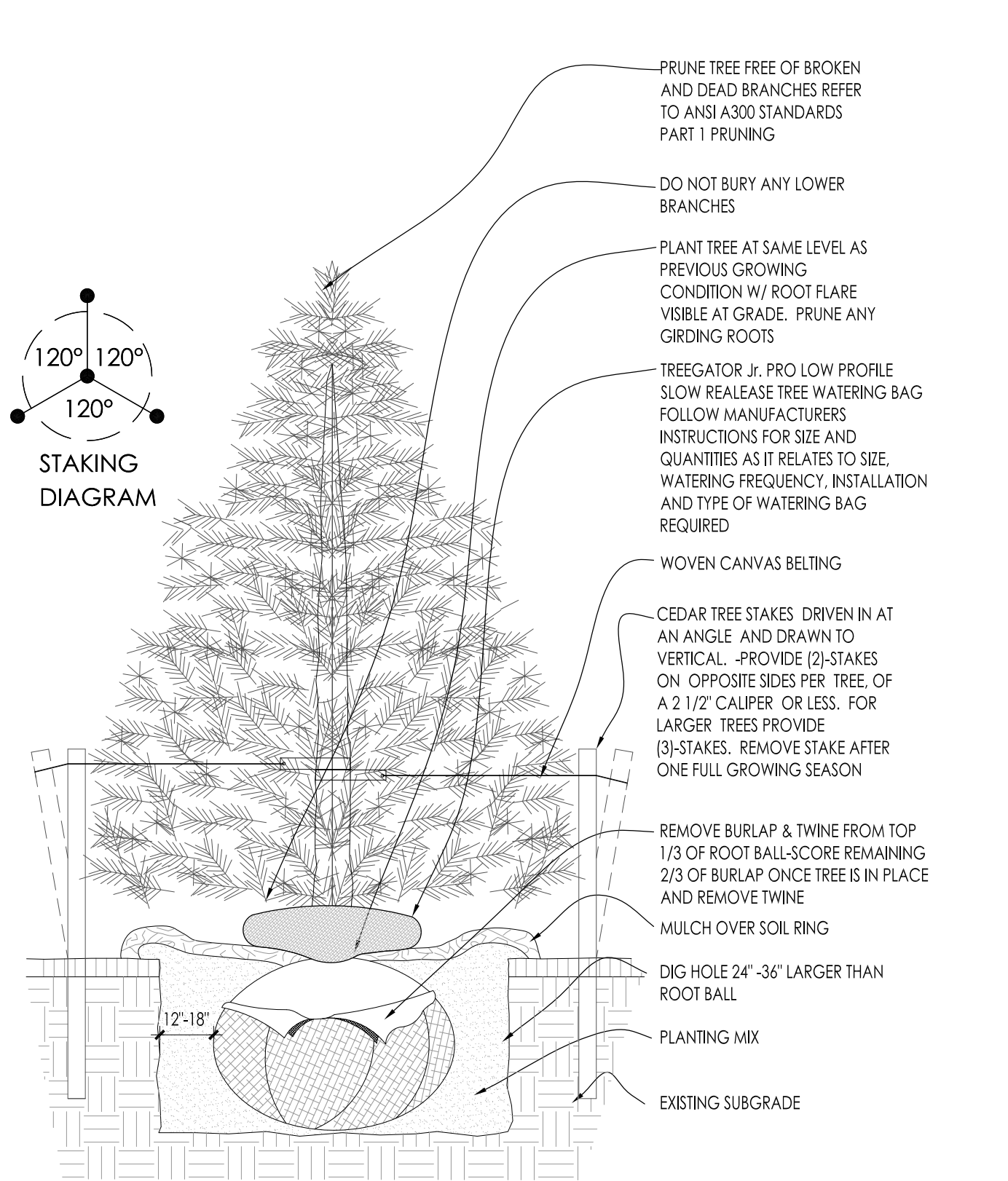
SHEET
C-8
C-8



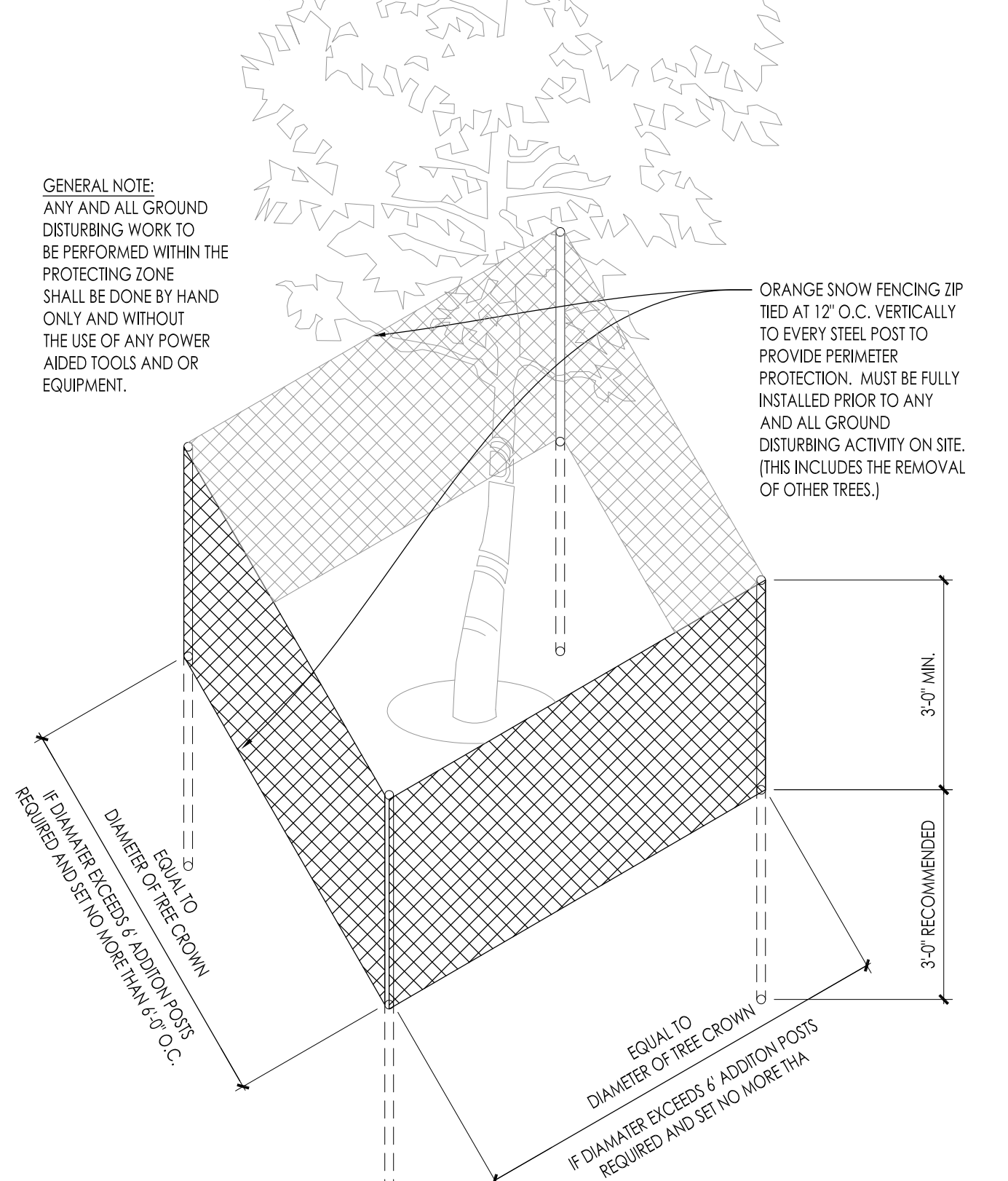
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



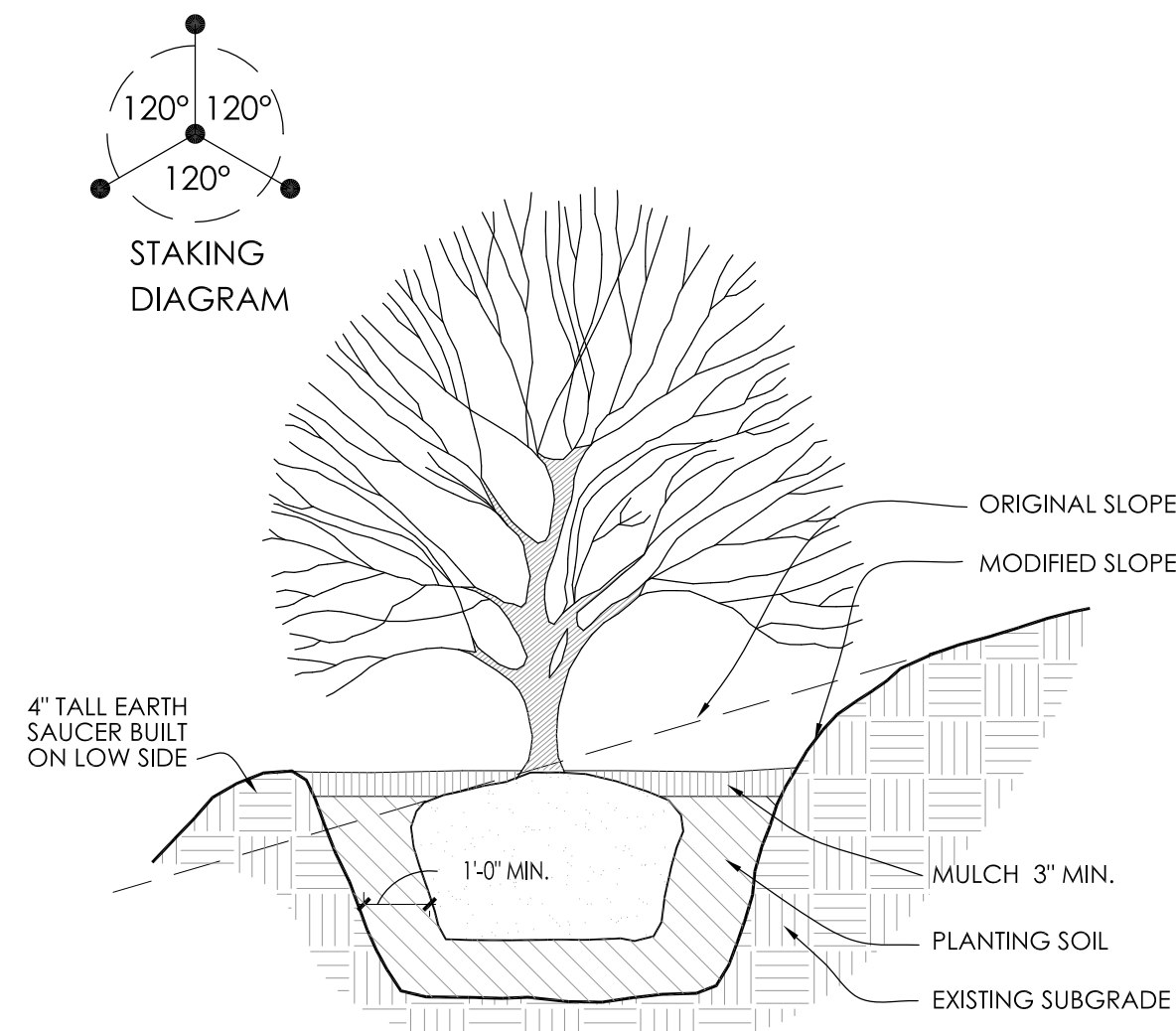
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



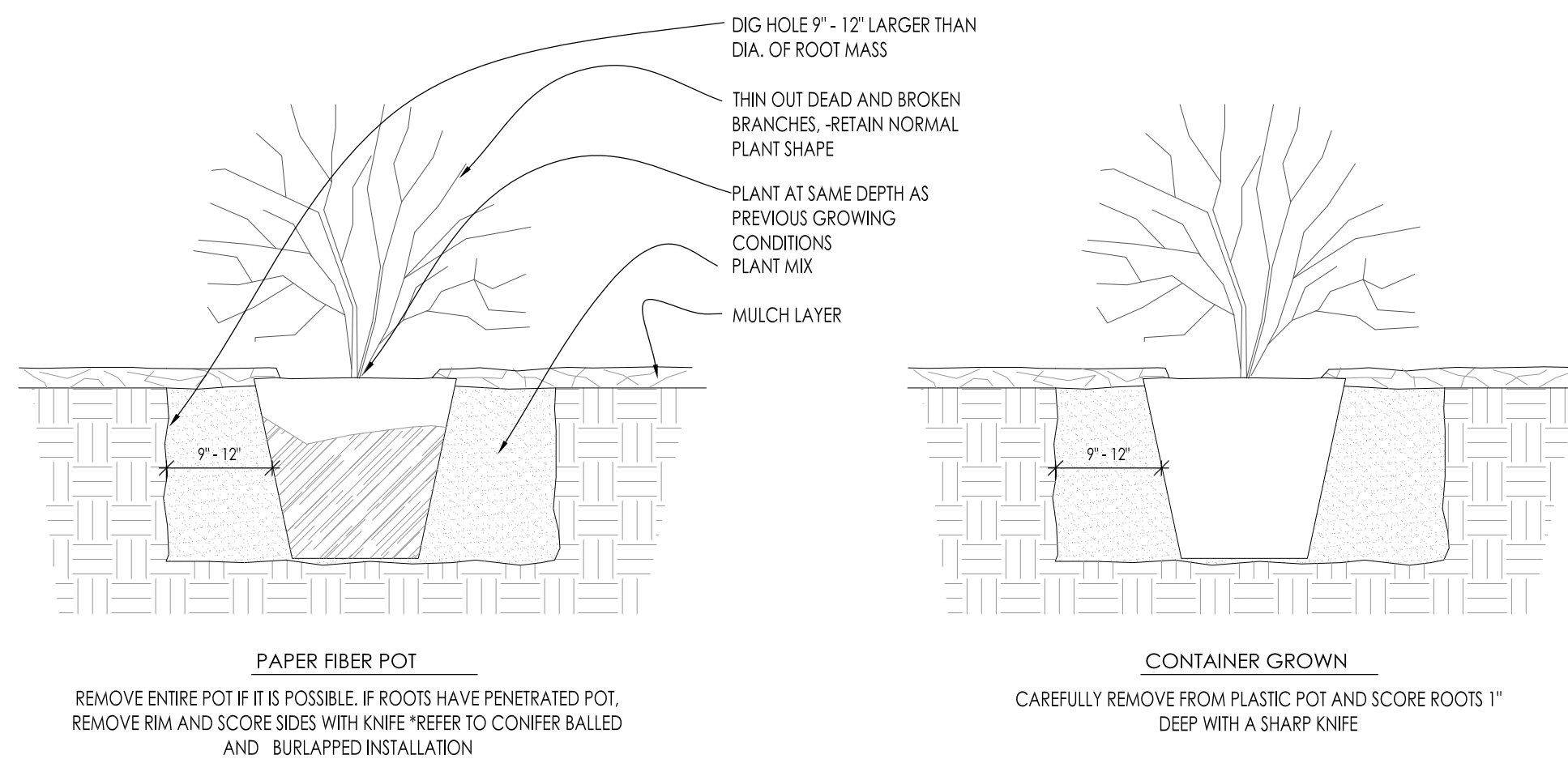
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



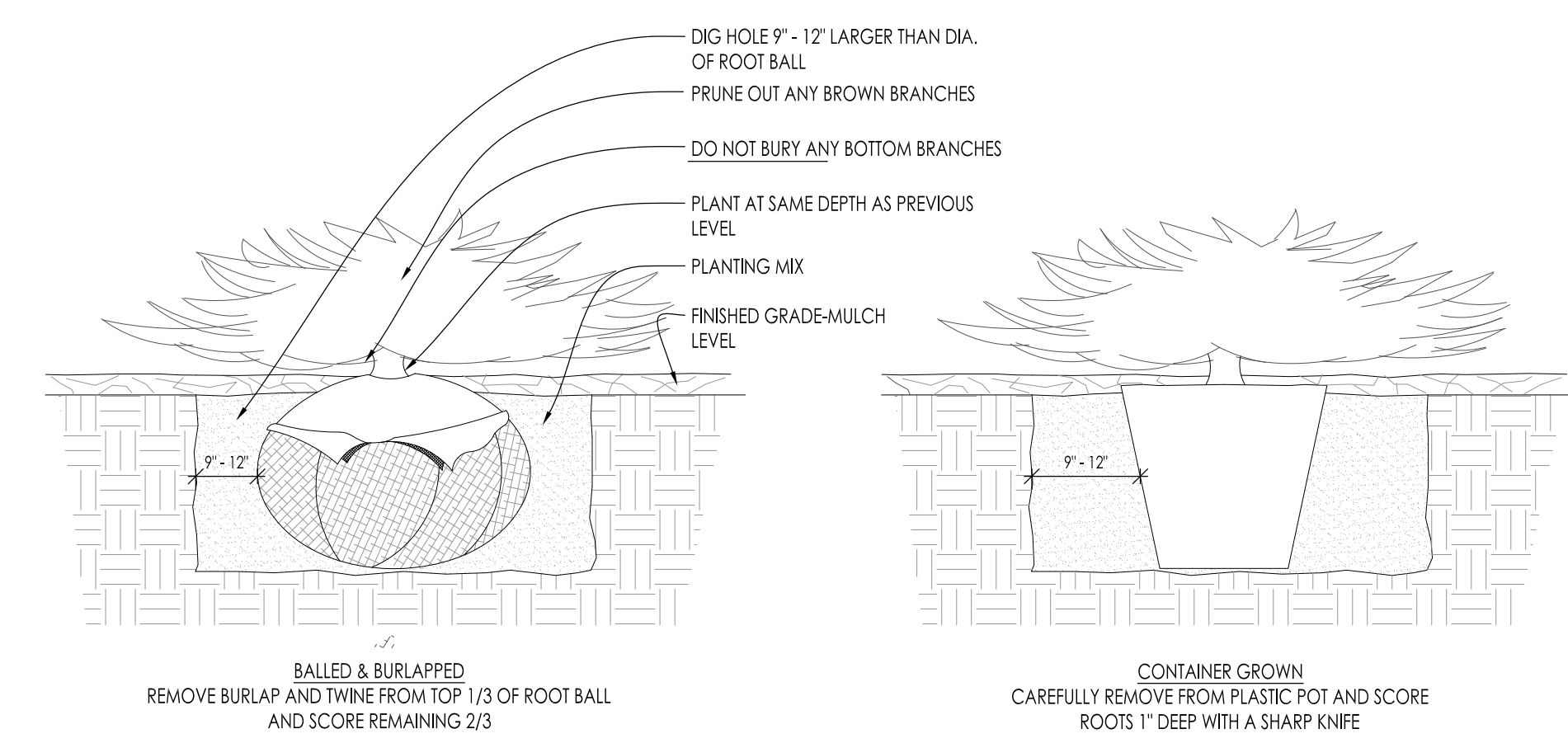
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



