

Owner: One Sorce Properties, LLC

Applicant/Agent: Morton Buildings/Brest Ryan

Town: Norway

Zoning district(s): M-3

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Construct three (3) 80' x 150' and one (1) 60' x 192' multi-tenant industrial buildings

AT (site address): Vacant Parcel directly north of 7616 Noraire Drive

Subdivision: --- Lot(s): 1 CSM 2571 Block: ---

Parcel # Part of Parcel #1 Section(s) 12 T 4 N R 20 E

If served by municipal sewer, check here: --- Sanitary permit #: ---

Attached are:

- zoning permit application
- 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11")
- letter of agent status
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses other

print name: Dan Sorce

e-mail address: dan.sorce14@gmail.com

address: 7619 Nordale Ave
Franksville, WI 53126

telephone #: 262-895-3200

signed: Dan Sorce

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

N/A The property is all / partially located in the N/A shoreland area.

N/A The project is all / partially located in the N/A shoreland area.

N/A The property is all / partially located in the N/A floodplain.

N/A The project is all / partially located in the N/A floodplain.

N/A The property is all / partially located in the wetland.

N/A The project is all / partially located in the wetland.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 29 M-3 Heavy Industrial District

Shoreland contract: yes --- no X

Public hearing date: August 19, 2024

Site plan review meeting date: N/A

Submittal received by: STM

Date petition filed: July 23, 2024

cash --- or check #: 5189

amount received: \$ 475.00

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER One Sorce Properties, LLC
 Mailing Address 7619 Nordale Ave.
Franksville WI. 53126
 City State Zip

APPLICANT Morton Buildings, Inc. Brent Ryan
 Mailing Address W1190 American St.
Ixonia WI 53036
 City State Zip

Phone 262-895-3200

Phone 414-791-4662

Email dan.sorce@gmail.com

Email brent.ryan@mortonbuildings.com

Parcel Id. # 010-04-20-12-035-180

Site Address _____

Municipality Town of Norway Section(s) 12 Town 4 North, Range 20 East
 Lot 1 Block - Subdivision Name _____ CSM # 2571

Proposed Construction/Use 80'x150' Multi-tenant industrial Building
(Building #1)

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(80 x 150)	(- x -)	(- x -)
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(12,000)	(-)	(-)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	28'	100-Yr. Floodplain Elev.	-
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	16'4"	Flood Protection Elev.	-
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	22'2"		

Contractor	<u>Morton Buildings (Brent Ryan)</u>	Est. Value w/Labor	<u>\$1,000,000.00</u>	ZONING DISTRICT	<u>M-3</u>
Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Yard Setbacks	Proposed <u>250'</u> OK? <u>Yes</u>
Structure in Shoreland? (per map)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Street-1 st	<u>250'</u>
Mitigation or Buffer Needed?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Street-2 nd	<u>-</u>
Structure in Floodplain? (per map)	<input type="checkbox"/>	*Yes	<input checked="" type="checkbox"/>	Side-1 st	<u>214.8'</u> <u>Yes</u>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %	<input type="checkbox"/>	Side-2 nd	<u>42.3'</u> <u>Yes</u>
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Shore	<u>-</u>
Structure in Wetland? (per map)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Rear	<u>80'</u> <u>Yes</u>
Substandard Lot?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>
BOA Variance Needed?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>
<u>Conditional Use</u> Site Plan Needed?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>
Shoreland Contract Needed?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Date of Approval	<u>-</u>
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "Yes," see back)					

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA Conditional Use Site Plan Pd: \$ 475.00 Dan Sorce 7/22/24
 CC Date/Check#/Cash 5189 Signature of Owner /Applicant/Agent Date
 Shoreland Contract Fee Pd: \$ _____ Dan Sorce
 CC Date/Check#/Cash _____ Print Name(s)
 Zoning Permit Fee Pd: \$ 1,100.00
 CC Date/Check#/Cash _____ Notes (revisions, extensions, etc.)
 Other: _____ Pd: \$ _____ STM
 (Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 0100420-12-035180



Racine County Development Services

14200 Washington Ave

Sturtevant, WI 53177

PROJECT COVER LETTER FOR ONE SORCE PROPERTIES, LLC

The plan is to construct (3) identical 80' x 16' x 150' and (1) 60' x 16' x 192' industrial use multi-tenant buildings. The buildings will be constructed one at a time as the buildings fill with tenants. Phase one will be the construction of building number 1 as labeled on the site plan. The remaining buildings as labeled 2 through 4 will be constructed in numerical order.

The buildings will be designed and constructed by Morton Buildings and will feature copper metallic roofs and colors in the earthtone family for siding and trim. All remaining green space will be planted in grass.

