



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : November 2, 2021
Re : Enercon Site Development – Phase 2

Waste Water Utility Comments:

1. Please show sanitary detail and manhole chimney detail on plans.



PAID
PRIOR

Fee must accompany application

- \$700 Minor Addition
- \$1,240 Construction <10,000 SF
- \$2,095 Construction 10,000 SF to 50,000
- \$3,460 Industrial Construction >50,000 SF
- \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation
- \$125 Fire Department Plan Review

PHASE 2 Submittal - ENERCON

PAID 8.2.21 DATE 10.8.21

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

ERIC J. NEUMANN
c/o MSI GENERAL CORP.
P.O. Box 7
Oconomowoc WI 53066

Phone (414) 333-6800

E-Mail eric@msigeneral.com

PROPERTY OWNER

ENERCON - SEE PRIOR
APPLICATION
DJN Family Limited Partnership
494 Hunters Trail
Colgate, WI 53017

Phone (262) 255-6070

E-Mail _____

2 PROPERTY ADDRESS

N120 W19399 FREISTADT ROAD
GERMANTOWN, WI 53022

3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West
<u>INDUSTRIAL</u>	<u>INDUSTRIAL</u>	<u>INDUSTRIAL</u>	<u>INDUSTRIAL</u>

4 READ AND INITIAL THE FOLLOWING:

- I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature]
 Applicant
10-1-2021
 Date

[Signature]
 Owner
10-1-2021
 Date



MSI General Corporation
 W215 E. Wisconsin Ave.
 Nashotah, WI 53058
 Phone: 262-367-3661
 Fax: 262-367-7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Steel & Precast Bid Set:	9/14/2021
Bid:	-/-/-
Contract:	-/-/-
Plan Commission:	10/04/2021
State Submittal / Permit:	-/-/-
As-Built:	-/-/-

REVISIONS:



PROJECT NAME
ENERCON ADDITION

STREET ADDRESS
N120 W19349 Freistadt Rd.

CITY/ STATE / ZIP
Germantown, WI, 35022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

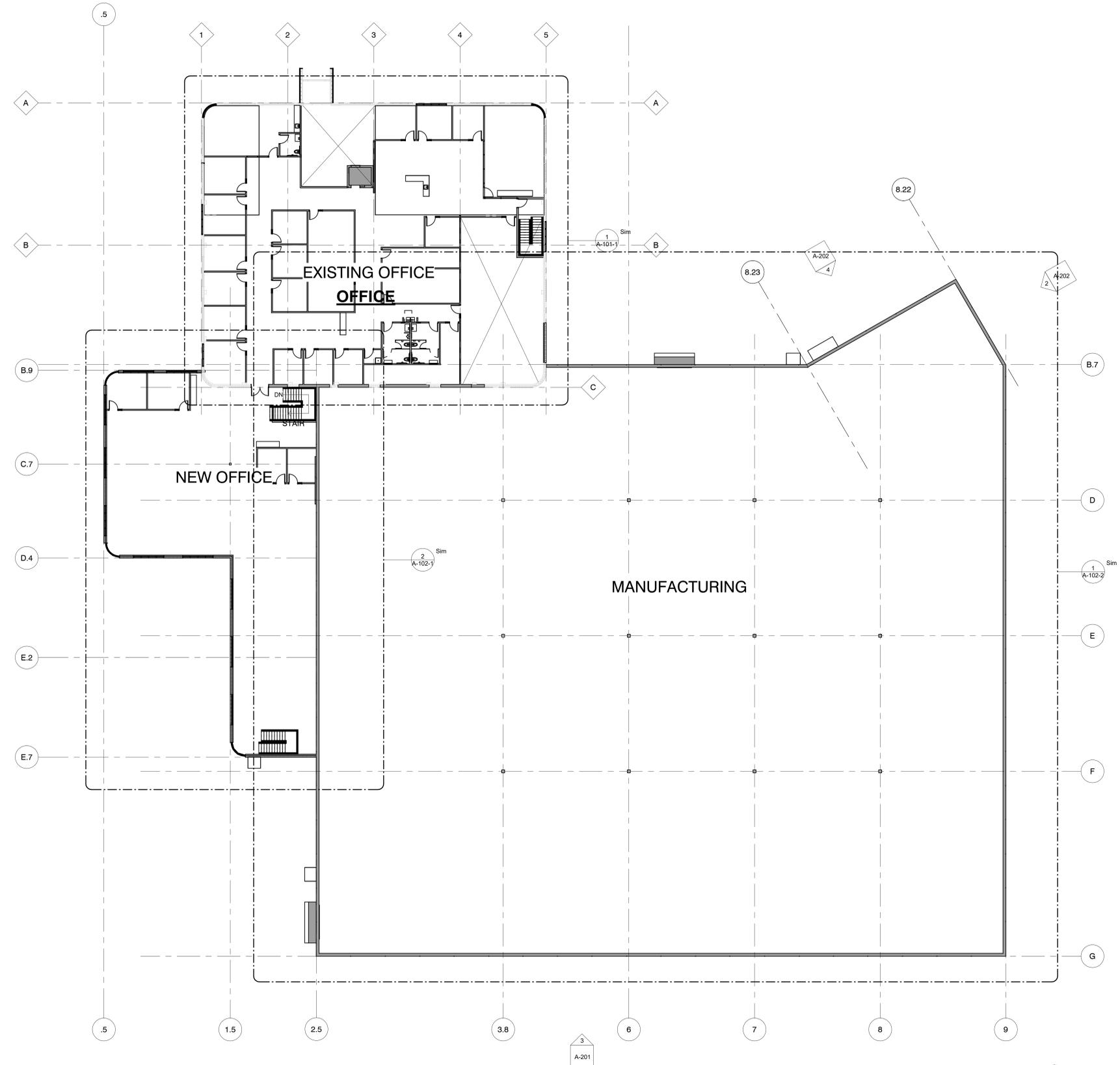
ARCHITECT: ANK/BGK ENGINEER: AGR REVIEWED BY: BJZ

SHEET TITLE:
OVERALL SECOND FLOOR PLAN

SHEET NUMBER:
A-102

PROJECT NUMBER: P12364

P12364



1 OVERALL SECOND FLOOR PLAN
 1/16" = 1'-0"

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

ALTANSPS LAND TITLE SURVEY (WITH TOPOGRAPHY)

CLIENT:
MSI General
SITE ADDRESS:
N120 W19349 Freistadt Rd., Germantown, Wisconsin.

LEGAL DESCRIPTION
Parcel 3 of Certified Survey Map 4902, recorded on October 30, 1997, in Volume 33 of Certified Survey Maps, on Page 298, as Document No. 7608959, being a revision of Parcel 1, Certified Survey Map No. 4843, being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 20, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NE 1/4 bears N89°45'28" E.
Horizontal Datum is based on NAD83-1983/2011
Vertical Datum is based on NAVD-1988(12)

TITLE COMMITMENT

This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-4184, effective date of February 29, 2016 which lists the following easements and/or restrictions from schedule B-I:

- 1, 5, 6, 7, 8 & 9 not survey related.
2. Easements for the purposes and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility purposes, recorded on August 12, 1964 as Document No. 275309, as assigned by Easement Assignment, recorded on January 2, 2001 as Document No. 8732116. **No documents provided.**
3. One hundred twenty five foot W.E.P.CO. Easement as set forth on Certified Survey Map No. 4553, recorded on August 22, 1995 as Document No. 698154, as also set forth on Certified Survey Map No. 4772, recorded on December 18, 1996 as Document No. 735655, as also set forth on Certified Survey Map No. 4804, recorded on April 4, 1997 as Document No. 742594, as also set forth on Certified Survey Map No. 4843, recorded on July 3, 1997 as Document No. 750688, as also set forth on Certified Survey Map No. 4902, recorded on October 30, 1997 as Document No. 760895. **Affects property by location, shown.**
4. Easements for the purposes and rights incidental thereto, as granted in a Distribution Easement Underground Joint, granted to Wisconsin Electric Power Company and Ameritech - Wisconsin, for utility purposes, recorded on February 23, 1999, as Document No. 815505. **No Documents provided.**

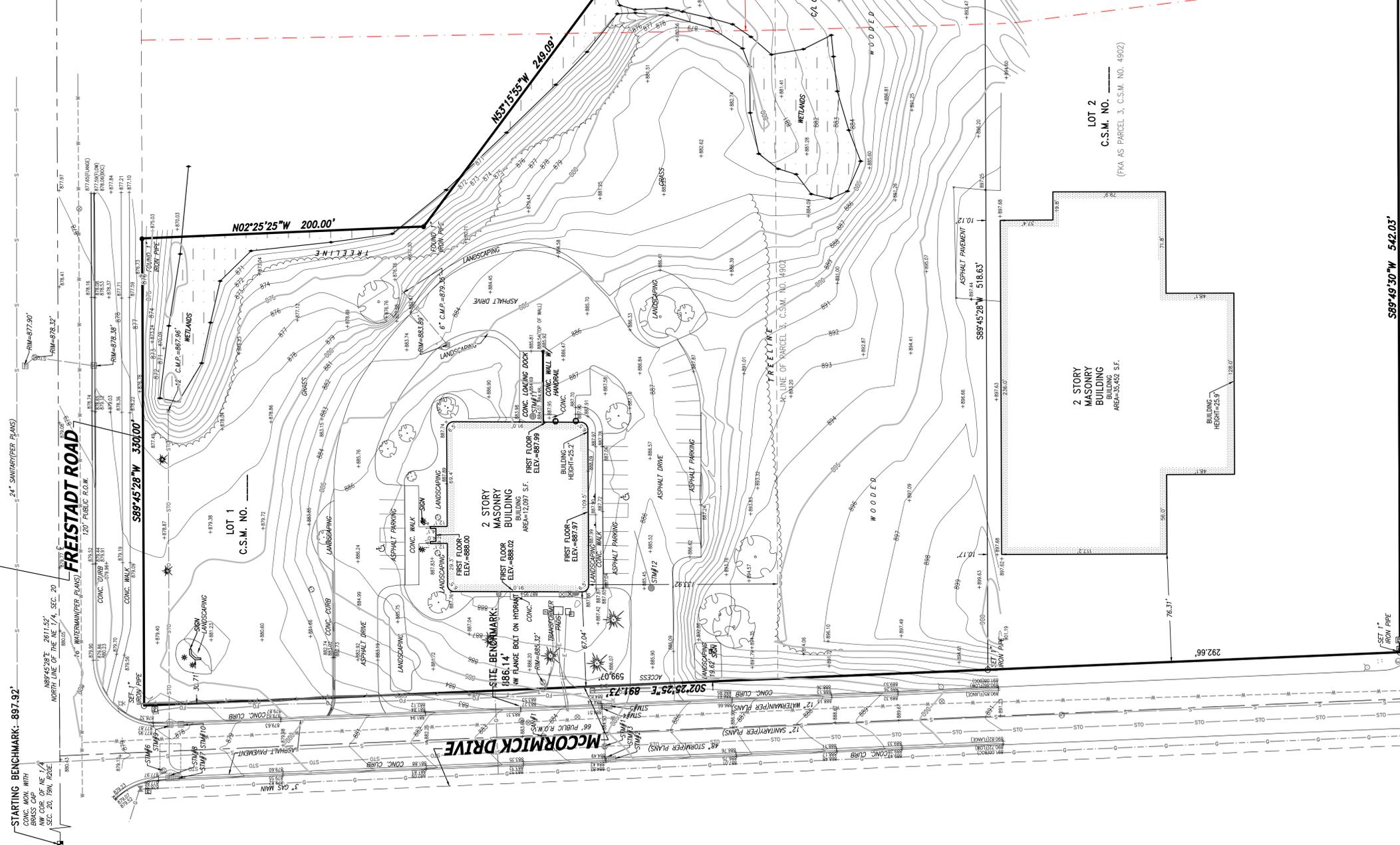
TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Washington, Community Panel No. 55131C0957D, effective date of November 20, 2013, this site falls in Zone X (Area of minimal flood hazard).
4. The Land Area of the subject property is 414,554 square feet or 9.168 acres.
- 6(b). A zoning report has not been provided.
9. There are 29 regular parking spaces and 2 handicap spaces on this site.
- 11(a). Evidence of underground utilities existing on or serving the surveyed property as determined by plans and/or reports provided by client. Plans were provided.
16. There are no changes in street right of way lines either completed or proposed, and available from recent months.
17. There are no visible evidence of earth moving, building construction or building additions within the coming jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- 20(a). Location of utilities existing on or serving the surveyed property as determined by markings requested by the client pursuant to a Diggers Notice One-call center utility locate ticket. The depth of utilities located are shown on this plan. The depth of utilities located and their types cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(b). The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Village of German Town Municipal Code
Site is zoned: M-1 (Limited Industrial District)

Front setback: 30 feet
Side setback: 10 feet
Rear setback: 25 feet
Maximum building height: 45 feet

20(c). Engineering design topography and utility survey. Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lines do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

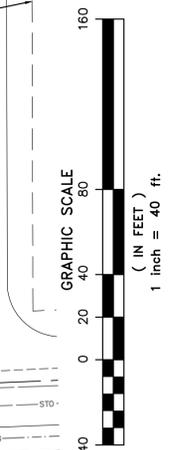


LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ SANITARY MANHOLE
- ⊖ SANITARY CLEANOUT OR VENT
- ⊙ SEPTIC TANK ACCESS COVER
- ⊗ M.I.S. MANHOLE
- ⊘ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ LOST VALVE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ GUY POLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC PEDESTAL/SIGN
- ⊙ COMMUNICATION MANHOLE
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATERLINE
- ⊙ MARKED GAS MAIN
- ⊙ MARKED ELECTRIC
- ⊙ OVERHEAD WIRES
- ⊙ MARKED TELEPHONE
- ⊙ MARKED CABLE TV LINE
- ⊙ MARKED CEMETERY
- ⊙ BOARD FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ WIRE FENCE

PROPOSED UTILITY INFORMATION

NO.	POINT NO.	TYPE	SIZE	DEPTH	DEPTH	DEPTH
STW#1	5114	MH	884.03	3.7	6.05	CONCRETE
INVERT						
STW#2	5115	MH	883.59	3.0	6.05	CONCRETE
INVERT						
STW#3	5112	CURB INLET	884.55	3.25		
INVERT						
STW#4	5113	CURB INLET	884.42	3.25		
INVERT						
STW#5	5140	CURB INLET	884.33	3.25		
INVERT						
STW#6	5246	MH	877.96	6.20		CONCRETE
INVERT						
STW#7	5289	CURB INLET	877.84	4.45		
INVERT						
STW#8	5370	CURB INLET	877.97	8.23		
INVERT						
STW#9	5282	CURB INLET	877.5	7.05		
INVERT						
STW#10	5281	CURB INLET	877.71	8.23		
INVERT						
STW#11	5808	CATCH BASIN	883.95	3		CONCRETE
INVERT						
STW#12	5900	CATCH BASIN	885.14	8		CONCRETE
INVERT						



TO: Bunsen Realty LLC, a Wisconsin limited liability company
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and the rules (Rules 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a), 20(b) and 20(c) of Table A thereof. The fieldwork was completed on May 13, 2021.

