

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-385, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. 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.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF WAUKESHA CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL, AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDER THE SCARIFIED SURFACE TO THE SUBGRADE. MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL, COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEViate WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO WETLANDS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS 150 OR HIGHER, MAY BE USED. TRENCH SECTIONS SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 12 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVE CO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2 INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL, AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'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 LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. 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.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. 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.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESSES/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS 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 APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. 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 AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM 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.
9. 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.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH DOUBLE ROW OF SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. 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.
12. 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.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. 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.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. 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 FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN. EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (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.
18. 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.
19. 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.
20. 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 OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



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MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | LITIGATING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO 1/ML/VALUE: -NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)

PROJECT DESCRIPTION

STREET ADDRESS

570 Bluemound Road

CITY/ STATE / ZIP

Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
ENGINEERING		
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-102

PROJECT NUMBER:

P13417

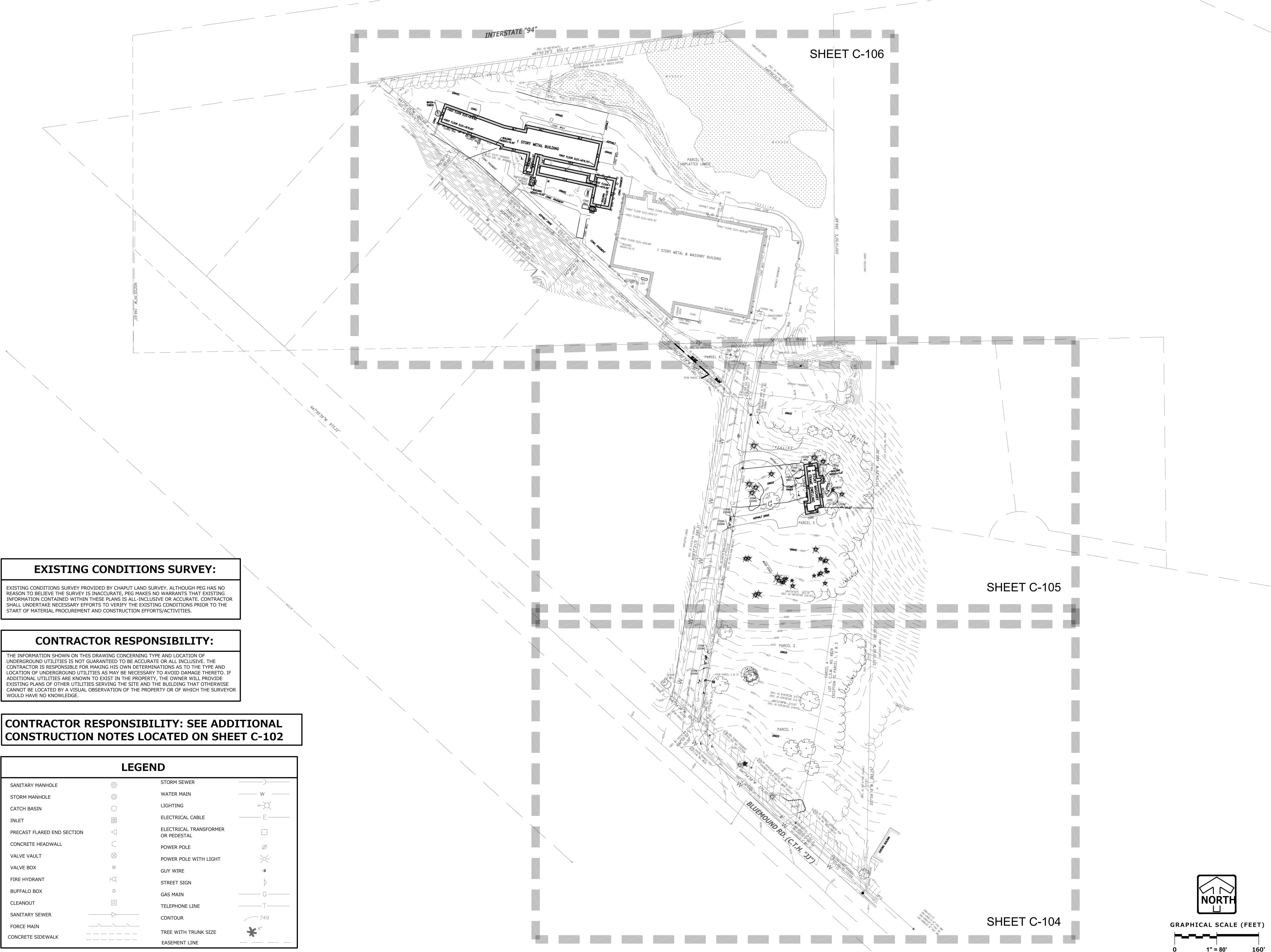
LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

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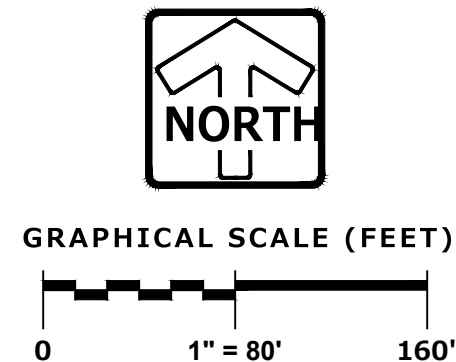
CONTRACTOR RESPONSIBILITY:

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND

SANITARY MANHOLE	⊙	STORM SEWER	—
STORM MANHOLE	⊙	WATER MAIN	— W —
CATCH BASIN	○	LIGHTING	⊙
INLET	⊙	ELECTRICAL CABLE	—
PRECAST FLARED END SECTION	△	ELECTRICAL TRANSFORMER OR PEDESTAL	⊙
CONCRETE HEADWALL	∧	POWER POLE	⊙
VALVE VAULT	⊗	POWER POLE WITH LIGHT	⊗
VALVE BOX	⊙	GUY WIRE	—
FIRE HYDRANT	⊙	STREET SIGN	⊙
BUFFALO BOX	⊙	GAS MAIN	— G —
CLEANOUT	⊙	TELEPHONE LINE	— T —
SANITARY SEWER	—	CONTOUR	749
FORCE MAIN	—	TREE WITH TRUNK SIZE	6"
CONCRETE SIDEWALK	—	EASEMENT LINE	—



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OWNER REVIEW:	10/13/2022
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SUBMITTAL FOR PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	
REVISIONS:	

PINNACLE ENGINEERING GROUP
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PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO (MILWAUKEE): NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
**FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)**
PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road
CITY/STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
**EXISTING CONDITIONS &
DEMOLITION PLAN
OVERVIEW**