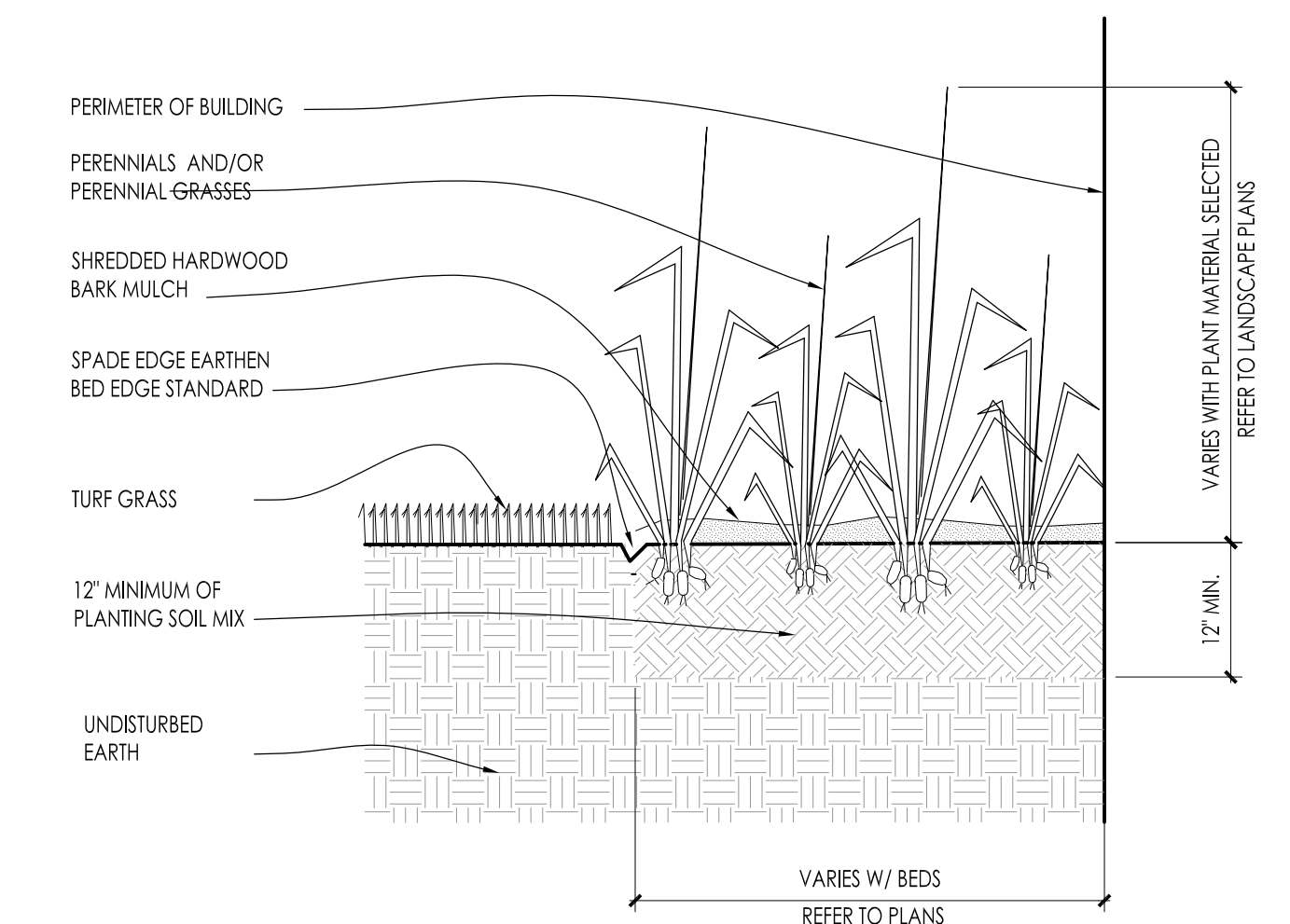
5 SLOPE PLANTING DETAIL SCALE: NONE



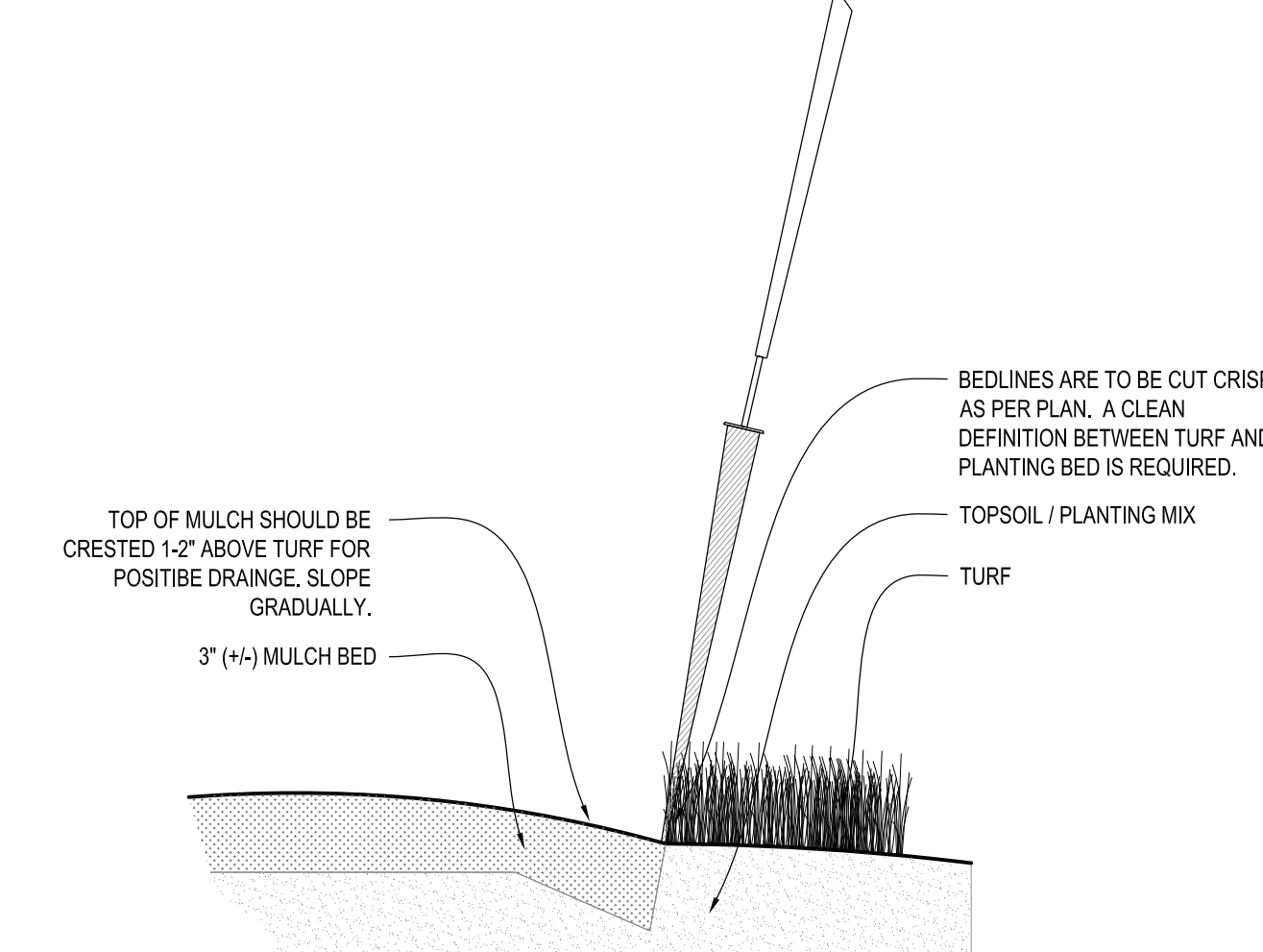
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:
LANDMARK CREDIT UNION
N. Port Washington Road
Mequon, WI

Issuance and Revisions:

Date	Number	Description
11/04/19		Client Review Submittal
11/08/19		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	11/08/19
Scale:	As Noted
Drawn By:	MCD
Job Number:	L19-113
Sheet Number:	

LSP1.2



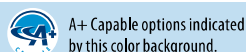
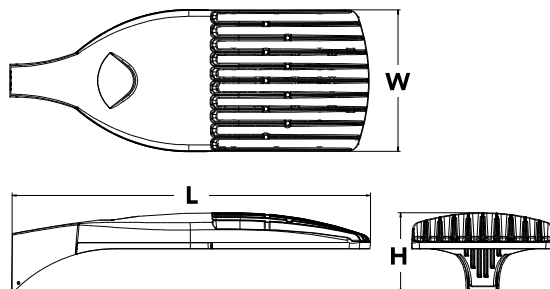
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXI

DSX1LED						
Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short	T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled ¹⁰
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹¹
PER5	Five-wire receptacle only (controls ordered separate) ^{11,12}
PER7	Seven-wire receptacle only (controls ordered separate) ^{11,12}
DMG	0-10V dimming extend out back of housing for external control (leads exit fixture)
DS	Dual switching ^{13,14}
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,15,16}
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,15,16}
PIRHN	Network, Bi-Level motion/ambient sensor ¹⁷
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,15,16}

PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,15,16}
BL30	Bi-level switched dimming, 30% ^{5,14,18}
BL50	Bi-level switched dimming, 50% ^{5,14,18}
PNMTDD3	Part night, dim till dawn ^{5,19}
PNMT5D3	Part night, dim 5 hrs ^{5,19}
PNMT6D3	Part night, dim 6 hrs ^{5,19}
PNMT7D3	Part night, dim 7 hrs ^{5,19}
FAO	Field adjustable output ²⁰

Other options

Shipped installed

HS	House-side shield ²¹
SF	Single fuse (120, 277, 347V) ⁶
DF	Double fuse (208, 240, 480V) ⁶
L90	Left rotated optics ¹
R90	Right rotated optics ¹
Shipped separately	
BS	Bird spikes ²²
EGS	External glare shield ²²

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

VERIFY FINISH


A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

Accessories

Ordered and shipped separately.

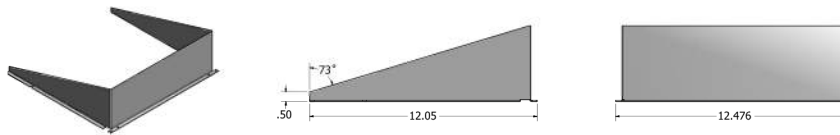
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK U	Shorting cap ²³
DSX1HS 30C U	House-side shield for 30 LED unit ²¹
DSX1HS 40C U	House-side shield for 40 LED unit ²¹
DSX1HS 60C U	House-side shield for 60 LED unit ²¹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴

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

NOTES

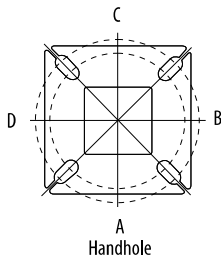
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits.
- Reference Motion Sensor table on page 3.
- Reference PER table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 [visit this link](#).
- Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

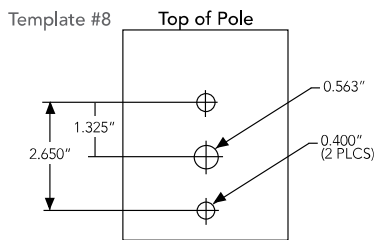
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

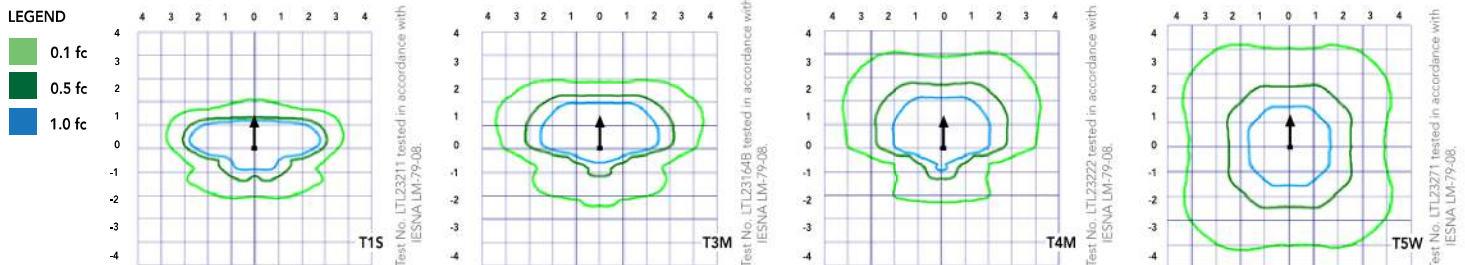
*3 fixtures @120 require round pole top/tenon.



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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DSX1-LED

Rev. 07/25/18

Packet Pg. 88

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

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

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561
T2S	8,240	2	0					2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
T2M	8,283	2	0					2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
T3S	8,021	2	0					2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
T3M	8,263	2	0					2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
T4M	8,083	2	0					2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
TFTM	8,257	2	0					2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
TSVS	8,588	3	0					0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
TSS	8,595	3	0					1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
T5M	8,573	3	0					2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
TSW	8,517	3	0					2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
BLC	6,770	1	0					2	97	7,293	1	0	2	104	7,386	1	0	2	106					
LCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79					
RCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125	
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117	
T2S	13,421	3	0					3	107	14,458	3	0	3	116	14,641	3	0	3	117					
T2M	13,490	2	0					2	108	14,532	3	0	3	116	14,716	3	0	3	118					
T3S	13,064	3	0					3	105	14,074	3	0	3	113	14,252	3	0	3	114					
T3M	13,457	2	0					2	108	14,497	2	0	2	116	14,681	2	0	2	117					
T4M	13,165	2	0					3	105	14,182	2	0	3	113	14,362	2	0	3	115					
TFTM	13,449	2	0					3	108	14,488	2	0	3	116	14,672	2	0	3	117					
TSVS	13,987	4	0					1	112	15,068	4	0	1	121	15,259	4	0	1	122					
TSS	13,999	3	0					1	112	15,080	3	0	1	121	15,271	3	0	1	122					
T5M	13,963	4	0					2	112	15,042	4	0	2	120	15,233	4	0	2	122					
TSW	13,872	4	0					3	111	14,944	4	0	3	120	15,133	4	0	3	121					
BLC	11,027	1	0					2	88	11,879	1	0	2	95	12,029	1	0	2	96					
LCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72					
RCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W					T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116	
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

Performance Data

Lumen Output

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

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

Attachment: Packet Docs (4665 : ICAP Development)

Performance Data

Lumen Output

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

Rotated Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

Attachment: Packet Docs (4665 : ICAP Development)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

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

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



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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

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

Specifications subject to change without notice.

Catalog Number LDN6 40/05 LO6AR LD MVOLT

Notes

Type TYPE OB1



LDN6

6" OPEN and WALLWASH L
Non
New Construction Downlig



A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT EZ

LDN6									
Series	Color temperature	Lumens ¹		Aperture/Trim Color		Finish		Voltage	
LDN6 6" round	27/ 2700K	05 500 lumens	25 2500 lumens	LO6 Downlight	AR Clear	LSS Semi-specular		MVOLT Multi-volt	
	30/ 3000K	10 1000 lumens	30 3000 lumens	LW6 Wallwash	WR ² White	LD Matte diffuse		120 120V	
	35/ 3500K	15 1500 lumens	40 4000 lumens		BR ² Black	LS Specular		277 277V	
	40/ 4000K	20 2000 lumens	50 5000 lumens					347 ³ 347V	
	50/ 5000K								

Driver	Options			
GZ10 0-10V driver dims to 10%	SF ⁴	Single fuse	N80 ⁸	nLight™ Lumen Compensation
GZ1 0-10V driver dims to 1%	TRW ⁵	White painted flange	NPS80EZ ⁷	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL ⁵	Black painted flange	NPS80EZER ⁷	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	EL ⁶	Emergency battery pack with integral test switch	HAO ¹¹	High ambient option
	ELR	Emergency battery pack with remote test switch	CP ¹²	Chicago Plenum
	ELSD	Emergency battery pack with self-diagnostics, integral test switch	WL	Wet Location, specify for exterior use applications
	ELRSD	Emergency battery pack with self-diagnostics, remote test switch	RRL	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	E10WCP	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch	NLTAIR2 ^{9, 10}	nLight® Air enabled
	E10WCPR	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	NLTAIRER2 ^{9, 10}	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
	NPP16D ⁷	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	USPOM	US point of manufacture
	NPP16DER ⁷	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.		

Accessories: Order as separate catalog number.	
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter ¹
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more options.