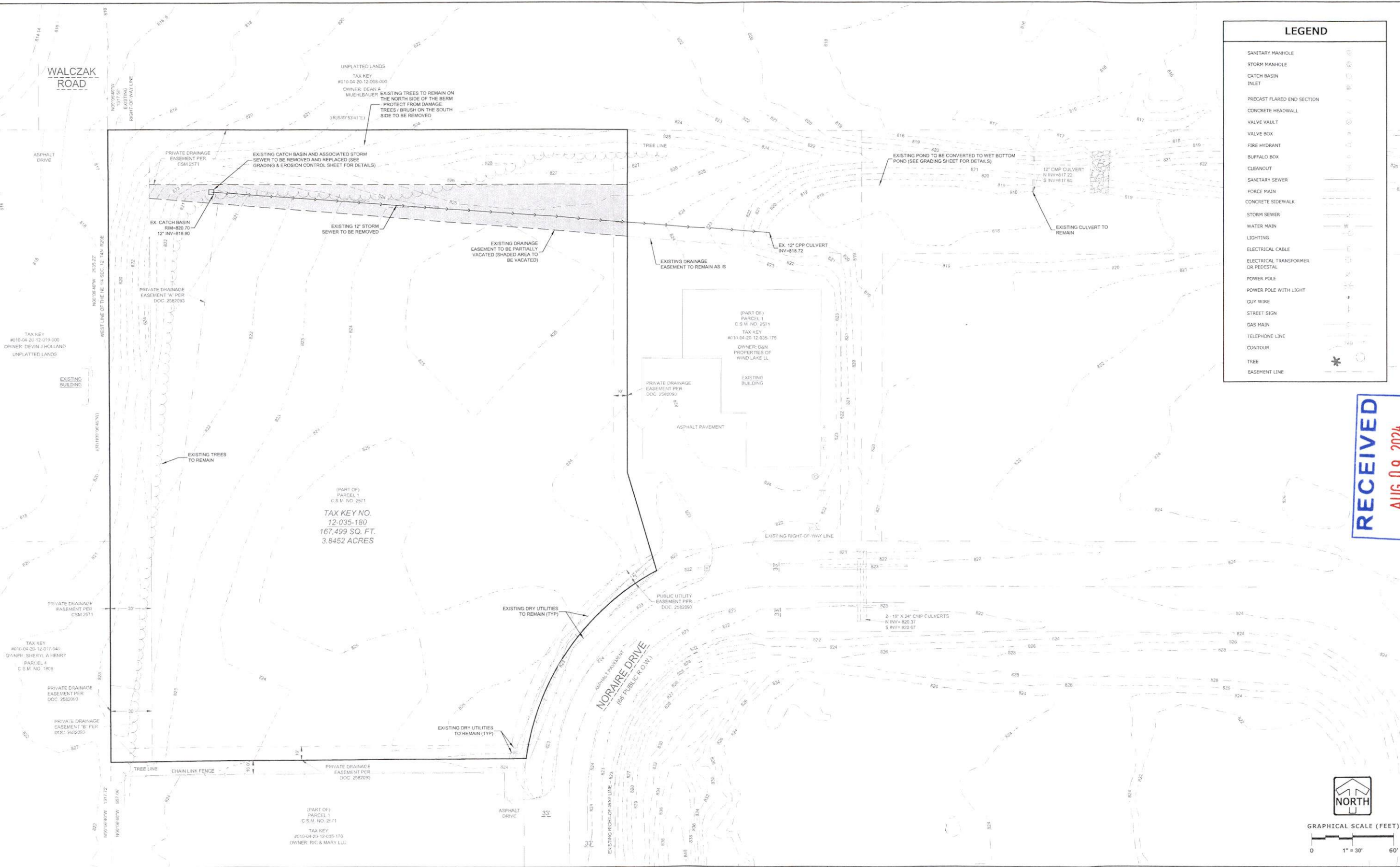
The (3) 80' x 150' buildings will have (5) 80'x 30' rental units and the (1) 60' by 192' will have (6) 60' x 30' rental units. All units will be insulated and contain their own bathrooms served by a holding tank.

Number of employees and hours of operation will vary by tenant.

Groundbreaking is anticipated this fall with completion expected in spring of 2025.



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



LEGEND	
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN INLET
	PRECAST FLARED END SECTION
	CONCRETE HEADWALL
	VALVE VAULT
	VALVE BOX
	FIRE HYDRANT
	BUFFALO BOX
	SANITARY SEWER
	FORCE MAIN
	CONCRETE SIDEWALK
	STORM SEWER
	WATER MAIN
	LIGHTING
	ELECTRICAL CABLE
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHT
	GUY WIRE
	STREET SIGN
	GAS MAIN
	TELEPHONE LINE
	CONTOUR
	TREE
	EASEMENT LINE

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RACINE COUNTY



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

DESIGNED: DNL
CHECKED: JML
DATE: 08/05/24

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53005
(262) 754-8888

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ONE SORCE PROPERTIES
NORWAY, WI

EXISTING CONDITIONS & DEMOLITION PLAN

NO.	DATE	DESCRIPTION

PROJ NO. 5383.00	DATE 08/05/24	SHEET C-1
SCALE 1" = 30'	DATE 08/05/24	SHEET C-4

EXISTING CONDITIONS & DEMOLITION PLAN

Racine

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WALCZAK ROAD

NO. 100' WIDE
1317.50'

NO. 100' WIDE
2033.27'

WEST LINE OF THE 14' SEC. 12, T.4N., R.20E.

