4. Door closers on all exterior doors and where required by code
5. Weather stripping for jambs and sweeps for sills on all exterior doors
6. Provide cylinder housing for aluminum doors matching the provided cores.
7. Key all exterior and interior doors the same, for future re-keying off from “master”
8. Door keying is to match building “master and slave” keying. Mechanical rooms to be slave key #1 and all entry and man doors to be slave key #2. Master key will only be provided to developer and placed in the knox box.

GLASS & GLAZING

1. 1” insulating glass units, color is per architectural renderings.
2. Thermally broken aluminum frames with concealed fasteners
3. Aluminum frames, color of frames is per architectural renderings.
4. Engineering of aluminum frames to verify mullion size, gauge, and steel bracing is sufficient to resist the wind load specifications as laid out in the structural drawings.
5. Medium stile entry doors with insulated glass, power transfer notch in door and frame, electric strike, panic devices, concealed closers, 3 butt hinges, weather-stripping and thresholds
6. Window units and glazing systems per architectural elevations
7. Tempered glass per code
8. Low emissivity glass
9. Provide caulking at the interior and exterior face of aluminum frames.

Section 9: Finishes

CONCRETE FINISHES

1. Ashford Formula for warehouse slab (1 coat), per the following:
    1. Remove all dust and dirt from the floor with a wet mechanical scrubber
    2. Apply a flood coat (fill in a footprint) of Ashford Formula at a rate of 200-250sf/ga.
    3. When the Ashford Formula becomes slippery or gel-like, apply a mist of water to re-solubilize, or no longer gel-like
    4. Agitate the floor to aid penetration; continue until gel-like condition returns
    5. Thoroughly flush the surface with water, and continue to agitate until all slippery or gel-like areas are loosened, and all excess material can be squeegeed clean off the floor

PAINTING

1. Exterior precast concrete wall surfaces shall receive one coat of primer, and two coats of paint. Exterior concrete painting system shall be:
    a. Primer coat: Sherwin Williams LX03W0100 – LXN Condition WHT
    b. Two (2) coats of Sherwin Williams A06W00351 – A100 EX FL EW
    c. Alternative paint/stain specification: No primer coat, Two (2) coats Sherwin Williams LX13W0051 – LXN Self-Clean EW will be considered based on price, availability, and preference.
2. Low Temperature Paint System (if needed due to Project schedule, provide as alternate price):
    a. One (1) coat of CF18W0850 – Conflex Ultracrete Solventborne Smooth
    b. One (1) coat of Sherwin Williams A06W00351 – A100 EX FL EW
3. Interior precast and masonry (warehouse walls only) is to be:
    a. One (1) coat of Sherwin Williams A06W00351 – A100 EX FL EW
4. Paint shall carry a minimum five (5) year warranty.
5. All metals not provided with a factory finish shall be painted with one coat rust prohibitive primer and one coat enamel paint
6. Hollow metal doors shall be painted with 1 primer coat (factory applied) and 2 coats eggshell enamel (field applied), exterior match exterior color scheme.
7. Paint all interior steel columns white.
8. Paint all guard rail, and steel protection devices safety yellow.
9. Provide all necessary draw downs and mock-ups for Owner approval
10. 4” tall door labels for sprinkler and electrical rooms
11. 6” tall door labels on all exterior doors, if required by local Fire Department

12. 8” tall street address numbers applied to glazing above each office entrance

Section 10: Specialties

TOILET PARTITIONS AND ACCESSORIES

1. Handicap grab-bars (Bobrick B-6806 18”,36”,42” or equal)
2. Toilet paper double roll dispenser (Bobrick B-6867 or equal)
3. Surface-mounted paper towel dispenser and disposal (Bobrick B-3699 or equal)
4. Wall-mounted soap dispenser (Bobrick B-42 or equal)
5. Wall-mounted framed mirror (Bobrick B-165 24”x30” or equal)
6. Men’s and Women’s bathroom designations (ADA compliant)

FIRE ACCESSORIES

1. Fire extinguishers and hardware as required by code
2. Furnish and install Knox boxes as required
3. Furnish and install all local fire department requirements

Section 11: Equipment

DOCK EQUIPMENT

1. 7' x 8', 35,000 lb. mechanical dock levelers with pit angle and 10” x 20” vertical bumper plates, brush side weather stripping, safety drop, and full operating range toe guards. Reinforced for 3 wheel fork lifts. Fully welded frame and deck connections. Include 20” vertical bumpers welded to bumper plates.
2. Dock seals with 10" backer, 20 oz fabric with 40 oz 4" wear pleats, and a 48" wear apron/scuff guard on the inside.
3. LED dock lights with swing arm
4. Z channel guards to protect the door tracks at each dock door

Section 12: Furnishings

WINDOW TREATMENT

1. None included.

SIGNAGE

1. As required by code.

Section 13: Special Equipment

EQUIPMENT

1. None included

Section 14: Conveying Systems

ELEVATORS

1. None Included

Section 15: Mechanical

FIRE PROTECTION

Design/builder to provide adequate fire protection for the commodity groups identified below (and conversely, identify the commodity types or storage types/heights that cannot be accommodated). Provide a recommendation for alternative system selection based on the likely occupancy that can be accommodated under current municipal zoning ordinances. The goal is to minimize system costs while providing for the largest spectrum of potential occupancy uses. Voluntary alternates are encouraged.

1. ESFR system based on ordinary hazard occupancy for Class I through Class IV commodities and group A plastics which are further subdivided into expanded and nonexpanded.
2. The design / Build contractor will design the system to function with the available city water supply and coordinate sufficient piping with the site utility contractor. The design /build contractor is responsible for verifying the utility plans prepared by the civil engineer or coordinating changes.
3. System to include backflow preventer, fire department connections, flow and tamper switches, exterior bell, valves, and any other requirements of the fire department, NFPA, and all other governing agencies.
4. Fire pump with jockey pump designed to provide adequate pressure from available municipal system.
5. Sprinkler heads provided under mechanical units, exhaust fans, overhead doors and under any other obstructions as required by code or inspector.
6. Coordinate head location with structural steel bridging, electrical conduits, lights, or any other installations to avoid a conflict with sprinkler layout.
7. Hose valve stations at exterior doors (if required)
8. Include all local fire department and NFPA requirements.
9. Provide tampers if required by local AHJ at the exterior fire loop system.
10. Pump alignment during commissioning to be done via a laser alignment tool. Documentation of the commissioning, including values obtained by laser alignment tool within tolerance of coupler manufacturer's specification, shall be included with the closeout documents.