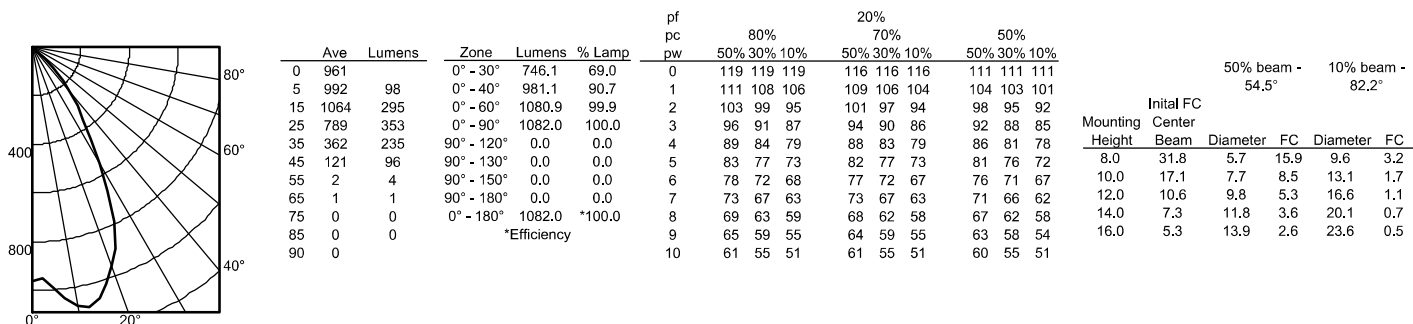
Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- Add "SD" for self-diagnostic option (i.e. ELSD)
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ drivers.
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
- Fixture height is 6.5" for all lumen packages with HAO.
- Must specify voltage for 3000lm. 5000lm with marked sq ing 24 L x 24 W x 14 H.

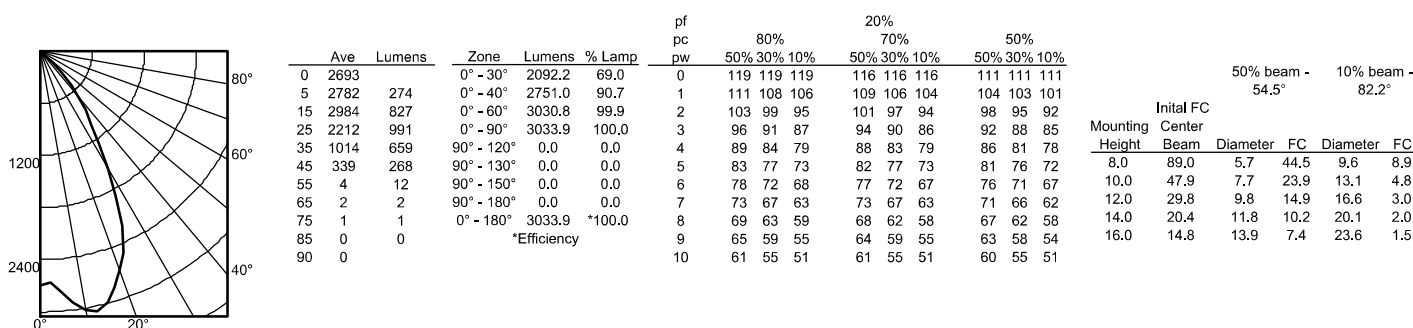
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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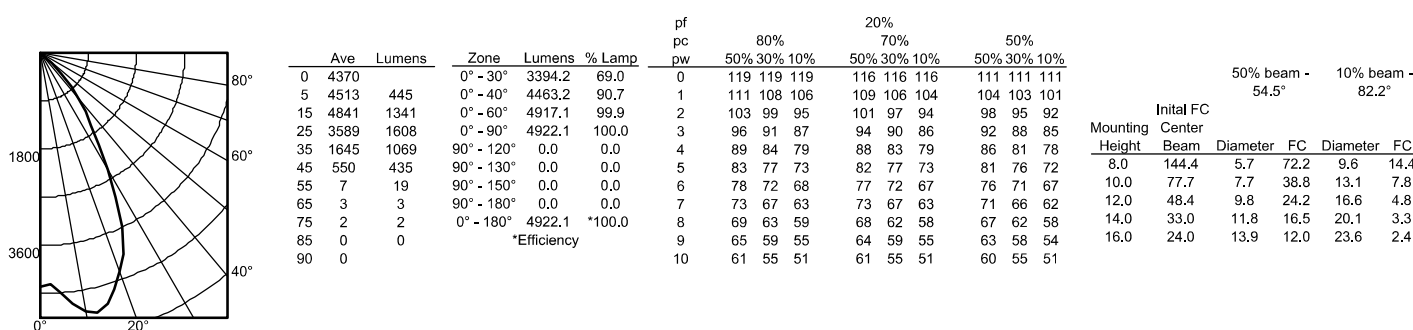
LDN6 35/10 L06AR, input watts: 12.75, delivered lumens: 1082, LM/W = 84.86, spacing criterion at 0= 1.02, test no. ISF 30716P31.



LDN6 35/30 L06AR, input watts: 34.69, delivered lumens: 3033.9, LM/W = 87.45, spacing criterion at 0= 1.02, test no. ISF 30716P22.

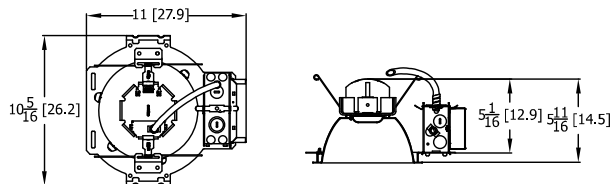


LDN6 35/50 L06AR, input watts: 55.56, delivered lumens: 4922.1, LM/W = 88.59, spacing criterion at 0= 1.02, test no. ISF 30716P40.



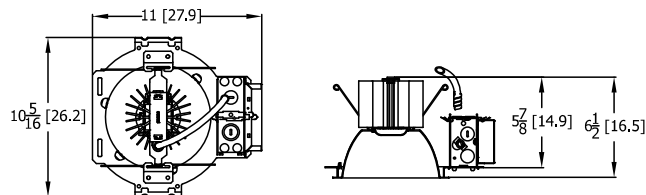
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 1500 LUMEN



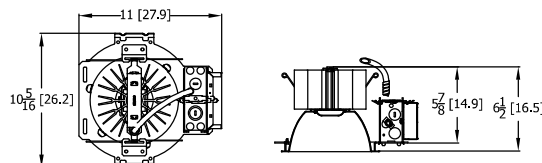
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 3000 LUMEN



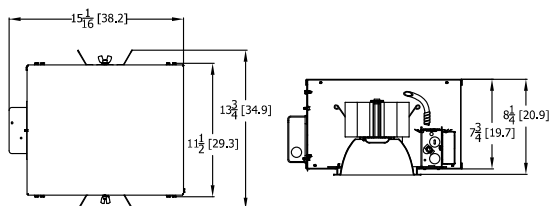
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 5000 LUMEN



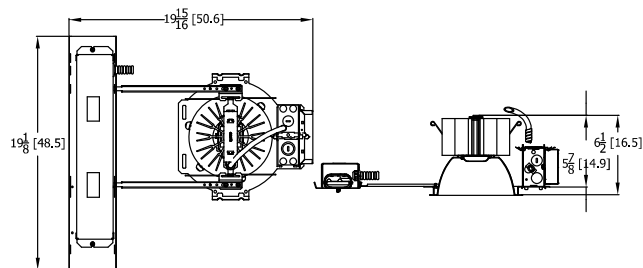
Marked Spacing: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 CP



Marked Spacing above 3000 lumen: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6 1500 EL-ELR



Marked Spacing above 3000 lumen: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap trim: 7-1/2 (19.1)

LDN6			
Target Lumen	Lumens @ 3500K	Wattage	LPW
500	662.2	7.6	87.1
1000	1082.0	12.8	84.5
1500	1606.0	20.5	78.3
2000	2023.0	22.6	89.5
2500	2529.5	27.1	93.3
3000	3034.0	34.7	87.4
4000	3977.5	44.1	90.2
5000	4922.2	55.5	88.7

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IlumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

 A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

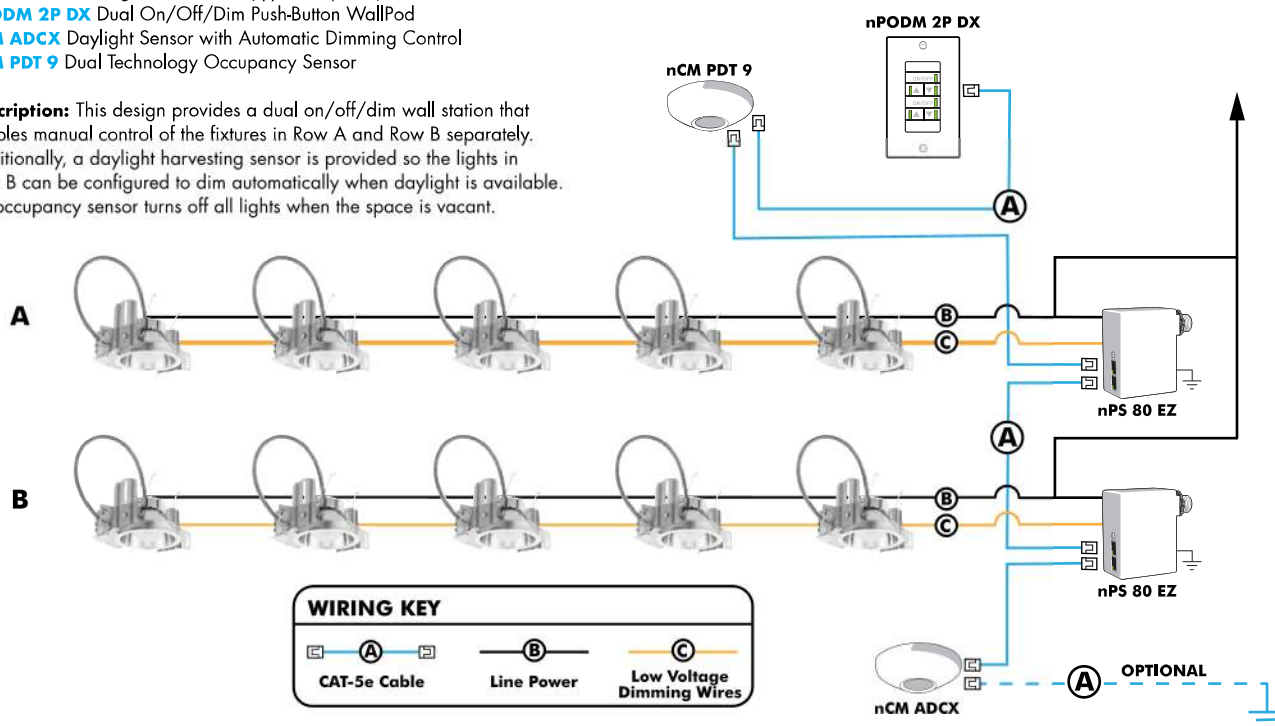
EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty: 2 required)**nPODM 2P DX** Dual On/Off/Dim Push-Button WallPod**nCM ADCX** Daylight Sensor with Automatic Dimming Control**nCM PDT 9** Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

**Choose Wall Controls**

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360 , ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360 , ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
PhotoCell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Indy L-Series Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

**Simple as 1,2,3**

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome

**nLight® AIR Control Accessories:**Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

- 1 Can only be ordered with the RES7Z zone control sensor version.

JOB NAME

CREDIT UNION - MEQUON, WI

CONTACT

ORDERING CODE

NU6-RA-10LM-40K-83-D60-120-DIM10-NC-MC-MC

NU6RA

XICATO

lumenetix

eldoLED
your product | our drive

DESCRIPTION

The NU6RA 6" recessed adjustable by ALPHABET offers multiple cutting edge LED technologies, premium performance, thoughtful construction and pleasing aesthetics. Offered standard with premium dimming using EldoLED 1% flicker free drivers in 120V, 277V, and 347V. A minimalist look is achieved with an ultra thin 1/16" trim that is only 5/16" wide. Color choices of both Trim and Bezel for a customized look. An adjustable Hot Aiming System allows tilt adjustments from 0° to 40° with 360° degree rotation. The aiming adjustments and locking mechanisms are accessible from below the ceiling while the reflector is installed, allowing for hot aiming. A complex tilting mechanism positions the tilting axis for the maximum optical performance at all angles.

HOUSING

Electrocoated 16 gauge cold rolled steel provides enhanced structural reinforcement and rust prevention. Superior flame retardant UL certified injection molded commercial grade Lexan™ (PC) is used for the Frame and Regressed Bezel Trim. Lexan™ provides unmatched durability/ impact resistance, 250°F thermal resistance, and is UL tested for UV resistance and water exposure in outdoor applications. Thermally advanced anodized heat sink using 6063 alloy. 90min constant power IOTA emergency battery backup available in several power options.

MOUNTING

An advanced mounting system allows for quick and secure installation with LED and Driver serviceability from below the ceiling. The LED assembly uses four die cast aluminum Mounting Clamp Grips (MCG) that swing out to tighten onto variable ceiling thicknesses ranging from 1/8" to 1-5/8" thick. Integrated rubber feet on each MCG provide a non-slip vibration resistant installation. The hidden MCG system is accessible from below ceiling by removing the snap-in Lens/Bezel Assembly with either the included suction cup or a screwdriver blade. Integrated Bar Hangers feature integral toothed nails, T-bar mounting slots with locking holes, Tabs for joist positioning, and extendibility from 14-3/4" to 26". Retrofit mounting option allows for installation from below ceiling by use of compact driver box. Ceiling cutout size is 6-3/8" diameter.

LISTINGS

- ETLus Listed to UL1598, cETL Listed to CSA C22.2 #250.0
- Type Non-IC, IC, CP, Airtight ASTM Standard E283
- Suitable for damp locations
- Made in the USA – meets the requirements of the Buy American provision within the ARRA

LED INFO

- SDCM = 1X2 MacAdam Ellipse, Duv +/- 0.001

ORDERING CODE

SERIES	NU6	
TYPE	RA	round adjustable
LED	XTM19	XTM19
DELIVERED LUMENS	07LM	630 lm
	10LM	890 lm
	13LM	1160 lm
	20LM	1780 lm
	30LM ³	2670 lm
	40LM ^{1,3}	3560 lm
CCT	27K	2700K
	B27K ²	2700K beauty
	30K	3000K
	V30K	3000K vibrant
	35K	3500K
	40K	4000K
CRI	83	83CRI
	98	98CRI
REFLECTOR & LM MULTIPLIER	S20	20° specular (1.00)
	S30	30° specular (0.99)
	S60	60° specular (0.95)
	D40	40° diffused (0.88)
	D50	50° diffused (0.89)
	D60	60° diffused (0.90)
VOLTAGE	120	120V
	277	277V
DIMMING	DIM10 ⁵	standard driver with flicker free 0-10V dimming to 1%
	DIM10Z ⁵	flicker free 0-10V dimming to 0%
	DALI ⁵	flicker free DALI dimming to 1%
	DALIZ ⁵	flicker free DALI dimming to 0%
	DMXZ	flicker free DMX dimming to 0%
	LUDA	lutron ecosystem dimming to 1%
	ELV ⁶	leading & trailing edge dimming (Triac/ELV)
MOUNTING OPTIONS	NC	new construction with ceiling fitting plate
	IC ³	insulation contact housing
	ICAT ³	insulation contact / airtight housing
	CP ³	chicago plenum housing
	RET	retrofit, no ceiling fitting plate
TRIM COLOR	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat
BEZEL COLOR	WH	white
	MC	matte chrome
	BK	black
	BZ	bronze
	WT	wheat
ELECTRICAL OPTIONS	EM7	emergency battery backup, 90 minutes at 7 watts to L
	EM12 ⁴ FOR 347V OPTION	emergency battery backup, 90 minutes at 12 watts to L order separate "347V to 277V" step down transformer p/n: P70489

ORDERING CODE

Follow the steps to specify your fixture, example:

NU6 - RA - XTM19 - 13LM - 35K - 98 - D50 - 120 - DIM10 - NC - WH - WH - EM7

XTM19	POWER			
	DELIVERED LM	W (83CRI)	VA (83CRI)	VA (98CRI)
630		9.5	10.2	11.4
890		12.4	13.1	15.4
1160		16.5	17.2	20.9
1780		25.9	26.5	32.9
2670		28.8	29.5	42.9
3560		36.5	36.8	N/A

NOTES

- 98 CRI not available for 40LM.
- B27K Beauty Series choose 98 CRI (actual 93). Available for 07LM, 10LM, 13LM, and 20LM only.
- IC/ICAT/CP not available for 98CRI in 30LM or 83/98CRI in 40LM.
- EM12 not available for 83CRI in 07LM, 10LM or 13LM.
- Driver uses logarithmic dimming curve as standard. For linear dimming curve add "LIN" after dimming code, i.e. DIM10LIN.
- Triac/ELV dimming available for 83/98cri in 10LM, 13LM, 20LM, & 83cri only in 30LM. Dimmable to < 10% in 10LM, 13LM, 120V only. Dimmable to