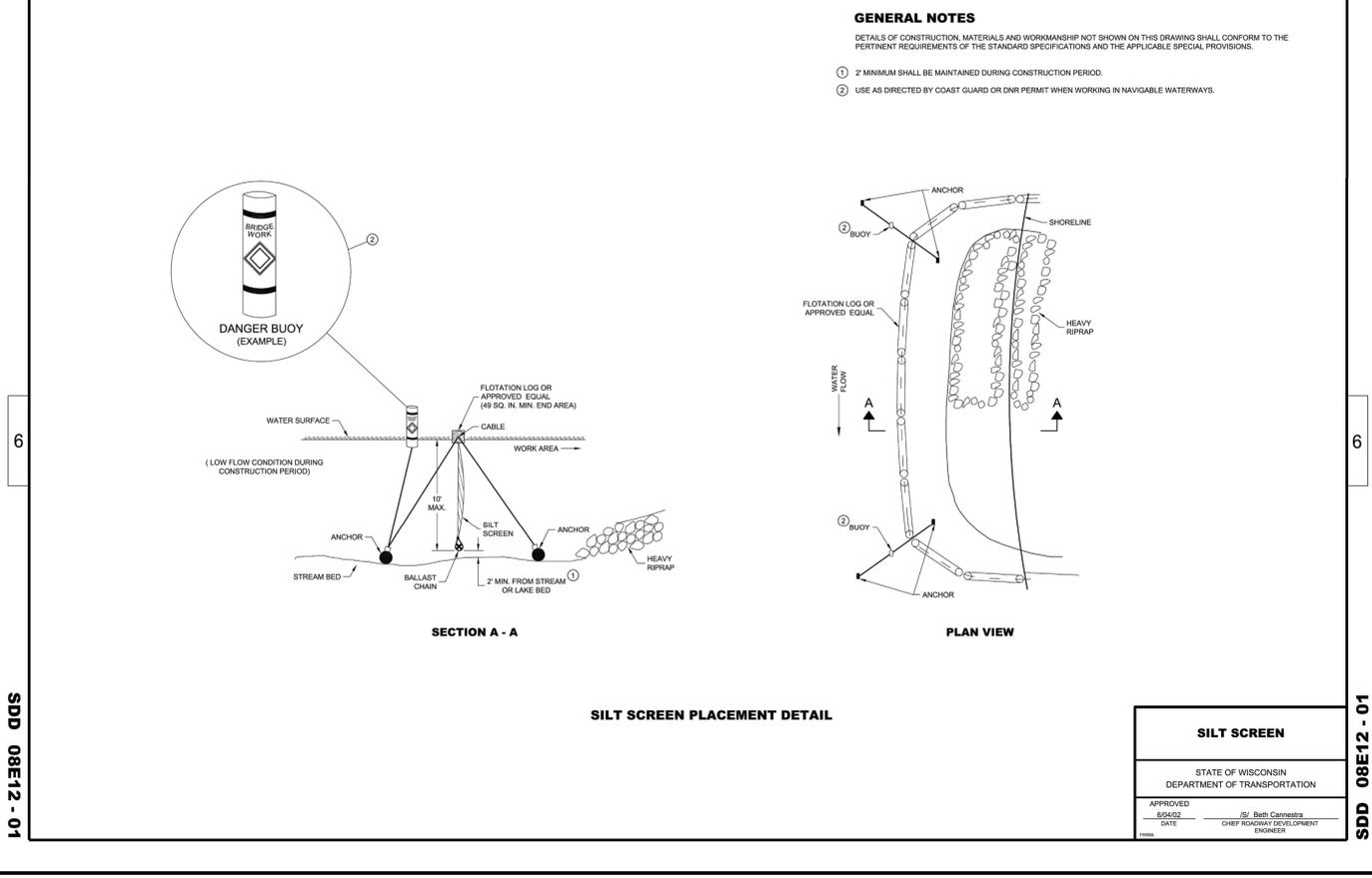


Date of Map: May 17, 2021

Daniel Bednar
Professional Land Surveyor
Registration Number S-2812

CHAPUT
LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
www.chaputlandsurveys.com

Drawing No. 3776-dm3



SILT SCREEN DETAIL

WINTER CONSTRUCTION SITE EROSION CONTROL

- GENERAL:**
- A PROJECT INVOLVING CONSTRUCTION BETWEEN NOVEMBER 1 AND MAY 1 WILL REQUIRE MEASURES TO STABILIZE THE SITE OVER WINTER. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, GRAVEL ROAD BASE OR 70 PERCENT MATURE VEGETATIVE COVER OR RIP-RAP BY NOVEMBER 1, THEN THE SITE MUST BE PROTECTED WITH OVER-WINTER STABILIZATION PRACTICES.
 - CONSIDERATIONS: WINTER EXCAVATION AND EARTHWORK ACTIVITIES SHOULD BE LIMITED IN EXTENT AND DURATION TO MINIMIZE POTENTIAL EROSION AND SEDIMENTATION IMPACTS. EXPOSE ONLY AS MUCH AREA AS NECESSARY TO COMPLETE THE WORK AND CAN BE STABILIZED IN 1 DAY PRIOR TO ANY RAIN OR SNOW EVENT. SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED AREA HAS BEEN STABILIZED.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FOR THE PROJECT SHOULD BE ROUTINELY MAINTAINED, CLEANED, INSPECTED, AND REPAIRED AS NEEDED FOR THE CONSTRUCTION SEASON. TEMPORARY EMBANKMENTS SHOULD BE FULLY VEGETATED OR OTHERWISE STABILIZED BY ACCEPTED METHODS.
- MAINTENANCE REQUIREMENTS:**
- MAINTENANCE MEASURES SHOULD OCCUR THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM OR PERIOD OF THAWING AND RUNOFF, THE CONSTRUCTION SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.
 - FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO NOVEMBER 1, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATIVE COVER AND REPAIR ANY DAMAGED AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 70 PERCENT AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).
 - SPECIFICATIONS: TO ADEQUATELY PROVIDE SEDIMENT AND EROSION CONTROL DURING COLD WEATHER AND EARLY SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM NOVEMBER 1 TO MAY 1. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONLY WHAT IS REQUIRED TO PERFORM THE WORK. THE EXPOSED AREA SHOULD BE PROTECTED AGAINST EROSION BY METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR RUNOFF PRODUCING CONDITIONS.
- STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS:
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE LESS THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1, OR WHICH IS DISTURBED AFTER NOVEMBER 1, SHOULD BE DORMANT SEEDING AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH 2 TO 3 TONS OF HAY OR STRAW MULCH PER ACRE WITH EITHER ANCHORED NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST. AN EROSION CONTROL BLANKET OR TYPE A SOIL STABILIZER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST MAY BE USED IN LIEU OF MULCH AND NETTING OR MULCH AND TACKIFIER.
 - ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM OF 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1 OR WHICH ARE DISTURBED AFTER NOVEMBER 1, SHOULD BE DORMANT SEEDING AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET.
 - ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1.
 - INSTALLATION OF ANCHORED HAY OR STRAW MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH.
 - ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR TACKIFIER FROM WISDOT PRODUCT ACCEPTABILITY LIST.
 - STOCKPILES OF SOIL MATERIALS SHOULD BE SEEDING AND MULCHED FOR OVERWINTER PROTECTION WITH HAY OR STRAW AT 2 TO 3 TONS PER ACRE. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKPILING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE LOCATED WITHIN 25 FEET OF ANY WETLAND OR OTHER WATER RESOURCE AREA. SOIL STABILIZER TYPE A OR EROSION CONTROL BLANKET MAY BE USED IN LIEU OF MULCH.
 - FROZEN MATERIALS SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH MOISTURE CONTENT IN THE SOIL.
 - INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH OR OVER FROZEN GROUND.
 - ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY OCTOBER 15. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1, OR WHICH ARE DISTURBED AFTER NOVEMBER 1, SHOULD BE STABILIZED WITH TEMPORARY STONE AND FILTER FABRIC OR TEMPORARY SEED AND EROSION CONTROL BLANKETS APPROPRIATE TO THE DESIGN FLOW CONDITIONS.
 - ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1.
 - SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONFORM TO CONSERVATION PRACTICE STANDARD 1071 V.C.1.C ANCHORED IN PLACE AND IN FULL CONTACT WITH THE GROUND SURFACE. SILT FENCE AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN GROUND CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.
 - AFTER DECEMBER 1, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS CEASED FOR THE WINTER SEASON SHOULD BE PROTECTED WITH A 3 INCH LAYER OF SAND AND GRAVEL WITH A GRADATION CONFORMING TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES STORM SEWER CALCULATIONS

Project Name: **ENERCON TECH. CENTER**
 Project Location: Germantown
 JSD Project Number: 20-10204
 Date: 10/1/2021

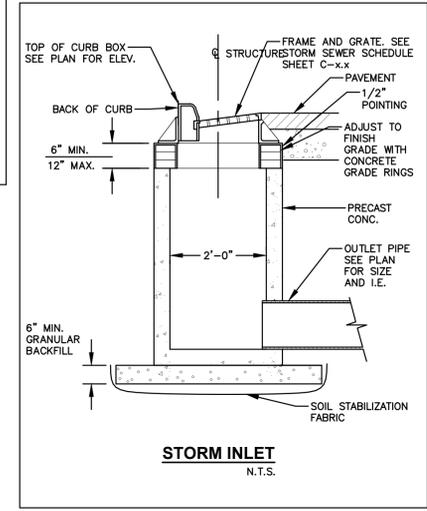
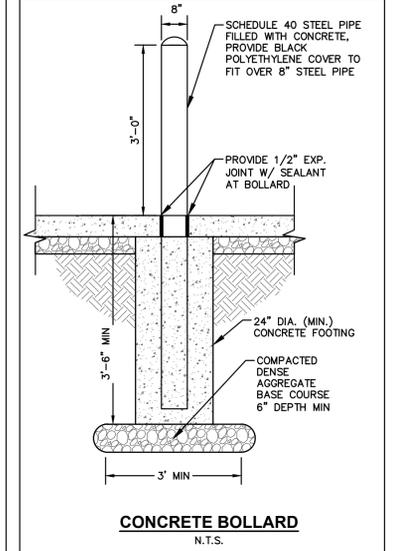
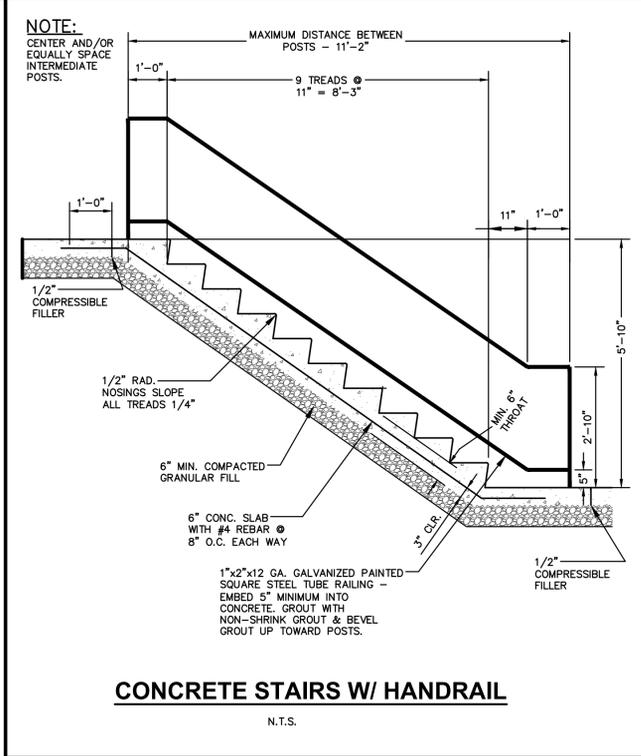
MILWAUKEE REGIONAL OFFICE
 W238W1610 Busse Road, Ste 100
 Waukesha, Wisconsin 53188
 Ph: (262) 513-0666 Fax: (262) 513-1232

MADISON REGIONAL OFFICE
 161 Horizon Drive, Suite 101
 Verona, Wisconsin 53593
 Ph: (608) 848-5060 Fax: (608) 848-2255



Structure abbreviations are as follows: ES - End Section, MH - Manhole, FI - Field Inlet, TD - Trench Drain, BC - Building Connection, RD - Roof Drain, STB - Stub

PIPE LOCATION	CONTRIBUTING AREA			PIPE FLOW		PIPE DATA			PIPE CAPACITY INFORMATION					DROPTHRU STRUCT (FT)	ELEVATIONS			COVER TO CROWN (FT)			
	ROOF (SQ FT)	PAVED (SQ FT)	GRASS (SQ FT)	AREA RUNOFF (GPM)	TOTAL FLOW (GPM)	LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n PVC=0.011 HDPE=0.012 RCP=0.013	REQD DROP	ACTUAL DROP	PARTS FULL	VEL (FPS)		FULL FLOW (CFS)	RIM/(F/L) UP	INVERT UP		INVERT DOWN		
INL-16	INL-15	0	6160	4919	237	237	0.53	86.0	8	0.0208	0.012	0.14	1.79	0.36	4.82	1.89	0.00	883.90	881.27	879.48	1.90
INL-15	INL-14	0	2621	6901	147	384	0.86	112.0	8	0.0208	0.012	0.48	2.33	0.47	5.31	1.89	0.00	887.10	879.38	877.05	6.99
INL-14	INL-13	0	2615	6912	147	531	1.18	108.0	8	0.0208	0.012	0.88	2.25	0.63	5.80	1.89	0.00	887.00	876.95	874.71	9.31
INL-13	INL-12	0	2263	5448	122	653	1.45	77.0	8	0.0208	0.012	0.95	1.60	0.70	5.97	1.89	0.00	887.00	874.61	873.00	11.66
INL-12	INL-11	0	5853	8081	258	911	2.03	103.7	10	0.0208	0.012	0.76	2.16	0.60	6.64	3.42	0.00	886.80	872.90	870.75	12.98
MH-11	ES-10	0	0	0	0	1991	4.44	62.2	15	0.0104	0.012	0.25	0.65	0.79	6.57	7.13	0.00	883.20	870.65	870.00	11.18
RD-11A	MH-11	28,084	0	0	1080	1080	2.41	53.0	8	0.0400	0.012	1.79	2.12	0.84	8.54	2.62	0.00	888.00	880.77	878.65	6.50
RD-19	ES-18	41,077	0	0	1580	1580	3.52	82.1	10	0.0500	0.012	1.81	4.11	0.63	10.44	5.31	0.00	888.00	874.11	870.00	12.98
INL-22	INL-21	0	4394	0	135	135	0.30	49.8	8	0.0208	0.012	0.03	1.04	0.25	4.20	1.89	0.10	884.00	878.89	877.85	4.38
INL-21	ES-20	0	10951	0	337	472	1.05	18.6	8	0.0672	0.012	0.12	1.25	0.40	8.98	3.39	0.00	883.15	877.75	876.50	4.67
INL-26	ES-25	0	14665	4695	496	496	1.11	39.6	8	0.0500	0.012	0.28	1.98	0.44	8.00	2.93	0.00	883.00	879.98	878.00	2.29
INL-28	ES-27	0	24124	2658	768	768	1.71	16.0	8	0.0500	0.012	0.27	0.80	0.59	8.83	2.93	0.00	877.70	874.80	874.00	2.17



MSI GENERAL CORPORATION
 P.O. BOX 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-3661

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Owner Review: 11.03.2020
 Property Acquisition Review: 2.09.2021
 Owner Review: 6.09.2021
 Bid Set:
 State Submittal / Permit:
 As-Built:
REVISIONS:

- Address Village Comments 9.01.2021
- Address Village Comments 9.23.2021
- Client/Owner Comments 10.04.2021



PROJECT ADDRESS:

PROJECT NAME
 Enercon Technical Center - Addition
 STREET ADDRESS
 N120 W19349 Freistadt Rd.
 CITY/ STATE / ZIP
 Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BGK
 Engineer: xxx
 Reviewed By: BGK

