



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION
Joint Community Development Authority and Plan and Architectural
Review Commission meeting

September 15, 2014- 6:30 PM
City of Whitewater Municipal Building
312 W. Whitewater St., Whitewater, WI 53190

- 1) Call to order, roll call.
- 2) **Consideration and discussion of final site plan and Restrictive Covenant approvals for Lavelle Industries LLC site expansion at 1215 E. Universal Blvd.**
 - a. Planning and Architectural Review Board
 - i. Approval of Restrictive Covenants
 1. Site Plan
 2. Outdoor storage
 3. Landscaping
 4. Signs and Billboards
 5. Utility Control
 - b. City of Whitewater-Community Development Authority
 - i. Approval per City Zoning Ordinance 19.36
 1. Site Plan
 2. Outdoor storage
 3. Landscaping
 4. Signs and Billboards
 5. Utility Control
- 3) Adjourn.

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on _____.
2. Agenda Published in Official Newspaper on _____.
3. Notices of the public review mailed to property owners on _____.
4. Plan Commission holds the public review on _____. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project 1215 Universal Blvd, Whitewater, WI 53190
Zoning of Property M-1

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:
- A. The size and locations of:
 - 1) Rooms;
 - 2) Doors;
 - 3) Windows;
 - 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
 - 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, headroom and handrail heights); stair width,
 - 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
 - 7) Chimney(s) - include also the type of construction (masonry or factory built);
 - 8) Heating equipment;
 - 9) Cooling equipment (central air conditioning, if provided);
 - 10) Attic and crawl space access; and
 - 11) Fire separation between dwelling and garage.
 - 12) Electrical service entrance/transformer location.

10. **Elevation drawings** which show:
- A. Information on exterior appearance (wood, stone, brick, block, colors);
 - B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
 - C. Indicate color of Trim _____, Siding _____, Roofing _____.
 - D. Electrical service entrance/transformer location.

11. **Type of Project:**
- A. Single family;
 - B. Duplex;
 - C. Multifamily # units _____;
 Condominium # units _____;
 Sorority # units _____;
 Fraternity # units _____;
 - D. Office/Store;
 - E. Industrial;
 - F. Parking lot # of stalls _____;
 - G. Other;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Lavelle Industries, Inc.
Applicant's Address: 1215 Universal Blvd
Whitewater, WI 53190 Phone # (262) 757-2298

Owner of Site, according to current property tax records (as of the date of the application):
Lavelle Industries, Inc.

Street address of property: 1215 Universal Blvd.

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Roger Jensen
Name of Firm: Lavelle Industries
Office Address: 1215 Universal Blvd, Whitewater, WI 53190
Phone: (262) 757-2298

Name of Contractor: _____

Has either the applicant or the owner had any variances issued to them, on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: Light Manufacturing Current Land Use: _____

Accessory or Secondary Uses: _____

Proposed Use
Light manufacturing and warehousing

No. of occupants proposed to be accommodated: ≈ 57

No. of employees: ≈ 73

Zoning District in which property is located: M-1

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19036

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

| STANDARD | APPLICANT'S EXPLANATION |
|---|-------------------------|
| A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located; | Yes. |
| B. The proposed development will be consistent with the adopted city master plan; | Yes. |
| C. The proposed development will be compatible with and preserve the important natural features of the site; | Yes. |
| D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property; | Yes. |

| STANDARD | APPLICANT'S EXPLANATION |
|---|-------------------------|
| <p>E. The proposed development will not create traffic circulation or parking problems;</p> | <p>Yes.</p> |
| <p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p> | <p>Yes.</p> |
| <p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p> | <p>N/A</p> |
| <p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p> | <p>Yes.</p> |

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

Roger Jensen - Plant Manager 9/11/2014
Applicant's Signature Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____
Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____
Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman Date

AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

_____, the applicant/petitioner for

(Owner's Name): _____, dated: _____,

Phone # _____, tax key #(s) _____,

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgement of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this ____ day of _____, 201_.

(Signature of Applicant/Petitioner)

(Printed Name of Applicant/Petitioner)

(Signature of Owner of Property & Date Signed)

(Printed Name of Owner of Property)



LAVELLE INDUSTRIES, INC.

BUILDING EXPANSION

1215 E. UNIVERSAL BLVD., WHITEWATER

CONTACTS:

Applicant/Owner: Lavelle Industries, Inc.
665 McHenry Street (Headquarters)
Burlington, WI 53105

Architect: Boyd Coleman
Struc Rite Design, Inc.
805 Clinton St.
Waukesha, WI 53186
262-549-3222

Contractor: Mega Construction, Inc.
19650 Sommer Drive
Brookfield, WI 53045
262-792-2760

Site Plan Contractor: Brittany L. Holterman
Pinnacle Engineering Group
15850 W. Bluemound Rd., Suite 210
Brookfield, WI 53005
262-754-8888

SUBJECT SITE: Current: A250900003
Additional: Portions of Tax Key #A313000001 & A313000002
Combining Lots pursuant to CSM

USE OF LAND/OPERATIONS:

The property at 1215 E. Universal Blvd., Whitewater, WI has been owned by Lavelle Industries, Inc. since January 2001. At this plant, Lavelle manufactures toilet fill valves and flush valves for toilet manufacturers and retail and wholesale hardware stores.

Two years ago, the City of Whitewater approved a 12,500 expansion to the existing building, doubling its size. Due to organic growth, new products and new customers, we have outgrown the new space already. We have an accepted offer to purchase additional land immediately south of our existing parcel that will allow expansion for the foreseeable future. The land purchase is contingent on approval of the subject addition. Without approval of the building expansion, the land will not be needed.



We employ about 50 UW-Whitewater students in any given semester along with employees from the local area through direct payroll and staffing agencies. With approval of this expansion, we will be adding full-time positions to support the growth that more space will allow.