Packet Pg. 99

SPECIALTY LED ORDERING CODE

XIM19 ORDERING CODE

LUMENETIX ORDERING CODE

SERIES	NU6		NU6	
TYPE	RA	round adjustable	RA	round adjustable
LED	XIM19	XIM19	LMX	LMX
DELIVERED LUMENS	13LM	1160 lm	12LM	1050 lm
	20LM	1780 lm	15LM	1310 lm
	30LM ^{1,2}	2670 lm	20LM	1740 lm
CCT & LM MULTIPLIER	27K	2700K	TC 30KWD	tunable color, 8000K - 1650k warm dimming 3050k @ 100% to 1800K @1%
	30K	3000K		
	V30K	3000K vibrant		
	35K	3500K		
	40K	4000K		
CRI	83	83CRI	90	90CRI
	98	98CRI		
REFLECTOR & LM MULTIPLIER	S20	20° specular (1.00)	S20	20° specular (1.00)
	S30	30° specular (0.99)	S30	30° specular (0.99)
	S60	60° specular (0.95)	S60	60° specular (0.95)
	D40	40° diffused (0.88)	D40	40° diffused (0.88)
	D50	50° diffused (0.89)	D50	50° diffused (0.89)
	D60	60° diffused (0.90)	D60	60° diffused (0.90)
VOLTAGE	UNV	120V-277V	120 277	120V 277V
DIMMING	DIM10Z	flicker free 0-10V dimming to 0%	DIM10 DMX LUD	0-10V control, dimmable to 1%, + bluetooth control DMX control, dimmable to 1%, + bluetooth control lutron ecosystem control, dimmable to 1%, + bluetooth control
	DALIZ	flicker free DALI dimming to 0%		
	DIM10Z-BL	flicker free 0-10V dimming to 0% + bluetooth control & beacon technology		
	DALIZBL	flicker free DALI dimming to 0% + bluetooth control & beacon technology		
MOUNTING OPTIONS	NC	new construction with ceiling fitting plate insulation contact housing insulation contact / airtight housing chicago plenum housing retrofit, no ceiling fitting plate	NC	new construction with ceiling fitting plate insulation contact housing insulation contact / airtight housing chicago plenum housing retrofit, no ceiling fitting plate
	IC ²		IC	
	ICAT ²		ICAT	
	CP ²		CP	
	RET		RET	
TRIM COLOR	WH	white	WH	white
	MC	matte chrome	MC	matte chrome
	BK	black	BK	black
	BZ	bronze	BZ	bronze
	WT	wheat	WT	wheat
BEZEL COLOR	WH	white	WH	white
	MC	matte chrome	MC	matte chrome
	BK	black	BK	black
	BZ	bronze	BZ	bronze
	WT	wheat	WT	wheat
ELECTRICAL OPTIONS	EMIN	order separate emergency battery backup inverter, 90 minutes at full power p/n: P70490-50W	EMIN FOR 347V OPTION	order separate emergency battery backup inverter, 90 minutes at full power p/n: P70490-50W order separate "347V to 277V" step down transformer p/n: P70489
	FOR 347V OPTION	order separate "347V to 277V" step down transformer p/n: P70489		

ORDERING CODE

Follow the steps to specify your fixture, example:

NU6 - RA - XIM19 - 20LM - 30K - 83 - S30 - UNV - DALIZ - NC - MC - MC - EMIN

XIM19	POWER			
DELIVERED LM	W (83CRI)	VA (83CRI)	W (98CRI)	VA (98CRI)
1160	16.4	17.3	20.3	21.2
1780	25.4	26.2	33.4	34.1
2670	37.1	37.7	N/A	N/A

LMX	POWER	
DELIVERED LM	W (90CRI)	VA (90CRI)
1050	24	25
1310	31	32
1740	39	40

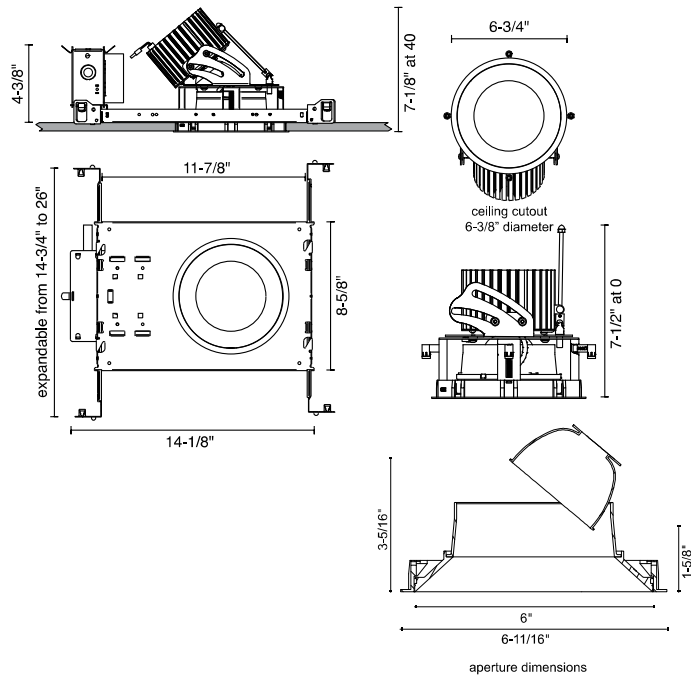
XIM19 NOTES

- 98CRI not available for 30LM.
- IC/ICAT/CP not available for 30LM.

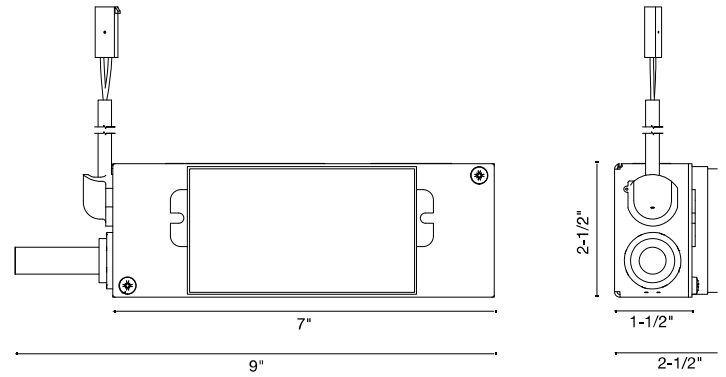
Attachment: Packet Docs (4665 : ICAP Development)

MOUNTING

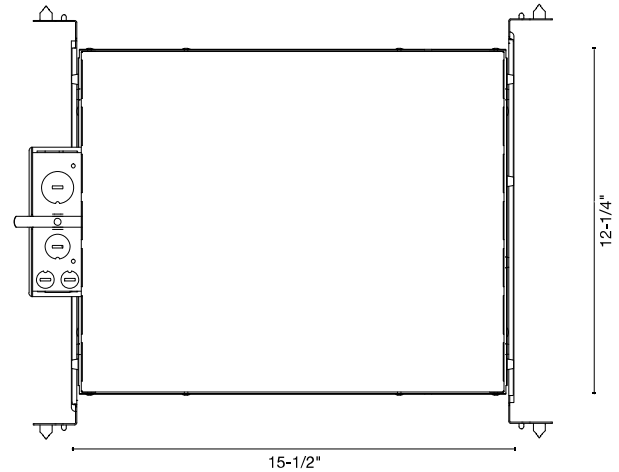
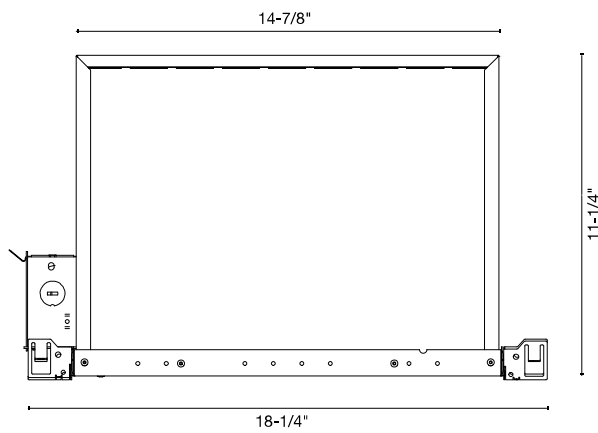
NC - NEW CONSTRUCTION



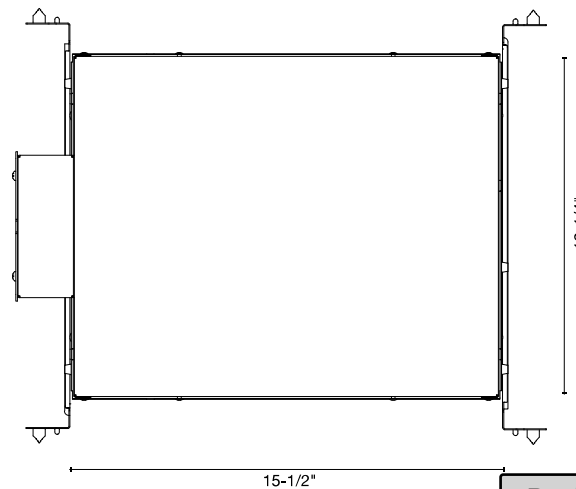
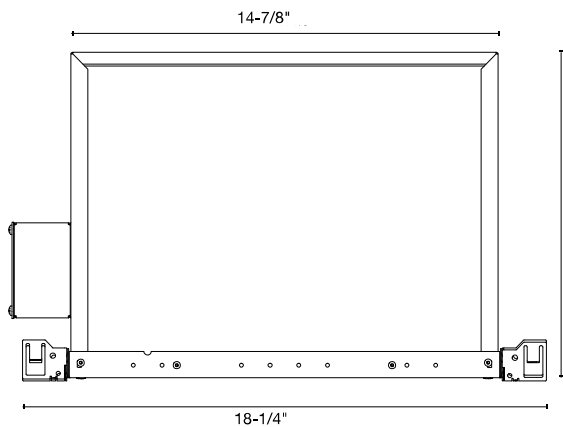
RET - RETROFIT



IC - INSULATION CONTACT HOUSING



CP - CHICAGO PLENUM
ICAT - INSULATION CONTACT / AIR TIGHT



Attachment: Packet Docs (4665 : ICAP Development)

ORDERING CODE - ENERGY STAR



SERIES	NU6	
TYPE	RA	round adjustable
LED	XTM19	XTM19
DELIVERED LUMEN	10LM	890 lm
	13LM	1160 lm
	27LM	2311 lm
	30LM	2500 lm
	33LM	2737 lm
	40LM	3330 lm
CCT	27K	2700K
	30K	3000K
	35K	3500K
	40K	4000K
CRI	83	83CRI
	90	90CRI
REFLECTOR & LM MULTIPLIER	S20	20° specular with clear lens (1.00)
	S30	35° specular with clear lens (0.99)
	S60	60° specular with clear lens (0.95)
	D40	40° diffused w/ clear lens (0.88)
	D50	50° diffused w/ clear lens (0.89)
	D60	60° diffused w/ clear lens (0.90)
VOLTAGE	120	120V
	277	277V
DIMMING	DIM10Z	standard driver with flicker free 0-10V dimming to 1%
MOUNTING OPTIONS	NC	new construction with ceiling fitting plate
	IC	insulation contact housing
	ICAT	insulation contact / airtight housing
	RET	retrofit, no ceiling fitting plate
TRIM COLOR	WH	white
BEZEL COLOR	WH	white

ORDERING CODE

Follow the steps to specify your fixture, example:

NU6 - RA - XTM19 - 13LM - 27K - 90 - S20 - 120 - DIM10 - IC - WH - WH

NOTES

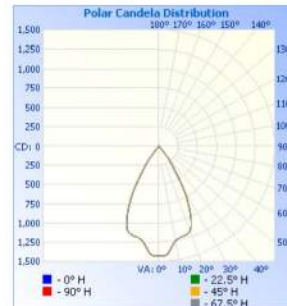
- 1 IC and ICAT available only for 10LM and 13LM.
- 2 90CRI only available for 10LM and 13LM.
- 3 D40, D50, D60 only available for 27lm, 30lm, 33lm and 40lm

Zonal Lumen Summary

Zone	Lumens	%Lamp	%Fixt
0-20	470.52	N.A.	42.40
0-30	900.19	N.A.	81.10
0-40	1088.44	N.A.	98.10
0-60	1105.15	N.A.	99.60
0-80	1107.03	N.A.	99.80
0-90	1108.03	N.A.	99.90
10-90	980.22	N.A.	88.30
20-40	617.93	N.A.	55.70
20-50	633.51	N.A.	57.10
40-70	17.66	N.A.	1.60
60-80	1.88	N.A.	0.20
70-80	0.92	N.A.	0.10
80-90	1.00	N.A.	0.10
90-110	0.54	N.A.	0.00
90-120	0.77	N.A.	0.10
90-130	0.99	N.A.	0.10
90-150	1.32	N.A.	0.10
90-180	1.52	N.A.	0.10
110-180	0.99	N.A.	0.10
0-180	1109.56	N.A.	100.00

Zonal Lumen Summary

Zone	Lumens
0-10	127.81
10-20	342.71
20-30	429.68
30-40	188.25
40-50	15.58
50-60	1.12
60-70	0.96
70-80	0.92
80-90	1.00
90-100	0.28
100-110	0.25
110-120	0.24
120-130	0.21
130-140	0.19
140-150	0.15
150-160	0.11
160-170	0.07
170-180	0.02



NU6-RA-XTM19-13LM-30K-83-S60-120-DIM10-RET-WH-WH



D-Series Size 1 LED Wall Luminaire



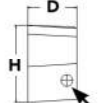
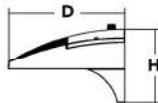
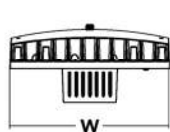
d#series

Specifications Luminaire

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

Back Box (BBW, ELCW)

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

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

Introduction

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

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

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXI

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ³	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10V dimming driver (no controls; wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ¹ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} ELCW Emergency battery backup (includes external component enclosure), non CEC compliant ⁸

Other Options	Finish (required) VERIFY FINISH
Shipped installed SF Single fuse (120, 277 or 347V) ^{3,9} DF Double fuse (208, 240 or 480V) ^{3,9} HS House-side shield ¹⁰ SPD Separate surge protection	Shipped separately ¹⁰ BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

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



Performance Data

Lumen Output

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

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

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

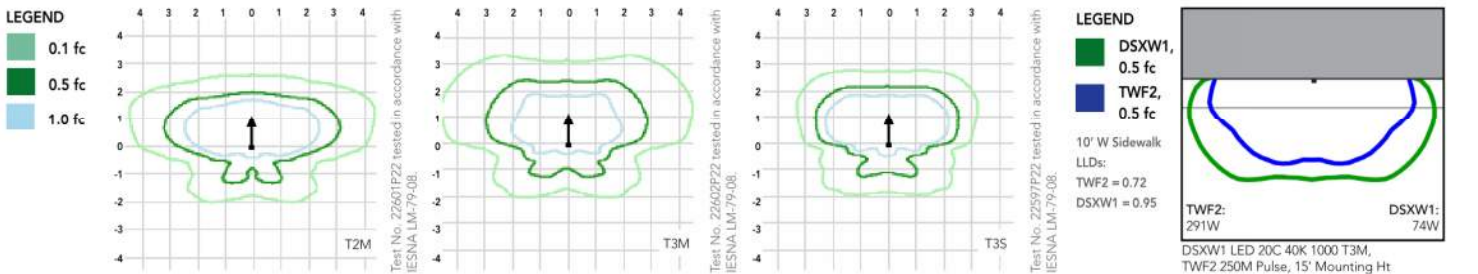
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

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

WARRANTY

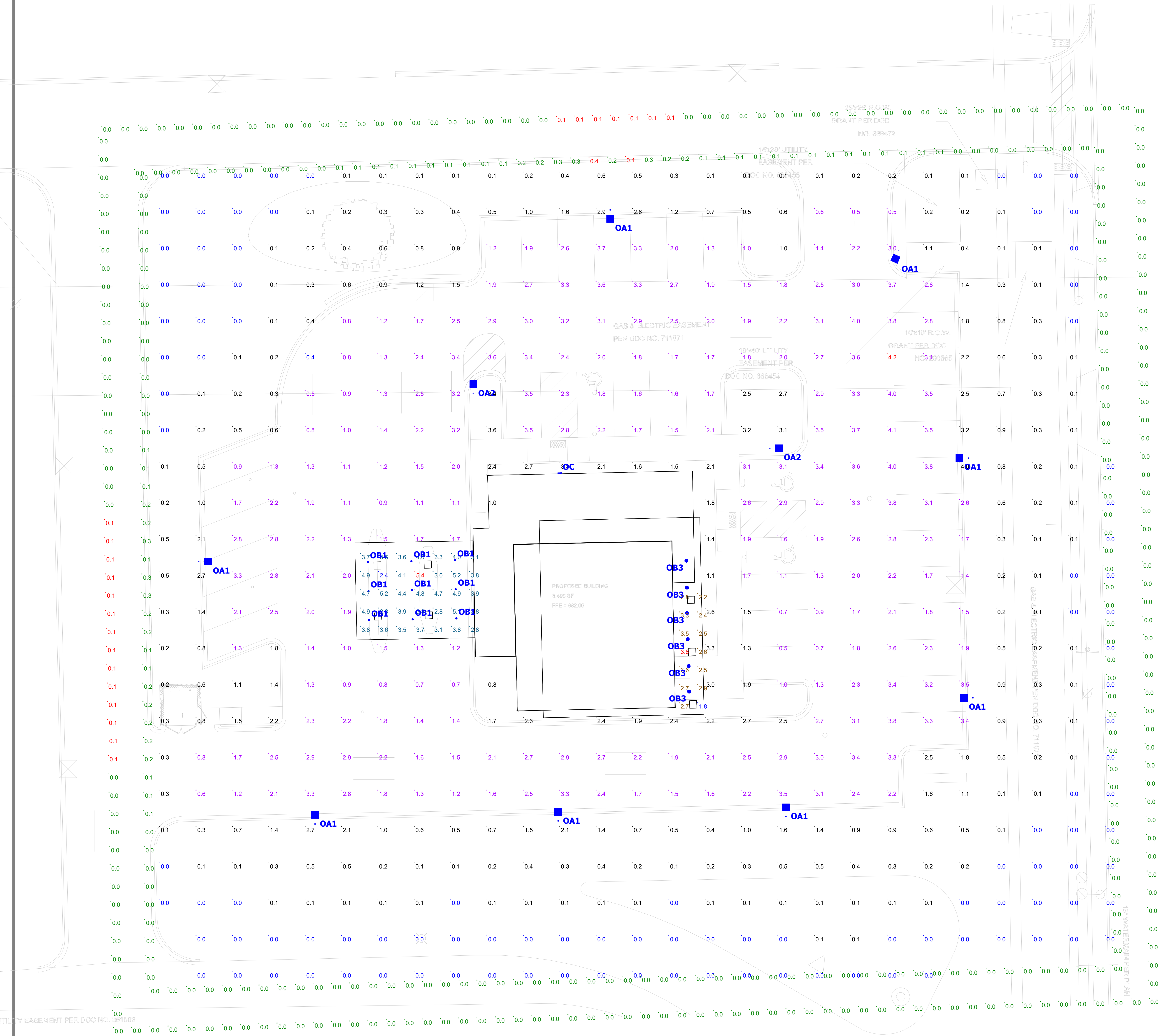
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

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



Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens
	OA1	8	LITHONIA	DSX1 LED P2 40K TTFM MVOLT HS	TYPE FTM AREA LIGHT WITH HOUSE SIDE SHIELD AND SQUARE STEEL POLE - MOUNTED AT 10'	6945
	OA2	2	LITHONIA	DSX1 LED P3 40K TSM MVOLT	TYPE SM AREA LIGHT WITH HOUSE SIDE SHIELD AND SQUARE STEEL POLE - MOUNTED AT 16'	13055
	OB1	9	LITHONIA	LDN6 40/05 LOGAR LD	6" RECESSED DOWNLIGHT MOUNTED IN UNDERSIDE OF DRIVE-THRU CANOPY AT 12'	577
	OB3	6	LEDRA BRANDS	NU6-RA-ZTM19-10LM-40K-83-D60-120-NC-NC-NC	6" ADJUSTABLE DOWNLIGHT MOUNTED IN TH UNDERSIDE OF FRONT CANOPY AT 23'	743
	OC	1	LITHONIA	DSXW1 LED 10C \$30 40K TTFM MVOLT	EXTERIOR WALLPACK MOUNTED 10'-6" AFF	2212
Light Loss Factor					Wattage	
0.85					70	
0.8					102	
0.8					8	
0.8					11	
0.8					20	

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
10' from property line		0.0 fc	0.1 fc	0.0 fc	N/A
DRIVE-UP CANOPY		4.0 fc	5.4 fc	2.4 fc	2.3:1
ENTRY		2.8 fc	3.8 fc	1.8 fc	2.1:1
PARKING AND DRIVE		2.2 fc	4.2 fc	0.4 fc	10.5:1
property line		0.0 fc	0.4 fc	0.0 fc	N/A
SITE ALL		1.2 fc	4.2 fc	0.0 fc	N/A
VERTICAL AT PROPERTY LINE - NOT SHOWN FOR CALITY		0.1 fc	0.5 fc	0.0 fc	N/A
VERTICAL AT PROPERTY LINE - NOT SHOWN FOR CALITY		0.0 fc	0.1 fc	0.0 fc	N/A
VERTICAL AT PROPERTY LINE - NOT SHOWN FOR CALITY		0.0 fc	0.1 fc	0.0 fc	N/A
VERTICAL AT PROPERTY LINE - NOT SHOWN FOR CALITY		0.1 fc	0.5 fc	0.0 fc	N/A



Plan View
Scale - 1" = 12ft

Mequon - D/F Illuminated Monument

(1) Req'd 3/8" = 1'-0" SCALE

Fabricate and Install (1) D/F Monument Illuminated Cab and EMCs w/ Veneer Base and FCO Address Numerals to location approved by customer.

