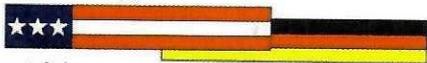




Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Grant Moore

PROPERTY OWNER

MD Development

Phone (262) 339 9031

E-Mail Grant @ mooredesigns.com

Phone (262) 339 9031

E-Mail Grant @ mooredesigns.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

<u>W193 N10930 Kleinmann Drive</u>	<u>291 961</u>
------------------------------------	----------------

3

REZONING REQUEST

FROM
B-5

TO
M-1

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attached "Certified Survey Map" per
Terra Tec Engineering



Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Grant Moore

Phone (262) 339 9031

Fax ()

E-Mail Grant @ Moorpedesigns.com

PROPERTY OWNER

Same as Agent

Phone ()

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W93 N10980 Kleinmann Drive

291061

3 PURPOSE OF LAND SPLIT

Property sale to adjacent neighbor

Will the land split require rezoning?

Yes

From B-5

To M-1

4 READ AND INITIAL THE FOLLOWING:

GM I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

GM I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

GM I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

GM I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature] 11/23/21
 Applicant Date

[Signature] 11/23/21
 Owner Date



Village of

Germantown
Willkommen

Fee Must Accompany Application

- \$1,165 Paid _____ Date _____
- \$200 PC Consultation Only
Paid _____ Date _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Grant Moore

PROPERTY OWNER(S):

Same as Applicant

Address: W193 N10975
Kleinmann Drive, Germantown 53022

Address: _____

Phone: 262 339 9031

Phone: _____

E-Mail: Grant@Mooredesigns.com

E-Mail: _____

REQUEST TO AMEND LAND USE MAP

Current Land Use Map Designation(s): Agricultural / open space residential

Proposed Land Use Map Designation(s): Industrial / Office

Address of Property, Parcel ID Number(s) or General Location (1/4 section 1/4 section):

W193 N10975 Kleinmann Drive -- 291961

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary

See Attached certified Survey map

Size of Property or Area: Acres: _____ Square Feet: _____

Comprehensive Plan Amendment Application

Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

Adjacent Property Land Uses		Zoning
North	Industrial / office	M1
South	U	U
East	U	U
West	U	U

REQUEST TO AMEND PLAN TEXT

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text Amendments
Attach separate pages as necessary

Comprehensive Plan Amendment Application

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- Complete Application Form (Affidavit of Understanding and signatures required)
Application Fee
Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
- Exterior boundary of the land subject of the map amendment
- Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Handwritten signature and date 11/23/21 for Applicant/Agent

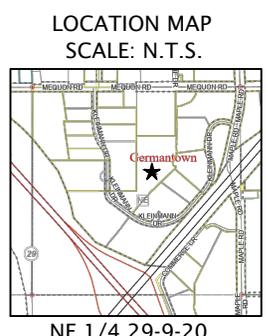
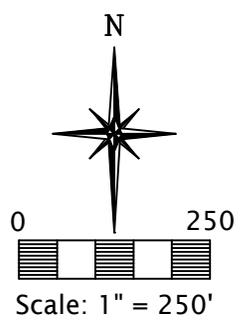
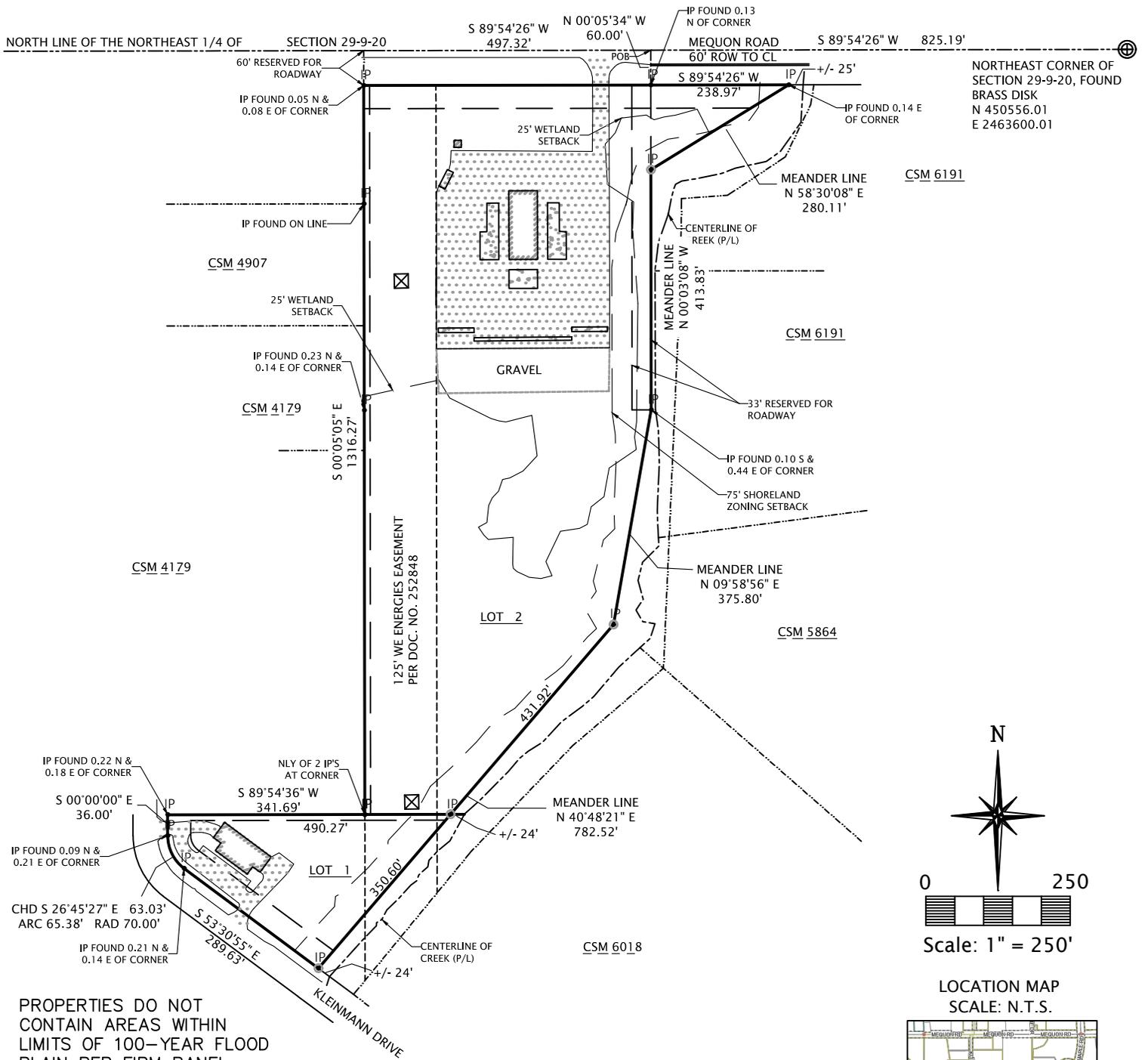
Handwritten signature and date 11/23/21 for Property Owner

