



# CONDITIONAL USE PERMIT APPLICATION

## Village of Rochester

300 W. Spring St., Rochester, WI 53167  
(262) 534-2431

### APPLICANT INFORMATION

Property Owner Name:	Mary & Joseph Rausch	Agent/Architect Name:	Brian Poulin, Cloud 1 Services LLC
Address (Number & Street):	N6520 Hargraves Rd	Address (Number & Street):	417 Pine St
Address (City, State, Zip):	Burlington, WI 53105	Address (City, State, Zip):	Green Bay, WI 54301
Email Address:	NA	Email Address:	towers@cloud1-services.com
Phone #:	262-642-3507	Phone #:	920-940-0139

### SITE INFORMATION

Legal Description:	Lot 2 of Certified Survey Map No. 2166, recorded in Volume 6 of Certified Survey Maps, Pages 641-643, as Document No. 1694731, PT NE 1/4 and SE 1/4 of SW 1/4 Sec 18, T 3 N, R 19 E, Village of Rochester, Racine County, Wisconsin		
Zoning District: A-2	Property Address or Location:	Parcel 176031918013020 on Academy Rd	

### DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (For example: manufactured home community, quarry, wind turbine, amendment, or any other listed conditional use. Include Code section, if known.):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Mobile Service Support Structure &amp; Facilities (35-150)</b>	
Provide the project name and a short summary of the proposed conditional use: The "Honey Lake" tower and related facilities are proposed on parcel 176031918013020. The parcel is owned by Mary & Joseph Rausch and leased by Cloud 1 Services LLC to operate a communications facility. The proposed tower will not exceed 189ft in height, and will be a monopole-type tower. The site will host AT&T 4G LTE cellular equipment, and will accommodate three additional carriers.	

### GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with Village staff to review the application and determined that all necessary information has been provided. **Only complete applications will be accepted.** All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached planning overview	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Agreement for Reimbursable services form <small>See Wis. Stats. § 66.0404(2)(c) and Village Code 35-150(E)(2)</small>	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Village of Rochester. See current fee schedule for fee amounts
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Village of Rochester to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: 

Date: 12/2/22

## WRITTEN STATEMENT OF INTENT

Applicants must provide a detailed written statement of intent describing the proposed conditional use. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Cloud 1 Services, LLC proposes to build a mobile service support structure that will not exceed 189-ft in total height (180-ft tower with 9-ft lightning rod). The tower will be at 42° 43' 04.86" North NAD83, 88° 17' 53.12" West NAD83. The parcel ID is 176031918013020 along Academy Road. The parcel is owned by Mary & Joseph Rausch, and is leased by Cloud 1 Services to construct, operate, and maintain a communications tower and facilities. The anchor tenant will be AT&T.

The tower will sit in a fenced 40x40ft gravel compound. The fence will be topped with barbed wire to prevent trespass. The compound and tower base will be screened from public view by existing woodland and tree lines.

The tower will have a galvanized steel finish. While towers under 200ft in height are generally not lighted, this site will almost certainly require a light due to its proximity to Burlington Municipal Airport. The light would be shielded (light is reflected upward) and would be red at night and white during the day. This would be the only lighting on site. Final height determination is pending with the FAA, and the height may be reduced. Cloud 1 Services will build the tower at the height approved by the FAA, but not greater than 189ft.

The site makes use of an existing driveway from Academy Road, and extends that driveway farther into the parcel following the existing tree line. The internal driveway will be 12ft wide. There will be adequate room to turn around and park at the end of the driveway near the compound.

**CONDITIONAL USE PERMIT PLANNING OVERVIEW**

Applicants must provide adequate evidence demonstrating to the Village of Rochester Plan Commission that the proposed conditional use complies with the following standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in Chapter 35 of the Village of Rochester Code.

*Please explain how the proposed land use will comply with the following (attach additional pages, if necessary):*

<p>1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.</p> <p>The cellular equipment on site will be operated in accordance with all applicable federal, state, and local requirements. The radio frequency emissions from this site will be well within the safety parameters established by the FCC, FAA, and other regulatory entities. After construction is complete, there is minimal traffic to the site. The only noise generated by the site is similar to household electric appliances, and will not be audible unless in close proximity to the equipment. The FAA-required lighting will be shielded and directed upward. The tower and equipment are completely contained on the site.</p>
<p>2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use. Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>This parcel borders railroad tracks, agricultural land, a residence, and undeveloped land. The uses, values, and enjoyment of neighboring property will not be substantially impaired or diminished by the operation or construction of this site. Cellular and broadband connectivity are important parts of modern life, and this infrastructure will play an important part in enhancing that connectivity. A review of property values near other area towers did not reveal any effect on those property values, and there is no reason to believe this tower would be any different.</p>
<p>3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.</p> <p>The tower and equipment are contained in a 40x40ft area and in no way would impede development of surrounding properties. The site produces little noise, no noxious smells, no solid or liquid waste, and will have its federally-required lighting directed upward.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p> <p>This is all accounted for in the attached construction plans and drawings.</p>
<p>5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</p> <p>This is also accounted for. After construction is complete, there would likely be fewer than 10 visits to the site per year. Those visits would involve normal passenger vehicles.</p>
<p>6. The conditional use shall conform to all applicable regulations of the district in which it is located. Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>The property is currently used to raise chickens, and occasionally used to plant pumpkins. The parcel is zoned A-2. The site is designed to be compliant with all federal, state, and village regulations.</p>
<p>7. The conditional use is consistent with the adopted Village land use plans.</p> <p>The village's 2050 Land Use Plan does not indicate there will be any changes in the use of this parcel or the neighboring parcels. The surrounding parcels will be "agricultural land", "transportation, communication, and utilities", and "rural density residential and agricultural land", and "recreational."</p>
<p>8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179.</p> <p>The signs required on site are used only to provide information for personnel on site. They are attached to the compound fence, and would not be visible due to the vegetative screening.</p>

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

**A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages. (Parentheses indicate Code references.)**

### **SCALED SITE PLAN. Sufficiently detailed on paper no larger than 11" x 17". Include the following, as applicable:**

- Date plan created, scale, and north arrow.
- Existing subject property lot lines and dimensions.
- Location of all existing and proposed structures and use area. (35-22 B-D)
- Existing topography shown at a contour interval not less than two feet, or where not readily available elevations at appropriate locations, as well as proposed changes in topography. (Ch. 32; 35-22 D)
- The type, size, location, height, and dimensions of all structures including fences and walls showing conformance with all provisions of the underlying zoning district, such as lot width and area, setbacks, yards, building heights, etc. (35-90; 35-22 B-D)
- Location and number of parking stalls and loading and storage areas. (35-160; 35-161; 35-162; 35-22 D)
- Location and size of existing and proposed sanitary sewers, septic tanks and disposal fields, holding tanks, storm sewers, and water mains. (Ch. 10; 32; 35-15)
- Location and dimensions of any existing utilities, easements or rights-of-way, including existing and proposed public right-of-way widths. (35-160; 30-82)
- Location of proposed solid waste (refuse) and recycling storage areas. (35-22 D)
- Location of pedestrian sidewalks and walkways. (35-22 D)
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- Location and extent of existing trees, and type of proposed plantings including type and extent of erosion control. (Ch. 32; 35-22 D)
- Location, type, height and intensity of proposed lighting. (35-22 D)
- A graphic delineation of any planned development staging.
- Any other site or use information, such as 100 year internal flood lines, which will assist the Plan Commission in making a determination and recommendation on the proposal.

### **CONSTRUCTION PLAN. Include with site plan the following, as applicable:**

- Primary building materials used in construction of all structures. (35-190; 35-22 C)
- Architectural plans, elevations, and perspective drawings/sketches illustrating the design and character of proposed structures. (35-190; 35-22 C, D)

### **OPERATIONS PLAN. Describe in detail the following characteristics of the operation, as applicable: (Attach as addendum to this application.)**

- Specific use of site and building(s). (See 35-250 for general use restrictions.)
- Hours of operations.
- Number of full and part time employees.
- Type of materials and equipment to be stored on site.
- Method of handling solid and liquid waste disposal.
- Method of exterior maintenance (site and buildings).
- Method of site and building security other than local police.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- Copies of all special use permits issued by state or county agencies.
- Any other information which will assist the Plan Commission in making a determination and recommendation of the proposal.

### **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses:**

- Conditional uses in the shoreland-wetland and floodplain districts must provide plans showing conformance with Code Ch. 36 and 37, respectively.
- Applications for Manufactured Home Communities must provide additional information. (35-100 D)
- Applications for quarrying operations must submit additional information. (35-100 F 3)
- Applications for solid waste facilities; scrap iron, steel or nonferrous metal processing facilities; recycling facilities; auto junkyards; and auto scrap metal salvage yards must submit additional information. (35-100 F 4)
- Applications for adult-oriented entertainment businesses must provide additional information. (35-100 G)

*Village of Rochester*  
*Agreement for Reimbursable Services*  
**By Petitioner/Applicant/Property Owner**

Any person or applicant presenting a proposal, petition, or project, whether or not a permit or license is required, will be charged costs and fees equivalent to the cost to the Village for reviews and/or other work performed by the consulting Village Engineer, Village Attorney, Zoning Administrator, and any other consultants engaged by the Village.

Such persons or applicants shall be required to pay fees equivalent to the cost to the Village for any work associated with the drafting of agreements or other documents associated with any project, proposal, petition, permit, license, review or approval required, including but not limited to engineering, design, and/or inspection fees for public improvements that are associated with the review.

The Village may require a person or applicant to sign an agreement for payment, and to make a deposit toward such costs and fees. If a deposit is required, the deposit shall be in an amount reasonably estimated by the Village Clerk to cover the anticipated costs and fees, however, the person or applicant shall be liable for the full amount of the Village's costs and fees regardless of the amount of the deposit, unless otherwise prohibited by law. If the deposited amount falls below the amount reasonably estimated to complete the work, the Clerk may require an additional deposit. Any portion of the deposit that is not used by the Village for costs and fees shall be returned to the applicant.

Review fees which are charged to a person or applicant, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

\_\_\_\_\_, the applicant/petitioner/property owner(s) for  
*Name(s)*

\_\_\_\_\_, dated \_\_\_\_\_, 202\_\_\_\_,  
*Nature of application/petition*

agree(s) to reimburse the Village of Rochester for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Village for other administrative staff review if, in the judgment of the Village Board, such reimbursement is warranted.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
*Signature of Applicant/Petitioner*

\_\_\_\_\_  
*Signature of Property Owner, if different from Applicant/Petitioner*

**See Wis. Stats. § 66.0404(2)(c) and Village Code 35-150(E)(2)**



## Operations Plan Addendum to Conditional Use Application

1. Specific use of site and buildings: The site will be used to operate telecommunications equipment. The ground equipment may be housed in metal cabinets or shelters commonly used in the telecommunications industry.
2. Hours of operation: The site will operate continuously.
3. Number of employees: There are no employees on site, except for occasional maintenance and work as needed.
4. Type of materials and equipment to be stored on site: Telecommunications equipment to include antennas, transmitters, receivers, base stations, power supplies, generator(s), cabling, and related equipment.
5. Waste handling: No waste will be stored on site. Any waste generated as part of construction or maintenance will be removed by those doing the work. There may be construction-related refuse on site during the initial build that will be removed by contractors.
6. Method of exterior maintenance: The sites are designed to require relatively little maintenance. Maintenance or repair would occur when needed.
7. Method of security: The compound is fenced and topped with barbed wire. The fence is chained and locked. The cabinets and shelters within the compound are also locked.
8. Anticipated daily traffic: None. There will likely be fewer than 10 visits to the site per year after construction is complete. The vehicles will be regular passenger trucks and smaller vehicles. There will be a negligible increase in traffic.
9. Additional special use permits: None required.

**AFFIDAVIT OF BRIAN POULIN**

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF BROWN    )

I, the undersigned, being duly sworn, state as follows:

1. I am an adult resident of Wisconsin and am employed as the Site Acquisition Manager for Cloud 1 Services, LLC. My job responsibilities include identifying and evaluating real estate upon which to construct towers, leasing properties, and obtaining local permits. I am one of several employees who shares responsibility for the placement of the mobile service support structure.
2. I make this affidavit in support of Cloud 1 Services' application to the Village of Rochester for a Conditional Use Permit to construct a communications tower on parcel number 176031918013020 owned by Mary and Joseph Rausch. The closest address is 34801 Academy Road, Village of Rochester. The subject parcel is east and south of that address.
3. A portion of the subject property is leased by Cloud 1 Services for the purposes of constructing, maintaining, and operating a communications tower.
4. Cloud 1 Services is a site acquisition firm that leases property and arranges for all necessary steps to be completed for the construction and installation of telecommunications equipment for various clients. One of those clients is AT&T Mobility.
5. This site will be constructed primarily to meet AT&T's network needs. AT&T will be the anchor tenant on the tower. The tower will be designed to accommodate four total carriers and will not exceed 189-feet in height.
6. The specific goals for this site are quality coverage of the residential areas near Honey Lake and filling a network gap. The technology installed will be AT&T 4G LTE mobile voice and internet.
7. I reviewed nearby towers registered with the Federal Communications Commission. There were no FCC-registered towers within this search ring. We also evaluated towers within two miles of this proposed site for collocation. I submitted those towers to Cloud 1 Services' Radio Frequency Engineering team for evaluation. Cloud 1 Services' RF Engineers work closely with AT&T to evaluate potential sites. Neither existing site would result in the same mobile service functionality or coverage as the proposed site. Both existing sites are substantially shorter than the proposed tower.
8. Attached to this affidavit is a propagation plot prepared by AT&T for this site.
9. There are two existing towers within two miles of this proposed site. They are owned by Wisconsin Central, LTD and the City of Burlington.
10. The Wisconsin Central tower (Antenna Structure Registration 1298908) is 65-feet tall and 1.25 miles south of the proposed site. Even at the highest point on the tower coverage of the Honey Lake area would be better served by the proposed site. If AT&T collocated on this tower, much of the coverage area would consist of the less populated area between two wildlife areas and the airport, instead of the residential area around Honey Lake. Collocation here would not result in the same mobile service functionality and coverage.

11. The City of Burlington tower (Antenna Structure Registration 1222460) is 33-feet tall, is 1.9 miles from the proposed site, and appears to only be accessible via the runway at Burlington Municipal Airport. Predictably, the much shorter tower nearly 2 miles away does not result in the same mobile service functionality and coverage.
12. The proposed site on Academy Road works well for AT&T. There are no collocation options in the search ring, and there are no collocation options outside the search ring that would achieve the same mobile service functionality and coverage as the proposed site.

-END-

Brian Poulin  
(Brian Poulin)

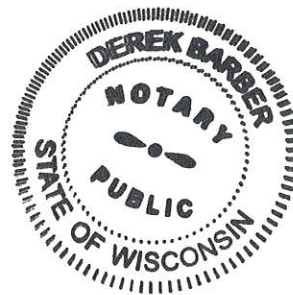
12/2/22  
(Date)

Subscribed and sworn before me this 2<sup>nd</sup> day of December, 2022, in Brown County, Wisconsin.

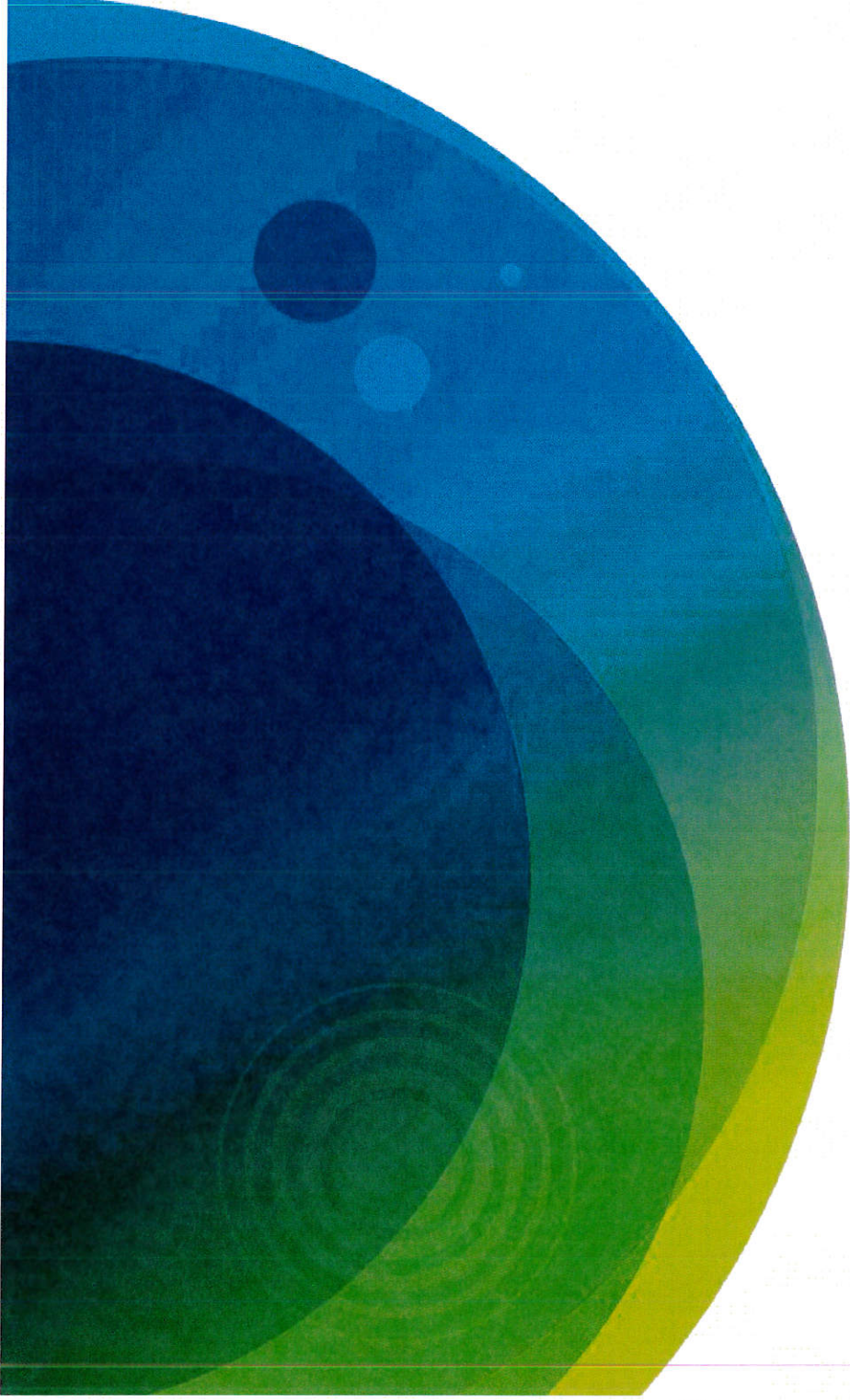
Derek Barber  
(Signature)

Derek Barber, Notary Public

My commission is permanent.