SITE DETAILS

Sheet Number:
C-106B
 Project Number: P12364
P12364



Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



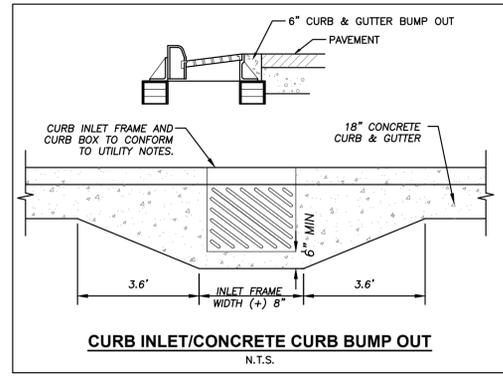
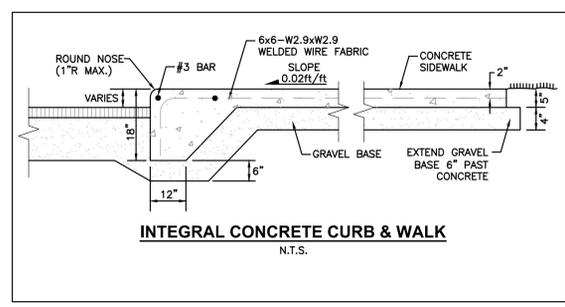
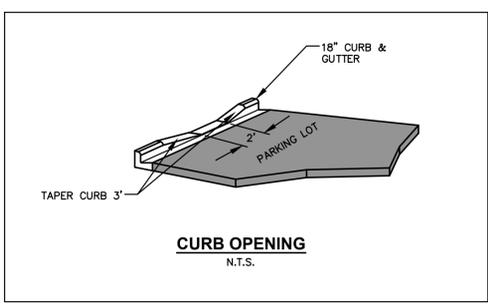
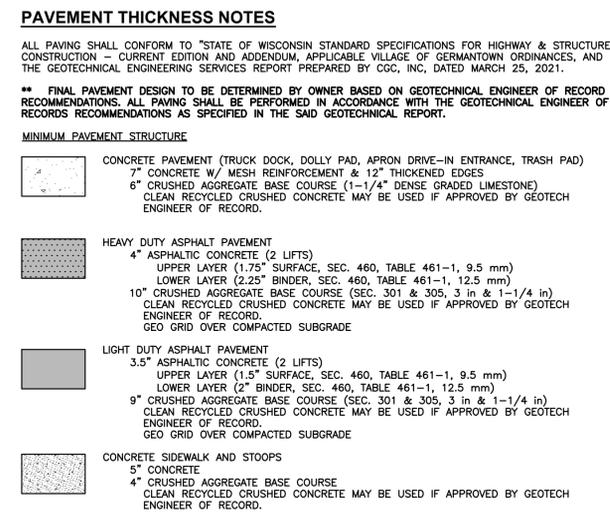
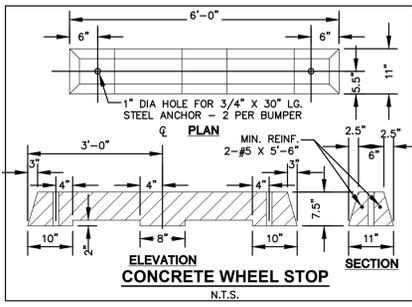
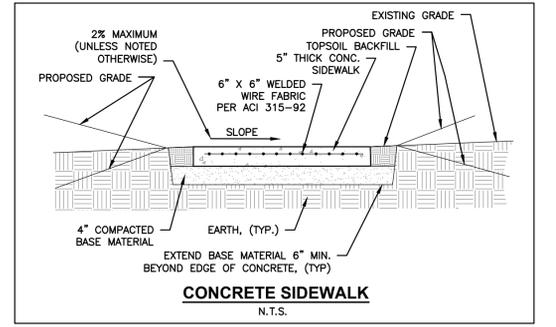
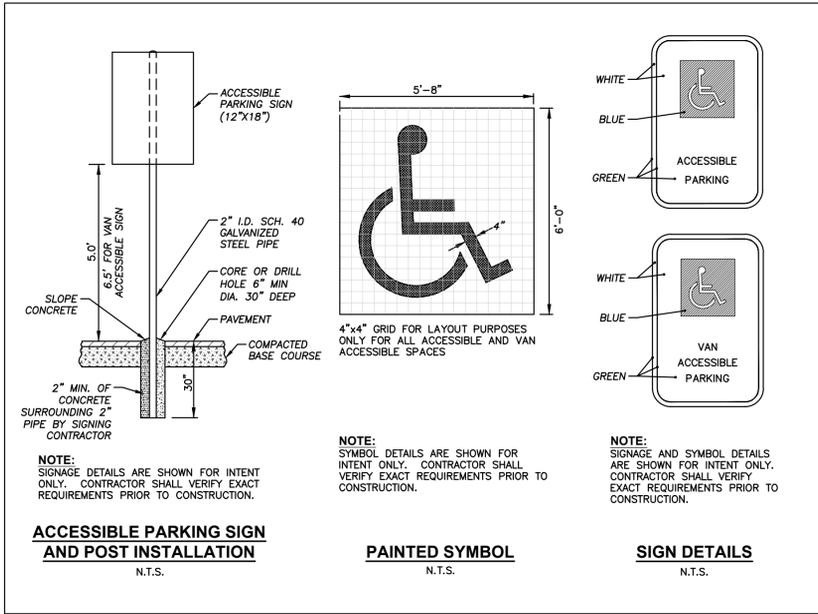
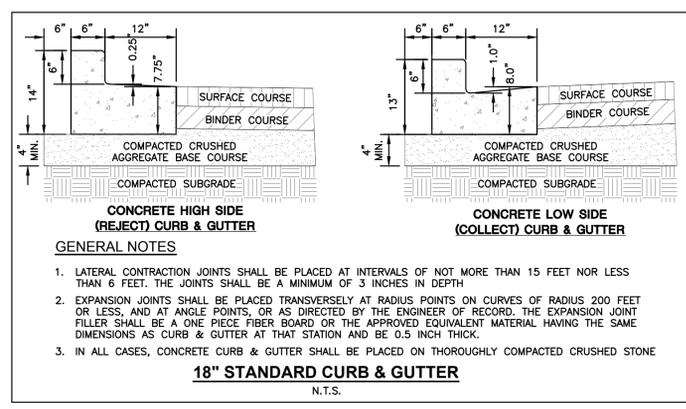
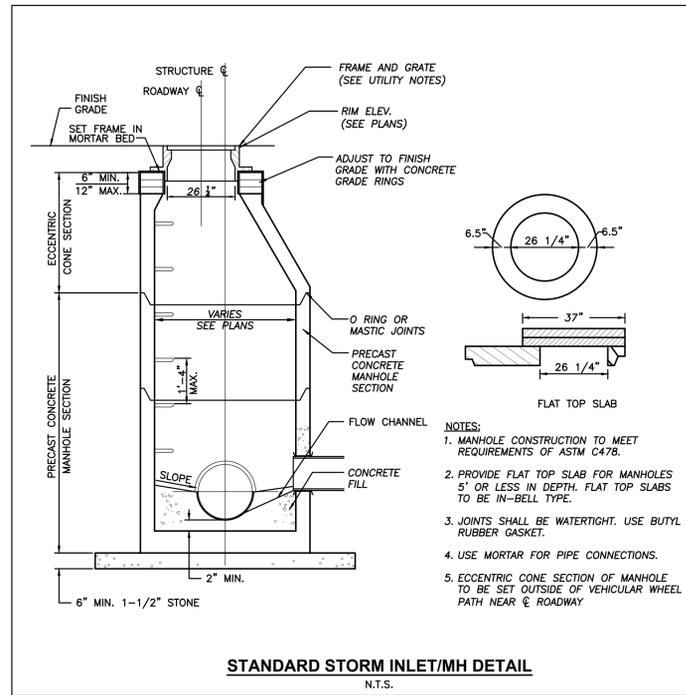
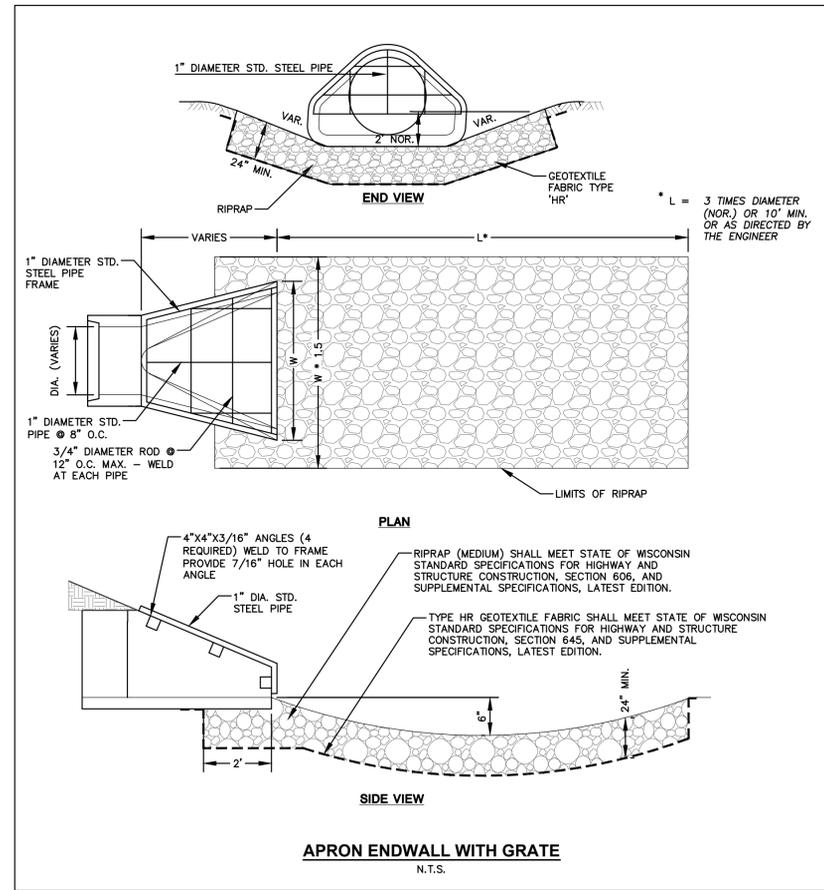
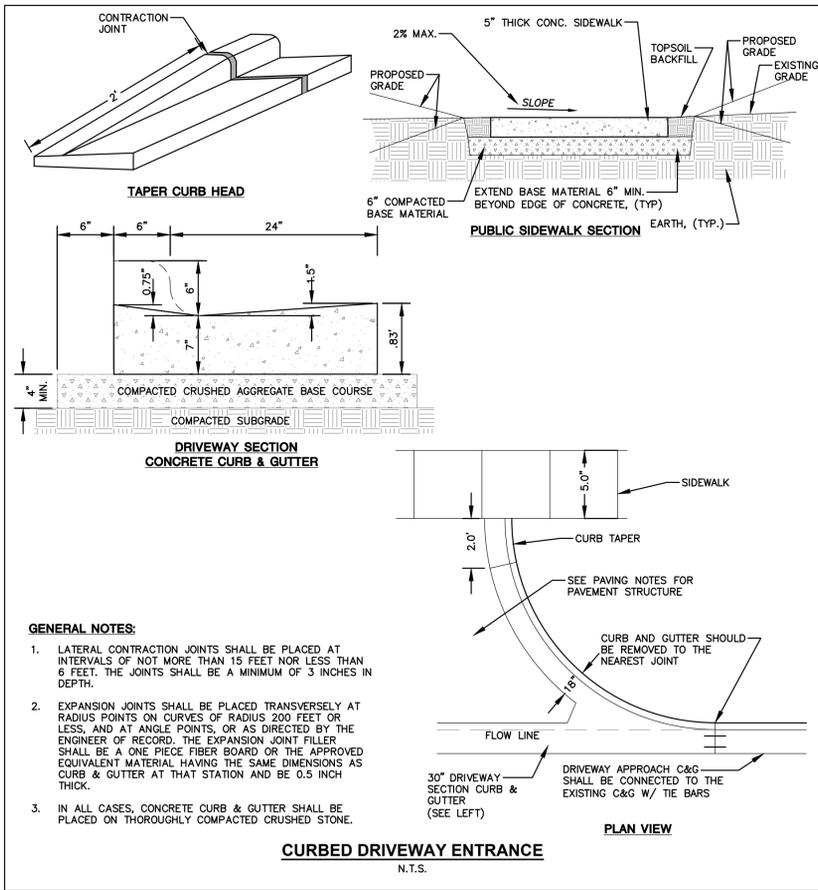
MILWAUKEE REGIONAL OFFICE
 W238 W1610 BUSSE RD., STE 100
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 JSD PROJ. MGR.: RWI

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 PHONE: 262-367-3661

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 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Owner Review:	11.03.2020
Property Acquisition Review:	2.09.2021
Owner Review:	6.09.2021

REVISIONS:

1	Address Village Comments 9.01.2021
2	Address Village Comments 9.23.2021
3	Client/Owner Comments 10.04.2021



PROJECT ADDRESS:

PROJECT NAME
 Enercon Technical Center - Addition
 STREET ADDRESS
 N120 W19349 Freistadt Rd.
 CITY/ STATE / ZIP
 Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

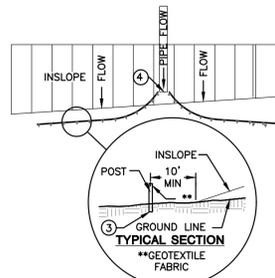
Architect: BGK
 Engineer: xxx
 Reviewed By: BGK

Sheet Title:
SITE DETAILS

Sheet Number:
C-106A

Project Number: P12364

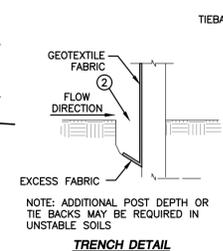
P12364



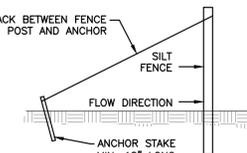
SILT FENCE ALONG SLOPES & OUTFALLS

GENERAL NOTES

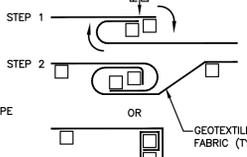
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 8-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES X 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)



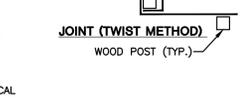
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

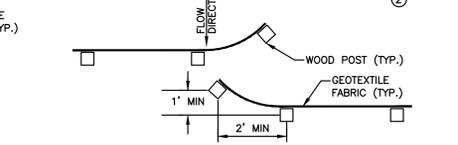
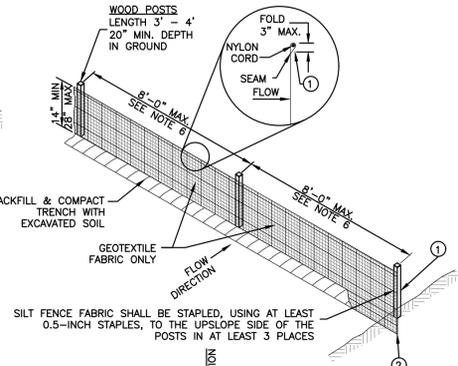


JOINT (TWIST METHOD)



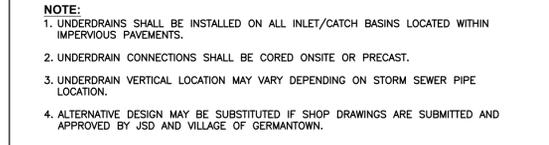
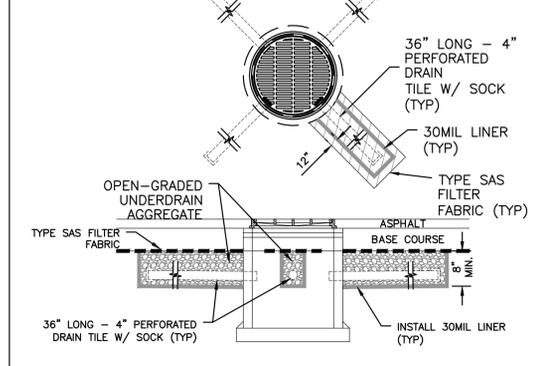
JOINT (HOOK METHOD)

SILT FENCE DETAIL
N.T.S.