This submission shows the expansion of our existing building just slightly beyond the current lot line. Parking expansion is required to support increased employment associated with new jobs. In order to control costs for this expansion, current docks will be retained for the time being. Trucks will continue to enter on Universal Blvd. but will now exit onto Innovation Dr. Truck traffic is minimal, approximately 10 per day. The expanded production facilities are not expected to increase truck traffic significantly.

Lavelle requests the City and CDA grant an easement from Lavelle's newly combined lot into the adjacent lots to the east and west to allow connection to the storm water drainage system.

There is no need for other additional utilities. Current electrical, gas, water and sewer service is sufficient to meet needs in the foreseeable future.

Additional lighting is consistent with current configurations to assure compliance with lighting ordinances 19.57.150 and 19.09.623.

The "front" of our building will continue to be facing Universal Blvd. and no changes are proposed for the face of the building. The "rear" will be the side facing Innovation Drive. While ordinances do not require landscaping at the rear of our lot, we plan to add a berm near Innovation Drive. During construction, three mature trees will be excavated. To compensate, our plans include moving two of those trees and adding two more on top of the berm.

We are not requesting an additional monument sign for the Innovation Drive entrance. With our street address on Universal Blvd., we will continue to use our front entrance as our main entrance. We expect to need only standard directional signs.

We seek approval from the City of Whitewater Architectural Review Commission and Community Development Authority for these plans as submitted in order to continue to grow at our Whitewater plant.

Lavelle Contact Information:

Plans/Construction: Roger Jensen, Plant Manager
Lavelle Industries, Inc. – Whitewater plant
(262) 757-2298

Administration: Deborah Scheffler, CFO
Lavelle Industries, Inc. – Burlington HQ
(262) 757-2223



LAVELLE INDUSTRIES
WAREHOUSE ADDITION

SHEET
2014 Additi

SCHEMATIC

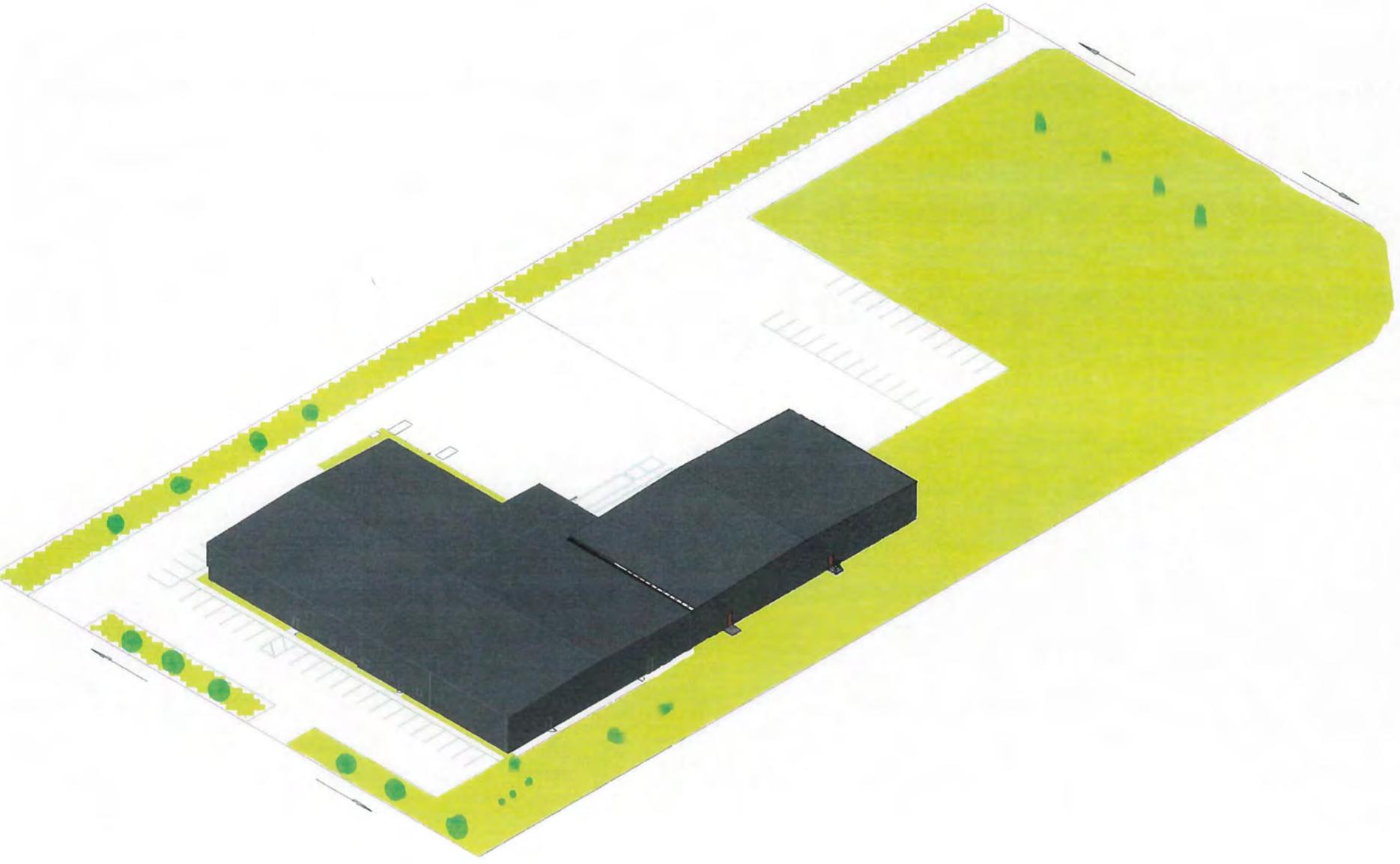
PROJECT

JOB NUMBER:

DRAWN BY:

SHEET NUMBER:

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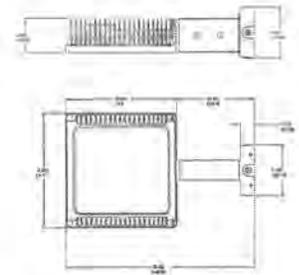


WPLED4T78

LED 78W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 34.8 lbs



LED Info

Watts: 78W
Color Temp: 5100K (Cool)
Color Accuracy: 67
L70 Lifespan: 100000
LM79 Lumens: 7,564
Efficacy: 96 LPW

Driver Info

Type: Constant Current
120V: 0.66A
208V: 0.41A
240V: 0.35A
277V: 0.30A
Input Watts: 79W
Efficiency: 99%

Technical Specifications

UL Listing:

Suitable for wet locations as a downlight.