# Propagation Plots for WIL04914 Honey Lake

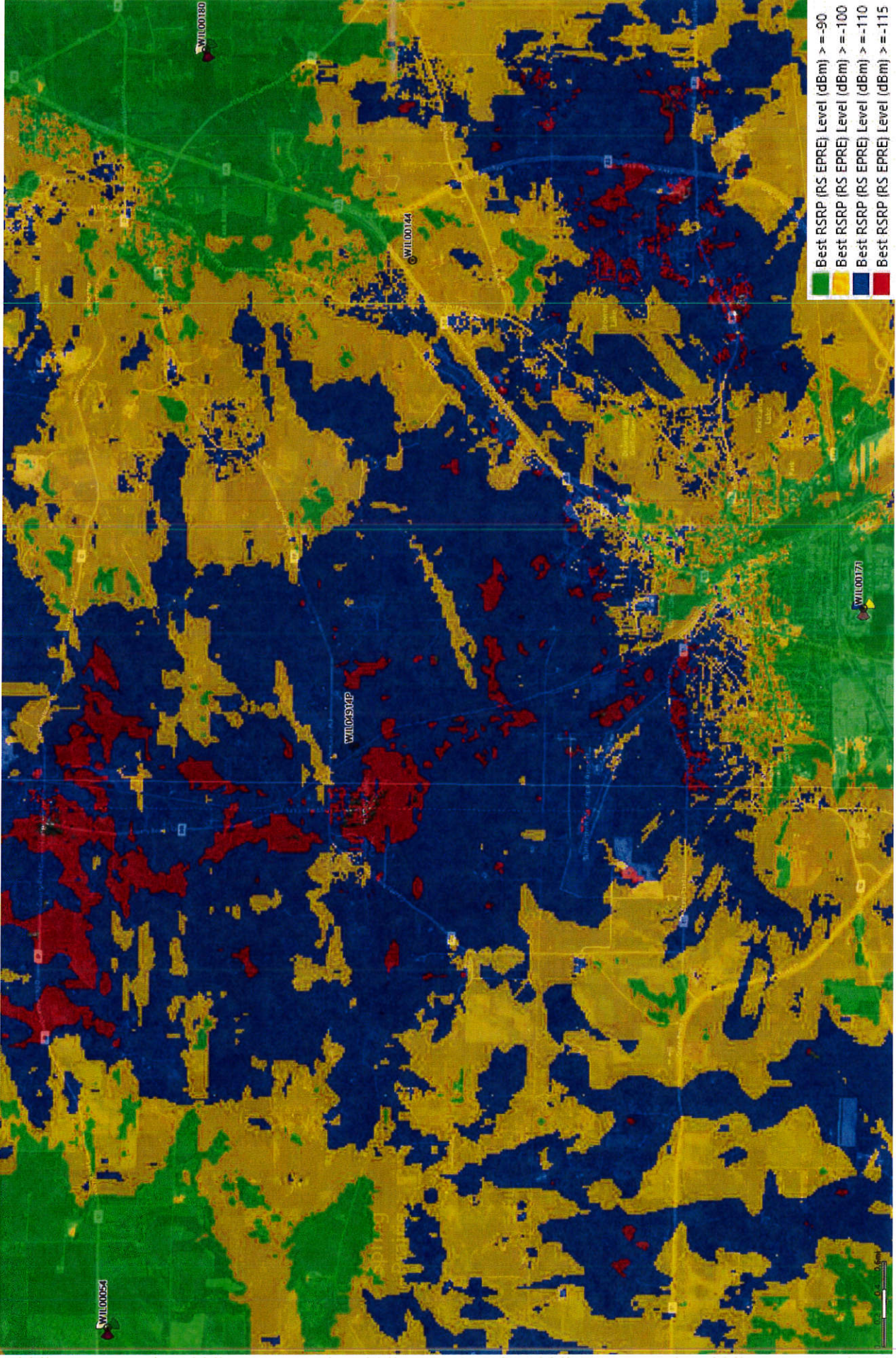


Rethink Possible®

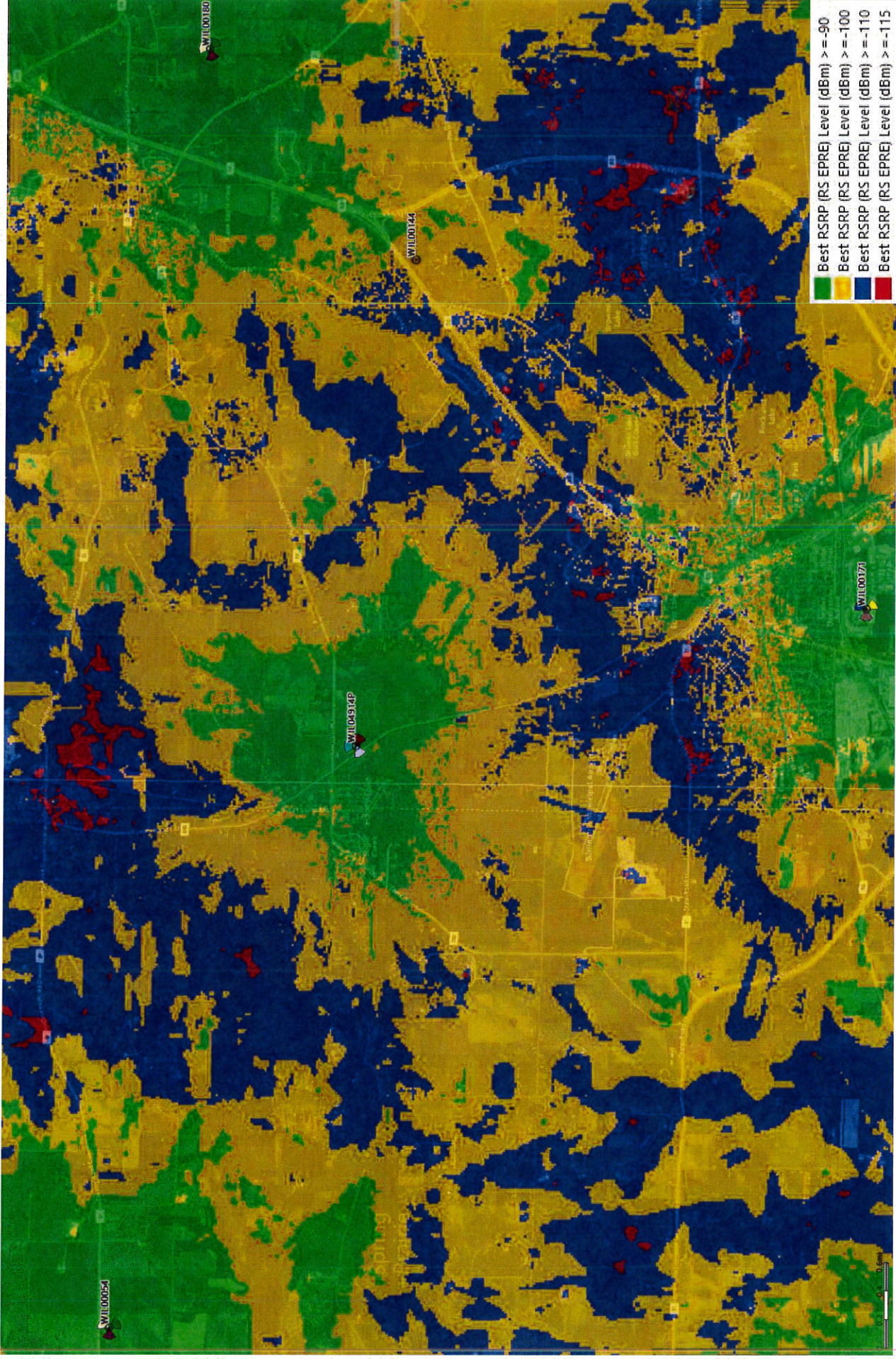
# Aerial View of Surrounding Area Lat/long (42.7177088, -88.298220) - WIL04914



# Existing Coverage without WIL04914



# Coverage with WIL04914 at 174 ft. (42.7177088, -88.298220)





**VICINITY MAP**  
 NOT TO SCALE

**TITLE REVIEW**

PREPARED BY: KNIGHT BARRY TITLE, INC  
 DOCUMENT NUMBER: 2151780  
 COMMITMENT DATE: MAY 24, 2022  
 LAST REVISED DATE: MAY 26, 2022

**SCHEDULE B - PART 2 EXCEPTIONS:**

- 1.-8. (GENERAL EXCEPTIONS.)
- 9.-11. (NON-SURVEY EXCEPTIONS.)
- 12. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. (C.T.H. "FF"/ACADEMY ROAD PUBLIC RIGHT-OF-WAY IS SHOWN ON SURVEY.)
- 13. RIGHTS AND EASEMENTS (IF ANY) IN AND TO ANY AND ALL RAILROAD SWITCHES, SIDETRACKS, SPUR TRACKS AND RIGHTS OF WAY LOCATED UPON OR APPURTENANT TO THE LAND. (WISCONSIN CENTRAL LIMITED RAILROAD RIGHT-OF-WAY IS SHOWN ON SURVEY.)
- 14. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 2166 RECORDED JULY 27, 1999 AS DOCUMENT NO. 1694731. (EXISTING EASEMENT SHOWN ON C.S.M. NO. 2166 SHOWN ON SURVEY. SAID C.S.M. NO. 2166 SHOWN ON SURVEY.)
- 15. EASEMENT FOR SEPTIC SYSTEM AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 27, 1999 IN VOLUME 2954 OF RECORDS, PAGE 908 AS DOCUMENT NO. 1698990. (EXISTING SEPTIC EASEMENT DOES AFFECT PARENT PARCEL AND IS SHOWN ON SURVEY. EXISTING EASEMENT DOES NOT AFFECT THE LEASE AREA OR ASSOCIATED EASEMENT.)
- 16. (NON-SURVEY EXCEPTION.)

**LEGEND**

●	1 INCH IRON PIPE, FOUND
○	CERTIFIED SURVEY MAP
○	POINT OF BEGINNING
○	POINT OF COMMENCEMENT
○	POINT OF TERMINATION
---	INDICATES DATA AS PLATTED
---	PARENT PARCEL BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING LOT LINE
---	EXISTING EASEMENT SIDELINE
---	LEASE AREA
---	EASEMENT SIDELINE
---	EASEMENT CENTERLINE
---	SECTION LINE

**PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER: 176-03-19-18-013-020)**

LOT 2 OF CERTIFIED SURVEY MAP NO. 2166, RECORDED IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGES 641-643, AS DOCUMENT NO. 1694731, BEING PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 19 EAST, SAID LAND BEING IN THE VILLAGE OF ROCHESTER, COUNTY OF RACINE AND STATE OF WISCONSIN.

**100' X 100' LEASE AREA DESCRIPTION**

A PORTION OF LAND LOCATED IN LOT 2 OF C.S.M. NO. 2166, ALSO BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION EIGHTEEN (18), TOWNSHIP THREE (3) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF ROCHESTER, RACINE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE LOCATING THE MOST SOUTHERN CORNER OF SAID LOT 2 OF C.S.M. NO. 2166; THENCE N1° 45' 44"W, 1080.71 FEET ALONG THE EAST LINE OF SAID LOT 2 OF C.S.M. NO. 2166; THENCE N90° 00' 00"W, 191.16 FEET; THENCE CONTINUING N90° 00' 00"W, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N90° 00' 00"W, 100.00 FEET; THENCE N0° 00' 00"E, 100.00 FEET; THENCE N90° 00' 00"E, 100.00 FEET; THENCE S0° 00' 00"E, 100.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 10,000 SQUARE FEET (0.23 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

**ACCESS & UTILITY EASEMENT SIDELINE DESCRIPTION**

A PORTION OF LAND LOCATED IN LOT 2 OF C.S.M. NO. 2166, ALSO BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION EIGHTEEN (18), TOWNSHIP THREE (3) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF ROCHESTER, RACINE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE LOCATING THE MOST SOUTHERN CORNER OF SAID LOT 2 OF C.S.M. NO. 2166; THENCE N1° 45' 44"W, 1080.71 FEET ALONG THE EAST LINE OF SAID LOT 2 OF C.S.M. NO. 2166; THENCE N90° 00' 00"W, 191.16 FEET TO THE POINT OF BEGINNING; THENCE N23° 06' 41"E, 29.50 FEET; THENCE N2° 17' 26"W, 135.43 FEET; THENCE N21° 51' 17"W, 42.55 FEET; THENCE N40° 15' 36"W, 40.08 FEET; THENCE N56° 07' 54"W, 44.25 FEET TO A POINT ON THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "FF"/ACADEMY ROAD; THENCE S88° 45' 35"W, 36.49 FEET ALONG THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "FF"/ACADEMY ROAD; THENCE N1° 14' 25"W, 22.06' ALONG THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "FF"/ACADEMY ROAD; THENCE S88° 45' 35"W, 81.49 FEET ALONG THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "FF"/ACADEMY ROAD; THENCE S1° 14' 25"E, 30.00 FEET; THENCE N88° 45' 35"E, 51.49 FEET; THENCE S1° 14' 25"E, 21.71 FEET; THENCE N88° 45' 35"E, 57.00 FEET; THENCE S56° 07' 54"E, 30.58 FEET; THENCE S40° 15' 36"E, 31.04 FEET; THENCE S21° 51' 17"E, 32.52 FEET; S2° 17' 26"E, 123.50 FEET; THENCE S23° 06' 41"W, 28.87 FEET; THENCE S0° 00' 00"E, 155.13 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE CONTINUING S0° 00' 00"E, 100.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LEASE AREA; THENCE N90° 00' 00"E, 30.00 FEET THE POINT OF BEGINNING. SAID ACCESS & UTILITY EASEMENT SIDELINE CONTAINS 19,893.76 SQUARE FEET (0.45 ACRES), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

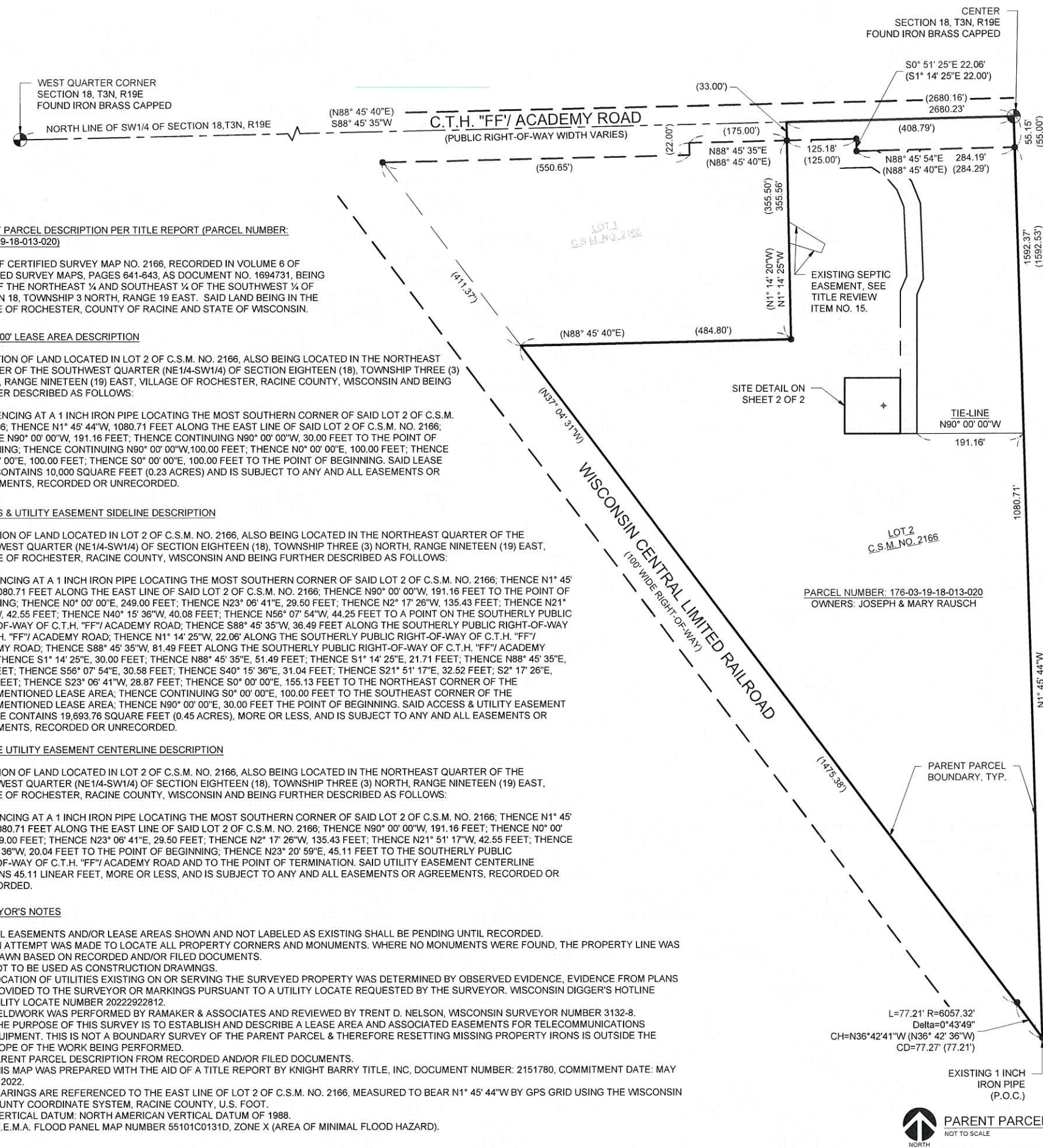
**20' WIDE UTILITY EASEMENT CENTERLINE DESCRIPTION**

A PORTION OF LAND LOCATED IN LOT 2 OF C.S.M. NO. 2166, ALSO BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4-SW1/4) OF SECTION EIGHTEEN (18), TOWNSHIP THREE (3) NORTH, RANGE NINETEEN (19) EAST, VILLAGE OF ROCHESTER, RACINE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE LOCATING THE MOST SOUTHERN CORNER OF SAID LOT 2 OF C.S.M. NO. 2166; THENCE N1° 45' 44"W, 1080.71 FEET ALONG THE EAST LINE OF SAID LOT 2 OF C.S.M. NO. 2166; THENCE N90° 00' 00"W, 191.16 FEET; THENCE N0° 00' 00"E, 249.00 FEET; THENCE N23° 06' 41"E, 29.50 FEET; THENCE N2° 17' 26"W, 135.43 FEET; THENCE N21° 51' 17"W, 42.55 FEET; THENCE N40° 15' 36"W, 20.04 FEET TO THE POINT OF BEGINNING; THENCE N23° 20' 59"E, 45.11 FEET TO THE SOUTHERLY PUBLIC RIGHT-OF-WAY OF C.T.H. "FF"/ACADEMY ROAD AND TO THE POINT OF TERMINATION. SAID UTILITY EASEMENT CENTERLINE CONTAINS 45.11 LINEAR FEET, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.

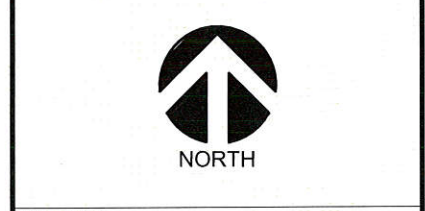
**SURVEYOR'S NOTES**

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20222922812.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 8) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY KNIGHT BARRY TITLE, INC, DOCUMENT NUMBER: 2151780, COMMITMENT DATE: MAY 24, 2022.
- 9) BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 2 OF C.S.M. NO. 2166, MEASURED TO BEAR N1° 45' 44"W BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, RACINE COUNTY, U.S. FOOT.
- 10) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 11) F.E.M.A. FLOOD PANEL MAP NUMBER 55101C0131D, ZONE X (AREA OF MINIMAL FLOOD HAZARD).



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cloud1  
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 PHONE: (920) 940-0147



Certification & Seal:  
 I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

Trent D. Nelson, PLS  
 License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 8/19/2022

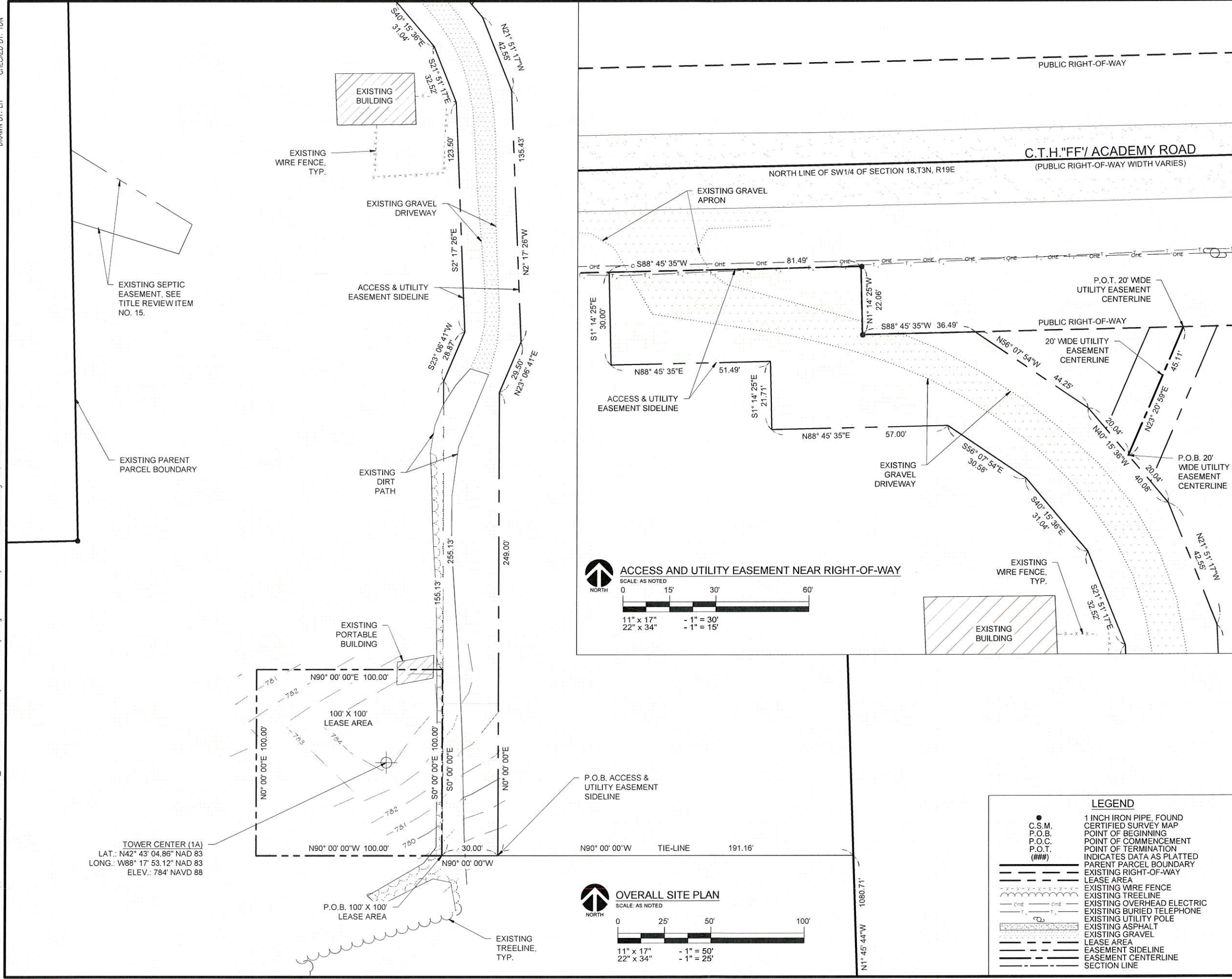
PROJECT TITLE:  
**HONEY LAKE**

PROJECT ADDRESS:  
 34801 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY

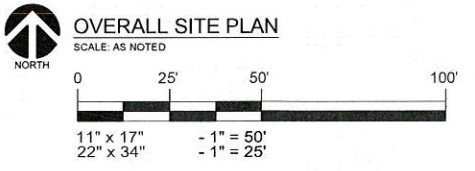
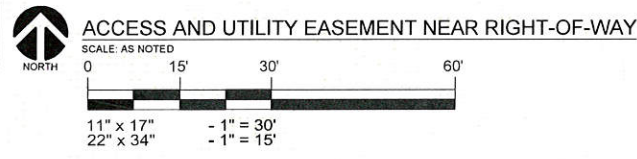
SHEET TITLE:  
**LEASE SURVEY**

SCALE:  
 NONE

PROJECT NUMBER	48398
SHEET NUMBER	1 OF 2



**TOWER CENTER (1A)**  
 LAT.: N42° 43' 04.86" NAD 83  
 LONG.: W88° 17' 53.12" NAD 83  
 ELEV.: 784' NAVD 88



**LEGEND**

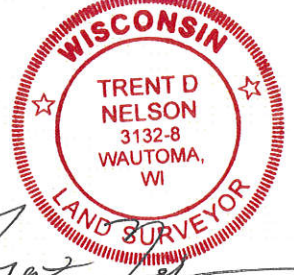
- C.S.M.
- P.O.B.
- P.O.C.
- P.O.T.
- (###) INDICATES DATA AS PLATTED
- PARENT PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY
- LEASE AREA
- - - EXISTING WIRE FENCE
- - - EXISTING TREELINE
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING BURIED TELEPHONE
- - - EXISTING UTILITY POLE
- - - EXISTING ASPHALT
- - - EXISTING GRAVEL
- - - LEASE AREA
- - - EASEMENT SIDELINE
- - - EASEMENT CENTERLINE
- - - SECTION LINE

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Certification & Seal:  
 I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.