PLUMBING

1. General Contractor to coordinate the complete system with site utility, MEPFP, and roofing trades.
2. Provide 2" domestic water service to a 1" water meter and backflow where water service is stubbed into the building. (Domestic Backflow preventer shall be provided to allow for the water meter to be upsized to 2" in the future)
3. Irrigation – Provide space for a future irrigation water meter and bypass system for irrigation system. Provide a tee off the main for future irrigation.
4. If required by the municipality, provide alternate add for irrigation system connection.
5. Minimum 6" Interior sanitary line installed 25' back from parallel to the "front" façade, the length of the building, to within 10' of either "side" walls of the building. Install at depth that would allow future extension of sanitary line to the dock wall of the building. Sanitary sewer cleanouts to be provided per code.
6. Interior roof drains with insulated heads and horizontal leaders. Roof head to vertical pipe transition will occur within the joist space (no clear height infringement)
7. Vertical roof drain pipes at exterior precast wall locations shall not interfere with future or current dock doors, man doors, or windows. Offset roof conductors overhead as needed to accommodate and reach underground storm riser locations, and keep vertical pipes within 3" of exterior precast walls. Cleanout facing interior at minimum height of 48" AFF.
8. Where piped overflows are required, run drains with horizontal leaders within joist structure extending to exterior precast wall.
9. All interior horizontal roof drain conductors shall be insulated to prevent condensation on primary and overflow conductors.
10. Exterior frost proof hose bib at water service entrance.
11. Coordinate all work with fire sprinkler contractor to avoid violation of ESFR requirements
12. All piping to be installed within the depth of the structural steel joist
13. Cleanouts 50' OC
14. Provide floor drain in fire pump room.
15. Warehouse Bathrooms:
    - Wall mounted flush valve toilets
    - Wall mounted sinks with lever handle faucet and scald protection for drainage piping
    - 10-15 gallon electric water heater, water heater is to be located above bathroom ceilings or in other

inconspicuous location approved by the owner.
- Floor mounted mop sink located on outside of bathroom
- Floor drain adjacent to mop sink and in each bathroom

HEATING, VENTILATION AND AIR CONDITIONING

The design goal is to provide the most economical and efficient HVAC systems to accommodate future tenants, balancing the initial costs versus re-work costs and quick occupancy of future tenants. Consider that any changes may: 1) be required within 30 days of identifying a tenant:2) only allow a minimal service interruption to any tenant already within the building. Owner is open to voluntary alternates. Such alternates must be presented with a description of the proposed system, identifying the initial cost and versatility of the system, as well as the cost and timeline for re-working future, unknown, tenant demands.

1. Electric wall cabinet heaters for fire sprinkler room, electrical switchgear room, and bathrooms for freeze protection only.
2. ASHRAE and SMACNA standards
3. Coordinate all work with the fire sprinkler contractor to avoid violation of ESFR clearance requirements
4. Warehouse Area
    - Heated with gas-fired unit heaters with spark ignition and power ventilation. Designed for 65 degrees F at –10 degrees F outside temperature
    - Multi-tenant design requirements:
        - Planned tenant configuration to divide the building into multiple tenants. Provide gas piping for 4 separate zones.
        - Unit heaters, centered in column bays, installed along the dock wall
        - Gas piping to be zoned for each segmentation, piping to be sized for each zone plus 20%
        - Gas Distribution manifold
            - Gas meter for multiple meters in the future
            - Depending on the size of the building, the gas meter manifold should be set up for up to 4 meters.
        - Provide diagrammatic explanation of the included system when bidding on this project
    - Electronic thermostats installed on the first column line in from the dock doors, provide and install lockable thermostat cover at all thermostat locations.
    - All gas piping to run inside the building, not impeding clear height.
    - No spiral duct at roof penetrations (due to potential roof leaks).
    - Furnish destratification fans per the attached MEP diagram. Fans shall be multi-speed with separate control for each row of fans, adjacent to thermostats.

Section 16: Electrical

The design goal is to provide the most economical and efficient Electrical systems to accommodate future tenants, balancing the initial costs versus re-work cost and quick occupancy of future tenants. Consider that any changes may: 1) be required within 30 days of identifying a tenant, 2) only allow a minimal service interruption to any tenant already within the building. Owner is open to voluntary alternates. Such alternates must be presented with a description of the proposed system, identifying the initial cost and versatility of the system, as well as the cost and timeline for re-working future, unknown, tenant demands.

SERVICE AND DISTRIBUTION

1. See attached Summary worksheet for service size and meter requirements.
2. 480v 3p 4w Service
3. Switch Gear
    - Provide a three-phase, four-wire main switchboard with bottom-fed bolted pressure switch with ground fault protection feeding three-phase meter socket with fusible pullout and cross bus for future tenant sections
    - Provide adequate space in the electrical room for additional switch gear and meter sockets
4. Metering – See attached Summary work sheet for service size and meter requirements.
5. Distribution

- House panel
  - 200a 480v 42 circuit panel
  - 30kva transformer (wall mounted)
  - 100a 208v 42 circuit panel
  - Load with circuits for site lighting, irrigation and other “common” items.
- Cabinets, panels, and raceways designed to allow redistribution of available power to different areas of the building as tenant’s electrical needs change.

6. Provide diagrammatic explanation of the included system when bidding this project
7. Warehouse Area
   - Quad outlets at every dock door, two quads per circuit, provide ¾” stub to dock pit for future lock and leveler connections
   - Connection of overhead door operators, mechanical equipment, heaters, and circuit for future isolation of building into multiple tenants
   - Power and wiring to all equipment and devices by electrician, and other contractors
   - Provide 208v or 460v to OH door operators, coordinate with OH door supplier for operator requirements
   - Assembly and installation of destratification fans per MEP diagram if applicable.
8. Fire Sprinkler Room/Electrical Switchgear Rooms
   - 20 amp 120V separate circuits for telephone system, fire alarm panel, and lawn irrigation system
   - Electric hook-up of all sprinkler equipment, including flow and tamper switches, interior and exterior bells, etc.
   - Disconnect for irrigation system
   - Occupancy sensors in both rooms
   - Power to tamper switches on exterior valves are to be run strictly through the wall of the building from a junction box placed on the interior side.
9. Coordinate all work with the fire sprinkler contractor to avoid violation of ESFR clearance requirements
10. Fire Pump
    - Separate 480v service for fire pump system
    - Installation of fire pump control panel and connection of fire pump and jockey pump
11. Irrigation
    - 120 volt 15 amp dedicated circuit and exterior disconnect for the irrigation controller mounted on exterior wall of the utility rooms.

INTERIOR LIGHTING

1. Warehouse Area
   - LED High Bay fixtures include Focus on energy credits if applicable.
     - 30 foot-candles measured at 30” AFF
     - Lumen Output – Not to exceed 60,000 lumen. See project summary page
     - Color Rendering Index (CRI) = minimum 70 CRI
     - Color Temperature = 5000K Fixtures shall have motion sensors with off timers that are adjustable to meet each area’s needs
     - Provide an Ultralink (or equal) lighting control for (1) switch in the electrical room to bypass all high bay occupancy sensors and turn all lights on
   - Circuit from front to back of building with modular cabling, for future tenant load isolation and demising wall construction
   - LED Exit and emergency battery lights, per code
   - Provide lighting layout for Owner approval with proposal.
   - Lighting shall be located within the steel framing members and shall not project below any roof framing.
2. Restrooms:
   - 2x4 lay in LED fixtures with acrylic lenses with occupancy sensors.
3. Fire Sprinkler Room/Electrical Switchgear Room
   - LED fixtures, wall mounted (quicker lift access)
   - 50 foot-candles
   - Lighting controlled by occupancy sensor
   - LED Exit and emergency battery lights, per code

EXTERIOR LIGHTING

1. Light poles, building-mounted fixtures, and up lighting per plan. All fixtures must be LED. Provide fixture submittals for Owner approval.
2. All lighting controlled by photocell (on) and timer (off).
3. Lights at decorative main entrances shall be LED dual-purpose, serving as nightlights and emergency egress. Can lights at entrance canopies should have battery backup to accomplish egress lighting requirements.
4. Provide three (3) 4” conduits from the electrical room to the front property line for future phone/data lines.
    - Provide a handhole at the property line for the conduits to terminate into.
    - Provide pull tape in all 3 conduits for future use by the utility contractor.
5. Provide 2” sleeve to monument sign locations for future power
    - Provide a small handhole at the monument sign for the conduits to terminate into.
6. For exterior egress lighting at exterior doors, provide fixtures with durable metal housing; all fixtures are to be LED dual-purpose, as night lights and emergency egress where applicable. Provide fixture cut sheets with the bid proposal for Owner review.