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Specification Grade Optics:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

5.1% at 120V, 13.2% at 277V

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Surge Protection:

6kV

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

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Note: Specifications are subject to change without notice

Page 1 of 2

WPLED4T78 - continued

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Replacement:

The WPLED78 replaces 400W Metal Halide Wallpacks.

California Title 24:

See WPLED4T78/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Dark Sky Approved:

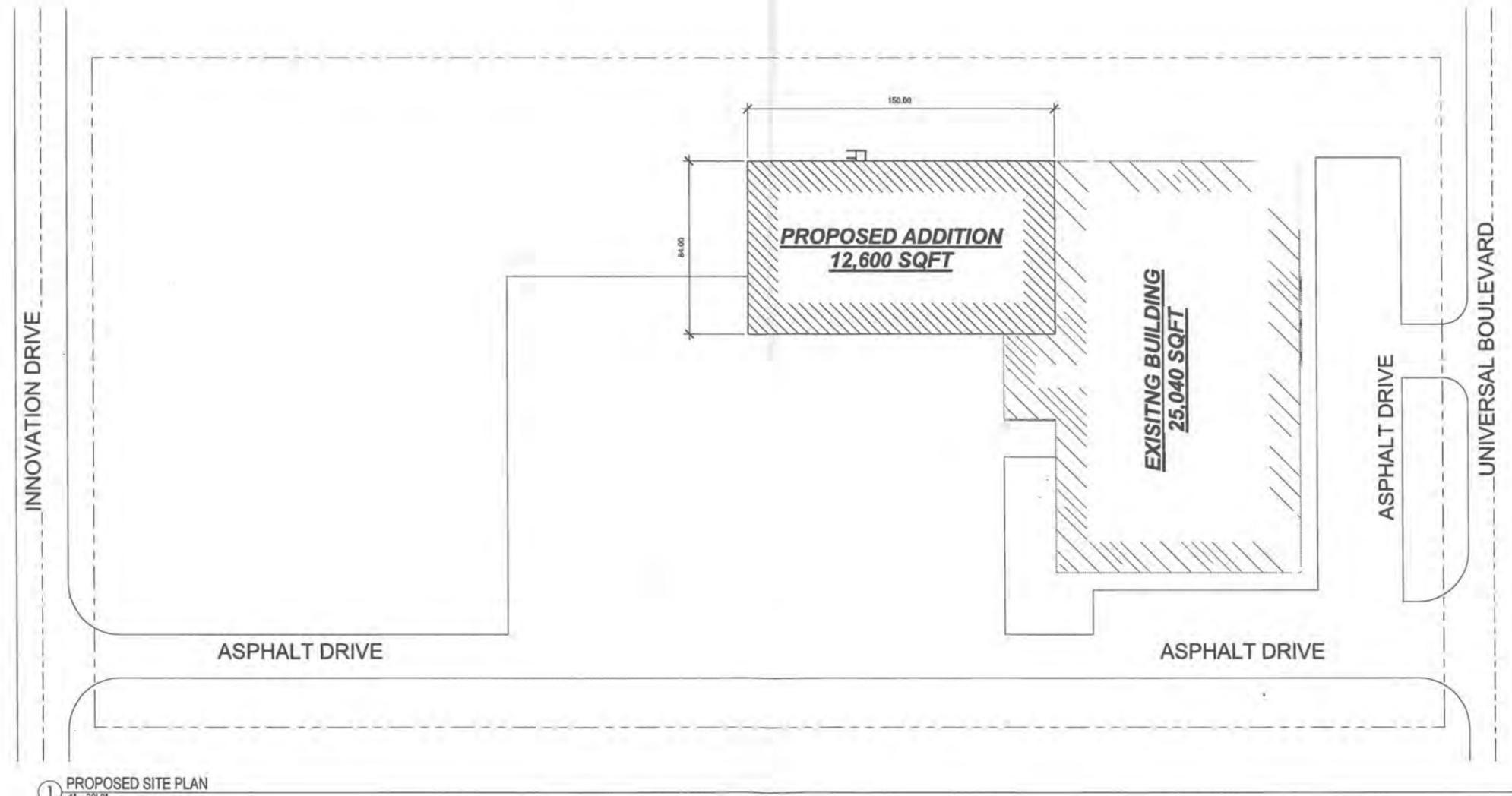
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.