Trent D. Nelson, PLS  
 License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE PHASE	FINAL	DATE ISSUED 8/19/2022
PROJECT TITLE: <b>HONEY LAKE</b>		

PROJECT ADDRESS:  
 34801 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY

SHEET TITLE:  
**LEASE SURVEY**

SCALE:  
 AS NOTED

PROJECT NUMBER:	48398
SHEET NUMBER:	2 OF 2

**DRIVING DIRECTIONS**

QR MAP LOCATION

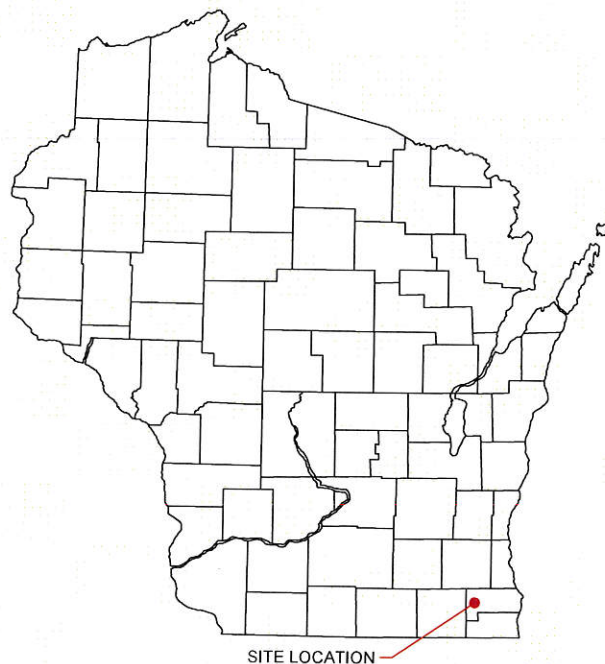


NOTE: TO SCAN THE QR CODE, DOWN LOAD A "QR READER APP"

**AERIAL VIEW OF SITE**



**GENERAL LOCATION**



# HONEY LAKE CONSTRUCTION DRAWINGS

**GENERAL NOTES**

DESCRIPTION OF PROPOSED SITE USE  
 PROPOSED ADDITION OF NEW COMPOUND



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE 811 OR  
 1-800-242-8511

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

**SHEET INDEX**

**GENERAL:**

T-1 TITLE SHEET

**NOTES:**

SP-1 SPECIFICATIONS  
 SP-2 SPECIFICATIONS

**SITE:**

C-1 OVERALL SITE PLAN WITH AERIAL PHOTO  
 C-2 OVERALL SITE PLAN  
 C-3 SITE PLAN  
 C-4 SITE ELEVATION  
 C-5 FENCE DETAILS  
 C-6 SITE DETAILS

**EROSION CONTROL:**

L-1 EROSION CONTROL PLAN

**UTILITY:**

E-1 UTILITY PLAN

**GROUNDING:**

G-1 GROUNDING PLAN  
 G-2 GROUNDING DETAILS  
 G-3 GROUNDING DETAILS  
 G-4 GROUNDING DETAILS

**PROJECT INFORMATION**

**SITE DATA:**

SITE NAME: HONEY LAKE

**ADDRESS:**

ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX PIN # 176031918013020

LATITUDE: N 42°-43'-4.86" NAD 83  
 LONGITUDE: W 88°-17'-53.12" NAD 83  
 GROUND ELEV: 784 FT AMSL

OCCUPANCY: UNMANNED

**LESSEE:**

CLOUD 1  
 RAY BILDINGS  
 417 PINE STREET  
 GREEN BAY, WI 54301  
 PH. (920) 940-0147

**CONSULTING ENGINEER:**

RAMAKER  
 855 COMMUNITY DRIVE  
 SAUK CITY, WI 53583  
 CONTACT: STEVE WIDEEN  
 PH.: (608) 643-4100  
 EMAIL: swideen@ramaker.com



417 PINE STREET  
 GREEN BAY, WI 54301  
 PH.: (920) 940-0147

Certification & Seal:  
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



*Michael L. Pinske* 12/05/2022  
 Signature: Date:

MARK	DATE	DESCRIPTION
1	12/05/22	RESIDENCE DIMENSION UPDATE
ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

PROJECT TITLE:  
**HONEY LAKE**

PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:  
**TITLE SHEET**

SCALE: NONE

PROJECT NUMBER: 48398  
 SHEET NUMBER: T-1

GENERAL NOTES

1. ALL EQUIPMENT FURNISHED AND WORK PERFORMED UNDER THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS NOTED OTHERWISE. ANY FAILURE OF EQUIPMENT OR WORK DUE TO DEFECTS IN MATERIALS OR WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. ALL WORK, MATERIAL, AND EQUIPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF THE LATEST EDITIONS AND INTERIM AMENDMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C.), NATIONAL ELECTRICAL SAFETY CODE, OSHA, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES. ALL ELECTRICAL EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL BE NEW (EXCEPT WHERE OTHERWISE NOTED) AND SHALL COMPLY WITH THE REQUIREMENTS OF THE UNDERWRITERS' LABORATORIES AND BEAR THE U.L. LABEL.
3. OWNER OR HIS ARCHITECT/ENGINEER RESERVE THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH IN HIS OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO THE OWNER OR HIS ARCHITECT/ENGINEER.
4. THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED, CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING STRUCTURES DURING CONSTRUCTION. FIELD VERIFY ALL EXISTING DIMENSIONS WHICH AFFECT THE NEW CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THE WORK TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN INSPECTED BY THE GOVERNING AUTHORITIES. ANY WORK THAT IS ENCLOSED OR COVERED UP BEFORE SUCH INSPECTION AND TEST SHALL BE UNCOVERED AT THE CONTRACTOR'S EXPENSE, AFTER IT HAS BEEN INSPECTED, THE CONTRACTOR SHALL RESTORE THE WORK TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.
6. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL SAID UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING AFFECTED UTILITIES.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION, ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT MANAGER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER, FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSE.
8. CONTRACTORS SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, DEBRIS, WEEDS, BRUSH OR ANY OTHER DEPOSITS REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
9. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE UTILITIES OF THE BUILDINGS/SITE WITHOUT INTERRUPTION. SHOULD IT BE NECESSARY TO INTERRUPT ANY SERVICE OR UTILITY, THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM THE BUILDING/PROPERTY OWNER FOR SUCH INTERRUPTION, AT LEAST 72 HOURS IN ADVANCE, ANY INTERRUPTION SHALL BE MADE WITH A MINIMUM AMOUNT OF INCONVENIENCE TO THE BUILDING/PROPERTY OWNER AND ANY SUCH SHUTDOWN TIME SHALL BE COORDINATED WITH THE BUILDING/PROPERTY OWNER.
11. THIS CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE PLANS AND SHALL VERIFY EXISTING SITE CONDITIONS AT THE JOB SITE BEFORE SUBMITTING BID. FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE AT THE EXPENSE OF THIS CONTRACTOR. NO CONSIDERATION SHALL BE GIVEN FOR ADDITIONAL COMPENSATION AFTER THE LETTING OF BIDS.
12. ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL; ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE'S PRESERVING MAXIMUM HEADROOM AND AVOID OMISSIONS. ALL MATERIALS WORKMANSHIP AND EQUIPMENT SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SYSTEM ACCEPTANCE.
13. ALL MATERIALS USED SHALL BE NEW AND BEAR THE U/L LABEL AND BE OF THE APPROPRIATE NEMA STANDARD.
14. CONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE THE WORK.
15. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND REQUIRED INSPECTION FEES.

16. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE AND REVIEW THE ELECTRICAL CHARACTERISTICS, AMPACITY AND OTHER REQUIREMENTS OF ALL EQUIPMENT PRIOR TO INSTALLATION.
17. IT SHALL BE THE RESPONSIBILITY OF THIS PROJECT MANAGER TO COORDINATE THE LOCATIONS OF CONDUIT ROUTING, EQUIPMENT, LIGHTING, ETC. WITH ALL OTHER TRADES IN THE FIELD PRIOR TO INSTALLATION.
18. FOR CLARITY OF ALL PLANS, SOME EQUIPMENT CONDUIT AND WIRE HAS NOT BEEN SHOWN. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO FURNISH AND INSTALL COMPLETE AND OPERATING SYSTEMS INCLUDING ALL CONDUIT AND WIRING.
19. THE CONTRACTOR SHALL INSPECT THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS TO DETERMINE HIS ENTIRE SCOPE OF WORK. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND EXTENT OF DEMOLITION AND NEW WORK FOR THE PROJECT PRIOR TO SUBMITTING HIS BID. MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS NOTED OTHERWISE. ANY FAILURE OF EQUIPMENT OR WORK DUE TO DEFECTS IN MATERIALS OR WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
20. THE ELECTRICAL INSTALLATION IS TO BE IN STRICT ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF ALL LOCAL, STATE AND FEDERAL ELECTRICAL CODES AND THE LOCAL UTILITY COMPANY REQUIREMENTS OR ANY OTHER AUTHORITIES HAVING LAWFUL JURISDICTION.

SITE WORK

1. THE CONTRACTOR SHALL CALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE PROJECT MANAGER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES; CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO:
  - A. FALL PROTECTION
  - B. CONFINED SPACE
  - C. ELECTRICAL SAFETY
  - D. TRENCHING AND EXCAVATION
2. REMOVE FROM SITE/OWNER'S PROPERTY ALL WASTE MATERIALS, UNUSED EXCAVATED MATERIAL, INCLUDING MATERIAL CLASSIFIED UNSATISFACTORY, CONTAMINATED OR DANGEROUS TRASH AND DEBRIS, AND DISPOSE OF IN A LEGAL MANNER (AS REQUIRED).
3. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING.
4. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEED, AND COVERED WITH MULCH AS SPECIFIED IN THE SPECIFICATION LANDSCAPE WORK (AS REQUIRED).
5. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL AND 1996 BOCA STANDARD GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
6. CONTRACTOR IS RESPONSIBLE FOR EQUIPMENT SHELTER OR PLATFORM LAYOUT AND CONSTRUCTION STAKING. CONTRACTOR SHALL ESTABLISH GRADE AND LINE STAKES PRIOR TO CONSTRUCTION.

CONCRETE

1. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS METHODS STANDARDS ASTM C172, ASTM C31 UNLESS OTHERWISE NOTED.
2. CONCRETE FOR ALL FOUNDATIONS, 540 LBS PER CUBIC YARD OF CONCRETE MINIMUM CEMENT CONTENT FOR 1-INCH MAXIMUM SIZE AGGREGATE, SLUMP RANGE 3 INCHES TO 5 INCHES. TOTAL AIR CONTENT 4 PERCENT TO 7 PERCENT BY VOLUME. AIR ENTRAINING ADMIXTURE REQUIRED TO CONTROL TOTAL AIR CONTENT. WATER REDUCING ADMIXTURE PERMITTED TO OBTAIN SLUMP OVER THREE INCHES.
3. ALL CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI 318) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND (ACI 301) STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE.
4. REBAR SHALL BE ASTM A-615 DEFORMED TYPE WITH MINIMUM YIELD STRENGTH OF 60,000 PSI (40,000 PSI GRADE MAY BE USED FOR TIES & STIRRUPS). WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
5. DETAILING SHALL BE IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES (ACI STD-315 LATEST EDITION).
6. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN POSITION. LOCATION OF REINFORCEMENT SHALL BE INDICATED ON THE DRAWINGS. THE FOLLOWING MINIMUM COVER (INCHES) FOR REINFORCEMENT SHALL BE PROVIDED, EXCEPT AS NOTED MINIMUM COVER (INCHES) CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3" EXPOSED TO EARTH OR WEATHER:  
#6 THROUGH #18 - 2"  
#5 BAR AND SMALLER - 1 1/2"
7. TESTS  
CONCRETE MATERIALS AND OPERATIONS SHALL BE TESTED AND INSPECTED BY THE CONTRACTOR AS THE WORK PROGRESSES, FAILURE TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS DISCOVERED NOR SHALL IT OBLIGATE THE ENGINEER FOR FINAL ACCEPTANCE.

STRUCTURAL STEEL

1. DETAIL, FABRICATE AND ERECT STRUCTURAL STEEL IN ACCORDANCE WITH THE LATEST AISC MANUAL OF STEEL CONSTRUCTION, AWS D1.1 AND THE STRUCTURAL STEEL SHALL BE AS FOLLOWS:
  - A. ASTM A36, GRADE 36, ROLLED STEEL, RODS, PLATES, U-BOLTS AND ANCHOR BOLTS.
  - B. ASTM A325 BOLTS BEARING TYPE
  - C. ALL STEEL SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE REQUIRED DURING CONSTRUCTION UNTIL ALL CONNECTIONS ARE COMPLETE.
3. ANY FIELD CHANGES OR SUBSTITUTIONS SHALL HAVE PRIOR APPROVAL FROM THE ENGINEER.
4. TIGHTEN BOLTS TO MANUFACTURER'S SPECIFICATIONS.
5. WELDING
  - A. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS; CERTIFICATION DOCUMENTS SHALL BE MADE AVAILABLE FOR ENGINEER'S AND/OR OWNER'S REVIEW IF REQUESTED.
  - B. WELDING ELECTRODES FOR MANUAL SHIELDED METAL ARC WELDING SHALL CONFORM TO ASTM A-233 E70 SERIES, BARE ELECTRODES AND GRANULAR FLUX USED IN THE SUBMERSED ARC PROCESS SHALL CONFORM TO AISC SPECIFICATION.
  - C. FIELD WELDING SHALL BE DONE AS PER AWS D1.1 REQUIREMENTS VISUAL INSPECTION IS ACCEPTABLE.

PROTECTION

A. UPON COMPLETION OF ERECTION INSPECT ALL GALVANIZED STEEL AND PAINT ANY FIELD CUTS, WELDS, OR GALVANIZED BREAKS WITH ZINC BASED PAINT (GALVANOX, DRY GALV OR ZINC IT). COLOR TO MATCH THE GALVANIZING PROCESS.

WORK, INCLUDED:

- A. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND PROPERTY.
- B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND CLOUD 1 SPECIFICATIONS.
- C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- D. INSTALL FURNISHED GALVANIZED STEEL AND/OR TOWER WAVEGUIDE.
- E. INSTALL COAXIAL CABLES AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
- F. ANTENNA AND COAXIAL CABLE GROUNDING:
  1. ALL EXTERIOR #6 GREEN GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH ANDREWS CONNECTOR/SPLICE WEATHERPROOFING KIT #221213 OR EQUAL.
  2. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).

QUALITY ASSURANCE

1. ALL CONTRACTORS FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURER AND OF THE HIGHEST GRADE.
2. ALL EQUIPMENT, MATERIAL AND THE INSTALLATION METHODS SPECIFIED ON THE PROJECT DRAWINGS SHALL BE DESIGNED AND FABRICATED IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS AND APPROPRIATE INDUSTRIAL CONSENSUS STANDARDS AND CODES INCLUDING ANSI, IEEE, NEMA, NFPA AND UL. ALL AS REVISED AS OF THE DATE OF THIS WORK PACKAGE.
3. ALL ELECTRICAL ITEMS BOTH CONTRACTOR AND OWNER FURNISHED SHALL BE CHECKED FOR AGREEMENT WITH THE PROJECT DRAWINGS AND SPECIFICATIONS AND SHALL BE VISUALLY INSPECTED TO ENSURE THAT EQUIPMENT IS UNDAMAGED AND IS IN PROPER ALIGNMENT. INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ELECTRICAL CONNECTIONS ARE TIGHT AND PROPERLY INSULATED WHERE REQUIRED. FUSES ARE OF THE PROPER TYPE AND SIZE AND ELECTRICAL ENCLOSURES ARE OF THE PROPER NEMA TYPE.
4. NOTIFY OWNER IN WRITING OF ALL DISCREPANCIES BETWEEN DRAWINGS/SPECIFICATIONS AND FIELD INSTALLATIONS, OR IF THE VISUAL INSPECTIONS SHOW DAMAGE OR IMPROPER INSTALLATION.
5. GENERAL: DURING AND UPON COMPLETION OF THE WORK, ARRANGE AND PAY ALL ASSOCIATED INSPECTIONS OF ALL ELECTRICAL WORK INSTALLED UNDER THIS CONTRACT. IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.
6. INSPECTIONS REQUIRED: AS PER THE LAWS AND REGULATIONS OF THE LOCAL AND/OR STATE AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.

GENERAL UTILITY

ALL ELECTRICAL SITE WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE DATED 2008.

1. THE EQUIPMENT AND MATERIAL SHALL BE FURNISHED AND INSTALLED TO OPERATE SAFELY AND CONTINUOUSLY OUTDOORS WITH NO PROTECTION FROM THE WEATHER.
2. ELECTRICAL WORK REPRESENTED ON THE PROJECT DRAWINGS IS SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS AND ELEVATIONS OF ELECTRICAL EQUIPMENT SHALL BE DETERMINED IN THE FIELD AND VERIFIED WITH THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF TEMPORARY, IF REQUIRED, AND PERMANENT POWER WITH THE LOCAL UTILITY COMPANY. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.



**RAMAKER**  
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(608) 643-4100 www.ramaker.com



417 PINE STREET  
GREEN BAY, WI 54301  
PH.: (920) 940-0147

Certification & Seal:

1	12/05/22	RESIDENCE DIMENSION UPDATE
---	----------	----------------------------

MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 10/06/2022

PROJECT TITLE:  
**HONEY LAKE**

PROJECT INFORMATION:  
ACADEMY ROAD  
BURLINGTON, WI 53105  
RACINE COUNTY  
TAX ID# 176031918013020

SHEET TITLE:  
**SPECIFICATIONS**

SCALE: NONE

PROJECT NUMBER: 48398  
SHEET NUMBER: SP-1



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 CHECKED BY: SEW  
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**GENERAL UTILITY (CONT.)**

4. PROVIDE MOLDED CASE BOLT-ON, THERMAL MAGNETIC TRIP, SINGLE, TWO OR THREE POLE CIRCUIT BREAKERS, MULTIPLE POLE CIRCUIT BREAKERS SHALL BE SINGLE HANDLE COMMON TRIP, SHORT CIRCUIT INTERRUPTING RATING SHALL BE AS REQUIRED FOR AVAILABLE FAULT CURRENTS. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A SHORT CIRCUIT INTERRUPTING RATING EQUAL TO OR GREATER THAN THAT SHOWN ON PROJECT DRAWINGS.
5. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENTLY ENGRAVED LAMINATED PHENOLIC NAMEPLATES WITH WHITE ON BLUE BACKGROUND (MINIMUM LETTER HEIGHT SHALL BE 1/2 INCH). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS.
6. CONTRACTOR SHALL PERFORM ALL EXCAVATION, TRENCHING, BACKFILLING, AND REMOVAL OF DEBRIS IN CONNECTION WITH THE ELECTRICAL WORK IN ACCORDANCE WITH THE PROJECT DRAWINGS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UNDERGROUND UTILITIES AND GROUNDING WITH THE FOUNDATION INSTALLATION.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORTS FOR EQUIPMENT INSTALLED AS PART OF THIS PROJECT. SUPPORTS SHALL CONSIST OF GALVANIZED STEEL FRAMES, PLATES, BRACKETS, RACKS AND OTHER SHAPES OF ADEQUATE SIZE AND FASTENED WITH BOLTS, SCREWS OR BY WELDING TO PROVIDE RIGID SUPPORT.
8. CONTRACTOR SHALL CALL THE APPROPRIATE UTILITIES PROTECTION SERVICE BEFORE ANY UNDERGROUND WORK IS PERFORMED, SUCH AS TRENCHING, EXCAVATING, AND DRIVING GROUND RODS.
9. CONTRACTOR SHALL SEAL AROUND ELECTRICAL PENETRATIONS THROUGH FIRE-RATED WALLS/FLOORS USING APPROVED FIRE STOP MATERIALS TO MAINTAIN THE FIRE RESISTANCE RATING.
10. SHORT CIRCUIT RATINGS: PROVIDE EQUIPMENT WITH HIGHER FAULT CURRENT RATINGS AS NEEDED TO MATCH UTILITY COMPANY AVAILABLE FAULT CURRENT.