Applicant/Agent Date

Property Owner Date

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS, IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN



PROPERTIES DO NOT CONTAIN AREAS WITHIN LIMITS OF 100-YEAR FLOOD PLAIN PER FIRM PANEL 55131C0357D AND 55131C0359D.

SEE SHEET 2 FOR WETLANDS

TYPICAL BUILDING SETBACKS
 FRONT=40 FEET
 SIDE=10 FEET
 REAR=25 FEET

IP 1"X18" IRON PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT SET
 IP IP FOUND

OWNER: DAVE MOORE
 TAX KEY NUMBER: GNTV_291961

OWNER: PACE PROPERTY MANAGEMENT, LLC.
 TAX KEY NUMBER: GNTV_291989

(N 00°00'00" E, 0.00') DENOTES RECORD DIMENSION

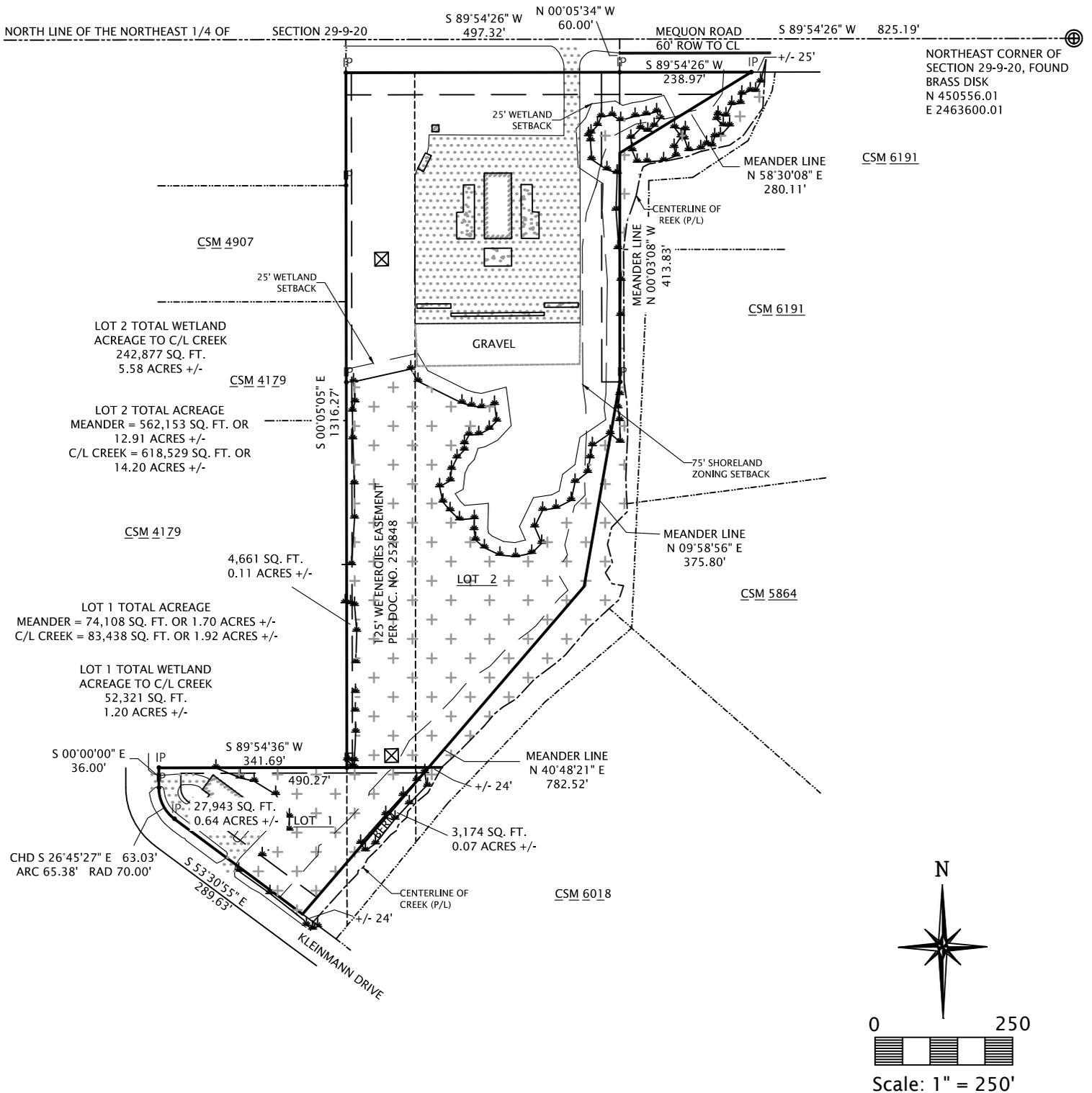
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST 1:100 OF A FOOT.

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983/2011)



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN

SURVEYORS CERTIFICATE

STATE OF WISCONSIN)
)SS
MCHENRY COUNTY, IL)

I, STEVEN M. ARNOLD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND KNOWN AS:

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN; THENCE S 89°54'26" W, ALONG THE NORTH LINE OF SAID 1/4 SECTION, 825.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°54'26" W, 497.32 FEET; THENCE S 00°05'05" E, 1316.27 FEET; THENCE S 89°54'36" W, 341.69 FEET; THENCE S 00°00'00" E, 36.00 FEET; THENCE ALONG AN ARC WITH A CHORD BEARING S 26°45'27" E, 63.03 FEET, AN ARC LENGTH OF 65.38 FEET AND RADIUS OF 70.00 FEET; THENCE S 53°30'55" E, 289.63 FEET TO A MEANDER POINT, SAID POINT BEING 24 FEET MORE OR LESS FROM THE CENTERLINE OF AN UNNAMED STREAM; THENCE