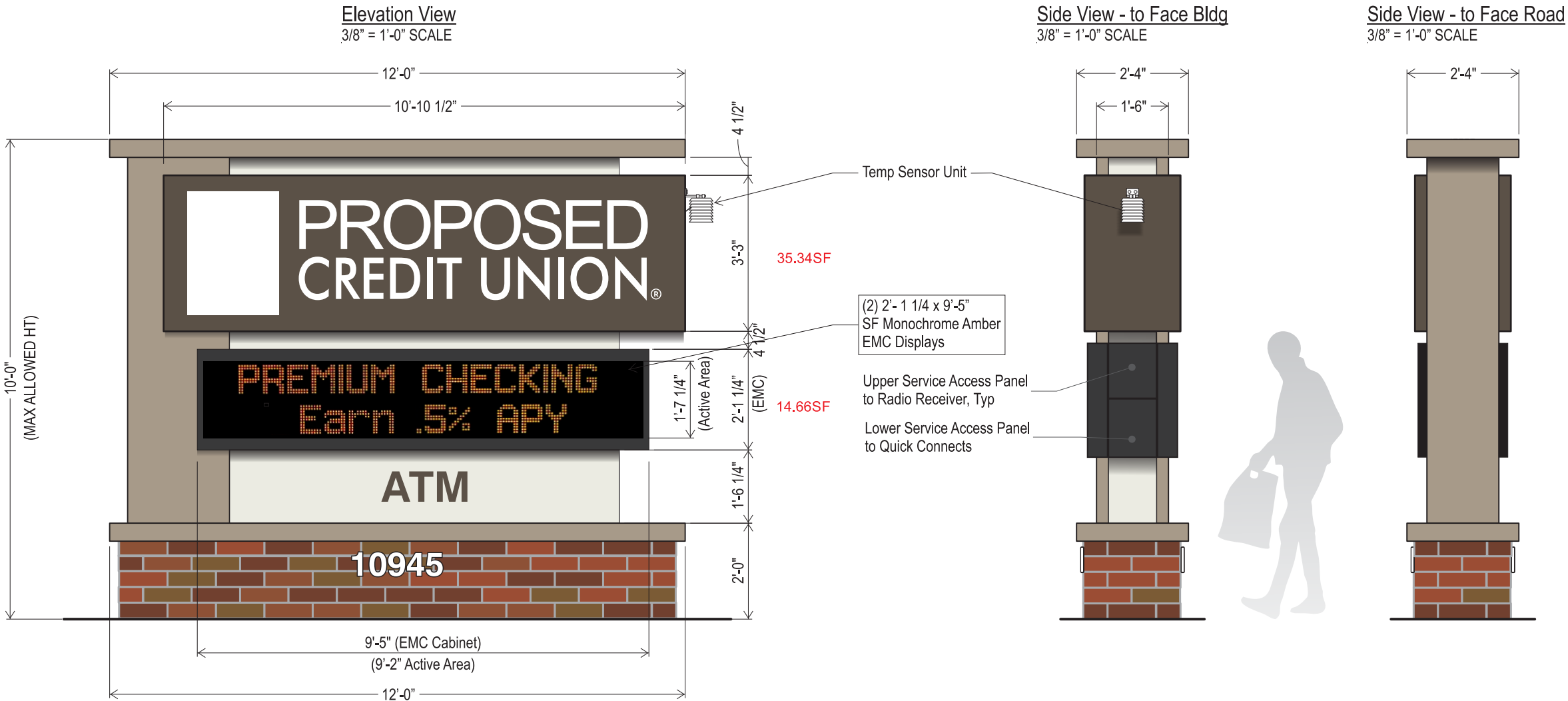
- Drip Caps: Formed Alum
- Reveals: Custom formed Alum
- Top Cabinet: Alum Tube/ Angle Frame
- Faces: .125" Routed Alum
- Backers: See Color Schedule
- Vinyl: See Color Schedule
- Illumination: White LEDs/ 120/277V 60W Power Supplies
- Mount: Welded Steel Angle to Steel Poles
- Paint: See Color Schedule

Electronic Message Centers: (2) 2'- 1 1/4 x 9'-5" SF Monochrome Amber EMC Displays
Options: Radio Transmitter and Temp Sensor Included
Mounting: Steel Angle to Angle on Steel Footing

Cladding/ Reveals: Custom formed Alum
Paint: See Color Schedule

- Base: Steel Angle Frame w/ Concrete Panel
- Veneer: TBD
- FCO: 1/8" Alum Address w/ studs welded to back to flush mount to base on (2) sides - silicone
- Electrical: 120V Primary Electrical Connection to Existing Power and Hook-up by locally licensed electrician.

Note: All Colors and sizes to be approved prior to fabrication.



Color Schedule:

- Primary Color to Match Existing Bldg - TBD
- Secondary Color to Match Existing Bldg - TBD
- PTM Branding Color 1
- TL Vinyl Film to Match Branding Color 2
- 3/16" Thk #7328 White Acrylic
- Brick Veneer Type TBD

2.d.a

SignEffecttz, Inc

SIGN / LIGHTING

www.signeffecttz.com

1827 W. GLENDALE AVE. MILWAUKEE, WI 53209

PH: 414.264.5504 FX: 414.264.5564

f

t

Project:
LaMacchia - Proposed Credit Union
Mequon

Description:

- D/F Monument Sign w/ Illuminated Copy & EMC Units w/ Veneer Base (Qty- TBD)
- Face-Lit Channel Letters (Qty- TBD)

Project Location:
10945 N Port Washington Rd.,
Mequon, WI 53092

Billing Location:
5445 S. Westridge Dr.
New Berlin, WI 53151

CONCEPT DEVELOPMENT

Sales Rep: MD Date: 11/08/19
Designer: AAE

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

- Notes**
- Brick Veneer Type - TBD
 - Base Footing - TBD
 - Color Matches to Bldg - TBD

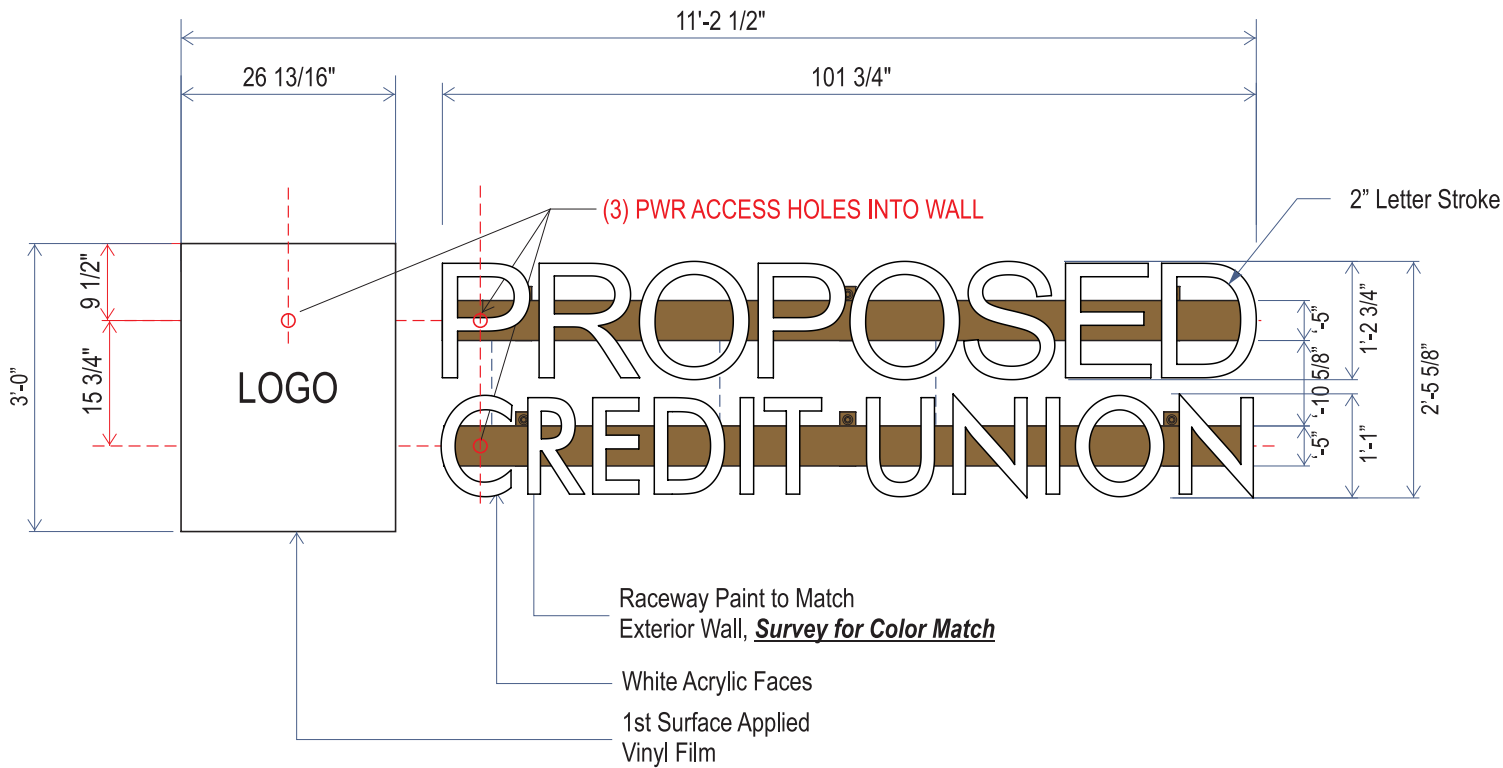
REVISIONS:		
Rev A	By	Date
Rev B	By	Date
Rev C	By	Date
Rev D	By	Date
Rev E	By	Date
Rev F	By	Date

Scale: 3/8" = 1'-0"		
Original Page Size: 11" x 17"		
26422428	C_01	
INS - PROJ NO.	DESIGN PG	REV NO.
1		
CONCEPT PKG NO.		
ESTIMATE NO.		

Returns" 5" Deep Prefin Black Alum Coil Stock (Interior White)
Backers: Prefin Alum (Interior White)
Faces: (see Color Schedule)
Trim Cap: 1" Black Jewelite
Raceway: SC#1971/ #1972N/ #1976N Extruded Alum
Raceway Paint: To match Bldg Color (**To Be Specified**)
Illumination: White LEDs
Power: 120/277V 60W Power Supplies

Logo Box: 8 1/2" Deep Prefin Black Alum (Flush to faces of Channel Letters) - (Interior White)
Backers: Prefin Alum (Interior White)
Faces: (see Color Schedule)
Vinyl: (see Color Schedule)
Trim Cap: 1" Black Jewelite

Note: 120V Primary Electrical Connection to Existing Power and Hook-up by Locally Licensed Electrician. If Primary is within 3ft of sign Sign Effectz can make the connection. Coordinate w/ Electrician.



PROPOSED
CREDIT UNION

Night View | Nts

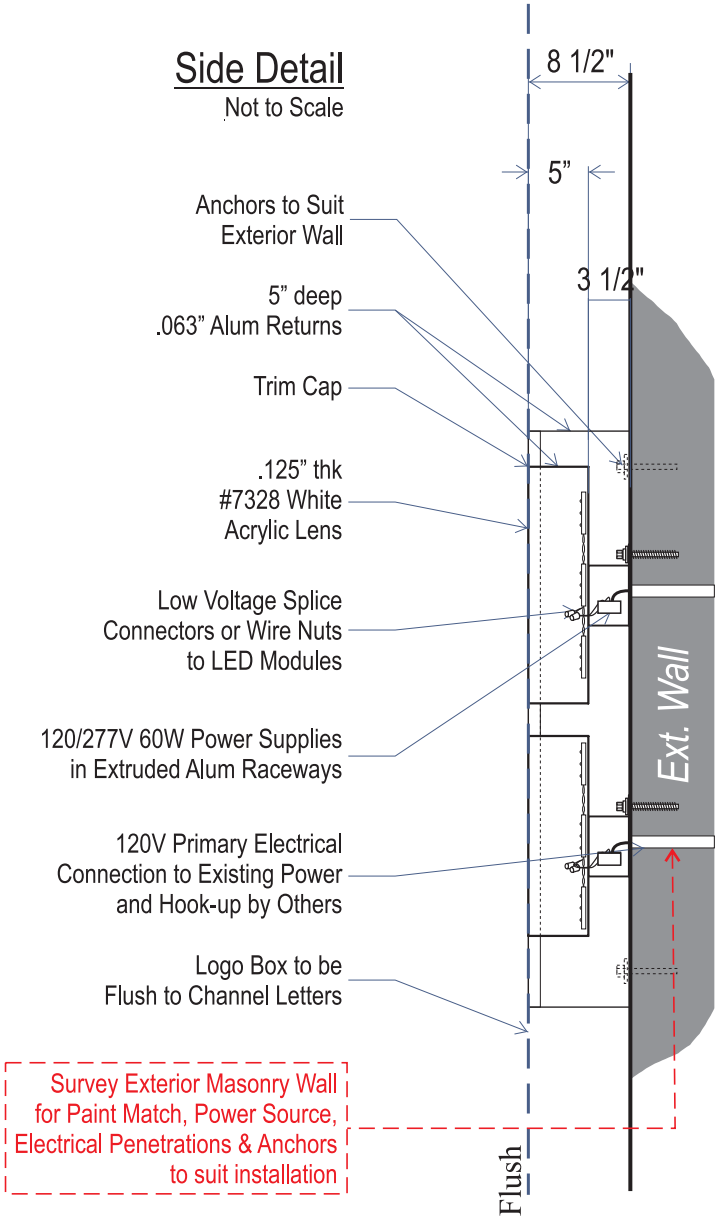
Color Schedule:

Pre-Finished Black
Alum Returns / Trim Cap

Raceway Color
PTM Exterior Wall

3M 3630-157 Sultan Blue
TL Vinyl Film

#7328 White
Acrylic Faces



2.d.a

SignEffectz, Inc

SIGN / LIGHTING

www.signeffectz.com

1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564

f

t

Project:

LaMacchia - Proposed Credit Union Mequon

• D/F Monument Sign w/ Illuminated Copy & EMC Units w/ Veneer Base (Qty- TBD)

• Face-Lit Channel Letters (Qty- TBD)

Project Location:

10945 N Port Washington Rd., Mequon, WI 53092

Billing Location:

5445 S. Westridge Dr. New Berlin, WI 53151

CONCEPT

DEVELOPMENT

Sales Rep: MD

Date: 11/08/19

Designer: AAE

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Notes

Brick Veneer Type - TBD
Base Footing - TBD
Color Matches to Bldg - TBD

REVISIONS:

Rev A

By

Date

Rev B

By

Date

Rev C

By

Date

Rev D

By

Date

Rev E

By

Date

Rev F

By

Date

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

Original Page Size: 11" x 17"

26422428

C_02

INS - PROJ NO.

DESIGN PG

REV NO.

1

CONCEPT PKG NO.

ESTIMATE NO.

Packet Pg. 108

Attachment: Packet Docs (4665 : ICAP Development)

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SIGN / LIGHTING

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1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564

f

t

Project:
LaMacchia - Proposed Credit Union
Mequon

- D/F Monument Sign w/ Illuminated Copy & EMC Units w/ Veneer Base (Qty- TBD)
- Face-Lit Channel Letters (Qty- TBD)

Project Location:
10945 N Port Washington Rd.,
Mequon, WI 53092

Billing Location:
5445 S. Westridge Dr.
New Berlin, WI 53151

CONCEPT		DEVELOPMENT	
Sales Rep: MD		Date: 11/08/19	
Designer: AAE			

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Notes
Brick Veneer Type - TBD
Base Footing - TBD
Color Matches to Bldg - TBD

REVISIONS:			
Rev A		By	Date
Rev B		By	Date
Rev C		By	Date
Rev D		By	Date
Rev E		By	Date
Rev F		By	Date

Scale: Not to Scale
Original Page Size: 11" x 17"

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INS - PROJ NO.	DESIGN PG	REV NO.