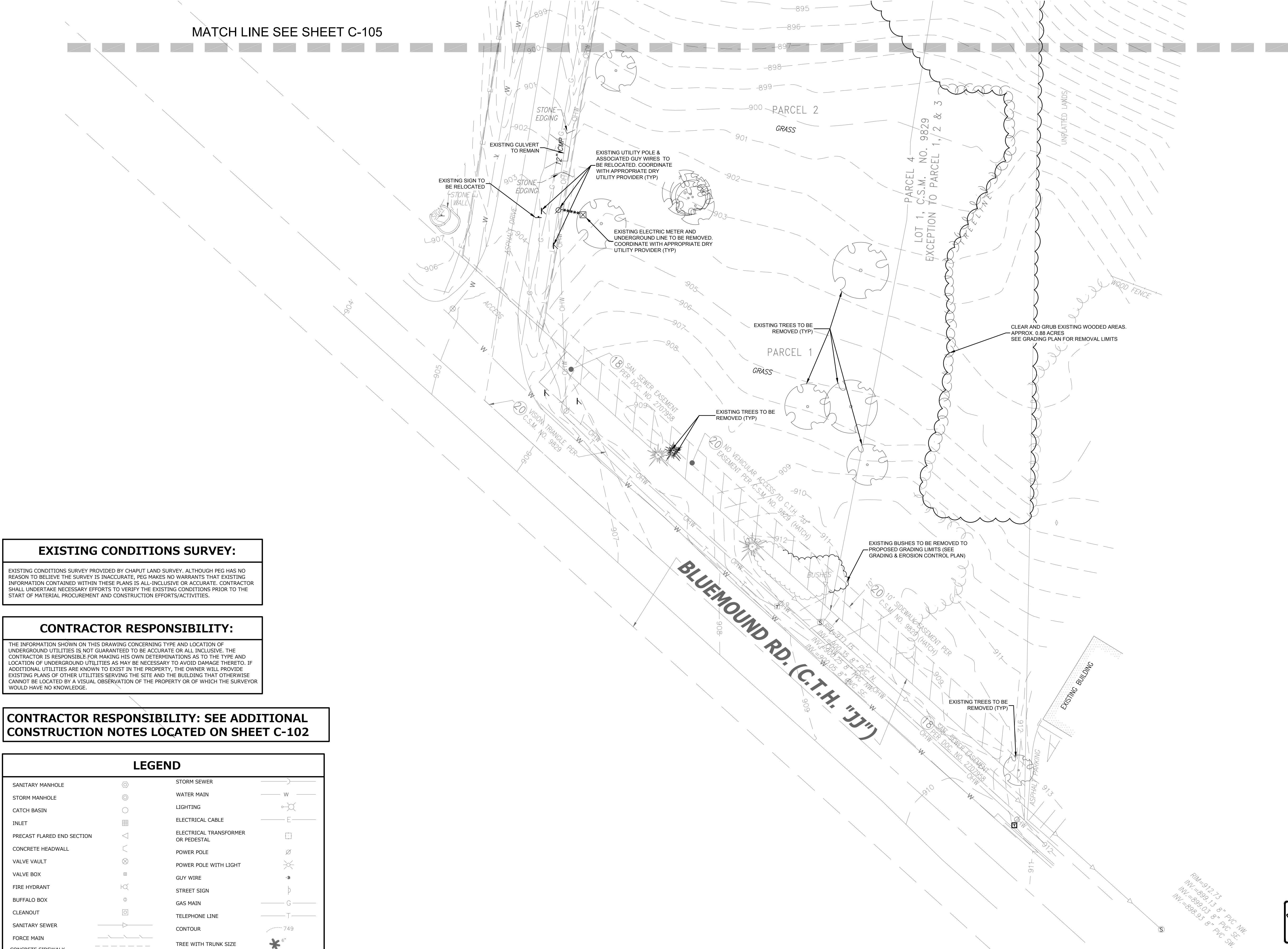
SHEET NUMBER:
C-103
PROJECT NUMBER:
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND			
SANITARY MANHOLE	⊙	STORM SEWER	—
STORM MANHOLE	⊙	WATER MAIN	— W —
CATCH BASIN	⊙	LIGHTING	—
INLET	⊙	ELECTRICAL CABLE	— E —
PRECAST FLARED END SECTION	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊙
CONCRETE HEADWALL	⊙	POWER POLE	⊙
VALVE VAULT	⊙	POWER POLE WITH LIGHT	⊙
VALVE BOX	⊙	GUY WIRE	—
FIRE HYDRANT	⊙	STREET SIGN	—
BUFFALO BOX	⊙	GAS MAIN	— G —
CLEANOUT	⊙	TELEPHONE LINE	— T —
SANITARY SEWER	—	CONTOUR	— 749 —
FORCE MAIN	—	TREE WITH TRUNK SIZE	— 6" —
CONCRETE SIDEWALK	—	EASEMENT LINE	—

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CONSTRUCTION SET:	
RECORD DRAWING SET:	
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00

fisher barton
Accurate Specialties
A DIVISION OF FISHER BARTON

PROJECT NAME
**FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)**

PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road

CITY / STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
C-104

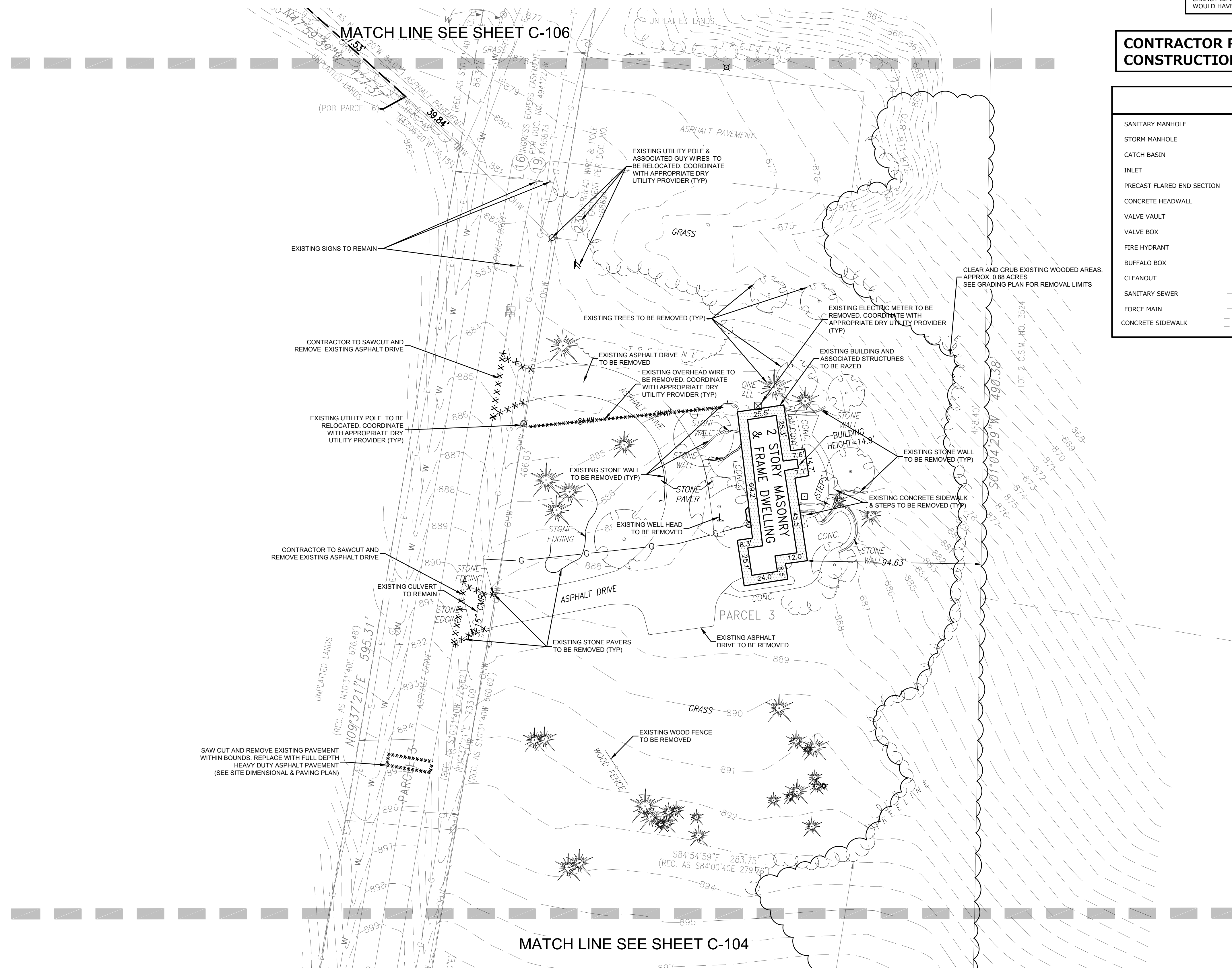
PROJECT NUMBER:
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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**CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-102**

LEGEND

SANITARY MANHOLE		STORM SEWER	
STORM MANHOLE		WATER MAIN	
CATCH BASIN		LIGHTING	
INLET		ELECTRICAL CABLE	
PRECAST FLARED END SECTION		ELECTRICAL TRANSFORMER OR PEDESTAL	
CONCRETE HEADWALL		POWER POLE	
VALVE VAULT		POWER POLE WITH LIGHT	
VALVE BOX		GUY WIRE	
FIRE HYDRANT		STREET SIGN	
BUFFALO BOX		GAS MAIN	
CLEANOUT		TELEPHONE LINE	
SANITARY SEWER		CONTOUR	
FORCE MAIN		TREE WITH TRUNK SIZE	
CONCRETE SIDEWALK		EASEMENT LINE	



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CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)

PROJECT DESCRIPTION

STREET ADDRESS

CITY/ STATE / ZIP

Waukesha, WI 53188

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

<u>PROJECT</u> <u>ARCHITECT</u>	<u>STRUCTURAL</u> <u>ENGINEER</u>	<u>LANDSCAPE</u> <u>DESIGN</u>
BJZ	SPIRE	DJB
ENGINEERING		
<u>DESIGN</u> <u>ARCHITECT</u>	<u>CIVIL ENGINEER :</u>	<u>REVIEWED BY</u>
TNK	MTS	MTS

SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:

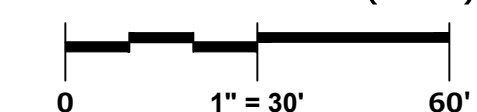
C-105

PROJECT NUMBER:

P13417

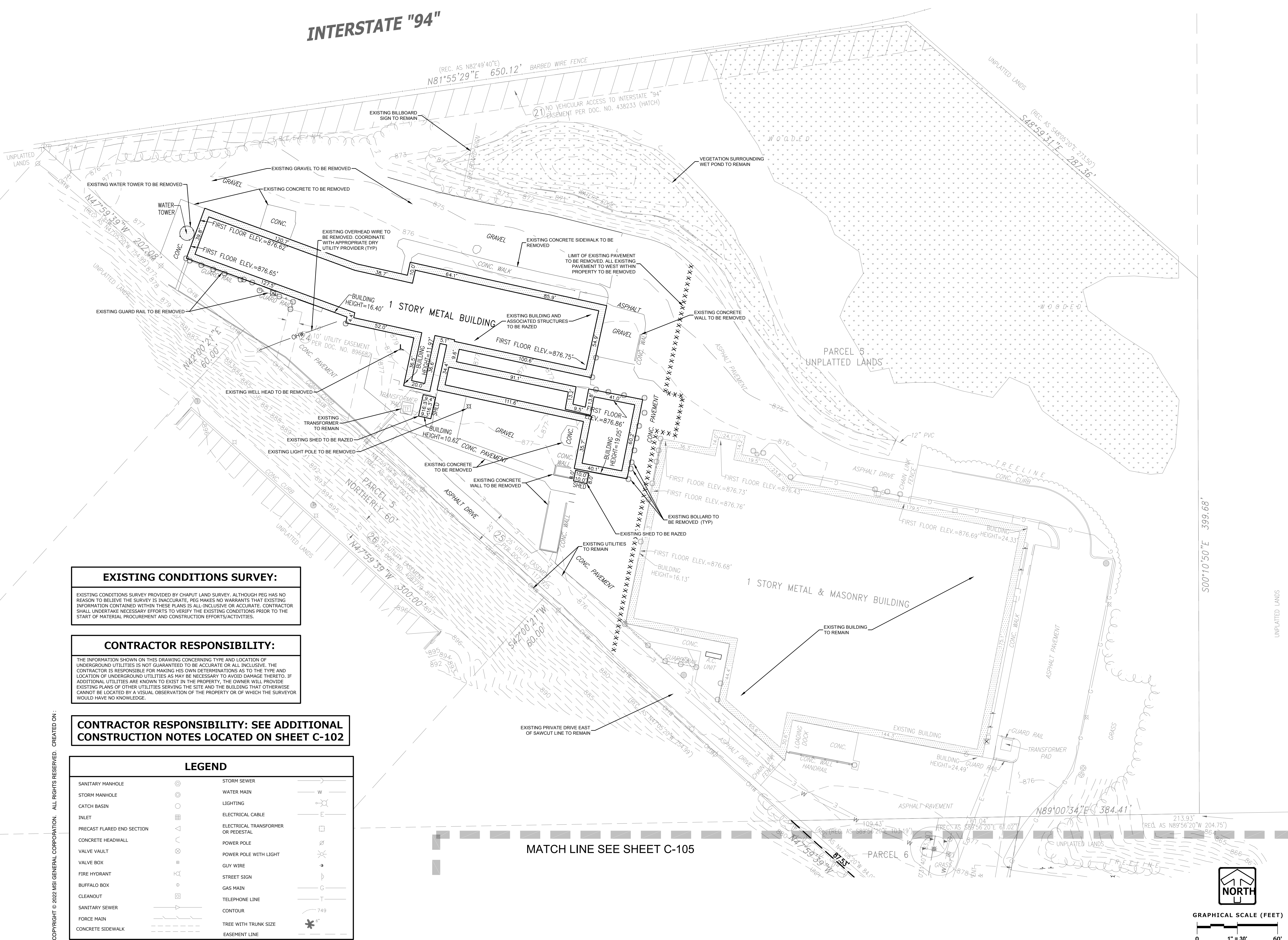


GRAPHICAL SCALE (FEET)



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INTERSTATE "94"



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MILESTONE ISSUE DATES

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SUBMITTAL FOR PERMIT SET:

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RECORD DRAWING SET:

REVISIONS:

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ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO (MILWAUKEE) - NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)
PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road
CITY/STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
C-106
PROJECT NUMBER:

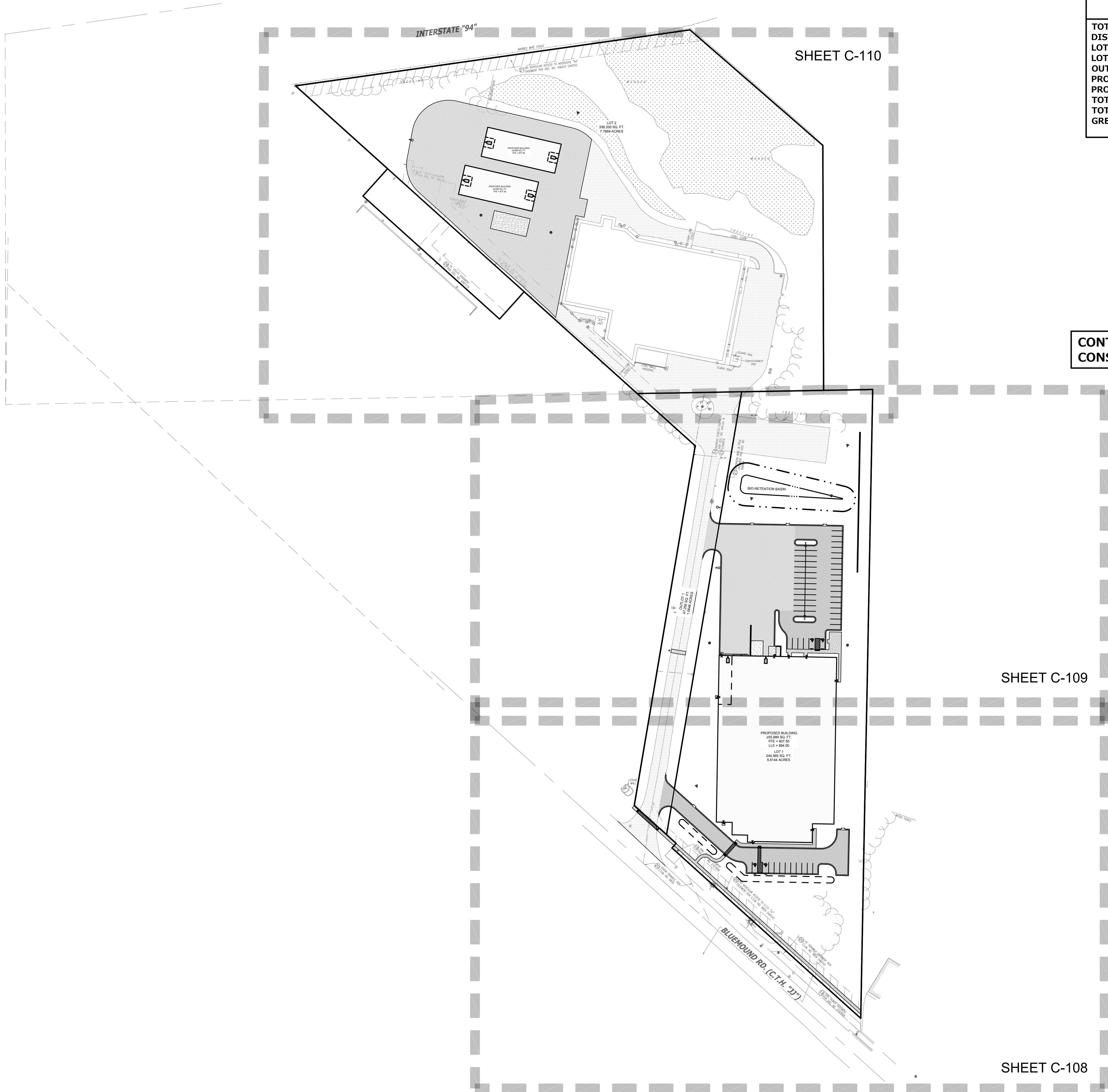
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



SITE DATA	
TOTAL SITE AREA:	630,150 SF (14.47 AC)
DISTURBANCE AREA:	277,079 SF (6.36 AC)
LOT 1 AREA:	244,565 SF (5.61 AC)
LOT 2 AREA:	338,330 SF (7.77 AC)
OUTLOT 1 AREA:	47,255 SF (1.08 AC)
PROPOSED BUILDING AREAS:	67,989 SF (1.56 AC)
PROPOSED PARKING STALLS:	63 STALLS (4 ADA)
TOTAL GREEN SPACE:	326,356 SF (7.49 AC)
TOTAL IMPERVIOUS AREA:	298,117 SF (6.85 AC)
GREEN SPACE (%)	51.79%

EXISTING CONDITIONS SURVEY:	
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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102