ALARM SYSTEMS

1. Fire alarm systems per code including, but not limited to:
    - Annunciator panel
    - Horns and strobe signals
    - Addressable system for future expansion
    - Pull stations
    - Provide dialer to a private monitoring company
2. The fire alarm system shall achieve a “move-in”-ready building if it is used for floor storage (no racking).
3. Fire Sprinkler system flow and tamper switch connections. Coordinate with the FP contractor
4. Exterior fire alarm bell as required by local AHJ.
5. Remote smoke detectors in HVAC system where required by code
6. Low temperature sensor in fire sprinkler room
7. Wire pump running, phase reversal, and power interruption indicators

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

CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ZILBER C251

CALEDONIA, WI

PLANS PREPARED
FOR

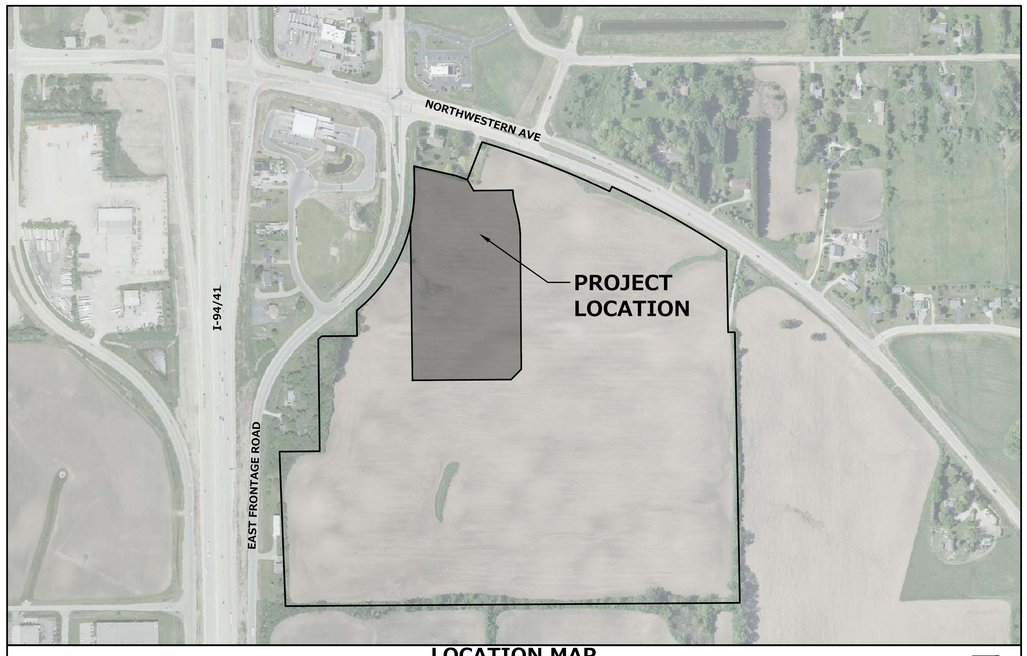
ZILBER
PROPERTY GROUP SM

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE	S	
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" / 6"	
SOIL BORING	B-9	B-1
TOPSOIL PROBE	P-9	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

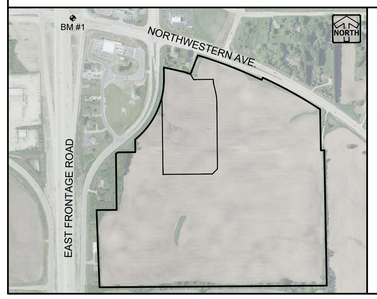


LOCATION MAP
SCALE: 1" = 300'

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY ECS ON 12/21/2021. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

BENCHMARKS



BENCHMARK 1: REFERENCE BENCHMARK:
CAST IRON MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ SECTION 30, TOWN 4 NORTH, RANGE 22 EAST,
ELEVATION = 779.56.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988(12), (NAVD88)
HORIZONTAL DATUM: Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011).
The south line of the Southwest ¼ of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
ANDREW SHOAF, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
MAIN: (262) 754-8888
E-MAIL: andrew.shoaf@pinnacle-engr.com

CIVIL ENGINEER:
JUSTIN L. JOHNSON, P.E.
PINNACLE ENGINEERING GROUP
710 N. PLANKINTON AVENUE
MILWAUKEE, WI 53203
MAIN: (262) 754-8888
E-MAIL: jjohnson@pinnacle-engr.com

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
MAIN: (262) 754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

ARCHITECT:
MARK NATZKE
SENIOR ASSOCIATE
ZIMMERMAN ARCHITECTURAL STUDIOS, INC.
2122 WEST MT. VERNON AVENUE
MILWAUKEE, WI 53233
(414) 918-1413

APPLICANT:
JASON LUEDERS
ZILBER PROPERTY GROUP
710 N. PLANKINGTON AVENUE
MILWAUKEE, WI 53202
(262) 274-2600

INDEX OF SHEETS

REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. UNDERGROUND UTILITY RECORD DRAWINGS
5. CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

WISCONSIN
ANDREW J. SHOAF
42919-6
OCONOMOWC, WI
PROFESSIONAL ENGINEER
06/09/2026

EXPIRATION DATE: JULY 31, 2026

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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REVIEWED: AJ
DESIGNED: AJS
DRAFTED: AJS

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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

ZILBER C251
CALEDONIA, WI

COVER SHEET

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26.	5	ISSUED FOR CONSTRUCTION	05/19/26.
2	VILLAGE BSO RESUBMITTAL	03/27/26.			
3	ISSUED FOR BID	03/30/26.			
4	VILLAGE COMMENTS / BID SET	04/22/26.			

PROJ. JOB No. 1912.40-WI
DES. BY JLJ
DRAWN BY
CHK'D BY
PROJ. MGR.
START DATE 02/09/26
SCALE N.T.S.

SHEET
C-1

COVER SHEET

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Z:\PROJECTS\2020\1912.40-WI\CAD\SHEETS\1912.40 WI COVER SHEET.DWG

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(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)
REFERENCE BENCHMARK:
EL.=779.56 (NAVD88)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

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CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	111.82'	183.00'	S18°24'33"W	109.90'
C2	120.85'	533.00'	N6°54'38"W	120.59'
C3	496.17'	4227.18'	N60°01'50"W	495.89'

NORTHWESTERN AVENUE
COUNTY TRUNK HIGHWAY "K"
(VARIABLE WIDTH PUBLIC R.O.W.)

MICHEL COURT

CAROL ROAD
(66' PUBLIC R.O.W.)

CARLY AVENUE
(VARIABLE PUBLIC R.O.W.)

BAXTER COURT
(66' PUBLIC R.O.W.)

EAST FRONTAGE ROAD

LOT 1
C.S.M. NO. 3552
425,260 SQ. FT.
9.7626 ACRES

LOT 2
C.S.M. NO. 3552
325,419 SQ. FT.
7.4706 ACRES

EXISTING BUILDING
(NOT CAROL ROAD)
233,394 SQ. FT.

