NOTICE

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

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

AGENDA

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

   B. Public Hearing and Review of Land Division Application LD-2019-04 for an extraterritorial land division on Parcels 6-20-131 (Tax ID 040024008) located at 15600 W Green Bay Road
      i. Review Staff Report and Applicant Comments
      ii. Public Hearing
      iii. Plan Commissioner Questions and Comments
      iv. Motion with Conditions

   C. Review of Site Plan Application SP-2019-03, to demolish existing structures and construct a new Middle School on Parcel 6-27-244 (Tax ID 222001253) located at 307 S First Street.
      v. Review Staff Report and Applicant Comments
      vi. Plan Commissioner Questions and Comments
      vii. Possible Motion with Conditions

-Mayor Bill Hurtley, Plan Commission Chair

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

City of Evansville **Plan Commission**
Regular Meeting
April 1, 2019, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

MINUTES

1. **Call to Order** at 6:00 pm.

2. **Roll Call:**

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

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

4. ***Motion to waive the reading of the minutes from the March 11, 2019 Meeting and approve them as printed by Cole, seconded by Stuart. Approved unanimously.***

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

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

7. **New Business**
   - **A. Public Hearing and Review of Land Division Application LD-2019-01 for an extraterritorial land division on Parcels 6-20-199 and 6-20-380.01 on N Cemetery Road**
     - **i. Review Staff Report and Applicant Comments.** Commission discussed staff report
     - **ii. Public Hearing.** Hurtley opened the public hearing at 6:06pm. No comments from the public were received. Hurtley closed the public hearing at 6:07pm.
     - **iii. Plan Commissioner Questions and Comments.** None
     - **iv. Motion with Conditions.** ***Motion to recommend to Common Council approval of the extraterritorial land division to divide parcel 6-20-199 (Tax ID 040037003) into two lots and merge a portion of parcel 6-20-380.01 (Tax ID 040078000) located at 8208 N Cemetery Road with the newly created lot, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:***
       1. ***applicant agrees to allow a future right of way easement of 66' across newly created for a road connection should development occur on parcel 6-20-199.***

2. ***Final CSM recorded with Rock County Register of Deeds.***

Motion by Hammann, Seconded by Cole. Approved Unanimously.

B. Public Hearing and Review of Land Division Application LD-2019-02 for an extraterritorial land division on Parcels 6-20-199.4 at 8739 N Territorial Road

i. **Review Staff Rep ort and Applicant Comments.** Commission discussed staff report

ii. **Public Hearing.** Hurtley opened the public hearing at 6:13pm. No comments from the public were received. Hurtley closed the public hearing at 6:14pm.

iii. **Plan Commissioner Questions and Comments.** None

iv. **Motion with Conditions.** ***Motion to recommend to Common Council approval of the extraterritorial land division to divide parcel 6-20-199.4 (Tax ID 04003700404) into two lots located at 8739 N Territorial Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the following conditions:***

1. ***Final CSM recorded with Rock County Register of Deeds.***

Motion by Hammann, Seconded by Cole. Approved Unanimously.

8. **Next Meeting Dates:** Monday, May 6, 2019 at 6:00pm

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

STAFF REPORT – CONDITIONAL USE PERMIT APPLICATION

App. No.: CUP-2019-01/ SP-2019-02 Applicant/Property Owner: Andy Phillips

Address: 702-710 Brown School Parcel No.: 6-27-959.3 Tax ID: 2220730015

May 6, 2019

Prepared by: Jason Sergeant, Community Development Director

Prepared for: City of Evansville Plan Commission

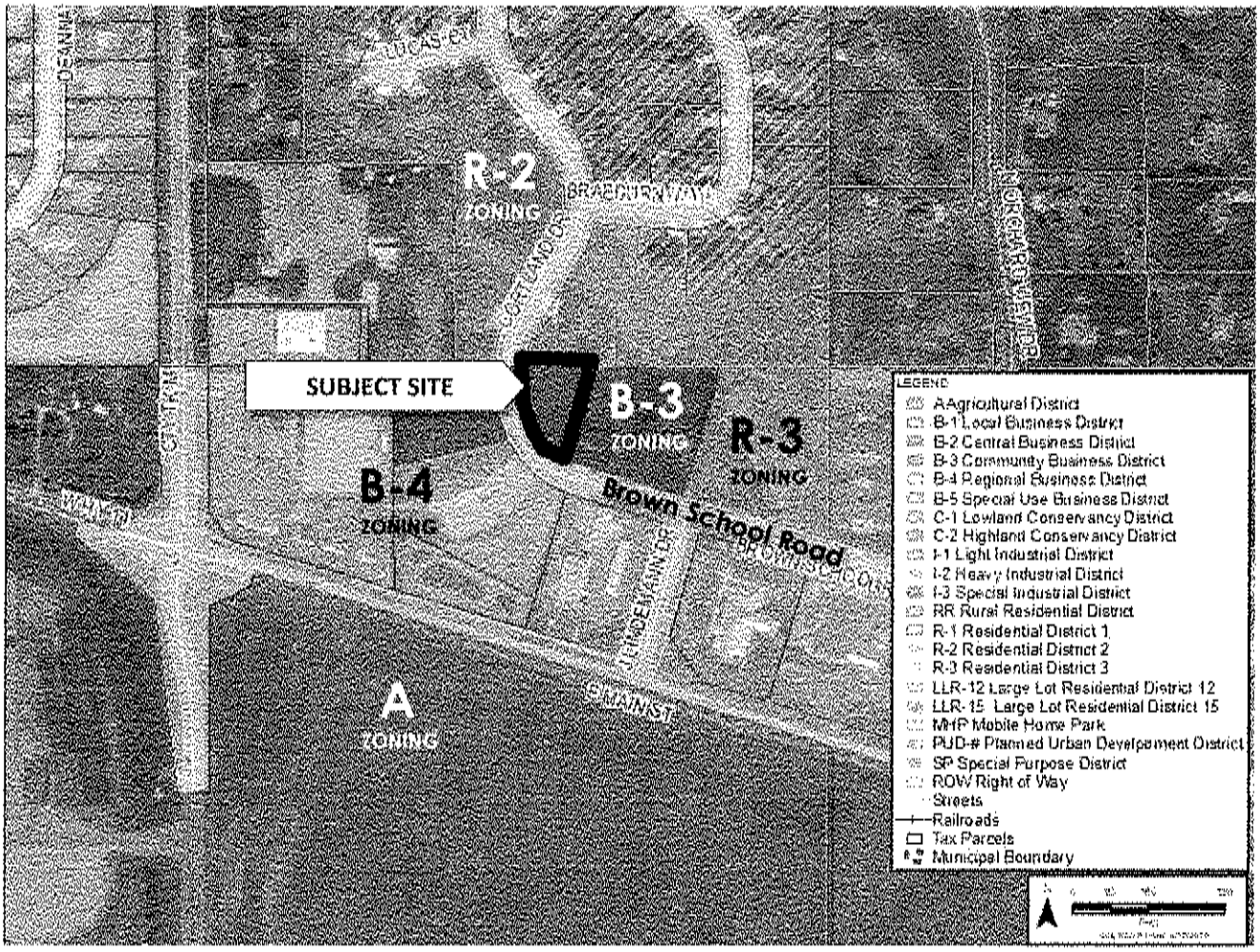


Figure 1 Location Map

Description of request: The applicant is seeking approval of a conditional use permit on parcel of land Parcel 6-27-959.3 (Tax ID 2220730015) located at 702-710 Brown School Road. **The request is to construct a new commercial building with a mix of commercial and residential uses.**

Background of Request: This project was originally reviewed by plan commission in 2018, the approval was subsequently updated and revised and re-approved by plan commission in May of 2018. The applicant's original proposal included a building with a flat rood as illustrated below. The applicant has revised the exterior design to eliminate the flat roof and boxed exterior window bays on the South façade. Staff advised the applicant the revisions were substantial enough to require a completely new proposal requiring a new public hearing and plan commission review.

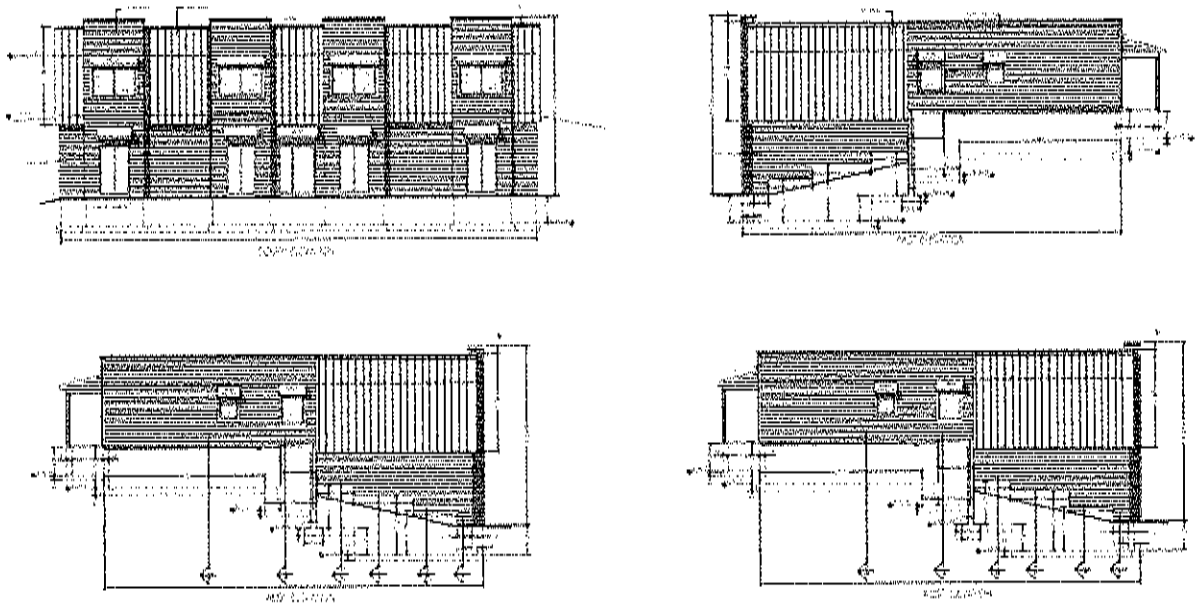


Figure 2 Previously approved building elevations

Staff Analysis of Request: The proposal meets the standards outlined in the Zoning Ordinances, including the minimum of 700 SQ FT of commercial space on the first floor. A request was made to revise the exterior elevations and materials to include brick or other material types. The attached documents from the applicant show the most recent revisions. A copy of the letter sent to the applicant is also attached.

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

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.
   Staff Comment: The Comprehensive plan indicates a desire to have a mix of housing and uses available in the City and to promote infill development where City services are available.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
   Staff comment: The proposed construction is consistent with the City's zoning code and other plans, programs, and ordinances.

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

   Staff Comment: No adverse effect is anticipated on nearby property. Parking standards are met on site and the parking lot doesn't exceed 50% of the front lot line.

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

   Staff Comment: A commercial business and residential is an appropriate use in the B3 district.

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

   Staff Comment: the property will be connected to public utilities at developer's expense

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

Staff recommended motion for CUP: ***The Plan Commission approves the site plan and issuance of a Conditional Use Permit to allow business district mixed commercial/residential uses per section 130-421 on newly created Lot 1 of parcel 6-27-959.3, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:***

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

(Additional conditions for commission consideration :)

5) ***Sample of exterior materials submitted to staff for approval***
6) ***Revise exterior elevations to include a larger diversity of materials (EG Brick).***

City of Evansville

Community Development Department

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

April 29, 2019

Andy Phillips
65 N Union Street
Evansville, WI 53536

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

Mr. Phillips,

A Site Plan Application for 702-710 Brown School Road has been reviewed by City Staff and has been determined to be substantially complete. However, a number of issues came up during review that require attention before a final determination of completeness can occur:

City Engineering and Storm water Comments

- Please verify with City Engineer any storm water provisions are needed.

Pedestrian Access

- Add a sidewalk from the entrance to the commercial area to the public sidewalk
- Add a sidewalk from the entrance to the apartments to the public sidewalk

Parking, Traffic and Busses

- Add curbs to all paved areas
- Provide total impervious surface area

Emergency Services

- Provide documentation of plan approval by Evansville EMS and Fire.

Other

- Total landscaping points are not met, please revise landscaping to meet minimum point requirements and provide a point chart demonstrating total points proposed.
- Add 5 street trees planted in terrace.
- Add a public streetlight in terrace at north end of parcel.
- Revise exterior elevations to restore original "bump-outs" along south façade.
- Revise exterior elevations to include specifications for materials and add a larger diversity of materials (EG Brick).
- Submit sample of proposed materials
- Show locations and specification for all lighting on the site.

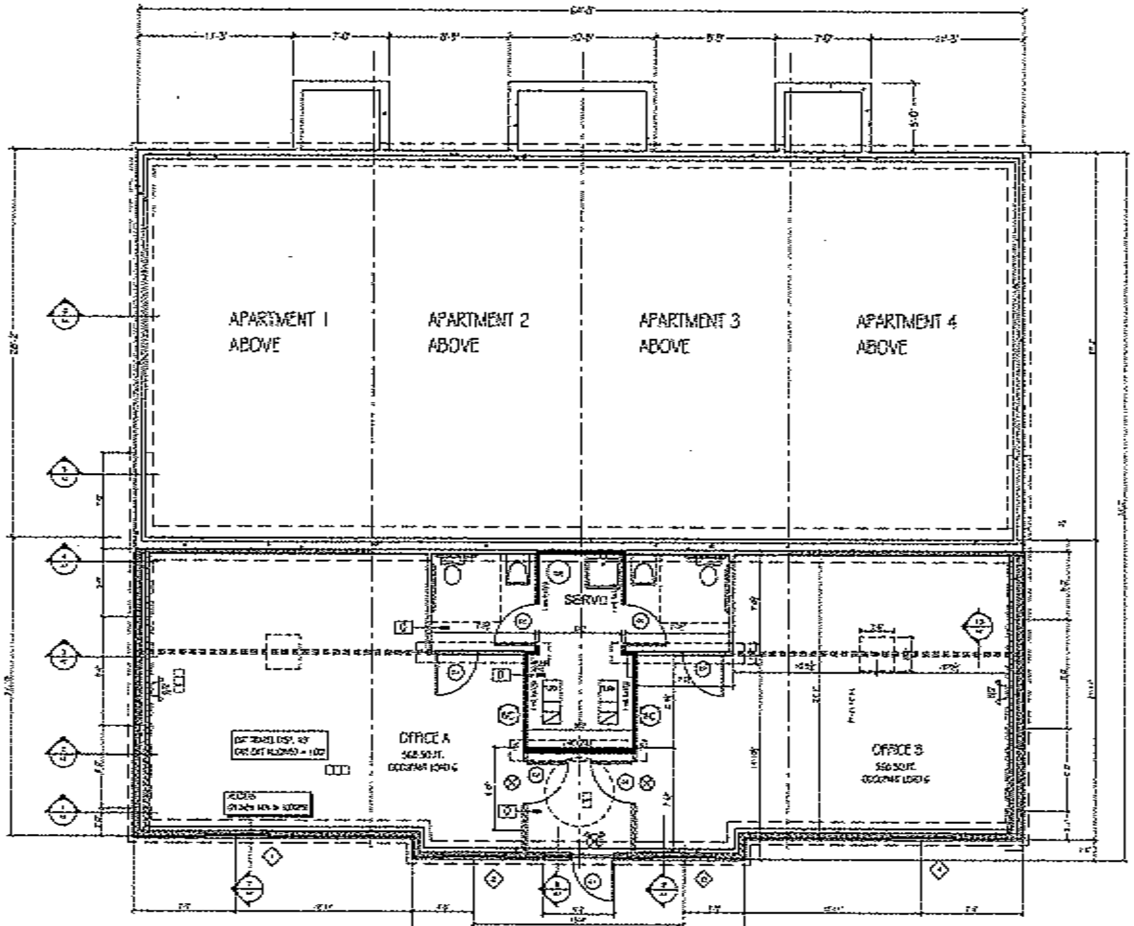
If you have any questions, please let me know.

Sincerely,

Jason Sergeant
Community Development Director

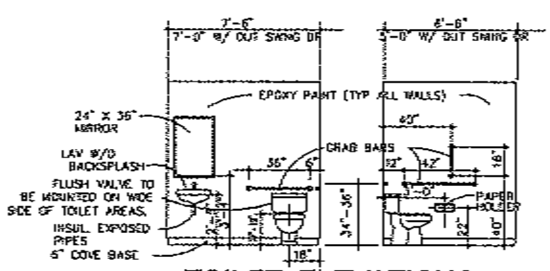
CC: Larry Schalk, Building Inspector (larry.schalk@ci.evansville.wi.gov);
Jerry Roth, District Administrator (rothj@evansville.k12.wi.us);
Brian Berquest, City Engineer (brian@tcengineers.net);
Chad Renly, Municipal Services Director (chad.renly@ci.evansville.wi.gov);
Jamie Kessenich; Evansville EMS Chief (jamie.kessenich@ci.evansville.wi.gov);
Bob Fahey, Evansville Fire Chief;
Mark Kopp, City Attorney (mkopp@janesvillelaw.com);
Bill Hurtley, Mayor (bill.hurtley@ci.evansville.wi.gov); and
Ian Rigg, City Administrator (ian.rigg@ci.evansville.wi.gov)

CUP-2019-01 and SP-2(



GROUND FLOOR PLAN

AREA



TOILET ELEVATIONS

SCALE 3/16" = 1'-0"

TOILET NOTES:

1. PROVIDE THE FOLLOWING:

GRAB BARS 1 1/2" DIA. (BOBRICK #B-6206) OR EQUAL.

HAT & COAT HOOK (BOBRICK #6862) OR EQUAL.

TOILET PAPER HOLDER (BOBRICK #B-2740) OR EQUAL.

PAPER TOWEL (BOBRICK #B-262) OR EQUAL, 48" A.F.F. (TO PAPER)

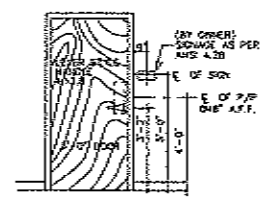
24" X 36" MIRROR SURFACE, S/S CHANNEL FRAME [illegible] MOUNTED PER ADA DETAILS

WOOD DOORS TO BE SOLID CORE, STAIN GRADE, PAINTED TO MATCH (OR STAIN)

WALLS PAINTED, TWO COATS, EGGSHELL FINISH, [illegible]

CERAMIC FLOOR TILE, [illegible] CERAMIC BASE

CEILING TILE [illegible], 2' ARMSTRONG CLEAN ROOM VL, NON-PERFORATED, WASHABLE



ADA DOOR DETAIL

GENERAL NOTES – WOOD CONSTRUCTION

CONCRETE BASED ON 1500 PSF SOIL

1. ALL FULL CONCRETE FOUNDATION WALLS SHALL BE 8" THICK X 3'-5" HIGH WITH (2) #4'S CONTINUOUS TOP AND BOTTOM OF WALL.
2. ALL FOUNDATION FOOTINGS SHALL BE A MINIMUM OF 10" THICK X 20" WIDE WITH (2) #4'S CONTINUOUS IN FOOTING. MIN OF 12" COMPACTED STONE UNDER FOOTINGS.
3. PROVIDE #4'S 12" O/C VERTICALLY AT ALL JOINING CONCRETE WALLS AND AT ALL COLD POURS.
4. PROVIDE 1/2" ANCHOR BOLTS 6'-0" O/C AROUND ENTIRE PERIMETER OF FOUNDATION FOR ANCHORAGE OF SILL PLATES.
5. ALL SILL PLATES TO BE TREATED AND SET ON FOUNDATION WITH SILL SEALER.
6. FLOOR SHALL BE 4" CONCRETE REINFORCED WITH FIBERMESH.

CONCRETE BASED ON 1500 PSF SOIL

1. ALL FULL CONCRETE FOUNDATION WALLS SHALL BE 10" THICK X 7'-9" HIGH WITH (2) #4'S CONTINUOUS TOP AND BOTTOM OF WALL.
2. ALL FOUNDATION FOOTINGS SHALL BE A MINIMUM OF 12" THICK X 22" WIDE WITH (2) #4'S CONTINUOUS IN FOOTING. FOOTINGS PLACED ON 12" MIN. COMPACTED STONE
3. ALL CONCRETE TO HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MIN 5 BAG MIX)
4. FOOTINGS ASSUMED TO REST ON UNDISTURBED SOIL WITH (1500 PSF SAFE BEARING PRESSURE)
5. PROVIDE 1/2" ANCHOR BOLTS 6'-0" O/C AROUND ENTIRE PERIMETER OF FOUNDATION FOR ANCHORAGE OF SILL PLATES.
5. PROVIDE #4 DOWEL @ 24" O.C. FOOTING TO WALL

LUMBER

5. ALL SAWN LUMBER SHALL BE DOUGLAS FIR LARCH LUMBER INSTALLED AS REQUIRED ON NAILING SCHEDULE, ON PLANS AND DETAILS, AND IN SPECIFICATIONS. GRADING SHALL BE IN ACCORDANCE WITH CURRENT WWPA STANDARD GRADING RULES AS FOLLOWS.
   A. GRADE NO. 1 POST AND BEAMS
   B. GRADE NO. 2 FLOOR, CEILING JOISTS AND RAFTERS (1450 PSI Fb MIN.)
   C. GRADE NO. 3 SILL PLATES AND BLOCKING
   D. STUDS 1 STORY USE STUD GRADE SPF
   E. 5/8" CDX ROOF SHEATHING
   F. 1/2" C-D (32/16) WALL SHEATHING
   J. MICRO LAM, LVL (2600 PSI Fb MIN)
6. ALL EXTERIOR AND INTERIOR BEARING WALL OPENINGS SHALL HAVE 4" X 12" NO. 1 D.F. HEADERS UNLESS SHOWN OTHERWISE ON THE PLANS.
7. PROVIDE WOOD BRIDGING AT A MAXIMUM OF 8'0" INTERVALS AND A MINIMUM OF CENTER OF ALL SPANS. BRIDGING TO BE CONTINUOUS.
8. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE TO BE PRESSURE-TREATED WITH A WATER-BORNE PRESERVATIVE
9. ROOF TRUSSES ARE TO BE DESIGNED THROUGH THE TRUSS SUPPLIER BY A QUALIFIED REGISTERED WISCONSIN ENGINEER AT NO ADDITIONAL EXPENSE TO THE OWNER. TRUSS SHOP DRAWINGS TO BE SUBMITTED TO THE BUILDING DEPT. AND THE ARCHITECT. USE (1) SIMPSON H2A + (2) 10d NAILS @ EACH BEARING END OF TRUSS
10. ALL WOOD FRAMING TO MEET ALL LOCAL, STATE AND FEDERAL CODES THAT GOVERN THE WORK, INCLUDING ALLOWABLE STRESS DESIGN (ASD) per 2005 NDS FROM AF&PA.
11. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS, EACH AS HIS TRADE APPLIES, SHALL BE RESPONSIBLE FOR INTERPRETATIONS, CLARIFICATIONS, RECONCILIATION OF CONTRADICTIONS, OR INCOMPLETE INFORMATION OR SHALL SUBMIT DETAILS TO THE ARCHITECT BEFORE CONSTRUCTION. AFTER SAID TIME FINAL INTERPRETATIONS WILL BE MADE BY THE ARCHITECT AND FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. SHEAR WALLS – WALLS TO HAVE SIMPSON HD2A CONNECTOR W/ DBL STUD @ EACH END. ANCHOR CONNECTOR TO FOUNDATION WITH WEDGE 1/2" x 5 1/2" RED HEAD. SHEAR WALL NAILING SHALL BE PER IBC TABLE 2306.4.1 / 2306.4.5
13. STAIRS – NAIL OUTSIDE STRINGER TO STUDS W/ (3) 16d NAILS @ EACH STUD

NAILING SCHEDULE (ALSO SEE IBC TABLE 2304.9.1)

1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8 d
2. BRIDGING TO JOIST, TOE NAIL EA. END	2-8 d
3. 1" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	2-16 d
4. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16 d @ 16" o.c.
5. TOP PLATE TO STUD, END NAIL	2-16 d
6. STUD TO SOLE PLATE	4-8 d toe nail or 2-16 d end nail
7. DOUBLE STUDS, FACE NAIL	16 d @ 24" o.c.
8. DOUBLED TOP PLATES, FACE NAIL	16 d @ 16" o.c.
9. TOP PLATES, LAP & INTERSECTIONS, FACE NAIL	2-16 d
10. CONTINUOUS HEADER, 2-PIECES	16 d @ 16" o.c. along ea. edge
11. CEILING JOIST TO PLATE, TOE NAIL	3-8 d
12. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	3-16 d
13. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	[illegible]
14. RAFTER TO PLATE, TOE NAIL	[illegible]
15. BUILT-UP CORNER STUDS	[illegible]
16. PLYWOOD SUB-FLOOR	[illegible]
17. PLYWOOD WALL SHEATHING	[illegible]
18. PLYWOOD ROOF SHEATHING	[illegible]
19. 5/8" SHT [illegible] TO STUDS	[illegible]

TEMP. & PERM. BRACING OF METAL PLATE CONNECTED WOOD TRUSSES

[illegible]