N 40°48'21" E, 782.52 FEET TO A MEANDER POINT; THENCE N 09°58'56" E, 375.80 FEET TO A MEANDER POINT; THENCE N 00°03'08" W, 413.83 FEET TO A MEANDER POINT; THENCE N 58°30'08" E, 280.11 FEET TO A MEANDER POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MEQUON ROAD, SAID POINT BEING 25 FEET MORE OR LESS FROM THE CENTERLINE OF SAID STREAM; THENCE ALONG SAID RIGHT-OF-WAY S 89°54'26" W, 238.97 FEET; THENCE N 00°05'34" W, 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 562,153 SQ. FT. OR 12.91 ACRES OF LAND TO THE MEANDER LINES, MORE OR LESS.

SAID PARCEL CONTAINS 618,529 SQ. FT. OR 14.20 ACRES OF LAND TO THE CENTERLINE OF THE CREEK, MORE OR LESS.

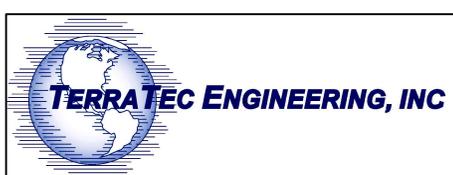
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF DAVE MOORE AND CHRIS WEST, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF.

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES , AND MUNICIPAL CODE 18.06 OF THE VILLAGE OF GERMANTOWN, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 14TH DAY OF DECEMBER, 2021.

STEVEN M. ARNOLD
PROFESSIONAL LAND SURVEYOR
PLS No. S-3168



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN

OWNERS CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF GERMANTOWN.

WASHINGTON COUNTY

DAVE MOORE, OWNER
DATED THIS _____ DAY OF _____, 2021

STATE OF WISCONSIN)
)SS
_____ COUNTY, WI)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021.

THE ABOVE NAMED DAVE MOORE, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ACKNOWLEDGED THE SAME.

OWNERS CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF GERMANTOWN.