PROPOSED LOT 4

TEMPORARY ROAD EASEMENT

UNPLATTED LANDS
TAX KEY #104-04-22-30-080-000
OWNER: SLINGER CHEESE LLC

SE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CAST IRON MON. W/ BRASS CAP)
N=287,937.16; E=2,520,391.75
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)
REFERENCE BENCHMARK:
EL.=779.56 (NAVD88)

SW CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CONC. MON. W/ BRASS CAP)

SE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CAST IRON MON. W/ BRASS CAP)
N=287,937.16; E=2,520,391.75
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)
P.O.B. SURVEY

N89°23'26"E 196.62'
N00°43'34"W 548.47'
N02°12'08"W 755.99'
S89°35'06"W 2222.70'
SOUTH LINE OF THE SW 1/4 SEC. 30, T4N, R22E
S89°35'06"W 2490.31'
EAST LINE OF THE SW 1/4 SEC. 30, T4N, R22E
S01°03'53"E 1034.00'
S01°03'53"E 2647.70'

N89°35'06"E 454.35'
S89°35'06"W 442.50'
S89°35'06"W 374.03'
N26°36'25"E 48.79'
S63°23'25"E 1.20'
N13°24'21"W 51.75'
S01°03'53"E 45.23'
S88°56'07"W 33.00'
S01°03'53"E 424.90'
S01°03'53"E 832.65'
N00°24'54"W 644.76'
S30°24'54"E 70.31'
N45°24'54"W 70.71'
S44°15'36"W 70.31'
N00°37'28"W 107.19'
S70°25'39"E 60.00'
208.97' S77°17'14"E
197.87' N21°17'37"E
N00°43'34"W 124.29'
N50°51'13"E 22.27'
N89°26'28"E 172.23'

WETLANDS
CLAY

REVIEWED: AJ
DESIGNED: AJS
DRAFTED: AJS

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ZILBER C251

CALEDONIA, WI

EXISTING CONDITIONS

REVISIONS					
1	VILLAGE BSO SUBMITTAL	02/09/26	5	ISSUED FOR CONSTRUCTION	05/19/26
2	VILLAGE BSO RESUBMITTAL	03/27/26			
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4	VILLAGE COMMENTS / BID SET	04/22/26			

PES JOB No. 1912.40-WI
PES PM: AJJ
START DATE: 02/09/26
SCALE: 1" = 100'

SHEET
C-2

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EXISTING CONDITIONS

Z:\PROJECTS\2020\1912.40-WI\CAD\SHEETS\1912.40 WI EXISTING CONDITIONS.DWG

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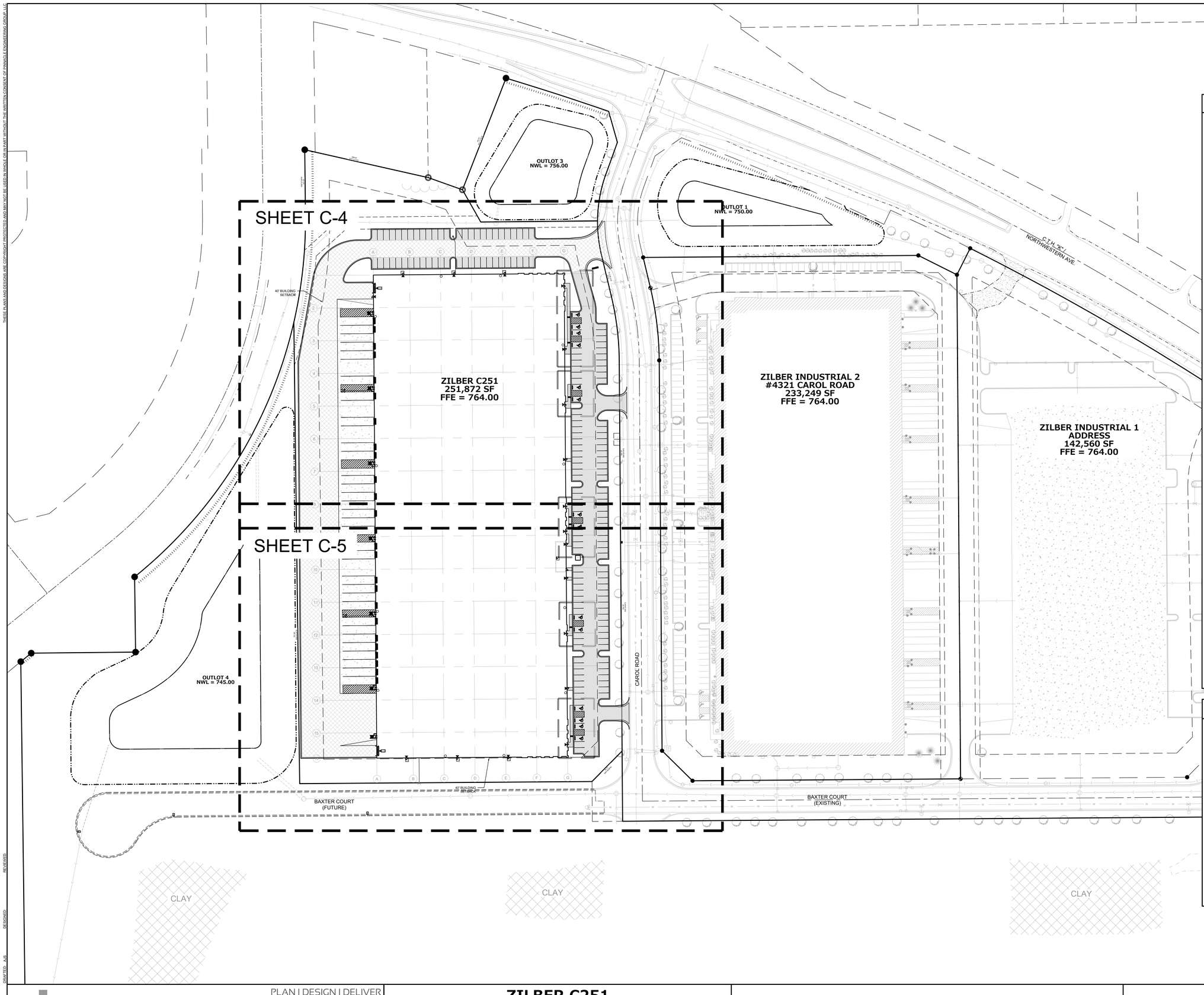

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

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SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE WISDOT TYPE D, 18-IN CURB AND GUTTER, UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING (IF SHOWN) SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, APPLICABLE VILLAGE OF CALEDONIA CODE REQUIREMENTS, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
8. CONTRACTOR SHALL CONFIRM STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
9. PROVIDE CONTRACTOR-GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURERS SPECIFICATION, WHICHEVER IS GREATER.
10. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
11. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
12. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
13. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
14. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
15. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

    WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

    GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

    CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

    ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
16. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
17. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.