David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS

SCALE	GROUND LEVEL FLOOR PLAN
REVISED	UNIT OFFICE APARTMENT BUILDING BROWN SCHOOL RD EVANSVILLE WI
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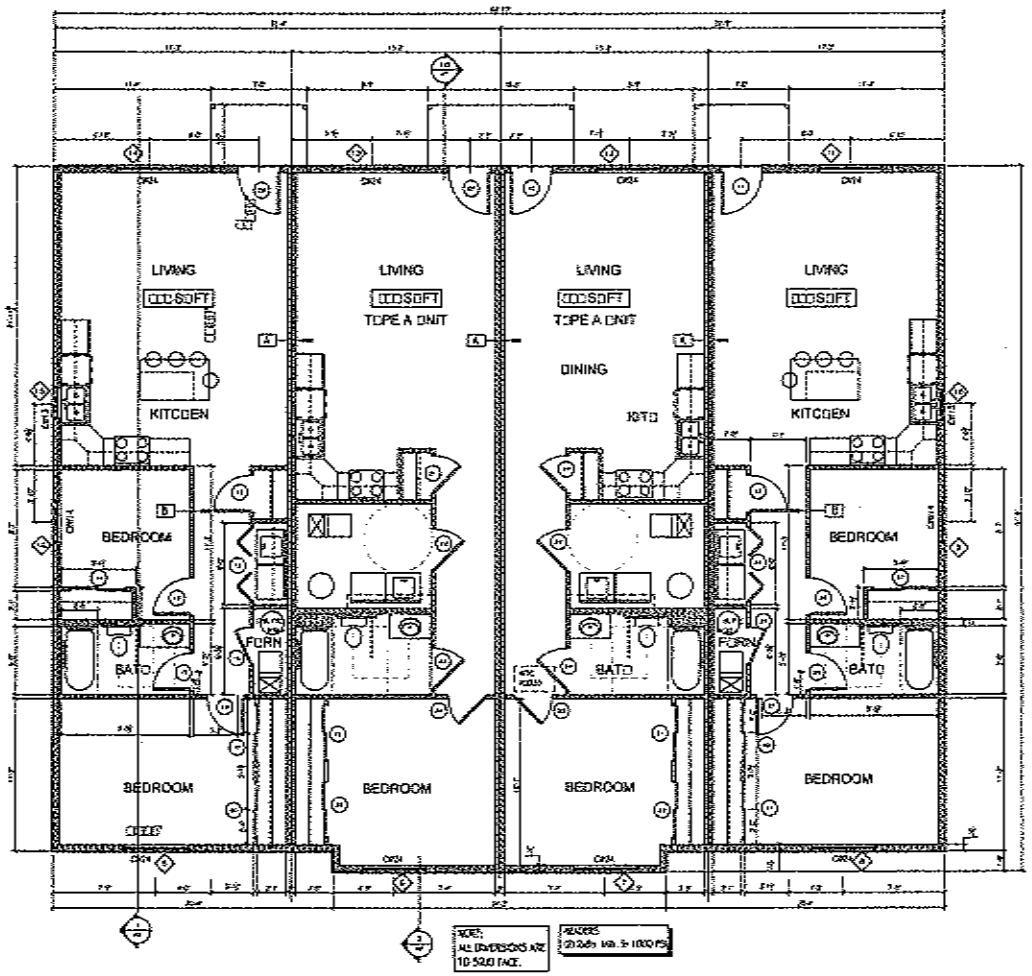
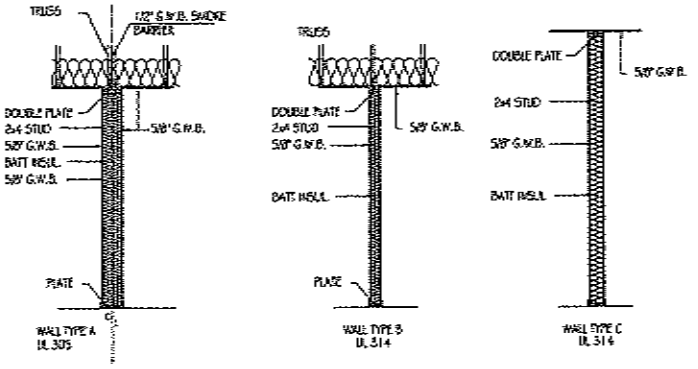
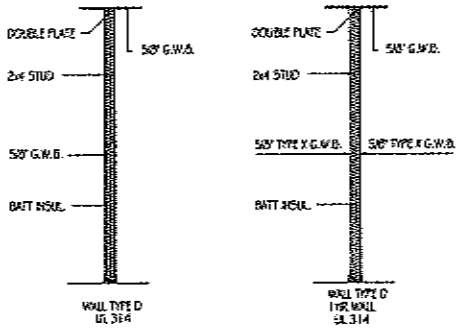




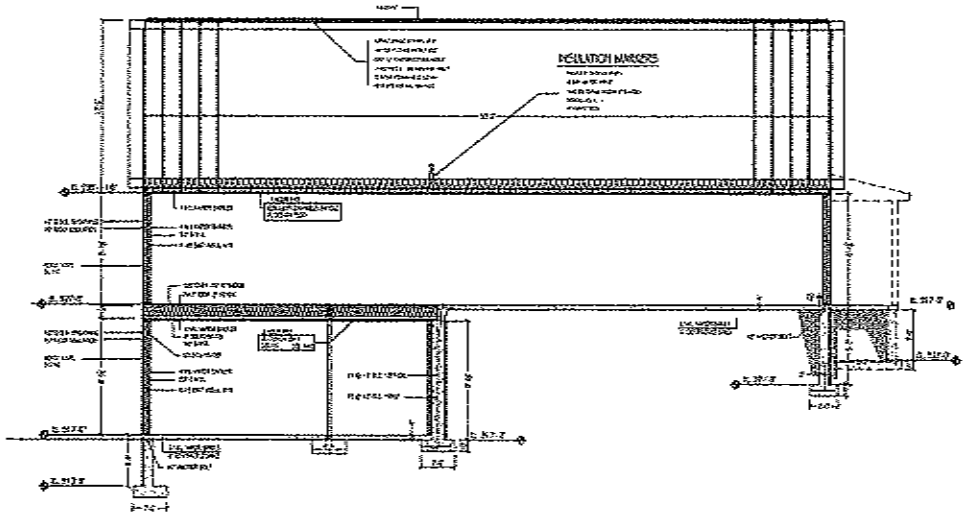


ST FLOOR
SCALE
AREA SF

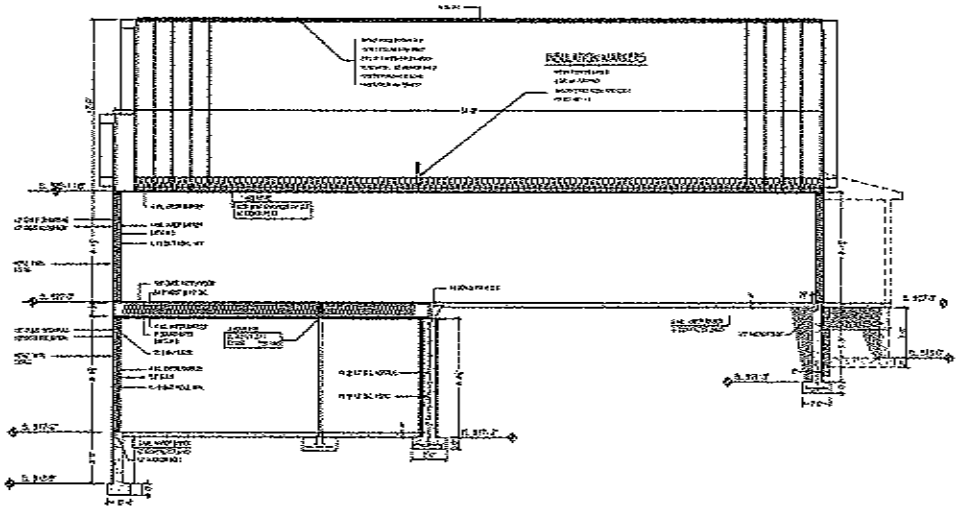
FLOOR FIRE

David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS

SCALE	APARTMENT PLAN	
REVIS	UNIT OFFICE APARTMENT BUILDING BROWN SCHOOL RDCEVAANSVILLEWI	A



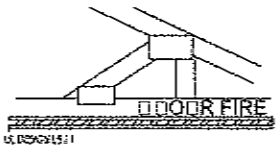
1 BUILDING SECTION A
SCALE: 1/8"=1'-0"



2 BUILDING SECTION B
SCALE: 1/8"=1'-0"

DOOR FIRE

UL DESIGN U309
ONE LAYER 5/8" PROTOTYPE GYPSUM BOARD APPLIED PARALLEL TO STUDS WITH GALVANIZED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C.
OPPOSITE SIDE: ONE LAYER 5/8" PROTOTYPE GYPSUM PANEL PRODUCT APPLIED PARALLEL TO STUDS WITH GALVANIZED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C.



UL DESIGN U311
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2x10s WOOD JOISTS 16" O.C. WITH 56 CEMENT COATED NAILS, 2 1/2" LONG, 0.113 SHANK, 15/64" HEADS, 7" O.C.
RESILIENT CHANNEL 24" O.C. APPLIED AT RIGHT ANGLES TO WOOD FRAMING THROUGH BASE LAYER WITH 1 7/8" LONG SCREWS, DOUBLE DRIVEN, INSTALLED AT FACE LAYER END JOINTS. FACE LAYER 5/8" PROTOTYPE TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE S SCREWS 12" O.C. WOOD JOISTS SUPPORTING 15/32" PLYWOOD SUBFLOOR AND 15/32" PLYWOOD FINISH FLOOR, APPLIED AT RIGHT ANGLES TO JOISTS WITH JOINTS STAGGERED. CONSULT GYPSUM BOARD MANUFACTURER FOR OTHER FLOORING OPTIONS.

UL DESIGN U311
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2x10s WOOD JOISTS 16" O.C. WITH 56 CEMENT COATED NAILS, 2 1/2" LONG, 0.113 SHANK, 15/64" HEADS, 7" O.C.
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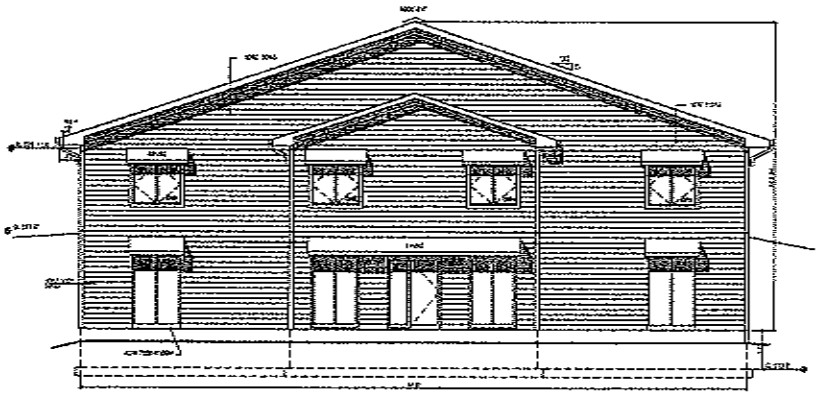
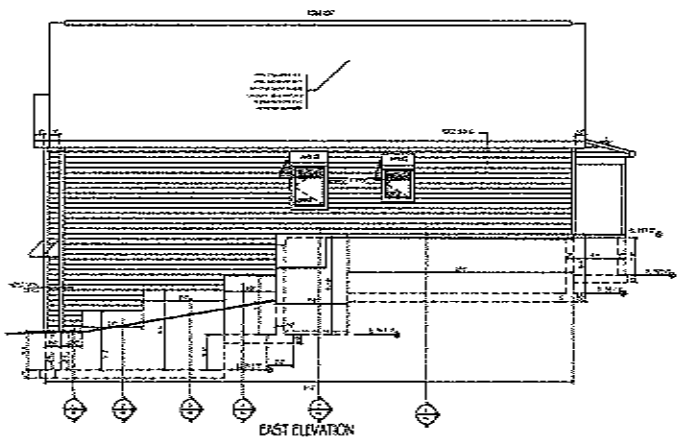
David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS
2015 Harrison Ave – ROCKFORD, ILLINOIS 61107
PHONE (815) 397-9715 — FAX (815) 397-9795

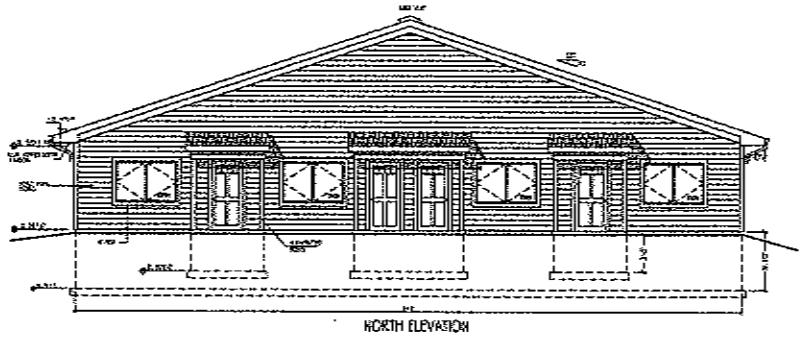
SCALE:	BUILDING SECTIONS	JOB NO:
REVISED:	UNIT OFFICE APARTMENT BUILDING BROWN SCHOOL ROCKVANSVILLE, WI	A



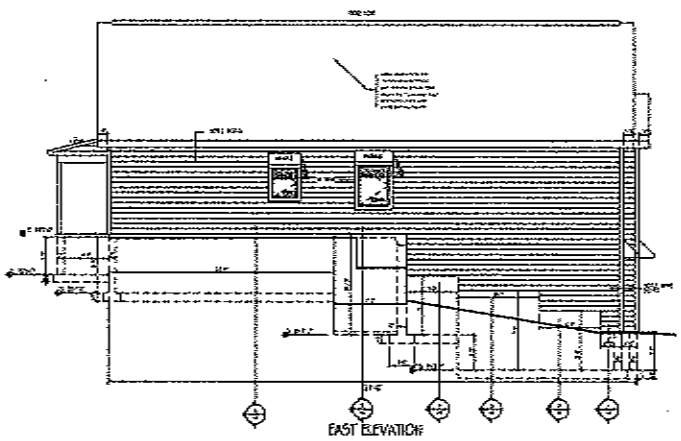
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION

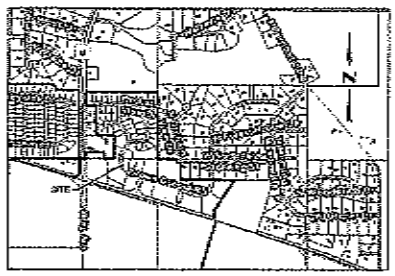
David L. Jenkins & Assocs., P.C.
ARCHITECTS AND PLANNERS
[illegible]

SCALED	ELEVATIONS	
REVISED	DONIT OFFICE DAPARTMENT BOILDING BROWN SCOOL ROEVANSVILLEIWSD	A0

CUP-2019-01/ SP-2019-02

FOR AGENCY REVIEW
NOT FOR CONSTRUCTION

BROWN SCHOOL ROAD



LOCATION SKETCH

SITE UTILITY, GRADING AND DRAINAGE PLAN FOR

6-UNIT OFFICE & APARTMENT BUILDING

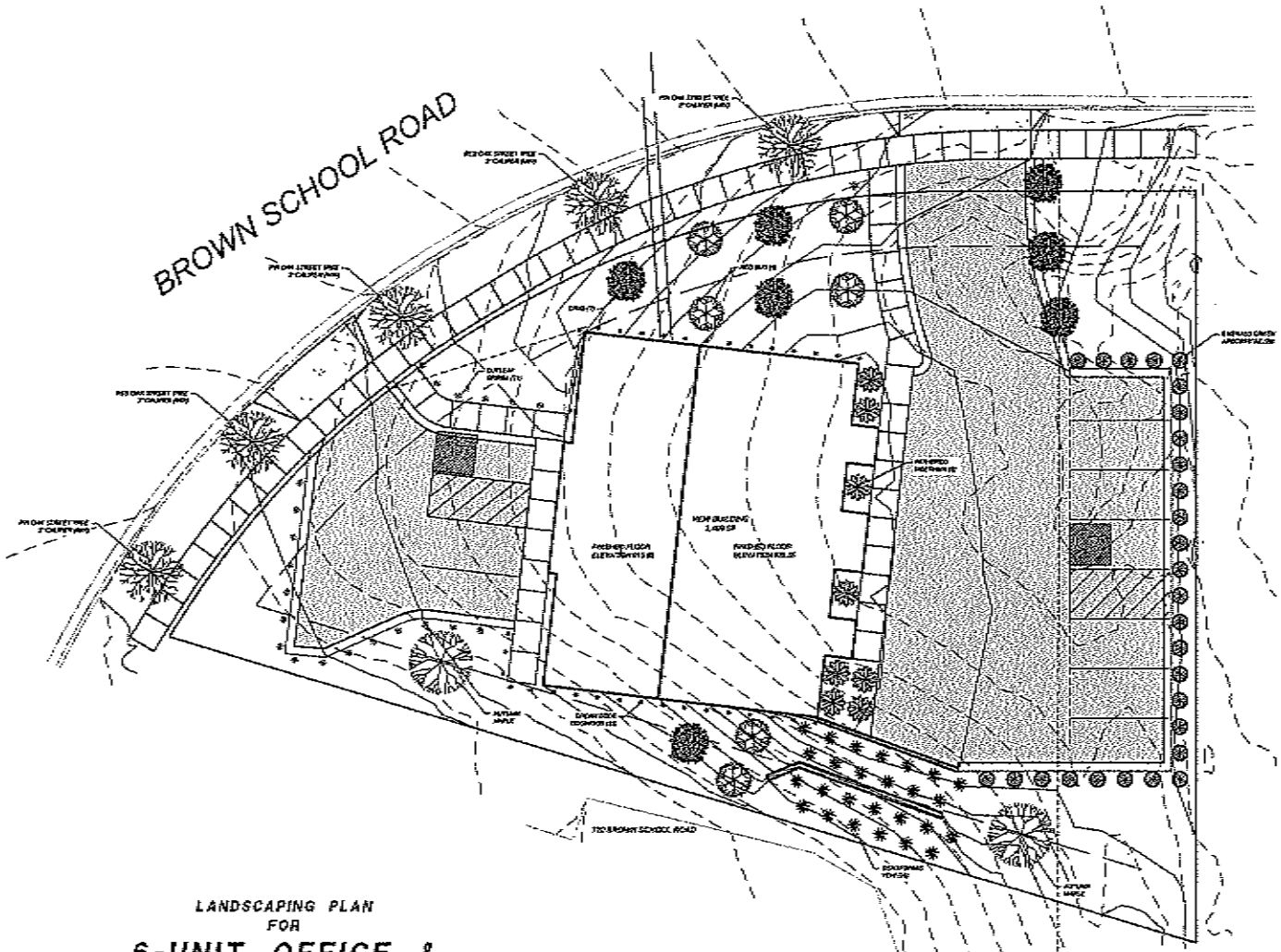
COMMERCIAL/RESIDENTIAL DEVELOPMENT
PART OF SECTION 26, T.4N., R.10E. OF THE 4TH P.M.,
CITY OF EVANSVILLE, WISCONSIN.

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- LAND ENGINEERING

DATE	11/05/2018
BY	BPJ
CHECKED	AFG
PROJECT NO.	118-105

SHEET 1 OF 4



LANDSCAPING PLAN
FOR

6-UNIT OFFICE & APARTMENT BUILDING

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

Combs Land Use Associates

DATE	11/05/2018
BY	BJJ
CHECKED	AFG
PROJECT NO.	118-083

SHEET 4 OF 4

APPLICATION FOR EXTRATERRITORIAL FINAL LAND DIVISION – STAFF REPORT

Application No.: LD-2019-04 Applicant: Robert and Kelly Mosher

Parcel 6-20-131 (Tax ID 040024008) located at 15600 W Green Bay Road

May 6, 2019

Prepared by: Jason Sergeant, Community Development Director
Direct questions and comments to: Jason.sergeant@ci.evansville.wi.gov or 608-882-2285

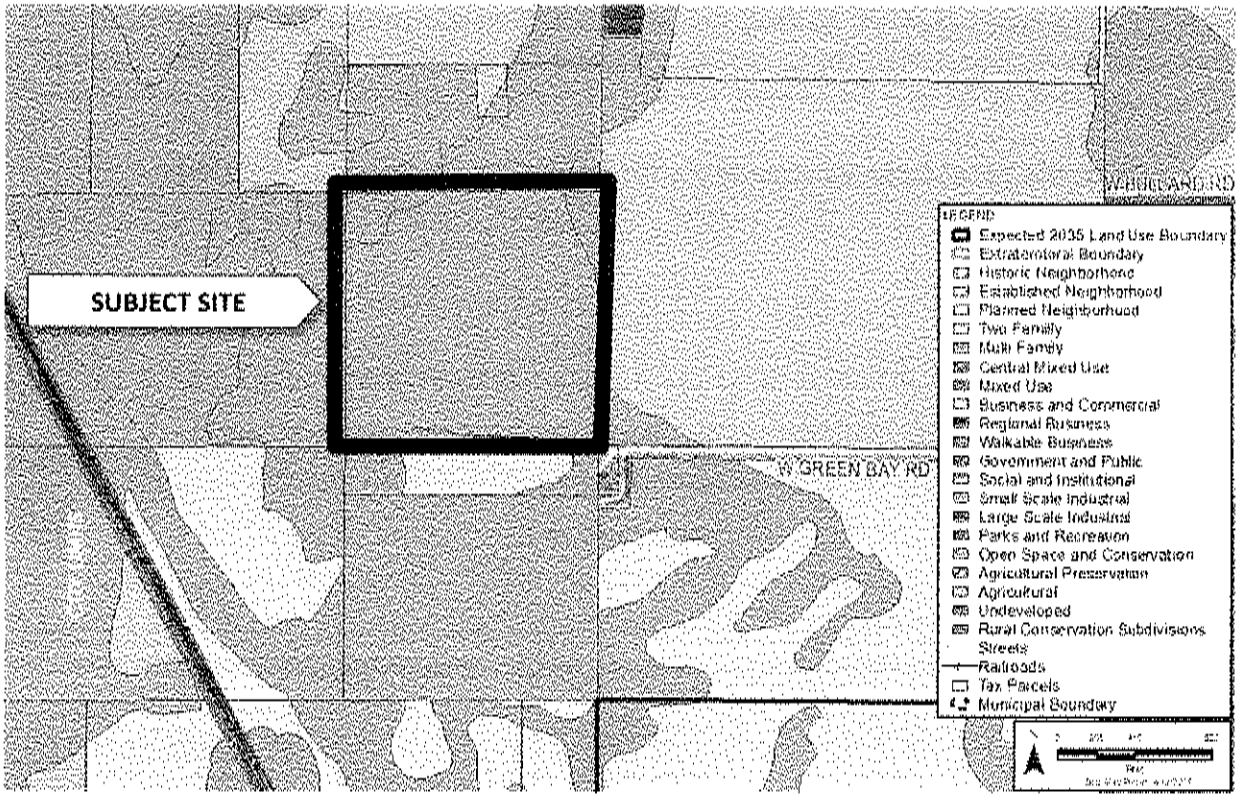


Figure 1 Location Map

Description of request: The applicant is seeking approval of an extraterritorial land division to divide parcel 6-20-131 (Tax ID 040024008) into two lots located at 15600 W Green Bay Road. A 4 acre Parcel would be created, leaving a remaining 36.7 acre parcel. Rock County and Town of Union Planning Staff have forwarded the land division to the City for review and approval.

Existing and Proposed Uses: The existing parcel is undeveloped. The new lot being created consists of an existing home and accessory buildings.

Staff Analysis of the Request: The proposed land division is consistent with Section 130-230 allowing existing homes to be divided from the primary agriculture parcel.

Consistency with the City of Evansville Comprehensive Plan and Municipal Code: The proposed land division is consistent with the Future Land Use Map of the Comprehensive Plan. The proposal also complies with the design standards and environmental considerations as set forth in the Land Division Ordinance.

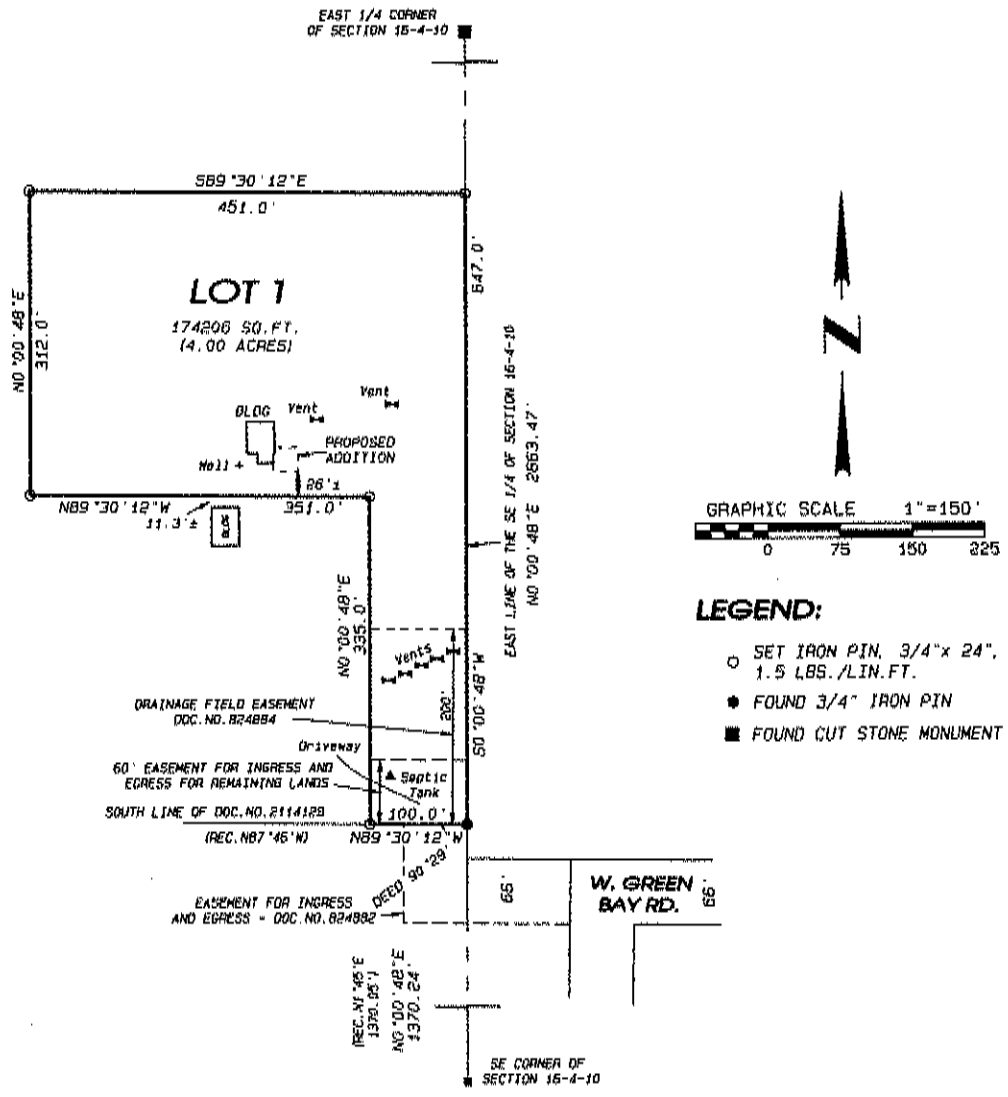
Staff Recommended Motion: ***Motion to recommend to Common Council approval of the extraterritorial land division to divide parcel 6-20-131 (Tax ID 040024008) into two lots located at 15600 W Green Bay Road, finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances, with the condition the Final CSM is recorded with Rock County Register of Deeds.***

LD-2019-04

LD2019 011 (Mosher)
NE 1/4 of SE 1/4 of Section 16
Town of Union

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, T.4N., R.10E. OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN.



LEGEND:

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

NOTE: FIELDWORK COMPLETED APRIL 17, 2019.

NOTE: ASSUMED N0°00'48"E ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 16-4-10.

NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

Project No. 118 - 592 For: MOSHER

SHEET 1 OF 5 SHEETS

Combs & ASSOCIATES
• LAND SURVEYING
• LAND PLANNING
• CIVIL ENGINEERING
309 N. Milwaukee St.
Janesville, WI 53548
www.combssurvey.com
tel: 608 752-0575
fax: 608 752-0534

STAFF REPORT – CONDITIONAL USE PERMIT APPLICATION

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

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

May 6, 2019

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

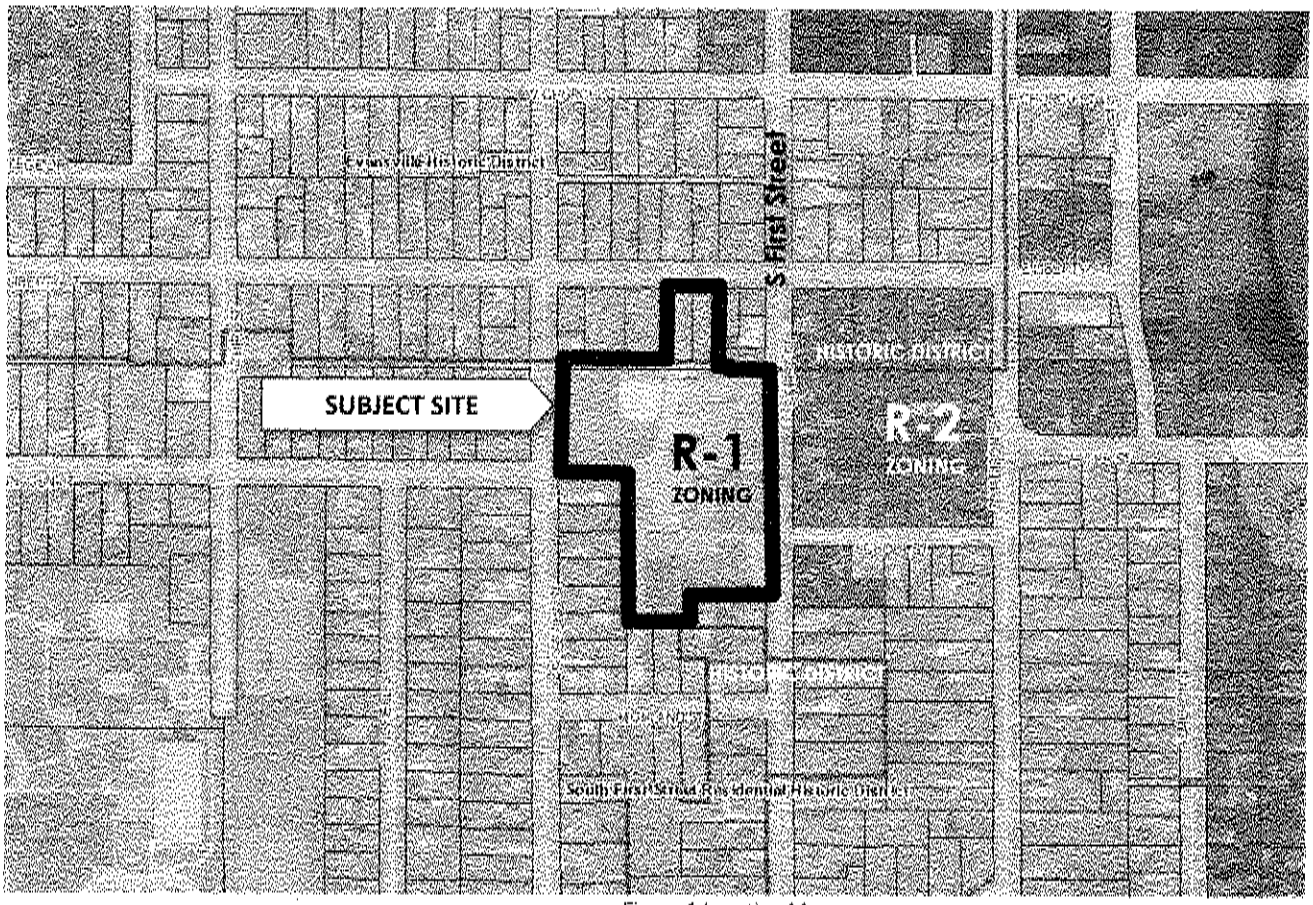


Figure 1 Location Map

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

Background of Request: The Evansville Community School District has passed a referendum and received input from citizen committees to demolish the existing middle school, keeping the recent library addition and construct a new middle school on the same site. Staff has worked with ECSD staff and Bray Architects to coordinate the project with upcoming street work and compliance with municipal codes. Some items

need further review. Historic Preservation reviewed the changes to the existing parking lot on Liberty Street and approved that portion of proposal with the additions of some fencing and landscaping. The proposed building exceed the maximum height limits allowed in R-1. A variance has been requested and is schedule for review May 8, 2019.

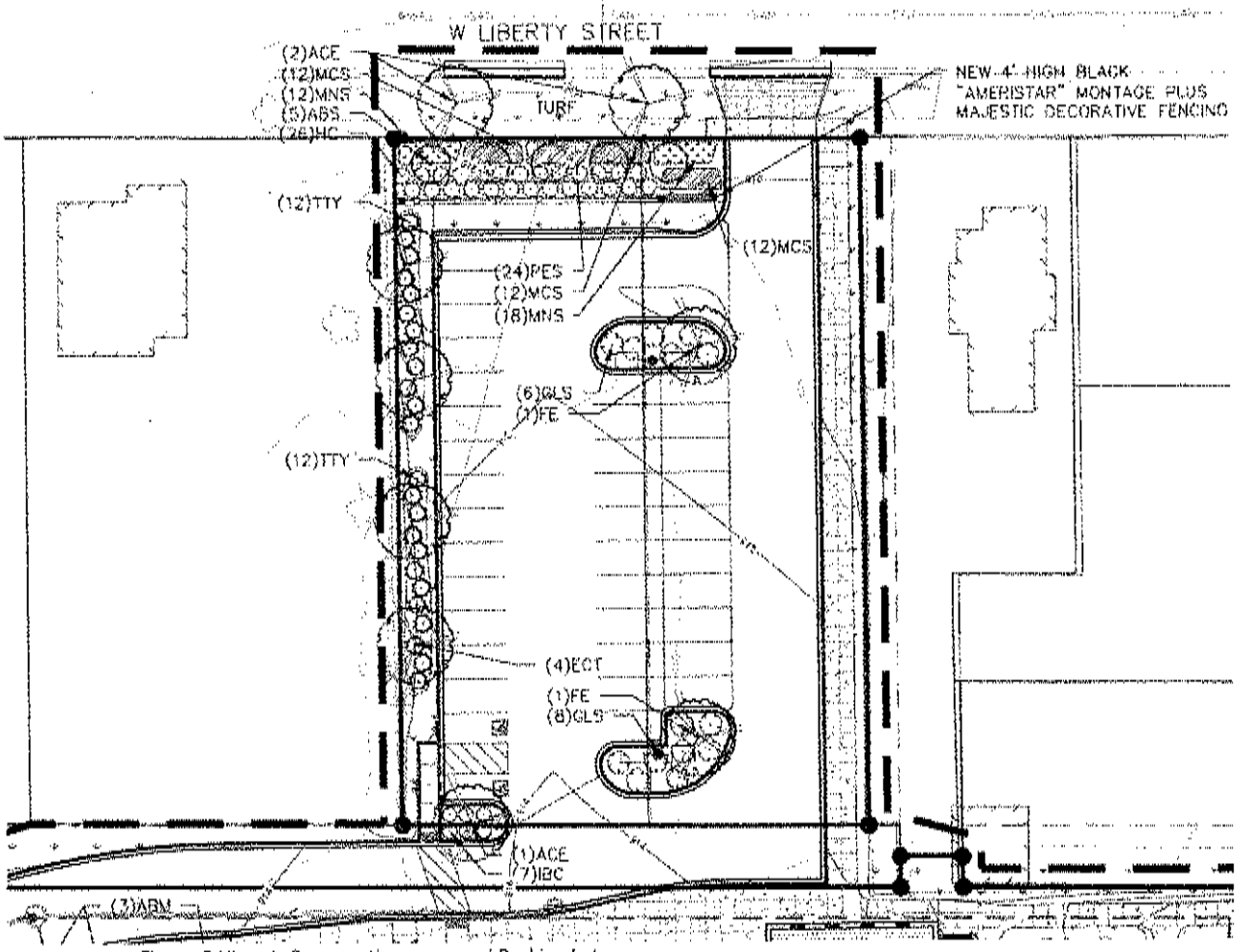


Figure 2 Historic Preservation approved Parking Lot

Staff Analysis of Request: The proposal meets many of the standards in the Municipal Code. An attached review letter highlights some staff comments

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

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

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

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

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

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

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

   Staff Comment: No adverse effect is anticipated on nearby property. The construction of the new facility will have an impact during demolition and construction. However, that impact will not be permanent. The proposal includes a new route for bus pick up and drop off. This will significantly reduce the traffic impact of busses on the neighboring blocks. However, it will concentrate bus traffic to the northwest quadrant of the site.

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

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

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

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

Required Plan Commission conclusion: At this time, staff does not recommend full and final approval, as all considerations of Chapter 130 of the Municipal Code are not fully met. However, a preliminary approval of the site concept is appropriate at this time. The proposed motion below states that, in concept, benefits do in fact outweigh any and all potential adverse impacts, but should be subject to further conditions of approval. The recommended motion includes 4 conditions. 2 additional conditions are listed for commission consideration.

Staff recommended motion for CUP: ***The Plan Commission approves the conceptual site plan as presented, subject to a public hearing and further work with City Staff on resolving issues and submitting remaining documentation outlined in the Review letter dated April 29, 2019.***

City of Evansville

Community Development Department

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

April 29, 2019

Ryan Sands
829 S 1st Street
Milwaukee, WI 53536

RE: Comments for Site Plan Application SP-2018-03 for parcel 6-27-244

Mr. Sands,

A Site Plan Application for 307 S First Street submitted by Bray Architects on behalf of ECSD has been reviewed by City Staff and has been determined to be substantially complete. However, a number of issues came up during review that require attention before a final determination of completeness can occur:

City Engineering and Storm water Comments

- The disturbed area of land for this project will exceed 1 acre and require conformance to the City's storm water control ordinance. Please submit storm water and grading plans for review by the City Engineer.
- Below are comments from City Engineer received April 25th:
    - Item 6 Operating conditions: This may change relative to the potential of utilizing on-street parking on 1st Street
    - Sheet C1.1: The existing water and sewer laterals no longer needed must be abandoned at the main (with an associated pavement patch). All street pavement patches should be to the centerline (or full width) and be a minimum of 10 feet long.
    - Sheet C1.2: The bus driveway coming from S 2nd Street gets very narrow to make it around to the Liberty Street parking lot. Can an exhibit be prepared to show how bus staging is proposed to ensure fire/EMS access at all times? It may be difficult for northbound bus to make the right turn off of S 2nd Street (or right turn on to Liberty Street), consider widening the driveway apron.
    - Sheet C1.4: The site will require on-site features to meet the standards in the City's storm water ordinance. It looks like there is something under the 1st Street parking lot, but more detail is needed, along with supporting calculations. The area north of the 4-square courts looks to be very flat. Consider grading this differently or extending area drains.
    - Sheet C1.5: It appears that the intention is to re-use a sewer and water lateral? Please confirm.
    - Sheet C1.6: Stone tracking pads should be shown at all site entrances.

- Sheet C2.1: Erosion Control Note 6 refers to bio-retention areas. I think this can be deleted. Dewatering discharge locations/flow rates/quality must also be approved by the City before any dewatering takes place.
- Sheet C2.5: Sanitary manhole detail should refer to City of Evansville

Pedestrian Access

- Please note this project will require sidewalks along liberty, 2nd and 1st street be in good condition at end of project.
- Provide a more direct sidewalk connection from main entrance on S First Street to public sidewalk.
- Consider better aligning sidewalks with crossing at Liberty Street.

Parking, Traffic and Busses

- Submit a traffic plan for busses to and from the site, including direction of travel and route taken in the neighborhood.
- Provide documentation the bussing contractor determines the site to be accessible by bus.
- Per Municipal Ordinances, on-site parking lots are not permitted in the R-1 district. (The North lot approved by HPC is in an overlay district and can remain). The surface Lot of off First Street will need to be eliminated or reduced to include no more than the existing parking lot capacity (10-12 cars). Additionally, no parking is permitted in the front yard setback in the R-1 district. If this surface lot remains, it should be relocated to be outside the setback areas and a driveway should align with School Street.
- Relocate ADA ramps to align with crossings at School Street and Liberty Street

Emergency Services

- Provide documentation of plan approval by Evansville EMS and Fire.
- Below are comments from Evansville Fire received April 26th:
  - Please insert a note that the Architect or Designer should contact the Evansville Fire District to go over the locations of fire hydrants and the location and type of Sprinkler connection on the building.

Other

- A City owned narrow parcel borders the northern edge of the primary parcel separating the liberty street parking lot from the school. Please provide any necessary documentation verifying ownership of the parcel. A determination of ownership would need to be established before final site plan approval can be completed. If parcel is owned by City, an agreement to use the parcel will need to be negotiated prior to final site plan approval.
- Incorporate and update Site Plan documents to reflect revisions requested at historic preservation meeting.
- Rotate Ballfield so outfield backups to new school building.
- Specify any proposed signage. Signage is not permitted in the R-1 district unless included as part of a Site Plan Application.
- The building will exceed the maximum allowable height and minimum setback for the R-1 zoning district. As discussed, a variance will be required to address these two concerns, that meeting has been scheduled for Wednesday, May 8th at 6:00pm at City Hall.
- Total landscaping points are not met, please revise landscaping to meet minimum point requirements on the primary parcel. Landscaping required, reviewed and approved as part of historic review would be counted above and beyond any landscaping required per ordinance.
- Please indicate if replacement or alteration of any existing fencing will occur.

- Consider incorporating exterior design comments by Historic Preservation Commission Chair to better define the base, middle and top of the building.
- Provide documentation and details regarding exterior mounted HVAC equipment to assist in better understanding the noise and vibration neighboring properties will be exposed to.

If you have any questions, please let me know.

Sincerely,

Jason Sergeant
Community Development Director

CC: Larry Schalk, Building Inspector (larry.schalk@ci.evansville.wi.gov);
Jerry Roth, District Administrator (rothj@evansville.k12.wi.us);
Brian Berquest, City Engineer (brian@tcengineers.net);
Chad Renly, Municipal Services Director (chad.renly@ci.evansville.wi.gov);
Jamie Kessenich; Evansville EMS Chief (jamie.kessenich@ci.evansville.wi.gov);
Bob Fahey, Evansville Fire Chief;
Mark Kopp, City Attorney (mkopp@janesvillelaw.com);
Bill Hurtley, Mayor (bill.hurtley@ci.evansville.wi.gov); and
Ian Rigg, City Administrator (ian.rigg@ci.evansville.wi.gov)

Gmail

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

3318 Evansville CSD - Middle School Updates for Plan Commission

Ryan Sands <rsands@brayarch.com> Fri, May 3, 2019 at 10:02 AM
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
Cc: "Roth, Jerry (rothj@evansville.k12.wi.us)" <rothj@evansville.k12.wi.us>, Ryan Birschbach <rbirschbach@kapurinc.com>, Andrew Iverson <aiverson@brayarch.com>

Citrix Attachments Expires May 10, 2019

3318_JC McKenna Middle School Site Plan ...5-3.pdf 13.3 MB

Download Attachments

Ryan Sands uses Citrix Files to share documents securely.

Hello Jason,

Please find an updated Plan Commission submittal for the Middle School attached via Sharefile for inclusion in the packet. We have made as many revisions as we could in the time available in response to the review comments and our discussion on Wednesday. There are a couple of items that we may need to continue to study/coordinate further; however, we believe that these revisions are a step in the right direction. Please note that we are showing one additional building signage location shown on the west elevation, as discussed. Civil also noted the monument sign for the Liberty Street parking lot on the site plan per the HPC meeting.

Also, please consider this formal confirmation on behalf of the School District that the proposed project at Evansville High School will have no impact on bussing within the site or on bus routes within the adjacent neighborhoods.

Let me know if you need any additional information or have any questions. See you on Monday evening.

Thanks,

SITE PLAN APPLICATION
Evansville, Wisconsin

SP-2019-03

Version: September 28, 2015

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

- Office Use Only -

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

1. Applicant information

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

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

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

3. Subject property information

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

SITE PLAN APPLICATION
Evansville, Wisconsin
Version: September 28, 2015

SP-2019-03

4. Project Information

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

5. Describe the proposed use.

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

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

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

SITE PLAN APPLICATION
Evansville, Wisconsin
SP-2019-03

Version: September 28, 2015

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

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

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

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

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

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

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

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

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

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

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

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

SITE PLAN APPLICATION
Evansville, Wisconsin

SP-2019-03

Version: September 28, 2015

12. Applicant certification

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

Applicant Signature	Date: 4-10-2019

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

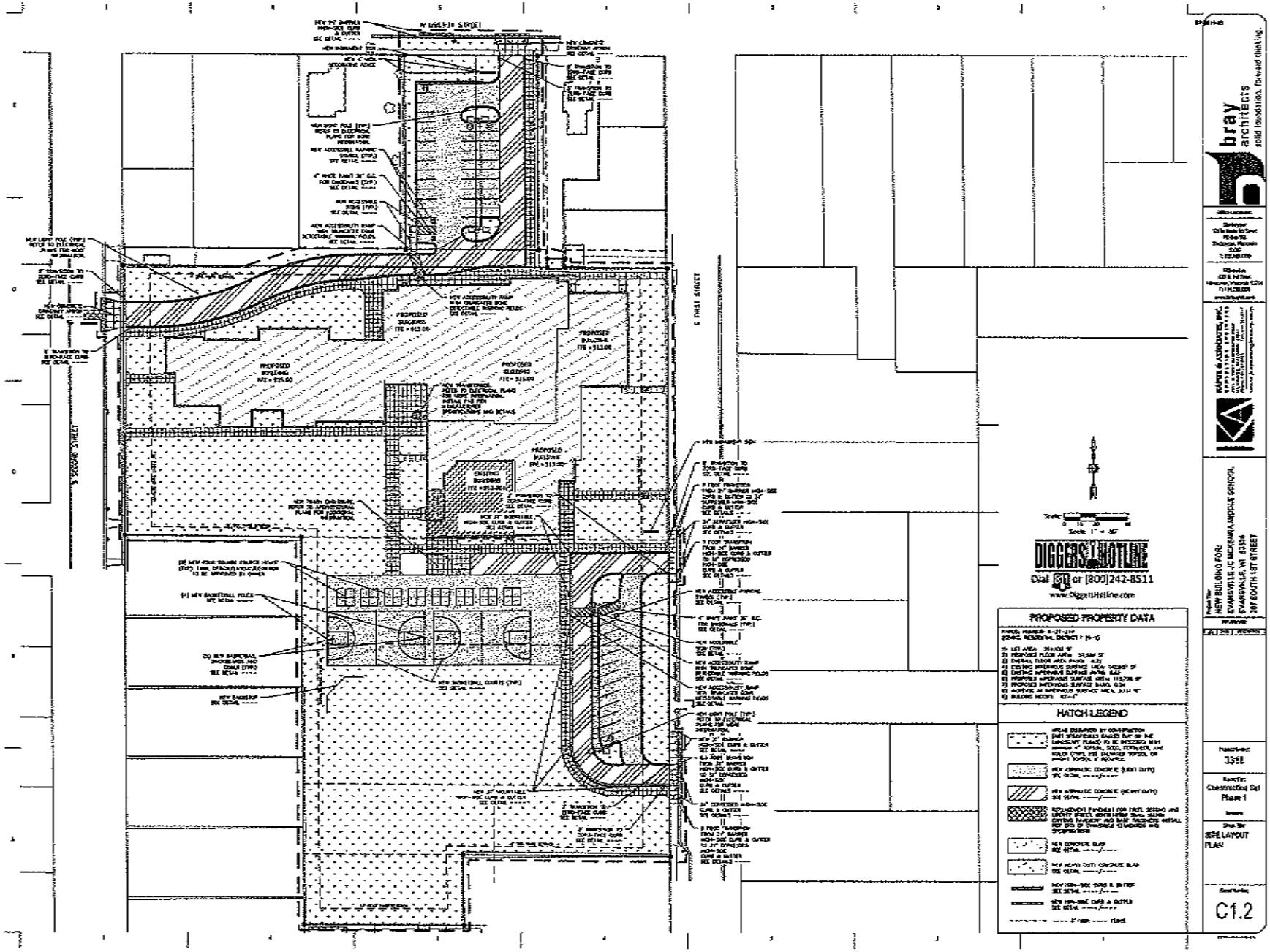
Site Plan Checklist		Complete ? Yes	No
a.	Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	☒	☐
b.	Date of the original plan and the latest date of revision	☒	☐
c.	North arrow and graphic scale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

FACT SHEET

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

SP-2019-03

NEW BUILDING FOR:
EVANSVILLE JO JACKSONIA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET
KAPKE & ASSOCIATES, INC.
braY
architects
solid foundation. forward thinking.
Project No.
3316
Issued:
Construction Set
Phase 1
SITE DEVELOPMENT PLAN
C1.1
DEMOLITION LEGEND
DEMOLITION NOTES
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com
Scale: 1" = 30'
E FIRST STREET
E MAIN STREET
S MADISON STREET
S LIBERTY STREET


W LIBERTY STREET
S PINE STREET
S BROOKS STREET
PROPOSED BUILDING
EXISTING BUILDINGS
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com
PROPOSED PROPERTY DATA
HATCH LEGEND
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solid foundation, forward thinking.
RAPER & ASSOCIATES, INC.
NEW BUILDING FOR:
EVANSVILLE J/C MICKHANA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET
REVISIONS
Project Number
3398
Description
Construction Set
Phase 1
Sheet Title
SITE LAYOUT PLAN
Sheet Number
C1.2

NEW BUILDING FOR:
EVANSVILLE JG MCNEMAR MIDDLE SCHOOL
EVANSVILLE, IN 47715
500 SOUTH 1ST STREET

KRAHE & ASSOCIATES, INC.
CONSULTING ENGINEERS
7111 E. 9 Mile Road, Suite 100
Evansville, Indiana 47715
(812) 479-1811
www.krahe-engineers.com

bray architects
solid foundations, forward thinking

Project No. 3311
Issue Date: Construction Set
Phase 1
Drawn By:
Sheet Title: SITE LAYOUT PLAN
Sheet Number: C1.2

PROPOSED PROPERTY DATA

HATCH LEGEND

DIGGERS HOTLINE
Dial 811 or (800)242-3511
www.diggershotline.com

Scale: 1" = 30'

N. Kansas Street

S. First Street

S. Fares Street

S. Kansas Street

S SECOND STREET
S FIRST STREET
S FIRST STREET
PAVEMENT MARKING LEGEND
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.diggershotline.com
NEW BUILDING FOR:
EVANSVILLE JC MCKENNIA MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET
KAPUN & ASSOCIATES, INC.
CONSULTING ENGINEERS
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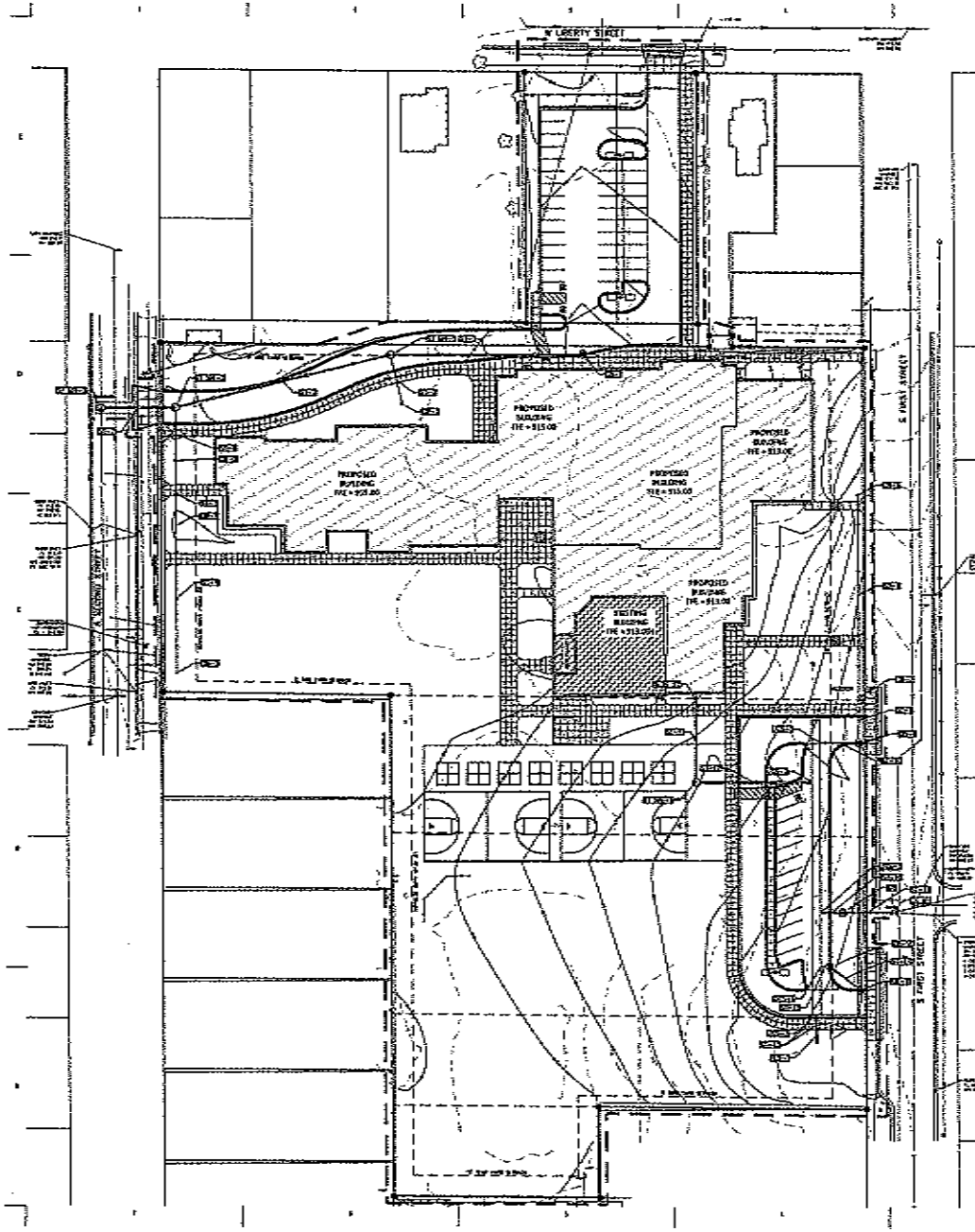
architects
solid foundation, forward thinking.
C1.3

NEW BUILDING FOR:
EVANSVILLE MONTESSORI SCHOOL
EVANSVILLE, IN 47708
307 SOUTH 1ST STREET
EXAMUS & ASSOCIATES, INC.
brayarchitects
Project No. 1318
Construction Set
Phase 1
SITE/UTILITIES PLAN
C1.4
GRADING LEGEND
DIGGERS HOTLINE
Dial 811 or (800)242-3511
www.DiggerHotline.com
3 FIRST STREET
S. FIRST STREET
PROPOSED BUILDING
PROPOSED CONCRETE WALK
PROPOSED ASPHALT PAVING



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

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

SITE UTILITY LEGEND AND NOTES

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

1. ANY PROJECT SPECIFICATIONS AND ANY STANDARDS INTERCHANGE FOR SEWER AND WATER CONSTRUCTION BY MUNICIPAL AND POINT OF CONNECTION FOR THE LATERAL OF SEWER MAY SHALL BE AT THE LOWEST POINT OF THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID FROM THE WELL END OF THE WELL AND BRANCH AND, OR WITH THE INTERFACE BRANCH END OF BLANK BRANCH AND CAPPING PIPE. PLUMBING CONTRACTOR SHALL VERIFY THE CONNECTIONS TO NEW SEWER AND WATER SERVICE WITH THE MUNICIPALITY. THE CONTRACTOR SHALL VERIFY THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IF NEEDED, AND GRADE TO BE 0.5% BEFORE PIPE IS LAID.