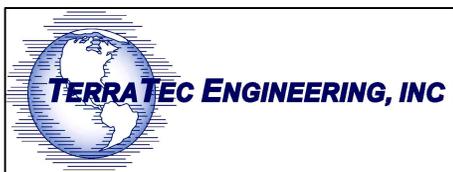
WASHINGTON COUNTY

CHRIS WEST, OWNER
DATED THIS _____ DAY OF _____, 2021

STATE OF WISCONSIN)
)SS
_____ COUNTY, WI)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021.

THE ABOVE NAMED CHRIS WEST TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ACKNOWLEDGED THE SAME.



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE VILLAGE OF GERMANTOWN ON THE _____ DAY OF _____, 2021.

APPROVED: _____ DATE _____
DEAN WOLTER, CHAIRMAN

LORI JOHNSON, SECRETARY DATE _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

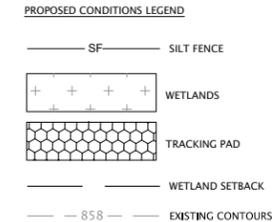
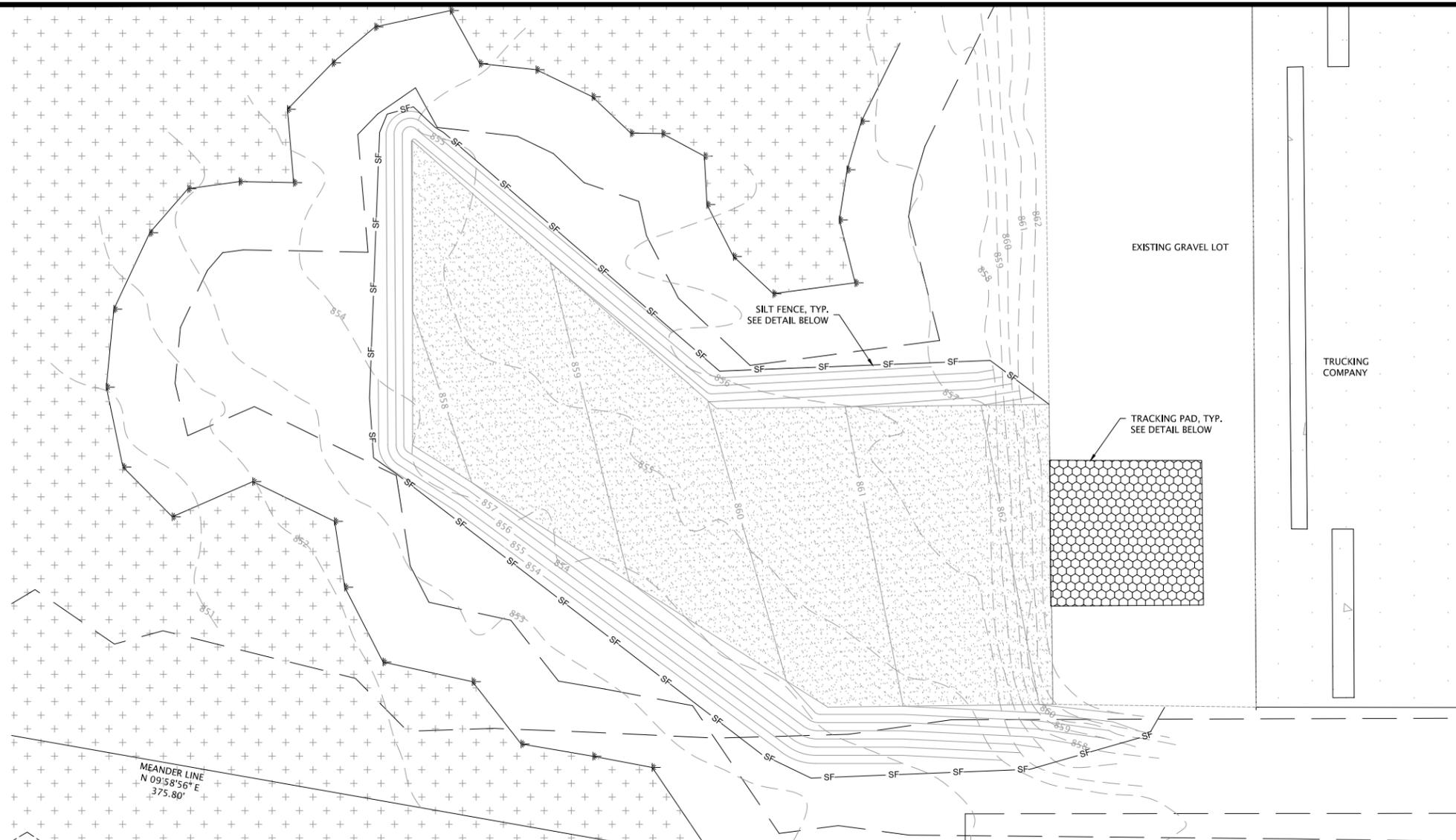
THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF PART OF THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN

ON THIS _____ DAY OF _____, 20_____.