1
CONCEPT PKG NO.

ESTIMATE NO.



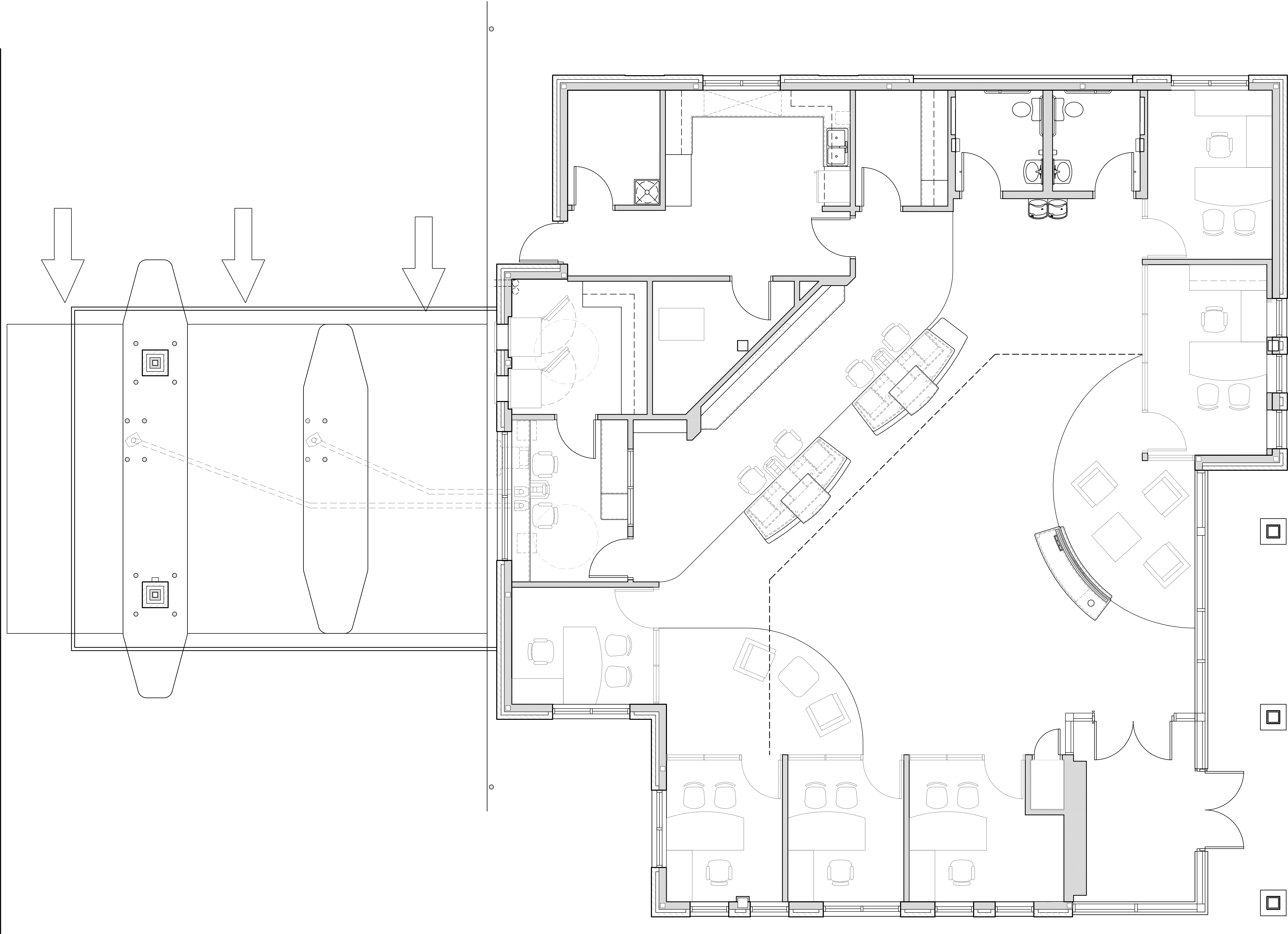
WEST ELEVATION
NOT TO SCALE

Attachment: Packet Docs (4665 : ICAP Development)

DESIGN/BUILDER:



PLAN • BRAND • DESIGN • BUILD • EVOLVE
157 North Milwaukee Street
Milwaukee, Wisconsin 53202
T 414.223.4400 F 414.223.4488
www.lamacchiagroup.com



PROPOSED CREDIT UNION
NORTH PORT WASHINGTON RD
MEQUON, WI 53092

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LA MACCHIA GROUP PROJECT NUMBER:
WI-LAN-1901

DATE:
10/30/19

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:

A-101

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1 FIRST FLOOR PLAN
A-101 SCALE: 1/4" = 1'-0"



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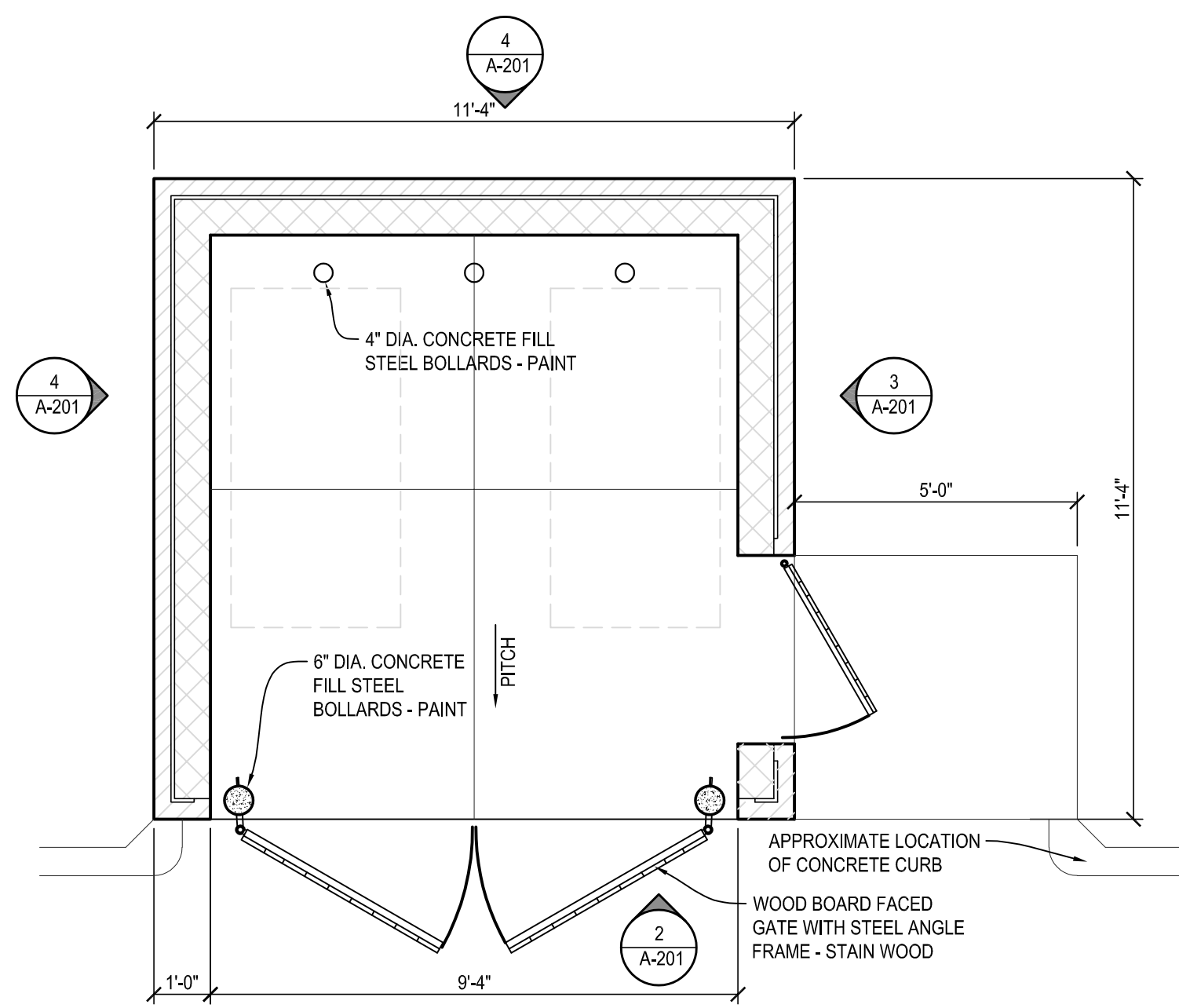
OUR BUSINESS IS BUILDING YOURS

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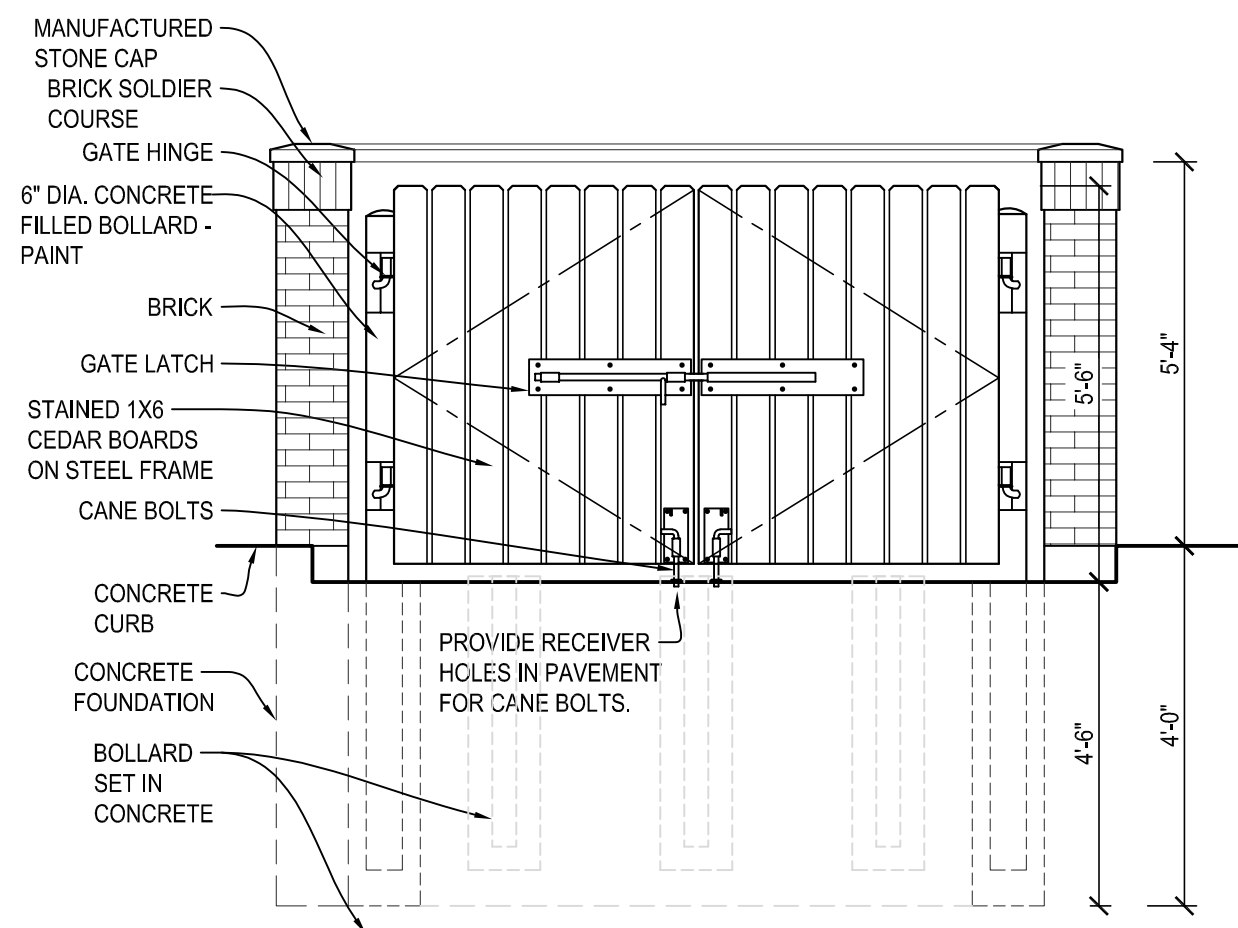
157 North Milwaukee Street

Milwaukee, Wisconsin 53202

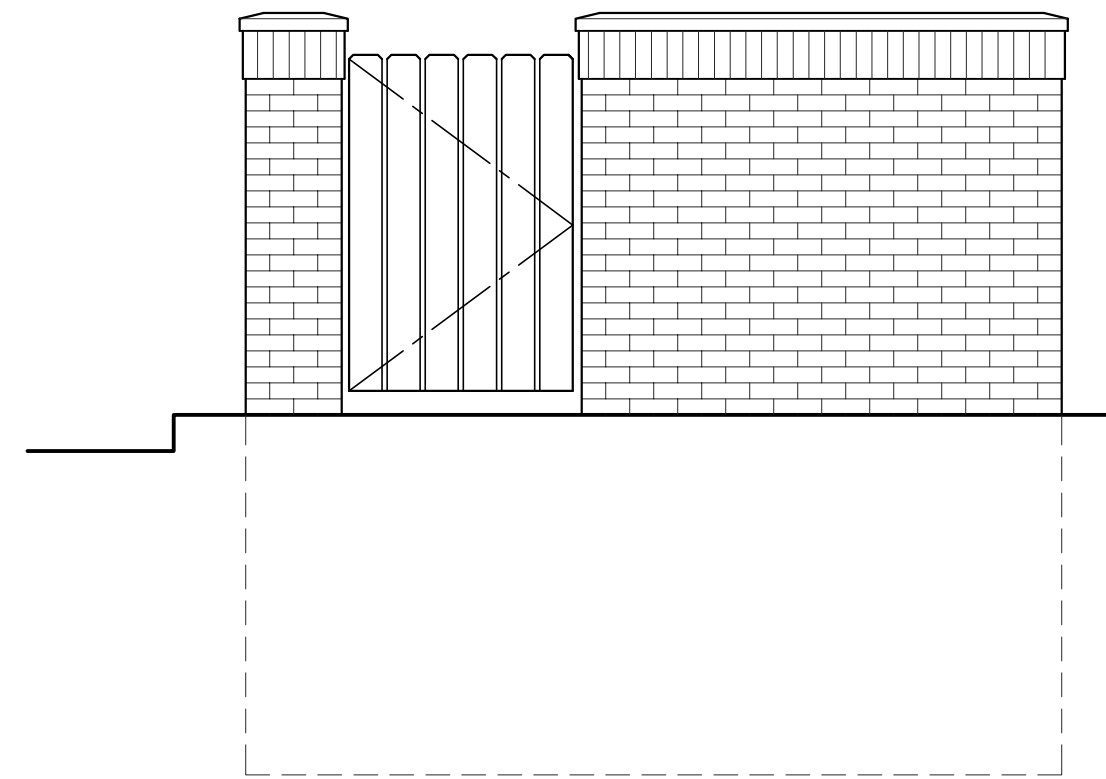
T 414.223.4400 F 414.23



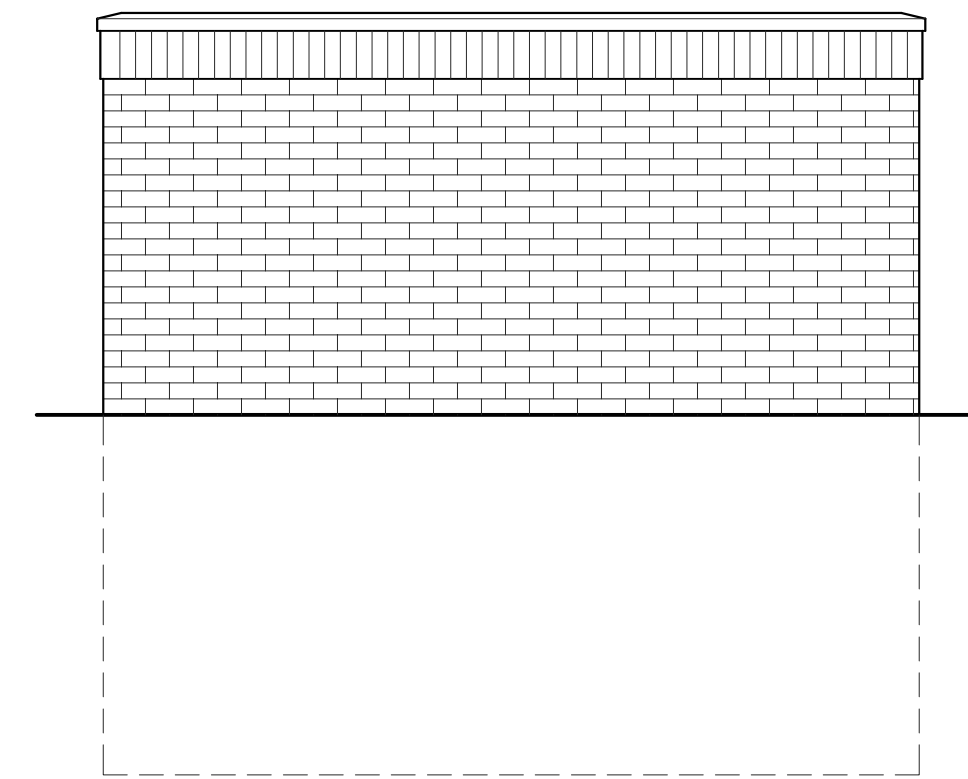
1 PLAN (TRASH & RECYCLING)
A-201 SCALE: 3/8" = 1'-0"