2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES UNDER MUNICIPALITY, PROPERTY OWNER, AND OTHERS. HOWEVER, SAID INFORMATION IS RELIEVED TO BE RELIABLE, NO ASSURANCE AND COMPLETENESS CANNOT BE GUARANTEED AND ASSUMED TO

3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. SERVICE LATERAL FROM THE MAIN TO COPIES OF DOMESTIC WATER APPROVAL PERMITS, HOLDING BUT NOT LIMITED TO IOWA STATE OF IOWA, PLUMBING, IOWA, COUNTY, AND STORM WATER DISCHARGE.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DISTRICT OFFICE TO ALLOW SHOW SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCING OF WORK.

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

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR MAINTAINING DRAINAGE AT ALL CONSTRUCTION AND DEMOLITION AREAS TO PREVENT PONDING OF ALL EXISTING UTILITIES FROM DAMAGE AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, TELEPHONE, CABLE, AND WATER. ANY DAMAGE OR INTERRUPTION RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE REPAIRED IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL DRAWINGS, CONFIRMING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES FROM THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE INCLUSION OF SAID UTILITIES WITHIN THE WORK AS NECESSARY TO PREVENT PROPER REPAIR/ALLOWANCE FOR UTILITY OWNER'S REQUIREMENTS

8. ALL EXISTING UTILITY LINES SHALL BE FIELD LOCATED AND SUPPORTED/PROTECTED DURING CONSTRUCTION TO MEET SAFETY IN SERVICE AND TO PREVENT DAMAGE. WHERE ANY INTERFERENCE EXISTING ARE TO BE INSTALLED BELOW EXISTING UTILITIES, SUPPORT EXISTING LINES IN PLACE. WHERE REQUIRED BY BOTH MUNICIPALITIES, AND PHYSICAL INTERFERENCE OF UTILITY, STEEP NEW UTILITIES THAT COULD INTERFERE EXISTING UTILITIES SHALL BE SHUTTED OFF IN SAME MANNER AS THAT SPECIFIED FOR NEW UTILITIES. PROVIDE TEMPORARY CONCRETE FILL SMOOTHLY REMOVE EXISTING UTILITIES WHERE SPECIFIED DISCONNECTION REQUIRED TO CHANGE THE WORK.

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Office Location:
Bray Architects
1323 Main St Stand
PO Box 89
Bettendorf, Illinois
52722
T: 563.359.1100

Milwaukee
225 E. Lake Drive
Milwaukee, Wisconsin 53217
T: 414.290.5070
www.brayarchitects.com

KAPPE & ASSOCIATES, INC.
CIVIL & LAND DEVELOPMENT CONSULTANTS
7916 N. 107th Street
Milwaukee, WI 53224
Phone: (414) 357-3977
Fax: (414) 357-8370
www.kappeassociates.com

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

Revisions:
1 PLAN REVIEW

Project Number:
3359

Issued For:
Construction Set
Phase I

Sheet Title:
SITE UTILITY PLAN

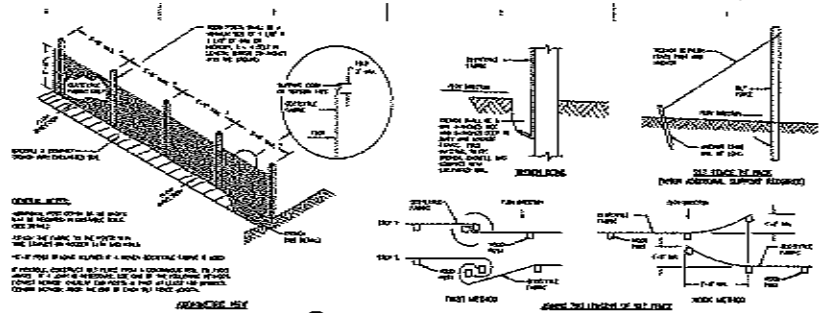
Sheet Number:
C1.5A

NEW BUILDING FOR:
EVANSVILLE JR MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
357 SOUTH 1ST STREET
KAPUR & ASSOCIATES, INC.
bray architects
solid foundation. forward thinking.
Project No. 3318
Submittal Construction Set Phase 1
Sheet No. C1.6
SITE EROSION CONTROL PLAN
EROSION CONTROL LEGEND
POINTS OF CONTACT
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.diggershotline.com
S FIRST STREET
E MAIN STREET
E SECOND STREET
PROPOSED BUILDING FFE = 793.00
PROPOSED BUILDING FFE = 793.50
PROPOSED BUILDING FFE = 793.00
PROPOSED BUILDING FFE = 793.50

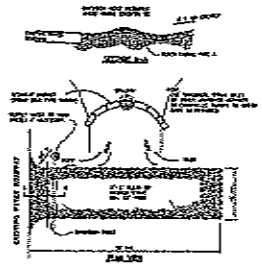
EROSION CONTROL MEASURES

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

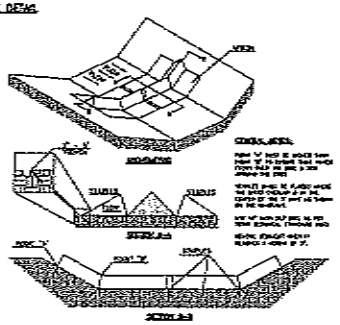
DEWATERING PLAN



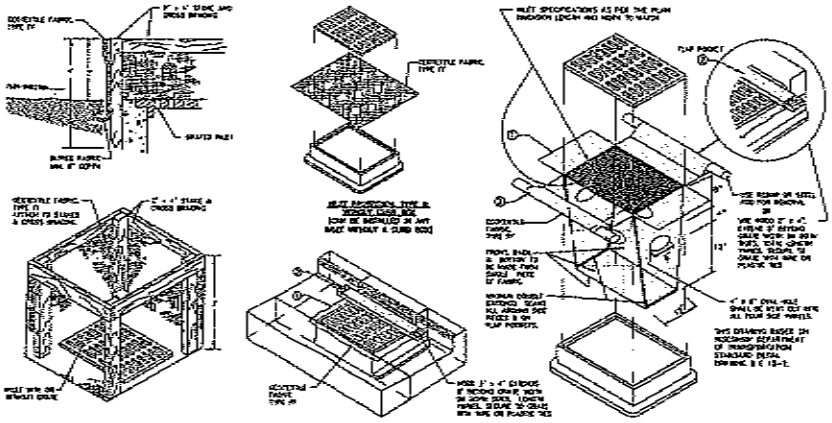
1 SILT FENCE DETAIL
NTS



2 STONE TRACKING CONSTRUCTION ENTRANCE
NTS



3 TRIANGULAR SILT SAKE
NTS



4 INLET PROTECTION DETAIL
NTS

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KAHLER & ASSOCIATES, INC.

PROJECT NAME:
NEW BUILDING FOR:
EVANSVILLE JO MCHENRY MIDDLE SCHOOL
EVANSVILLE, WI 53536
307 SOUTH 1ST STREET

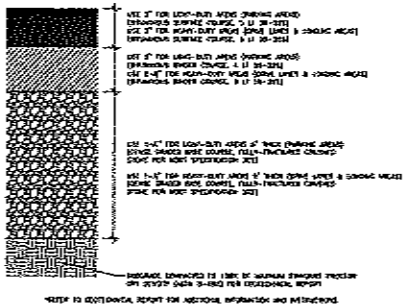
REVISIONS

Project No.: 3316

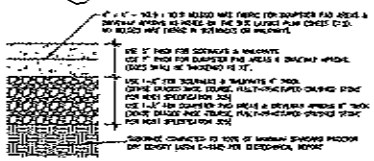
Issued for: Site Plan Application

Drawing Title: SITE DETAILS

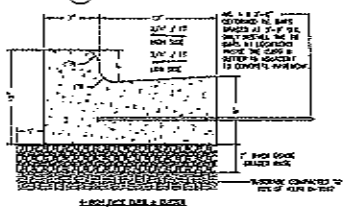
Sheet Number: C2.1



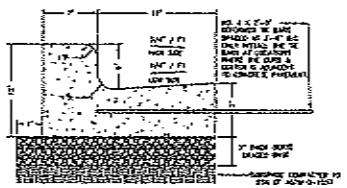
5 ASPHALTIC CONCRETE PAVEMENT
N.T.S.



6 CONCRETE SIDEWALK/SLAB
N.T.S.

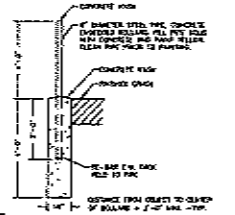


4-INCH FACE CURB & GUTTER

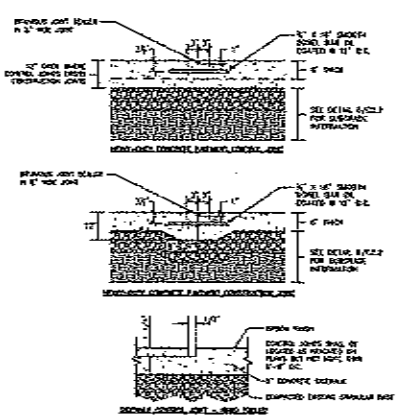


SIDEWALK CURB & GUTTER

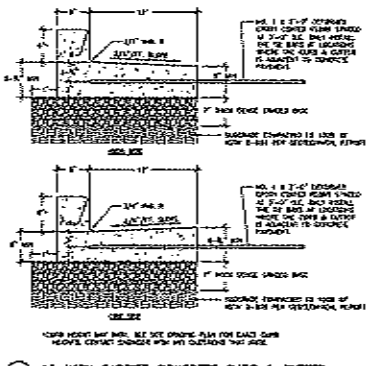
10 24-INCH BARRIER CURB & GUTTER
N.T.S.



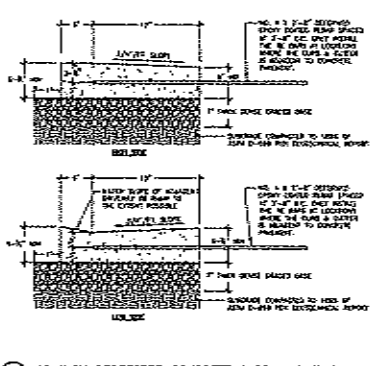
15 6" STANDARD STEEL BOLLARD
N.T.S.



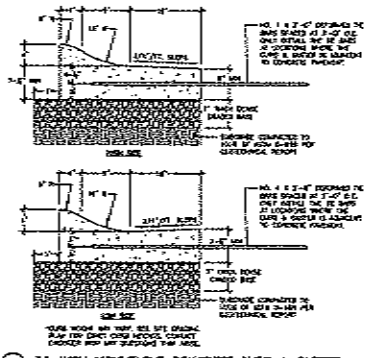
7 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)
N.T.S.



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



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



11 33-INCH MOUNTABLE CONCRETE CURB & GUTTER
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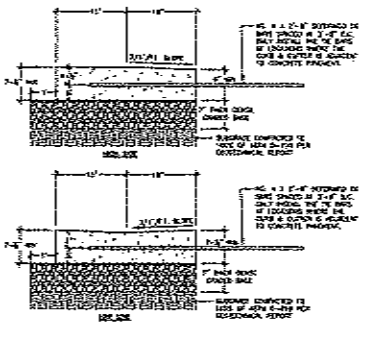

12 31-INCH DEPRESSED MOUNTABLE CONCRETE CURB & GUTTER
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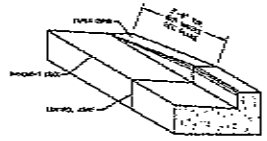
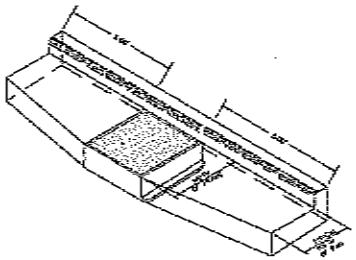
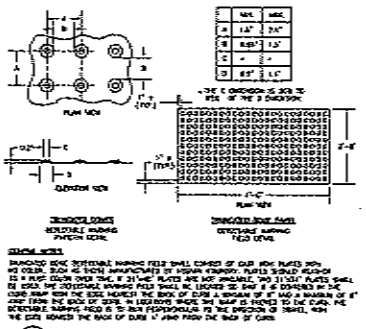


13 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB
N.T.S.

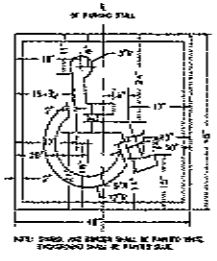


14 CONCRETE GUTTER PAN TRANSITION AT STORM SEWER INLETS
N.T.S.



	MIN.	MAX.
A	1'-6"	2'-0"
B	6'-0"	7'-0"
C	2"	4"
D	6'-0"	7'-0"

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



17 ACCESSIBLE PARKING STALL SYMBOL
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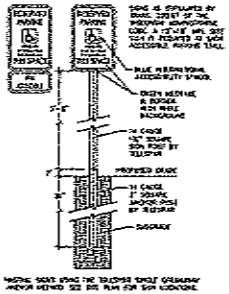
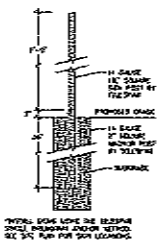


18 ACCESSIBLE PARKING STALL SIGN
N.T.S.



19 SIGN POST DETAIL
N.T.S.

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KAUFFER & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS

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

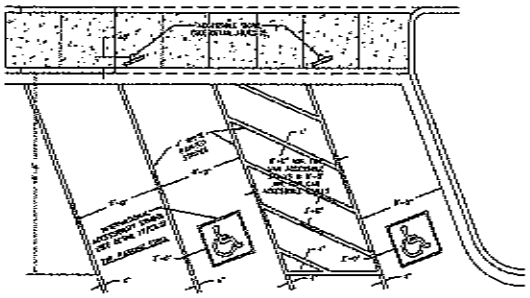
REVISIONS
NO. DATE DESCRIPTION

Project No.
3311

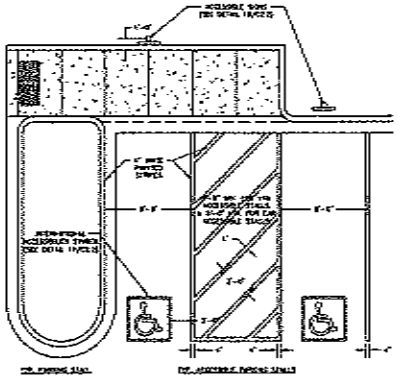
Issued for:
Site Plan Application

Sheet Title:
SITE DETAILS

Sheet Number:
C2.2



20 ACCESSIBLE PARKING STALL MARKING
N.T.S.



21 ACCESSIBLE PARKING STALL MARKING
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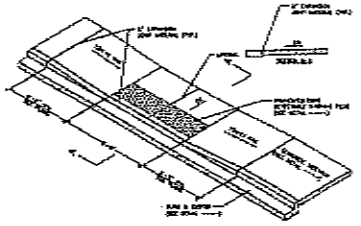
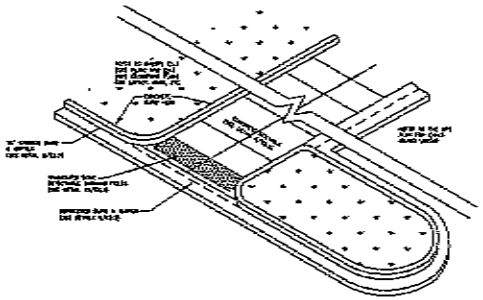
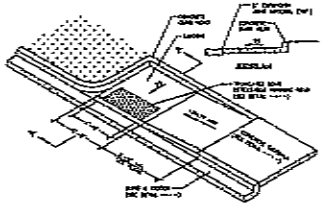


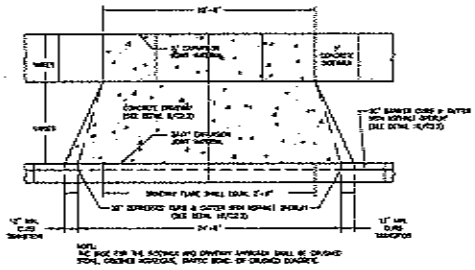
22 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



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



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



25 STANDARD CONCRETE DRIVEWAY
N.T.S.

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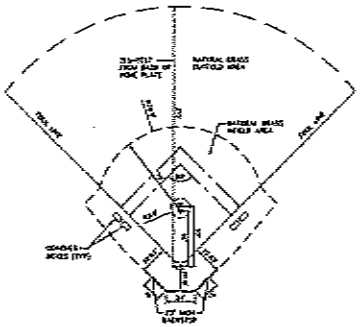
NEW BUILDING FOR:
EVANSVILLE JG MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
207 SOUTH 1ST STREET

3588

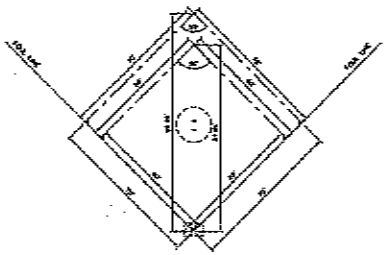
Site Plan
Application

SITE DETAILS

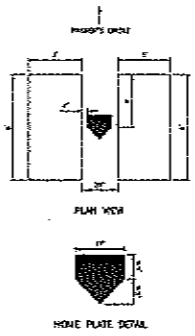
C2.3



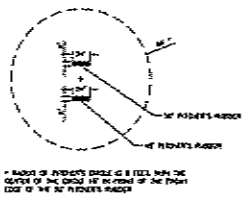
(40) BASEBALL/SOFTBALL DIAMOND
N.T.S.



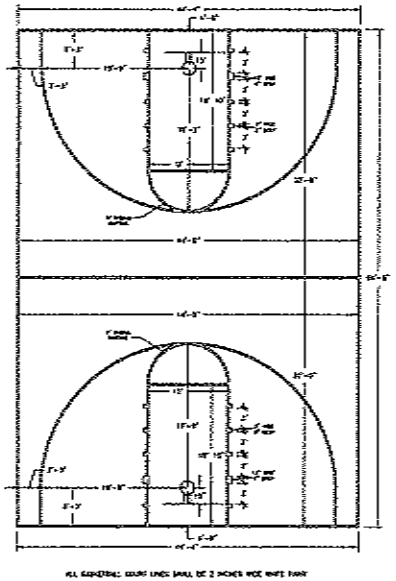
(41) BASEBALL/SOFTBALL DIAMOND BASE DISTANCE DETAIL
N.T.S.



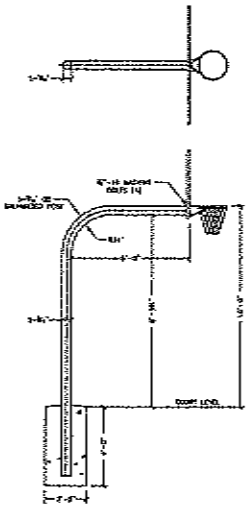
(42) BATTER'S BOX/HOME PLATE DETAIL
N.T.S.



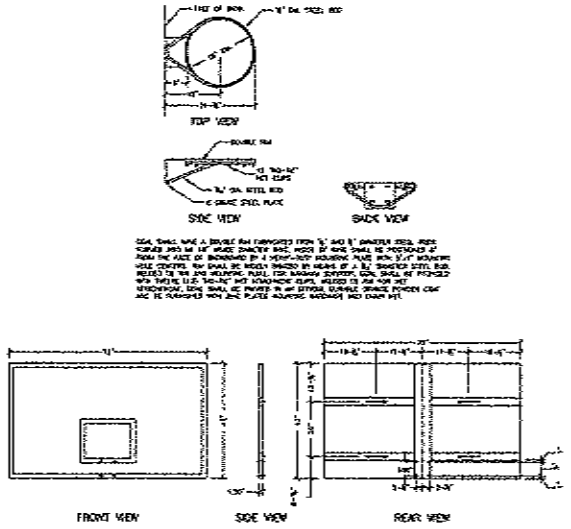
(43) COMBINED BASEBALL & SOFTBALL PITCHER'S CIRCLE



(44) BASKETBALL COURT LAYOUT
N.T.S.



(45) BASKETBALL POLE
N.T.S.



(46) BASKETBALL BACKBOARD AND GOAL
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NEW BUILDING FOR:
EVANSVILLE JC MCKENNA MIDDLE SCHOOL
EVANSVILLE, WI 53536
387 SOUTH 1ST STREET

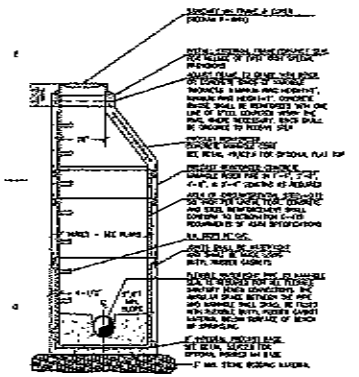
REVISIONS
SET/PLT ISSUES

Project Number
3316

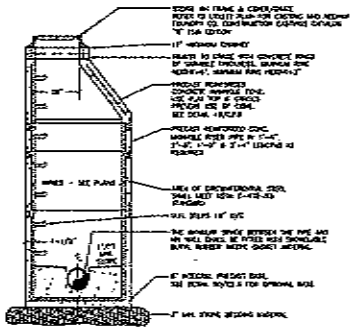
Issued For
Site Plan Application

Sheet Title
SITE DETAILS

Sheet Number
C2.4



47 SANITARY MANHOLE DETAIL
N.T.S.



48 STORM MANHOLE DETAIL
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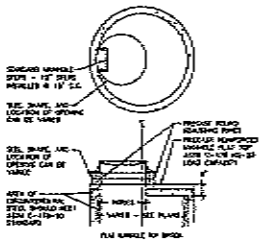
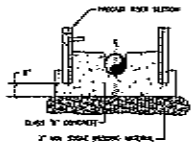
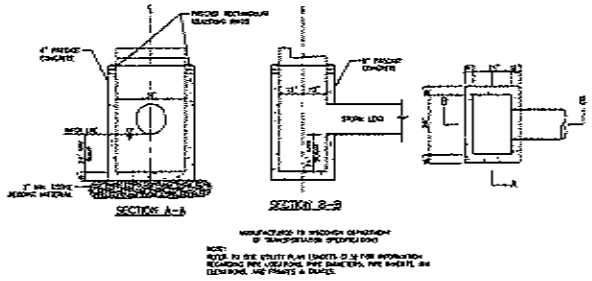


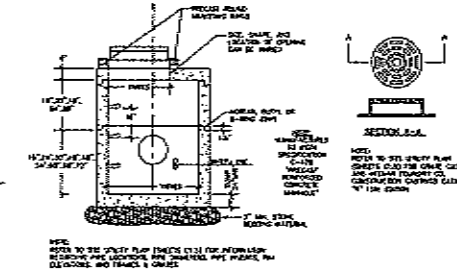
49 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



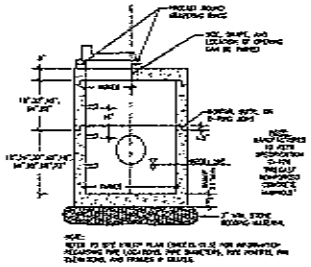
50 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



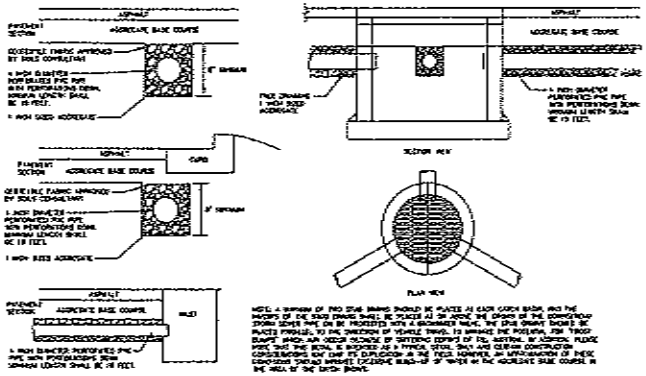
51 24" X 36" STORM CATCH BASIN WITH CURB INLET/CURB BOX FRAME & GRATE
N.T.S.