DEAN WOLTER, CHAIRMAN DATE _____

DEANNA BRAUNSCHWEIG, VILLAGE CLERK DATE _____
ACKNOWLEDGED THE SAME.





GENERAL PLAN NOTES:

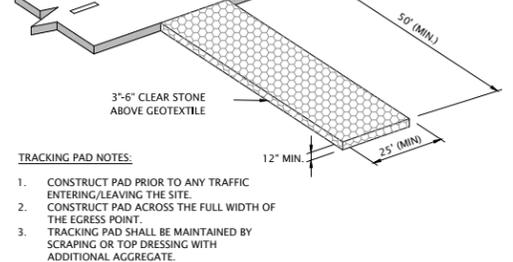
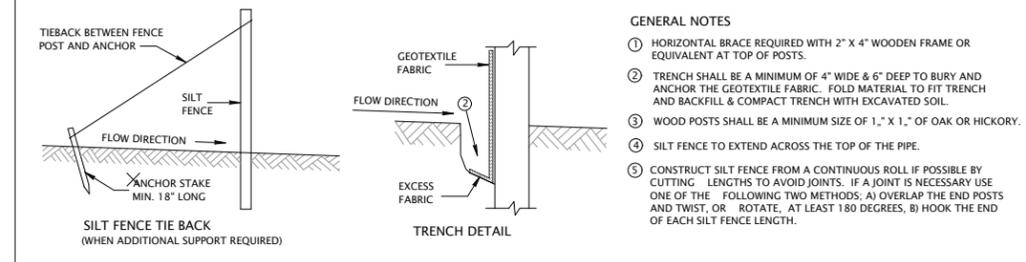
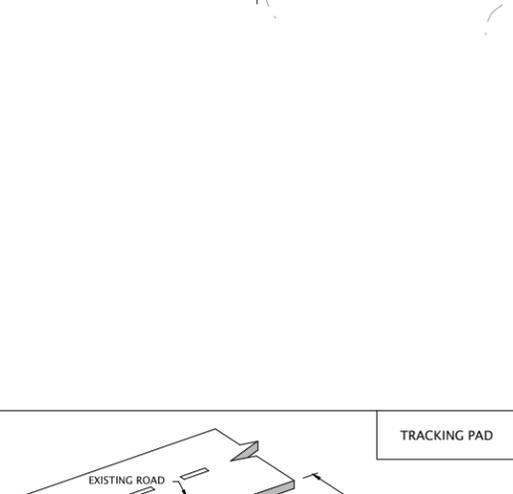
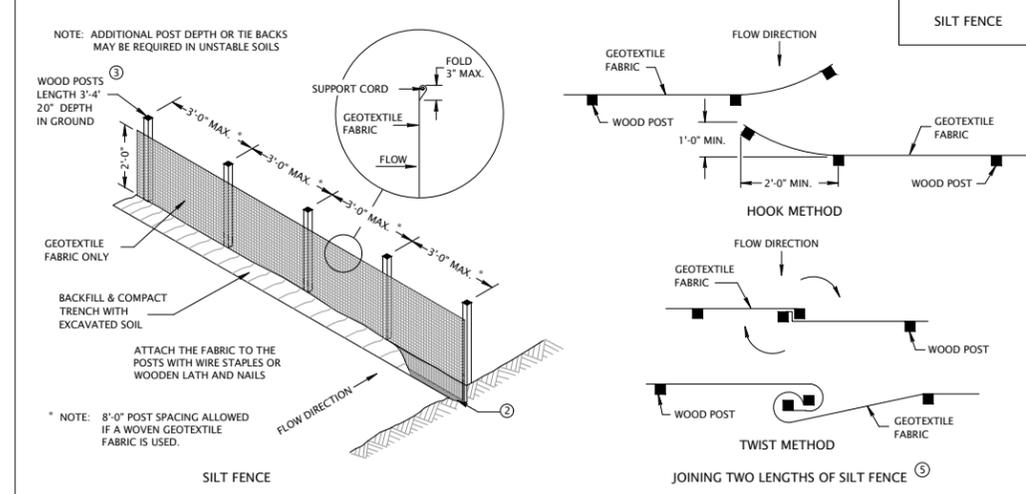
1. REFER TO CERTIFIED SURVEY MAP FOR OVERALL SITE PLAN, PROPERTY BOUNDARY, AND WETLAND DELINEATION.