2 FRONT ELEVATION
A-201 SCALE: 3/8" = 1'-0"



3 SIDE ELEVATION
A-201 SCALE: 3/8" = 1'-0"



4 BACK ELEVATION
A-201 SCALE: 3/8" = 1'-0"

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[illegible]

LA MACCHIA GROUP PROJECT NUMBER:

WI-LAN-1901

DATE:

10/30/19

SHEET TITLE:

TRASH ENCLOSURE

SHEET NUMBER:

A-201

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1 BUILDING RENDERING
A-301 SCALE:NONE

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MEQUON, WI 53092

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△	_____	_____	_____

LA MACCHIA GROUP PROJECT NUMBER:
WI-LAN-1901

DATE:
10/30/19

SHEET TITLE:
BUILDING RENDERING

SHEET NUMBER:

A-301

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LaMACCHIA

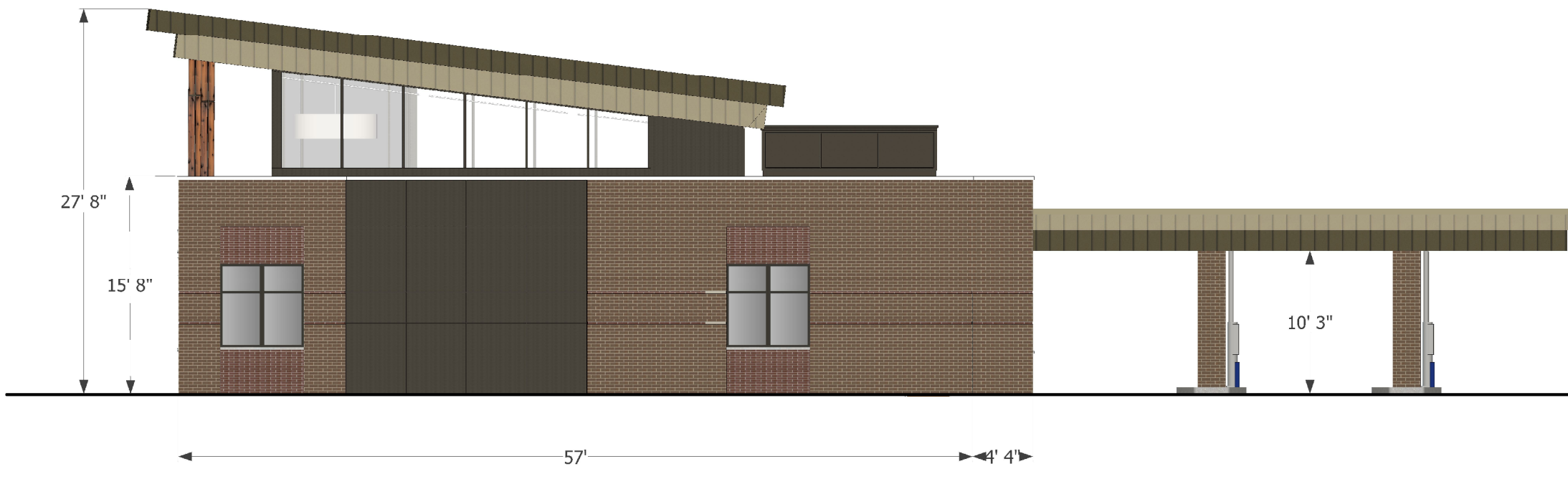
GROUP

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1 WEST BUILDING ELEVATION
A-401 SCALE:NONE



2 NORTH BUILDING ELEVATION
A-401 SCALE:NONE



3 EAST BUILDING ELEVATION
A-401 SCALE:NONE



4 SOUTH BUILDING ELEVATION
A-401 SCALE:NONE

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MEQUON, WI 53092

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LA MACCHIA GROUP PROJECT NUMBER:
WI-LAN-1901

DATE:
10/30/19

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:

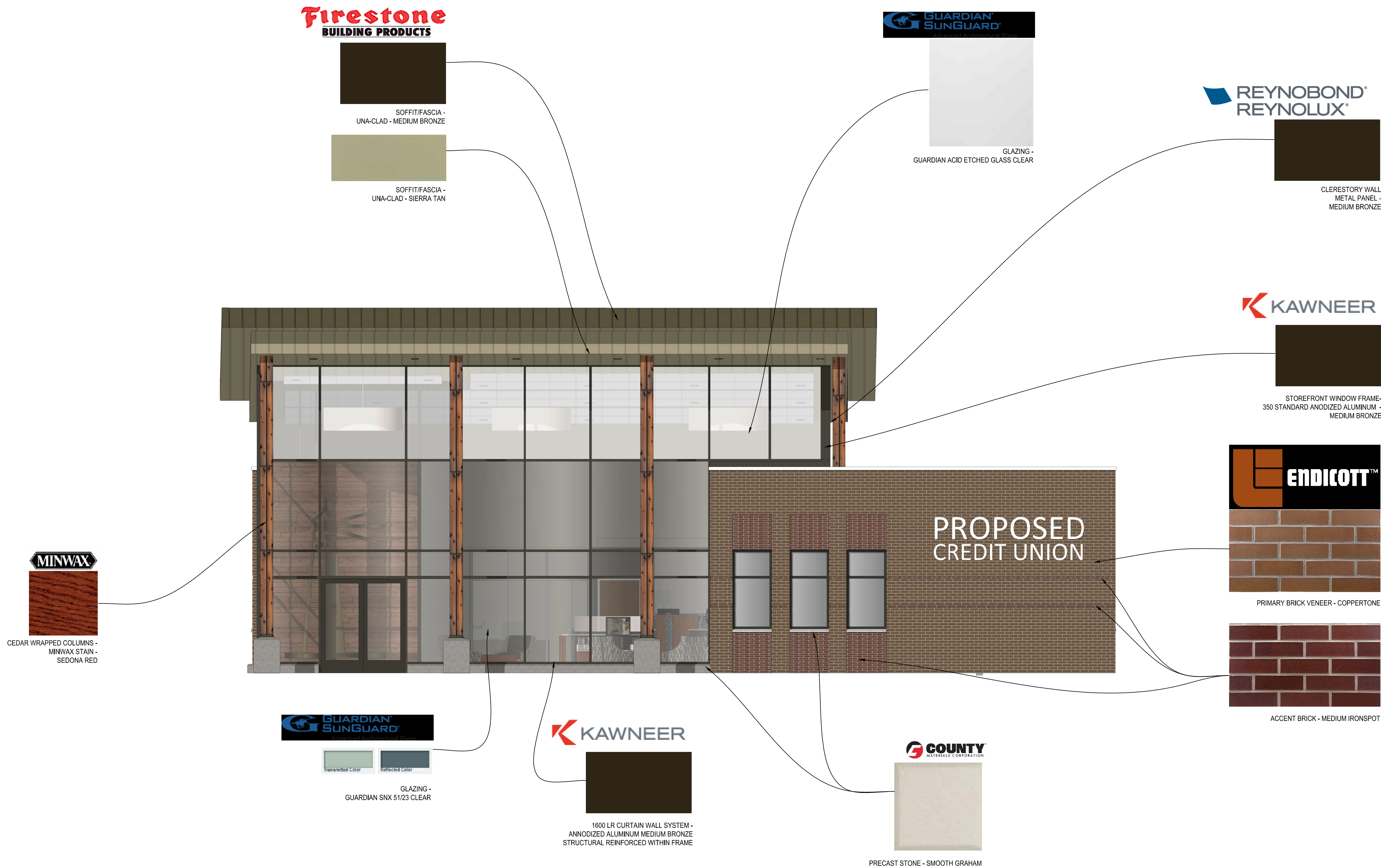
A-401

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MEQUON, WI 53092

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LA MACCHIA GROUP PROJECT NUMBER:
WI-LAN-1901

DATE:
10/30/19

SHEET TITLE:
EXTERIOR BUILDING MATERIALS

SHEET NUMBER:

A-402

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1 EXTERIOR BUILDING MATERIALS
A-402 NOT TO SCALE



11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262-242-3100
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of Community Development

TO: Planning Commission
FROM: Jac Zader, Assistant Director Community Development
DATE: December 2, 2019
SUBJECT: Sign Code discussion related to changeable electronic message signs

Background:

In 2013, the City adopted Ordinance 2013-1405 (see attached) which added language regulating electronic changeable message boards in the sign code. The new language not only regulated how the content can be displayed, it also limited the types of uses that are allowed to have an electronic changeable message board. Currently, public service buildings, places of worship and movie theaters are the only uses where these types of signs are permitted. Since 2013 there have been a number of electronic message board signs approved and installed including Weyenberg Library and Homestead High School.

Discussion:

In light of the current agenda item for the credit union which is requesting the ability to have an electronic message board, the Mayor has directed staff to add a policy item to discuss whether the Planning Commission has any interest in allowing other commercial uses the ability to have an electronic message board. Based on feedback from the Commission, staff will prepare an amendment to the sign code if warranted at an upcoming meeting.

Attachments:

2013-1405-ElectronicMessage11.12.13 (DOCX)

COMMON COUNCIL
OF THE
CITY OF MEQUON
ORDINANCE NO. 2013-1405
AN ORDINANCE AMENDING CHAPTER 62 AS IT RELATES TO
CHANGEABLE MESSAGE SIGNS

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

SECTION I:

Chapter 62, Sign Code, of the Mequon Code of Ordinances are amended in the forms attached to this Ordinance, having been placed on file and open to public inspection in the office of the City Clerk of the City of Mequon at City Hall, 11333 North Cedarburg Road, Mequon, Wisconsin, in accordance with the procedures provided in Sections 66.0103 and 62.11(4)(a), Wis. Stats.

SECTION II:

All ordinances in conflict or inconsistent with this ordinance, in whole or in part, are repealed to the extent necessary to give this ordinance full force and effect.

SECTION III:

This ordinance shall be in full force and effect upon its passage and on the day after its publication.

Approved By: _____

Dan Abendroth, Mayor

Date Approved: _____

I certify that the foregoing ordinance was adopted by the Common Council of the City of Mequon, Wisconsin, at a meeting held on November 12 , 2013.

Lee Szymborski, City Clerk

Published: _____, 20____.

TRACK CHANGES VERSION*(7) Electronic message signs and manual changeable letter signs.*

- a. Uses. Electronic message signs and manual changeable letter signs shall only be allowed for institutional, religious, theatre and public service uses as indicated in Table 62-1
- b. Message. The fixed display or fixed display screen shall only contain text and remain static. Pictographic or video images are prohibited. A message which moves by scrolling, blinking, flashing, turning or other similar movements is prohibited. A message shall not change more than one time per 30 seconds. When more than one message is displayed on either a single or double faced sign, the change to all messages shall occur at a simultaneous 30 second interval.
- c. Color. The electronic display screen background shall be black. The fixed display or fixed display screen shall not be illuminated. The message on the display screen is not limited by color except that the color shall be compatible with the building's architectural character and exterior colors. There shall be no variation of color or intensity per message.
- d. Illumination. The maximum illumination of any electronic message or manual changeable letter sign shall not exceed 15 foot-candles when measured with a light meter held perpendicular to the sign at a distance of 12 inches.
- e. Design and dimension. The electronic message or manual changeable letter sign shall only be permitted as a freestanding/ground sign and is subject to the number, area, location and height requirements according to subsection 62-13(b)(3)a.—d. of the sign code and as follows:
 - 1. The changeable message portion of the sign shall not exceed 50 percent of the total sign area.

2. The electronic message or manual changeable letter sign shall not be located closer than 100 feet from a residential use or an undeveloped residentially zoned property.
- f. Special use. The following use(s) shall comply with the following standards in addition to the requirements of this chapter:
 1. Gas service stations.
 - a. Gas service stations are permitted to display only the gas prices in electronic form as a special use.
 - b. Gas service stations which display gas prices as electronic message signs shall comply with the requirements according to subsection 62-13(b)(7)a.—c. of the sign code, except that the display of gas prices can change at any time.

TABLE 62-1: MESSAGE SIGN STANDARDS BY USE AND ZONING

Uses ¹	Residential Zoning Sign Standards	Institutional and Business Zoning Sign Standards ²
Residential Dwellings		
Single, two-family or multiple family dwellings, residential PUDs	NP	NP
Uses accessory to dwellings	NP	NP
Congregate Living		
Community based residential facilities, supportive housing ³	NP	NP
Institutional and Public Services		
Schools	P	P
Public libraries	P	P
Public administration offices and service buildings	P	P
Hospitals	NP	NP
Day care facilities	NP	NP
Crematory services	NP	NP
Funeral homes	NP	NP

Cemeteries	NP	NP
Public utility offices	NP	NP
Religious		
Places of worships	P	P
Social and Cultural		
Concert halls	NP	P
Theatres, including live performances	NP	P
Private or public lodges or clubs	NP	NP
Private or public recreational facilities	NP	NP
Notes:		
P = Permitted		
NP = Not Permitted		
¹ Any use not listed is prohibited to have a message sign unless approved by the planning commission through a sign code waiver.		
² Changeable or electronic signs are prohibited in the TC/AC zoning districts.		
³ Supportive housing includes nursing homes, assisted living, elderly housing.		

TO: Planning Commission
FROM: Kim Tollefson, Director of Community Development
DATE: December 2, 2019
SUBJECT: Policy Subcommittee Update

Background

The Mayor and Planning Commission Policy Subcommittee would like to report on their work program efforts to date. The Mayor established a subcommittee of the Planning Commission to address policy initiatives critical to the success of the City's development goals. The subcommittee allows the ability to have a more in-depth analysis of the issues facing the City and provide collaboration with and direction to staff. This scheduled, second meeting per month started in August of this year and reserves the regularly scheduled Planning Commission meetings for action on development proposals seeking approval for construction.

Committee Work Analysis

At the Committee's kick off meeting, it was determined that a comprehensive evaluation of the entire Port Washington Road corridor was a top priority. Several factors led to this decision, such as the two recent survey results (2013 and 2019), the former East Growth Study and Market Analysis (2012/2013), the redevelopment phase that Port Washington Road is facing, the changes to I-43 and anticipated Highland Road interchange as well as the establishment and success of Town Center since 2015.

The Committee is committed to studying the entire Port Washington Road corridor prior to advancing recommendations. Defined Area #1 is the corridor from Highland Road north to Pioneer Road. This area has been the subject of recent development inquiries and some non-residential development including religious institutions and landscape contracting businesses. Defined Area #2 is the corridor from Highland Road south to County Line Road. This area is experiencing redevelopment and includes two TID (Tax Increment Districts) that allow for incentives. There are opportunities for infill and redevelopment that the City wants to encourage.

In each study area, the Committee will focus on zoning, land uses, opportunities for clustering synergistic uses, market conditions, property owner and neighborhood interests, architectural and site design standards and streetscaping.

As part of the Committee's work, the review and analysis of the following factors has been completed:

- Current Zoning and Land Use for Entire Corridor
- Summary of Market Data over the past 10-year period
- Overview of TID Project Plans and Sites Within
- I-43 Design and Construction Update
- Port Washington Road Traffic and Thresholds
- Infrastructure and Utilities: Road Widening, Sewer & Water

- Cost Estimates of Utilities
- Evaluation of Soil Conditions Related to Private Systems for Water & Sewer

Public Outreach

The Mayor and Planning Commission Policy Subcommittee hosted an Open House on Thursday, November 21st. The event was well attended by approximately 150 members of the public. The diverse group of stakeholders worked collaboratively through a set of instructions to arrive at 20 varying maps displaying each group's desired land uses on a parcel by parcel basis. The results of the desired land uses led to some preliminary consensus; however the Committee will not finalize or formalize recommendations until additional analysis is completed. In advance of the Open House, staff conducted one-on-one meetings with property owners within Study Area #1. As a result of these property owner meetings and the Open House, the Committee directed staff to conduct supplemental focus group meetings and begin analysis a more in-depth analysis of Study Area #2.

Project Timeline

The Committee is currently evaluating the project timeline for 2020 with the intent of concluding the analysis of the Port Washington Road corridor and forwarding recommendations to the Planning Commission and Common Council prior to the end of the year.

Additional Initiatives

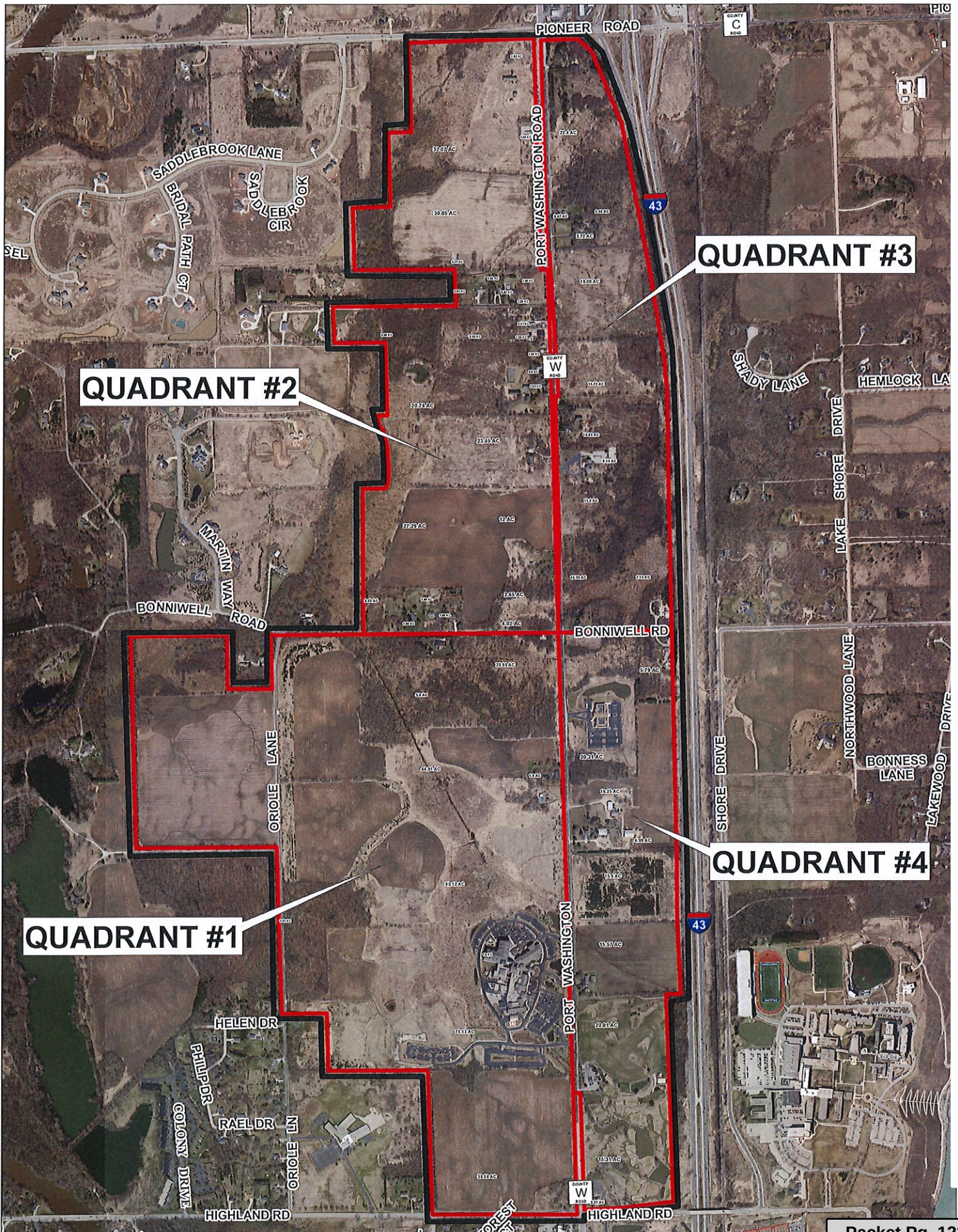
Additional work program initiatives prioritized by the Committee include an evaluation of the City survey results, conservation subdivision zoning regulations, and Lake Michigan zoning regulations.