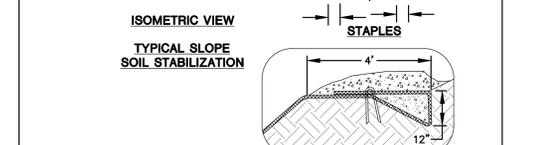
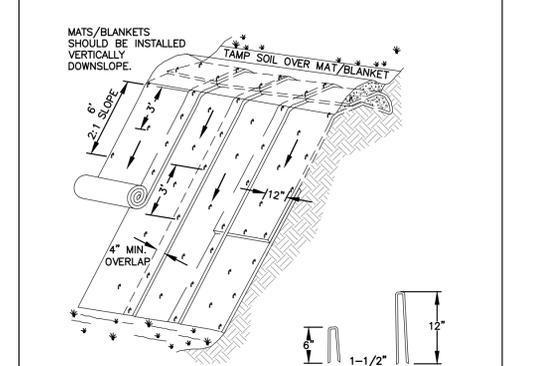


JOINT (HOOK METHOD)

SILT FENCE DETAIL
N.T.S.

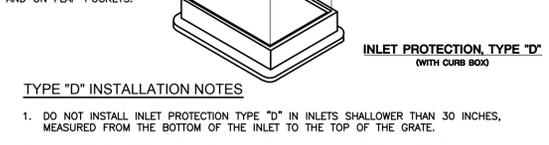
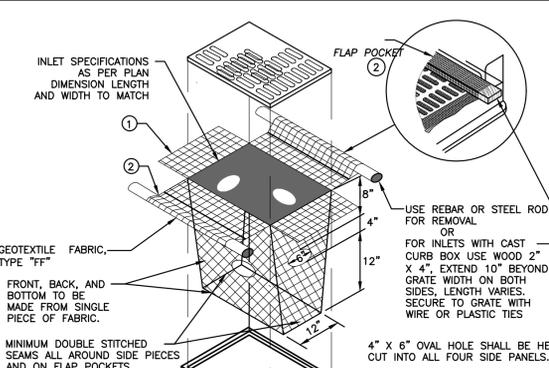


CATCH BASIN UNDERDRAIN DETAIL
N.T.S.



EROSION MATTING
N.T.S.

- GENERAL NOTES:**
- EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
 - ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
 - APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 - ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.



INLET PROTECTION TYPE 'D'
(WITH CURB BOX)

TYPE 'D' INSTALLATION NOTES

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

INLET PROTECTION TYPE 'C'
(WITH CURB BOX)

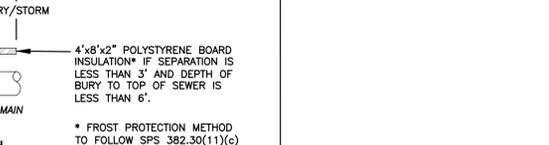


INLET PROTECTION TYPE 'C'
(WITH CURB BOX)

GENERAL NOTES

- TYPE "FF" GEOTEXTILE FABRIC INLET PROTECTION SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST. FABRIC INLET PROTECTION AND MANUFACTURED ALTERNATIVES SHALL BE IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

INLET PROTECTION TYPE 'B'
(WITHOUT CURB BOX)

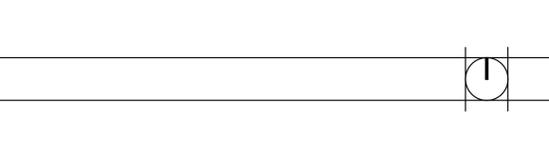


INLET PROTECTION TYPE 'B'
(WITHOUT CURB BOX)

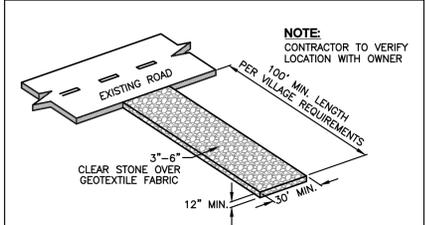
TYPE 'B' INSTALLATION NOTES

- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

CONSTRUCTION ENTRANCE
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.

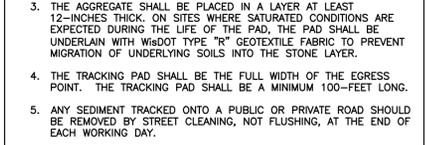


TRACKING PADS

GENERAL NOTES

- TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
- THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
- THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WISDOT TYPE "FF" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
- THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 100- FEET LONG.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
- TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE
N.T.S.

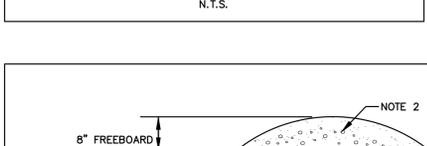


CONSTRUCTION ENTRANCE
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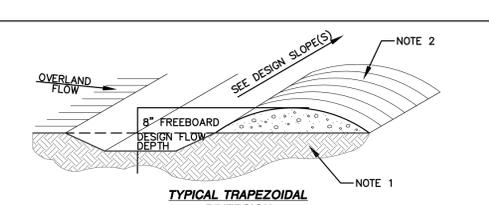
GENERAL NOTES

- REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
- SIDE SLOPES OF BERM SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
- BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

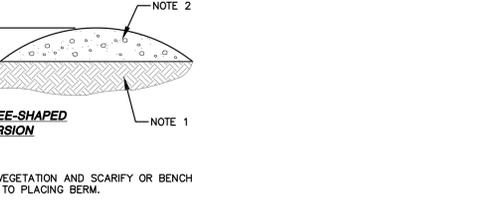
DIVERSION SWALES
N.T.S.



TYPICAL PARABOLIC DIVERSION



TYPICAL TRAPEZOIDAL DIVERSION

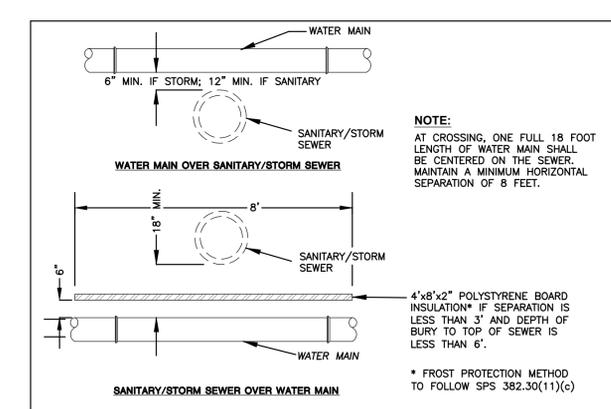


TYPICAL VEE-SHAPED DIVERSION

GENERAL NOTES

- REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
- SIDE SLOPES OF BERM SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
- BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

DIVERSION SWALES
N.T.S.

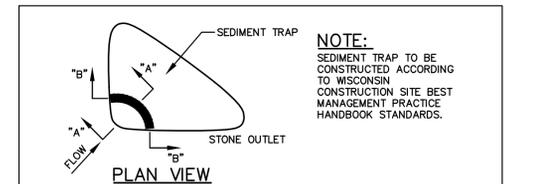


SEWER - WATER MAIN SEPARATION
N.T.S.

GENERAL NOTES

- AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATER MAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.
- 4"x8"x2" POLYSTYRENE BOARD INSULATION* IF SEPARATION IS LESS THAN 3' AND DEPTH OF BURY TO TOP OF SEWER IS LESS THAN 6'.
- * FROST PROTECTION METHOD TO FOLLOW SPS 382.30(11)(c)

SEWER - WATER MAIN SEPARATION
N.T.S.



SEDIMENT TRAP
N.T.S.

GENERAL NOTES

- SEE WDNR CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK FOR DETAILS.

SEDIMENT TRAP
N.T.S.

CROSS-SECTION 'A-A'

CROSS-SECTION 'B-B'

SEDIMENT TRAP
N.T.S.

GENERAL NOTES

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SEDIMENT TRAP
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CROSS-SECTION 'B-B'

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CROSS-SECTION 'B-B'

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CROSS-SECTION 'A-A'

CROSS-SECTION 'B-B'

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GENERAL NOTES



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Architect: BGK
Engineer: xxx
Reviewed By: BGK

Sheet Title:
SITE DETAILS

Sheet Number:
C-106

Project Number: P12364

P12364

JSD Professional Services, Inc.
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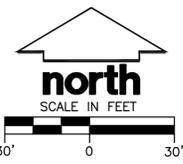
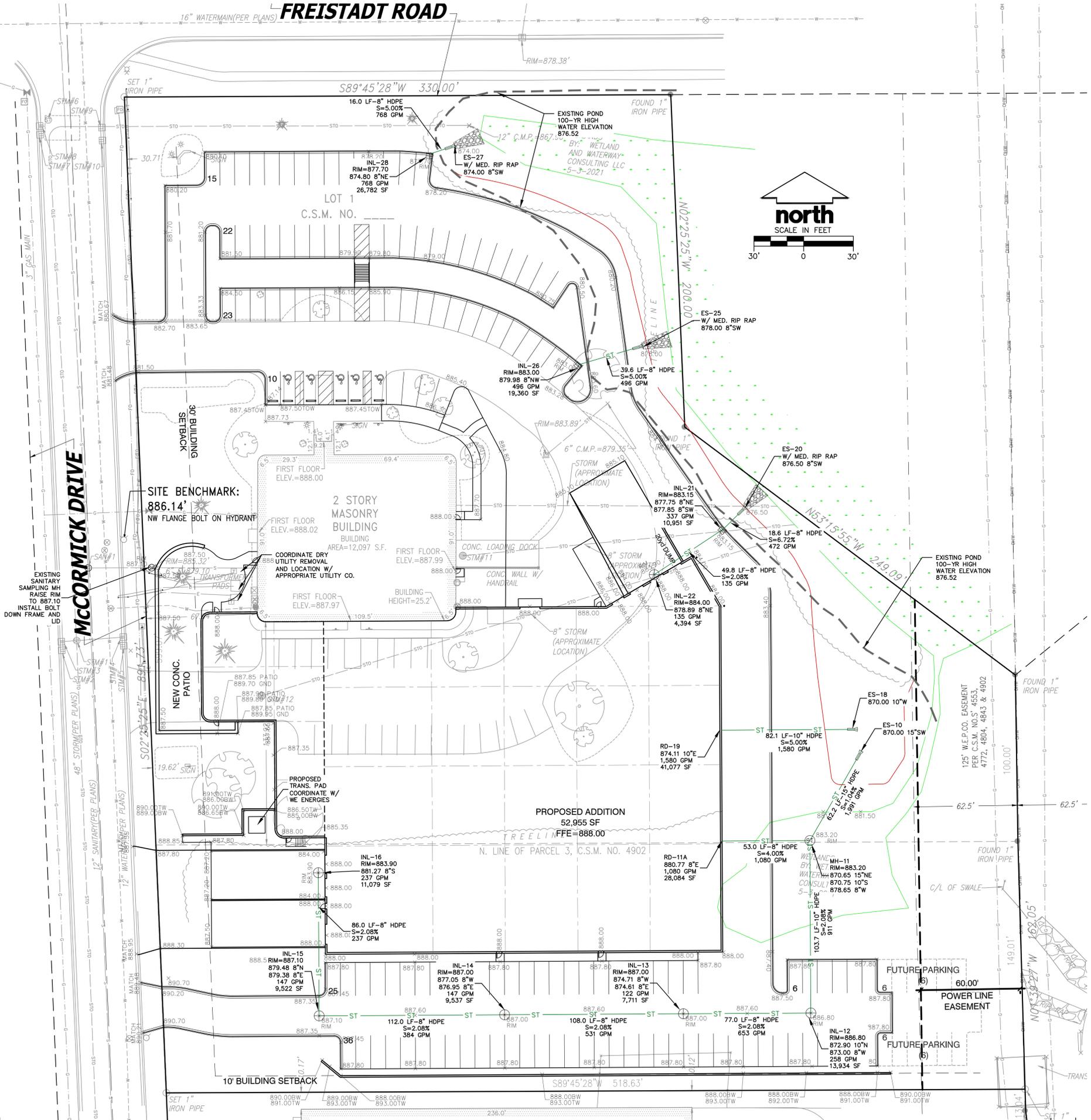
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SITE DETAILS

MANAGERS
ENGINEERS
CONTRACTORS
ARCHITECTS

FREISTADT ROAD



UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS' HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND VILLAGE OF GERMANTOWN REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
 PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO SF78, AS NOTED.
 INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.
 BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- FOR STORM SEWER CALCULATIONS, SEE DETAILS SHEET.

SEE SHEET C-103A-C FOR PHASING PLANS

LEGEND

⊙	SANITARY SEWER MANHOLE	— SAN —	SANITARY SEWER
⊕	STORM MANHOLE	— W —	WATER MAIN
⊕	CATCH BASIN ROUND	— ST —	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD —	ROOF DRAIN
⊕	FIRE HYDRANT	— G —	UNDERGROUND GAS
⊕	WATER VALVE	— E —	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T —	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB —	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH —	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF —	SILT FENCE
⊕	SIGN		
⊕	POWER POLE		
⊕	GUY WIRE		
⊕		⊕	CONIFEROUS TREE
		⊕	DECIDUOUS TREE

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SITE GRADING & DRAINAGE PLAN 1" = 30'-0"



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 Enercon Technical Center - Addition
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 N120 W19349 Freistadt Rd.
 CITY/STATE / ZIP
 Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BGK
 Engineer: xxx
 Reviewed By: BGK

SITE UTILITY PLAN

Sheet Number:
C-105
 Project Number: P12364

P12364

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

FREISTADT ROAD

120' PUBLIC R.O.W.

SEE SHEET C-103A-C
FOR PHASING PLAN

LEGEND

- SF SILT FENCE
- INLET PROTECTION
- TEMPORARY TOPSOIL STOCKPILE
- RIPRAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- EROSION BALE DITCH CHECK
- SILT SCREEN
- DIVERSION SWALE
- SEDIMENT TRAP LIMITS
- PROTECTIVE FENCING

EROSION AND SEDIMENT CONTROL NOTES:

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF GERMANTOWN ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C52BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (G-1) OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN SILT SCREEN REMOVING AND DISPOSING ALL CONSTRUCTION SEDIMENT COLLECTED BY THE SILT SCREEN.

- SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
- CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
- DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.
- EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
- DIVERSION SWALE - REPAIR OR REPLACE THE CONSTRUCTION MATERIALS AS NECESSARY.
- INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPULIN TO PREVENT BLOWING DEBRIS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
 - ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
 - FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
 - PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
 - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

CONSTRUCTION SITE SEQUENCING

- INSTALL PERIMETER SILT FENCE, SILT SCREEN, SEDIMENT TRAP, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF "FINAL STABILIZATION".

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.