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



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



54 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
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CIVIL & LAND DEVELOPMENT CONSULTANTS

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

3349

Site Plan Application

SITE DETAILS

C2.5

NEW BUILDING FOR
EVANSVILLE JR MONTANA MIDDLE SCHOOL
EVANSVILLE, WI 53536
337 SOUTH 1ST STREET
Project No: 3316
Submittal: Construction Set Phase 1
Sheet Title: SITE LANDSCAPE PLAN
Sheet Number: L1.1
KAHLER & ASSOCIATES, INC
bray architects
B FIRST STREET
S MADISON STREET
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.diggershotline.com

Plant Schedule :

	Botanical Name	Common Name	Quantity	Spacing	Install Size	Size Height, Spread, Caliper	Comment
Deciduous Trees							
ABU	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	1	As Plan	2.5" caliper B&B	45'x30'	
AGL	Amelanchier x grandiflora 'Autumn Brilliance' Multi-Trunk	Autumn Brilliance Serviceberry	1	As Plan	2.5" caliper B&B	25'x25' Multi	
ACE	Celtis occidentalis 'Prairie'	Hackberry	1	As Plan	2.5" caliper B&B	50'x40'	
GTS	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	1	As Plan	2.5" caliper B&B	50'x35'	
PSI	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	1	As Plan	2.5" caliper B&B	35'x20'	
TAM	Tilia americana 'Redmond'	Redmond Linden	1	As Plan	2.5" caliper B&B	50'x35'	
TAR	Tilia americana 'Sentry'	Sentry Linden	1	As Plan	2.5" caliper B&B	50'x15'	
ULA	Ulmus x 'Morton' Accolade	Accolade Elm	1	As Plan	2.5" caliper B&B	45'x40'	
Evergreen Trees							
PGL	Picea glauca var. densata	Black Hills Spruce	3	As Plan	6' B&B	50'x15'-20'	
PMG	Picea omorika 'Fatcat'	Fatcat Spruce	4	As Plan	6' B&B	30'x8'-12'	
Evergreen Shrubs							
JSU	Juniperus sabina 'Blue Ice'	Blue Ice Juniper	6	As Plan	5 gal	3'x6'	
SAT	Taxus x media 'Tauntonii'	Taunton Yew	9	As Plan	#5 cont	4'x6'	
SVH	Syringa x 'Bloomerang'	Bloomerang Lilac	3	As Plan	#5 cont	4'x4'	
Deciduous Shrubs							
ACG	Cornus sericea 'Kelseyi' (Compacta)	Kelseyi Dwarf Dogwood	8	As Plan	#2 cont	2'x3'	Multiple at 3' mark
ACS	Cornus sericea 'Cardinal' (PP18,922)	Cardinal Red Dogwood	14	As Plan	#2 cont	5'x5'	
CLB	Clethra alnifolia 'Hummingbird'	Dwarf Pink Summersweet	4	As Plan	#2 cont	3'x3'	
DAW	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	13	As Plan	#2 cont	4'x5'	
HSA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	12	As Plan	#2 cont	5'x5'	
HPA	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	21	As Plan	#2 cont	6'x5'	Multiple at 3' mark
HPG	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	19	As Plan	#2 cont	8'x5'	
LAV	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	7	As Plan	#2 cont	6'x6'	
MPM	Physocarpus opulifolius 'Monlo' PP11,681	Mindgold Ninebark	8	As Plan	#2 cont	5'x5'	
RUF	Rhus aromatica 'Gro-low'	Gro-low Sumac	14	As Plan	#2 cont	3'x6'	
Perennials							
ACE	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	18	As Plan	1 gal	3'x2'	
EPP	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	18	As Plan	1 gal	3'x2'	
HFA	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	3	As Plan	1 gal	2'x2'	
PAB	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	10	As Plan	#1 cont	3'x3'	
PAT	Panicum virgatum 'Thundercloud'	Thundercloud Switch Grass	79	As Plan	#1 cont	4'x3'	
PVP	Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	16	As Plan	#1 cont	5'x3'	
RFG	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-Eyed Susan	9	As Plan	#1 cont	2'x2'	
SSC	Sporobolus heterolepis 'Cloud'	Cloud Prairie Dropseed	9	As Plan	#1 cont	3'x3'	
VOV	Veronica x 'Oxford Dwarf'	Oxford Dwarf Veronica	3	As Plan	#1 cont	1'x2'	
VSA	Veronica spicata 'Sunny Blue'	Sunny Blue Spiked Veronica	3	As Plan	#1 cont	2'x2'	
PDS	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	4	As Plan	#1 cont	2'x2'	
SBA	Sesleria autumnalis	Autumn Moor Grass	3	As Plan	#1 cont	2'x2'	
PDD	Pennisetum 'Dwarf Fountain'	Dwarf Fountain Grass	38	As Plan	#1 cont	2'x2'	
SPH	Sporobolus heterolepis	Prairie Dropseed	8	As Plan	#1 cont	2'x2'	
VBA	Veronica 'Blue Fortune'	Blue Fortune Veronica	12	As Plan	#1 cont	2'x2'	
PDG	Pennisetum 'Dwarf Garnet'	Dwarf Garnet Fountain Grass	12	As Plan	#1 cont	2'x2'	

NOTE: Contractor shall verify all plant quantities. Plan quantities take precedence over list.

CITY PLANTING NOTE:

IMPERVIOUS SURFACE: 69,624 SF
40 LANDSCAPE PTS PER 1000 SF

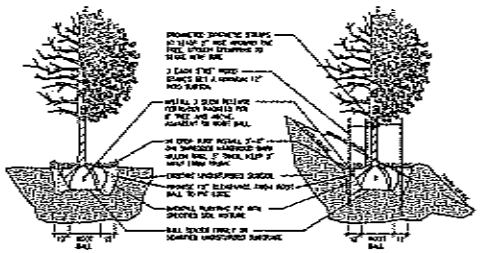
REQUIRED LANDSCAPE PTS : 2,785
PROVIDED LANDSCAPE PTS : 3,844

6 EXISTING MATURE DECIDUOUS TREES TO REMAIN

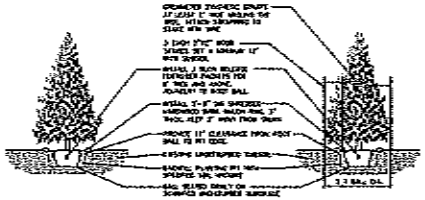
1 LANDSCAPE SCHEDULE
NOTE: SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE SECURED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND WOOD MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER OPAQUE COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION
3. BARK MULCH TO BE FINELY SHREDDED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MULCH. EXISTING DEBRIS AND WEED SAVE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF SHREDDED HARDWOOD BARK MULCH OVER FINISH GRADE FROM SEED FINISHED GRADE. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND SOD, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL WEED, DRY EDGE MATERIAL ALL ALUMINUM, TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS WHEN NECESSARY PRIOR TO PLANTING. DO NOT CUT LEADERS OF LARGE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-TRUNK TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR BELOW WHERE ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH BASIC ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO ENCOURAGE THE MOST AESTHETIC VIEW
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE MULCHING STRATA.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR PERENNIAL BEDS & SHRUBS PLANTED IN BULK AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 5'-0" DIA. FOR DECIDUOUS TREES AND ALL PERENNIAL SHRUBS IN LAWN AREAS. 3'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 3" AWAY FROM TRUNK.
18. STAKING - ONLY USE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL REQUIRE STAKING EITHER WHEN SIZE FOR 2/3 OF THE SIZE IS TREE TO SMALL, SET TREE STRAIGHT AND PLUMB AND DIRECTLY TO FACE OF NEAREST POINT – UTILITY CONNECTION, SIDEWALK, DRIVEWAY, ETC. STAKE TREES AT LEAST 3" FROM AROUND THE TREE, EITHER ENSURING TO STAKE NEW TREE, STAKES ONLY WHEN NECESSARY, STAKES SHOULD BE CHECK DAILY AND TIE SECURED TO PREVENT GIRDLING. CHECK AT LEAST EVERY THREE MONTHS FOR SIGNS OF GIRDLING, STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. STONE CHIP MAINTENANCE STRIP TO BE 3-INCH MINIMUM DEPTH OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 3-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON LOCAL SITE LANDSCAPE PLAN.
20. STONE CHIP TO BE 3-INCH MINIMUM BLACK DECORATIVE STONE CHIP FROM MARQUEZ STONE. CONTRACTOR TO CONTACT MARQUEZ STONE FOR ACTUAL LOCAL ROAD BASED, AT 33609 TELEPHONE (303)694-4500 EMAIL SHIPMARQUEZSTONE.COM
21. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 91 00 TOPSOIL AND GRADES FOR ADDITIONAL INFORMATION.

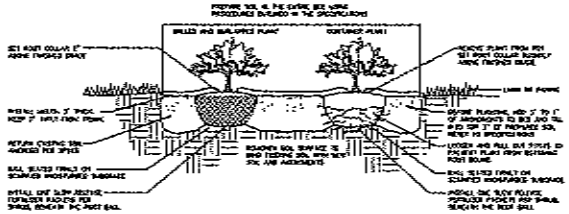
2 LANDSCAPE NOTES
NOTE: SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION



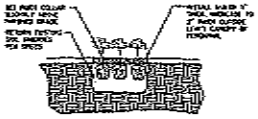
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



6 PERENNIAL PLANTING
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Office Locations:
Shakopee
1224 Lewis St. Court
PO Box 253
Shakopee, Minnesota
55379
T: 952.445.6004

Milwaukee
528 E. 1st Street
Milwaukee, Wisconsin 53204
T: 414.224.0758
www.brayarchitects.com

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www.karvaassociates.com

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

Revisions

Project Number
3318

Description
Construction Set
Phase 1

Sheet Title:
SITE LANDSCAPE DETAILS

Sheet Number
L2.1

1 ELECTRICAL SITE PLAN - PHOTOMETRIC
SCALE: 1" = 40'-0"

TYPE	DESCRIPTION	WATTS	LUMENS	LLF	CCT	MOUNTING	VOLTAGE	MANUFACTURER	CATALOG NUMBER	NOTES
N	EXTERIOR CANOPY - WALL PACK MOUNT	36	3674 LM	-	4000K	WALL	120-277V	LITHONIA LIGHTING	DSXW1 LED 30K 70CRI T3M MVOLT DDBXD	
P1	EXTERIOR WALL PACK TYPE 1 (DOWNLIGHT)	36	3674 LM	-	4000K	WALL	120-277V	LITHONIA LIGHTING	DSXW1 LED 30K 70CRI T3M MVOLT DDBXD	
P2	EXTERIOR WALL PACK TYPE 2 (DOWNLIGHT)	36	3674 LM	-	4000K	WALL	120-277V	LITHONIA LIGHTING	DSXW1 LED 30K 70CRI T3M MVOLT DDBXD	
T1	SINGLE HEADED TYPE 1 LED POLE MOUNTED SITE LIGHTING ON CONCRETE BASE PER DETAIL 2/E0.0	36	3674 LM	-	4000K	POLE	120-277V	LITHONIA LIGHTING	DSXW1 LED 30K 70CRI T3M MVOLT DDBXD	12
T2A	DOUBLE HEADED TYPE 2 LED POLE MOUNTED SITE LIGHTING ON CONCRETE BASE PER DETAIL 2/E0.0	72	7348 LM	-	4000K	POLE	120-277V	LITHONIA LIGHTING	DSXW1 LED 30K 70CRI T3M MVOLT DDBXD	12
T2B	DOUBLE HEADED TYPE 2 LED POLE MOUNTED SITE LIGHTING ON CONCRETE BASE PER DETAIL 2/E0.0	72	7348 LM	-	4000K	POLE	120-277V	LITHONIA LIGHTING	DSXW1 LED 30K 70CRI T3M MVOLT DDBXD	12

ALL LIGHTING TO BE MOUNTED ON CONCRETE BASE PER DETAIL 2/E0.0

NOTES:
1. REFER TO SHEET E0.0 FOR PHOTOMETRIC PLAN
2. REFER TO SHEET E0.0 FOR LUMINAIRE SCHEDULE

CALCULATION SUMMARY						
LABEL		AVG	MAX	MIN	MAX/MIN	AVG/MIN
OUTSIDE PARKING SCHEDULE	+	3.0 fc	6.3 fc	0.0 fc	N/A	N/A
ACCESS - PEAK	+	10.5 fc	13.5 fc	5.1 fc	2.6:1	4.2:1
ACCESS - SOUTH	+	5.1 fc	17.2 fc	0.1 fc	172.0:1	15.6:1
PARKING - SOUTH	+	5.1 fc	17.2 fc	0.1 fc	172.0:1	15.6:1
SITE	+	0.1 fc	4.1 fc	0.0 fc	N/A	N/A
WALKWAY - EAST	+	3.5 fc	27.2 fc	0.2 fc	136.0:1	17.5:1
WALKWAY - NORTH	+	10.8 fc	13.0 fc	0.1 fc	130.0:1	108.0:1
WALKWAY - SOUTH	+	11.1 fc	13.0 fc	0.1 fc	130.0:1	111.0:1
WALKWAY - WEST	+	7.1 fc	14.8 fc	0.2 fc	74.0:1	35.5:1

1 ELECTRICAL SITE PLAN - PHOTOMETRIC
SCALE: 1" = 40'-0"

2 SITE FOOTINGS MOUNTING CONCRETE BASE DETAIL
SCALE: N.T.S.

GENERAL NOTES
1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

KEYNOTES
1. [illegible]
2. [illegible]

NOTES
1. [illegible]
2. [illegible]
3. [illegible]

PRIMARY	SECONDARY
[illegible]	[illegible]

NOT FOR CONSTRUCTION

Project No: 3316

Issue: Site Plan Application

Title: Electrical Site Plan - Photometric

Sheet No: E0.0

DESIGN DEVELOPMENT
FRANKSVILLE MIDDLE SCHOOL
FRANKSVILLE SCHOOL DISTRICT
307 S 1ST ST

Owner

Architect: bray architects
solid foundation. layered planning.

Consultants

Revisions

Seal

Drawn
Checked

Date

Project No.

Sheet No.

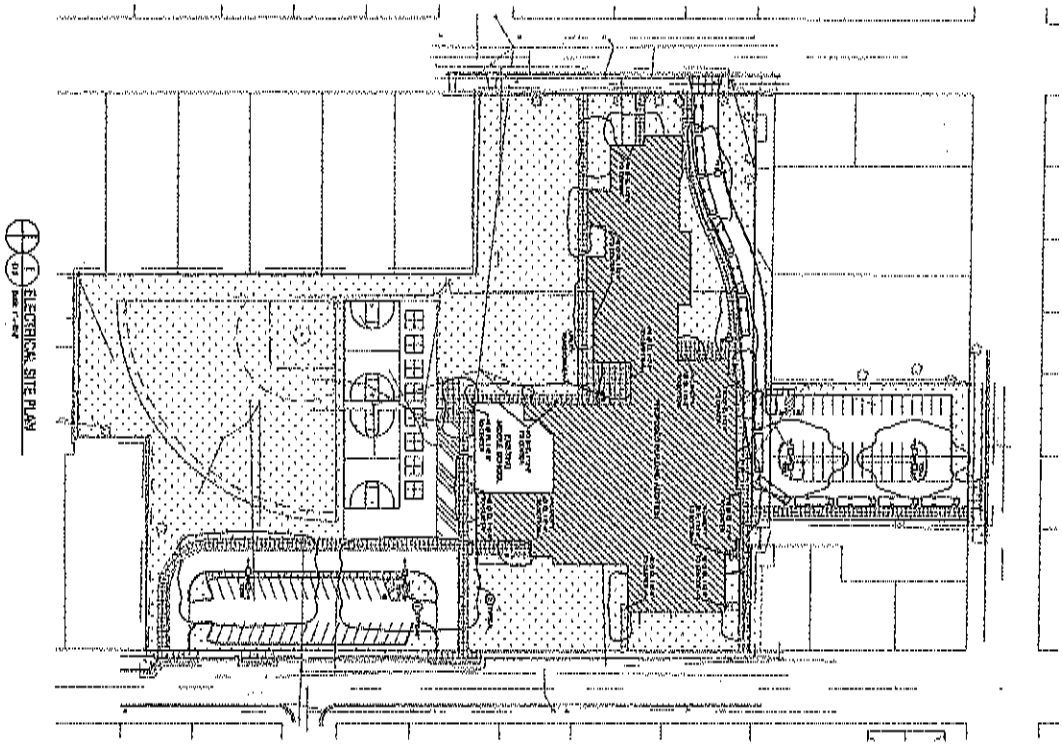
Drawing Title

Scale

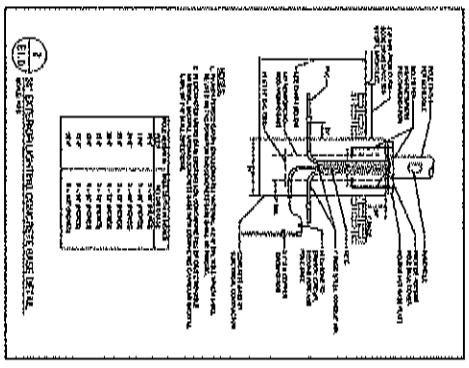
Plot Date

Drawing No.

Revisions



1 ELECTRICAL SITE PLAN



2 SE DETERIORUS/STEEL CONCRETE HOUSE DETAIL

DESIGN

CONSTRUCTION

SHEET INDEX

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT
EVANSVILLE MIDDLE SCHOOL
EVANSVILLE SCHOOL DISTRICT
307 S 1ST ST

MUERMANN ENGINEERING

bray architects
solid foundation. forward thinking.

E1.0

bray architects

DESIGN DEVELOPMENT
EVANSVILLE MIDDLE SCHOOL
EVANSVILLE SCHOOL DISTRICT
207 S 1ST ST

NOT FOR CONSTRUCTION

3318

SITE PLAN APPLICATION

OVERALL FIRST FLOOR PLAN

A1.1

KEY PLAN

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

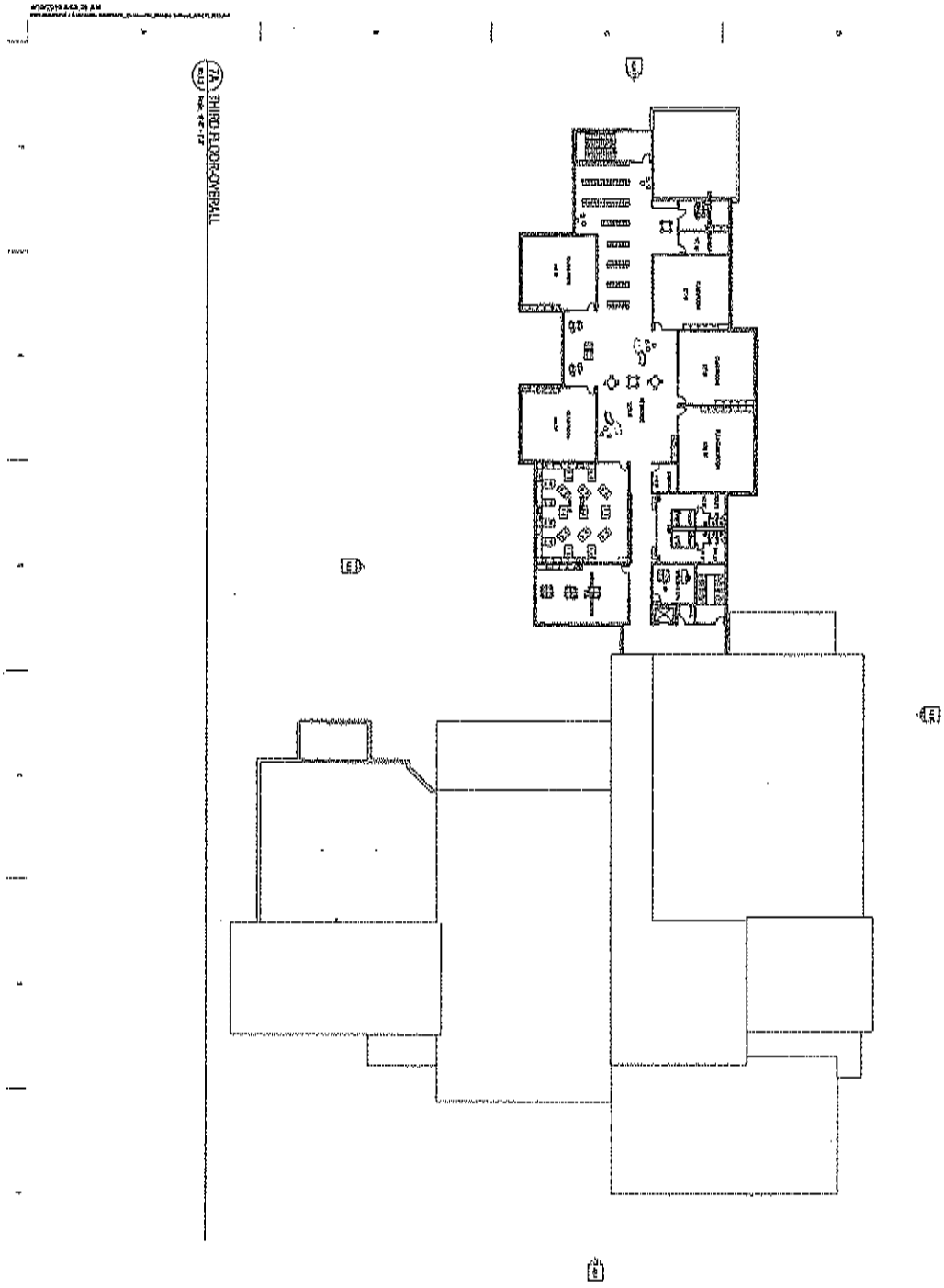
A1.1.2

SECOND FLOOR OVERALL PLAN

NOT FOR CONSTRUCTION

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

bray architects



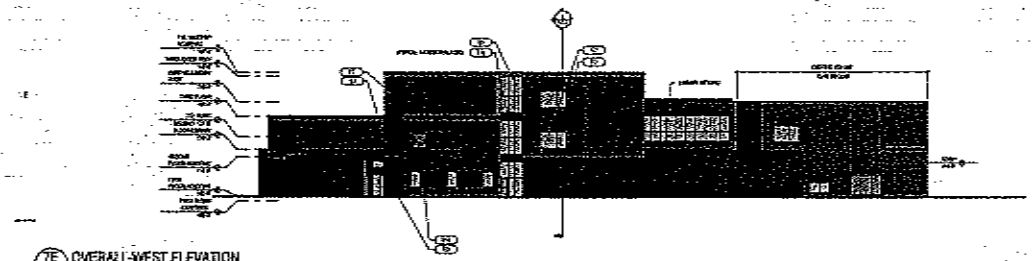
NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT
EVANSVILLE MIDDLE SCHOOL
EVANSVILLE SCHOOL DISTRICT
207 S 1ST ST

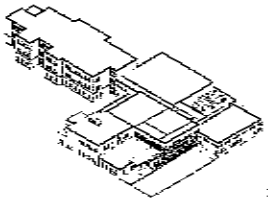
OVERALL 3RD FLOOR PLAN

A1.1.3

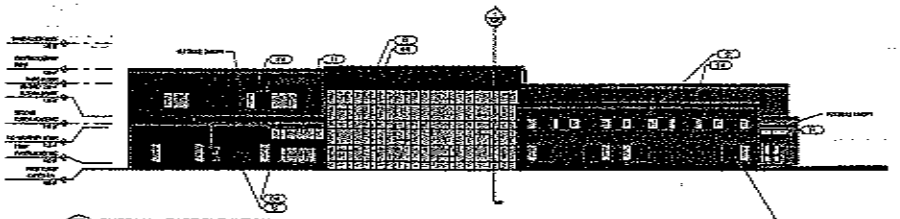
bray architects



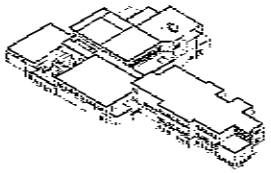
7E OVERALL-WEST ELEVATION



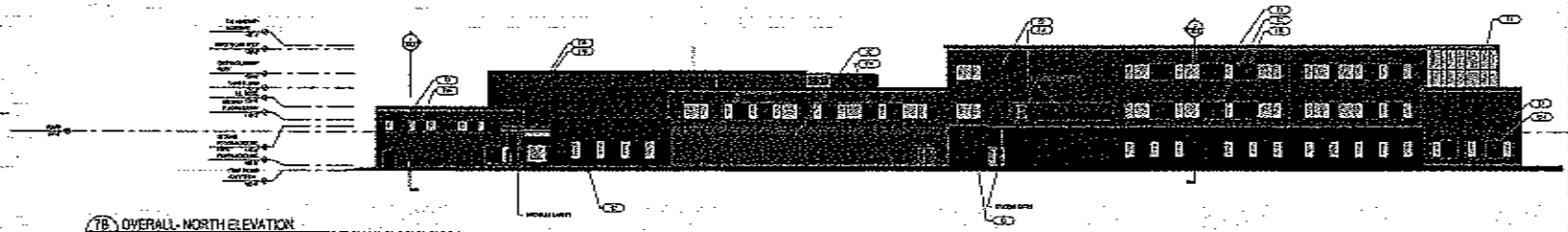
2E OVERALL EAST



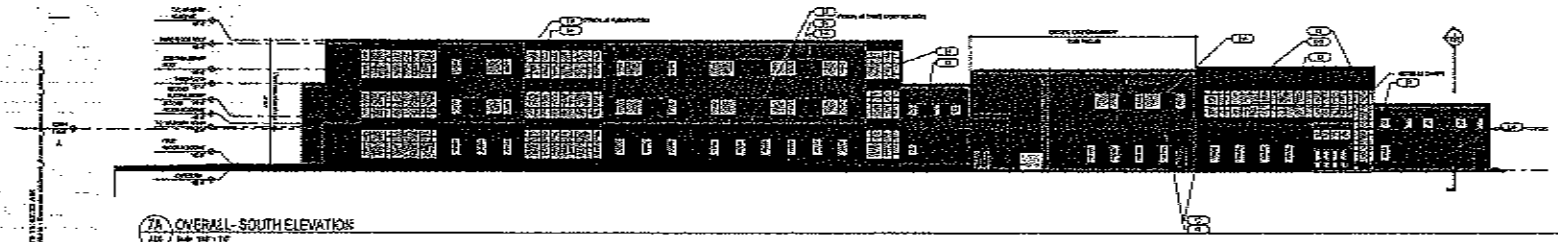
7D OVERALL - EAST ELEVATION



2D OVERALL WEST



7B OVERALL - NORTH ELEVATION



7A OVERALL - SOUTH ELEVATION

RECYCLABLE LEGEND

bray architects

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT
EVANSVILLE MIDDLE SCHOOL
EVANSVILLE SCHOOL DISTRICT

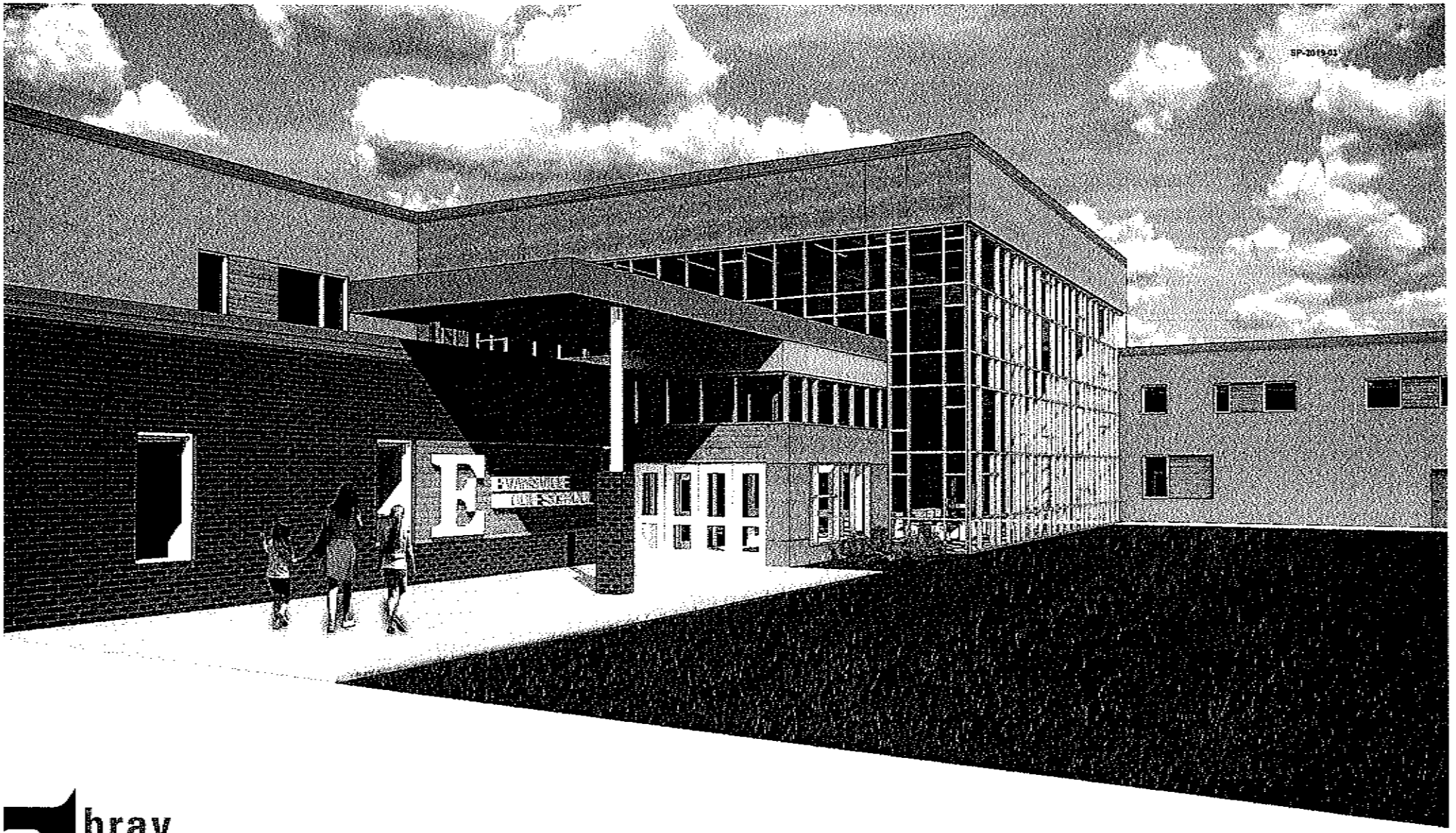
3318

SITE PLAN APPLICATION

EXTERIOR ELEVATIONS-OVERALL

A2.0

bray
architects



bray
architects

H2

McGraw-Edison

DESCRIPTION

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

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

SPECIFICATION FEATURES

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

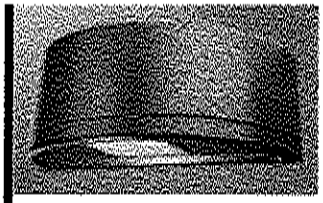
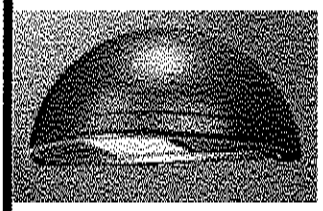
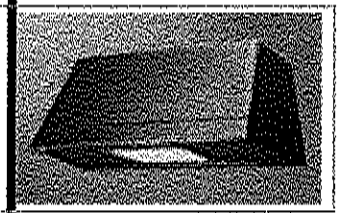
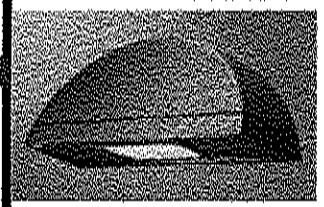
Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements.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

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

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

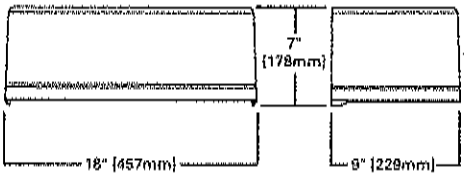
Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the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

Warranty
Five-year warranty.