NO. 100' WIDE
1317.22'

NO. 100' WIDE
897.56'

CHAIN LINK FENCE

PRIVATE DRAINAGE EASEMENT PER DOC. 2562093

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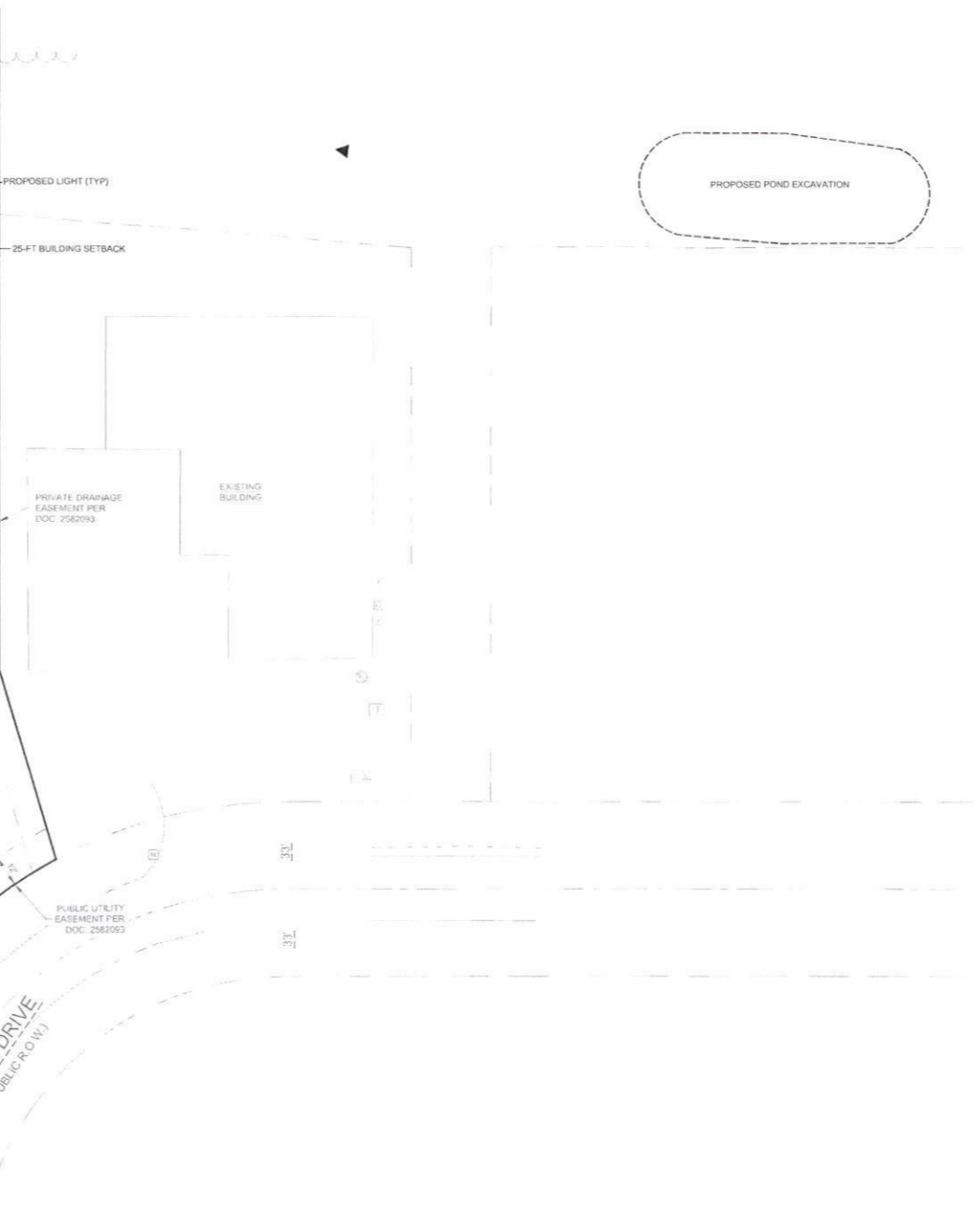