FOR REVIEW

**LAVELLE INDUSTRIES
WAREHOUSE ADDITION
WHITEWATER, WI**

**STRUC RITE
DESIGN, INC**
805 Clinton Street
Waukesha, WI 53186
262.549.3222
www.srdinc.biz



1 PROPOSED SITE PLAN
1" = 30'-0"

| |
|-------------------------|
| SHEET TITLE |
| PROPOSED SITE PLAN |
| SCHEMATIC DESIGN |

| |
|---------------------|
| PROJECT DATA |
| JOB NUMBER: 14-083 |
| DRAWN BY: CDS |
| SHEET NUMBER: |

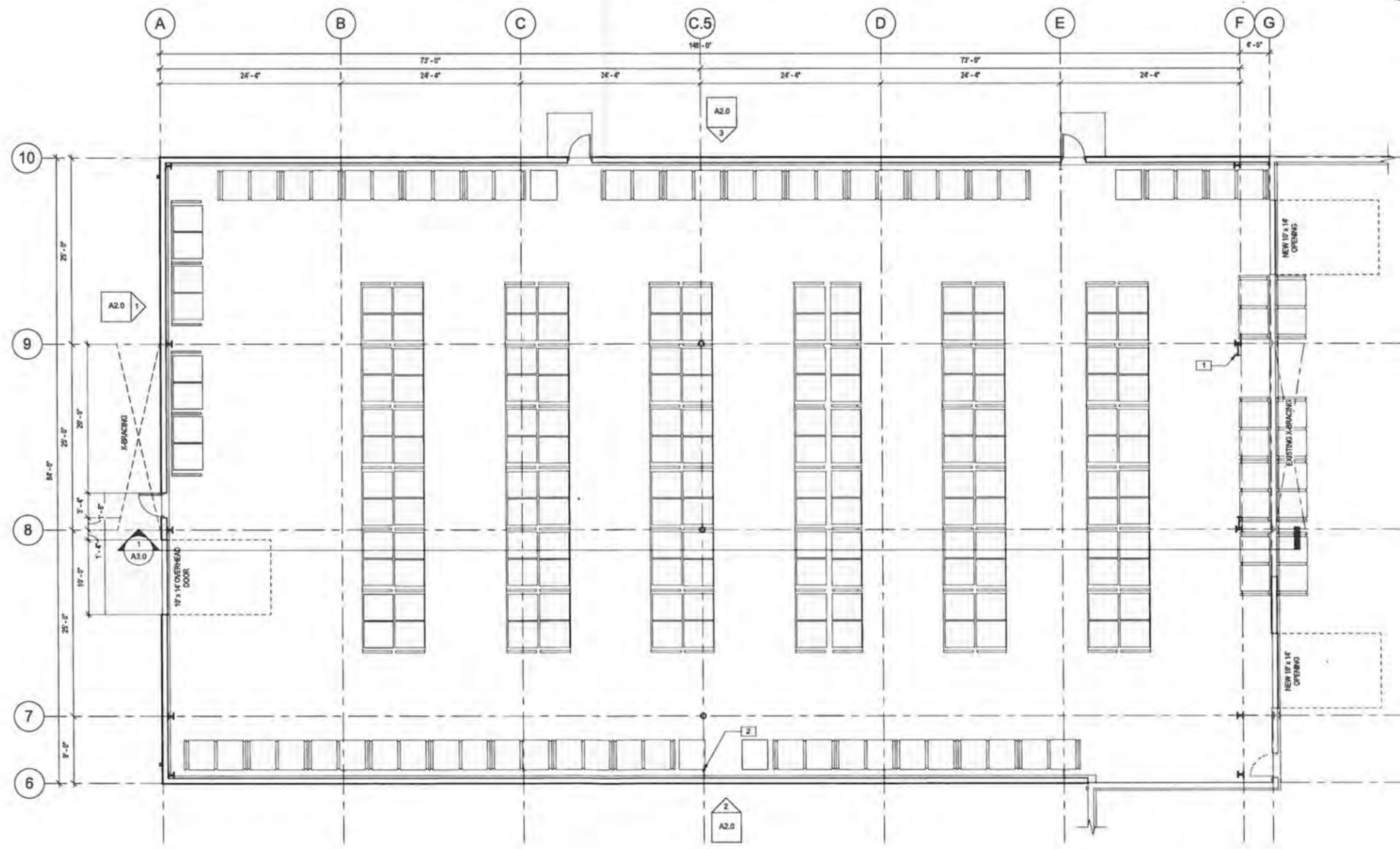


C1.0

GENERAL PLAN NOTES:

1. SEE SHEET AS.9 FOR ALL TYPICAL MOUNTING HEIGHTS AND DOOR CLEARANCES.
2. NOT USED

| KEYNOTE LEGEND | |
|----------------|---------------------|
| KEY # | KEYNOTE TEXT |
| 1 | PORTAL FRAME |
| 2 | EXPANDABLE END WALL |



1 PROPOSED ADDITION
1/8" = 1'-0"

FOR REVIEW

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WAREHOUSE ADDITION
WHITEWATER, WI**

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DESIGN, INC**

805 Clinton Street
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SHEET TITLE
PROPOSED ADDITION
SCHEMATIC DESIGN

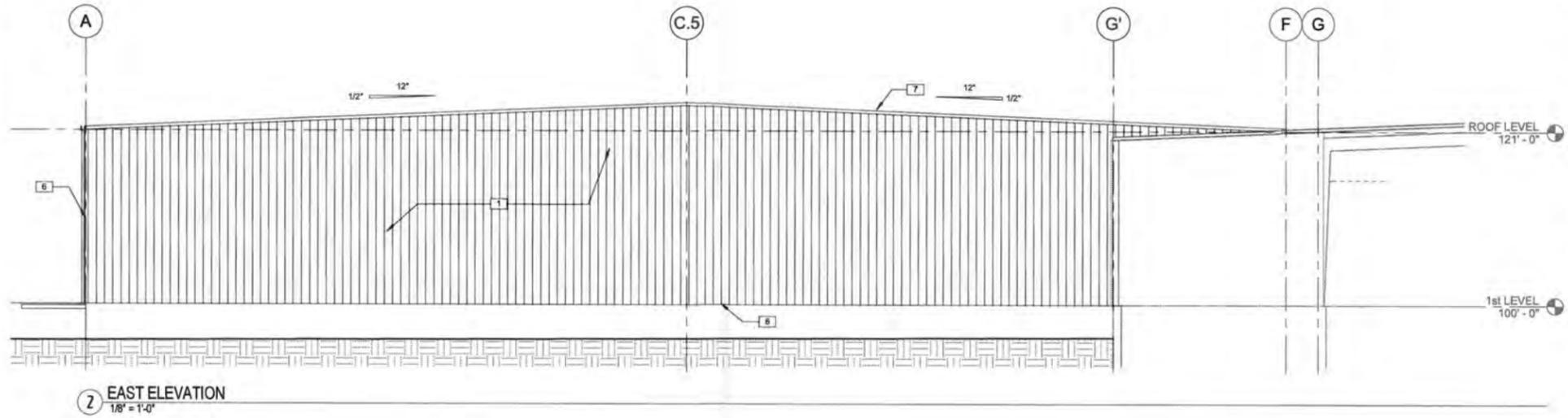
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JOB NUMBER: 14-083
DRAWN BY: CDS
SHEET NUMBER:

A1.1

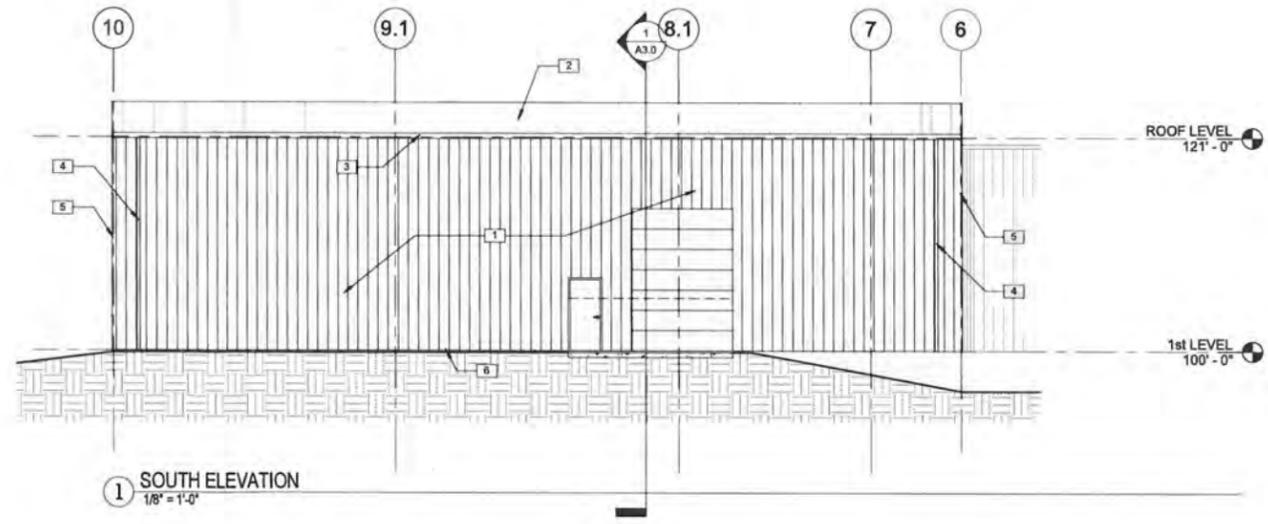
ELEVATION GENERAL NOTES:

1. NOT USED

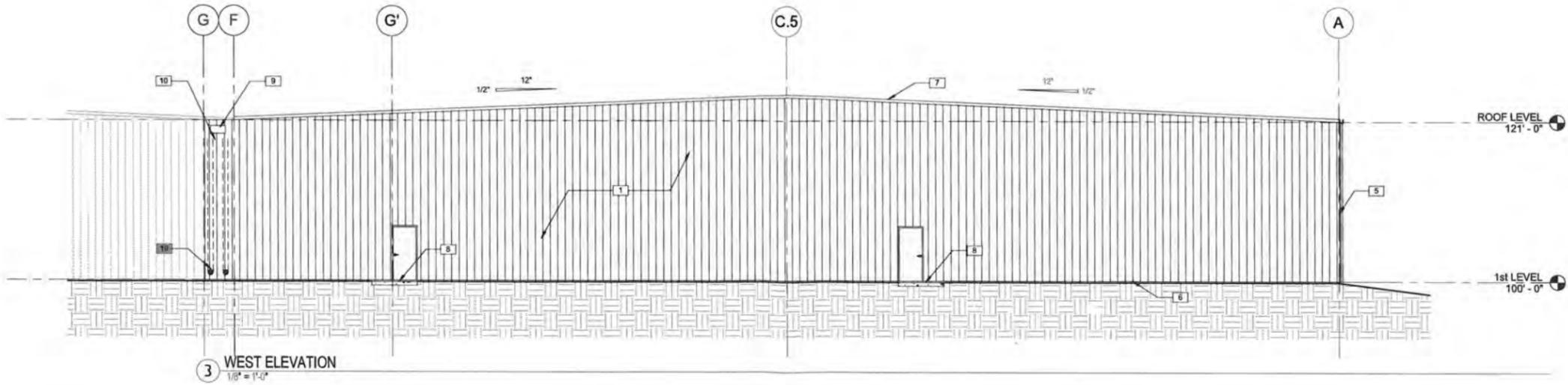
| KEY # | KEYNOTE TEXT |
|-------|--|
| 1 | 26GA PBR METAL PANEL COLOR: GRAY TO MATCH EXISTING |
| 2 | 24GA DOUBLE-LOK STANDING SEAM ROOF w/ THERMAL BLOCKS COLOR: GALVALUME PLUS TO MATCH EXISTING |
| 3 | STANDARD GUTTER & EAVE TRIM COLOR: GRAY TO MATCH EXISTING |
| 4 | DOWNSPOUTS COLOR: GRAY TO MATCH EXISTING |
| 5 | CORNER TRIM COLOR: GRAY TO MATCH EXISTING |
| 6 | BASE TRIM COLOR: GRAY TO MATCH EXISTING |
| 7 | RAKE TRIM COLOR: GRAY TO MATCH EXISTING |
| 8 | CONC STOOP SLOPE GRADE AWAY AS REQUIRED |
| 9 | PROVIDE 24"x12" SCUPPER 8' ABOVE NEW ROOF FOR SECONDARY RELIF |
| 10 | PROVIDE (2) ROOF DRAINS AT LOW SIDE OF CONNECTOR ROOF. RUN ROOF DRAIN DOWN WALL AND EXIT BUILDING AT BASE OF WALL. |