**RACEWAYS**

1. CONDUIT AND CONDUIT FITTINGS SHALL MEET ANSI AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP AND SHALL BE UL LISTED.
  - A. RIGID STEEL CONDUIT (FOR ALL ABOVE GRADE WORK) SHALL CONFORM TO ANSI C80-I AND THE REQUIREMENTS OF NEC PARAGRAPH 346 AND BE STANDARD WEIGHT, MILD RIGID STEEL, HOT DIP GALVANIZED WITH INSIDE AND OUTSIDE FINISHED WITH A PROTECTIVE ZINC COATING. COUPLING, ELBOWS AND BENDS SHALL MEET THESE SAME REQUIREMENTS. FITTINGS SHALL BE OF THE GALVANIZED IRON OR STEEL THREADED TYPE.
  - B. PVC CONDUIT (FOR UNDERGROUND WORK) SHALL CONFORM TO UL STANDARD 651-89 AND THE REQUIREMENTS OF NEC, PARAGRAPH 347. CONDUIT SHALL BE HEAVY WALL TYPE, SCHEDULE 80, AND SUNLIGHT RESISTANT. FITTINGS SHALL BE OF THE UNTHREADED SOLVENT CEMENT TYPE.
  - C. EMT CONDUIT (FOR USE BEHIND WALLS OR ABOVE SUSPENDED CEILINGS ONLY), ELECTRIC METALLIC TUBING SHALL CONFORM TO ANSI C80.3 AND THE REQUIREMENTS OF NEC, PARAGRAPH 348 AND BE PROTECTED ON EXTERIOR WITH A ZINC COATING AND ON INTERIOR SURFACES WITH EITHER A ZINC COATING OR LACQUER ENAMEL. FITTINGS SHALL BE ZINC COATED STEEL.
2. MINIMUM CONDUIT SIZE SHALL BE 3/4 INCH, SIZES NOT SHOWN ON DRAWINGS SHALL BE PER NEC.
3. ALL SPARE CONDUITS SHALL HAVE A METALLIC OR MULL TAPE
4. CONDUIT SUPPORTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE NEC.
5. UNDERGROUND CONDUITS & ENCLOSURES.
  - A. INSTALL A WARNING TAPE TWELVE INCHES ABOVE EACH CONDUIT OR SET OF CONDUITS.
  - B. IDENTIFY EACH CONDUIT AT BOTH ENDS.
  - C. INSTALL A MINIMUM OF 36 INCHES BELOW THE FINISHED GRADE, OR DEEPER IF NOTED ON PLAN DRAWINGS
  - D. USE MANUFACTURED ELECTRICAL PVC ELBOWS AND FITTINGS FOR BELOW GRADE BENDS.
  - E. MAKE JOINTS AND FITTINGS WATERTIGHT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
  - F. INSTALL A COUPLING BEFORE EACH WALL PENETRATION
  - G. RESTORE SURFACE FEATURES DISTURBED BY EXCAVATION (AND TRENCHING) IN ALL AREAS.
  - H. ENCLOSURES IN DRY LOCATION SHALL BE NEMA 1

**CONDUCTORS**

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET REQUIRED NEMA-RATINGS, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
  - A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 200 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WITH A WHITE MARKING AT EACH TERMINATION.
  - B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL BE COPPER 200 VOLT, TYPE THHN/THWN WITH A MINIMUM SIZE OF #12 AWG.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, TERMINATIONS, INSULATING MATERIALS, SUPPORT GRIPS, MARKER AND CABLE TIES SHALL BE FURNISHED AND INSTALLED. SUPPLIER'S INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. THESE INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN WHILE INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C-576 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-T-10727. THE INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE SERRATED, AND THE EXTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.
4. TERMINAL CONNECTORS FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE, BURNDY QUIK-LUG, VARILUG OR ACCEPTABLE EQUAL; OR COMPRESSION TYPE; BURNDY TYPE YAV OR YA (LONG BARREL), PANDUIT TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 60 DEG. C (140 DEG. F). CONDUCTORS WITH HIGHER TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 60 DEG. C (140 DEG. F) AMPACITY OF THE CONDUCTOR SIZE USED.
6. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN NO. 1, SHALL BE USED ONLY FOR CONDUCTORS RATED 75 DEG. C (167 DEG. F). CONDUCTORS WITH HIGH TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 75 DEG. C (167 DEG. F) AMPACITY OF THE CONDUCTOR SIZE USED.
7. ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF "SCOTCHFILL" 200 AMP ELECTRICAL INSULATING PUTTY AND THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S "33 PLUS" (33+) PLASTIC TAPE OR 88 OUTDOOR.
8. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, IN ACCORDANCE WITH ANY LOCAL CODE.
9. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE CADWELD PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE SPLICES (TEES, Xs, ETC.) ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY CADWELD AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND PROCEDURES.

**LIGHTNING PROTECTION**

1. LIGHTNING PROTECTION MATERIAL SHALL BE FURNISHED BY AND INSTALLED BY CONTRACTOR.

**HANGERS AND SUPPORT**

1. MATERIALS, ALL HANGERS, SUPPORTS, FASTENERS, AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY, AND SHALL BE MANUFACTURED PRODUCTS DESIGNED FOR THE APPLICATION. PRODUCTS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.
2. TYPES, HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.
3. INSTALLATION, RIGIDLY SUPPORT AND SECURE ALL MATERIALS, RACEWAY AND EQUIPMENT BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE, MATERIALS AND LOADS ENCOUNTERED, PROVIDE ALL NECESSARY HARDWARE, PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
4. OVERHEAD MOUNTING, ATTACH OVERHEAD MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK.
5. WALL MOUNTING, SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY, CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.
6. EXTERIOR WALLS, MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OF EXTERIOR BUILDING WALLS AT LEAST ONE INCH AWAY FROM WALL SURFACE, USING SUITABLE SPACERS.
7. STRUCTURAL MEMBERS, DO NOT CUT, DRILL OR WELD ANY STRUCTURAL MEMBER EXCEPT SPECIFICALLY APPROVED BY THE ENGINEER.
8. INDEPENDENT SUPPORT, DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS FOR SAME.
9. RACEWAY SUPPORTS, RIGIDLY SUPPORT ALL RACEWAY WITH MAXIMUM SPACINGS PER NEC, AND SO AS TO PREVENT DISTORTION OF ALIGNMENT DURING PULLING OPERATION, USE APPROVED HANGERS, CLAMPS AND STRAPS FOR INDIVIDUAL RUNS. DO NOT USE PERFORATED STRAPS OR TIE WIRES. WHERE MULTIPLE PARALLEL RACEWAYS ARE TO RUN TOGETHER, USE TRAPEZE TYPE HANGER ARRANGEMENT MADE FROM U-CHANNEL AND ACCESSORIES. SUSPENDED FOR FUTURE INSTALLATION OF ADDITIONAL RACEWAYS, RIGIDLY ANCHOR VERTICAL CONDUITS SERVING FLOOR MOUNTED OR "ISLAND" TYPE EQUIPMENT MOUNTED AWAY FROM WALLS WITH METAL BRACKET OR RIGID STEEL CONDUIT EXTENSION SECURED TO FLOOR.
10. MISCELLANEOUS SUPPORTS, PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS, AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.
11. ONE HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

**CUTTING AND PATCHING**

1. GENERAL: PROVIDE ALL CUTTING, DRILLING, CHASING, FITTING AND PATCHING NECESSARY FOR ACCOMPLISHING THE WORK. THIS INCLUDES ANY AND ALL WORK NECESSARY TO UNCOVER WORK TO PROVIDE FOR INSTALLATION OF ILL TIMES WORK. REMOVE AND REPLACE DEFECTIVE WORK AND WORK NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. INSTALL EQUIPMENT AND MATERIALS IN EXISTING STRUCTURES IN ADDITION TO THAT REQUIRED DURING THE NORMAL COURSE OF CONSTRUCTION.
2. BUILDING STRUCTURE: DO NOT ENDANGER THE INTEGRITY OF THE BUILDING STRUCTURE BY CUTTING, DRILLING OR OTHERWISE MODIFYING ANY STRUCTURAL MEMBER WITHOUT SPECIFIC APPROVAL. DO NOT PROCEED WITHOUT ANY STRUCTURAL MODIFICATIONS WITHOUT PERMISSION OF THE PROJECT STRUCTURAL ENGINEER.
3. REPAIRS: REPAIR ANY AND ALL DAMAGE TO WORK OF OTHER TRADES CAUSED BY CUTTING AND PATCHING OPERATIONS, USING SKILLED MECHANICS OF THE TRADES INVOLVED.
1. GENERAL: PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL SURFACES DAMAGED TO MATCH SURROUNDING SURFACES. MAINTAIN INTEGRITY OF ALL FIRE AND SMOKE RATED BARRIERS USING APPROVED FIRE-STOPPING SYSTEMS. WHEN CUTTING HOLES OR OPENINGS, OR INSTALLING SLEEVES, DO NOT CUT, DAMAGE OR DISTURB STRUCTURAL ELEMENTS OR REINFORCING STEEL UNLESS APPROVED IN WRITING, BY THE PROJECT STRUCTURAL ENGINEER.
2. CONDUIT PENETRATIONS: SIZE CORE DRILLING HOLES SO THAT AN ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN LIEU OF CORE DRILLED, PROVIDE SLEEVE IN ROUGH OPENING. SIZE SLEEVES TO PROVIDE AN ANNULAR SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND THE SLEEVE TO MATCH SURROUNDING SURFACES.



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Certification & Seal:

1	12/05/22	RESIDENCE DIMENSION UPDATE
MARK	DATE	DESCRIPTION
ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

PROJECT TITLE:  
**HONEY LAKE**

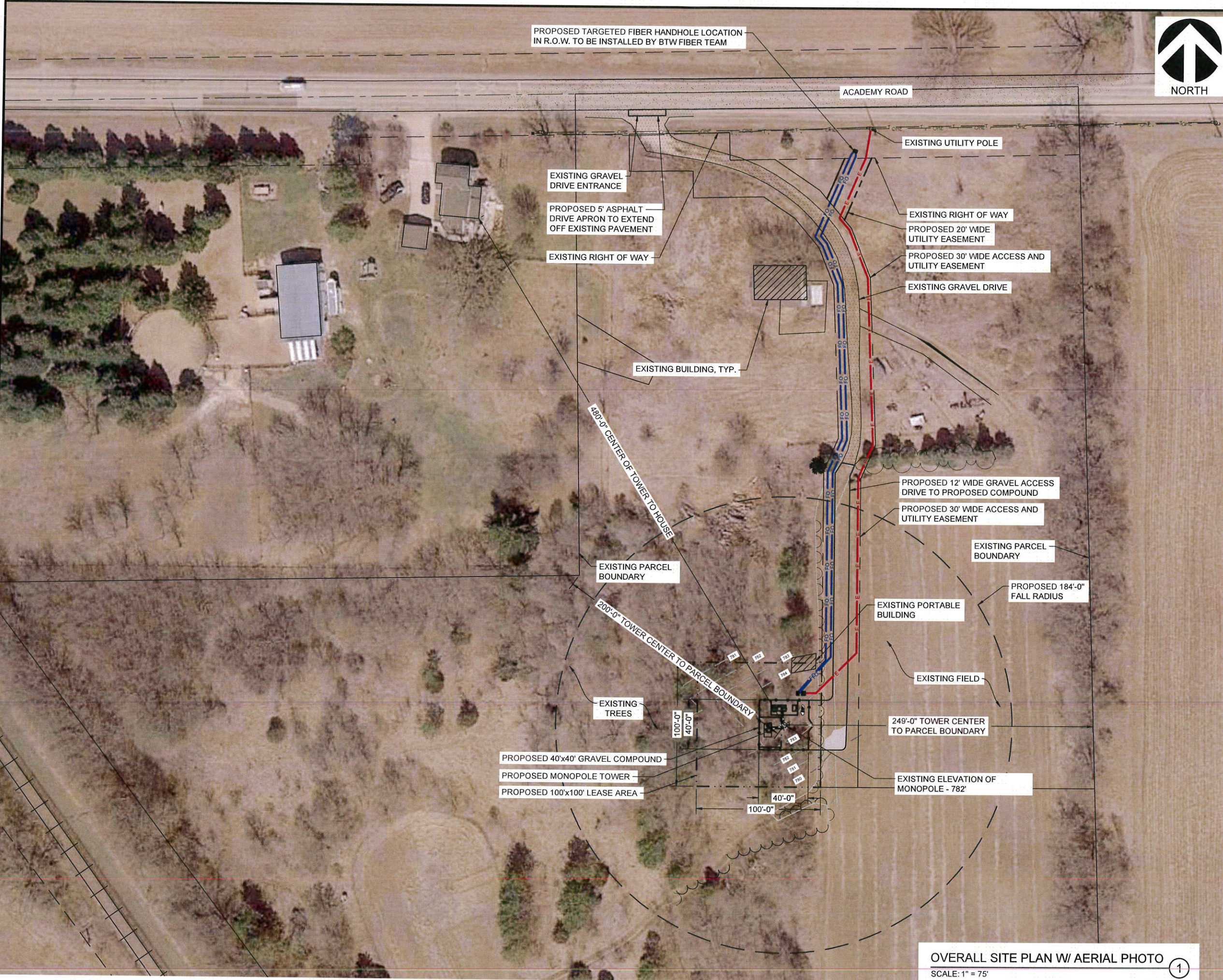
PROJECT INFORMATION:  
ACADEMY ROAD  
BURLINGTON, WI 53105  
RACINE COUNTY  
TAX ID# 176031918013020

SHEET TITLE:  
**SPECIFICATIONS**

SCALE: NONE

PROJECT NUMBER: 48398  
SHEET NUMBER: SP-2

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ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

PROJECT TITLE:  
**HONEY LAKE**

PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

OVERALL SITE PLAN WITH AERIAL

11" x 17" - 1" = 75'  
 22" x 34" - 1" = 37.5'

PROJECT NUMBER: 48398  
 SHEET NUMBER: C-1

OVERALL SITE PLAN W/ AERIAL PHOTO ①  
 SCALE: 1" = 75'

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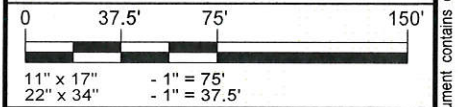
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ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

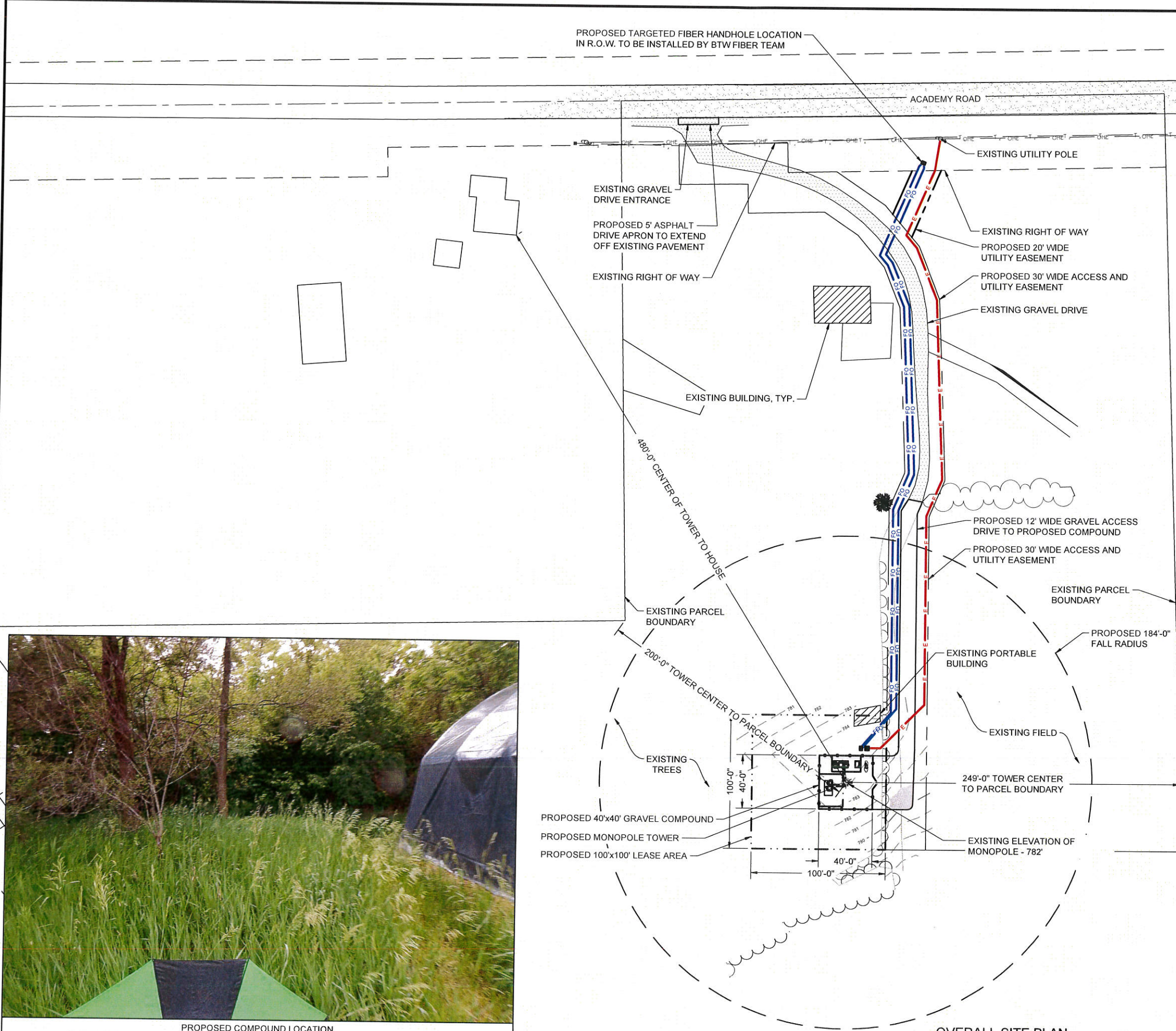
PROJECT TITLE:  
**HONEY LAKE**

PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:  
**OVERALL SITE PLAN**



PROJECT NUMBER: **48398**  
 SHEET NUMBER: **C-2**



PROPOSED COMPOUND LOCATION

**OVERALL SITE PLAN**  
 SCALE: 1" = 75'

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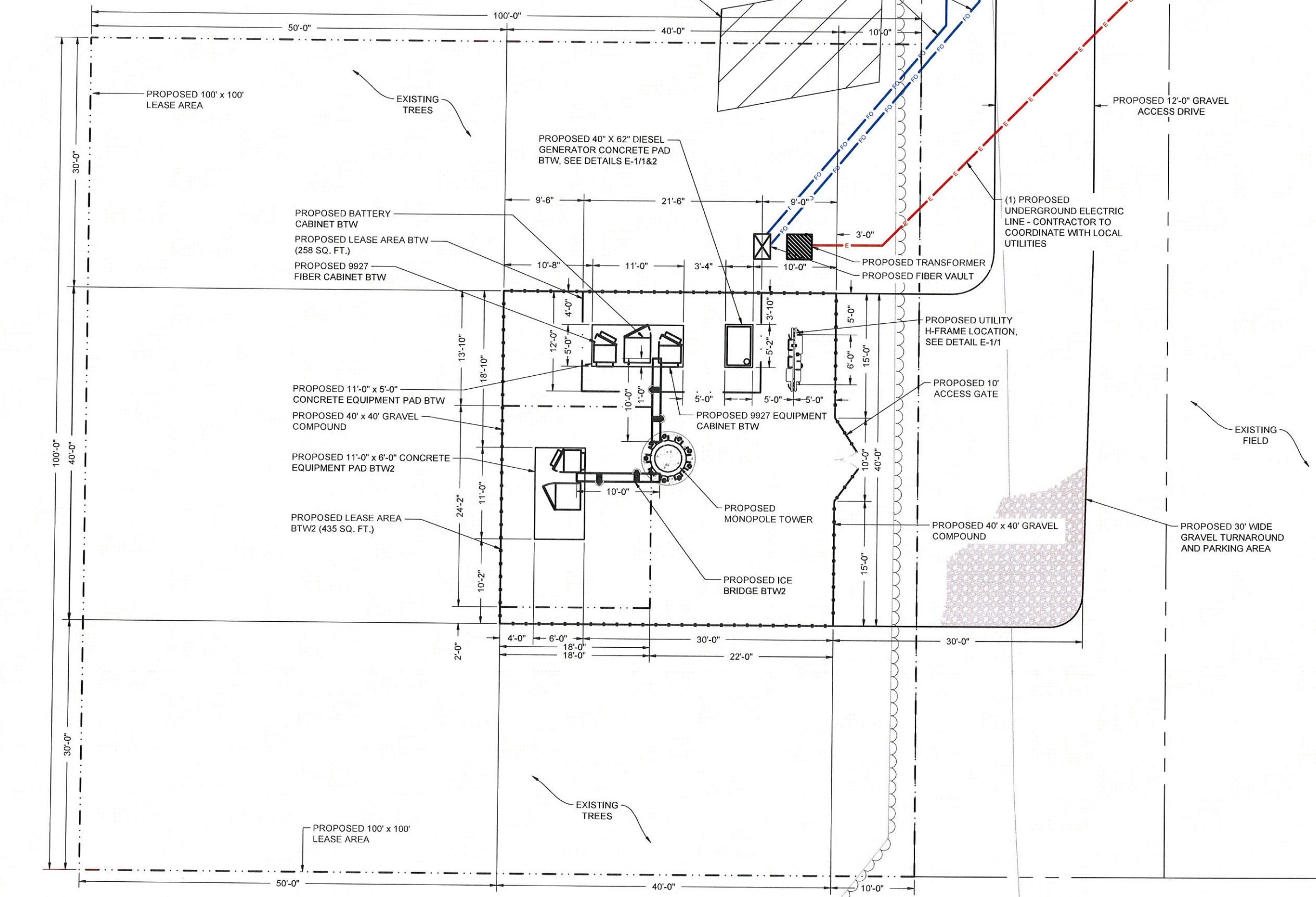
PROJECT TITLE:  
**HONEY LAKE**