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PROJECT NAME
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PROJECT DESCRIPTION

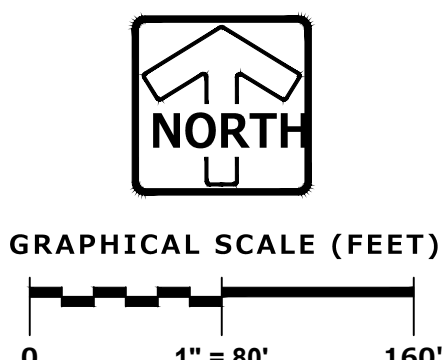
STREET ADDRESS
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Waukesha, WI 53188

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
SITE DIMENSIONAL & PAVING PLAN OVERVIEW

SHEET NUMBER:
C-107
PROJECT NUMBER:
P13417



LEADERS

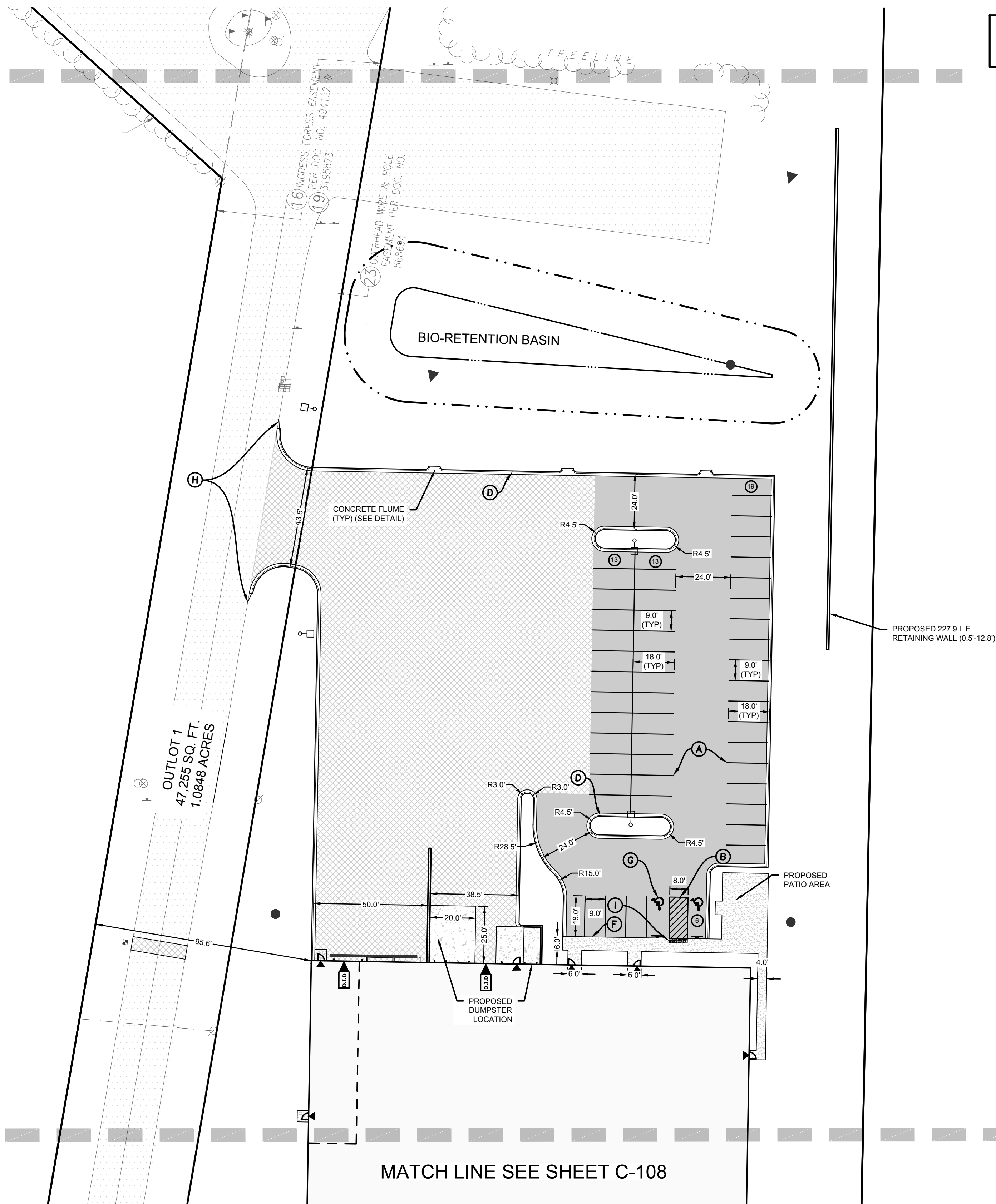
ENGINEERS

CONTRACTORS

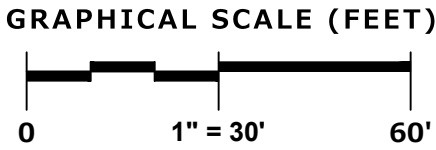
ARCHITECTS

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MATCH LINE SEE SHEET C-110



MATCH LINE SEE SHEET C-108



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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT**
 - 8" - 1 1/2" CRUSHED AGGREGATE BASE COURSE (COMPACTED; RECYCLED MATERIAL IS ACCEPTABLE WITH OWNER APPROVAL)
 - 3 1/2" HMA PAVEMENT (2 LIFTS)
 - 2" ASPHALT BINDER COURSE - (LT 58-28.5)
 - 1 1/2" ASPHALT SURFACE COURSE - (LT 58-28.5)
- HEAVY DUTY ASPHALT PAVEMENT**
 - 12" - 1 1/2" CRUSHED AGGREGATE BASE COURSE (COMPACTED; RECYCLED MATERIAL IS ACCEPTABLE WITH OWNER APPROVAL)
 - 4 1/2" HMA PAVEMENT (2 LIFTS)
 - 2 1/2" BINDER COURSE (MT 58-28.5)
 - 2" SURFACE COURSE (MT 58-28.5)
- MILL & OVERLAY**
 - MATCH EXISTING PAVEMENT SECTION, MINIMUM 2.5' OF ASPHALT
- CONCRETE PAVEMENT**
 - 8" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.M.
 - 6" MIN. - 1 1/2" CRUSHED AGGREGATE BASE COURSE (COMPACTED; RECYCLED MATERIAL IS ACCEPTABLE WITH OWNER APPROVAL)
- CONCRETE SIDEWALK**
 - 5" CONCRETE SIDEWALK
 - 6" - 1 1/2" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
- CURB AND GUTTER**
 - REVERSE PITCH CURB & GUTTER
- 4" WHITE STRIPE**
- 4" DIAGONAL AT 45° SPACED 2' O.C.**
- ADA PARKING STALL SIGNAGE WITH BOLLARD**
- 18" CURB & GUTTER (SEE DETAIL)**
- 18" REVERSE CURB & GUTTER (SEE DETAIL)**
- INTEGRAL CURB AND WALK**
- ADA STALL INSIGNIA**
- TAPER CURB HEAD (SEE DETAIL)**
- ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB**
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
- DRIVE IN DOOR**
- MAN DOOR**



DESIGNBUILD

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MILESTONE ISSUE DATES

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
SITE DIMENSIONAL & PAVING PLAN

SHEET NUMBER:

C-109

PROJECT NUMBER:

P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

INTERSTATE "94"

BARBED WIRE FENCE

21 NO VEHICULAR ACCESS TO INTERSTATE "94"
EASEMENT PER DOC. NO. 438233 (HATCH)

ALLEYWAY

WOODED

LOT 2
338,330 SQ. FT.
7.7669 ACRES

PROPOSED
LIGHTPOLE (TYP)