DEMOLITION NOTES:

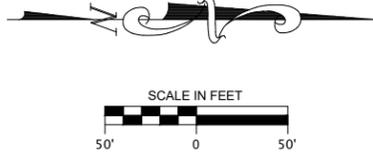
- DEMOLITION AND DISPOSAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THIS WORK INCLUDING FEDERAL, STATE, COUNTY, AND THE LOCAL MUNICIPALITY.
- THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY AND MAKES NO REPRESENTATION AS TO THE CONDITION OF THE STRUCTURES/MATERIALS TO BE REMOVED OR THE SPECIFIC MATERIALS THAT COMPRISE THEIR MAKEUP AND CONTENTS. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, DEMOLITION SHALL CEASE AND THE OWNER SHALL BE NOTIFIED. THE MATERIAL SHALL BE REMOVED, CONTAINERIZED, TRANSPORTED AND DISPOSED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS AND REGULATIONS. DO NOT RESUME UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS/LAWS.
- NO BURNING OF MATERIALS FROM THE SITE IS PERMITTED. THE USE OF EXPLOSIVES ON THIS PROJECT IS NOT PERMITTED.
- CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS THAT ARE TO BE GRADED OR BUILT UPON. TOPSOIL SHALL BE STOCKPILED IN A LOCATION PRE-APPROVED BY OWNER. STOCKPILE SHALL HAVE SILT FENCE INSTALLED AROUND THE PERIMETER. PERMANENT TOPSOIL STOCKPILES WILL NOT BE ALLOWED.
- THE PROPER UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO WORK COMMENCEMENT AS REQUIRED BY THE SPECIFIC UTILITIES. ALL WORK SHALL BE COORDINATED WITH THE UTILITY COMPANY HAVING THE JURISDICTION OVER THE SPECIFIC UTILITY PRIOR TO ANY DISCONNECTION, ABANDONMENT AND/OR REMOVAL/CAPPING OF THE UTILITY. ADEQUATE TIME SHALL BE PROVIDED IN CONTRACTOR'S SCHEDULE FOR REMOVAL, RELOCATION OR INSTALLATION TO PROVIDE SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY FOR ALL UTILITY SERVICES/FEE'S/INSPECTIONS, ETC.
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS AND PROTECTIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, UTILITY POLES, ETC. AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION IN PLACE, WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS.
- NO UTILITIES SHALL REMAIN BELOW STORM WATER FEATURES AND BUILDINGS UNLESS SPECIFICALLY CALLED OUT TO REMAIN. UTILITIES SHALL EITHER BE REMOVED, REPLACED, OR RELOCATED AS DIRECTED BY OWNER.
- GRAVEL AREAS (IF APPLICABLE) - ONLY REMOVE GRAVEL DOWN TO FINAL GRADE (FOR PROPOSED GRAVEL AREAS)
- TREE/BRUSH REMOVAL INCLUDES ROOT BALL.

GENERAL EROSION CONTROL AND CLEAN UP REQUIREMENTS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
- EROSION CONTROLS
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
 - INSTALL EROSION MAT ON ALL FINISHED GRADE SLOPES EQUAL TO OR GREATER THAN 4:1 AND IN AREAS WITH CHANNELIZED FLOW.
 - INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
 - MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 - AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
 - OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
 - NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
 - THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
 - ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
 - ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION.
 - TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
 - WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
 - ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) IMMEDIATELY BEFORE THE END OF EACH WORK DAY.
- CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
- CONTRACTOR SHALL NOT ALLOW MUD AND DEBRIS TO BE DEPOSITED ONTO ADJACENT ROADWAYS OR PROPERTIES. CLEANUP SHALL BE PERFORMED AT A MINIMUM OF DAILY OR AS NEEDED.