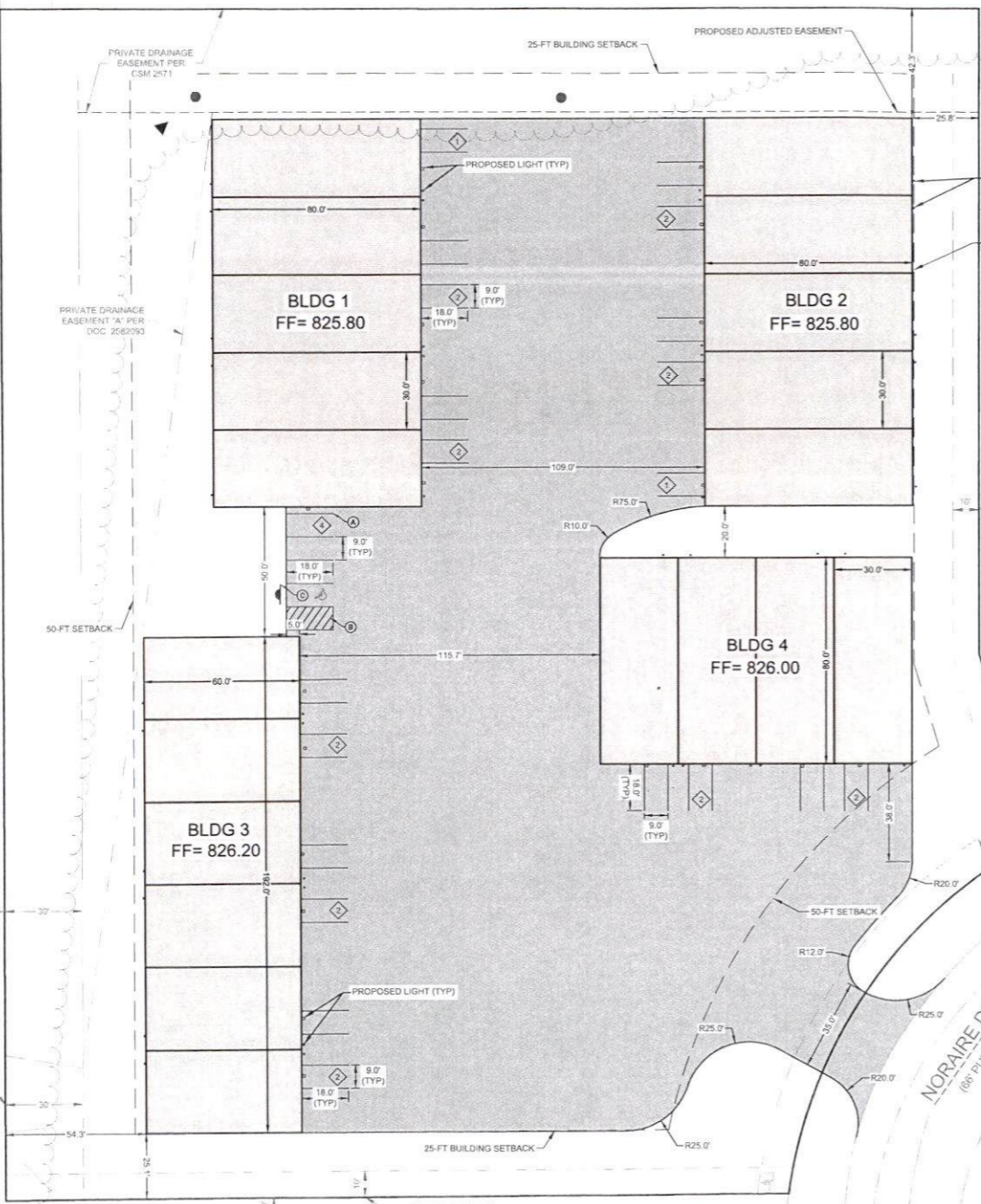
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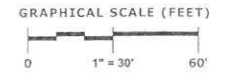
PRIVATE DRAINAGE EASEMENT PER DOC. 2562093