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

FOR REVIEW

**LAVELLE INDUSTRIES
WAREHOUSE ADDITION
WHITEWATER, WI**

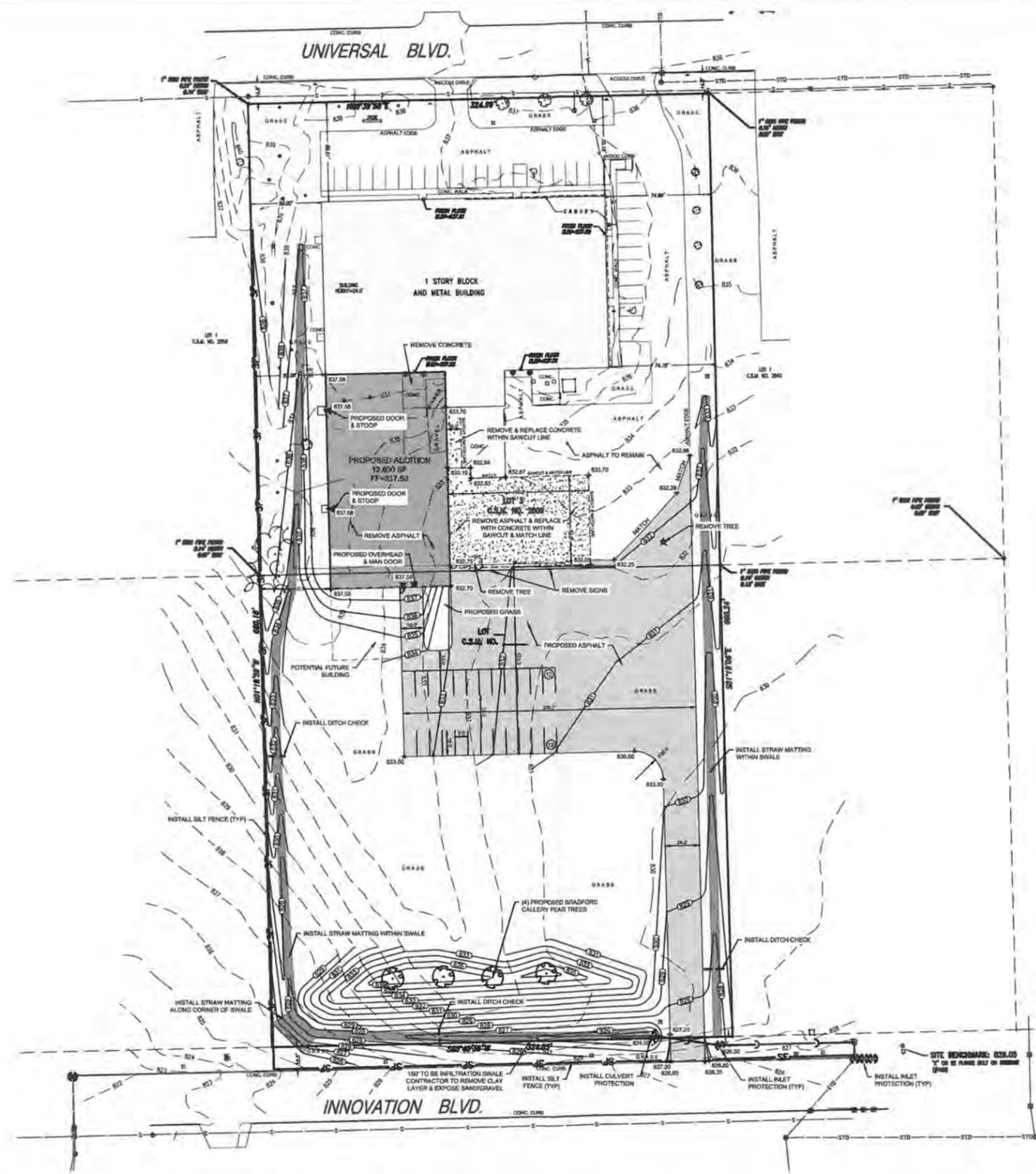
**STRUC RITE
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805 Clinton Street
Waukesha, WI 53186
262.549.3222
www.srdinc.biz

SHEET TITLE
EXTERIOR ELEVATIONS
SCHEMATIC DESIGN

PROJECT DATA
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DRAWN BY: CDS
SHEET NUMBER:

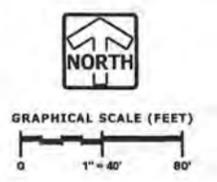
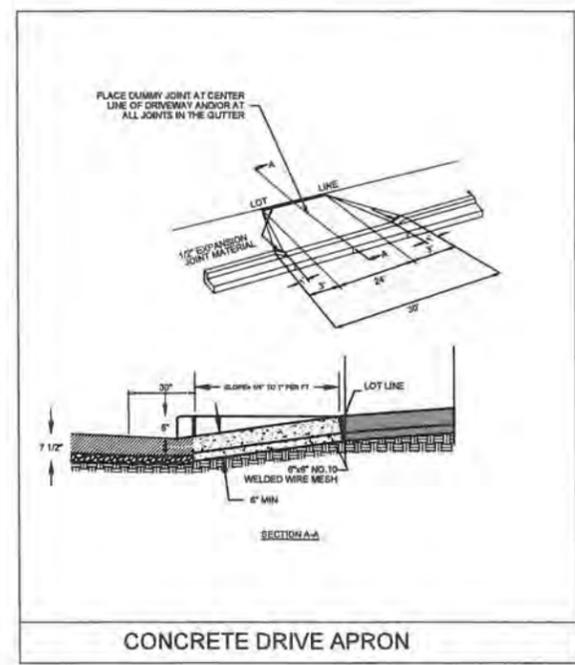
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| LEGEND | |
|----------|--|
| ⊙ | SANITARY SEWER MANHOLE |
| ⊚ | STORM SEWER MANHOLE |
| ● | STORM SEWER INLET- ROUND CASTING |
| ■ | STORM SEWER INLET- RECTANGULAR CASTING |
| — | CONTOUR |
| x 750.00 | SPOT ELEVATION |
| → | DIRECTION OF SURFACE FLOW |
| — | DITCH OR SWALE |