PROJECT INFORMATION:  
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 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:  
**SITE PLAN**

11" x 17" - 1" = 12.5'  
 22" x 34" - 1" = 6.25'

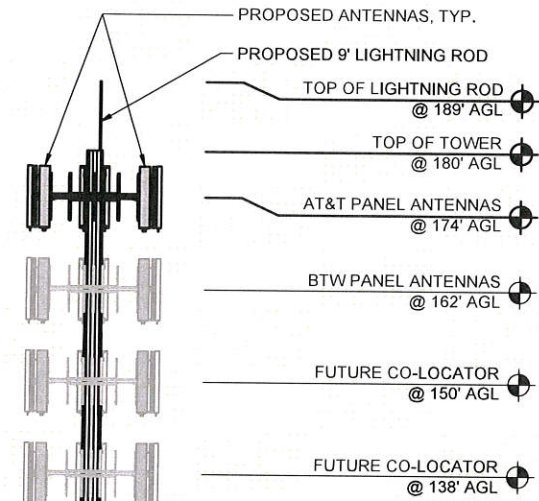
PROJECT NUMBER: **48398**  
 SHEET NUMBER: **C-3**



**SITE PLAN**  
 SCALE: 1" = 12.5' 1

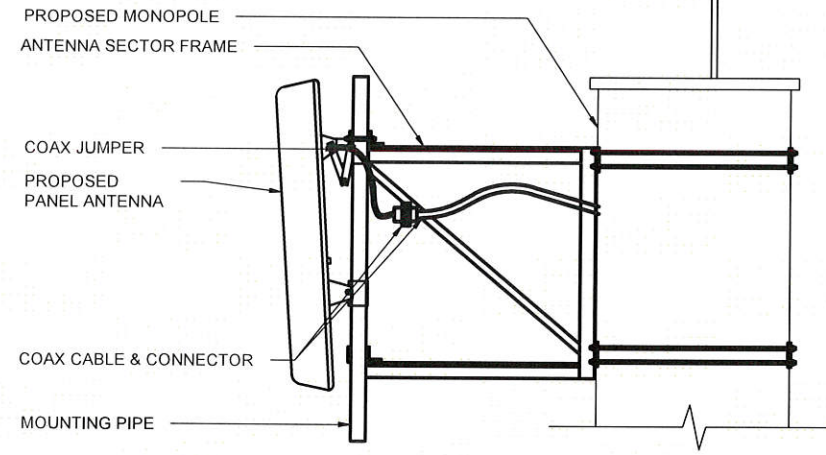
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NOTE:  
 SEE RF DATA SHEETS  
 FOR CORRECT LOADING



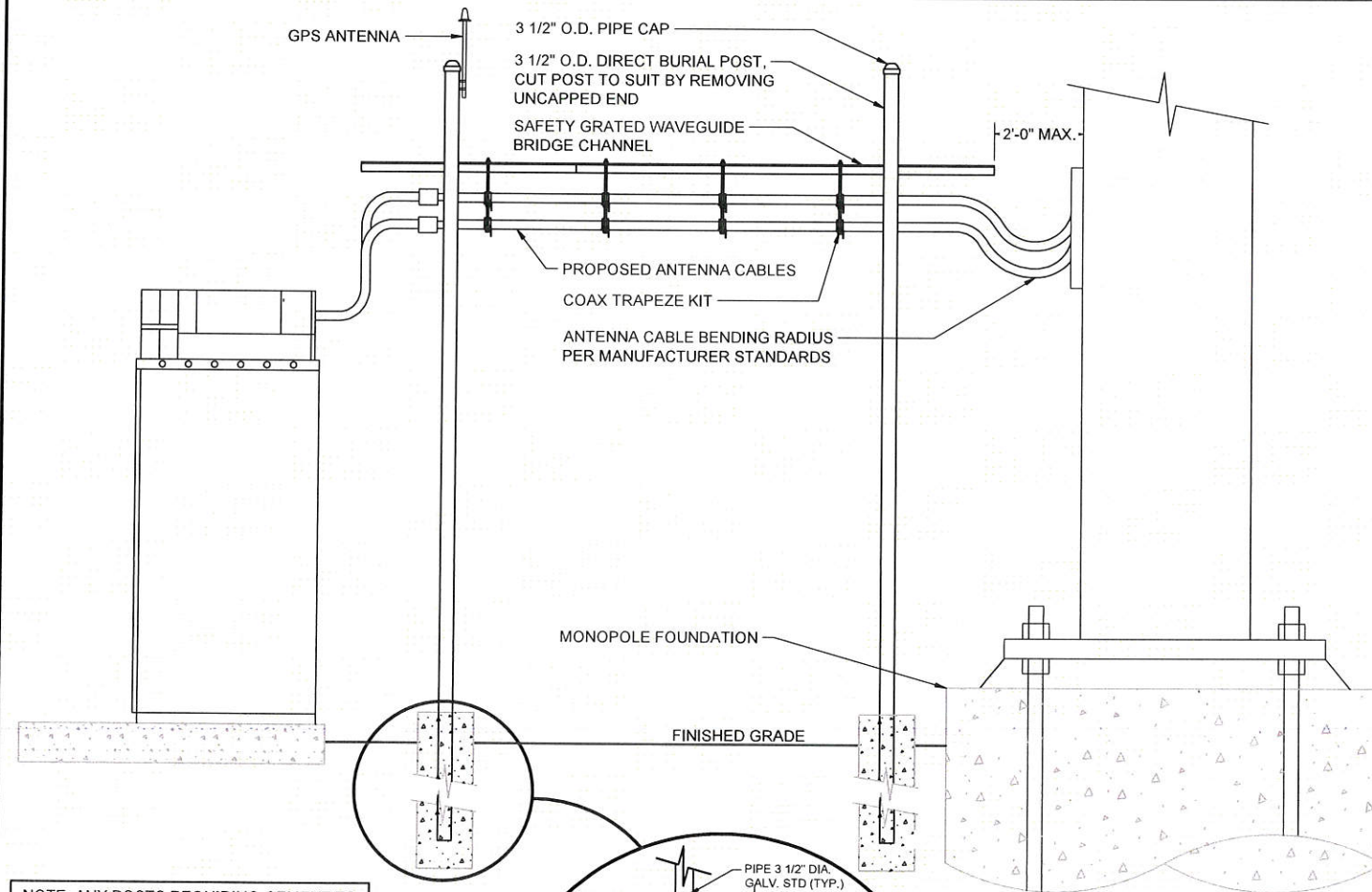
**SITE ELEVATION**  
 SCALE: 1" = 25'

1

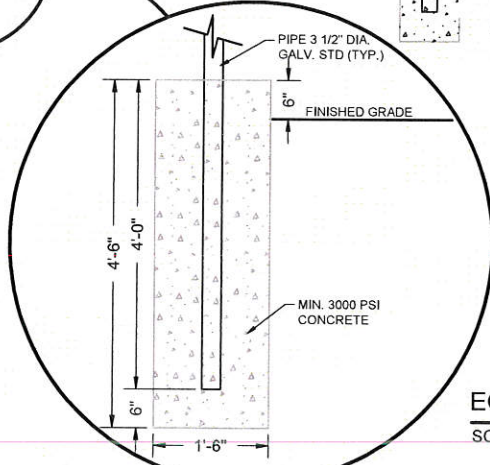


**PANEL ANTENNA MOUNT DETAIL**  
 SCALE: NTS

2



NOTE: ANY POSTS REQUIRING CEMENT TO BE PLACED IN SONOTUBES OR EQUIVALENT FORMING MATERIAL



**EQUIPMENT TO TOWER RISER**  
 SCALE: NTS

3

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PROJECT TITLE:  
**HONEY LAKE**

PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

**SITE ELEVATION**

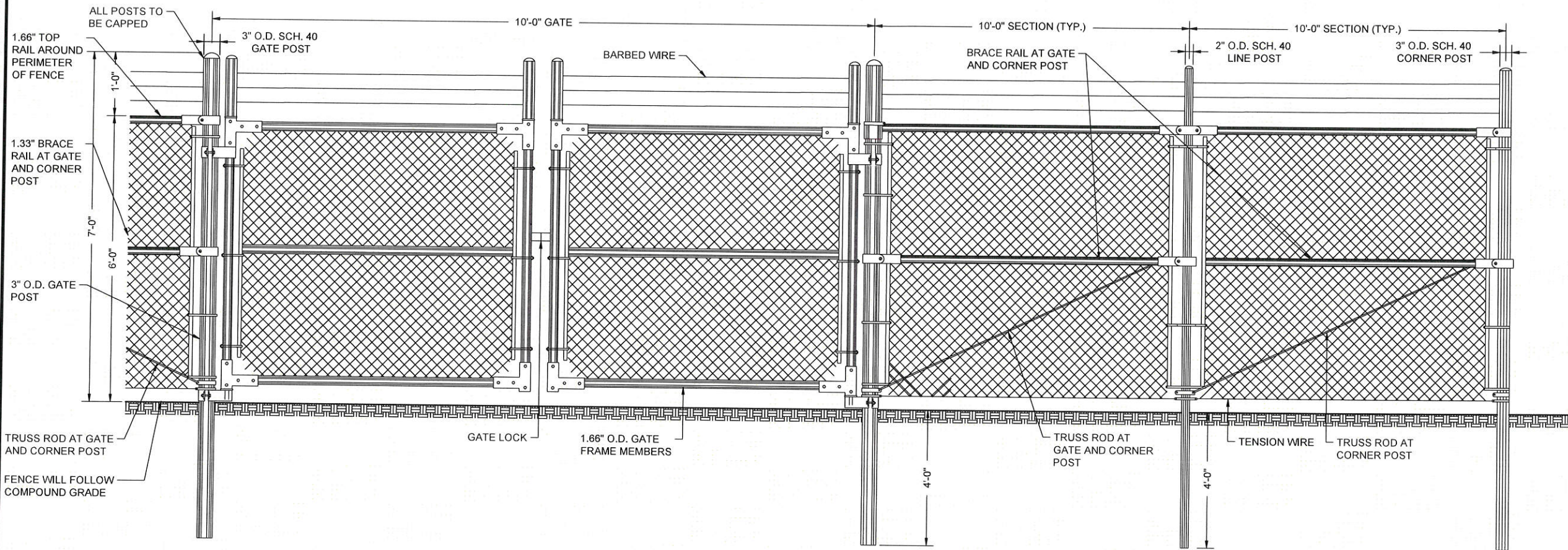
11" x 17" - 1" = 25'  
 22" x 34" - 1" = 12.5'

PROJECT NUMBER: 48398  
 SHEET NUMBER: C-4

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FENCE AND ACCESS GATE DETAIL ①  
 SCALE: NTS

1. SCOPE:  
 1.1 THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING AND GUY AREA FENCING. SEE SITE PLAN AND DRAWINGS FOR DETAILS.
2. SPECIAL REQUIREMENTS  
 2.1 ALL WIRE, FABRIC, FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED NON-CORROSIVE MATERIAL.  
 2.2 ALL NON-CORROSIVE MATERIAL SHALL BE APPROVED BY THE PROJECT MANAGER.  
 2.3 ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS. INSTALLATION PRACTICE:
3. FENCE POSTS  
 3.1 LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE PROJECT MANAGER.  
 3.2 CORNERS AND GATE POST FOR SITE SHALL BE 2.875" O.D. GALVANIZED PIPE. UNLESS SPECIFIED OTHERWISE  
 3.3 CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.  
 3.4 FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").  
 3.5 CORNER & GATE POST FOUNDATIONS SHALL BE A MINIMUM FOUR FEET (4') DEEP OR SIX INCHES (6") BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM SIX INCH (6") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE HOLE.  
 3.6 CORNER POSTS AND GATE POSTS SPACING SHALL BE EQUAL WITH A TEN FOOT (10') MAXIMUM SPACING. GATE POST SPACING AND SPECIFIC LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED PROJECT MANAGER.  
 3.7 ALL POSTS SHALL BE CAPPED.  
 3.8 ALL CORNER, GATE AND END PANELS SHALL HAVE MINIMUM... " DIAMETER DIAGONAL TRUSS RODS WITH THUMBCKLES. HORIZONTAL BRACE RODS, 1-1/2 " INSIDE DIMENSION PIPE, SHALL BE INSTALLED BETWEEN POSTS.  
 3.9 A TOP RAIL (1-3/8" I.D.) GALVANIZED PIPE SHALL BE INSTALLED BETWEEN POSTS.  
 3.10 ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).
4. GATE  
 4.1 LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN. GATE SIZE SHALL BE PER PLAN SPECIFICATIONS.  
 4.2 ALL JOINTS BETWEEN TUBULAR GATE MEMBERS SHALL BE WELDED OR HEAVY FITTINGS PROVIDING RIGID AND WATERTIGHT CONNECTIONS.  
 4.3 GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ALL HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE-NUT TO DETER UNAUTHORIZED ENTRY.  
 4.4 GATE STOPS SHALL BE INSTALLED AND SHALL HOLD GATE IN "OPEN" POSITION.  
 4.5 BARBED WIRE GUARD SHALL BE INSTALLED ON TOP OF GATES. ADEQUATE CLEARANCE SHALL BE MAINTAINED TO ALLOW GATE OPERATION.  
 4.6 GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.  
 4.7 GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.  
 4.8 THE FOLLOWING GATE TYPE SHALL BE PROVIDED AND INSTALLED AS INDICATED ON THE SITE PLAN AND VERIFIED WITH THE PROJECT MANAGER:



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PROJECT TITLE:  
**HONEY LAKE**

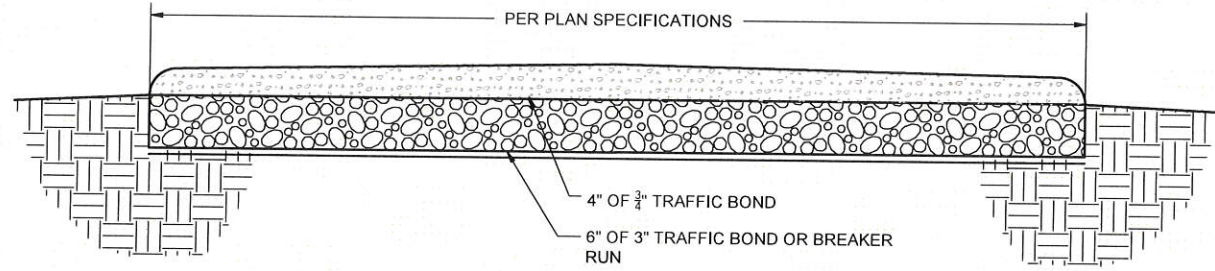
PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:  
**FENCE DETAILS**

SCALE: NONE

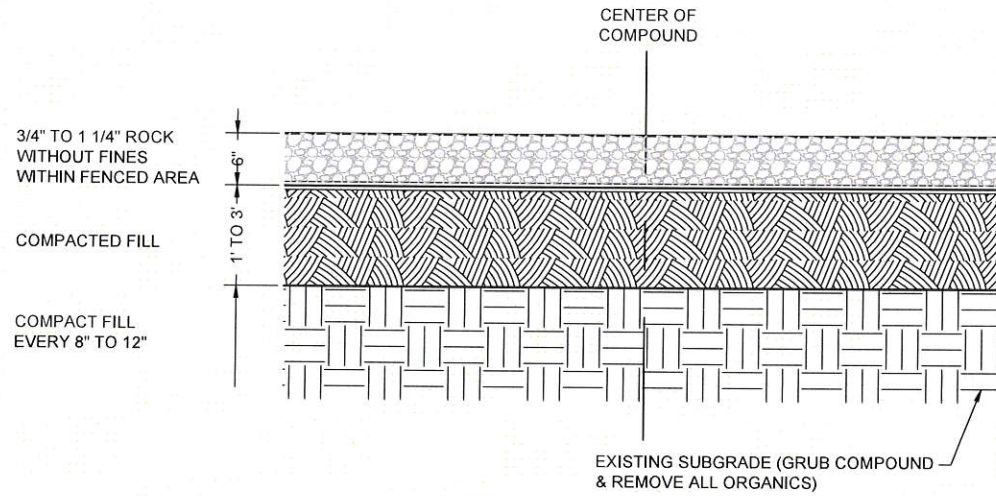
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**GRAVEL ACCESS ROAD**  
 SCALE: NTS

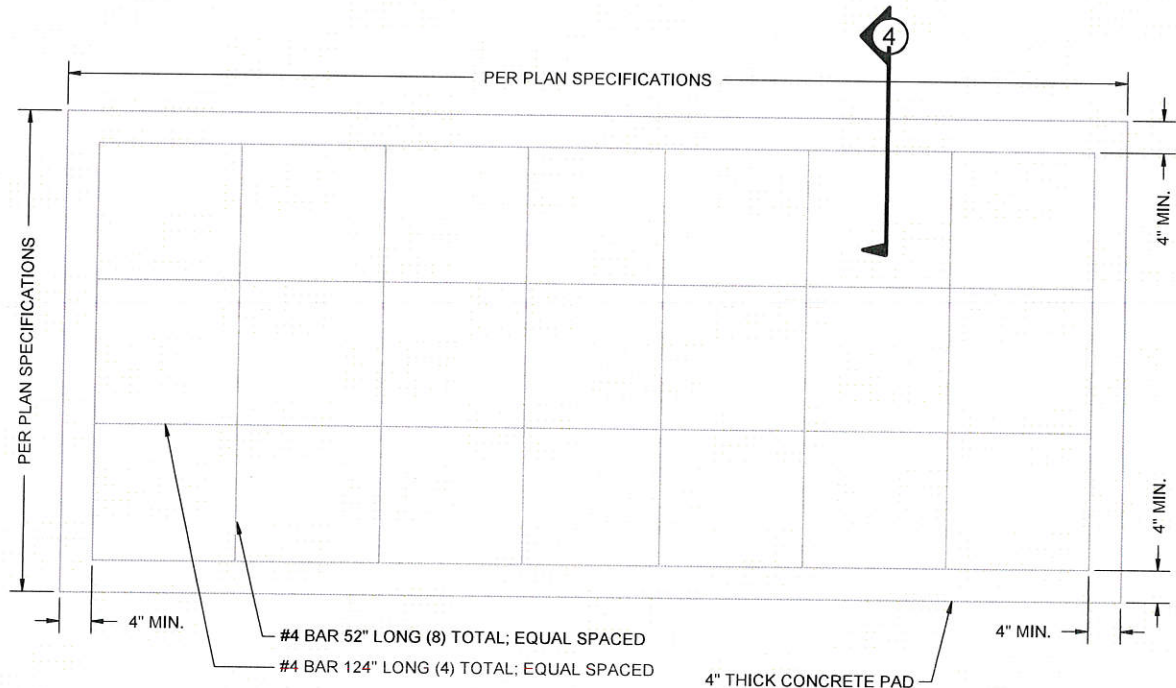
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**GRAVEL COMPOUND**  
 SCALE: NTS