SITE DATA

APPLICANT:
JASON LUEDERS
ZILBER PROPERTY GROUP
710 N. PLANKINGTON AVENUE
MILWAUKEE, WI 53202
(262) 274-2600

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
Main: (262) 754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

CIVIL ENGINEER:
JUSTIN L. JOHNSON, P.E.
PINNACLE ENGINEERING GROUP
710 N. PLANKINTON AVENUE
MILWAUKEE, WI 53203
MAIN: (262) 754-8888
E-MAIL: jjohnson@pinnacle-engr.com

ARCHITECT:
MARK NATZKE
SENIOR ASSOCIATE
ZIMMERMAN ARCHITECTURAL STUDIOS, INC.
2122 WEST MT. VERNON AVENUE
MILWAUKEE, WI 53233
(630)918-1413

- ZONING CLASSIFICATION: M3
- LAND USE: HEAVY MANUFACTURING
- PARKING:
  - REQUIRED: XX (XX ADA)(1 STALL PER 2 EMPLOYEES DURING 12-HR PERIOD)
  - PROVIDED: 166 (14 ADA)
- TRASH ENCLOSURE: INSIDE BUILDING
- LANDSCAPE SURFACE RATIO: 17.65%
- SITE LIGHTING: ALL WALL-MOUNTED, REFER TO LIGHTING & BUILDING PLANS

REVIEWED:
DESIGNED:
DRAWN: AJS

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ZILBER C251

CALEDONIA, WI

SITE PLAN (OVERVIEW)

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26	5	ISSUED FOR CONSTRUCTION	05/19/26
2	VILLAGE BSO RESUBMITTAL	03/27/26			
3	ISSUED FOR BID	03/30/26			
4	VILLAGE COMMENTS / BID SET	04/22/26			

PES JOB No. 1912.40-WI
PES PM: AJS
PLAN DATE: 02/09/26
SCALE: 1" = 60'

SHEET C-3

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SITE PLAN (OVERVIEW)

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

ZILBER C251
251,872 SF
FFE = 764.00

OUTLOT 3
STORMWATER BASIN
(EXISTING)

OUTLOT 4
STORMWATER BASIN
(EXISTING)

20' WIDE STORMWATER EASEMENT

40' BUILDING SETBACK

NORTHEAST ADA, SEE SHEET C-17 FOR DETAILS

NORTH CENTRAL ADA, SEE SHEET C-17 FOR DETAILS

CENTER ADA, SEE SHEET C-17 FOR DETAILS

CAROL ROAD

20.0' SANITARY SEWER EASEMENT

SEE SHEET C-5

LEGEND

LIGHT DUTY PAVEMENT
- 8" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
- 3½" ASPHALTIC CONC. (2 LIFTS)
1.75" LOWER LAYER (3MT 58-28 S)
1.75" UPPER LAYER (5MT 58-28 S)

HEAVY DUTY PAVEMENT
- 13" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
- 5½" ASPHALTIC CONC. (2 LIFTS)
3.5" LOWER LAYER (3MT 58-28 S)
2.0" UPPER LAYER (5MT 58-28 S)

CONCRETE PAVEMENT (TRUCK COURT)
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)

(A) PAVEMENT MARKING LINE, 4-IN PAINT (WHITE)
(B) PAVEMENT MARKING DIAGONAL LINE, 45° @ 2-FT O.C., 4-IN PAINT (WHITE)
(C) ADA PARKING STALL SIGNAGE
(D) CURB & GUTTER, WISDOT TY. D, 18-IN
(E) CURB AND GUTTER, WISDOT TY. D, 18-IN (REJECT)
(F) TAPER CURB HEAD 6-IN TO 0-IN IN 4-FT
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(H) PAVEMENT MARKING, ADA SYMBOL, PAINT (PER CODE)
(I) ADA CURB RAMP
(J) METAL STAIRS & LANDING (REFER TO BUILDING PLANS)
(K) HYDRANT BOLLARD
(L) WHEEL STOP, CONC.
(M) (NOT USED)
(N) (NOT USED)
(O) STOP SIGN, MUTCD R1-1, 30-IN ON WISDOT TY. A METAL POST
(P) TRANSFORMER PAD, 8'8"
(Q) MONUMENT SIGN (REFER TO BUILDING PLANS)
(18) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
(D.1.0) OVERHEAD DOOR
CURB & GUTTER
CURB & GUTTER REVERSE PITCH

REVIEWED:
DESIGNED:
DRAWN: AJS

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ZILBER C251

CALEDONIA, WI

SITE PLAN (DETAILED)

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26.	5	ISSUED FOR CONSTRUCTION	05/19/26
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3	ISSUED FOR BID	03/30/26.			
4	VILLAGE COMMENTS / BID SET	04/22/26.			

PEC JOB No: 1912.40-WI
PEC PM: AJS
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET C-4

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SITE PLAN (DETAILED)

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SEE SHEET C-4

ZILBER C251
251,872 SF
FFE = 764.00

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LEGEND

- **LIGHT DUTY PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
  - 3.½" ASPHALTIC CONC. (2 LIFTS)
  - 1.75" LOWER LAYER (3MT 58-28 S)
  - 1.75" UPPER LAYER (5MT 58-28 S)
- **HEAVY DUTY PAVEMENT**
  - 13" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
  - 6.½" ASPHALTIC CONC. (2 LIFTS)
  - 3.5" LOWER LAYER (3MT 58-28 S)
  - 2.0" UPPER LAYER (5MT 58-28 S)
- **CONCRETE PAVEMENT (TRUCK COURT)**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)

(A) PAVEMENT MARKING LINE, 4-IN PAINT (WHITE)
(B) PAVEMENT MARKING DIAGONAL LINE, 45° @ 2-FT O.C., 4-IN PAINT (WHITE)
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(D) CURB & GUTTER, WISDOT TY. D, 18-IN
(E) CURB AND GUTTER, WISDOT TY. D, 18-IN (REJECT)
(F) TAPER CURB HEAD 6-IN TO 0-IN IN 4-FT
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(M) (NOT USED)
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(P) TRANSFORMER PAD, 8'8"
(Q) MONUMENT SIGN (REFER TO BUILDING PLANS)
◇ PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
0.1.D OVERHEAD DOOR
CURB & GUTTER
CURB & GUTTER REVERSE PITCH

OUTLOT 4
STORMWATER BASIN
(EXISTING)

761.98'
N00°43'34"W

40' BUILDING SETBACK

65.0' 60.0' 55.0'

106.2'

41.2'

14.0' (TYP)

CENTER ADA, SEE SHEET C-17 FOR DETAILS

SOUTH CENTRAL ADA, SEE SHEET C-17 FOR DETAILS

SOUTHEAST ADA, SEE SHEET C-17 FOR DETAILS

40' BUILDING SETBACK

90.0'

R5.0' R5.0'

10.0' 18.0' 24.0' 18.0' 20.0'

760.76'
S00°24'54"E

10.0' CURB TRANSITION

30" CURB & GUTTER

R10.0'

40.1'

55.9'

70.71'
S44°35'06"W

CAROL ROAD

BAXTER COURT
(FUTURE)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A B C D E F G

REVIEWED:
DESIGNED:
DRAFTED: AJS

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SITE PLAN (DETAILED)

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PEG JOB No: 1912.40-WI 21
PEG PM: AJS
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET C-5

SITE PLAN (DETAILED)

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- 749 CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

SHEET C-7

SHEET C-8

OUTLOT 3
NWL = 756.00
HWL = 762.34

OUTLOT 1
NWL = 750.00
HWL = 758.41

OUTLOT 4
NWL = 745.00
HWL = 758.55

ZILBER C251
251,872 SF
FFE = 764.00

ZILBER INDUSTRIAL 2
#4321 CAROL ROAD
233,249 SF
FFE = 764.00

ZILBER INDUSTRIAL 1
ADDRESS
142,560 SF
FFE = 764.00

C.T.H. "K"
NORTHWESTERN AVE.