SITE DATA TABLE	
SITE AREA:	167,499 SF (3.85 AC)
DISTURBANCE AREA:	167,499 SF (3.85 AC)
EXISTING PERVIOUS AREA:	167,499 SF (3.85 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0 AC)
PROPOSED PERVIOUS AREA:	66,785 SF (1.53 AC)
PROPOSED IMPERVIOUS AREA:	100,714 SF (2.32 AC)
PROPOSED PARKING STALL COUNT:	
-SURFACE PARKING:	24 STALLS
-1 ADA STALL:	1 ADA STALL
-TOTAL PARKING STALLS:	24 STALLS

LEGEND	
	REGULAR DUTY PAVEMENT (SEE DETAIL SHEET C-4)
	3" SOLID WHITE STRIPE
	3" DIAGONAL AT 45° SPACED 2' O.C.
	R7-8 HANDICAP PARKING SIGN
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

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ONE SORCE PROPERTIES

NORWAY, WI

SITE DIMENSIONAL & PAVING PLAN

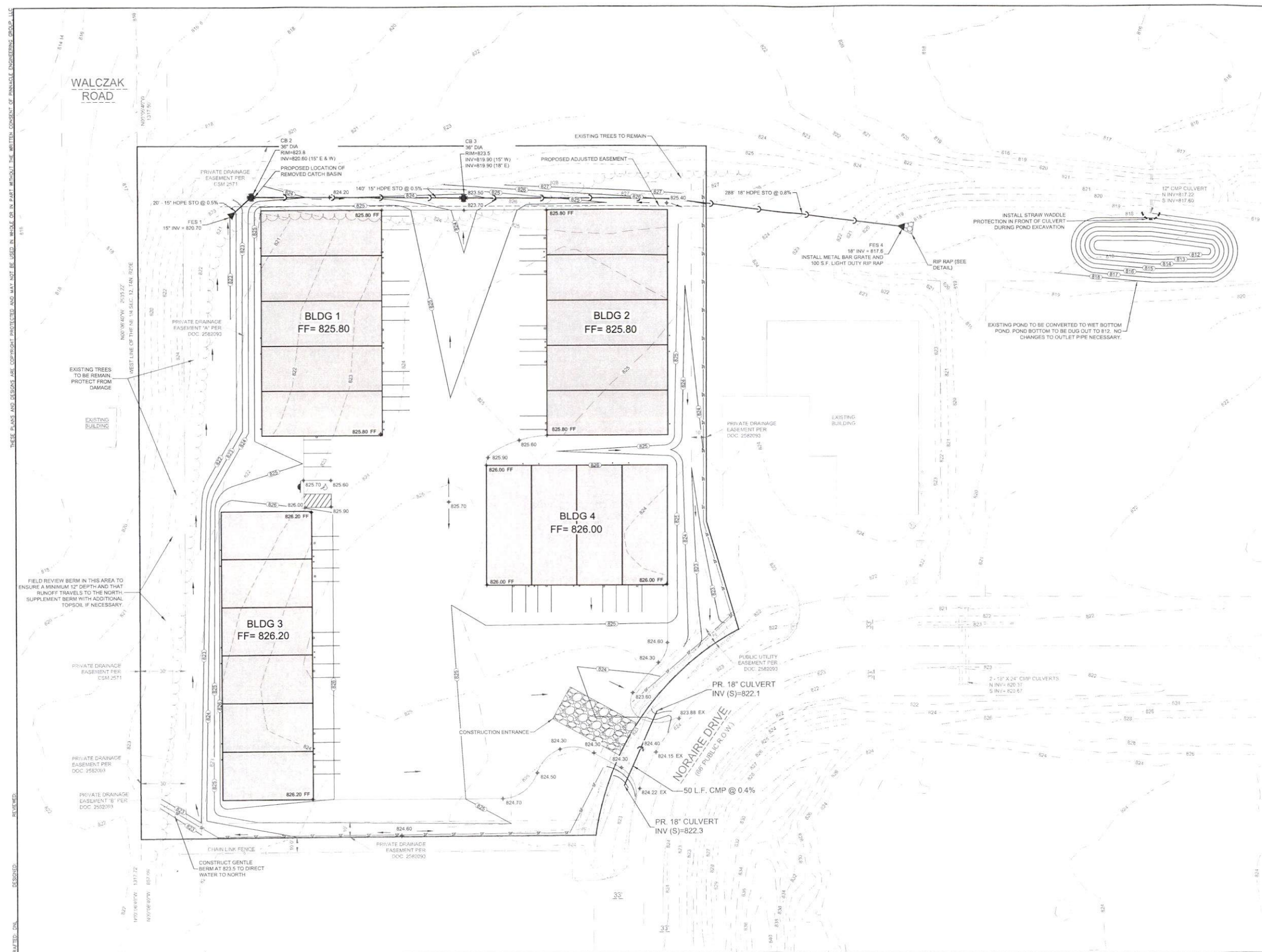
NO.	DATE	REVISIONS

REVISED	DATE	BY	CHK	SHEET
				C-2
				C-4

SITE DIMENSIONAL & PAVING PLAN

www.pinnacle-engr.com

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN - ROUND CASTING
- STORM SEWER CATCH BASIN - RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DITCH CHECK
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED
- EROSION CONTROL BLANKET

HYDROSEED
- APPLY TO ALL DISTURBED AREAS WHICH ARE NOT SHOWN TO BE MATTED

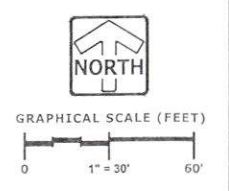
EROSION CONTROL BLANKET
- CHANNEL: NORTH AMERICAN GREEN C125BN OR EQUAL
- NON-CCHANNEL: NORTH AMERICAN GREEN S75 OR EQUAL

CONSTRUCTION SEQUENCE

ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND TOWN OF NORWAY EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. REMOVAL OF ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING UTILITIES, TREES, AND LANDSCAPING.
3. STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. STABILIZE STOCKPILE BY MULCHING, VEGETATIVE COVER, TARP, OR OTHER MEANS IF REMAINING MORE THAN 20 DAYS.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS OR TEMPORARY SEDIMENT BASIN/TRAP AS NEEDED.
5. BEGIN BUILDING CONSTRUCTION.
6. INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSE, PLACEMENT OF CURBS, PAVEMENT, WALKS, ETC.
8. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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ONE SOURCE PROPERTIES

NORWAY, WI

GRADING & EROSION CONTROL PLAN

REVISIONS	

PEC JOB NO. 5383.00	
REG. NO. A-E-K	
START DATE 08-08-24	
SCALE 1" = 30'	
SHEET C-3	
C-4	

GRADING & EROSION CONTROL PLAN

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DESIGNED: DNL
DRAWN: DNL
CHECKED: DNL
CONSTRUCTION DETAILS
www.pinnacle-engr.com

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN AND WISCONSIN ADMINISTRATIVE CODE, §10.30, §10.35, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-4611 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. CLAY CHECK DAMS SHALL BE CONSTRUCTED TO PREVENT MIGRATION OF WATER WITHIN THE TRENCH SECTION ON PUBLIC SANITARY SEWER, SANITARY FORCE MAIN, WATER MAIN, TRENCH SECTIONS. CLAY DAMS SHOULD EXTEND TO THE LENGTH OF A PIPE, CLAY DAMS SHALL BE KEPT INTO THE NORMAL TRENCH WALL SO THAT THE WIDTH OF THE DAM IS 2 FEET WIDER THAN THE NORMAL TRENCH WALL ON EACH SIDE OF THE TRENCH. CLAY DAMS SHOULD EXTEND TO 3 FEET BELOW SUBGRADE OR 4 FEET FROM FINAL GROUND SURFACE IN UNPAVED AREAS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