PROPOSED BUILDING
±6,000 SQ. FT.
FFE = 877.00

PROPOSED BUILDING
±6,000 SQ. FT.
FFE = 877.00

PROPOSED DUMPSTER
LOCATION

24 10' UTILITY EASEMENT
PER DOC. NO. 096682

TRANSFORMER PAD

25 15' UTILITY EASEMENT
PER DOC. NO. 406770

23 10' UTILITY EASEMENT
PER DOC. NO. 100000

A.C. UNIT

GUARD RAIL

CHAIN LINK FENCE

CONC. WALL
HANDRAIL

MATCH LINE SEE SHEET C-109



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEYS. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT**
 - 8" - 1 1/2" CRUSHED AGGREGATE BASE COURSE (COMPACTED; RECYCLED MATERIAL IS ACCEPTABLE WITH OWNER APPROVAL)
 - 3 1/2" HMA PAVEMENT (2 LIFTS)
 - 2" ASPHALT BINDER COURSE - (LT 58-28 S)
 - 1 1/2" ASPHALT SURFACE COURSE - (LT 58-28 S)
- HEAVY DUTY ASPHALT PAVEMENT**
 - 12" - 1 1/2" CRUSHED AGGREGATE BASE COURSE (COMPACTED; RECYCLED MATERIAL IS ACCEPTABLE WITH OWNER APPROVAL)
 - 4 1/2" HMA PAVEMENT (2 LIFTS)
 - 2 1/2" BINDER COURSE (MT 58-28 S)
 - 2" SURFACE COURSE (MT 58-28 S)
- MILL & OVERLAY**
 - MATCH EXISTING PAVEMENT SECTION, MINIMUM 2.5' OF ASPHALT
- CONCRETE PAVEMENT**
 - 8" CONCRETE SLAB WITH 6 x 6 - W2.9 x W2.9 W.W.H.
 - 4" MIN. - 1 1/2" CRUSHED AGGREGATE BASE COURSE (COMPACTED; RECYCLED MATERIAL IS ACCEPTABLE WITH OWNER APPROVAL)
- CONCRETE SIDEWALK**
 - 5" CONCRETE SIDEWALK
 - 6" - 1 1/2" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
- CURB AND GUTTER**
 - REVERSE PITCH CURB & GUTTER
- 4" WHITE STRIPE**
- 4" DIAGONAL AT 45° SPACED 2' O.C.**
- ADA PARKING STALL SIGNAGE WITH BOLLARD**
- 18" CURB & GUTTER (SEE DETAIL)**
- 18" REVERSE CURB & GUTTER (SEE DETAIL)**
- INTEGRAL CURB AND WALK**
- ADA STALL INSIGNIA**
- TAPER CURB HEAD (SEE DETAIL)**
- ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB**
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
- DRIVE IN DOOR**
- MAN DOOR**



DESIGNBUILD

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MILESTONE ISSUE DATES

OWNER REVIEW:	10/13/2022
BUDGET SET:	
PROPOSAL SET:	
PLAN COMMISSION SET:	
SUBMITTAL FOR PERMIT SET:	
CONSTRUCTION SET:	
RECORD DRAWING SET:	
REVISIONS:	

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
**FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)**
PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road
CITY/ STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
**SITE DIMENSIONAL &
PAVING PLAN**

SHEET NUMBER:

C-110

PROJECT NUMBER:

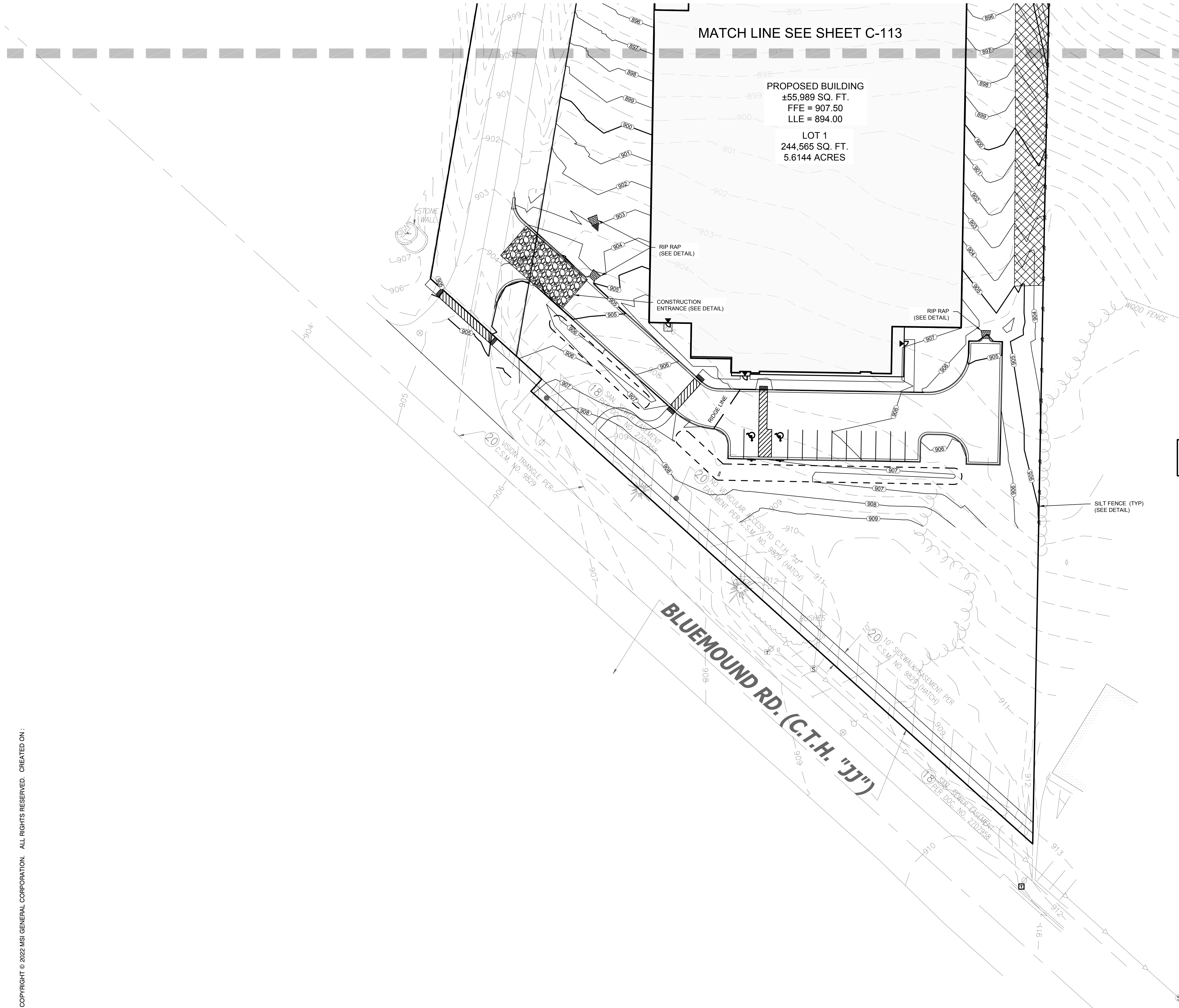
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



CONSTRUCTION SITE SEQENCING

1. OBTAIN CITY STORM WATER PERMIT
2. INSTALL PERMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
3. PERFORM WEEKLY EROSION CONTROL INSPECTIONS AND SUBMIT INSPECTIONS TO THE CITY EROSION CONTROL INSPECTOR.
4. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
5. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
6. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAP/BASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
7. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
8. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
9. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
10. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
11. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
12. AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEYS, ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND

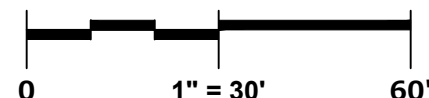
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ▶ PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- +750.0 PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SF SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED
- EROSION CONTROL BLANKET
- HEAVY DUTY RIP RAP (IN CONFORMANCE WITH THE VILLAGE STANDARD, SEE DETAIL ON SHEET #####)

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED



GRAPHICAL SCALE (FEET)



DESIGNBUILD

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MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)
PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road
CITY / STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
ENGINEERING		
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
GRADING & EROSION
CONTROL PLAN

SHEET NUMBER:

C-112

PROJECT NUMBER:

P13417

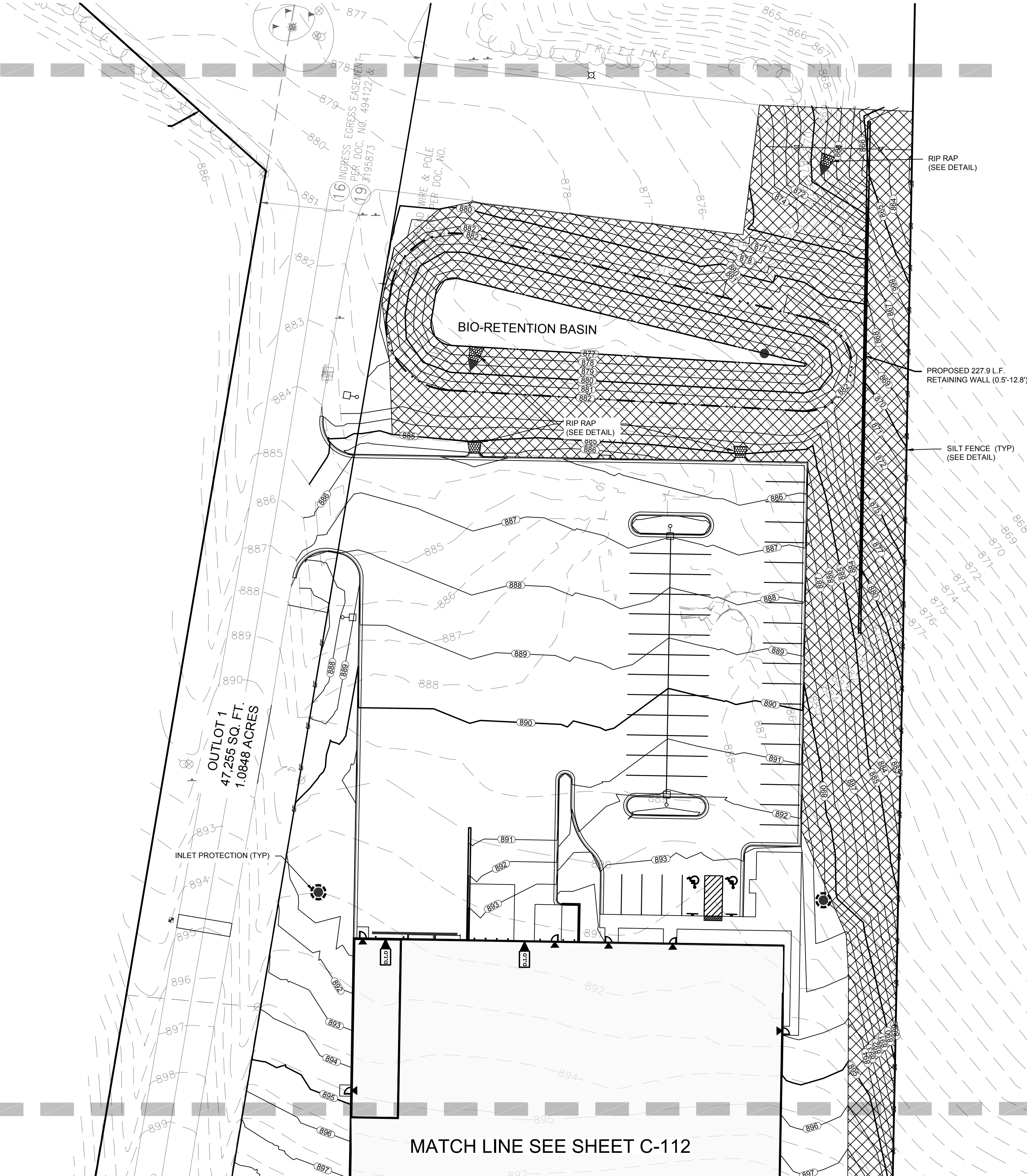
LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

MATCH LINE SEE SHEET C-114



MATCH LINE SEE SHEET C-112

CONSTRUCTION SITE SEQENCING

1. OBTAIN CITY STORM WATER PERMIT
2. INSTALL PERMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
3. PERFORM WEEKLY EROSION CONTROL INSPECTIONS AND SUBMIT INSPECTIONS TO THE CITY EROSION CONTROL INSPECTOR.
4. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
5. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
6. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAP/BASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
7. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
8. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
9. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
10. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
11. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
12. AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR

EXISTING CONDITIONS SURVEY:

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CONTRACTOR RESPONSIBILITY:

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ▶ PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- ~ PROPOSED CONTOUR
- + 750.0 PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SF SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED
- EROSION CONTROL BLANKET
- HEAVY DUTY RIP RAP (IN CONFORMANCE WITH THE VILLAGE STANDARD, SEE DETAIL ON SHEET #####)

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'



DESIGNBUILD

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MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)
PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road

CITY / STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
ENGINEERING		
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:

C-113

PROJECT NUMBER:

P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

INTERSTATE "94"

MATCH LINE SEE SHEET C-113

CONSTRUCTION SITE SEQCING

1. OBTAIN CITY STORM WATER PERMIT
 2. INSTALL PERMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
 3. PERFORM WEEKLY EROSION CONTROL INSPECTIONS AND SUBMIT INSPECTIONS TO THE CITY EROSION CONTROL INSPECTOR.
 4. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
 5. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 6. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAP/BASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
 7. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
 8. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 9. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 10. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 11. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
 12. AT THE END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION CONTROL INSPECTOR
- 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.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEYS, ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ▶ PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- ~ PROPOSED CONTOUR
- +750.0 PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SF SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED
- EROSION CONTROL BLANKET
- HEAVY DUTY RIP RAP (IN CONFORMANCE WITH THE VILLAGE STANDARD. SEE DETAIL ON SHEET #####)

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDDED



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'



DESIGNBUILD

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MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)

PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road

CITY / STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
ENGINEERING		
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:

C-114

PROJECT NUMBER:

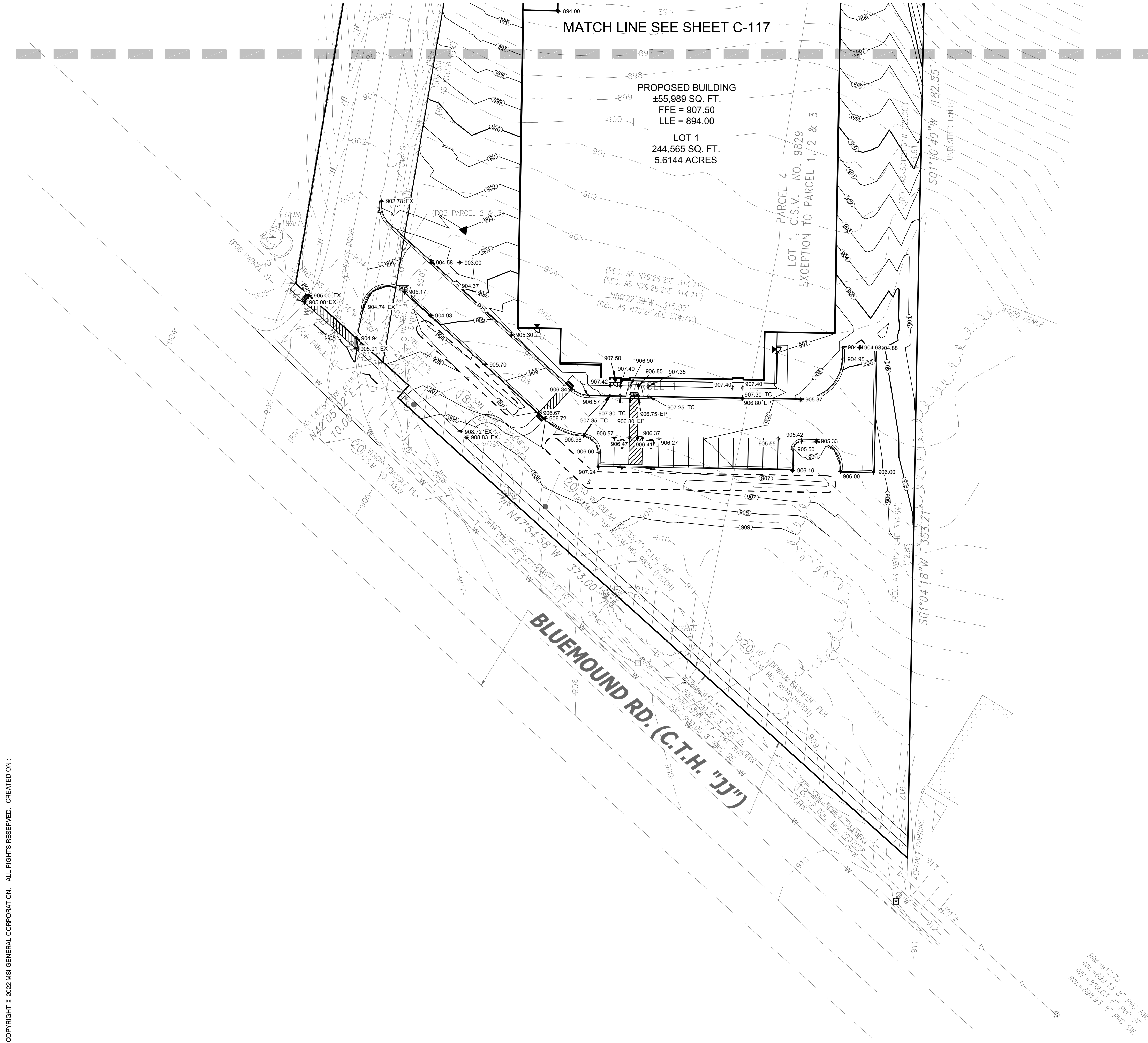
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM STORM CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED EDGE OF PAVEMENT ELEVATION
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	DIRECTION OF SURFACE FLOW
	OVERFLOW RELIEF ROUTING



DESIGNBUILD

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MILESTONE ISSUE DATES

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CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