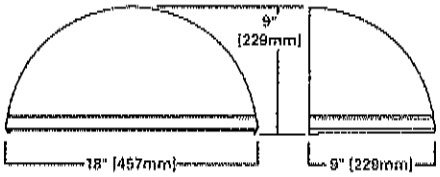





DIMENSIONS

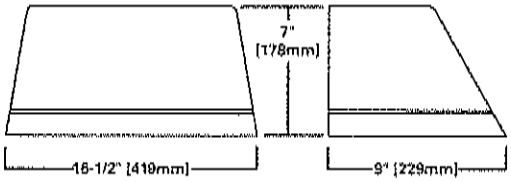
Cylinder



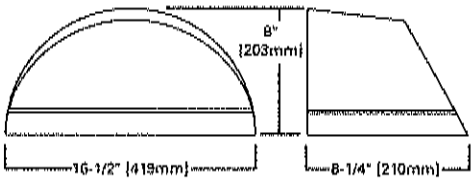
Quarter Sphere



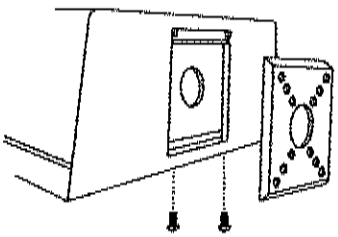
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA

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

ENERGY DATA

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

SHIPPING DATA

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

*www.designlights.org

Powering Business Worldwide

POWER AND LUMENS

1 LightSquare (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	25.6	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,390	3,001	3,915	4,901	5,793	6,592	2,555	3,209	4,185	5,239	6,193	7,047
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T3	Lumens	2,440	3,063	3,996	5,001	5,912	6,728	2,561	3,216	4,195	5,251	6,207	7,063
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,414	3,031	3,955	4,950	5,851	6,658	2,589	3,250	4,240	5,308	6,274	7,139
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,441	3,065	3,998	5,004	5,916	6,732	2,557	3,211	4,189	5,244	6,198	7,053
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,309	2,899	3,782	4,734	5,598	6,368	2,469	3,100	4,044	5,062	5,983	6,809
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,271	2,851	3,719	4,656	5,503	6,262	2,419	3,038	3,963	4,961	5,864	6,673
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,158	2,710	3,535	4,425	5,230	5,951	2,286	2,870	3,744	4,686	5,539	6,303
	BUG Rating	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B0-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	2,036	2,555	3,334	4,174	4,934	5,614	2,204	2,767	3,610	4,519	5,341	6,078
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,435	3,057	3,987	4,992	5,900	6,715	2,521	3,166	4,130	5,170	6,111	6,954
	BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B1-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B3-U1-G1

LUMEN MAINTENANCE

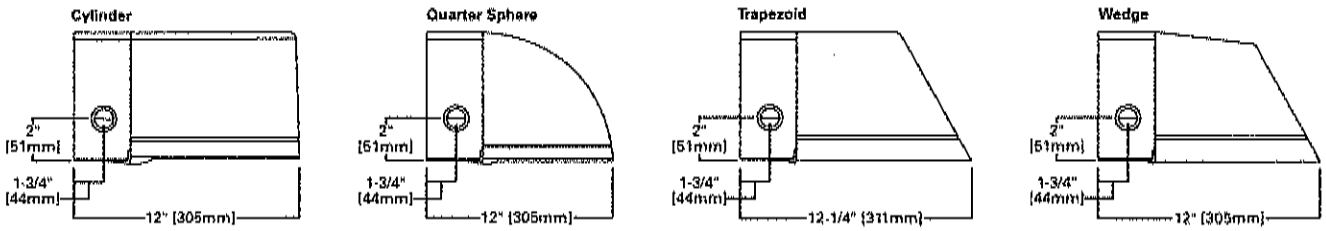
Current	Ambient Temperature	25000 Hours*	50000 Hours*	60000 Hours*	100000 Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	20,4000

*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

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

THRUWAY BACK BOX



CONTROL OPTIONS

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

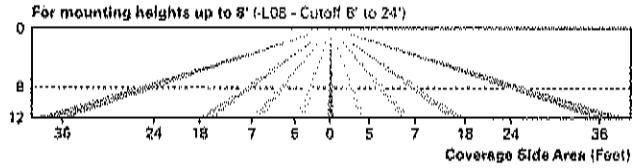
SP2019-05

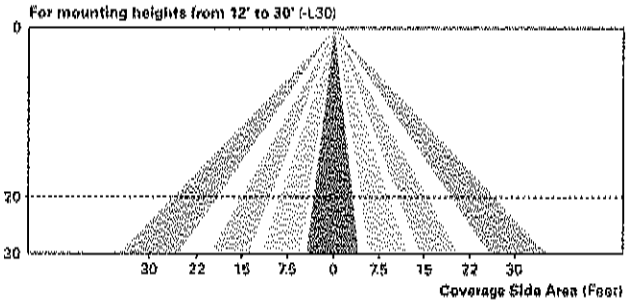
Photocontrol (PC1, PC2 and PER7)
Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

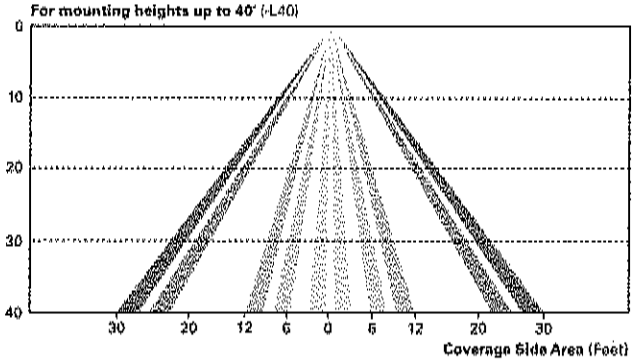
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the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

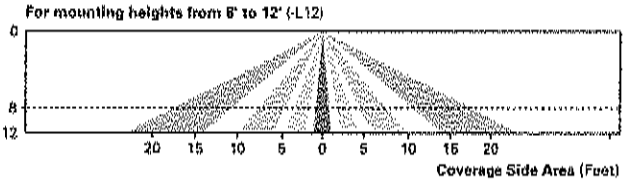
Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire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

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

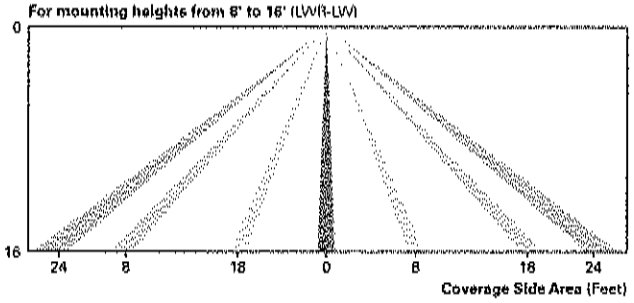


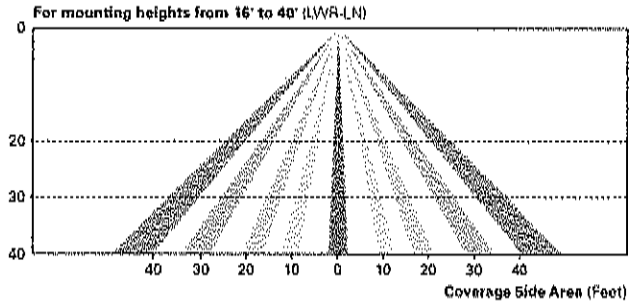






LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting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





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

ORDERING INFORMATION

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

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

Options (Add as Suffix)	Accessories (Order Separately) [17]
7027=70 CRI / 2700K CCT [4] 7030=70 CRI / 3000K CCT [4] 7050=70 CRI / 5000K CCT [4] 7060=70 CRI / 6700K CCT [4] 8030=80 CRI / 3000K CCT [4] PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [2,5,6] P=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) [2,6] HA=50°C High Ambient [7] AHD145=After Hours Dim, 5 Hours, 50% [8] AHD245=After Hours Dim, 6 Hours, 50% [8] AHD255=After Hours Dim, 7 Hours, 50% [8] AHD355=After Hours Dim, 8 Hours, 50% [8] MS/DIM-LXX=Motion Sensor for Dimming Operation [9,10,11] LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [6,11,12] LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [6,11,12] BBB=Battery Pack with Back Box (Specify 120V or 277V) [13] CWB=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [14] LCF=LightSquare Trim Plate Matches Housing Finish HSS=Factory Installed House Side Shield [15] ULG=Uplight Glow [3,4] TR=Tamper Resistant Hardware X=Driver Surge Protection (6kV) Only [16]	MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge FSIR-100=Wireless Configuration Tool for Occupancy Sensor WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) [18]

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

H4

McGraw-Edison

DESCRIPTION

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

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

SPECIFICATION FEATURES

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

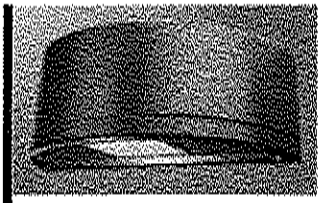
Optics
Choice of 10 patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements.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

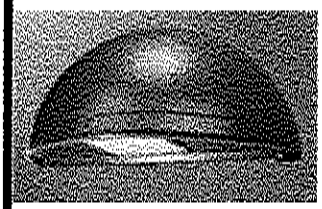
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion,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

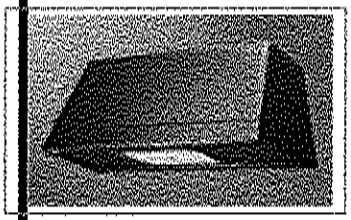
Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

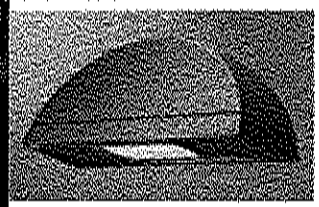
Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the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

Warranty
Five-year warranty.



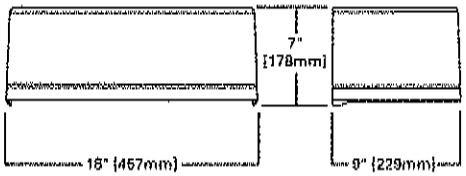




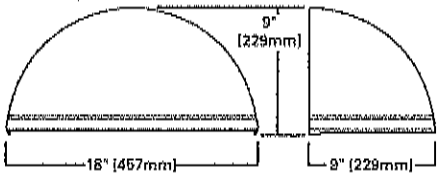


DIMENSIONS

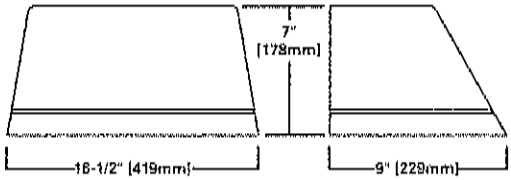
Cylinder



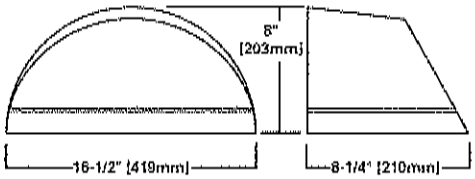
Quarter Sphere



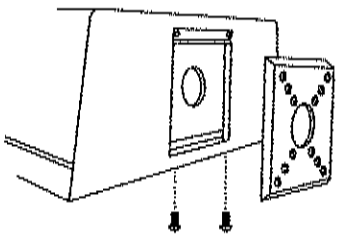
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 LightSquare
Solid State LED

WALL MOUNT LUMINAIRE

CERTIFICATION DATA

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

ENERGY DATA

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

SHIPPING DATA

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

*www.designlights.org

Powering Business Worldwide

POWER AND LUMENS

1 LightSquare (AF)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120-277V	20.3	26.5	33.4	43.9	55.1	66.2	20.3	25.5	33.4	43.9	55.1	66.2
Current (A)	120V	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics													
T2	Lumens	2,390	3,001	3,916	4,901	5,793	6,592	2,565	3,208	4,185	5,239	6,193	7,047
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T3	Lumens	2,440	3,063	3,996	5,001	5,912	6,728	2,561	3,216	4,195	5,251	6,207	7,063
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
T4FT	Lumens	2,414	3,031	3,956	4,950	5,851	6,666	2,589	3,250	4,240	5,308	6,274	7,139
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
T4W	Lumens	2,441	3,065	3,998	5,004	5,916	6,732	2,657	3,211	4,189	5,244	6,198	7,053
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SL2	Lumens	2,309	2,899	3,782	4,734	5,596	6,368	2,469	3,100	4,044	5,062	5,983	6,809
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL3	Lumens	2,271	2,851	3,719	4,656	5,503	6,262	2,419	3,038	3,963	4,961	5,864	6,673
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2
SL4	Lumens	2,158	2,710	3,535	4,425	5,230	5,951	2,286	2,870	3,744	4,686	5,539	6,303
	BUG Rating	B0-U0-G1	B0-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B0-U1-G1	B0-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2
SLL/SLR	Lumens	2,036	2,555	3,334	4,174	4,934	5,614	2,204	2,767	3,610	4,519	5,341	6,078
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U1-G1	B1-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G2	B1-U1-G2
RW	Lumens	2,436	3,057	3,987	4,992	5,900	6,715	2,521	3,166	4,130	5,170	6,111	6,954
	BUG Rating	B1-U0-G0	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B1-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B2-U1-G1	B3-U1-G1

LUMEN MAINTENANCE

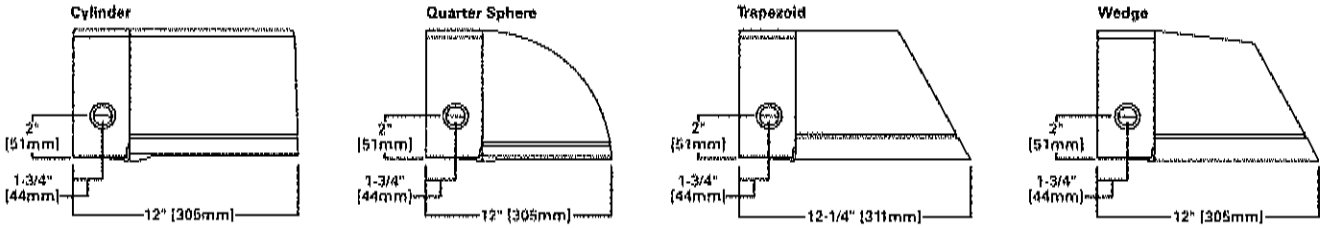
Current	Ambient Temperature	25000 Hours*	50000 Hours*	60000 Hours*	100000 Hours*	Theoretical L70 (Hours)*
Up to 1.2A	Up to 40°C	>95%	>91%	>90%	>83%	70,4000

*Data calculated based on TM-21 calculator.

LUMEN MULTIPLIER

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

THRUWAY BACK BOX



CONTROL OPTIONS

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

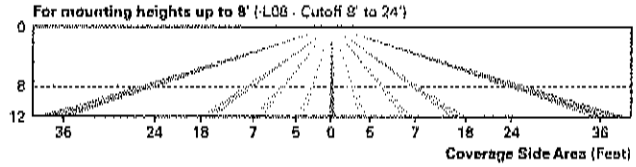
SP-2019-03

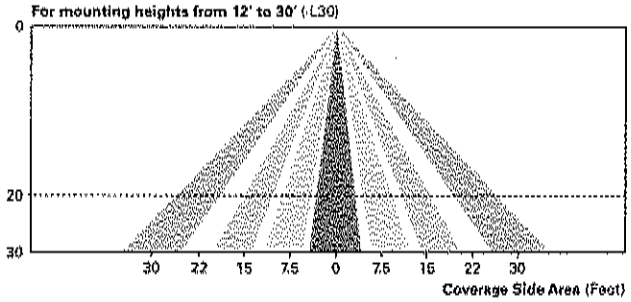
Photocontrol (PC1, PC2 and PER7)
Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

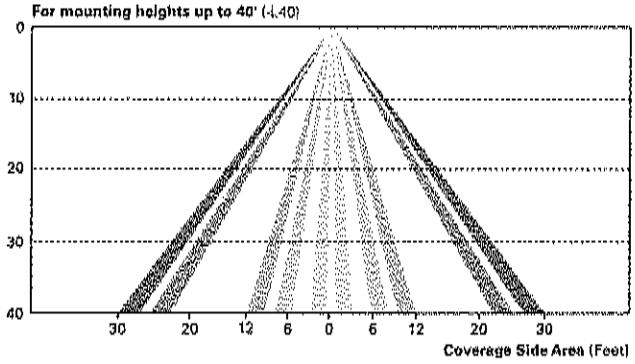
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the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

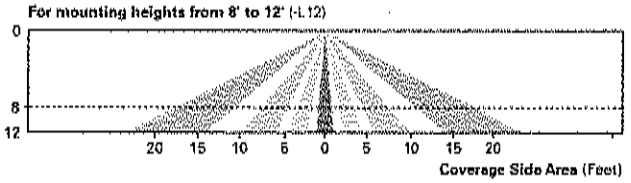
Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire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

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

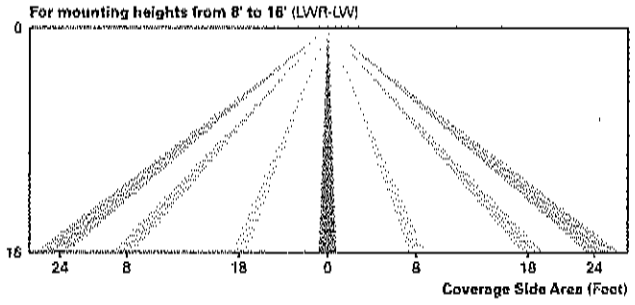


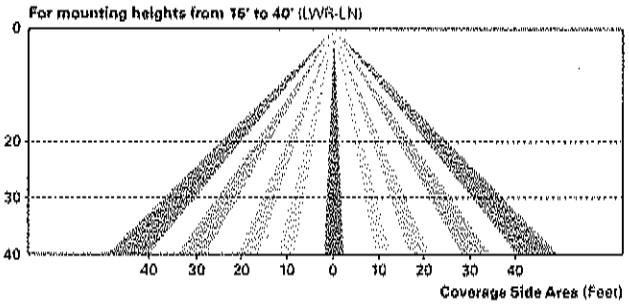






LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting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





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

ORDERING INFORMATION

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

TRACE*LITE
commercial & industrial lighting

TLED-C-P

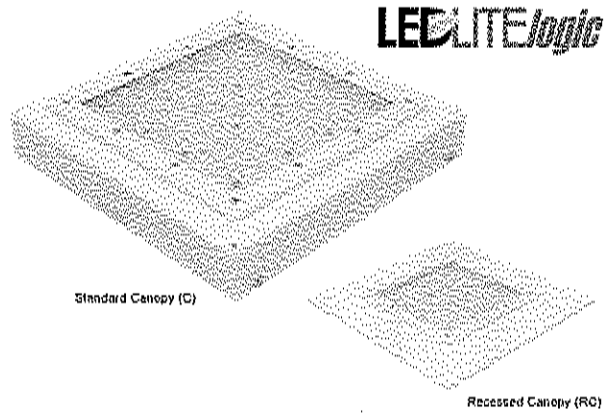
Surface & Recessed Mount LED Performance Lighting

SP-2019-03

Model: ..... Date: .....

Accessories: .....

Job Name: ..... Type: .....



Standard Canopy (C)

Recessed Canopy (RC)

5 YEAR WARRANTY

Intertek

DESCRIPTION

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

SPECIFICATIONS

Construction:

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

Optics:

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

Electrical:

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

Thermal Management:

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

Installation:

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

Battery Back-up (Option: BB):

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

Transient Protection System (Option: TP):

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

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

Photocontrol (Option: PC):

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

Testing & Compliance:

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

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

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

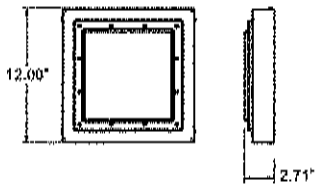
Fixture Performance

Part Number	Total System Watts	Initial Delivered Lumens	Lumens per Watt (LPW)	BUG Ratings
TLED-RC-18-VS-P	21	SP-2019-03	95	B2-U0-G1
TLED-RC-24-VS-P	28	2936	104	B2-U0-G1
TLED-RC-36-VS-P	41	4210	102	B3-U0-G1
TLED-RC-48-VS-P	55	5391	99	B3-U0-G1
TLED-RC-64-VS-P	72	7309	101	B3-U0-G1

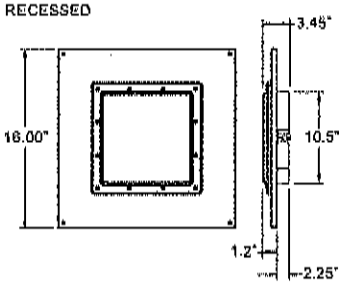
NOTE: Lumen maintenance and life (part of LM-80 data) are per published information from primary LED suppliers and is based on design operation at their specified thermal management and electrical design parameters.

Dimensions

SURFACE STANDARD



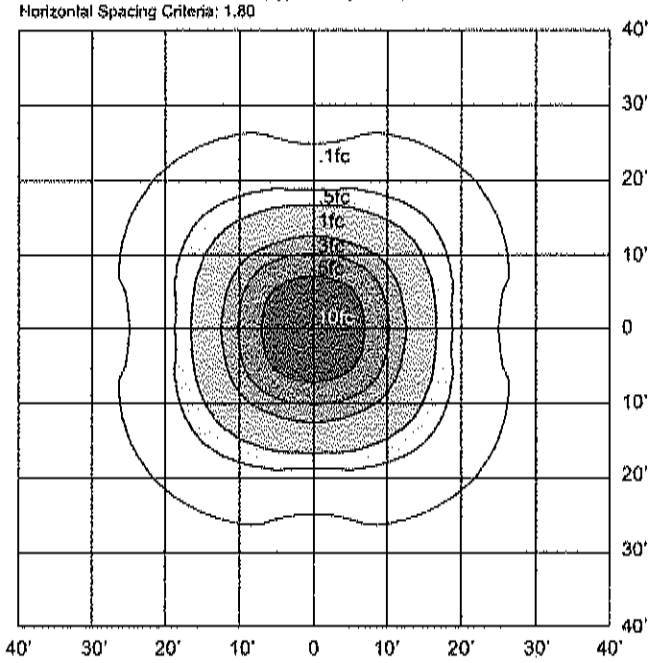
RECESSED



Approximate Weight: 14 lbs.

Sample Photometrics

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



Ordering Information

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

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

Notes

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

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

[3] Consult factory for specific part number and details

[4] Order as separate line item

Accessories[4] (Field Installed)

PC1[2] = 120VAC Photocontrol

PC2[2] = 277VAC Photocontrol

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

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

BARRON lighting group
800.533.3948 • www.barronlg.com

DESCRIPTION

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

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

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

McGraw-Edison

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

SPECIFICATION FEATURES

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

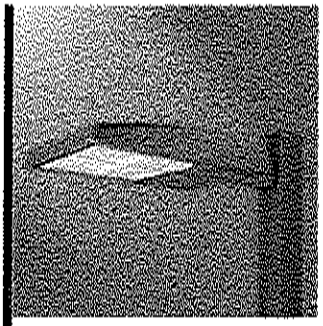
Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered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

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

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

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

Warranty
Five-year warranty.