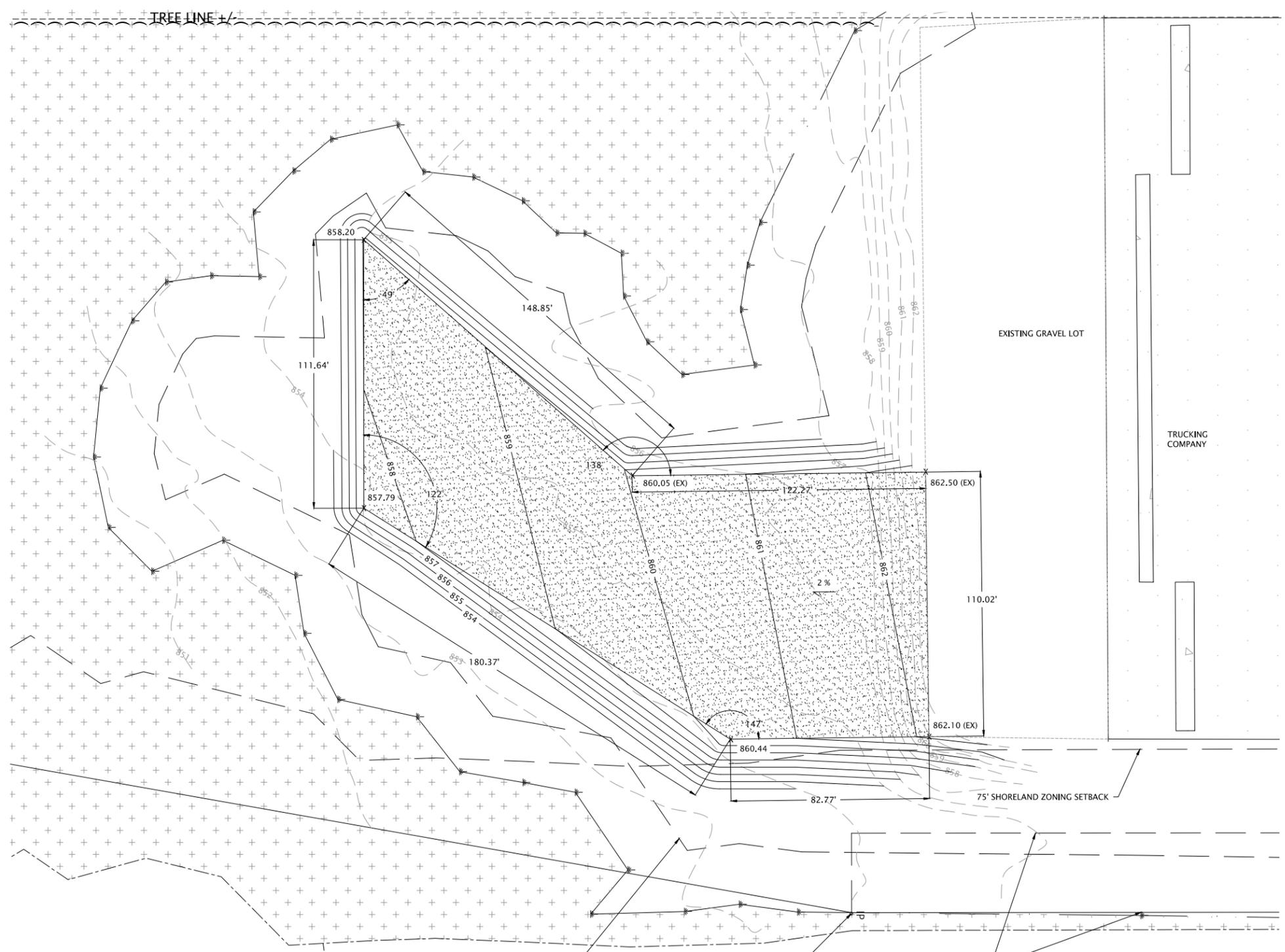


- GENERAL NOTES**
- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 - TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.
 - SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
 - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



EROSION CONTROL PLAN PACE PROPERTY MANAGEMENT N112W19125 MEQUON ROAD GERMANTOWN, WISCONSIN			
DESIGNED BY DMM	APPROVED BY JPF	DATE 12/28/2021	
REVISION NO.	REVISIONS	DATE	BY
TERRATEC PROJECT NO. 2106009.2		SHEET No. 1	OF 2

TERRATEC ENGINEERING, LLC.
 W67 N222 EVERGREEN BLVD., STE. 205
 CEDARBURG, WI 53012
 Tel.: 262.377.9905
 © 2015 TERRATEC ENGINEERING, LLC.