KEY PLAN

PINNACLE ENGINEERING GROUP
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PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
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CHICAGO | MILWAUKEE | NATIONWIDE
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PROJECT NAME
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(ACCURATE SPECIALTIES INC.)
PROJECT DESCRIPTION

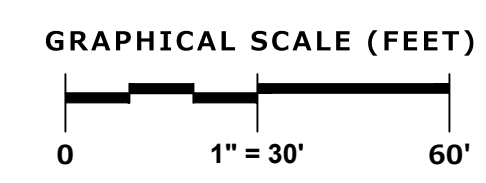
STREET ADDRESS
570 Bluemound Road
CITY / STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
DESIGN ARCHITECT TK	CIVIL ENGINEER AFH	REVIEWED BY MTS

SHEET TITLE:
SPOT GRADE PLAN

SHEET NUMBER:
C-116
PROJECT NUMBER:
P13417



LEADERS

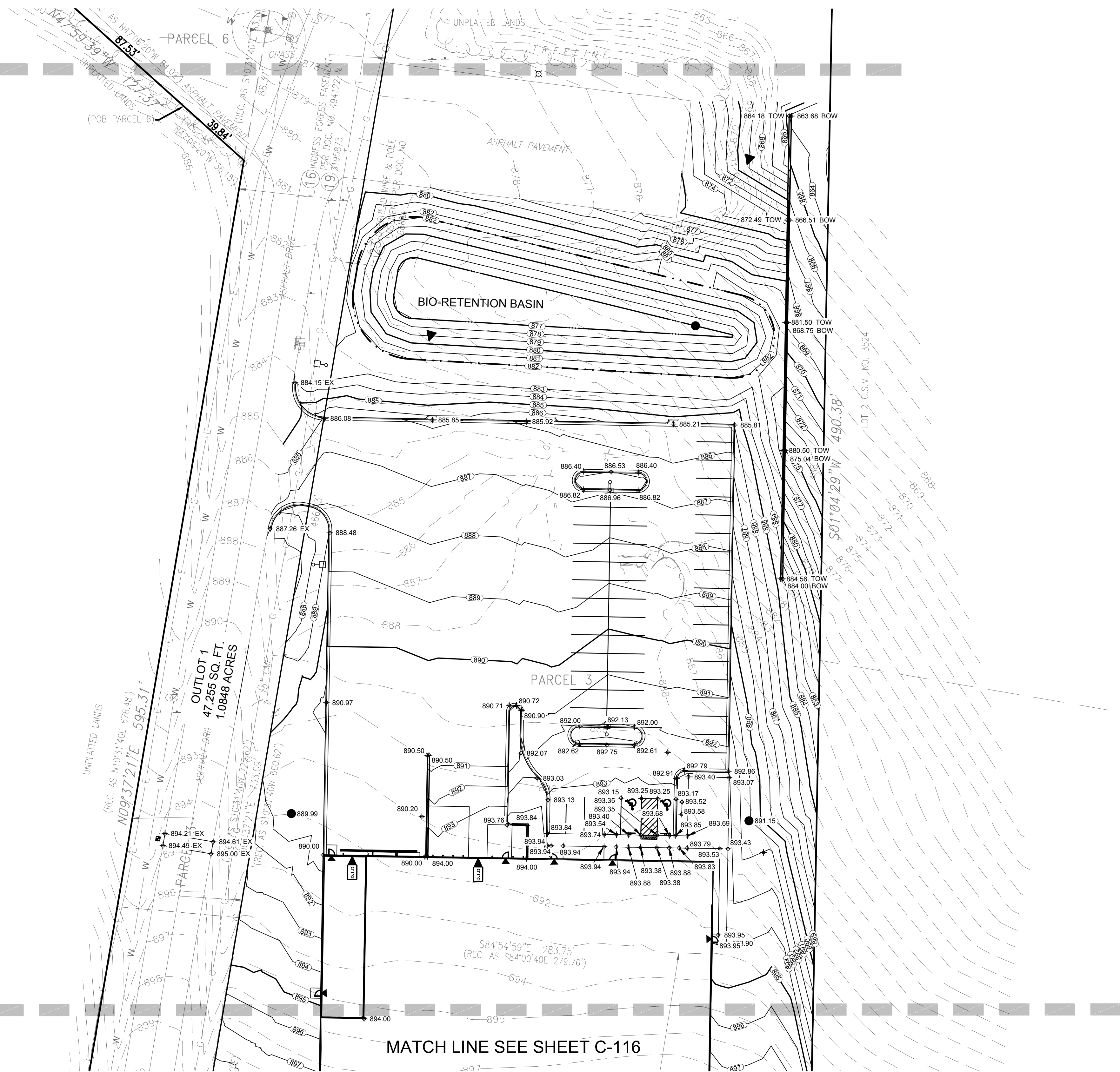
ENGINEERS

CONTRACTORS

ARCHITECTS

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-102

MATCH LINE SEE SHEET C-118



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM CATCH BASIN (ROUND CASTING)
- STORM CATCH BASIN (RECTANGULAR CASTING)
- ▶ PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- + 750.0 PROPOSED SPOT ELEVATION
- + 750.0 TC PROPOSED TOP OF CURB ELEVATION
- + 750.0 EP PROPOSED EDGE OF PAVEMENT ELEVATION
- + 750.0 T.O.W. PROPOSED TOP OF WALL ELEVATION
- + 750.0 B.O.W. PROPOSED BOTTOM OF WALL ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

KEY PLAN

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00

fisher barton

Accurate Specialties
A DIVISION OF FISHER BARTON

PROJECT NAME
**FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)**
PROJECT DESCRIPTION

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570 Bluemound Road
CITY/STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TK	AFH	MTS

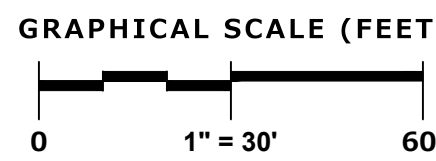
SHEET TITLE:
SPOT GRADE PLAN

SHEET NUMBER:

C-117

PROJECT NUMBER:

P13417



LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MSI GENERAL CORPORATION
W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
262.367.3661 | MSIGENERAL.COM

MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/202

BUDGET SET:

PROPOSAL SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

REVISIONS:

REVISIONS:	

KEY PLAN



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER

WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)

PROJECT DESCRIPTION

STREET ADDRESS

CITY/ STATE / ZIP

Waukesha, WI 53188

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PROJECT
ARCHITECT

**STRUCTURAL
ENGINEER**

LANDSCAPE
DESIGN

**DESIGN
ARCHITECT**

COOL ENGINE

REVIEWED

SHEET TITLE:

SPOT GRADE PLAN

















SHEET NUMBER:

C-118

PROJECT NUMBER:

P13417

LEGEND

- | | |
|---|---|
|  | SANITARY SEWER MANHOLE |
|  | STORM SEWER MANHOLE |
|  | STORM STORM CATCH BASIN (ROUND CASTING) |
|  | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) |
|  | PRECAST FLARED END SECTION |
|  | CLEANOUT |
|  | VALVE BOX |
|  | FIRE HYDRANT |
|  | PROPOSED CONTOUR |
|  | PROPOSED SPOT ELEVATION |
|  | PROPOSED TOP OF CURB ELEVATION |
|  | PROPOSED EDGE OF PAVEMENT ELEVATION |
|  | PROPOSED TOP OF WALL ELEVATION |
|  | PROPOSED BOTTOM OF WALL ELEVATION |
|  | DIRECTION OF SURFACE FLOW |
|  | OVERFLOW RELIEF ROUTING |