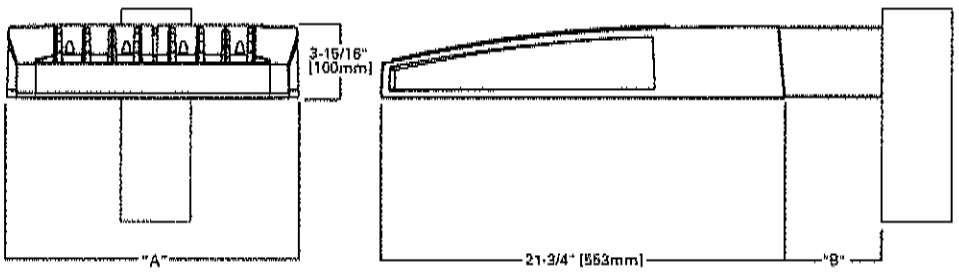
GLEON
GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



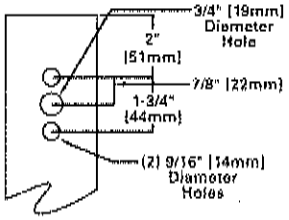
DIMENSION DATA

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

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

DRILLING PATTERN

TYPE "N"

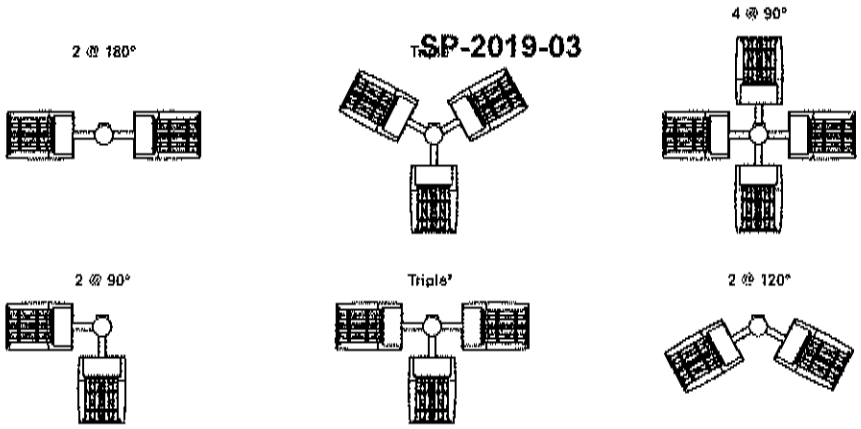


CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

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

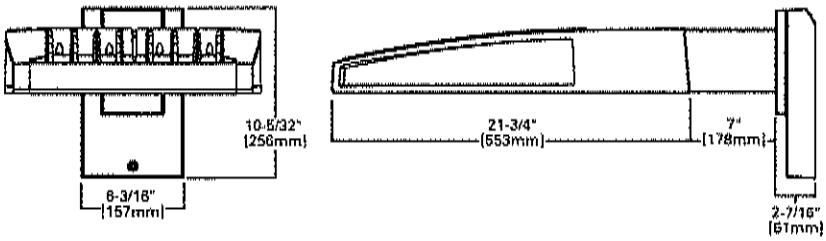
ARM MOUNTING REQUIREMENTS

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

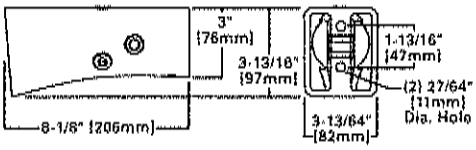


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

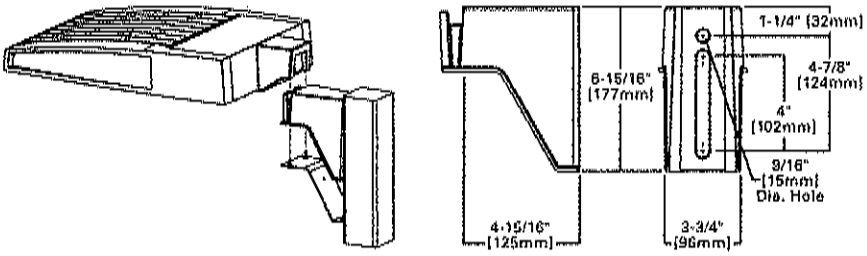
STANDARD WALL MOUNT

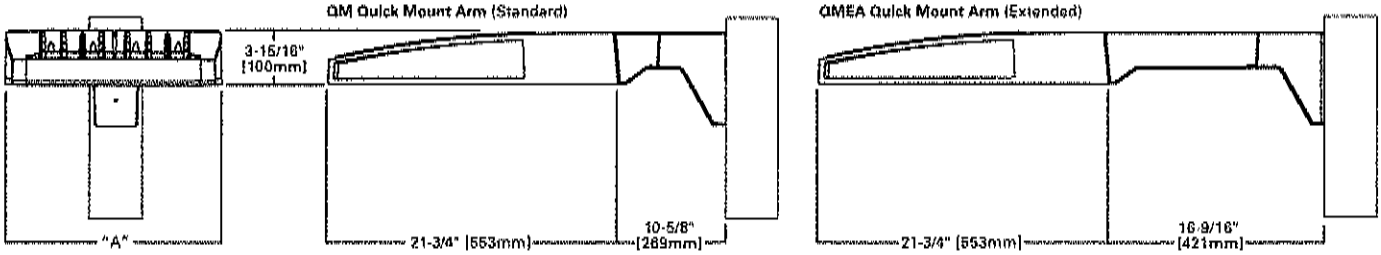


MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)





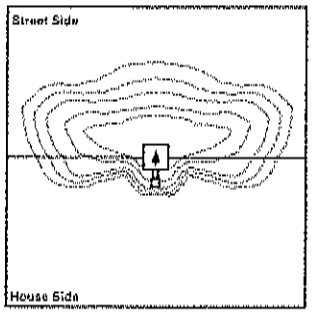
QUICK MOUNT ARM DATA

Number of Light Squares [1,2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	58 (26.46 kgs.)	58 (26.82 kgs.)	

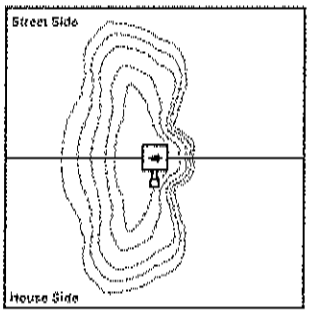
NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

SP-2019-03

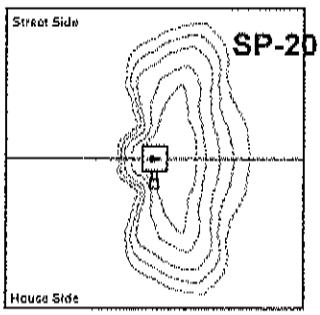
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° (L90)

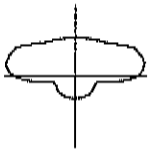


Optics Rotated Right @ 90° (R90)

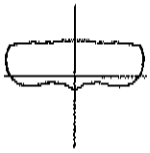
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

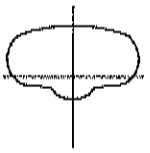
T2 (Type II)



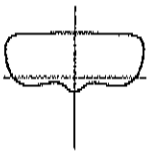
SL2 (Type II with Spill Control)



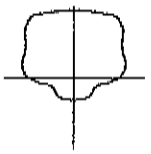
T3 (Type III)



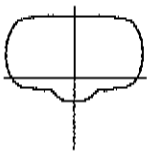
SL3 (Type III with Spill Control)



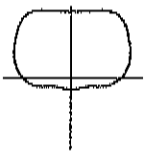
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

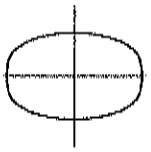


SL4 (Type IV with Spill Control)

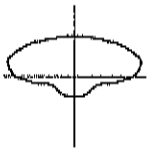


Asymmetric Roadway Distributions

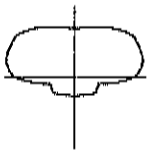
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

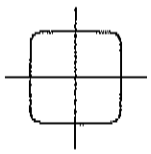


T3R (Type III Roadway)

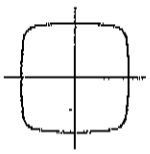


Symmetric Distributions

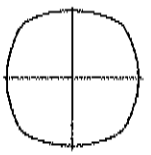
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

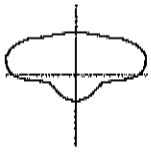


5WQ (Type V Square Wide)



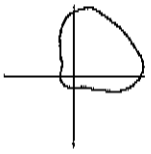
Specialized Distributions

AFL (Automotive Frontline)



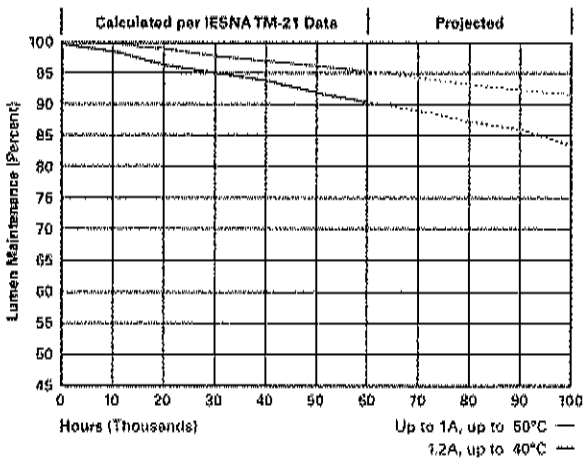
SLL (90° Spill Light Eliminator Left)

SLR (90° Spill Light Eliminator Right)



LUMEN MAINTENANCE

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



LUMEN MULTIPLIER

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

Powering Business Worldwide

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

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G6
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,016	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,716	53,226	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G6
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,846	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2			64	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2		0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G6
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,246	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,146	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,089	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268		59	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286		24	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,108	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,784	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

SP-2019-03

BUG Rating (U=0 TYP

Y12 (single)

Y23L (twin)

Y23H (twin)

ORDERING INFORMATION

Y12 (single)
Y23L (twin)

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

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

Y23M (twin)
Y12 (single)
Y23H (twin)
Y23L (twin)

Options (Add as Suffix)

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

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

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [34]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QMEA=Quick Mount Extended Arm Kit [11]
LS/HSS=Field Installed House Side Shield [32,33]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) [35,(A)]

NOTES:
1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/A-L,XX or MS/1-L,XX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 12 Maximum 5 light squares. 13 Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 14 Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 15 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. 16 Not available with HA option. 17 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Approximately 22' detection diameter at 8' mounting height. 26 Approximately 40' detection diameter at 20' mounting height. 27 Approximately 80' detection diameter at 40' mounting height. 28 Approximately 100' detection diameter at 40' mounting height. 29 Replace X with number of Light Squares operating in low output mode. 30 LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoER in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 31 Not available with house side shield (HSS). 32 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 33 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 34 One required for each Light Square. 35 Requires 7-pin NEMA twistlock photocontrol receptacle.

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

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

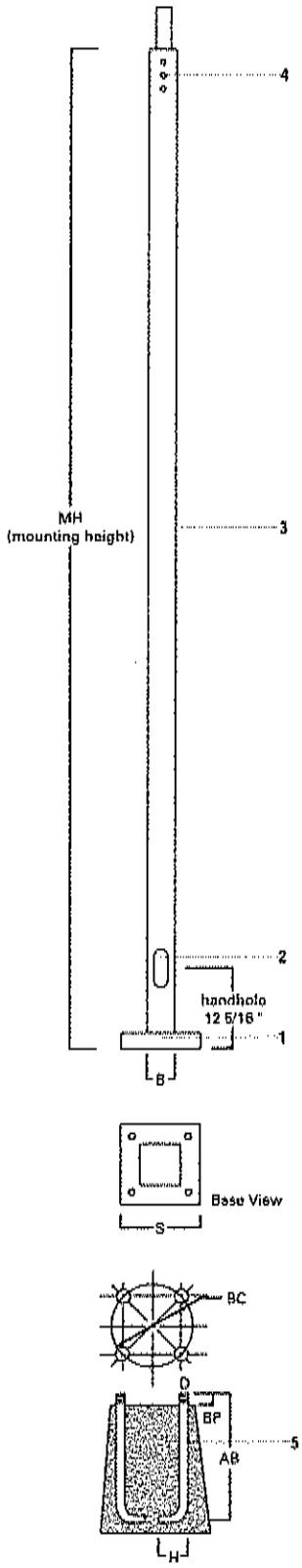
*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

SSS SQUARE STRAIGHT STEEL

(Single Mounting Height)

Pole Single Head 20'
Pole Twin Head 20'

SP-2019-03



SPECIFICATION FEATURES

1 · · · ASTM Grade steel base plate with ASTM A36 base cover.

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

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

4 · · · Drilled or Tenon (specify).

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

FOUR BOLT ANCHORAGE (See ordering information)

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

FINISH COLORS (See ordering information)

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

WARNING: The use of non-CSA approved accessories may void the warranty. Consult factory for any questions regarding drilling and machining. Additional and custom tenons available. Consult factory for applications not listed. Certified drawings available upon request at time of order placement.

ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

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

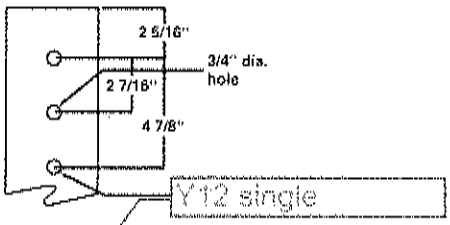
SP-2019-08

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

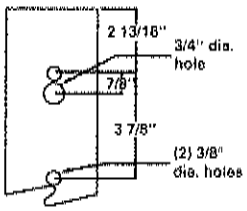
NOTES: 1 Catalog number includes pole with anchor bolts with double nuts (BEFORE INSTALLING ANCHOR BOLTS MAKE SURE PROPER ANCHOR BOLT TEMPLATE IS OBTAINED FROM COOPER LIGHTING).
2 Tenon size or machining for rectangular arms must be specified. Hand hole is located 180° from single arm.
3 Shaft size,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

DRILLING PATTERN

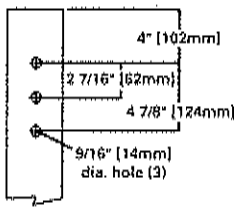
Type "M" [RCL, Landau, Galleria and Vision]



Type "E" [Concourse III]



Type "Z" [Credenza and Cirrus]



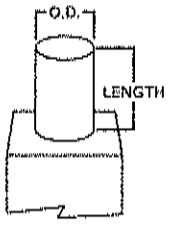
MACHINING FOR RECTANGULAR ARMS (Add as suffix)

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

NOTES: Refer to Fixture Drilling Options: Y23H (twin) Y23L (twin)

MOUNTING OPTIONS

Fixed Tenon



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

ACCESSORIES

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

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

NOTE: Specifications and dimensions subject to change without notice.

STAFF REPORT – CONDITIONAL USE PERMIT APPLICATION

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

Address: 640 S Fifth Parcel No.: 6-27-970.22 Tax ID: 222075022

May 6, 2019

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

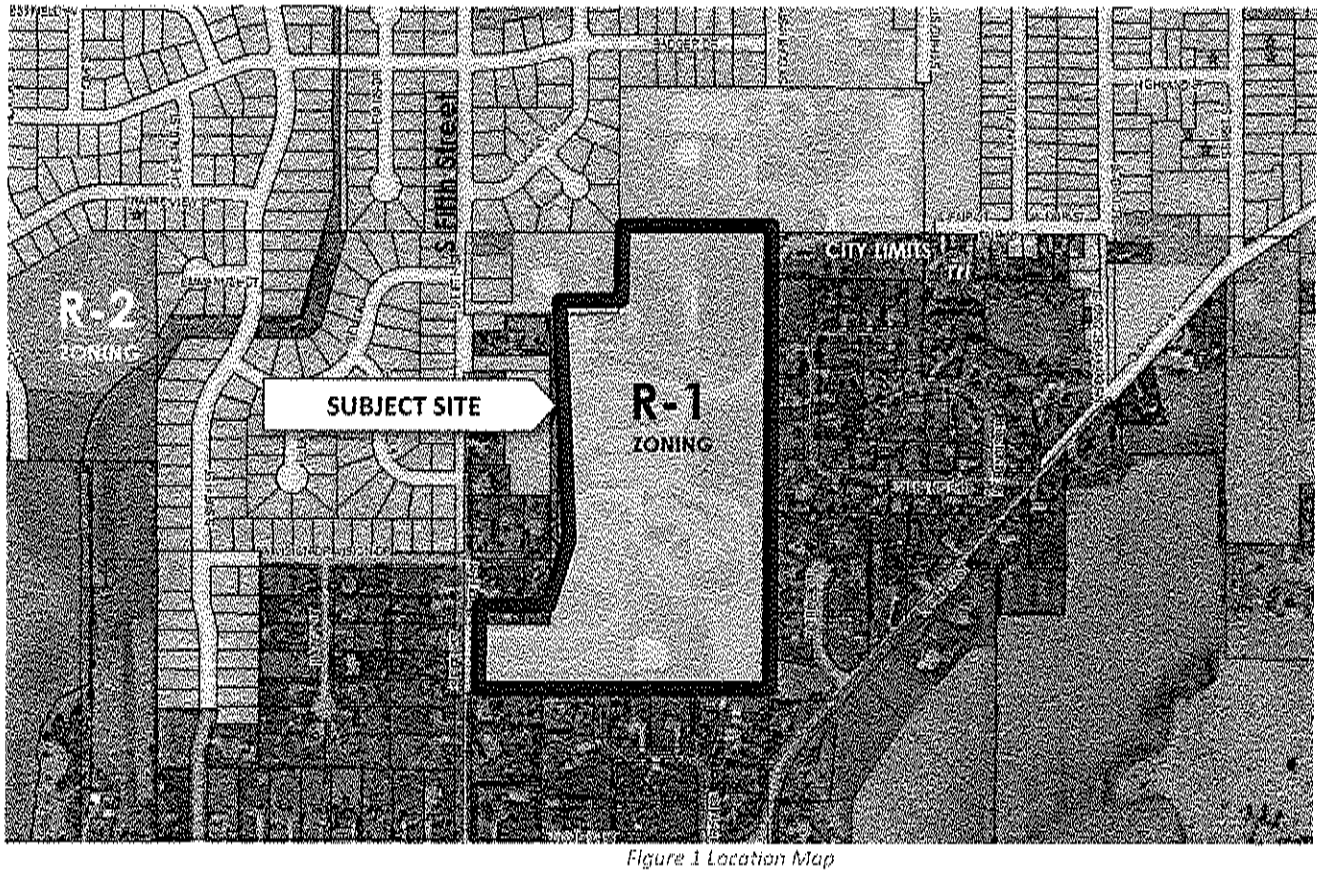


Figure 1 Location Map

Description of request: The applicant is seeking approval of a conditional use permit on parcel of land Parcel 6-27-970.22 (Tax ID 222075022) located at 640 S Fifth Street. **The request is to construct an addition on the existing high school building.**

Background of Request: The Evansville Community School District has passed a referendum and received input from citizen committees to expand the building area at the high school to accommodate additional technical education space.

Staff Analysis of Request: The proposal meets the standards in the Municipal Code. Pedestrian access should be improved in the areas highlighted below

Figure 2 Missing sidewalk connections

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

1. **Consistency of the use with the comprehensive plan**. The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.
   Staff Comment: The Comprehensive plan indicates a desire to preserve centrally located schools and public facilities. This proposal maintains and expands an existing facility. Pedestrian access to the building from all entrances is not consistent, this should be addressed with conditions of approval.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
   Staff comment: The proposed construction is consistent with the City's zoning code and other plans, programs, and ordinances.
3. **Effect on nearby property**. The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters

affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.

Staff Comment: No adverse effect is anticipated on nearby property, with the exception of the construction process.

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

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

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

   Staff Comment: the property is connected to public utilities.

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

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

1) ***Building plans and site grading approved by City Engineer***
2) ***City Engineer approves storm water control and site grading plans.***
3) ***EMS and Fire Chief approve site plan.***
4) ***Landscape plan submitted and approved by staff***
5) ***Add sidewalk connection on west side of building as illustrated in Staff Report***
6) ***Add sidewalks along S Fifth Street no later 3 years after Plan Commission approval of application SP-2019-04***

City of Evansville

Community Development Department

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

April 29, 2019

Ryan Sands
829 S 1st Street
Milwaukee, WI 53536

RE: Comments for Site Plan Application SP-2019-04 for parcel 6-27-970.22

Mr. Sands,

A Site Plan Application for 640 S Fifth Street submitted by Bray Architects on behalf of ECSD has been reviewed by City Staff and has been determined to be substantially complete. However, a number of issues came up during review that require attention before a final determination of completeness can occur:

City Engineering and Storm water Comments

- Please verify with City Engineer to storm water provisions are needed.

Pedestrian Access

- Please note this project will require sidewalks along Fifth Street and Fair Street to be in good condition at end of project.
- Provide a more direct sidewalk connection on West side of building where one does not currently exist.

Parking, Traffic and Busses

- Submit a traffic plan for busses to and from the site, including direction of travel and route taken in the neighborhood.
- Provide documentation the bussing contractor determines the site to be accessible by bus with proposed site plan changes.

Emergency Services

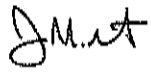
- Provide documentation of plan approval by Evansville EMS and Fire.

Other

- Total landscaping points are not met, please revise landscaping to meet minimum point requirements on the primary parcel. The new building areas and pavement alterations should be used to determine square footage requirements for landscaping points.

If you have any questions, please let me know.

Sincerely,



Jason Sergeant
Community Development Director

CC: Larry Schalk, Building Inspector (larry.schalk@ci.evansville.wi.gov);
Jerry Roth, District Administrator (rothj@evansville.k12.wi.us);
Brian Berquest, City Engineer (brian@tcengineers.net);
Chad Renly, Municipal Services Director (chad.renly@ci.evansville.wi.gov);
Jamie Kessenich; Evansville EMS Chief (jamie.kessenich@ci.evansville.wi.gov);
Bob Fahey, Evansville Fire Chief;
Mark Kopp, City Attorney (mkopp@janesvillelaw.com);
Bill Hurtley, Mayor (bill.hurtley@ci.evansville.wi.gov); and
Ian Rigg, City Administrator (ian.rigg@ci.evansville.wi.gov)

SITE PLAN APPLICATION
Evansville, Wisconsin

Version: September 28, 2015

SP-2019-04

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

- Office Use Only -

Initial application fee	$300
Receipt number	1.133839
Date of pre-application meeting	March 2019
Date of determination of completeness	5/3/2019
Name of zoning administrator	
Date of Plan Commission review	5/6/2019
Application number	SP-2019-04

1. Applicant information

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

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

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

3. Subject property information

Street address	640 S. 5th Street, Evansville, WI 53536	
Parcel number	6 – 27 – 970 . 22	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	R-1	Note: The zoning districts are listed below.
	Agricultural District: A	
	Residential Districts: RR LL-R12 LL-R15 R-1 R-2 R-3	
	Business Districts: B-1 B-2 B-3 B-4 B-5	
	Planned Office District: O-1	
	Industrial Districts: I-1 I-2 I-3	
Describe the current use	The property is currently used for Evansville High School as part of the Evansville Community School District.	

SITE PLAN APPLICATION
Evansville, Wisconsin
Version: September 28, 2015

SP-2019-04

3318

4. Project Information

Total lot area	a.	1,896,167+/-	sq. ft.
Floor area	b.	138,645	sq. ft.
Floor area ratio	(b / a)	0.07	
Total impervious surface area	c.	553,704+/-	sq. ft.
Parking lot area		135,183+/-	sq. ft.
Impervious surface ratio	(c / a)	0.29	
Landscaped area	d.	1,342,463+/-	sq. ft.
Landscape surface area ratio	(d / a)	0.71	
Number of dwelling units	e.	Not applicable	
Site density	(e / a2)	Not applicable	dwelling units per acre
Estimated number of employees		No change	
Estimated number of daily customers		No change	
Estimated number of residents		Not applicable	
Peak hour traffic loads		No change	

5. Describe the proposed use.

The proposed use will remain unchanged with the site continuing to be used for Evansville High School. The technical education wing of the high school building will receive a 4,380 square foot addition as part of the project, as well as renovation to other spaces within the science, technology, engineering, art, and math (STEAM) areas of the existing building. The addition will include a new shop space for welding and metals and a new shop space for manufacturing and woods.

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

Operating conditions for Evansville High School will not change as part of this project.

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

Potential nuisances associated with Evansville High School should not change as part of the project. Internal site traffic flow and parking along the east side of the site near the technical education wing should be improved through internal control via one-way traffic and adding (14) parking spaces.

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

Evansville High School will be expanded by 4,380 square feet for the technical education addition as previously noted. No other expansion is planned at this time.

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

The exterior materials for the technical education addition will consist of brick masonry in colors matching the existing high school building. No landscaping is currently planned as part of the project beyond replacing or repairing grass in locations disturbed by the project.