- CONSTRUCTION SITE SEQUENCING**
1. INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITH DRAINAGE DITCHES AS NEEDED.
 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL SILEY PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALLS, ETC.
 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE: 15450 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005 (PH) 754-8888
 CHICAGO OFFICE: 1812 N. LAKE STREET, CHICAGO, IL 60610 (PH) 773-394-1100

PLAN | DESIGN | DELIVER
LAVELLE INDUSTRIES, INC.
 1215 UNIVERSAL BLVD, WHITEWATER

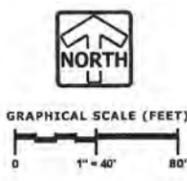
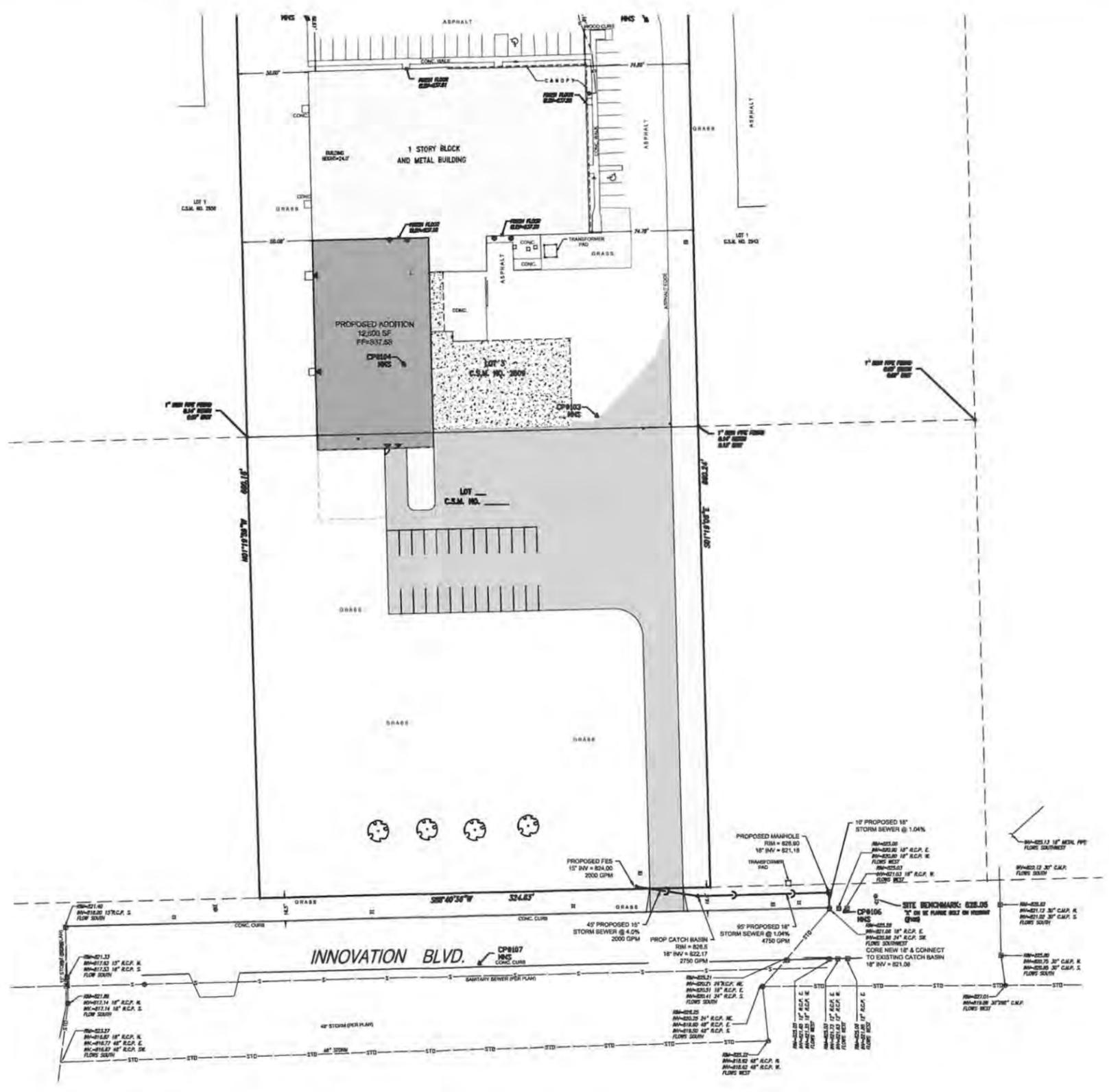
GRADING PLAN

| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |

| | |
|--|--|
| REG. JOB NO. 351.0001542 PROJ. MGR. ABEK START DATE 05/02/24 SCALE 1" = 40' | SHEET 1 9 3 |
|--|--|

DESIGNED BY: [REDACTED] DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] APPROVED BY: [REDACTED]

www.pinnacle-engr.com



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE: 15450 W. BILKENCOURT ROAD, BROOKFIELD, WI 53005, (762) 754-9888, CHICAGO MILWAUKEE SAN FRANCISCO

LAVELLE INDUSTRIES, INC.
 1215 UNIVERSAL BLVD, WHITEWATER

UTILITY PLAN

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |

PROJECT: 1511000000
 SHEET: 2 OF 3
 START DATE: 09/02/16
 SCALE: 1" = 40'