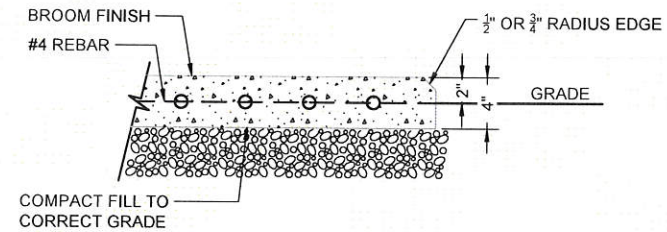
2

NOTE:  
 REINFORCEMENT MUST CONFORM TO THE  
 REQUIREMENTS OF ASTM AG15 GRADE 60



**EQUIPMENT CONCRETE PLAN**  
 SCALE: NTS

3



**CONCRETE PAD DETAIL**  
 SCALE: NTS

4



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 GREEN BAY, WI 54301  
 PH.: (920) 940-0147

Certification & Seal:

MARK	DATE	DESCRIPTION
1	12/05/22	RESIDENCE DIMENSION UPDATE
ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

PROJECT TITLE:  
**HONEY LAKE**

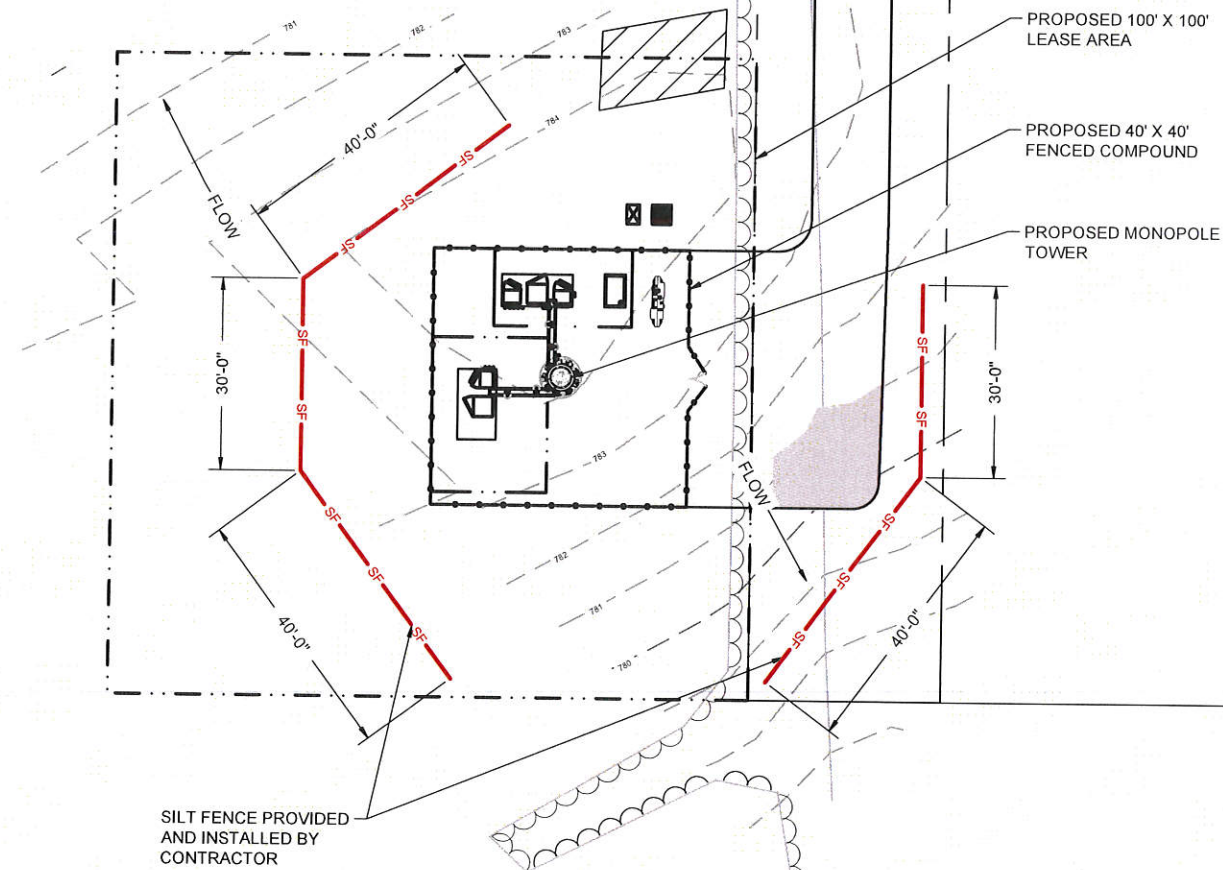
PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:  
**SITE DETAILS**

SCALE: NONE

PROJECT NUMBER: 48398  
 SHEET NUMBER: C-6

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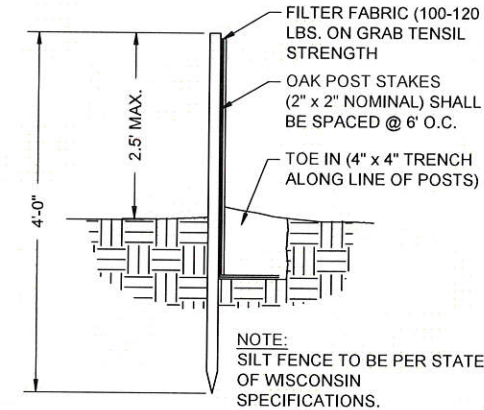
SILT FENCE PROVIDED AND INSTALLED BY CONTRACTOR

**EROSION CONTROL PLAN**

SCALE: 1" = 30'

1

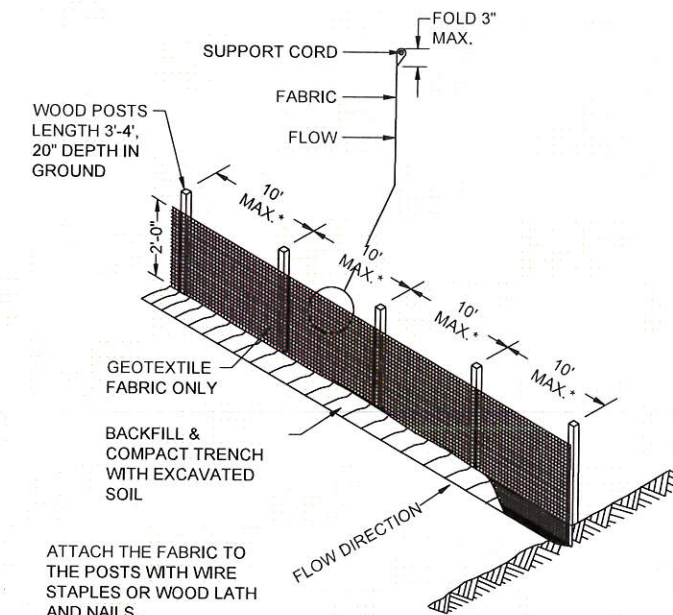
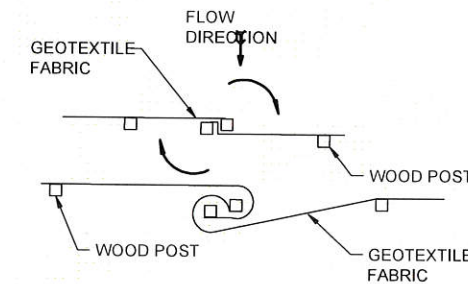
NOTE:  
 REMOVE EROSION FROM SILT FENCE WHEN IT RISES TO ONE-HALF HEIGHT OF FENCE AND REPLACE WHERE EROSION HAS OCCURRED.



**SILT FENCE DETAIL**

SCALE: NTS

2



ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOOD LATH AND NAILS.

Table 1.	
Slope	Fence Spacing
<2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
>33%	20 FEET

\*NOTE:  
 8' POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

**SILT FENCE**

SCALE: NTS

3



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ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

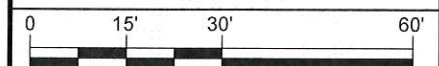
PROJECT TITLE:

**HONEY LAKE**

PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:

**EROSION CONTROL PLAN**



11" x 17" - 1" = 30'  
 22" x 34" - 1" = 15'

PROJECT NUMBER 48398

SHEET NUMBER L-1



**UTILITY SCHEDULE**

Ex	EXISTING ELECTRIC CONDUIT
FOx	EXISTING FIBER CONDUIT
E	PROPOSED ELECTRIC CONDUIT
FO	PROPOSED FIBER CONDUIT
○	CONDUIT STUB-UP



Certification & Seal:

MARK	DATE	DESCRIPTION
1	12/05/22	RESIDENCE DIMENSION UPDATE

ISSUE PHASE: FINAL DATE ISSUED: 10/06/2022

PROJECT TITLE: **HONEY LAKE**

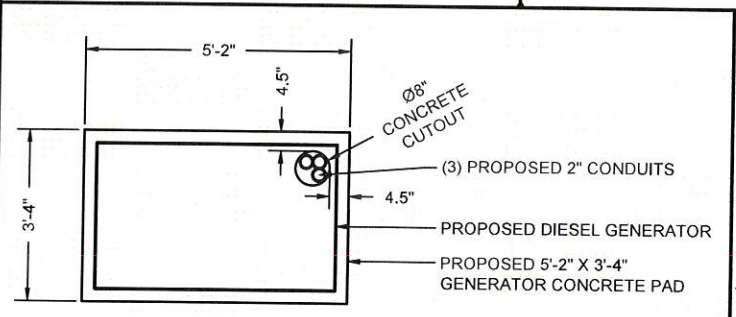
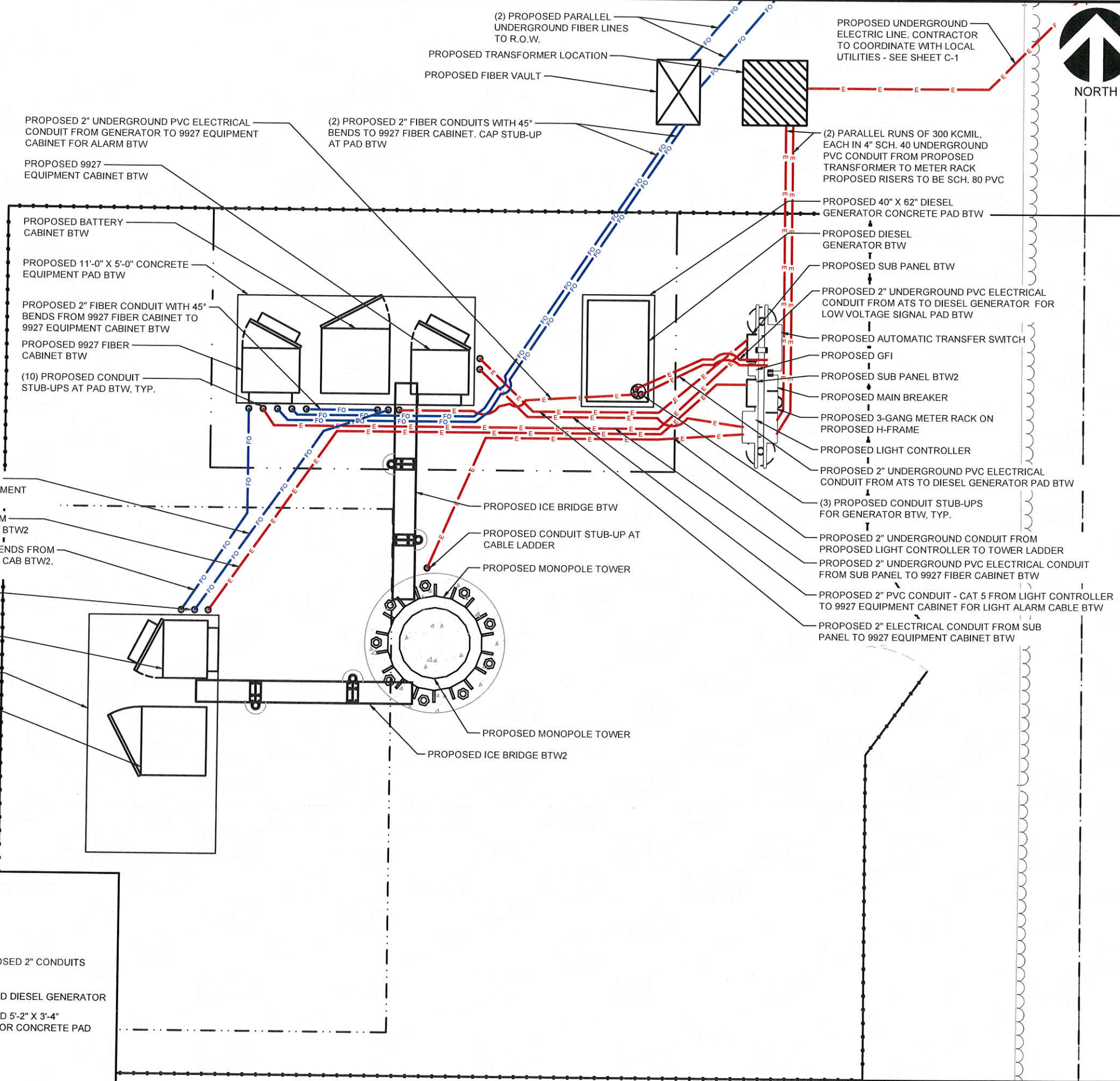
PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE: **UTILITY PLAN**

0 2.5' 5' 10'

11" x 17" - 1" = 5'  
 22" x 34" - 1" = 2.5'

PROJECT NUMBER: **48398**  
 SHEET NUMBER: **E-1**



**GENERATOR CONCRETE PAD DETAILS**  
 SCALE: 1" = 3.75' (2)

**UTILITY PLAN**  
 SCALE: 1" = 5' (1)

**GROUNDING SCHEDULE**

—	#2 TINNED SOLID COPPER WIRE
▲	EXOTHERMIC CONNECTION
⊗	GROUND ROD
⊗	GROUND TEST WELL
MIGB	MASTER ISOLATED GROUND BAR
CIGBE	COAX ISOLATED GROUND BAR EXTERNAL

ELECTRICIAN TO PROVIDE DOCUMENT OF OHM'S TEST PRIOR TO BACKFILL - MUST INDICATE LESS THAN 5 OHMS (TEST RESULTS) PICTURES MUST BE EMAILED TO PROJECT MANAGER. PAYMENT WILL BE HELD UNTIL PICTURES HAVE BEEN RECEIVED BY PROJECT MANAGER



Certification & Seal:

MARK	DATE	DESCRIPTION
1	12/05/22	RESIDENCE DIMENSION UPDATE
ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

PROJECT TITLE:  
**HONEY LAKE**

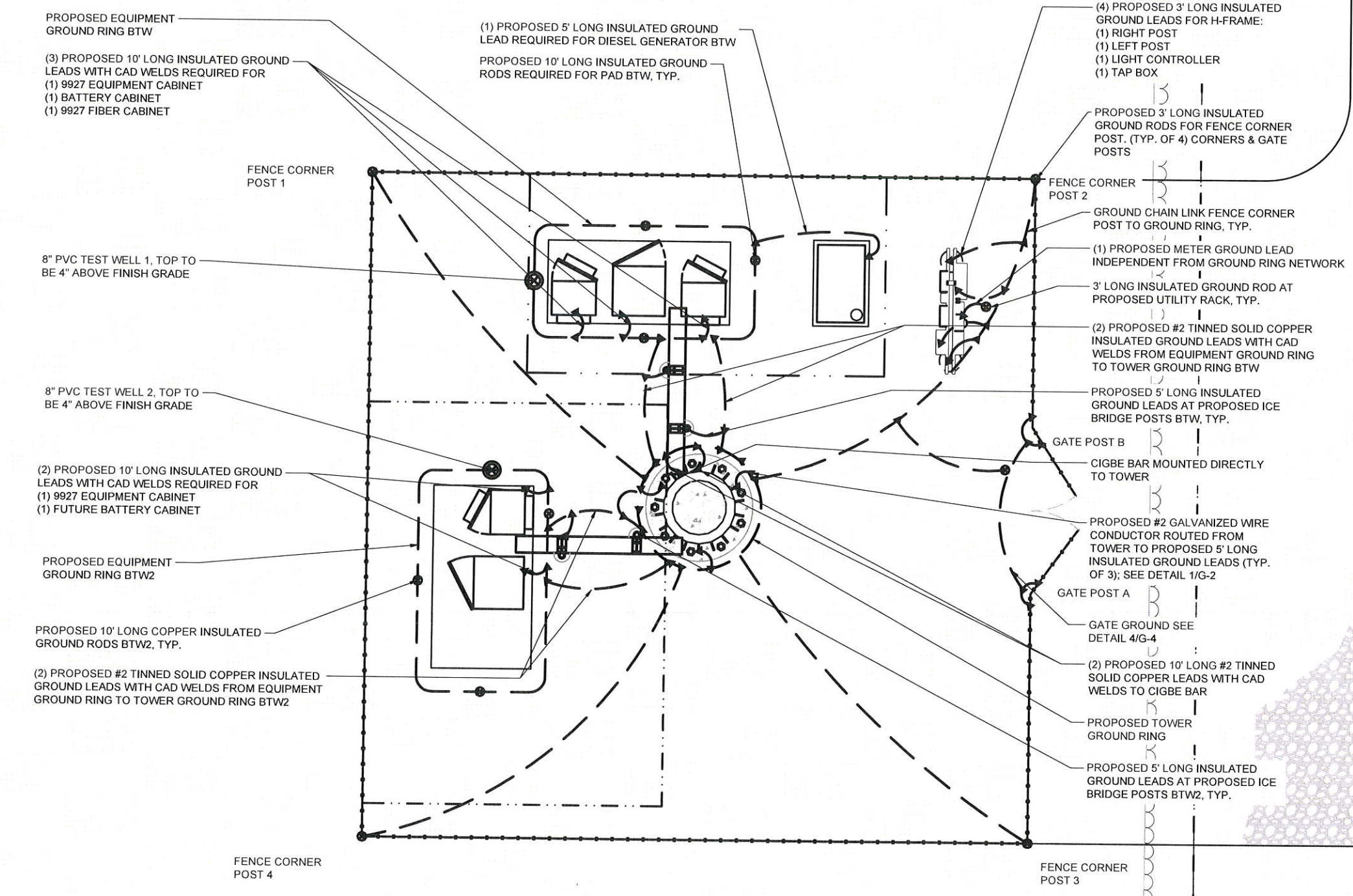
PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:  
**GROUNDING PLAN**

0 3.75' 7.5' 15'

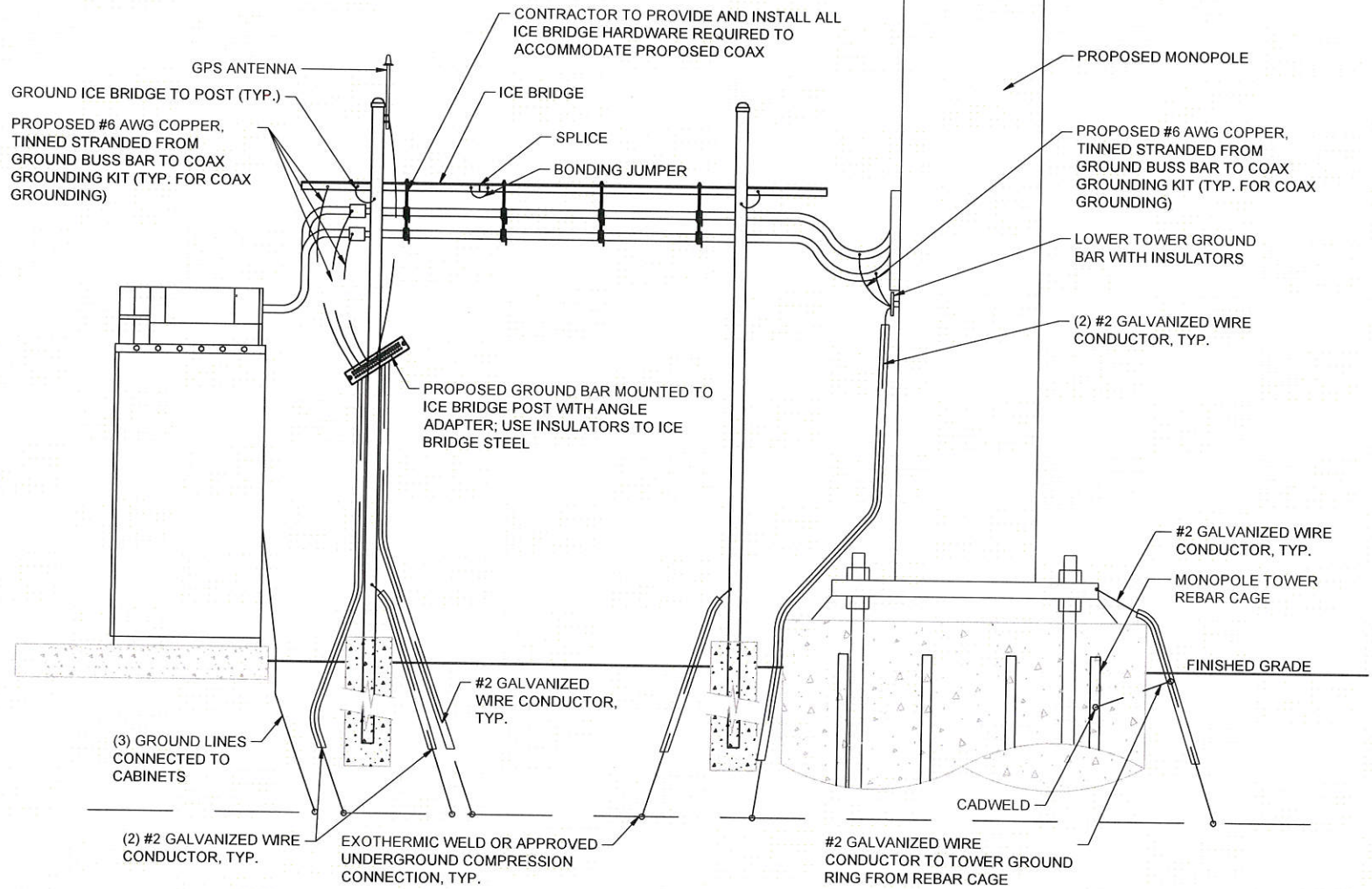
11" x 17" - 1" = 7.5'  
 22" x 34" - 1" = 3.75'

PROJECT NUMBER: **48398**  
 SHEET NUMBER: **G-1**

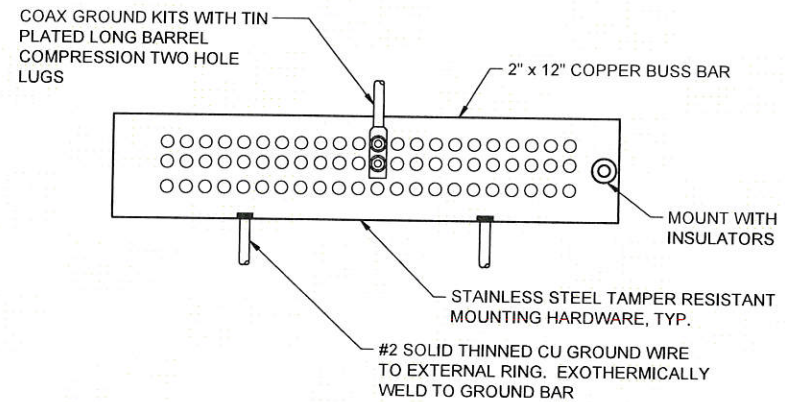


**GROUNDING PLAN**  
 SCALE: 1" = 7.5'

**NOTES:**  
 - FOUNDATION GROUNDING PER NEC 250.52(3)(A).  
 - FOUNDATION GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" OF CONCRETE.  
 - REBAR GROUNDING SHALL BE MADE TO A MIN. 20' CONTINUOUS REBAR IF POSSIBLE.