WINTER CONSTRUCTION SITE EROSION CONTROL

SEE DETAILS SHEET FOR NOTES

north

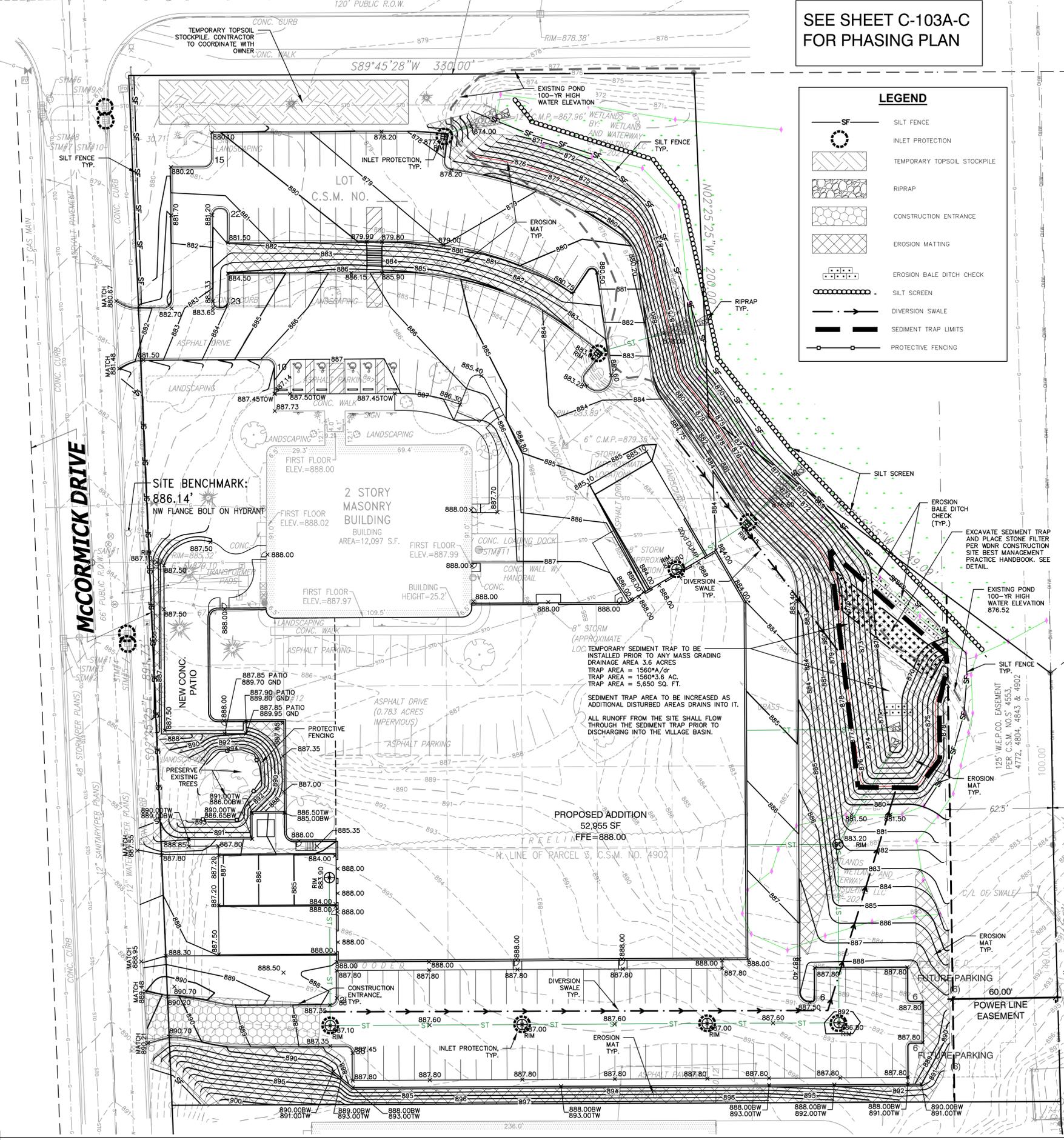
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SITE EROSION CONTROL PLAN 1" = 30'-0"



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Enercon Technical Center - Addition
STREET ADDRESS
N120 W19349 Freistadt Rd.
CITY/ STATE / ZIP
Germantown, WI 53022

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Architect: BGK Engineer: xxx Reviewed By: BGK

Sheet Title:
SITE EROSION CONTROL PLAN
Sheet Number:

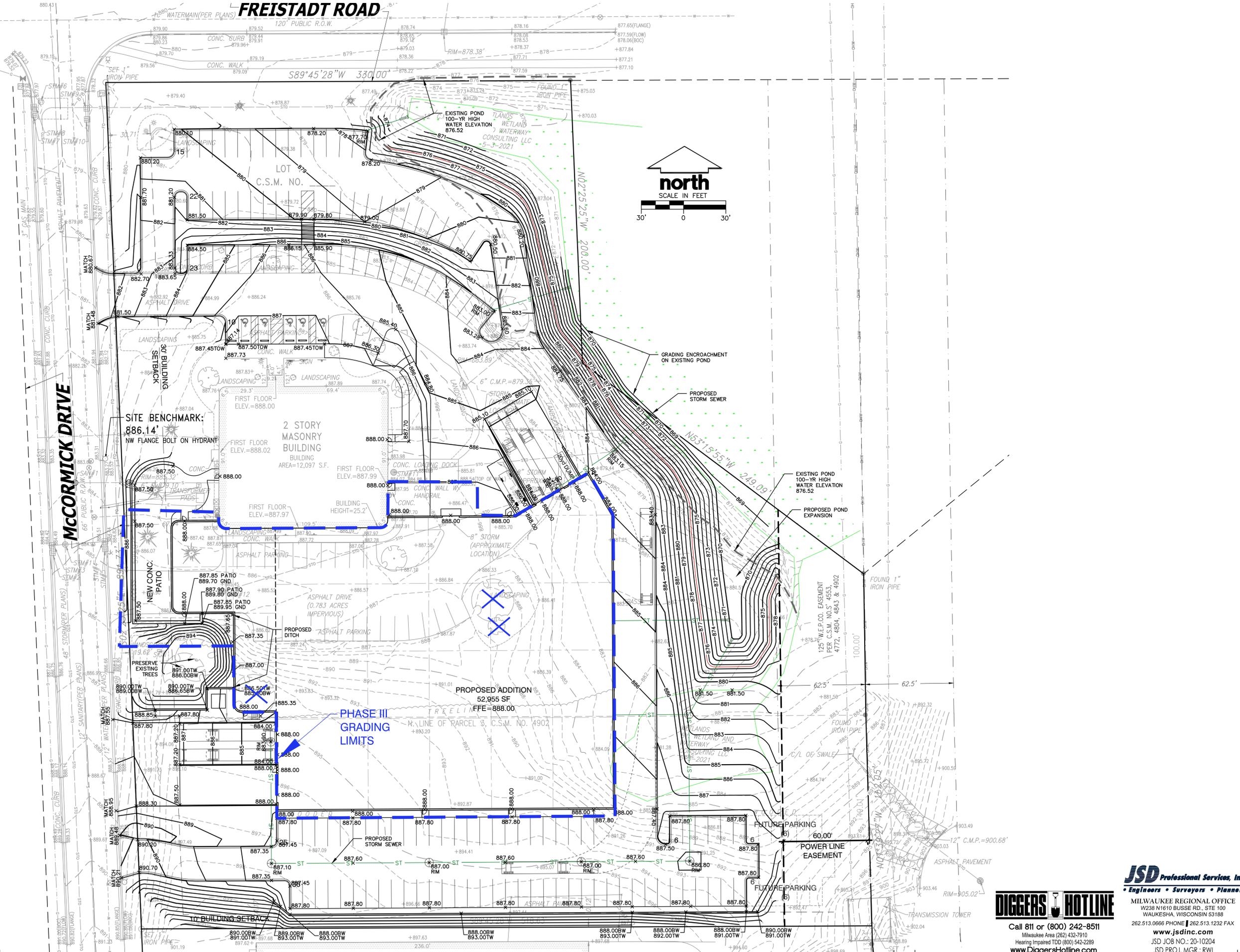
C-104
Project Number: P12364
P12364

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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Architect: BGK
 Engineer: xxx
 Reviewed By: BGK

Sheet Title:
PHASE III GRADING & DRAINAGE PLAN
 Sheet Number:
C-103C
 Project Number: P12364
P12364

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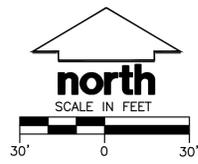
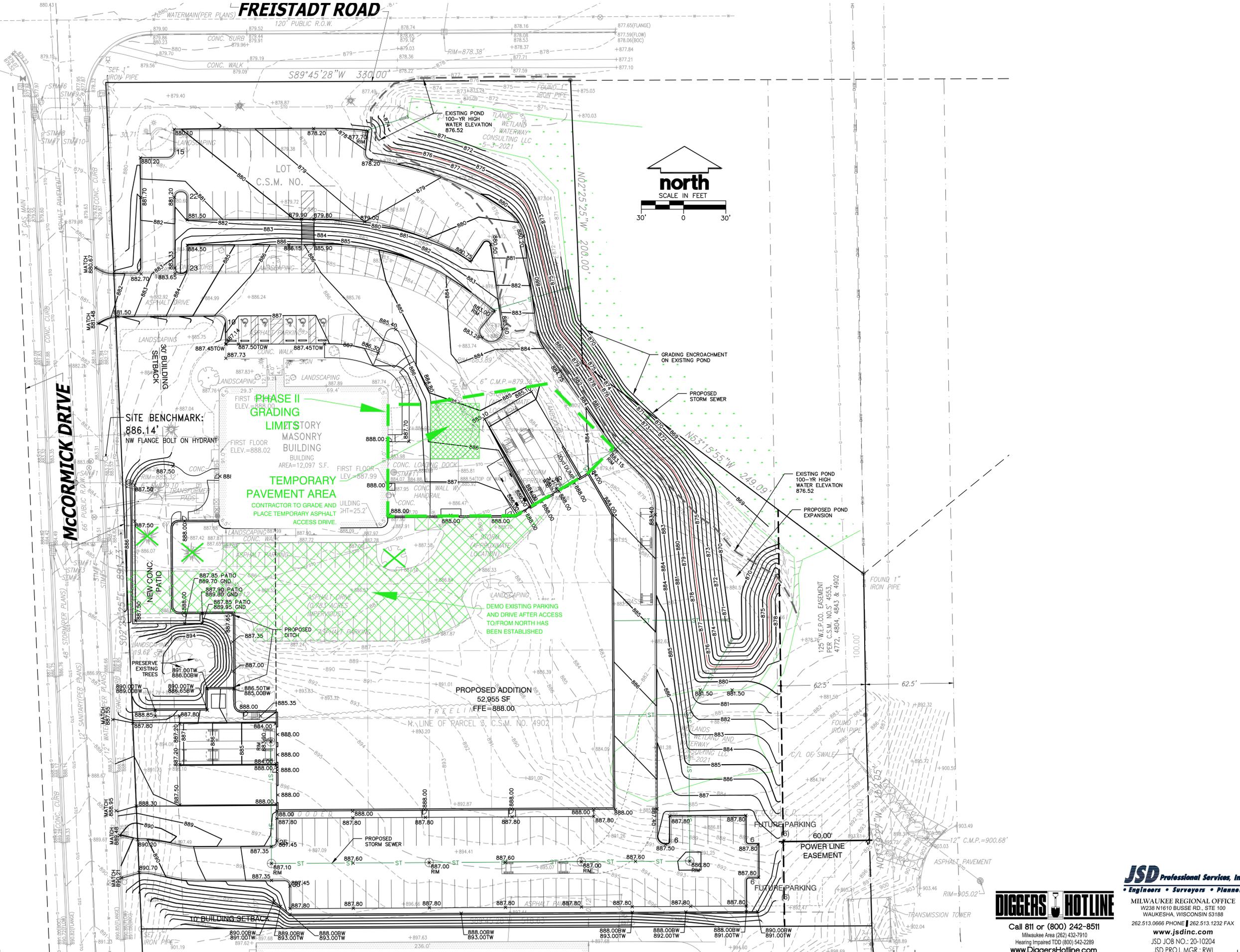
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Architect: BGK
 Engineer: xxx
 Reviewed By: BGK

Sheet Title:
PHASE II GRADING & DRAINAGE PLAN
 Sheet Number:
C-103B
 Project Number: P12364

P12364

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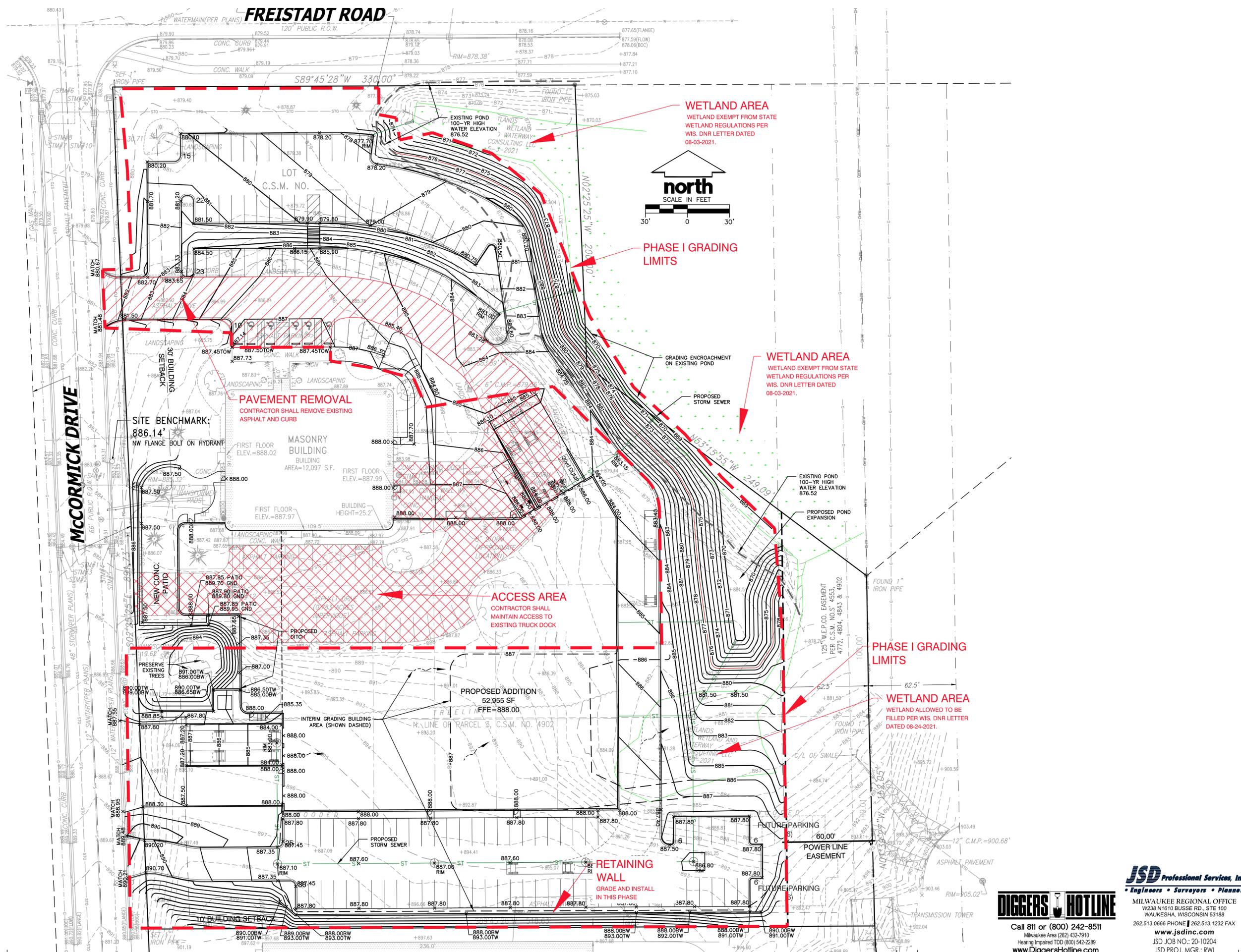
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Architect:	Engineer:	Reviewed By:
BGK	xxx	BGK