UTILITY PLAN

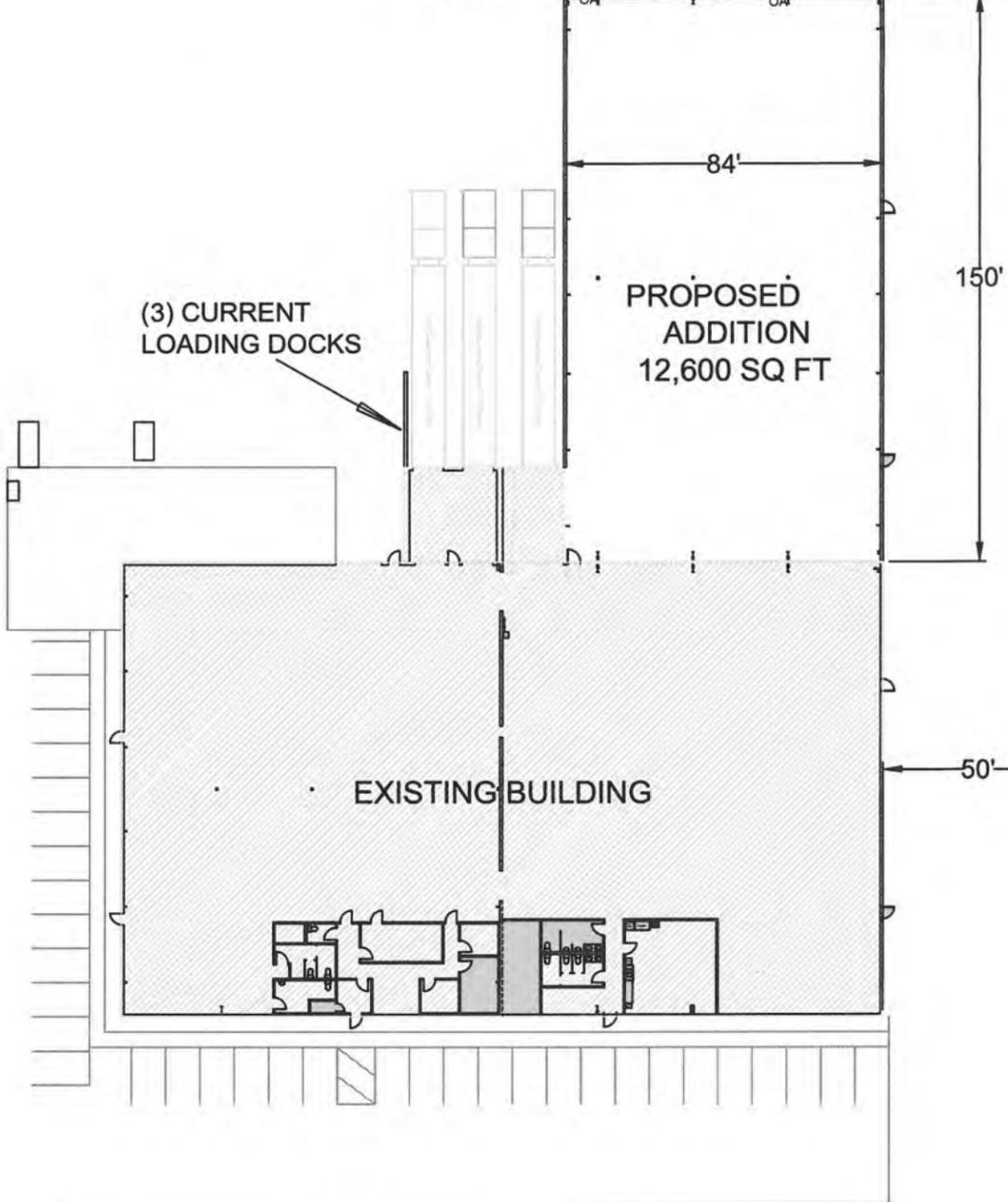
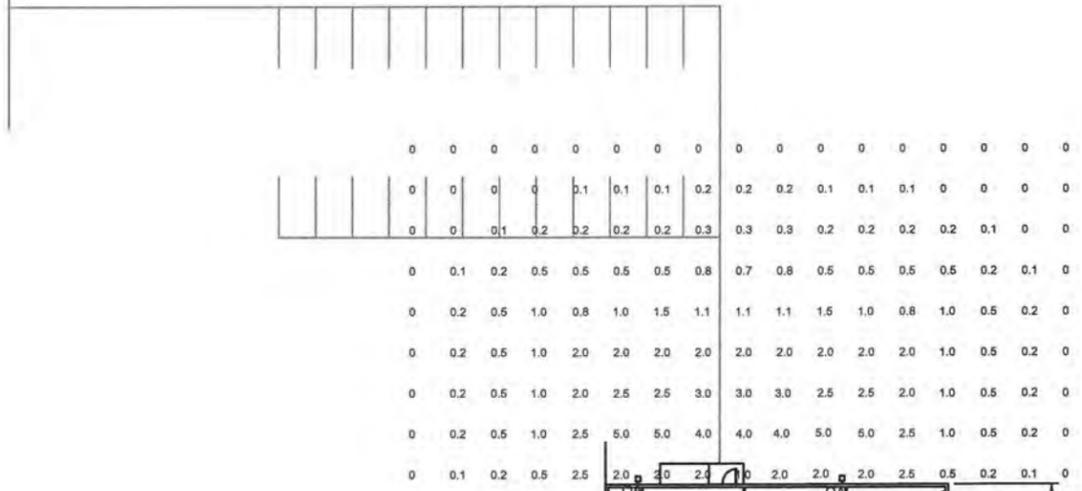
INNOVATION DR.

Lavelle Industries Proposed Exterior Lighting Layout
September 11, 2014

- Relocate existing rear lighting to same position on proposed addition.

| Luminaire Schedule | | | | | | |
|--------------------|-----|-------|-------------|-------------------|-----|-------------------|
| Symbol | Qty | Label | Arrangement | Total Lamp Lumens | LLF | Description |
| Q | 2 | OA | SINGLE | N.A. | 1.0 | RAB WPLED4T78 LED |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|-----|------|------|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Site Calc Pts | Illuminance | Fc | 0.3 | 7.87 | 0.00 | N.A. | N.A. |



(3) CURRENT
LOADING DOCKS

PROPOSED
ADDITION
12,600 SQ FT

EXISTING BUILDING

PROPERTY
LINE

UNIVERSAL BLVD.