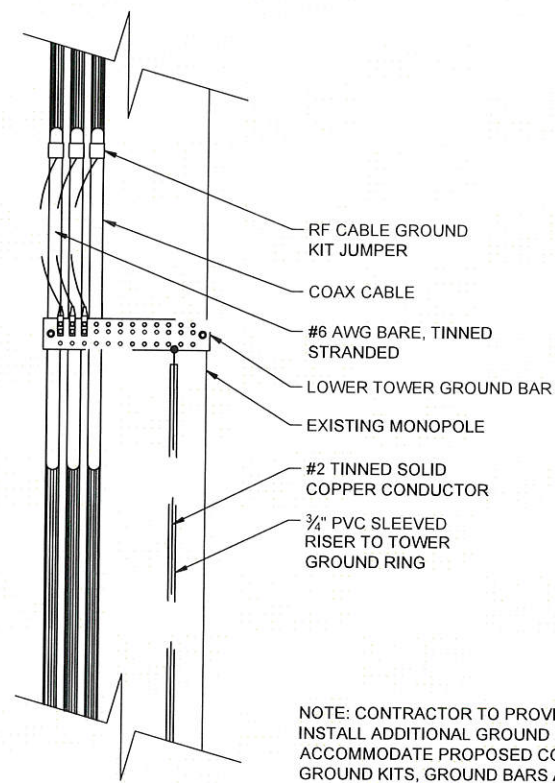


**ANTENNA CABLE & ICE BRIDGE GROUNDING DIAGRAM**  
 SCALE: NTS 1



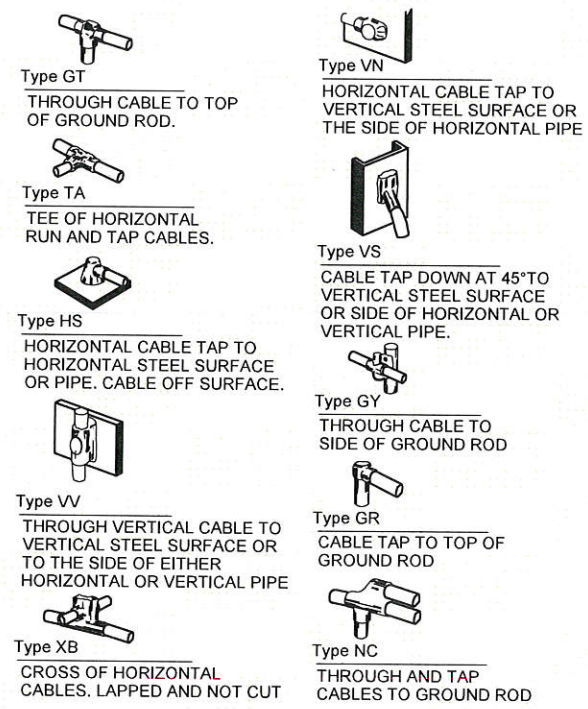
**GROUND BAR NOTES:**  
 1. ALL HARDWARE 8-88 STAINLESS STEEL INCLUDING BELLVILLES, COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.  
 2. FOR GROUND BOND TO STEEL ONLY: INSERT A TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.  
 3. ALL HOLES ARE COUNTERSUNK 1/16".  
 4. CONTRACTOR TO USE A THIN COAT OF ANTI-CORROSION GREASE AT THESE CONNECTIONS.  
 5. DIMPLE OR MECHANICAL CRIMP LUGS WILL NOT BE PERMITTED.

**EXTERIOR GROUND BAR DETAIL**  
 SCALE: NTS 2



NOTE: CONTRACTOR TO PROVIDE AND INSTALL ADDITIONAL GROUND BARS TO ACCOMMODATE PROPOSED COAX GROUND KITS, GROUND BARS AND GROUND KITS TO BE INSTALLED AT INTERVALS NO GREATER THAN 100'

**GROUNDING AT TOWER**  
 SCALE: NTS 3



**EXOTHERMIC WELD DETAILS**  
 SCALE: NTS 4

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**cloud1**  
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Certification & Seal:

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1	12/05/22	RESIDENCE DIMENSION UPDATE
ISSUE PHASE	FINAL	DATE ISSUED 10/06/2022

PROJECT TITLE:  
**HONEY LAKE**

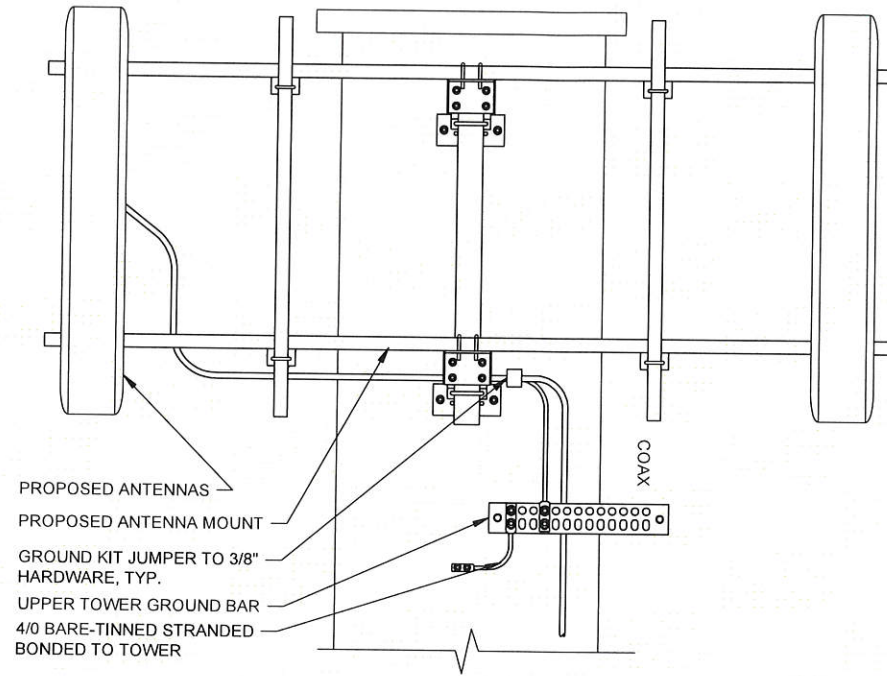
PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

SHEET TITLE:  
**GROUNDING DETAILS**

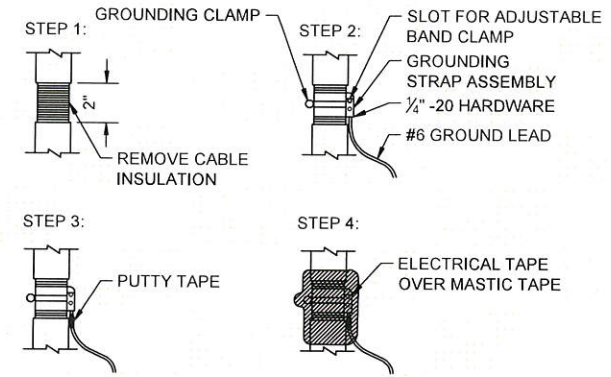
SCALE: NONE

PROJECT NUMBER: 48398  
 SHEET NUMBER: G-2

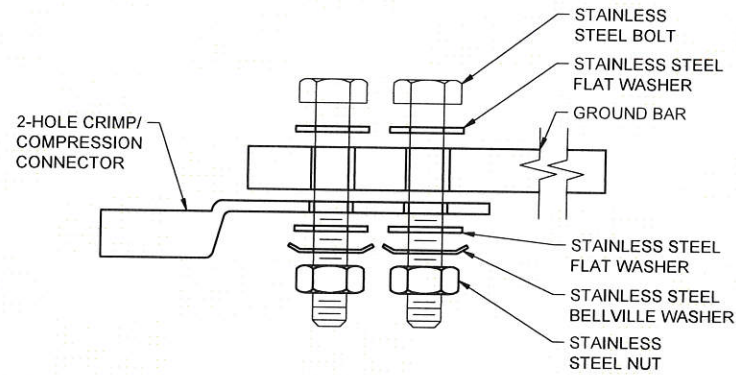
- NOTES:**
1. ALL HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE.
  2. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF TWO THREADS EXPOSED.
  3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
  4. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF CONNECTOR AND WIPE OFF EXCESS COMPOUND.
  5. OHMS TEST REQUIRED BY ELECTRIC CONTRACTOR PRIOR TO BACKFILL. RESULTS PROVIDED TO CLOUD-1/INTELEGRA



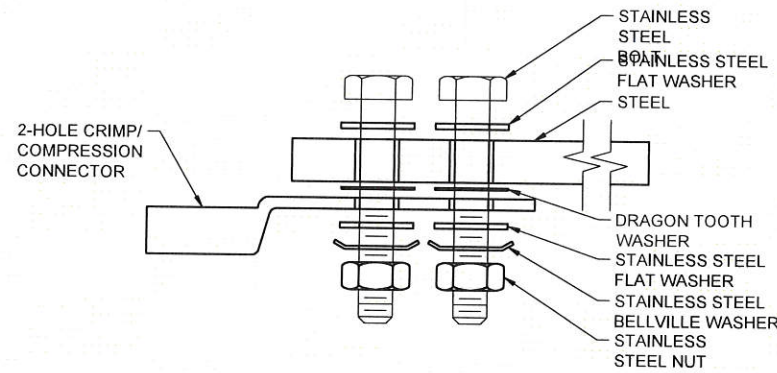
**ANTENNA GROUNDING**  
 SCALE: NTS ①



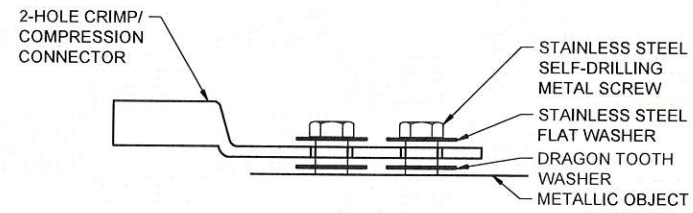
**COAXIAL CABLE GROUNDING**  
 SCALE: NTS ②



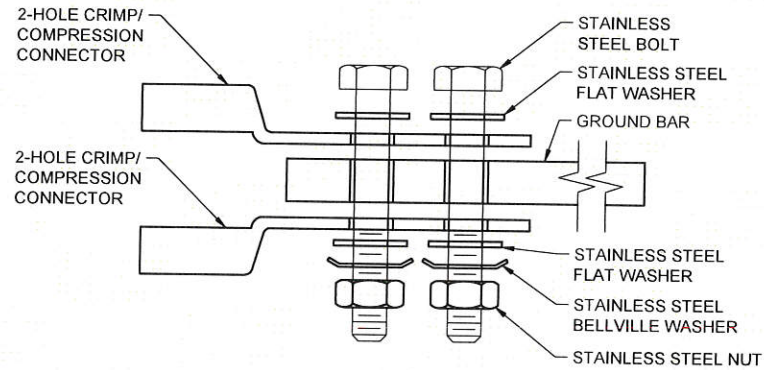
**SINGLE CONNECTOR AT GROUND BARS**



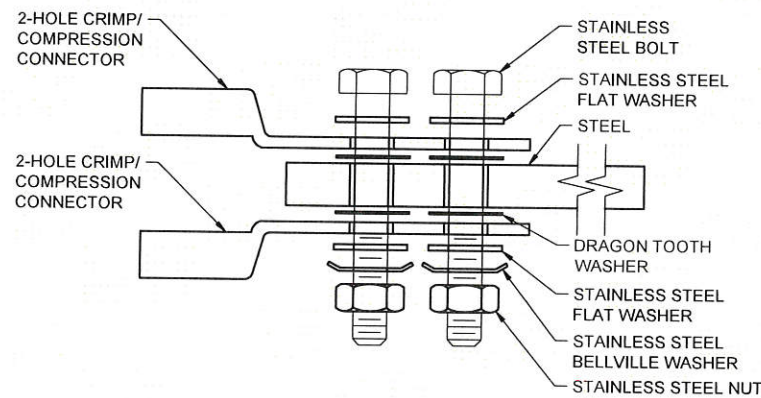
**SINGLE CONNECTOR AT STEEL OBJECTS**



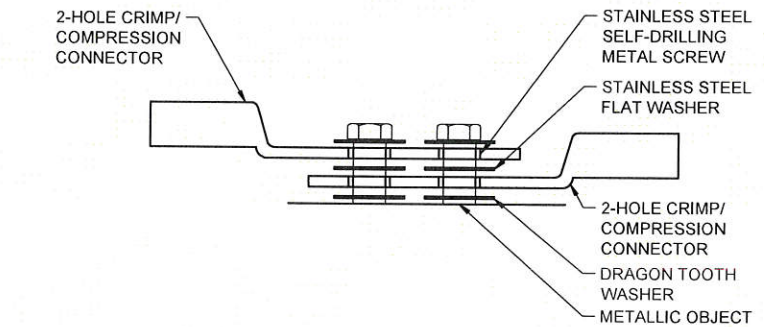
**SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS**



**BACK TO BACK CONNECTORS AT GROUND BARS**



**BACK TO BACK CONNECTORS AT STEEL OBJECTS**



**BACK TO BACK CONNECTORS AT METALLIC/STEEL OBJECTS**

**CONNECTORS AND HARDWARE**  
 SCALE: NTS ③



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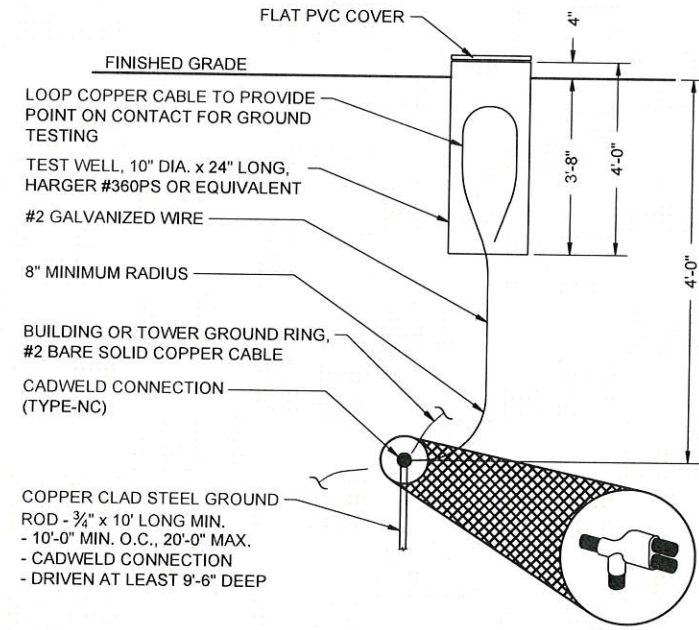
Certification & Seal:

MARK	DATE	DESCRIPTION	DATE ISSUED
1	12/05/22	RESIDENCE DIMENSION UPDATE	
ISSUE PHASE	FINAL		10/06/2022

PROJECT TITLE:  
**HONEY LAKE**  
 PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020  
 SHEET TITLE:

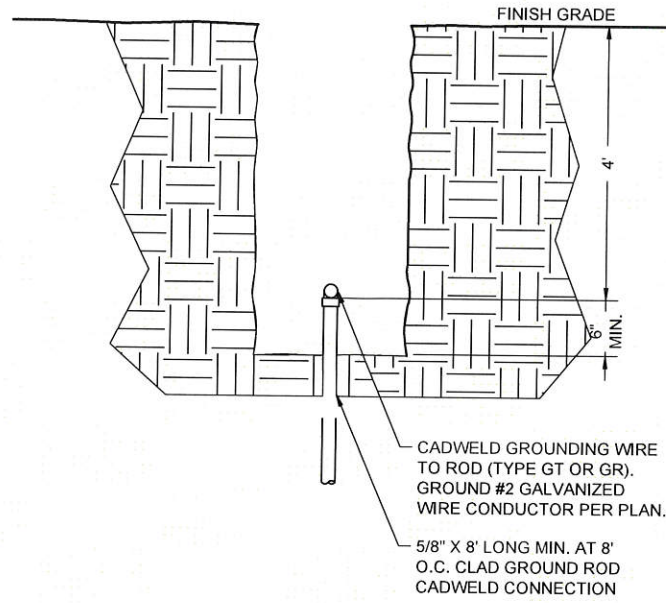
**GROUNDING DETAILS**

SCALE: NONE



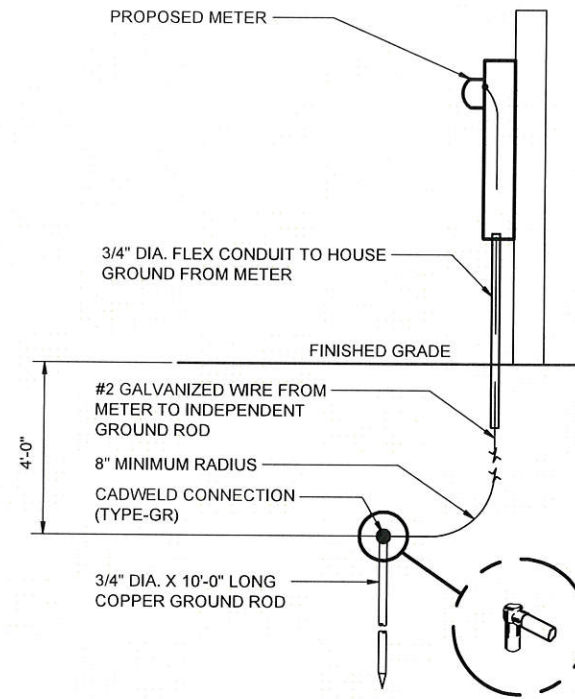
**GROUND TEST WELL**  
 SCALE: NTS

1



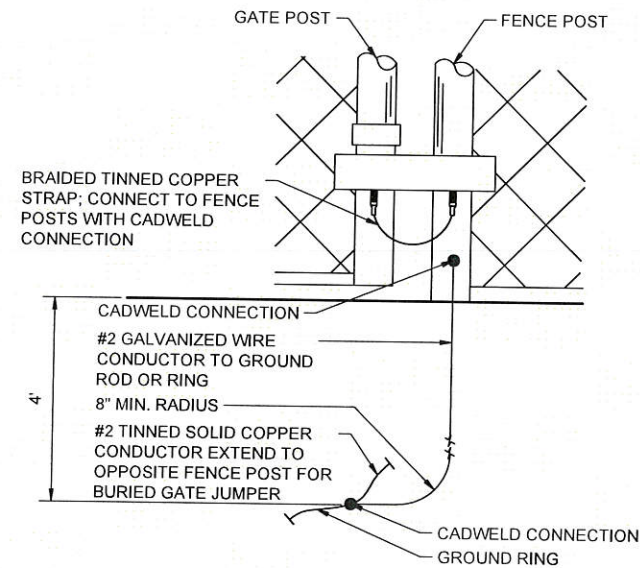
**GROUND ROD**  
 SCALE: NTS

2



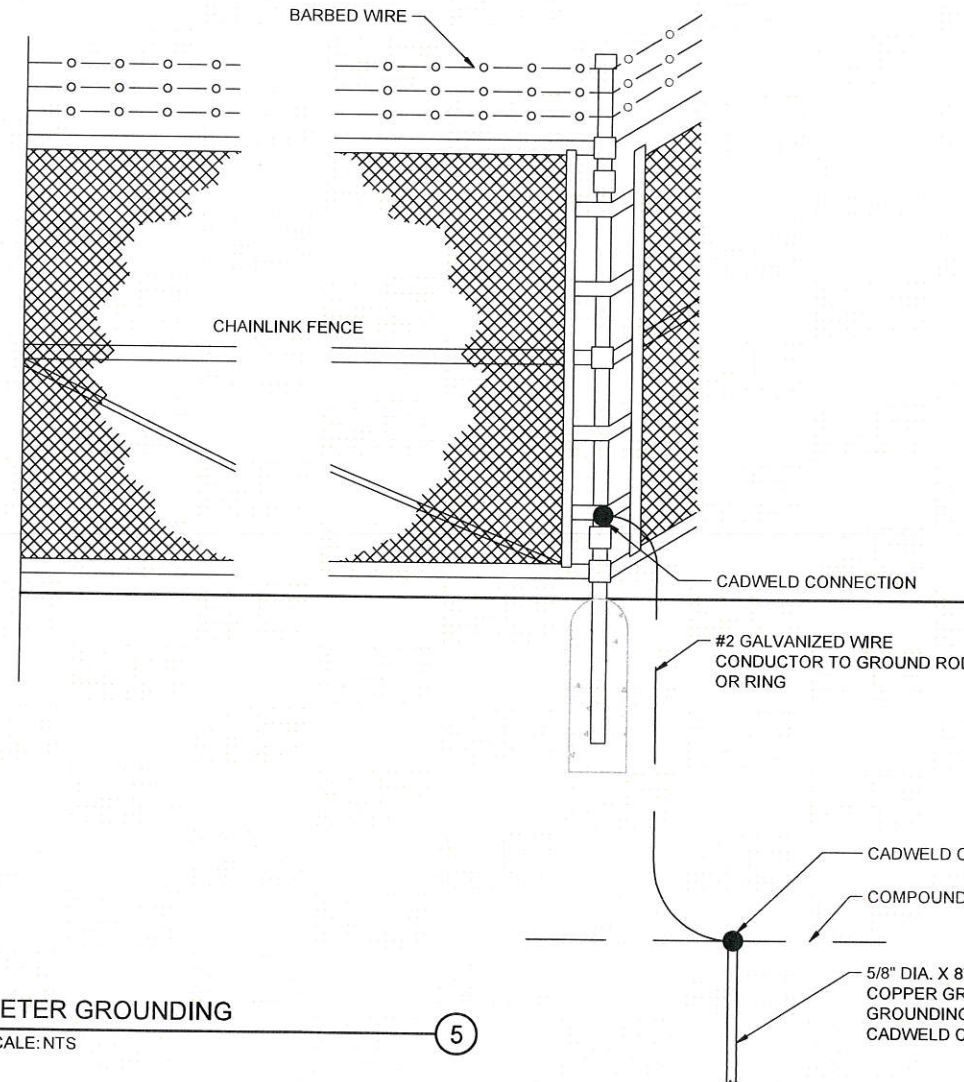
**METER GROUNDING**  
 SCALE: NTS

3



**GATE GROUNDING**  
 SCALE: NTS

4



**METER GROUNDING**  
 SCALE: NTS

5

Certification & Seal:

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1	12/05/22	RESIDENCE DIMENSION UPDATE
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PROJECT TITLE:  
**HONEY LAKE**

PROJECT INFORMATION:  
 ACADEMY ROAD  
 BURLINGTON, WI 53105  
 RACINE COUNTY  
 TAX ID# 176031918013020

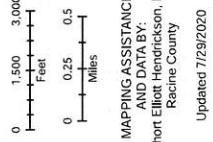
SHEET TITLE:  
**GROUNDING DETAILS**

SCALE: NONE

PROJECT NUMBER: 48398  
 SHEET NUMBER: G-4

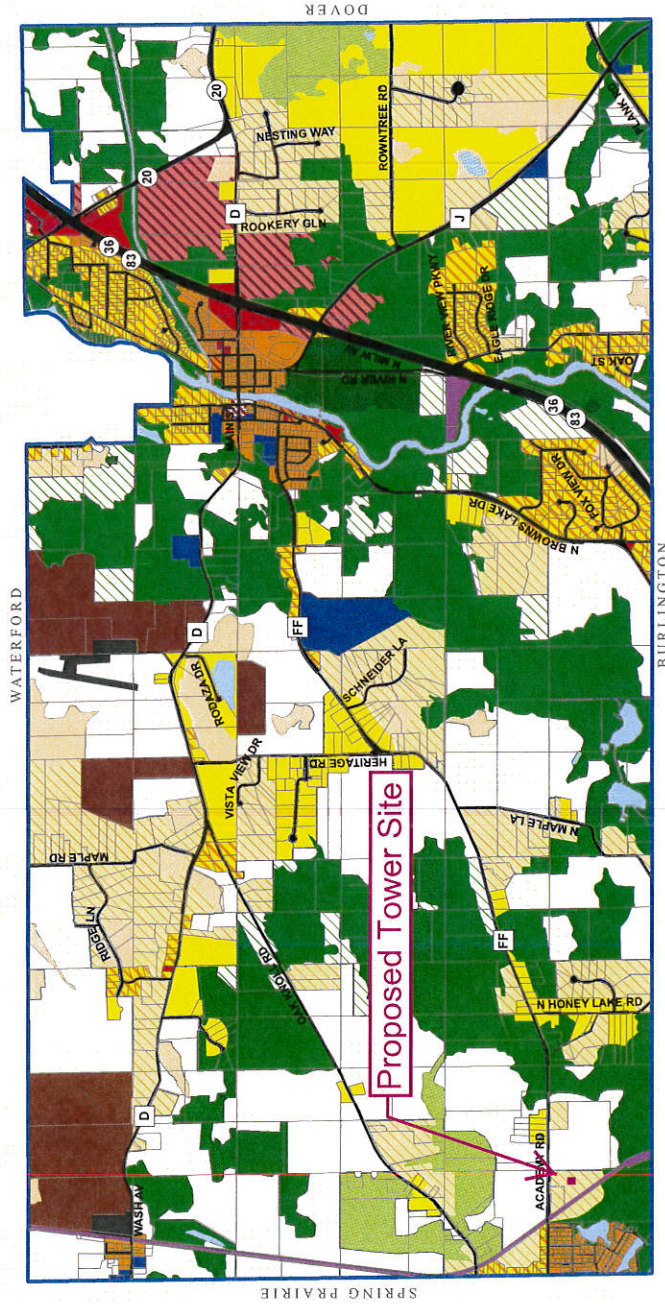
# ROCHESTER WISCONSIN YEAR 2050 LAND USE PLAN

- VILLAGE BOUNDARY
- PARCEL BOUNDARY
- ROCHESTER LAND USE PLAN 2050**
  - RURAL DENSITY RESIDENTIAL AND AGRICULTURAL LAND (3 TO 30 ACRES PER DWELLING UNIT)
  - SUBURBAN RESIDENTIAL (1.5 TO 2.99 ACRES PER DWELLING UNIT)
  - LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
  - MEDIUM DENSITY RESIDENTIAL (6,200 TO 16,999 SQUARE FEET PER DWELLING UNIT)
  - HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT)
  - COMMERCIAL
  - MIXED-USE DISTRICT
  - DOWNTOWN MIXED-USE DISTRICT
  - INDUSTRIAL
  - TRANSPORTATION, COMMUNICATION, AND UTILITIES
  - STREETS AND HIGHWAYS
  - GOVERNMENTAL AND INSTITUTIONAL
  - AGRICULTURAL LAND
  - EXTRACTIVE
  - RECREATIONAL
  - PRIMARY ENVIRONMENTAL CORRIDOR
  - SECONDARY ENVIRONMENTAL CORRIDOR
  - ISOLATED NATURAL RESOURCE AREA
  - OTHER PUBLIC OPEN SPACE
  - SURFACE WATER



**FUTURE LAND USE  
2050 Plan**  
Village of Rochester  
Racine County, WI

MAPPING ASSISTANCE  
AND DATA BY:  
Shortt Eick & Erickson, Inc.  
Racine County  
Updated 7/29/2020



SPRING PRAIRIE

WATERFORD

BURLINGTON

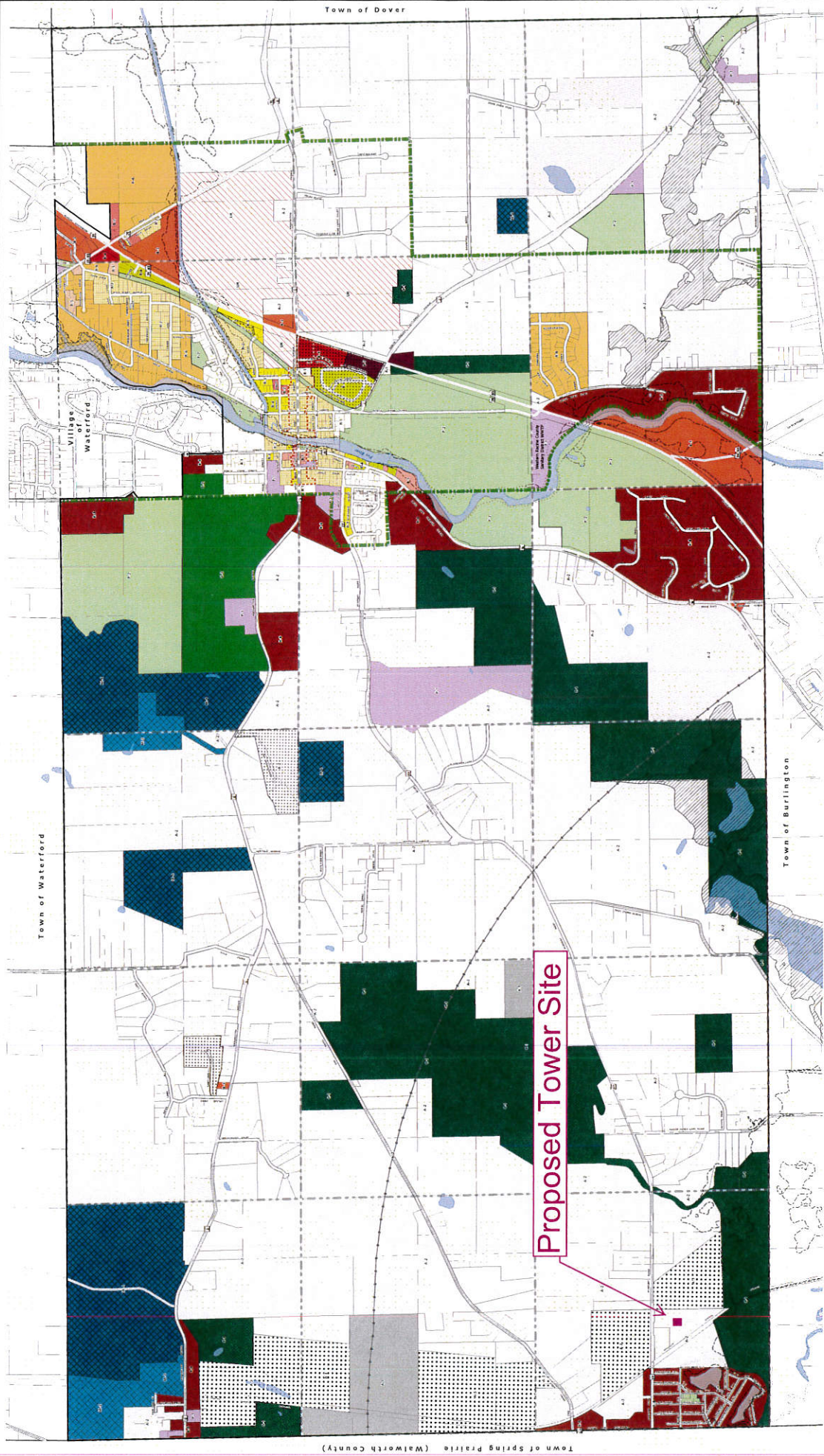
DOVER

Proposed Tower Site

# ZONING MAP

2020

Village of Rochester  
Racine County, Wisconsin



**ZONING DISTRICTS**

- R-1 Single Family Residential District, 90-foot, 12,000 SF
- R-2 Single Family Residential, 66-foot, 10,000 SF
- R-3 One and Two Family Residential, 10,000 SF
- R-4 Multiple-Family Residential District, 120-foot, 10,000 SF
- R-5 Two Family Residential District, 90-foot, 10,000 SF
- R-6 Suburban Residential, 90-foot, 20,000 SF
- R-7 Suburban Residential (Unzoned) 150-foot, 40,000 SF
- B-1 General Business District
- B-2 Limited Business District
- B-3 General Business District
- B-4 Highway Business District
- B-5 Mixed Use Business District
- B-6 Medium Density Business District
- B-7 General Industrial District
- B-8 Heavy Industrial District
- B-9 Quarrying District
- A-1 General Farming District
- A-2 General Farming and Residential District
- A-3 General Farming - Holding District
- C-1 Resource Conservation District
- C-2 Upland Resource Conservation District
- P-1 Institutional Park District
- P-2 Recreational Park District
- U-1 Urban Reserve District (UR)

**ZONING OVERLAYS**

- Waterford Dam Hydraulic Shadow
- Historic Preservation Overlay (HPO)
- Planned Unit Development (PUD)
- Airport Affected Area (Burlington Airport)
- Seepage District Boundary
- General Floodplain District (GFP) (Unnumbered Zone A)
- Flood Fringe District (FFD) (Zone AD)
- Floodway District Line (F-1)

**CERTIFICATION OF ORIGINAL ZONING MAP**

I, *[Signature]*, Planning and Zoning Administrator of the Village of Rochester, Wisconsin, hereby certify that this Zoning Map, Village of Rochester, Wisconsin was adopted and approved as part of Chapter 15, Planning and Zoning of the Village of Rochester, Wisconsin on this 15th day of October 2019, and is in accordance with the Ordinance of the Village Clerk.

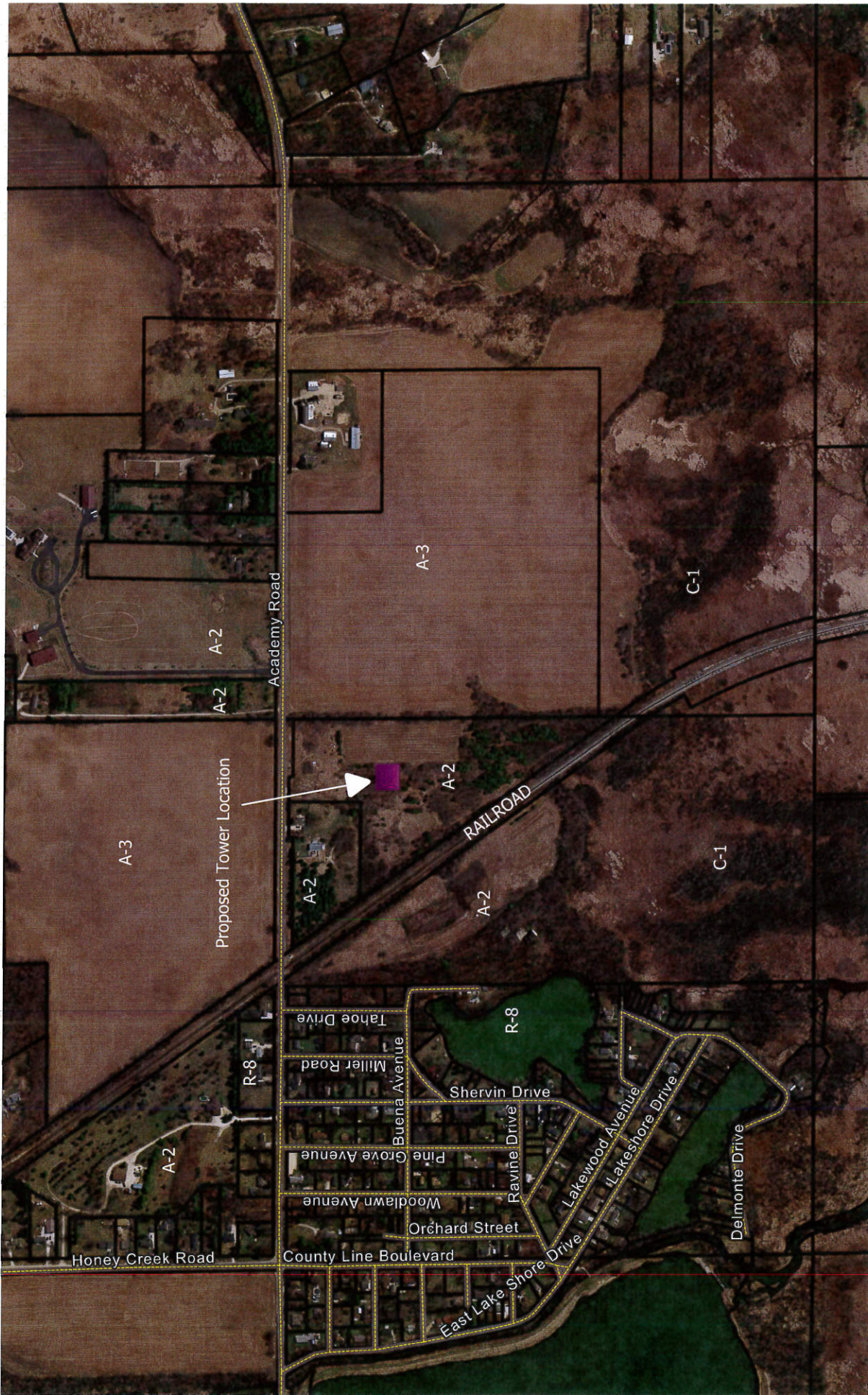
ATTEST:

*[Signature]*  
Village Clerk

MAP UPDATED ON 12-29-2020 PURSUANT TO VILLAGE OF ROCHESTER AMBROSE CODE S. 15-16, AS FOLLOWS:

- ORDINANCE 2017-1, EFFECTIVE 2-13-2017
- ORDINANCE 2017-2, EFFECTIVE 3-13-2017
- ORDINANCE 2017-3, EFFECTIVE 3-13-2017
- ORDINANCE 2017-4, EFFECTIVE 3-13-2017
- ORDINANCE 2017-5, EFFECTIVE 3-13-2017
- ORDINANCE 2018-1, EFFECTIVE 3-13-2018
- ORDINANCE 2018-2, EFFECTIVE 3-13-2018
- ORDINANCE 2018-3, EFFECTIVE 3-13-2018
- ORDINANCE 2018-4, EFFECTIVE 3-13-2018
- ORDINANCE 2018-5, EFFECTIVE 3-13-2018
- ORDINANCE 2018-6, EFFECTIVE 3-13-2018
- ORDINANCE 2018-7, EFFECTIVE 3-13-2018
- ORDINANCE 2018-8, EFFECTIVE 3-13-2018
- ORDINANCE 2018-9, EFFECTIVE 3-13-2018
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- ORDINANCE 2018-79, EFFECTIVE 3-13-2018
- ORDINANCE 2018-80, EFFECTIVE 3-13-2018
- ORDINANCE 2018-81, EFFECTIVE 3-13-2018
- ORDINANCE 2018-82, EFFECTIVE 3-13-2018
- ORDINANCE 2018-83, EFFECTIVE 3-13-2018
- ORDINANCE 2018-84, EFFECTIVE 3-13-2018
- ORDINANCE 2018-85, EFFECTIVE 3-13-2018
- ORDINANCE 2018-86, EFFECTIVE 3-13-2018
- ORDINANCE 2018-87, EFFECTIVE 3-13-2018
- ORDINANCE 2018-88, EFFECTIVE 3-13-2018
- ORDINANCE 2018-89, EFFECTIVE 3-13-2018
- ORDINANCE 2018-90, EFFECTIVE 3-13-2018
- ORDINANCE 2018-91, EFFECTIVE 3-13-2018
- ORDINANCE 2018-92, EFFECTIVE 3-13-2018
- ORDINANCE 2018-93, EFFECTIVE 3-13-2018
- ORDINANCE 2018-94, EFFECTIVE 3-13-2018
- ORDINANCE 2018-95, EFFECTIVE 3-13-2018
- ORDINANCE 2018-96, EFFECTIVE 3-13-2018
- ORDINANCE 2018-97, EFFECTIVE 3-13-2018
- ORDINANCE 2018-98, EFFECTIVE 3-13-2018
- ORDINANCE 2018-99, EFFECTIVE 3-13-2018
- ORDINANCE 2018-100, EFFECTIVE 3-13-2018

**BAXTER & WOODMAN**  
PLANNING & ZONING



Zoning Map Detail