CAROL ROAD

BAXTER COURT
(FUTURE)

BAXTER COURT
(EXISTING)

GRAVEL
DRIVE

CLAY

CLAY

CLAY

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF CALEDONIA CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

REVIEWED: AJ
DESIGNED: AJS
DRAFTED: AJS

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

ZILBER C251

CALEDONIA, WI

GRADING PLAN (OVERVIEW)

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26	5	ISSUED FOR CONSTRUCTION	05/19/26
2	VILLAGE BSO RESUBMITTAL	03/27/26			
3	ISSUED FOR BID	03/30/26			
4	VILLAGE COMMENTS / BID SET	04/22/26			

PEG JOB No 1912.40-WI
PEG PM JJ
PLAN DATE 02/09/26
SCALE 1" = 60'

SHEET C-6

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GRADING PLAN (OVERVIEW)

Z:\PROJECTS\2020\1912.40-WI\CAD\SHEETS\1912.40 WI GRADING PLAN.DWG

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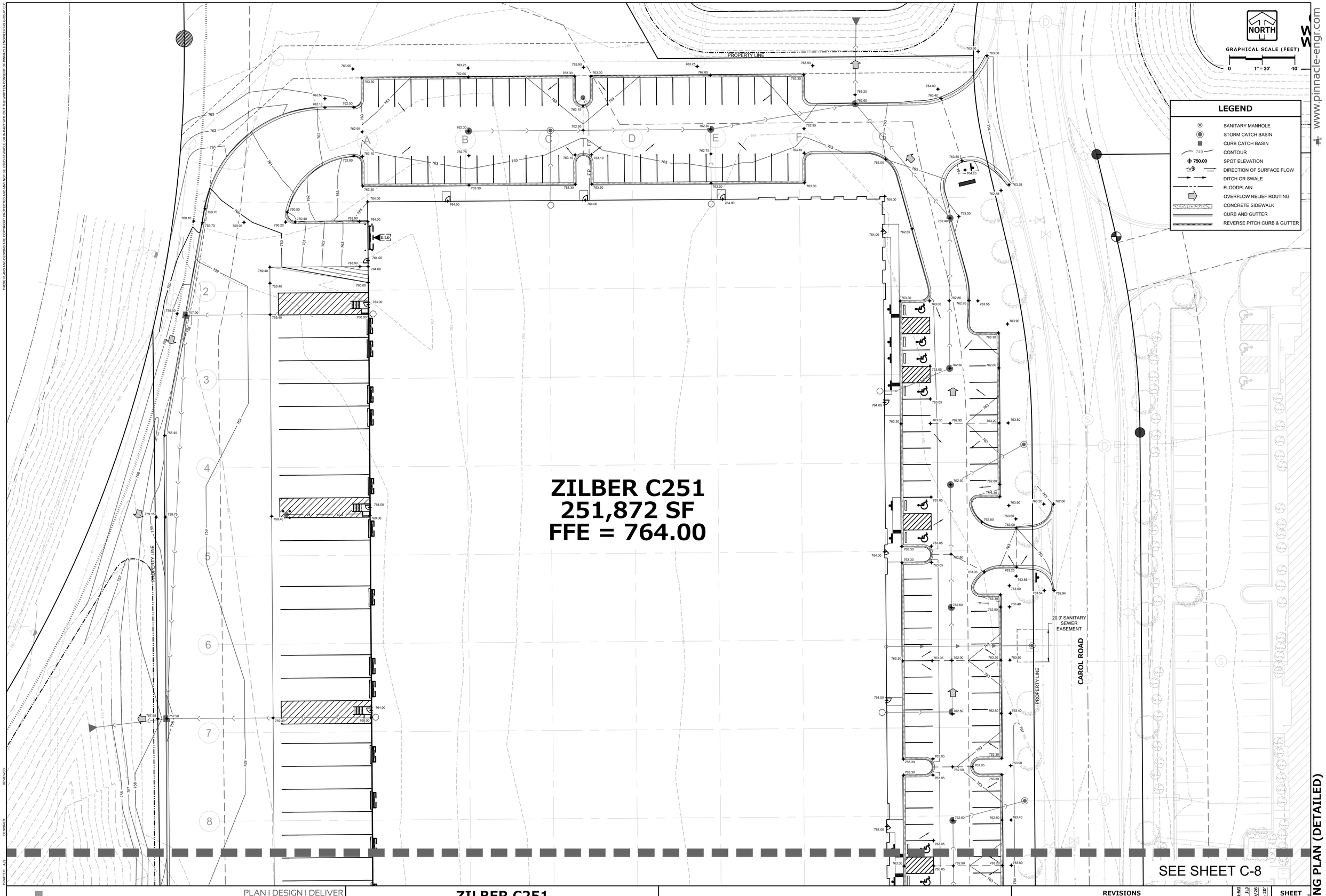

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REVIEWED:
DESIGNED:
DRAWN: AJS

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CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER C251

CALEDONIA, WI

GRADING PLAN (DETAILED)

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26.	5	ISSUED FOR CONSTRUCTION	05/19/26.
2	VILLAGE BSO RESUBMITTAL	03/27/26.			
3	ISSUED FOR BID	03/30/26.			
4	VILLAGE COMMENTS / BID SET	04/22/26.			

PEG JOB No. 1912.40-WI AJJ
PEG PM: AJJ
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET C-7

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GRADING PLAN (DETAILED)

Z:\PROJECTS\2020\1912.40-WI\CAD\SHEETS\1912.40 WI GRADING PLAN.DWG

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SEE SHEET C-7

ZILBER C251
251,872 SF
FFE = 764.00

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

CAROL ROAD

PROPERTY LINE

PROPERTY LINE

BAXTER COURT
(FUTURE)

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REVIEWED:
DESIGNED:
DRAFTED: AJS

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CALEDONIA, WI

GRADING PLAN (DETAILED)

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26	5	ISSUED FOR CONSTRUCTION	05/19/26
2	VILLAGE BSO RESUBMITTAL	03/27/26			
3	ISSUED FOR BID	03/30/26			
4	VILLAGE COMMENTS / BID SET	04/22/26			

PEG JOB No: 1912.40-WI
PEG PM: JJJ
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET C-8

© COPYRIGHT 2026

GRADING PLAN (DETAILED)