Sheet Title:
PHASE I GRADING & DRAINAGE PLAN
 Sheet Number:
C-103A
 Project Number: P12364
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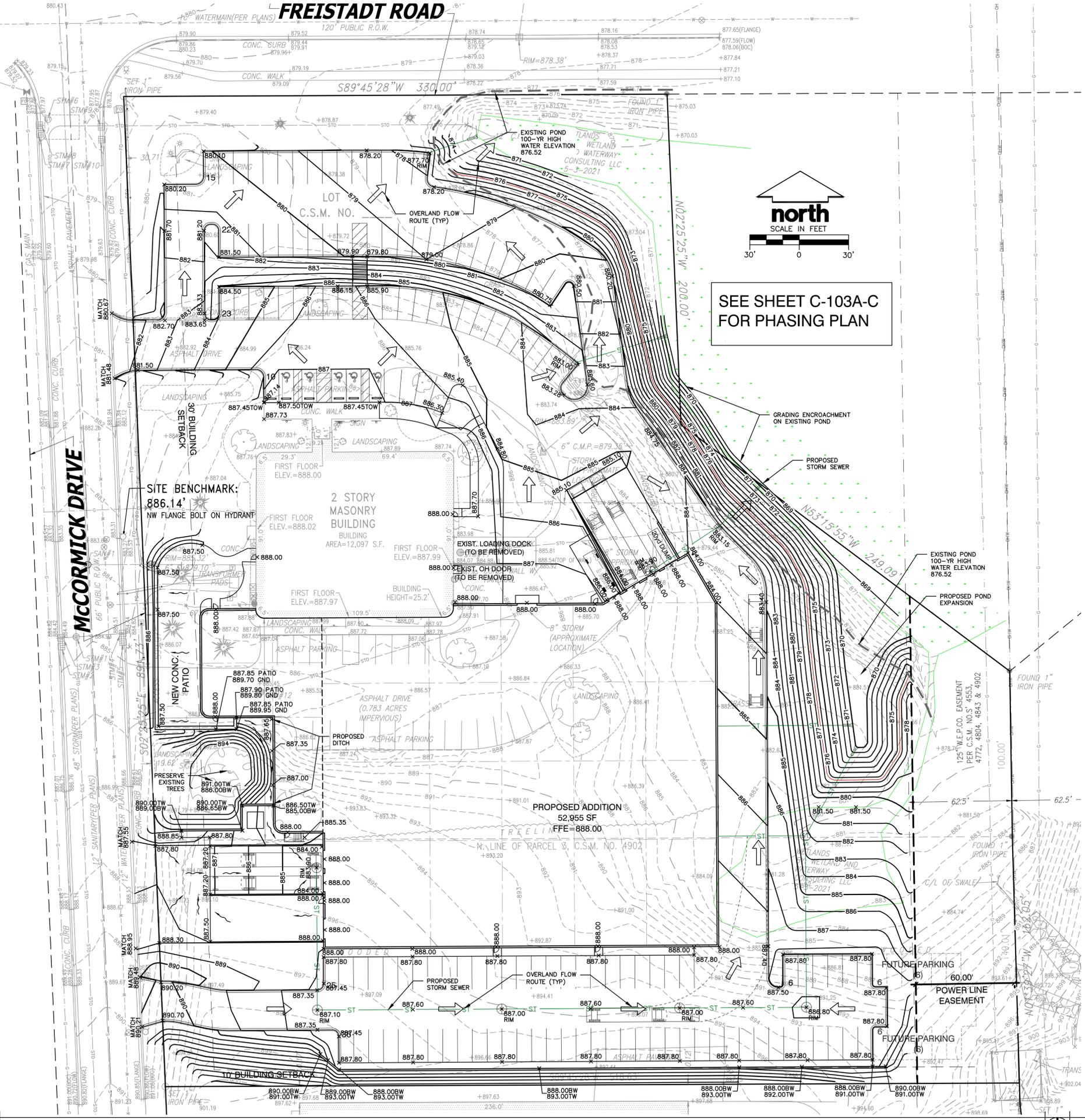
SITE GRADING & DRAINAGE PLAN 1" = 30'-0"

MANAGERS

ENGINEERS

CONTRACTORS

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- GRADING NOTES**
1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
 3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
 4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
 5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY JGS GEOTECH, LLC AND DATED AUGUST 31, 2021 FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED, THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
 - 6.
 7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
 8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
 9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10'-0" (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
 12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
 15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
 16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.


north
 SCALE IN FEET

**SEE SHEET C-103A-C
FOR PHASING PLAN**

LEGEND

⊙	SANITARY SEWER MANHOLE	— SAN —	SANITARY SEWER
⊕	STORM MANHOLE	— W —	WATER MAIN
⊕	CATCH BASIN ROUND	— ST —	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD —	ROOF DRAIN
⊕	FIRE HYDRANT	— G —	UNDERGROUND GAS
x	WATER VALVE	— E —	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T —	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB —	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH —	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF —	SILT FENCE
⊕	SIGN		
⊕	POWER POLE		
⊕	GUY WIRE		
		⊕	CONIFEROUS TREE
		⊕	DECIDUOUS TREE


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1 Address Village Comments 9.01.2021	
2 Address Village Comments 9.23.2021	
3 Client/Owner Comments 10.04.2021	



PROJECT ADDRESS:

PROJECT NAME
 Enercon Technical Center - Addition
 STREET ADDRESS
 N120 W19349 Freistadt Rd.
 CITY/ STATE / ZIP
 Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	xxx	BGK
Sheet Title:		
SITE GRADING & DRAINAGE PLAN		
Sheet Number:		
C-103		
Project Number:		P12364
P12364		

SITE GRADING & DRAINAGE PLAN 1" = 30'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

FREISTADT ROAD

SEE SHEET C-103A-C
FOR PHASING PLAN

PRE-DEVELOPMENT (PROPERTY LIMIT):
ZONING: M-1 LIMITED INDUSTRIAL
(EXISTING SITE AND ADJACENT LAND)
29 REGULAR STALLS
5 HANDICAPPED STALLS
SIZE OF SITE (GROSS AREA) - 5.959 ACRES
PERVIOUS - 4.898 ACRES
IMPERVIOUS - 1.061 ACRES

POST-DEVELOPMENT (PROPERTY LIMIT):
118 REGULAR STALLS (12 FUTURE)
5 HANDICAPPED STALLS
PERVIOUS - 2.261 ACRES (37.9% GREEN SPACE)
IMPERVIOUS - 3.698 ACRES
(PROPOSED AND FUTURE PARKING)

*PROPERTY BASED ON PROPOSED
CERTIFIED SURVEY MAP (LAND DIVISION)
BY OTHER.

GENERAL NOTES AND SPECIFICATIONS

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

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS -
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS -
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PAVEMENT STRIPING NOTES

1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6



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JSD JOB NO.: 20-10204
JSD PROJ. MGR.: RWI

SITE PAVE ID PLAN 1" = 30'-0"



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PROJECT ADDRESS:

PROJECT NAME
Enercon Technical Center - Addition
STREET ADDRESS
N120 W19349 Freistadt Rd.
CITY/ STATE / ZIP
Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BGK
Engineer: xxx
Reviewed By: BGK
Sheet Title:
SITE PAVE ID PLAN

Sheet Number:
C-102
Project Number:
P12364

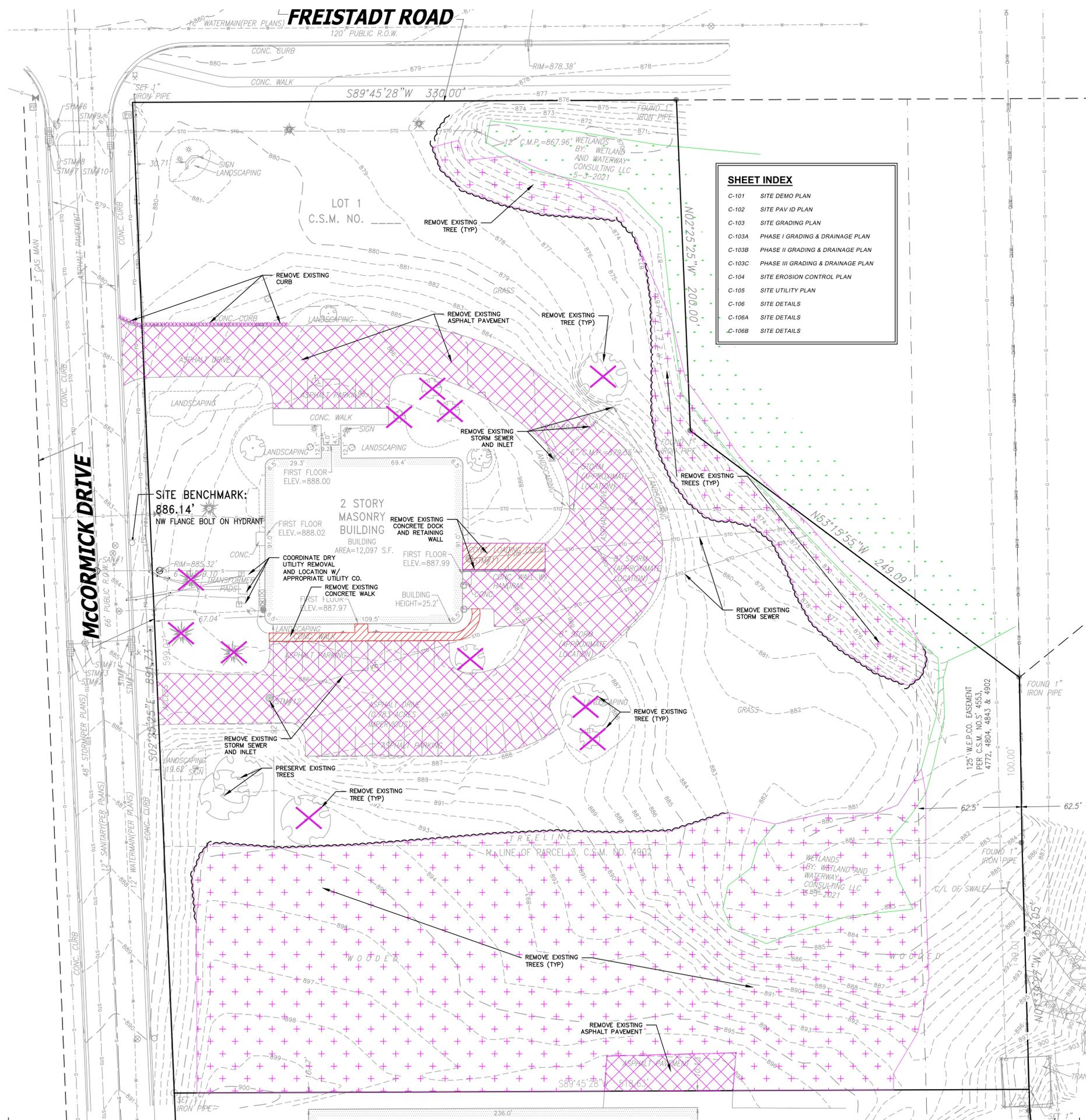
P12364

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



SHEET INDEX	
C-101	SITE DEMO PLAN
C-102	SITE PAV ID PLAN
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C-103B	PHASE II GRADING & DRAINAGE PLAN
C-103C	PHASE III GRADING & DRAINAGE PLAN
C-104	SITE EROSION CONTROL PLAN
C-105	SITE UTILITY PLAN
C-106	SITE DETAILS
C-106A	SITE DETAILS
C-106B	SITE DETAILS

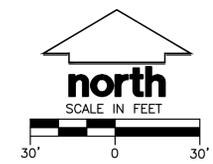
GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGERS' HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES AND REMAINING PARTS OF THE SITE AT ALL TIMES DURING THE DEMOLITION.
- ALL VEGETATION WITHIN THE EXISTING ISLANDS TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION.
- VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24' THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 11.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 11.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 11.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 11.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 - 11.5. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
- BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
- CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURB, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

DEMOLITION LEGEND	
	REMOVE EXISTING ITEM
	REMOVE EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING CONCRETE
	REMOVE EXISTING VEGETATION
	REMOVE EXISTING TREE



DIGGERS' HOTLINE
 Call 811 or (800) 242-8511
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 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

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Owner Review:	6.09.2021
Bid Set:	
State Submittal / Permit:	
REVISIONS:	
1	Address Village Comments 9.01.2021
2	Address Village Comments 9.23.2021
3	Client/Owner Comments 10.04.2021



PROJECT ADDRESS:

PROJECT NAME
 Enercon Technical Center - Addition
 STREET ADDRESS
 N120 W19349 Freistadt Rd.
 CITY/ STATE / ZIP
 Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	xxx	BGK

Sheet Title:
SITE DEMO PLAN

Sheet Number:
C-101

Project Number:
P12364

P12364

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



Agrecol LLC
www.agrecol.com
10101 N. Casey Road
Evansville, Wisconsin 53536
Ph: 608-223-3571

Economy Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Andropogon gerardii</i>	Big Bluestem	8.00
<i>Bouteloua curtipendula</i>	Side Oats Grama	32.00
<i>Elymus canadensis</i>	Canada Wild Rye	16.00
<i>Elymus virginicus</i>	Virginia Wild Rye	20.00
<i>Panicum virgatum</i>	Switchgrass	8.00
<i>Schizachyrium scaparium</i>	Little Bluestem	16.00
<i>Spatina pectinata</i>	Prairie Cordgrass	12.00
Total		112.00
Forbs:		
<i>Asclepias tuberosa</i>	Butterfly Weed	2.00
<i>Aster novae-angliae</i>	New England Aster	0.50
<i>Chamaecrista fasciata</i>	Partridge Pea	8.00
<i>Coreopsis lanceolata</i>	Lance-Leaf (Sand) Coreopsis	2.00
<i>Dalea purpurea</i>	Purple Prairie Clover	4.00
<i>Echinacea purpurea</i>	Purple Coneflower	8.00
<i>Helopsis helianthoides</i>	Early Sunflower	6.00
<i>Liatris pycnostachya</i>	Prairie Blazing Star	2.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Tradescantia ohioensis</i>	Ohio Spiderwort	4.00
<i>Zizia aurea</i>	Golden Alexanders	2.00
Total		48.00

Approximate area of coverage:
Total area (SF) of coverage: 19,315
Total area (acres) of coverage: 0.44