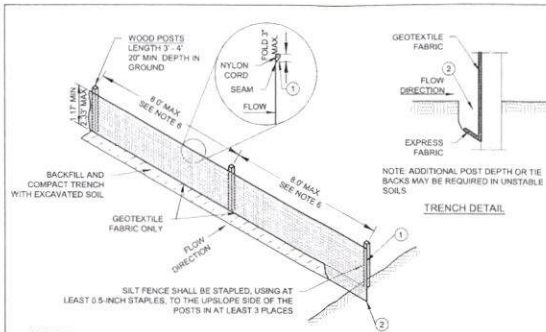
1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPILL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE OWNER OF THE NEED TO IMPORT OR Haul OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACT AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEDDING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELTERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELTERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-425) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SP, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-2930) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN 1 TO +1 PERCENT AND GRANULAR SOIL, 0.5 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTATION EQUIPMENT BEING USED. THE COMPACTED EQUIPMENT SHOULD CONSIST OF SUITABLE EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTATION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTATION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTATION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY, DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-2930) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELTERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DRAINAGE SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DRAINAGE TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-75, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE, ASTM C-475. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA GRANS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. ALL STORM SEWER PIPE WITHIN THE VILLAGE RIGHT-OF-WAY (ROW) SHALL BE REINFORCED CONCRETE PIPE (RCP). ANY CULVERTS WITHIN THE VILLAGE ROW SHALL BE RCP OR CORRUGATED METAL PIPE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT SECTION 1.7.10.
7. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH POLYVINYL CHLORIDE STANDARD DIMENSION RATIO 30 WYE FITTINGS. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
8. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C-151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. COPPER IS 3/8" ANGLE VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C-509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
9. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTON OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
10. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVE CO TERMINAL BOX AT EACH END.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
12. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE, INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

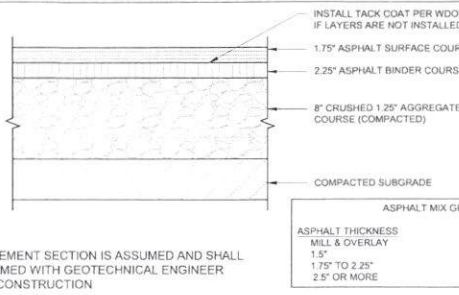
1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS OTHERWISE SUBSTITUTED AND OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEXT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 400 AND 460. 1 1/2" S-28 IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE, ASTM C-94, 8 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7, 603.2.2.5, AND 601.3.4.5, OF THE STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL BE SPACED NOT FURTHER THAN 10' FOR PAVEMENT, 12' FOR SIDEWALKS (OR THE WIDTH OF THE WALK), AND 15' FOR CURB. EXPANSION JOINTS SHALL BE SPACED NO FURTHER THAN 30' FOR PAVEMENT, 300' FOR CURB, AND 100' FOR WALKS. CONCRETE SHALL BE FINISHED PER SECTION 415.3.3 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN ACCORDANCE WITH SECTION 415.3.2 IS REQUIRED.



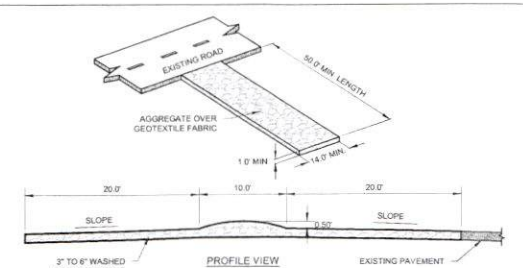
NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WIDNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 562 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4 INCH WIDE AND 6 INCH DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2 INCHES X 1 1/2 INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8 FEET FOR WOVEN AND 3 FEET FOR NON WOVEN).

SILT FENCE



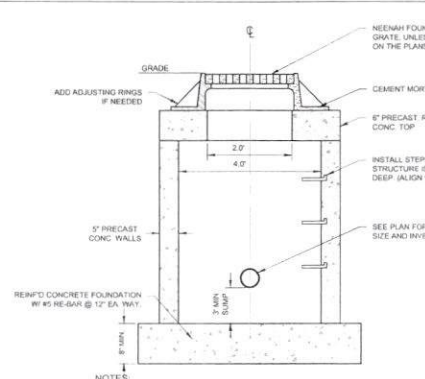
NOTE: PAVEMENT SECTION IS ASSUMED AND SHALL BE CONFIRMED WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION



NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WIDNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 562 GEOTEXTILE, TABLE 1 OR 2, CLASS 1, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50 FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP DRESSING WITH ADDITIONAL AGGREGATE.