PROPOSED CONDITIONS LEGEND

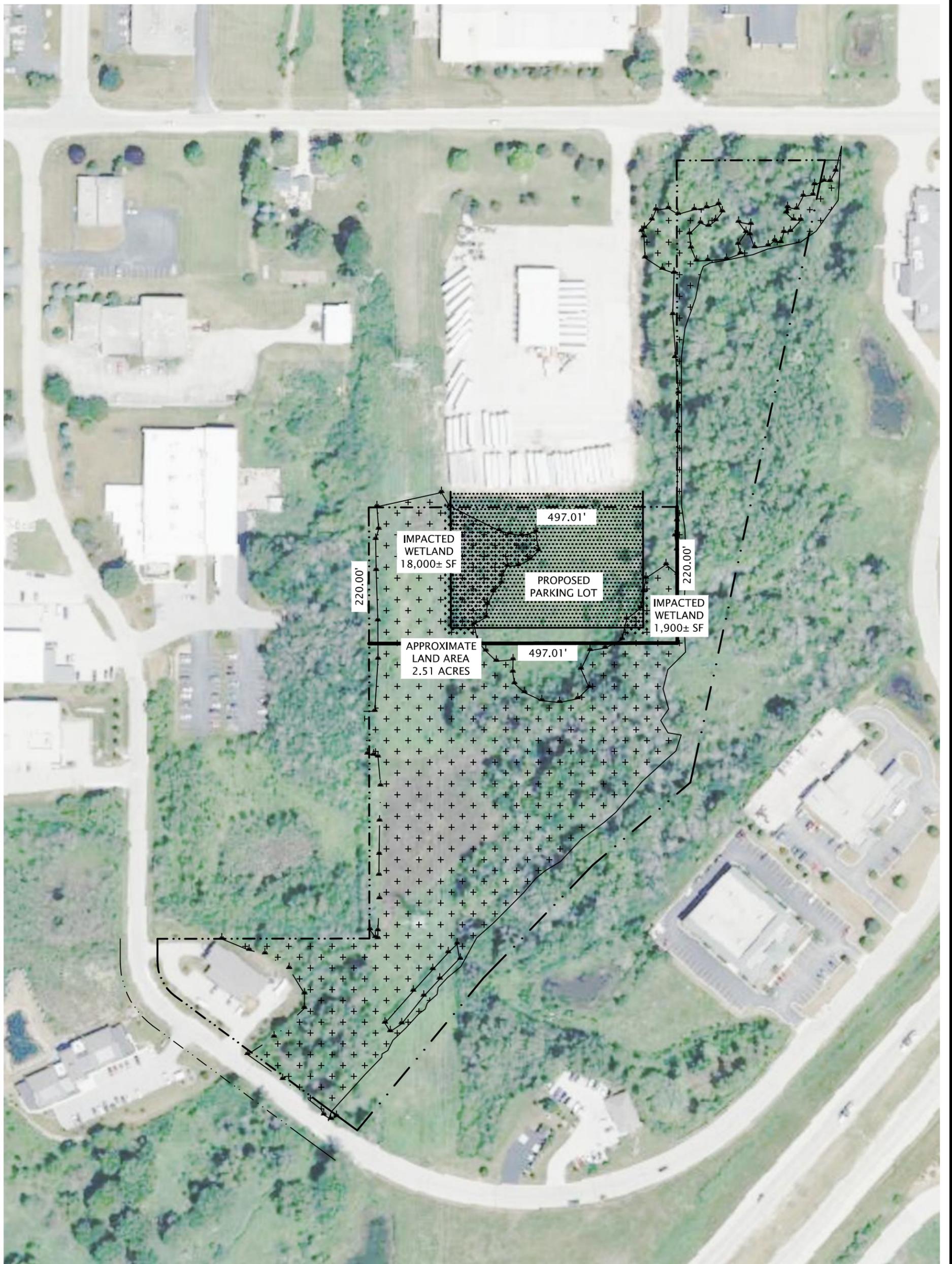
	PROPOSED CONTOURS
	EDGE OF PROPOSED GRAVEL LOT
	GRAVEL LOT SURFACE

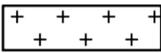
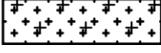
GENERAL PLAN NOTES:

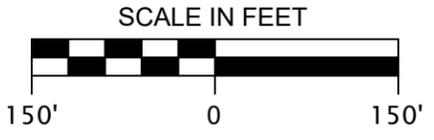
- REFER TO CERTIFIED SURVEY MAP FOR OVERALL SITE PLAN, PROPERTY BOUNDARY, AND WETLAND DELINEATION.
 - REFER TO SHEET 1 OF 2 FOR EXISTING LEGEND.
- GENERAL GRADING/PAVING NOTES**
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES.
 - CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
 - SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY SITE GEOTECHNICAL REPORT, IF AVAILABLE. IF NO GEOTECHNICAL REPORT IS AVAILABLE, PREPARE AND PROOF SUBGRADE IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED BY OVEREXCAVING TWO FEET, PLACING GEOTEXTILE (TYPE SR) DOWN UNDER CRUSHED STONE.
 - GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPALITY AND WISDOT SPECIFICATIONS.
 - MATCH EXISTING GRADES WHERE PROPOSED GRAVEL MEETS EXISTING GRAVEL/GRASS.
 - PROPOSED GRASSY AREAS SHALL HAVE SIX INCHES OF TOPSOIL (MINIMUM) AND BE SEED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED PER THE LANDSCAPE PLAN (PREPARED BY OTHERS).



PROPOSED GRADING PLAN			
PACE PROPERTY MANAGEMENT			
N112W19125 MEQUON ROAD			
GERMANTOWN, WISCONSIN			
DESIGNED BY DMM	APPROVED BY JPF	DATE 12/28/2021	
REVISION NO.	REVISIONS	DATE	BY
		TERRATEC PROJECT NO. 2106009.2	
<small>W67 N222 EVERGREEN BLVD., STE. 205 CEDARBURG, WI 53012 Tel.: 262.377.9905</small>		SHEET No. 2	OF 2
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- LEGEND**
-  DELINEATED WETLAND AREA
 -  EXISTING PROPERTY LINE
 -  PROPOSED PROPERTY LINE
 -  IMPACTED WETLAND AREA
 -  PROPOSED PARKING LOT



CONCEPT SITE PLAN			
W193N10980 KLEINMANN DRIVE			
MD PROPERTY			
GERMANTOWN, WISCONSIN			
DESIGNED BY JPF	APPROVED BY JPF	DATE 9/13/2021	
REVISION NO.	REVISIONS	DATE	BY
 TERRATEC ENGINEERING, LLC. <small>W67 N222 EVERGREEN BLVD., STE. 205 CEDARBURG, WI 53012 Tel.: 262.377.9905</small>		TERRATEC PROJECT NO. 2106009	SHEET No. OF
		1	1
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