NATIVE PRAIRIE SEED MIX

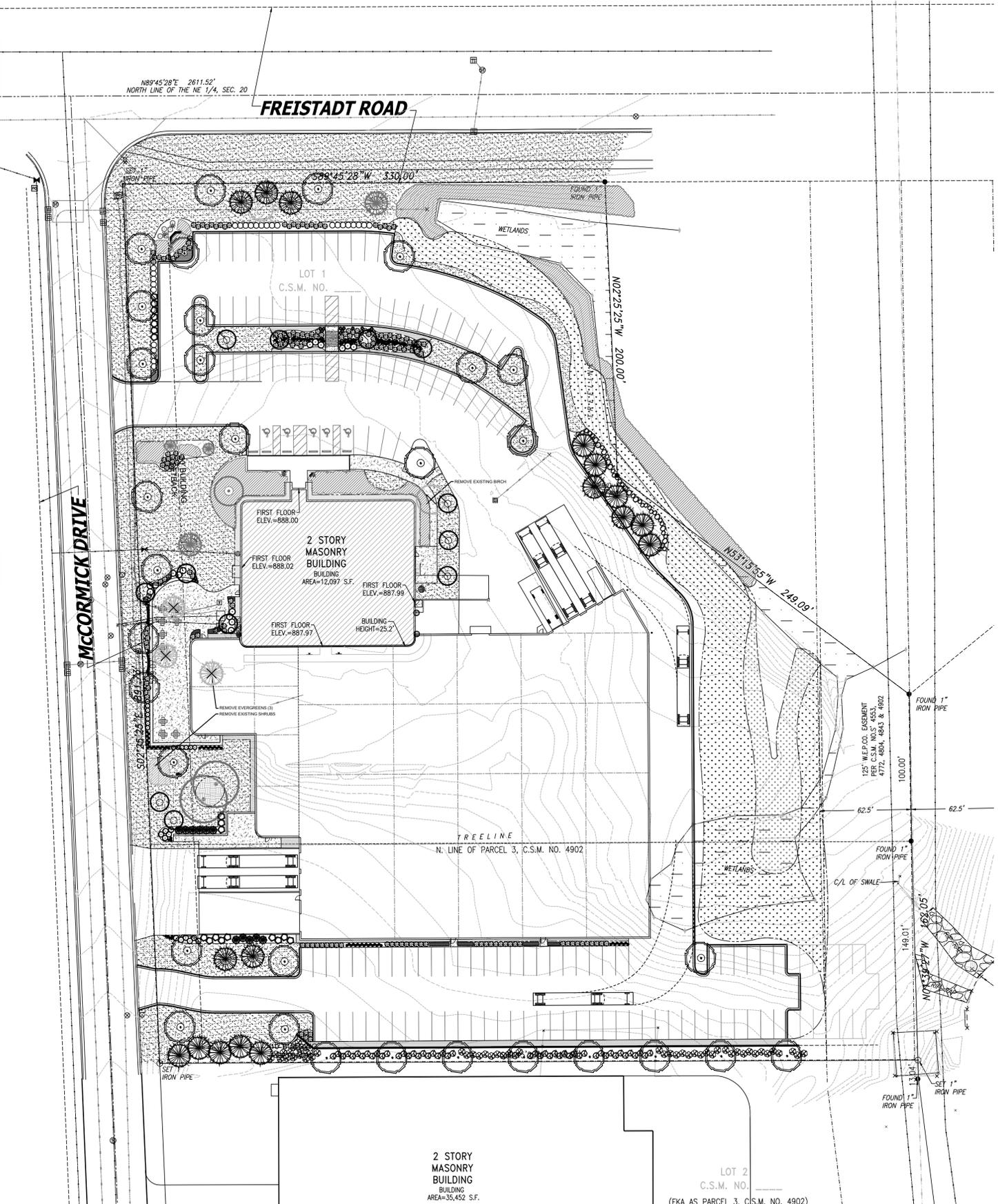
Agrecol LLC
www.agrecol.com
10101 N. Casey Road
Evansville, Wisconsin 53536
Ph: 608-223-3571

Infiltration Swale Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Andropogon gerardii</i>	Big Bluestem	10.00
<i>Bromus ciliatus</i>	Fringed Brome	36.00
<i>Carex comosa</i>	Bristly Sedge	5.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.50
<i>Elymus virginicus</i>	Virginia Wild Rye	36.00
<i>Glyceria striata</i>	Fowl Manna Grass	2.00
<i>Panicum virgatum</i>	Switchgrass	3.00
<i>Scirpus atrovirens</i>	Dark-Green Bullrush	0.50
<i>Scirpus cyperinus</i>	Wool Grass	0.25
<i>Sorghastrum nutans</i>	Indian Grass	16.00
<i>Spatina pectinata</i>	Prairie Cordgrass	8.00
Total		118.25
Forbs:		
<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	6.00
<i>Aster novae-angliae</i>	New England Aster	2.00
<i>Desmodium canadense</i>	Canada Tick Trefoil	4.00
<i>Ratibida pinnata</i>	Yellow Coneflower	3.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	2.00
<i>Solidago ohioensis</i>	Ohio Goldenrod	1.00
<i>Verbena hastata</i>	Blue Vervain	1.75
<i>Vernonia fasciculata</i>	Ironweed	2.00
Total		25.75

Approximate area of coverage:
Total area (SF) of coverage of infiltration area: 4,510
Total area (acres) of coverage of infiltration area: 0.10

INFILTRATION SWALE SEED MIX



2 STORY MASONRY BUILDING
BUILDING AREA=35,452 S.F.

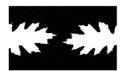
LOT 2
C.S.M. NO. (FKA AS PARCEL 3, C.S.M. NO. 4902)



OVERALL LANDSCAPE PLAN

Scale: 1" = 40'

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



PROJECT
ENERCON TECHNICAL CENTER



N120 W19349
Freistadt Road
Germantown, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
8.10.21	FIRST ISSUE
10.4.21	REVISED CIVIL
10.5.21	REVISED CIVIL

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	21-058
DATE	10.05.21
SHEET NUMBER	

L 1.0



- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - 260.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting beds, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, secure the remaining 3/4 of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any trees. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 2% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve workable and desirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendment) amendments prior to installation. Rotate till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:
 - Per 100 SF of bed area (Soil Amendment composition):
 - 3/4 CY Heat Mix or Mushroom Compost
 - 1/4 CY blended/pulverized Topsoil
 - 1/4 CY composted manure
 - In roto-filled beds only, also include in above mixture:
 - 2 lbs Starter Fertilizer

- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 3/2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout area prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide specific fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
 No bare spots larger than one (1) square foot
 No more than 10% of the total area with bare areas larger than one (1) square foot
 A uniform coverage through turf areas

- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Reinders Landscape Supply 800-785-3301; Prairie Nursery 800-476-0453) or approved equivalent mix from a reputable seed mix provider. Apply at rates recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
- Native Prairie Seed Mix / Stormwater Seed Mix / Infiltration Swale Seed Mix: Native seed mix(es) as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Agrecol Native Seed & Plant Nursery 608-223-3571 or Prairie Nursery 800-476-0453 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow seed mix, native prairie seed mix, stormwater seed mix, and other native seed mixes. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
AFM	9	Acer xfreemanni 'Autumn Fantasy'	Autumn Fantasy Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PPH	8	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AGG	2	Gingko biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	3	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
NRO	4	Quercus rubra	Northern Red Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
BC	1	Taxodium distichum	Bald Cypress	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
AE	2	Ulmus 'Morton'	Accolade Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Ornamental Trees (Deciduous)							
AS	1	Ancelander grandiflora	Apple Serviceberry	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
AFC	2	Malus x 'Adams'	Adams Flowering Crabapple	7-8'H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
CFP	3	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
JTL	4	Syringa reticulata 'Vory Silk'	Ivory Silk Japanese Tree Lilac	7-8'H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Evergreen Trees							
FVJ	11	Juniperus scopulorum 'Fairview'	Fairview (Upright) Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground	60"
NS	12	Picea abies	Norway Spruce	10-12'	B&B	Evenly shaped tree with branching to the ground	17'
BHS	5	Picea glauca 'Sensata'	Black Hills Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	15'

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
Evergreen Shrubs							
SGJ	39	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 / 18"	Cont.	Full rounded well branched shrub	54"
TYI	4	Taxus xmedia 'Tautou'	Tautou Intermediate Yew	24"	B&B	Full rounded well branched shrub	42"

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
Deciduous Shrubs							
CRD	48	Cornus sericea 'Cardinal'	Cardinal Redwing Dogwood	36"	Cont.	Full, well rooted plant, evenly shaped	48"
HC	13	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
UH	9	Hydrangea paniculata 'Unique'	Unique Hydrangea	36"	Cont.	Full, well rooted plant, evenly shaped	60"
GLS	66	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#3	Cont.	Full, well rooted plant, evenly shaped	48"
KOSR	13	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped	48"
GRS	40	Spirea xbumalda 'Goldmound'	Goldmound Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	36"
MKL	7	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped	60"
AJAV	48	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	48"	Cont.	Full, well rooted plant, evenly shaped	60"
MW	14	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
SBM	61	Weigela florida 'Sonic Bloom'	Sonic Bloom Weigela	24"	Cont.	Full, well rooted plant, evenly shaped	42"
WRV	10	Weigela florida 'Wine & Roses'	Wine & Roses Compact Weigela	24"	Cont.	Full, well rooted plant, evenly shaped	42"

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
Ornamental Grasses							
KFRG	80	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
DMG	50	Miscanthus sinensis 'Adagio'	Dwarf Maidengrass	#1	Cont.	Full, well rooted plant	42"
SSG	26	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1	Cont.	Full, well rooted plant	18"

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
Herbaceous Perennials							
HRD	48	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
RBD	50	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
KKC	14	Nepeeta fassonii 'X1 Cat'	Dwarf Catmint	#1	Pot	Full, well rooted plant, evenly shaped	24"

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
LAWN	42500	Lawn Establishment Area / Grading Area		SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	66325	Erosion Matting for sloped seeded areas		SF	EroTex E575 Erosion Control Blanket (or approved equal)	
	19315	Native Prairie Seed Mix		SF	Agrecol, LLC (608-223-3571)	
	4510	Infiltration Basin Seed Mix		SF	Agrecol, LLC (608-223-3571)	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
Hardscape Materials						
	25	Granite Boulders Retaining Wall	On-Site Boulders	30-42"	EA	On-Site Placement
	15	Granite Boulders Retaining Wall	see plan for location	24-36"	EA	Supplement Existing On-Site Boulders to construct retaining wall
	28	Heritage River Granite Mulch	Area: 2,000 SF	TN	2" depth	
	6	Decomposed Granite Surface (Rust/Brown)	Area: 435 SF	LF	2" depth	
	635	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF	SF	
	245	Landscape Fabric	SF			
	97	Shredded Hardwood Mulch (3" depth)	Area: 10,450 SF	CY		Bark Mulch; apply Preemergent after installation of mulch
	64	Soil Amendments (2" depth)	Area: 10,450 SF	CY		
	204	Pulverized Topsoil (Lawn Area)	Area: 19,305 SF	CY		
	64	Pulverized Topsoil (2" over bed areas)	Area: 10,450 SF	CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on the Landscape Master Plan. In the event that a discrepancy occurs between the schedule and the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

Seed Compositions:
 Reinder's Deluxe 50 Seed Mix (800-785-3301):
 20% Kentucky Bluegrass (50+ Quality)
 15% Newport Kentucky Bluegrass
 15% Ken Blue Kentucky Bluegrass
 25% Creeping Red Fescue
 15% Quebec Perennial Ryegrass
 10% Fiesta III Perennial Ryegrass
 Seed at rate of 150-200# per acre

LANDSCAPE GENERAL NOTES

PLANT & MATERIAL SCHEDULE



PROJECT ENERCON TECHNICAL CENTER



N120 W19349
 Freistadt Road
 Germantown, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
8.10.21	FIRST ISSUE
10.4.21	REVISED CIVIL
10.5.21	REVISED CIVIL

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT MANAGER WDH

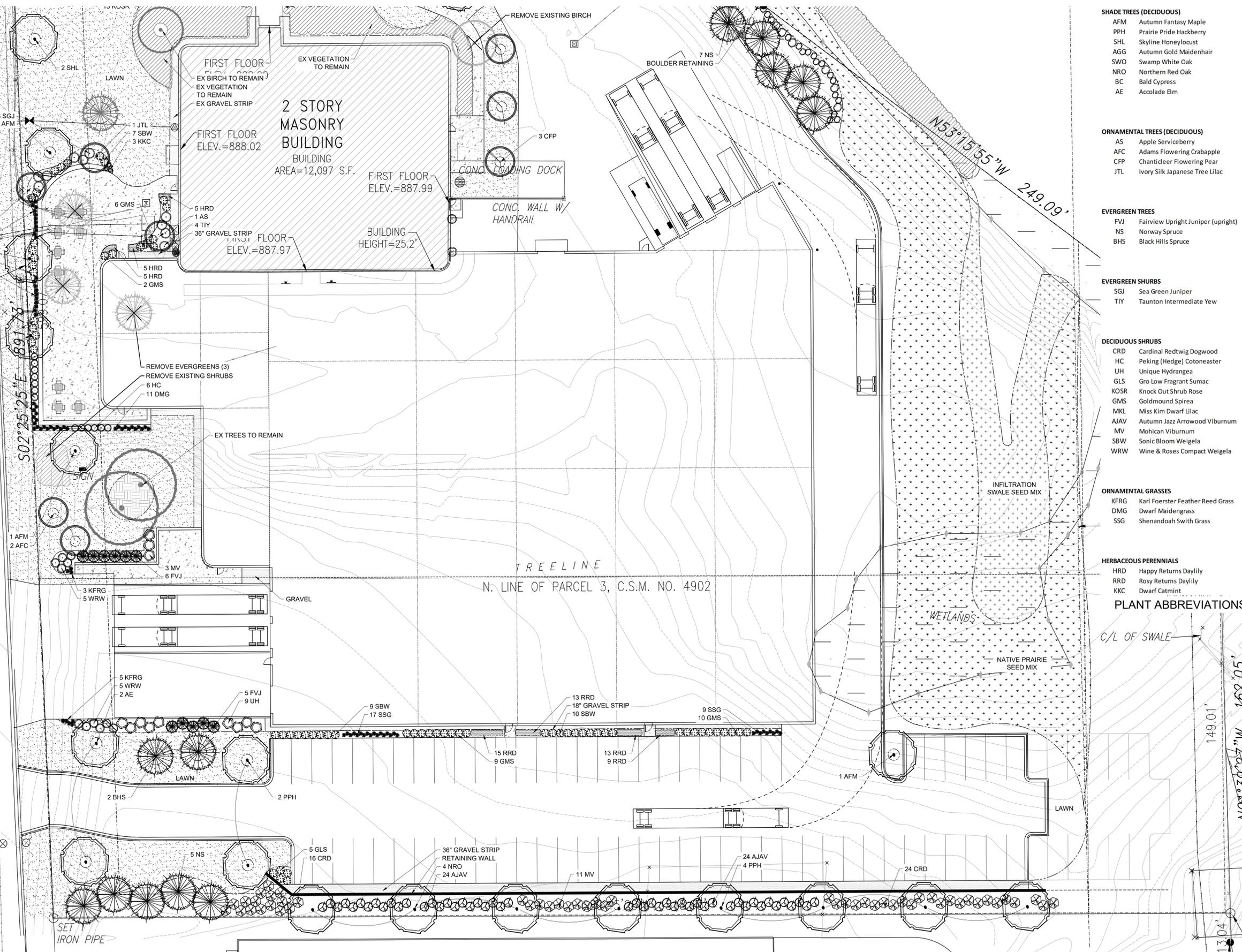
PROJECT NUMBER 21-058

DATE 10.05.21

SHEET NUMBER

L 1.3

MCCORMICK DRIVE



- SHADE TREES (DECIDUOUS)**
- AFM Autumn Fantasy Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - AGG Autumn Gold Maidenhair
 - SWO Swamp White Oak
 - NRO Northern Red Oak
 - BC Bald Cypress
 - AE Accolade Elm

- ORNAMENTAL TREES (DECIDUOUS)**
- AS Apple Serviceberry
 - AFC Adams Flowering Crabapple
 - CFP Chanticleer Flowering Pear
 - JTL Ivory Silk Japanese Tree Lilac

- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
 - NS Norway Spruce
 - BHS Black Hills Spruce

- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
 - TIY Taunton Intermediate Yew

- DECIDUOUS SHRUBS**
- CRD Cardinal Redtwig Dogwood
 - HC Peking (Hedge) Cotoneaster
 - UH Unique Hydrangea
 - GLS Gro Low Fragrant Sumac
 - KOSR Knock Out Shrub Rose
 - GMS Goldmound Spirea
 - MKL Miss Kim Dwarf Lilac
 - AJAV Autumn Jazz Arrowwood Viburnum
 - MV Mohican Viburnum
 - SBW Sonic Bloom Weigela
 - WRW Wine & Roses Compact Weigela

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - DMG Dwarf Maidengrass
 - SSG Shenandoah Swith Grass

- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
 - RRD Rosy Returns Daylily
 - KKC Dwarf Catmint

PLANT ABBREVIATIONS

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



PROJECT
ENERCON TECHNICAL CENTER



N120 W19349
Freistadt Road
Germantown, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
8.10.21	FIRST ISSUE
10.4.21	REVISED CIVIL
10.5.21	REVISED CIVIL

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	21-058
DATE	10.05.21
SHEET NUMBER	

L 1.2

DIGGERS HOTLINE
CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW AREA 259-1181
WI STATUTE 182.017(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