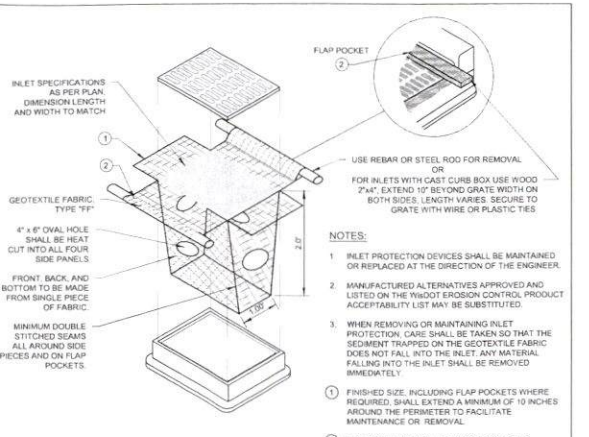
CONSTRUCTION ENTRANCE



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 6" DIA. OR AS INDICATED ON THE PLANS.

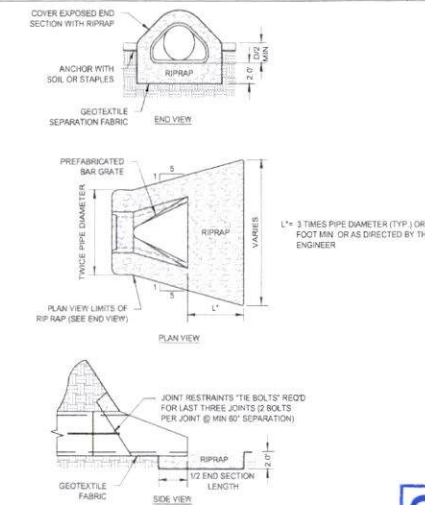
CATCH BASIN



INSTALLATION NOTES:

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

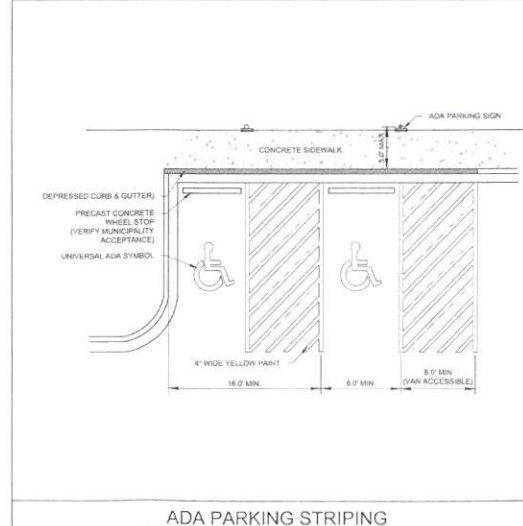
INLET PROTECTION



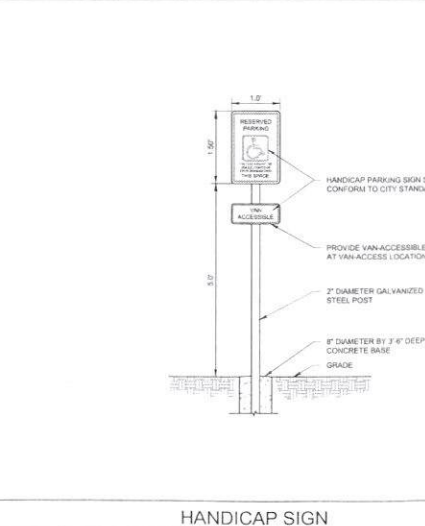
NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS



ADA PARKING STRIPING



HANDICAP SIGN

REVISIONS

NO.	DESCRIPTION	DATE

PEC JOB No. 5383.00	SHEET C-4
PEC PRJ. A&E	C-4
START DATE 08-02-24	C-4
SCALE N.T.S.	

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GEOLOGICAL | MUNICIPAL | WATER

ONE SOURCE PROPERTIES

NORWAY, WI

CONSTRUCTION DETAILS

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RACINE COUNTY

CONSTRUCTION DETAILS

LWAX SERIES Downlight

WESTGATE

Customer Name: One Source Properties
Project Name: MW Tenant Buildings
Model: LWAX-20-12W-20K

7" Dia x 4.1" H

Features

- High Light Transmittance: Anti-UV and Fire Resistant PC Lens
- LED Transformed SMD 3530 Philips Lumileds LEDs
- Four 1/2" Knockouts: 1 Top, 1 on Each Side, 1 Back

Technical Specifications

Electrical:

- Voltage: 120-277VAC-60Hz
- Wattage: 20W @ 120V @ 90%
- Power Factor: >0.95
- Efficiency: 123 lm/W

Mechanical:

- Die-Cast Aluminum with Powder Coat Finish
- High Light Transmittance: Anti-UV and Fire Resistant Polycarbonate Lens
- Light Head Can Be Adjusted From 0° to 90°
- Four 1/2" Knockouts: 1 Top, 1 on Each Side, 1 Back
- Operating Temperature: -40° to 140°F
- W6 Location
- 7 Year Warranty
- IP65

Other Models:

LWAX-10-12W-20K-120V-MCTP

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Other Models:

LWAX-10-12W-20K-120V-MCTP

EIKO Downlight Retrofit

DRR Downlight Retrofit

Project Name: MW Tenant Buildings
Model: LWAX-20-12W-20K

Performance Summary

Model	Wattage	Light Output (lm)	Efficiency (lm/W)	Beam Angle	Height (ft)	Footcandle (fc)
LWAX-20-12W-20K	20W	2460	123	60°	4.1	12.5

Product Dimensions

Applications:

- General site lighting
- Load bearing decks
- Patio areas
- Parking areas

Photometric: LWAX-20-12W-20K-MCTP

Other Views:

Performance Table:

Model	Wattage	Light Output (lm)	Efficiency (lm/W)	Beam Angle	Height (ft)	Footcandle (fc)
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Photometric: LWAX-20-12W-20K

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Sample Ordering

Model: LWAX-20-12W-20K

Accessories:

Factory-Installed Options:

WESTGATE

WESTGATE

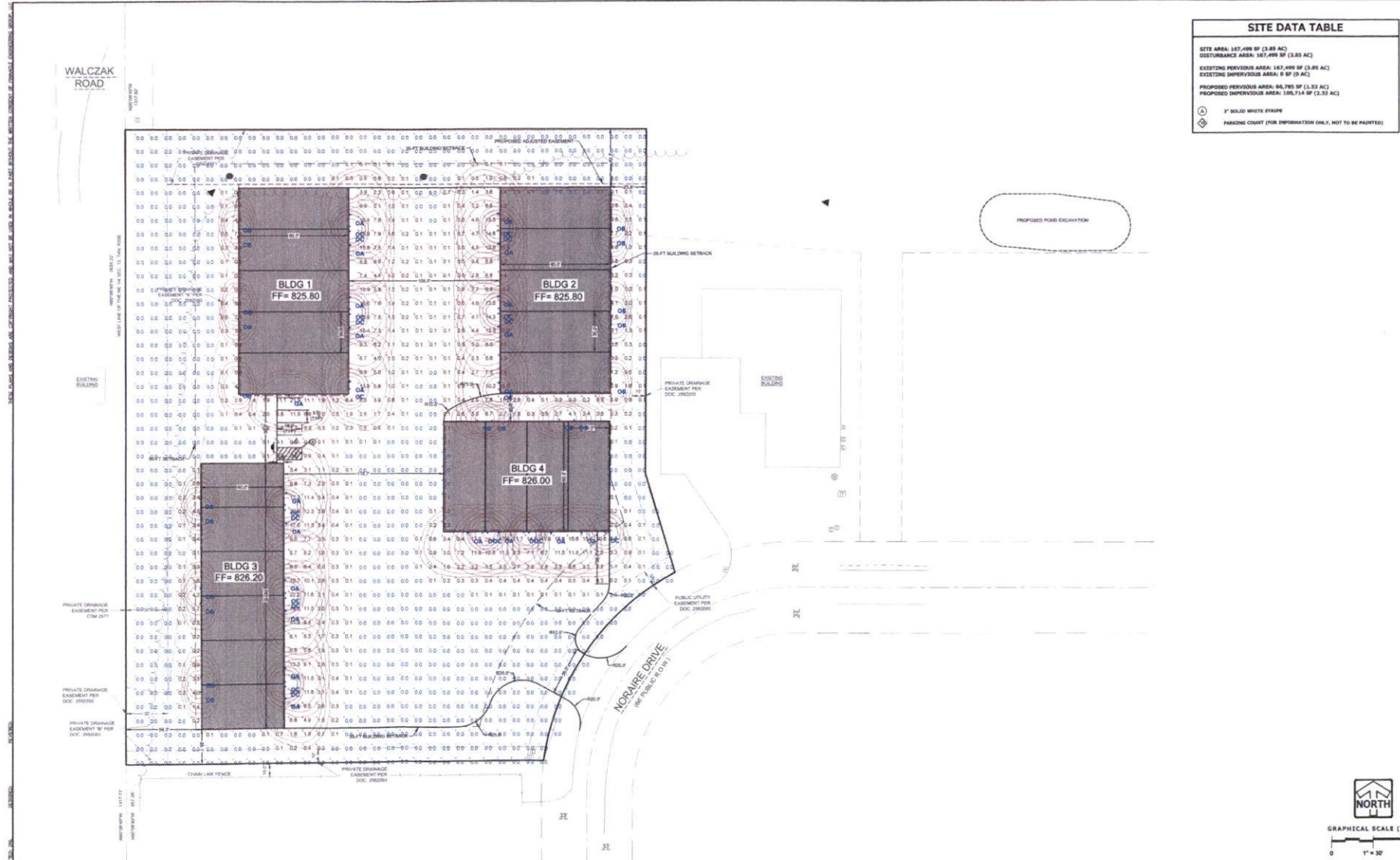
Sample Ordering

Model: LWAX-20-12W-20K

Accessories:

Factory-Installed Options:

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PINNACLE ENGINEERING GROUP

ONE SOURCE PROPERTIES, LLC

NORWAY, WI

Site Lighting

REVISIONS

SHEET E1

GRAPHICAL SCALE (FEET)

1" = 30'