Z:\PROJECTS\2020\1912.40-WI\CAD\SHEETS\1912.40 WI GRADING PLAN.DWG

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FIRE PROTECTION NOTES

- ALL NEW FIRE HYDRANTS SHALL HAVE A 5 ¼" STORZ CONNECTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

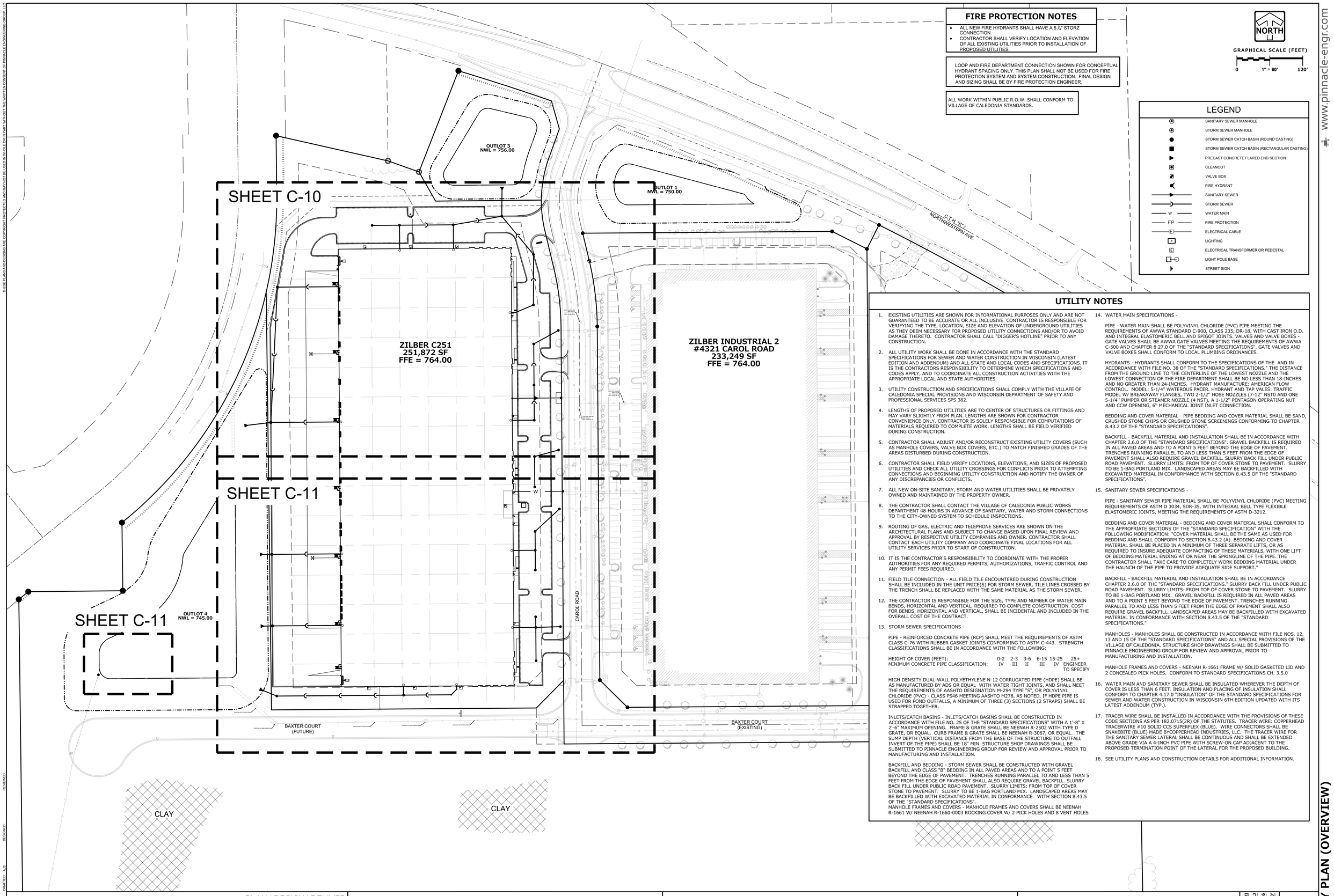
NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- FP — FIRE PROTECTION
- ELECTRICAL CABLE
- LIGHTING
- E — ELECTRICAL TRANSFORMER OR PEDESTAL
- LIGHT POLE BASE
- STREET SIGN



UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAFE OF CALEDONIA SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

   THE CONTRACTOR SHALL CONTACT THE VILLAGE OF CALEDONIA PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
8. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
10. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
12. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661 W/ NEENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES
14. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: AMERICAN FLOW CONTROL. MODEL: 5-1/4" WATEROUS PACER. HYDRANT AND TAP VALES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NST0 AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
15. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF CALEDONIA. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - NEENAH R-1661 FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0
16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

REVIEWED:
DESIGNED:
DRAFTED: AJS

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CHICAGO | MILWAUKEE : NATIONWIDE

ZILBER C251

CALEDONIA, WI

UTILITY PLAN (OVERVIEW)

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26	5	ISSUED FOR CONSTRUCTION	05/19/26.
2	VILLAGE BSO RESUBMITTAL	03/27/26			
3	ISSUED FOR BID	03/30/26.			
4	VILLAGE COMMENTS / BID SET	04/22/26.			

PEC JOB No 1912.40-WI 26
PEC PM
PLAN DATE 02/09/26
SCALE 1" = 60'

SHEET C-9

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UTILITY PLAN (OVERVIEW)

Z:\PROJECTS\2020\1912.40-WI\CAD\SHEETS\1912.40 WI UTILITY PLAN.DWG

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

ZILBER C251
251,872 SF
FFE = 764.00

FES 10.0
INV=757.00 (18")
LAST 2 JOINTS (3 PIPE SECTIONS) SHALL BE BOLTED

52.7 L.F. 18" RCP
@ S=0.55%

INL 12.0
48" DIA
RIM= 762.30
INV=759.52 (8" S)
INV=757.65 (15" W)
INV=757.65 (18" E)

89.7 L.F. 18" HDPE
@ S=0.40%

MH 13.0
60" DIA
RIM= 762.76
INV=758.04 (12" W)
INV=759.55 (8" S)
INV=758.04 (15" E)

INL 14.0
48" DIA
RIM= 762.30
INV=758.24 (12" E)

49.9 L.F. 12" HDPE
@ S=0.40%

98.0 L.F. 15" HDPE
@ S=0.40%

INL 11.0
48" DIA
RIM= 762.60
INV=757.29 (18" W)
INV=757.29 (15" SE)
INV=757.29 (18" N)

90.8 L.F. 15" HDPE
@ S=0.40%

42.8 L.F. 8" HDPE
@ S=1.04%

42.8 L.F. 8" HDPE
@ S=1.12%

BC 13.1
INV=760.00 (8")

BC 12.3
INV=760.00 (8")

F.P.

F.P.

D.I.D.

INL 20.0
48" DIA
RIM= 762.40
INV=757.65 (12" S)
INV=757.65 (15" NW)

91.8 L.F. 12" HDPE
@ S=0.40%

INL 21.0
48" DIA
RIM= 762.50
INV=759.51 (10" SW)
INV=758.02 (12" N)

BC 21.2
INV=760.00 (10")

35.5 L.F. 10" HDPE
@ S=1.15%

45° BEND 21.1
INV=759.92 (10")

7.2 L.F. 10" HDPE
@ S=1.11%

EXISTING SAN MH
RIM= 763.03
INV= 754.43 (8" S)
INV= 754.39 (8" N)

18.0 L.F. 18" RCP
@ S= 0.35

MH 22.0
60" DIA
RIM= 763.26
INV=757.22 (15" SW)
INV=757.22 (18" E)

51.1 L.F. 15" HDPE
@ S=0.40%

INL 23.0
48" DIA
RIM= 762.50
INV=757.42 (15" S)
INV=757.42 (15" NE)

75.0 L.F. 15" HDPE
@ S=0.40%

INL 24.0
48" DIA
RIM= 762.50
INV=757.72 (12" S)
INV=757.72 (15" N)

20.0' SANITARY SEWER EASEMENT

SAN MH 36.0
48" DIA
RIM= 756.43
INV=755.24 (8" W)

33.0 L.F. 8" PVC
@ S=1.04%

EXISTING SAN MH
RIM= 762.96
INV= 755.92 (8" E)
INV= 755.92 (8" W)

SAN SWR SVC ENTRY, 8"
I.E. 756.17
(REFER TO BLDG PLANS
FOR EXACT LOCATION)

89.2 L.F. 8" PVC
@ S=1.04%

CAROL ROAD

INL 24.1
48" DIA
RIM= 762.50
INV=759.58 (12" W)
INV=758.38 (12" N)

63.9 L.F. 12" HDPE
@ S=1.04%

BC 24.3
INV=760.00 (12")

40.0 L.F. 12" HDPE
@ S=1.04%

EXISTING SAN MH
RIM= 763.63
INV= 754.95 (8" N)

49.0 L.F. 18" RCP
@ S=0.30%

MH 25.0
60" DIA
RIM= 763.83
INV=757.79 (10" W)
INV=757.79 (18" E)

INL 26.0
48" DIA
RIM= 762.50
INV=757.97 (8" S)
INV=757.97 (10" E)

45.5 L.F. 10" HDPE
@ S=0.40%

55.5 L.F. 8" HDPE
@ S=0.40%

INL 51.0
48" DIA
RIM= 757.90
INV=754.84 (10" E)
INV=754.23 (12" S)

111.4 L.F. 10" HDPE
@ S=1.04%

BC 51.1
INV=756.00 (10")

246.9 L.F. 12" HDPE
@ S=0.40%

F.P.