The Planning Commission and Council will receive periodic updates via packet distribution, weekly bulletin and debriefings at regular scheduled meetings.

Attachments:

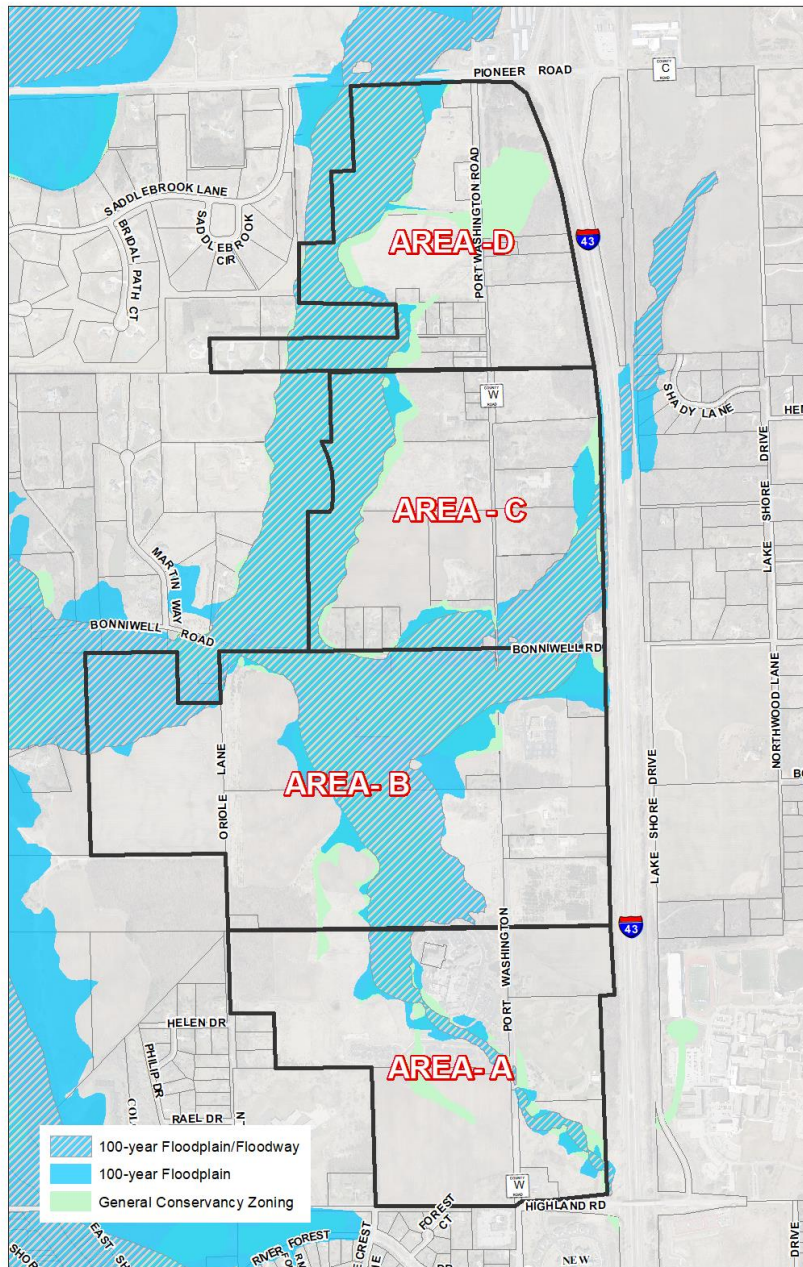
Packet Docs_Land Use (PDF)

STUDY AREA



East Growth Area Expansion Evaluation

3.b.a



Attachment: Packet Docs_Land Use (4686 : Policy Subcommittee Update)

	Description of Scenrio	Sewer Cost	Water Cost	Total Cost	Area	Staged Scenarios
I	Full Build Out	\$12.5~\$18.5m	\$1.3~\$3.1m	\$13.8~\$21.6m	D	(11,10,9)
II	North of Bonniwell	\$10.0~\$15.5m	\$1.0~\$2.4m	\$11.0~\$17.9m	C	(8,7,6)
III	South of Bonniwell	\$8.3~\$12.4m	\$0.7~\$1.6m	\$9.0~\$14.0m	B	(5,4,3)
IV	Oriole Lane Only	\$2.0~ \$4.5m	\$0.8~\$1.2m	\$2.8~ \$5.7m	A/B	n/a
V	North of Highland	\$2.0~ \$7.8m	varies	>\$2.0m	A	(1,2)



PORT WASHINGTON ROAD STUDY AREA: 1 OF 2

OBJECTIVE

Open House: Gain input from property owners directly and indirectly affected by land use changes.

WORK

Committee Focus on the Entire Port Washington Road Corridor to Encourage Redevelopment & Desired Development North of Highland Road

Area 1: Port Washington Road; North of Highland Road, South of Pioneer Road

Area 2: Port Washington Road, North of County Line Road, South of Highland Road

LAND USE & ZONING

CURRENT • LAND USE & ZONING

The majority of the study area is 5 acre single-family residential land use and zoning, with a few intermittent institutional and commercial uses.

OPPORTUNITY • 2013 STUDY & 2019 SURVEY

A mix of residential, commercial and institutional uses are being evaluated.

UTILITIES: WATER & SEWER

WATER & SEWER

The study area is currently outside of the Water Service Area and outside of the Sanitary Sewer Service Area, so parcels predominately use wells for water service and privately-owned treatment systems for waste disposal.

Private systems (wells/septic): Can be utilized in any scenario

Community systems: Can be utilized in any scenario

Public systems: Can be utilized in any scenario

The preliminary cost estimates for water service for full build out of the entire corridor is \$1.3-3.1M.

The preliminary cost estimates for sewer service for full build out of the entire corridor is \$12.5-18.5M

While not required, serving the study area with public water and sewer would equate to an impact fee of ~\$27-43K/1 acre, typically paid for through new development.



DCD1@CI.MEQUON.WI.US



262.236.2902

PW

PORT WASHINGTON ROAD STUDY AREA: 2 OF 2

TRANSPORTATION

The local share cost for construction is \$3.5M (shared between City and Ozaukee County). A park and ride lot and noise walls may be necessary with the expansion of I-43.

Expansion of Port Washington Road from 2 to 4 lanes may or may not occur. One factor when considering expansion is when average daily traffic exceed 20,000 trips. Port Washington Road south of Pioneer Road is currently at 8,700 daily trips. Port Washington Road south of Highland Road is currently at 13,700 trips. There is no plan to expand Highland Road.

CAUSE & EFFECT: SAMPLE SCENARIO #1

ENTIRE CORRIDOR DEVELOPS AS SINGLE-FAMILY

Assumes entire corridor develops as single-family at generally 1 acre densities resulting in approximately 360 new homes. The traffic impact is less than the daily traffic threshold of 20,000 trips.

CAUSE & EFFECT: SAMPLE SCENARIO #2

MIX OF SINGLE-FAMILY, SENIOR HOUSING, LIMITED COMMERCIAL USES

Assumes single-family development at 1 acre densities resulting in approximately 200 new homes. In addition to single-family, this scenario assumes a mix of senior housing and care facilities (378 units) like New Castle and limited commercial and office development (866,666 square feet). The traffic impact is approximately at the daily traffic threshold of 20,000 trips.

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PORT WASHINGTON ROAD STUDY AREA: 2 OF 2

CAUSE & EFFECT: SAMPLE SCENARIO #3

2013 East Growth Plan

This scenario assumes the original 2013 East Growth land use preferences including single-family, multiple-family and commercial uses. The traffic impact is greater than the daily traffic threshold of 20,000 trips.

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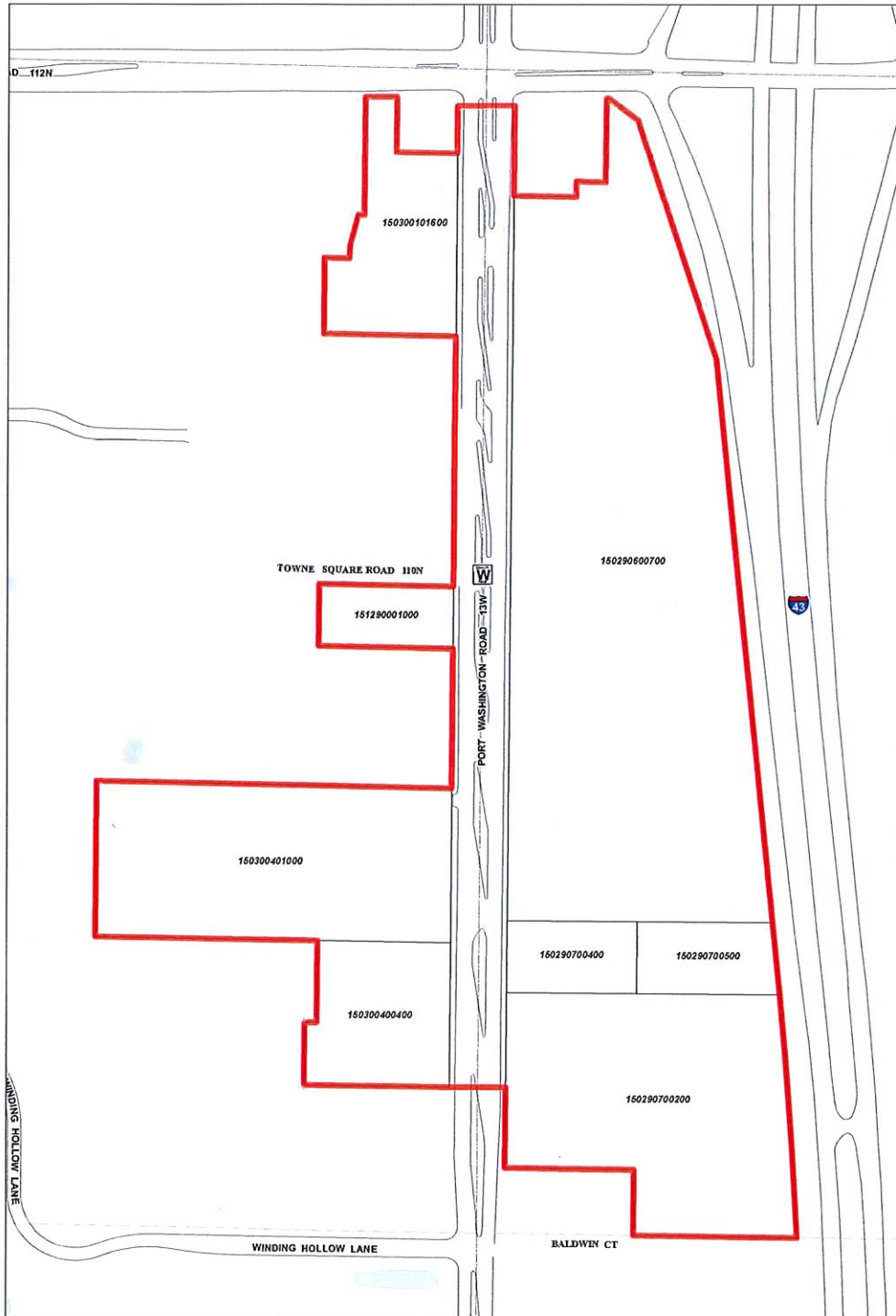


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3

MAP OF PROPOSED DISTRICT BOUNDARY

Proposed TIF District #4
Parcel Identification



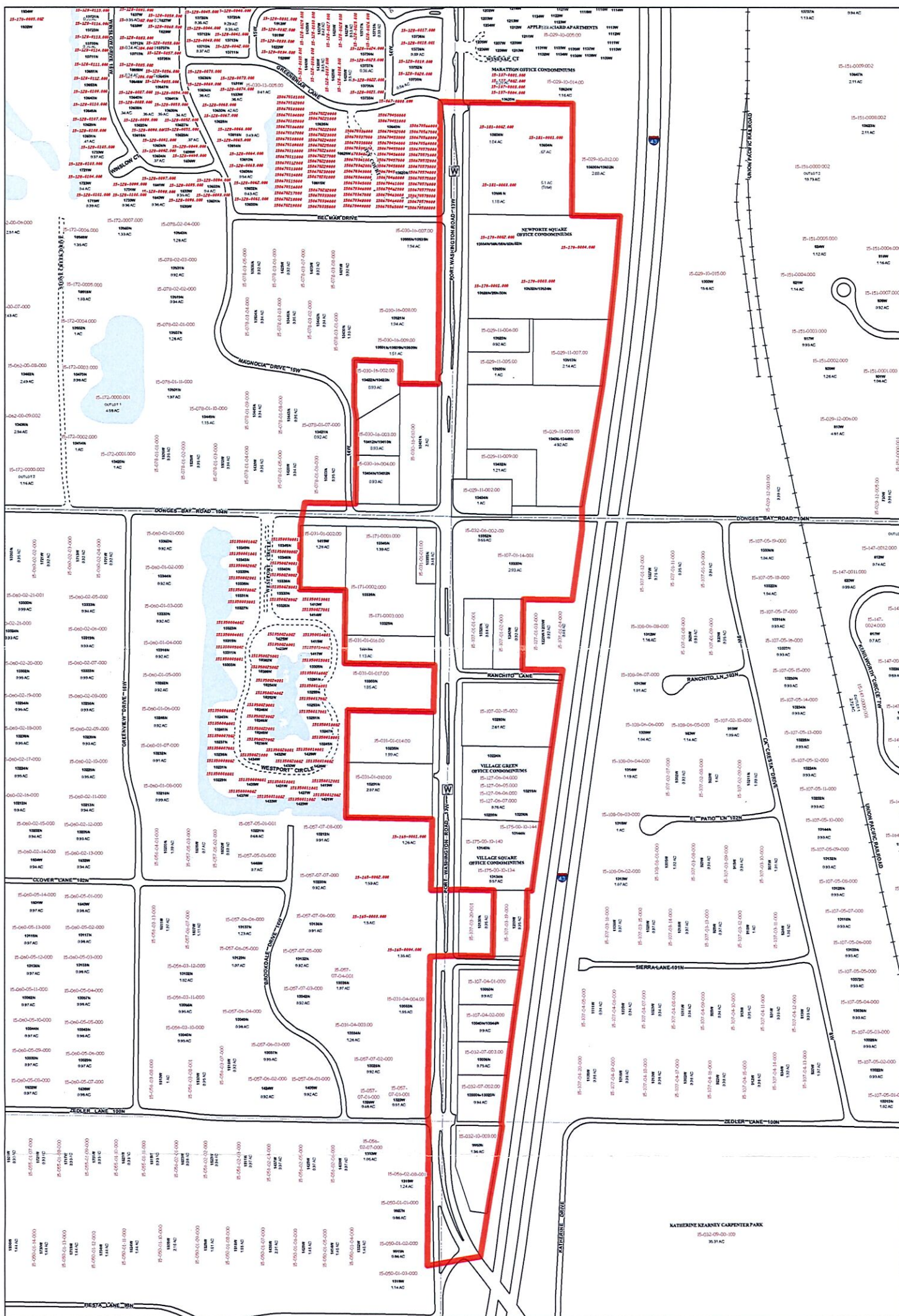
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MAP OF PROPOSED DISTRICT BOUNDARY

Proposed TIF District #5
Parcel Identification



1:4,600

Date: 2/24/2012

Date Saved: 2/24/2012 11:11:59 AM

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2020 PLANNING COMMISSION SCHEDULE

Meeting Start Time is 6:00 pm

PC APPLICATIONS Deadline	PC Meeting Date	Next Available CC Meeting
12/09/19	01/13/20	02/11/20
01/13/20	02/10/20	03/10/20
02/10/20	03/09/20	04/14/20
03/09/20	04/13/20	05/12/20
04/13/20	05/11/20	06/09/20
05/11/20	06/08/20	7/14/20
06/15/20	07/20/20	8/12 /20
08/10/20	09/14/20	10/13/20
09/14/20	10/12/20	11/10/20
10/12/20	11/09/20	12/08/20
11/02/20	12/07/20	01/12/21

Planning Commission applications are scheduled for meetings on a first-come-first-serve basis. Only complete applications, as determined by the Community Development Department staff, will be scheduled for Planning Commission meetings.