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

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

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

SITE PLAN APPLICATION
Evansville, Wisconsin

SP-2019-04

Version: September 28, 2015

12. Applicant certification

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

Applicant Signature	Date
[signature]	4-10-2019

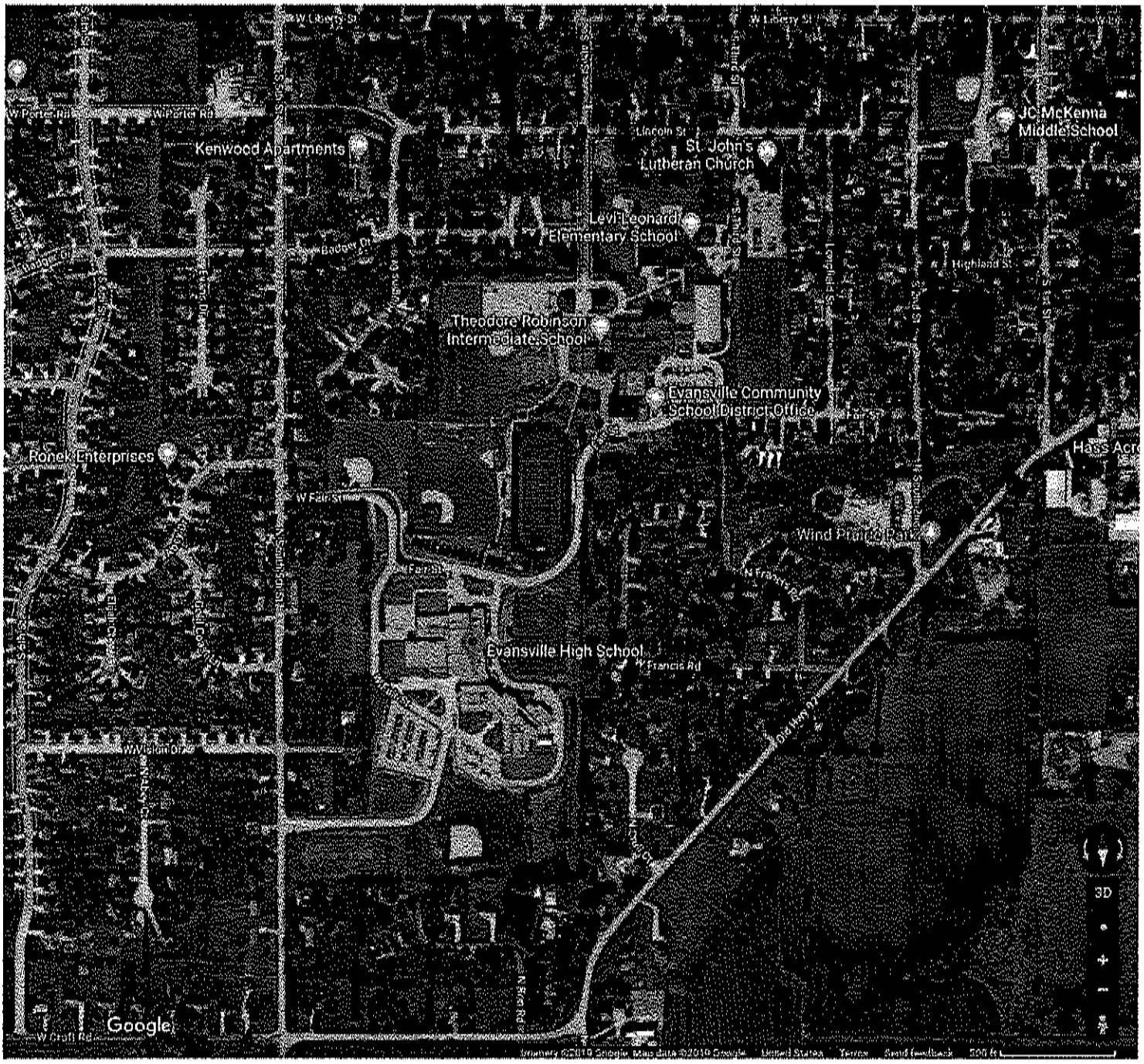
Governing Regulations	The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

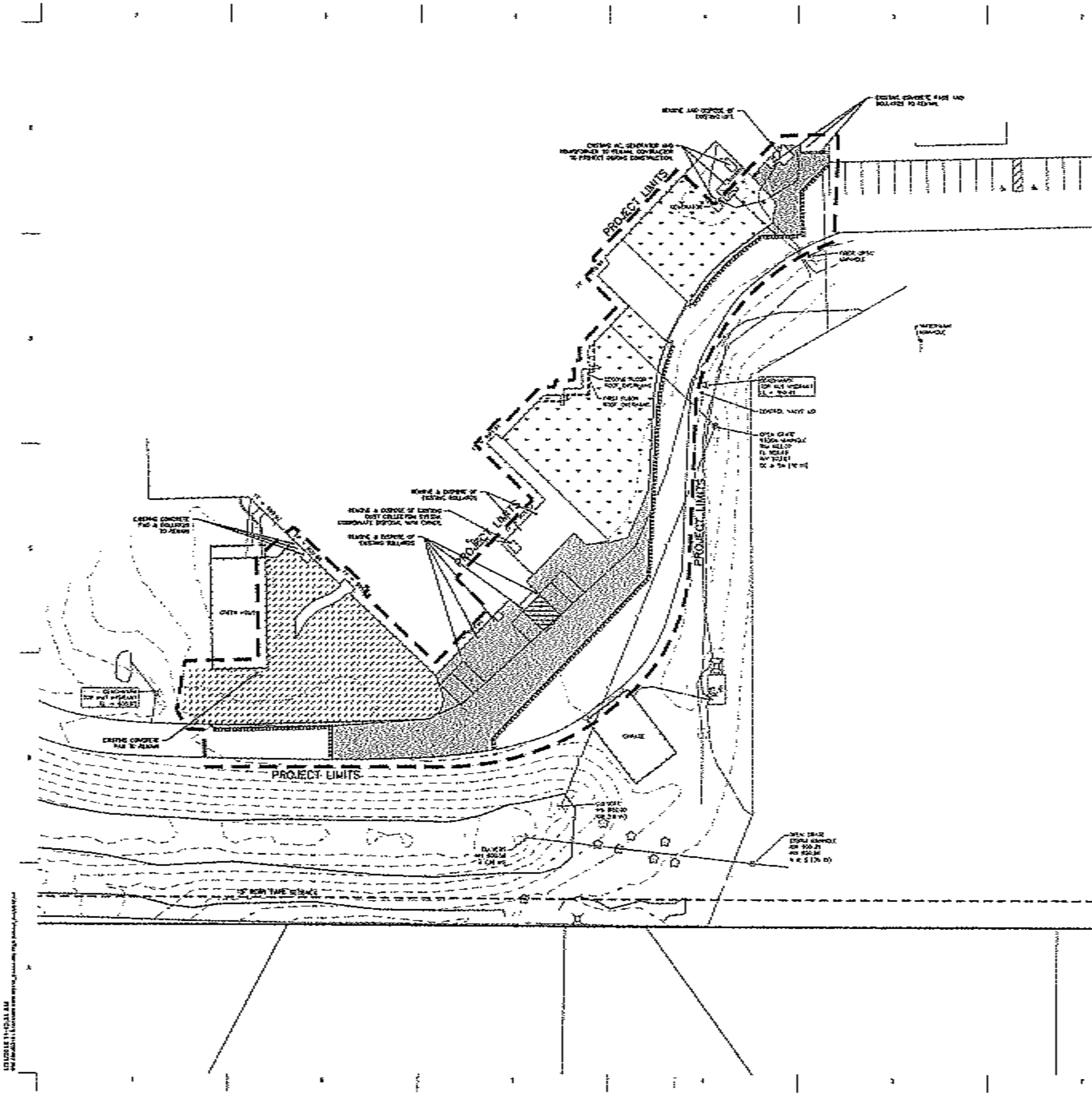
Site Plan Checklist		Complete ? Yes	No
a.	Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	☒	☐
b.	Date of the original plan and the latest date of revision	☒	☐
c.	North arrow and graphic scale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

FACT SHEET

Location Map:
Evansville High School
640 S. 5th Street
Evansville, WI 53536

SP-2019-04





DEMOLITION LEGEND

DEMOLITION NOTES

bray architects

Evansville High School
STEM Addition & Renovation
Evansville Community School District
EVANSVILLE, WI

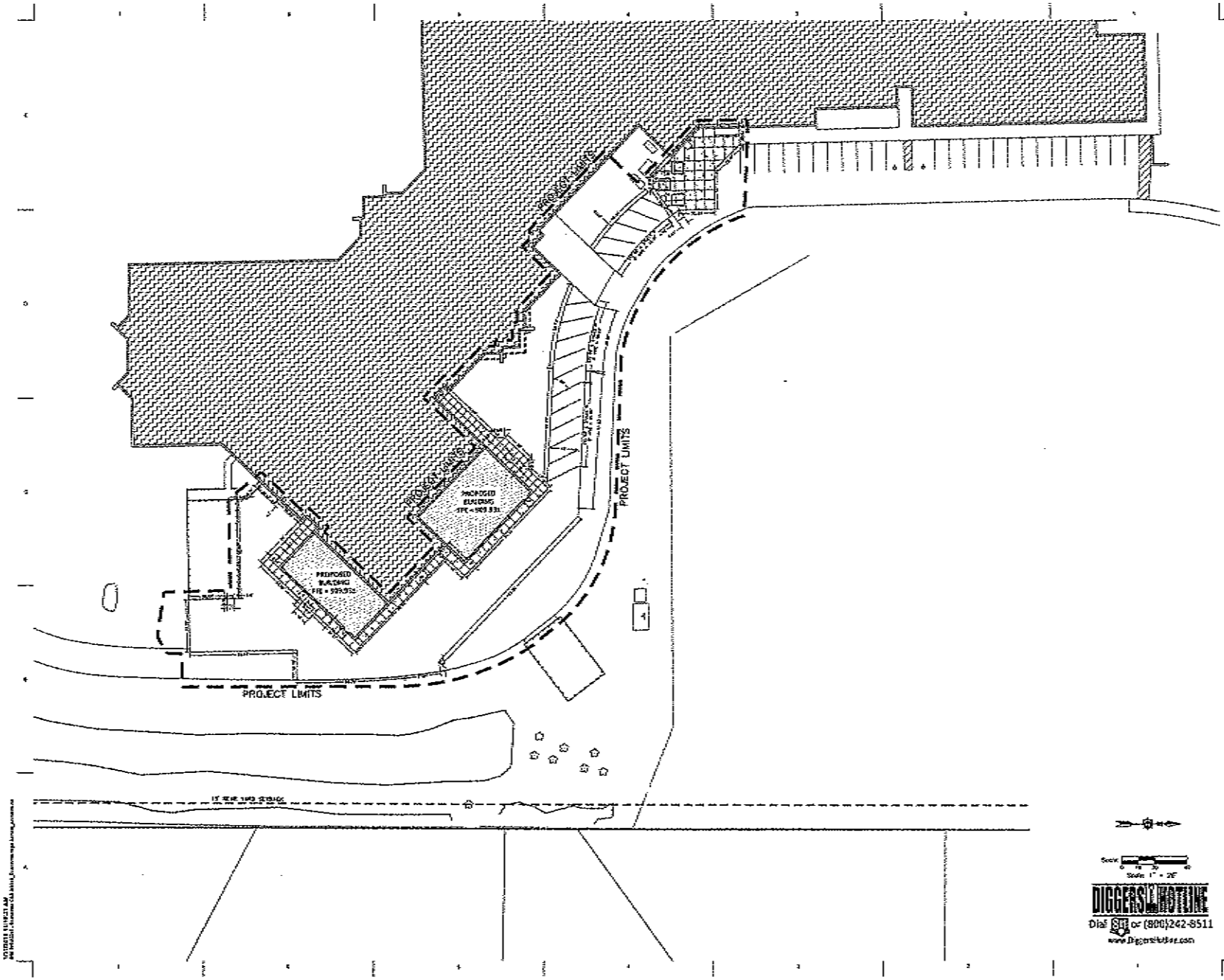
3318

Site Plan Application

SITE DEMOLITION PLAN

C1.1

PROJECT LIMITS
PROJECT LIMITS
HATCH LEGEND
PROPOSED PROPERTY DATA
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.diggersvt.com
Evansville High School
STEN Addition & Renovation
Evansville Community School District
EVANSVILLE, VT
KAPLAN & ASSOCIATES, INC.
bray architects
C1.2



bray architects

Project Title
Evansville High School
STEM Addition & Renovation
Evansville Community School District
EVANSVILLE, WI

Address

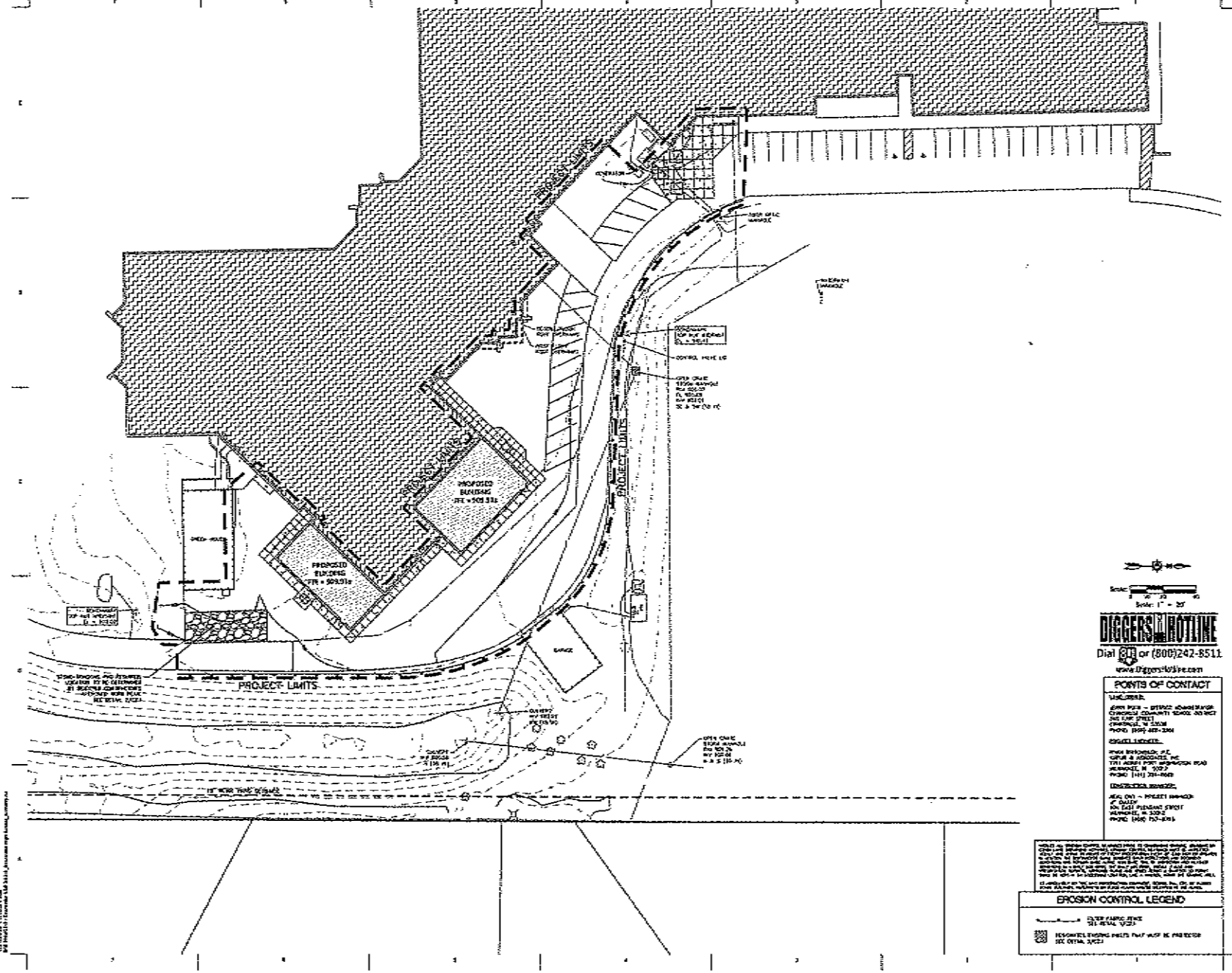
Project Number
3318

Issued For
Site Plan Application

Sheet Title
SITE GEOMETRIC PLAN

Sheet Number
C1.3

PROJECT LIMITS
PROJECT LIMITS
GRADING LEGEND
DIGGERS HOTLINE
Dial 811 or 1800242-8511
www.DiggersHotline.com
Evansville High School
STEM Addition & Renovation
Evansville Community School District
EVANSVILLE, WI
KAPUR & ASSOCIATES, INC.
bray architects
C1.4
SITE GRADING PLAN



bray architects

Project Title:
Evansville High School
STEM Addition & Renovation
Evansville Community School District
EVANSVILLE, WI

Project Number
3318

Issued for
Site Plan Application

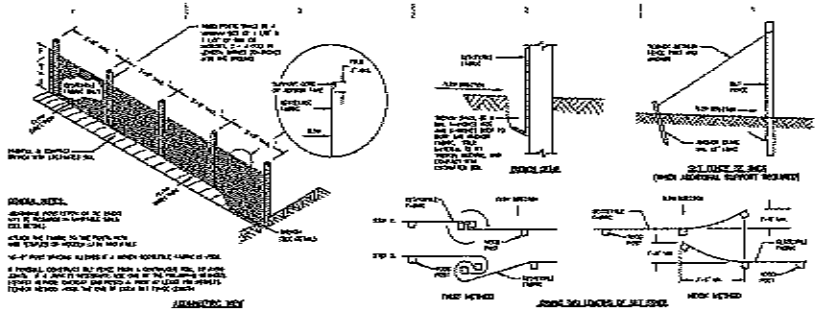
Sheet Title
SITE EROSION CONTROL PLAN

Sheet Number
C1.5

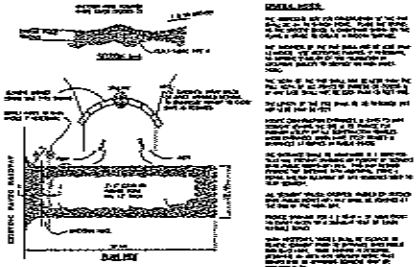
EROSION CONTROL MEASURES

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

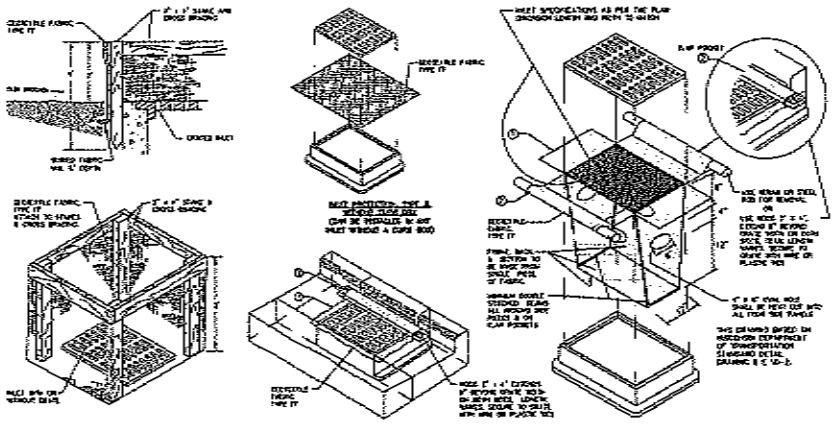
DEWATERING PLAN



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



2 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



3 INLET PROTECTION DETAIL
N.T.S.

bray architects

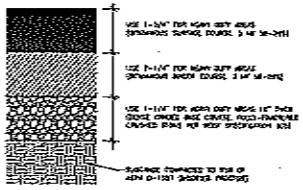
Project Name:
Evansville High School
STEN Addition & Renovation
Evansville Community school district
EVANSVILLE, WI

Project Number:
3319

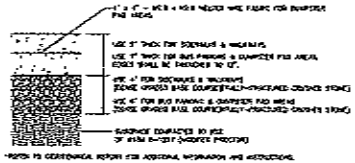
Issued For:
Site Plan Application

Sheet Title:
SITE DETAILS

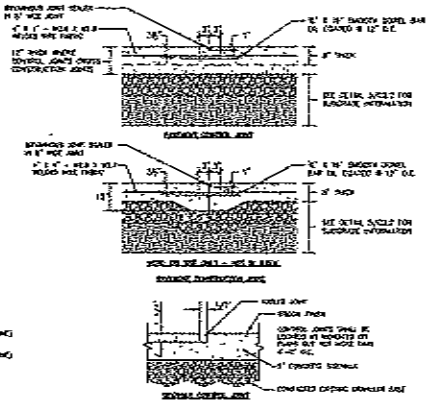
Sheet Number:
C2.1



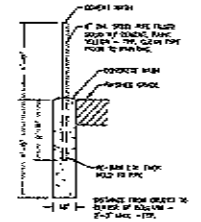
4 ASPHALTIC CONCRETE PAVEMENT



5 CONCRETE SIDEWALK/SLAB



6 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)



7 STANDARD STEEL BOLLARD

bray architects

Project Title
Everett High School
STEM Addition & Renovation
Everett Public Schools
EVERETT, WA

REVISIONS:

Project Number
3318

Issue Date
Site Plan Application

Sheet Title
SITE DETAILS

Sheet Number
C2.2

1
Electrical Site Plan - Photometric
scale: 1" = 30'-0"
FIXTURE SCHEDULE
NOT FOR CONSTRUCTION
Evansville High School
STEM Addition & Renovation
Evansville Community School District
EVANSVILLE, WI
MUERMANN ENGINEERING
Solid planning, superior solutions
bray architects
E0.0
Electrical Site Plan - Photometric

bray architects

Evansville High School
STEM Addition & Renovation
Evansville Community School District
EVANSVILLE, WI

NOT FOR CONSTRUCTION

3316

SITE PLAN APPLICATION

UNIT A - FIRST FLOOR PLAN

A1.1

KEYNOTE LEGEND

KEY PLAN

2D COLUMN DETAIL

2C PLAN DETAIL - EXISTING / NEW

2B UNIT A - PARTIAL SECOND FLOOR PLAN

1A UNIT A - FIRST FLOOR PLAN

bray architects

Project Title
Evansville High School
STEM Addition & Renovation
Evansville Community School District
EVANSVILLE, WI

Project Number
3318

Issued for
STEM PLAN APPLICATION

Sheet Name
EXTERIOR ELEVATIONS

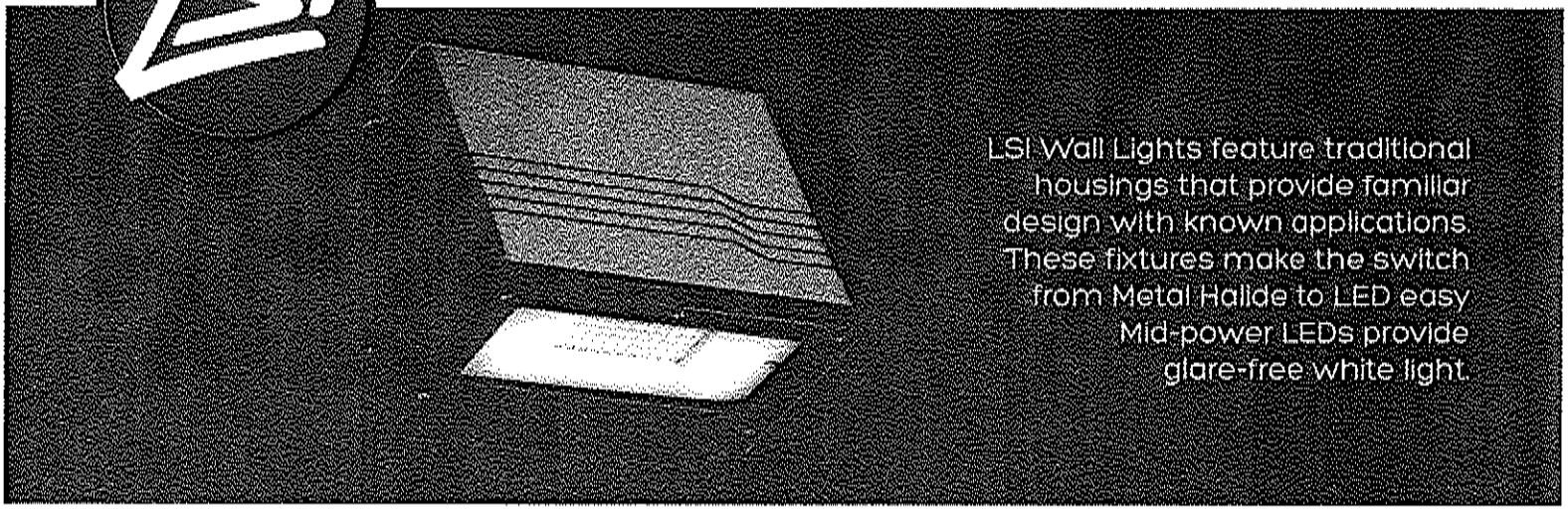
Sheet Number
A2.0

Catalog # :	Project :
Prepared By :	Date :

SP-2019-04

H2

MCOWP27W
27 Watt LED Cut-Off Wall Pack



Features & Specifications

Dimmable | cULus LISTED | Buy American | RoHS COMPLIANT | ARRA Funding Compliant | DLC PREMIUM

Performance

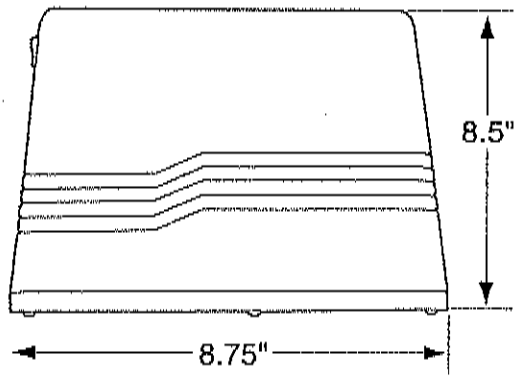
4500K		
Delivered Lumens	**Efficacy**	**Wattage**
3,411	128.8	26.47

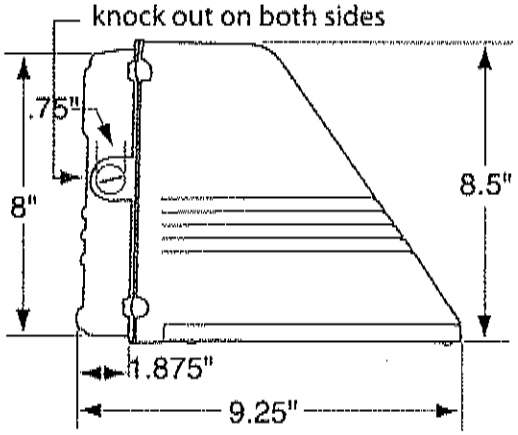
Optical System
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy outdoor lighting requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare and offensive light.
- 4500K color temperature.
- Minimum CRI of 82

Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Construction
- Rugged traditional aluminum die cast housing provides proven environmental protection for LED modules.
- Traditional fixture designs provide a familiar look and standard installation requirements.
- Retaining this look allows the ability to upgrade fixtures gradually, while retaining the same overall fixture appearance throughout a facility.
- The smooth housing prevents debris build up and maximizes airflow over housing.

Dimensions





MCOWP27W
27 Watt LED Cut-Off Wall Pack

Features & Specifications (Cont.)

- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the MCOWP series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.

Controls
- Optional electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Installation
- Fixture retains the same knock-out sizes and positions as previous models, reducing wiring costs.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

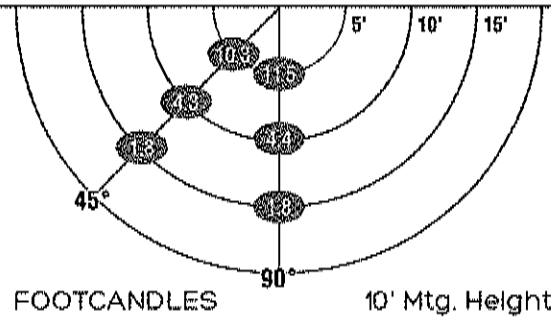
Listings
- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Lighting Facts Approved.
- Suitable For Wet Locations.

Finishes
- Bronze is standard. Consult factory for pricing and lead time for other options.

Energy Savings

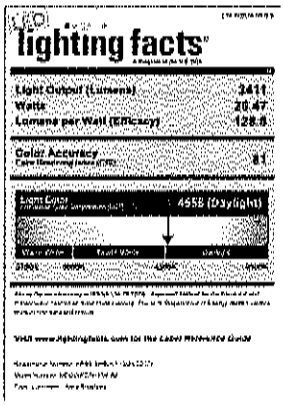
LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
27	$12	50	72	$52	$40
		70	90	$59	$47
		100	129	$77	$65

Photometrics



FOOTCANDLES 10' Mtg. Height

Footcandles on the Ground							
Mounting Height	90°			45°			Avg FCs 450 sq. feet
	5'	10'	15'	5'	10'	15'	
10'	11.5	4.4	1.8	10.3	4.3	1.8	5.7
12'	9.0	4.4	2.1	8.3	4.3	2.1	5.0



Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **MCOWP 27W 45K BZ PC120**

Family Prefix	Wattage	Color Temp	Finishes	Options / Controls
MCOWP	27W	45K - 4500K	BZ - Bronze	PC120 - 120V Button Photocontrol PC208-277 - 208-277V Photocontrol