F.P.

47.8 L.F. 18" RCP
@ S=0.50%

INL 53.0
48" DIA
RIM= 757.90
INV=754.56 (12" E)
INV=753.24 (12" N)
INV=753.24 (18" W)

125.0 L.F. 12" HDPE
@ S=1.15%

BC 53.1
INV=756.00 (12")

RCP FES 52.0
LAST 2 JOINTS (3 PIPE SECTIONS) SHALL BE BOLTED
INV=753.00 (18")

SEE SHEET C-11

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- FP — FIRE PROTECTION
- E — ELECTRICAL CABLE
- LIGHTING
- E — ELECTRICAL TRANSFORMER OR PEDESTAL
- LIGHT POLE BASE
- STREET SIGN

FIRE PROTECTION NOTES

- ALL NEW FIRE HYDRANTS SHALL HAVE A 5 ¼" STORZ CONNECTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

REVISED:

REVISED:

DRAWN: AJS

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE . NATIONWIDE

ZILBER C251

CALEDONIA, WI

UTILITY PLAN (DETAILED)

REVISIONS

1	VILLAGE BSO SUBMITTAL	02/09/26.	5	ISSUED FOR CONSTRUCTION	05/19/26
2	VILLAGE BSO RESUBMITTAL	03/27/26			
3	ISSUED FOR BID	03/30/26			
4	VILLAGE COMMENTS / BID SET	04/22/26.			

PEC JOB No. 1912.40-WI
PEC PM: AJS
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET
C-10

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UTILITY PLAN (DETAILED)

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SEE SHEET C-10

www.pinnacle-engr.com

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

ZILBER C251
251,872 SF
FFE = 764.00

RCP FES 54.0
LAST 2 JOINTS (3 PIPE SECTIONS) SHALL BE BOLTED
INV=754.48 (18")

21.0 L.F. 18" RCP @ S=1.04%

INL 55.0
48" DIA
RIM= 757.90
INV=754.70 (12" E)
INV=754.70 (18" W)

125.0 L.F. 12" HDPE @ S=1.04%

BC 55.1
INV=756.00 (12")

RCP FES 56.0
LAST 2 JOINTS (3 PIPE SECTIONS) SHALL BE BOLTED
INV=754.49 (12")

20.5 L.F. 12" RCP @ S=1.04%

INL 57.0
48" DIA
RIM= 757.90
INV=754.70 (10" E)
INV=754.70 (12" W)

125.0 L.F. 10" HDPE @ S=1.04%

BC 57.1
INV=756.00 (10")

FES 65.0
LAST 2 JOINTS (3 PIPE SECTIONS) SHALL BE BOLTED
INV=757.08 (12")

EXISTING 66" FES

32.8 L.F. 12" RCP @ S=1.55%

MH 66.0
48" DIA
RIM= 760.50
INV=757.59 (10" E)
INV=757.59 (12" W)

230.9 L.F. 10" HDPE @ S=0.75%

BC 67.1
INV=760.15 (8")

16.0 L.F. 8" HDPE @ S=1.04%

MH 67.0
48" DIA
RIM= 762.96
INV=759.99 (8" E)
INV=759.98 (8" N)
INV=759.32 (10" W)

86.8 L.F. 8" HDPE @ S=1.04%

BC 67.4
INV=761.10 (8")

14.1 L.F. 8" HDPE @ S=1.04%

6.0 L.F. 8" HDPE @ S=1.04%

45° BEND 67.3
INV=761.04 (8")

45° BEND 67.2
INV=760.89 (8")

EXISTING 66" STORM PIPE

EXISTING STORM MANHOLE

BAXTER COURT
(FUTURE)

EXISTING 66" STORM PIPE

EXISTING STORM MANHOLE

EXISTING 66" STORM PIPE

INL 26.0
48" DIA
RIM= 762.50
INV=757.97 (8" S)
INV=757.97 (10" E)

45.5 L.F. 10" HDPE @ S=0.40%

55.5 L.F. 8" HDPE @ S=0.40%

INL 26.1
48" DIA
RIM= 762.50
INV=758.19 (8" N)

WATER SVC ENTRY, 8"
I.E. ---
(REFER TO BLDG PLANS FOR EXACT LOCATION)
INV=755.00 (8")

91.5 L.F. 8" D.I. WM @ S=0.30%

G.V. 80.0

MH 27.0
60" DIA
RIM= 764.04
INV=758.00 (15" SW)
INV=758.00 (18" E)

48.0 L.F. 18" RCP @ S=0.30%

60.3 L.F. 15" HDPE @ S=0.40%

INL 28.0
48" DIA
RIM= 762.50
INV=758.24 (15" S)
INV=758.24 (15" NE)

34.4 L.F. 15" HDPE @ S=0.40%

BC 29.1
INV=760.00 (10")

MH 29.0
60" DIA
RIM= 762.90
INV=758.38 (8" S)
INV=758.58 (10" W)
INV=758.38 (15" N)

40.0 L.F. 10" HDPE @ S=1.04%

36.1 L.F. 8" HDPE @ S=0.40%

INL 30.0
48" DIA
RIM= 762.50
INV=758.52 (8" N)

INL 33.0
48" DIA
RIM= 762.45
INV=759.06 (8" S)

19.3 L.F. 8" HDPE @ S=0.40%

18.0 L.F. 18" RCP @ S=0.30%

MH 31.0
60" DIA
RIM= 763.43
INV=758.80 (15" W)
INV=758.80 (15" E)

BC 32.1
INV=760.00 (10")

40.0 L.F. 10" HDPE @ S=1.04%

45.0 L.F. 15" HDPE @ S=0.40%

MH 32.0
60" DIA
RIM= 762.64
INV=758.98 (10" S)
INV=758.98 (8" N)
INV=759.58 (10" W)
INV=758.98 (15" E)

60.7 L.F. 10" HDPE @ S=0.40%

INL 34.0
48" DIA
RIM= 762.45
INV=759.22 (10" N)

INL 33.0
48" DIA
RIM= 762.45
INV=759.06 (8" S)

CAROL ROAD

POND C OCS
REMOVE EXISTING GRATE
AND ADJUST TO NEW RIM ELEVATION
72" DIA
REVISED RIM= 752.00

POND C OCS ADJUSTMENTS

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
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REVIEWED

DESIGNED

DRAFTED AJS

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
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ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
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PEG JOB No. 1912.40-WI AJJ
PEG PM
PLAN DATE 02/09/26
SCALE 1" = 20'

SHEET C-11

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UTILITY PLAN (DETAILED)

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