ENLARGED LANDSCAPE PLAN
Scale: 1" = 20'0"
NORTH

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

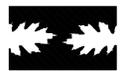
CALL DIGGERS HOTLINE 811 or 1-800-245-8811 MILW. AREA 259-1181 MS STATUTE 182.017(19P4) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

N89°45'28"E 2611.52'
NORTH LINE OF THE NE 1/4, SEC. 20

FREISTADT ROAD

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



PROJECT
ENERCON TECHNICAL CENTER



N120 W19349
Freistadt Road
Germantown, WI

ISSUANCE AND REVISIONS

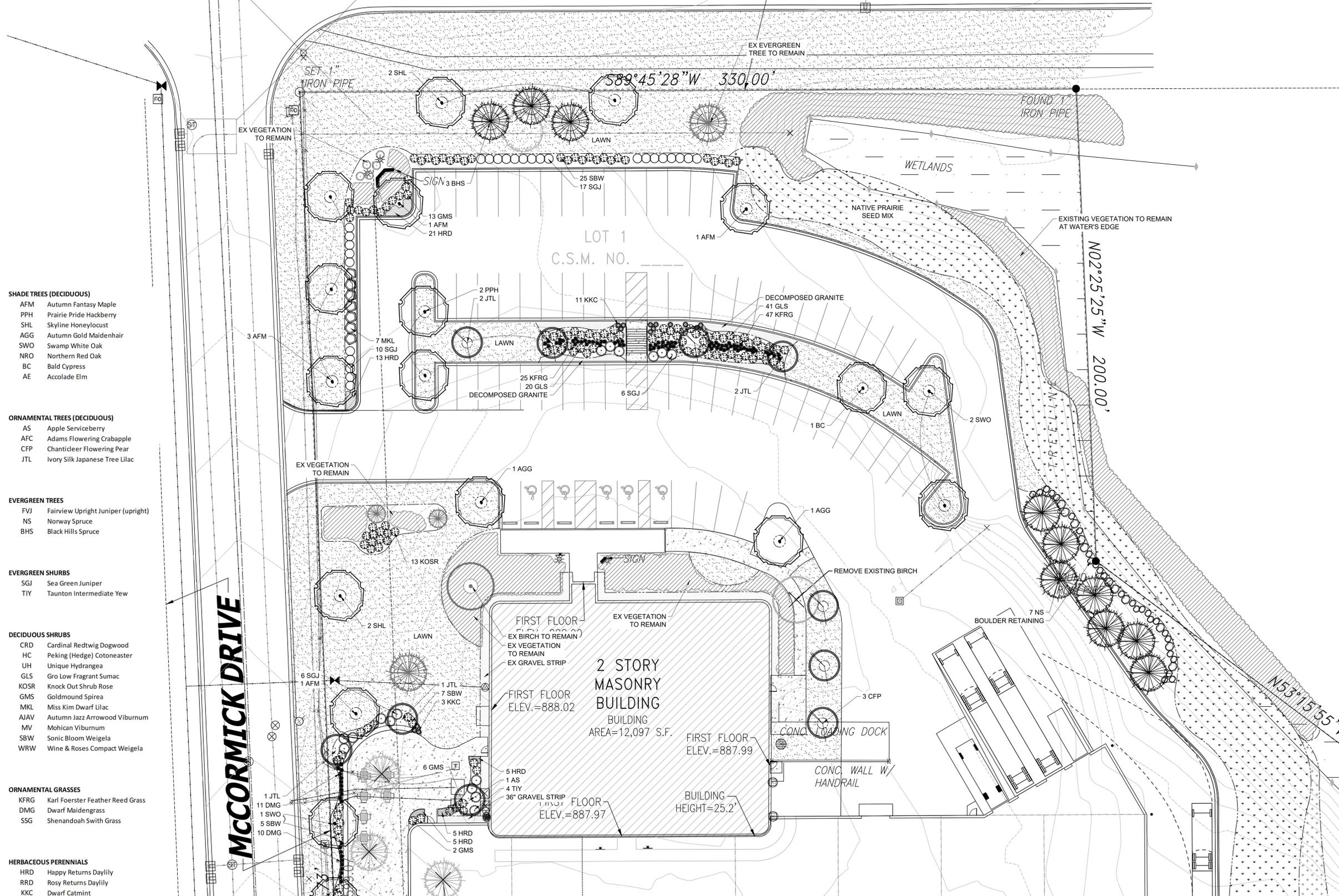
DATE	DESCRIPTION
8.10.21	FIRST ISSUE
10.4.21	REVISED CIVIL
10.5.21	REVISED CIVIL

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	21-058
DATE	10.05.21
SHEET NUMBER	

L 1.1



- SHADE TREES (DECIDUOUS)**
- AFM Autumn Fantasy Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - AGG Autumn Gold Maidenhair
 - SWO Swamp White Oak
 - NRO Northern Red Oak
 - BC Bald Cypress
 - AE Accolade Elm

- ORNAMENTAL TREES (DECIDUOUS)**
- AS Apple Serviceberry
 - AFC Adams Flowering Crabapple
 - CFP Chanticleer Flowering Pear
 - JTL Ivory Silk Japanese Tree Lilac

- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
 - NS Norway Spruce
 - BHS Black Hills Spruce

- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
 - TIY Taunton Intermediate Yew

- DECIDUOUS SHRUBS**
- CRD Cardinal Redtwig Dogwood
 - HC Peking (Hedge) Cotoneaster
 - UH Unique Hydrangea
 - GLS Gro Low Fragrant Sumac
 - KOSR Knock Out Shrub Rose
 - GMS Goldmound Spirea
 - MKL Miss Kim Dwarf Lilac
 - AJAV Autumn Jazz Arrowwood Viburnum
 - MV Mohican Viburnum
 - SBW Sonic Bloom Weigela
 - WRW Wine & Roses Compact Weigela

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - DMG Dwarf Maidengrass
 - SSG Shenandoah Swith Grass

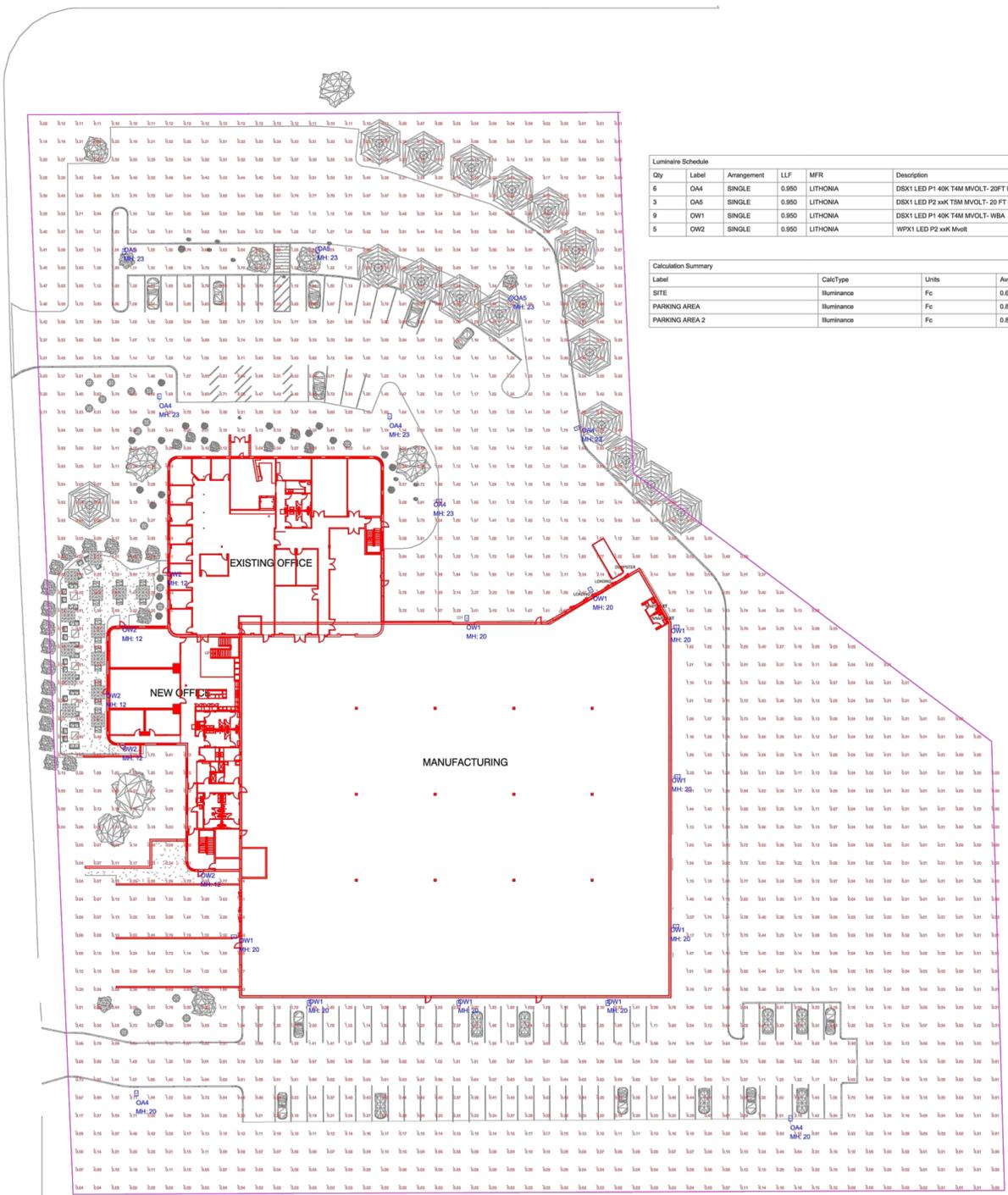
- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
 - RRD Rosy Returns Daylily
 - KKC Dwarf Catmint

PLANT ABBREVIATIONS



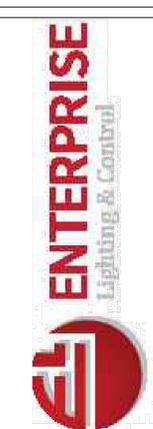
ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"



Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
6	OAH	SINGLE	0.950	LITHONIA	DSX1 LED P1 48K TMM MVOLT-20FT POLE 3 FT BASE	54	324	6816
3	OAH	SINGLE	0.950	LITHONIA	DSX1 LED P2 48K TMM MVOLT-20 FT POLE 3 FT BASE	70	210	9234
9	OW1	SINGLE	0.950	LITHONIA	DSX1 LED P1 48K TMM MVOLT-WBA	54	486	6816
5	OW2	SINGLE	0.950	LITHONIA	WPX1 LED P2 48K Mvolt	24.42	122.1	2913

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	illumiance	Fc	0.62	6.22	0.00	N.A.	N.A.
PARKING AREA	illumiance	Fc	0.87	1.8	0.2	4.35	9.00
PARKING AREA 2	illumiance	Fc	0.88	2.5	0.2	4.40	12.50



#	DATE	COMMENTS
REVISIONS		

DRAWN BY : AD
 DATE : SEPT 30, 2021
 SCALE : 1" = 40'-0"

ENERCON
 N120 W19349 FREISTADT RD
 GERMANTOWN, WISCONSIN



MSI GENERAL CORPORATION
 P.O. BOX. 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-3661

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
 Owner Review: 11.03.2020
 Property Acquisition Review: 2.09.2021
 Plan Commission Submittal: 8.02.2021
 Plan Commission Revision: 9.09.2021
 Plan Commission Submittal: 10.04.2021

Bid Set:
 State Submittal / Permit:
 As-Built:

REVISIONS:
1 --



PROJECT ADDRESS:
 PROJECT NAME
 Enercon Technical Center - Addition
 STREET ADDRESS
 N120 W19349 Freistadt Rd.
 CITY/ STATE / ZIP
 Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	xxx	BGK
Sheet Title:		
SITE PHOTOMETRIC PLAN		
Sheet Number:		
C-107		
Project Number:		P12364
P12364		

MANAGERS
 ENGINEERS
 CONTRACTORS
 ARCHITECTS







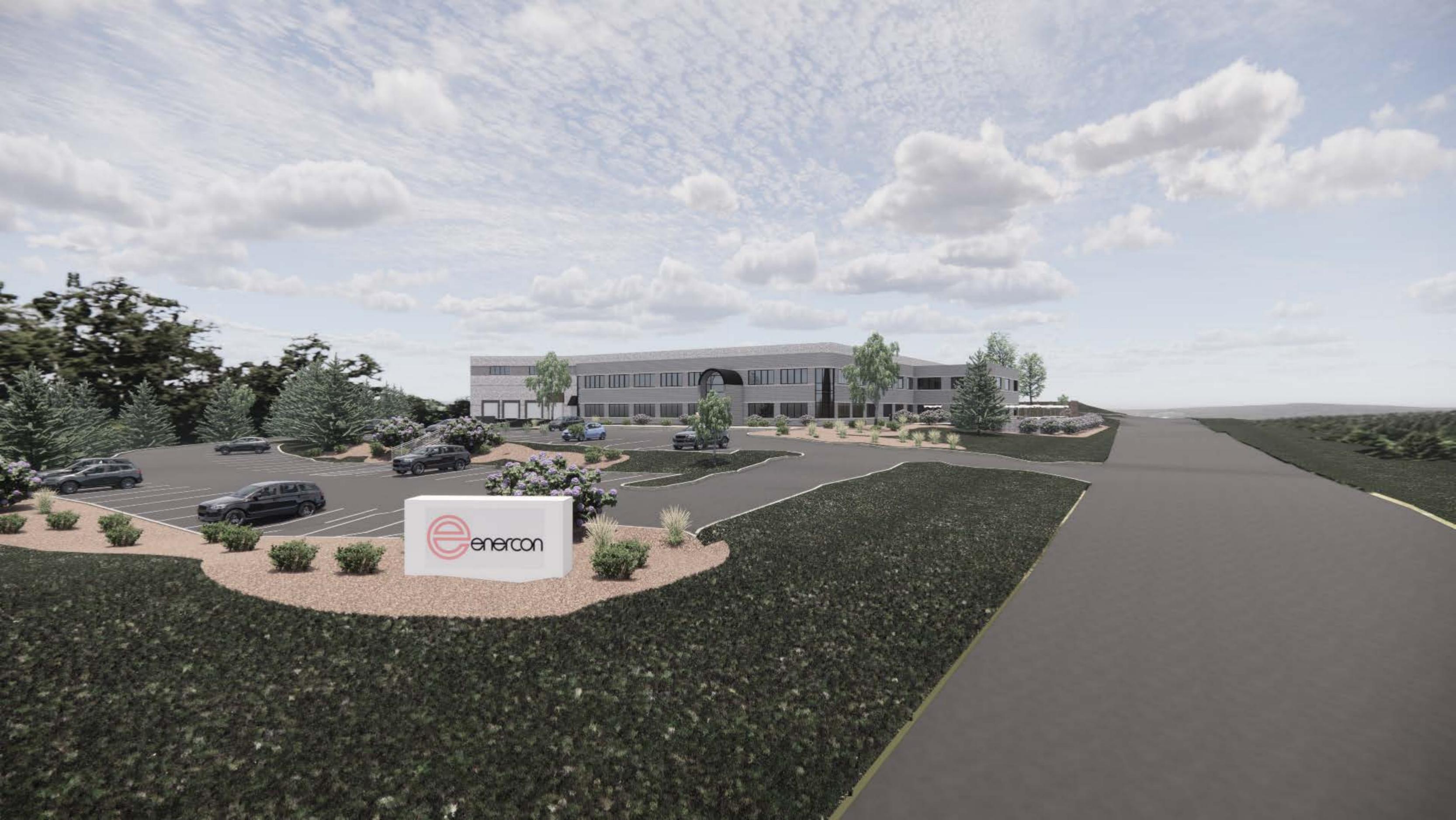












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