LOT 2
338,330 SQ. FT.
7.7669 ACRES

PARCEL 5
UNPLATTED LANDS

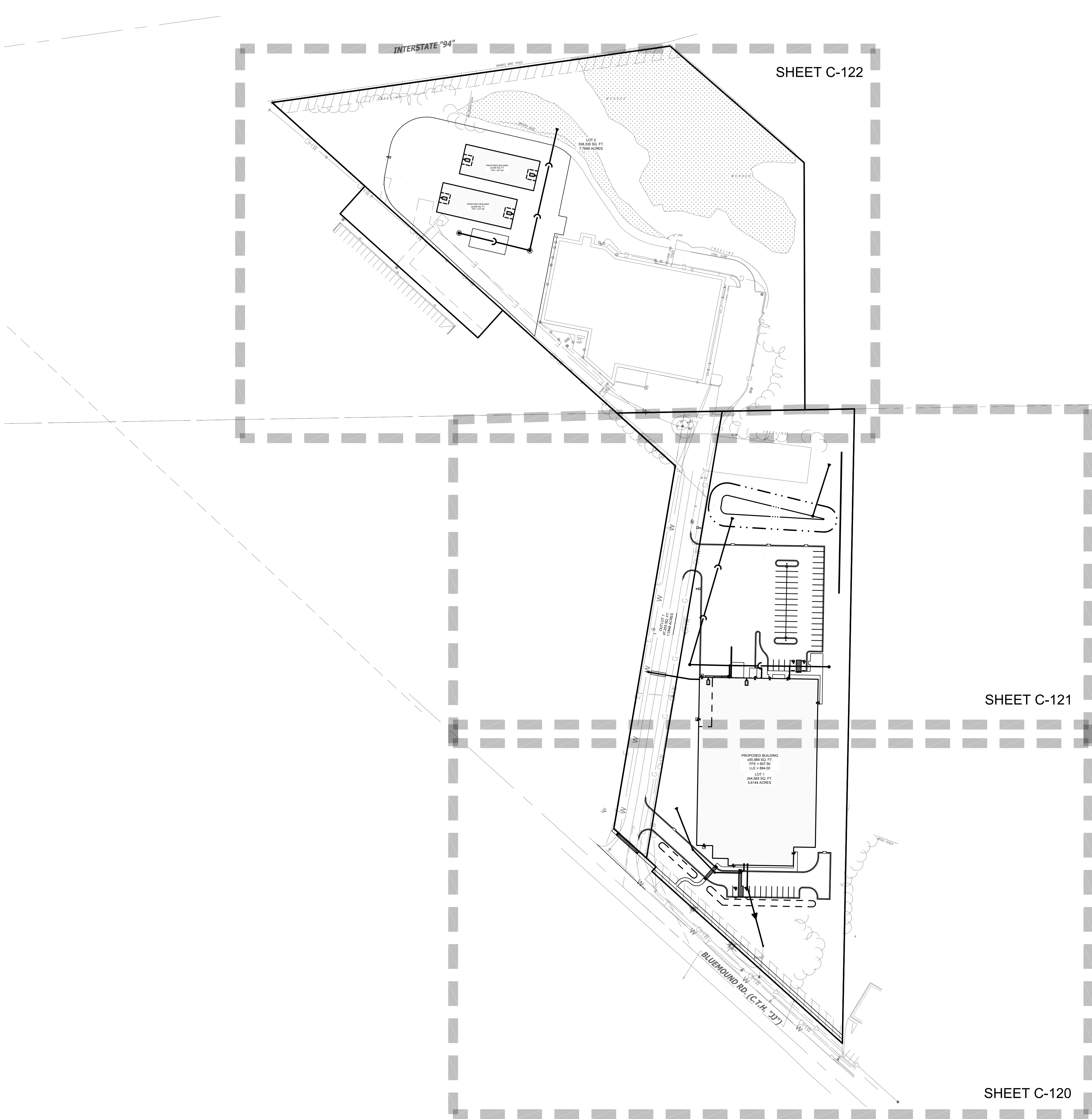
1 STORY METAL & MASONRY BUILDING

MATCH LINE SEE SHEET C-117



GRAPHICAL SCALE (FEET)

A horizontal graphic scale bar with vertical tick marks at 0, 1" = 30', and 60'. The bar is divided into segments by these tick marks.



NOTE: ON SITE STORM CATCH BASINS SHALL HAVE DONUT DRAINTILE INSTALLED. SEE CONSTRUCTION DETAILS FOR FURTHER INFO.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

ALL CONNECTIONS TO CITY SEWER SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	DOWNSPOUT CONNECTIONS
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL



DESIGNBUILD

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MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

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SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

KEY PLAN

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
**FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)**

PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road

CITY / STATE / ZIP
Waukesha, WI 53188

ALL WORK TO BE COMPLETED AS SHOWN, AND
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THE MSI GENERAL MASTER SPECIFICATION

PROJECT
ARCHITECT

STRUCTURAL
ENGINEER

LANDSCAPE
DESIGN

DESIGN
ARCHITECT

TK

CIVIL ENGINEER

AFH

REVIEWED BY

MTS

SHEET TITLE:
UTILITY PLAN OVERVIEW

SHEET NUMBER:

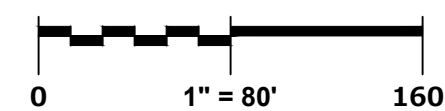
C-119

PROJECT NUMBER:

P13417



GRAPHICAL SCALE (FEET)

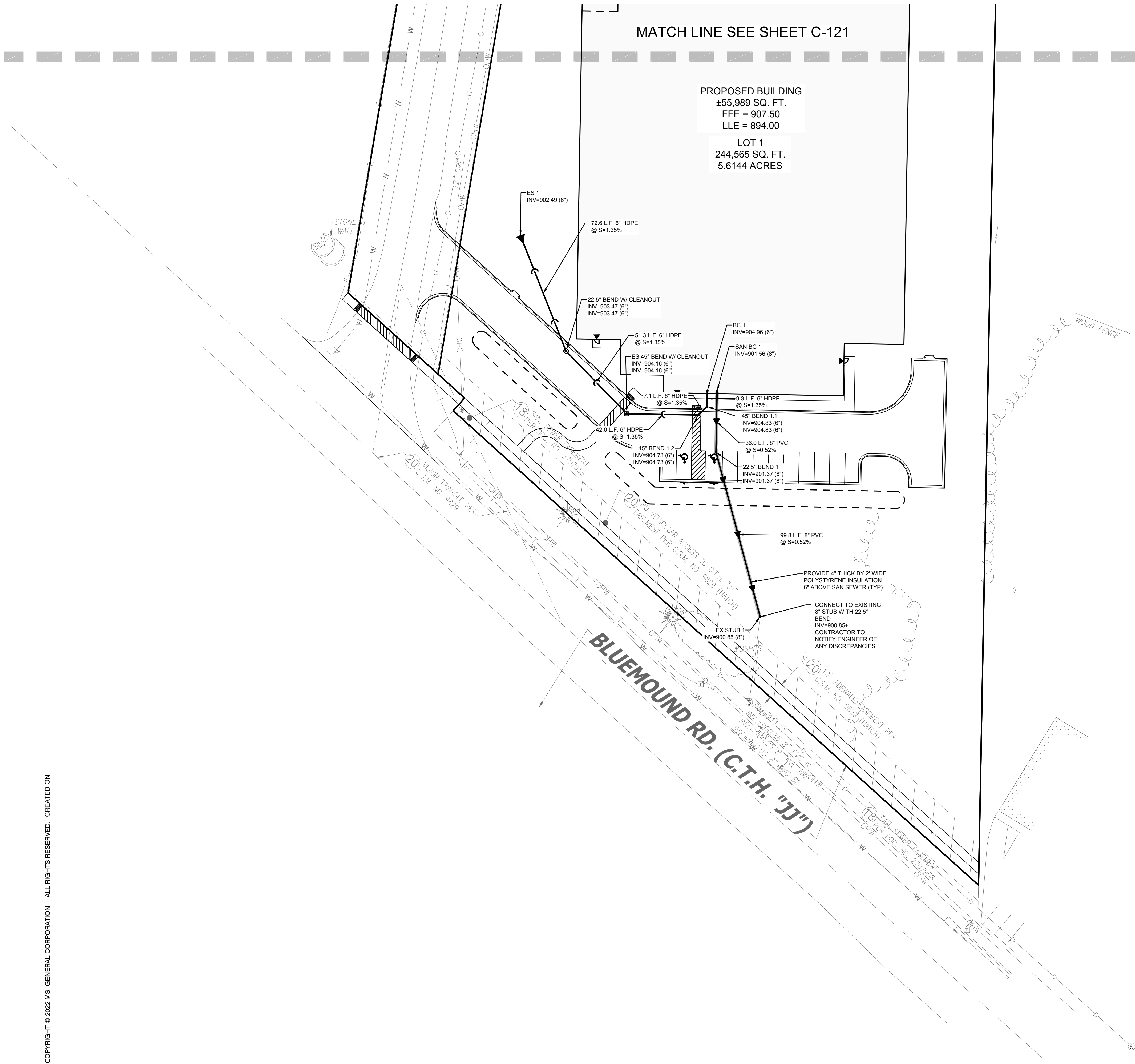


LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



NOTE: ON SITE STORM CATCH BASINS SHALL HAVE DONUT DRAINTILE INSTALLED. SEE CONSTRUCTION DETAILS FOR FURTHER INFO.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

ALL CONNECTIONS TO CITY SEWER SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	DOWNSPOUT CONNECTIONS
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL



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OWNER REVIEW: 10/13/2022

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RECORD DRAWING SET:

REVISIONS:

KEY PLAN

PINNACLE ENGINEERING GROUP
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PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)

PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road

CITY / STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT

STRUCTURAL ENGINEER

LANDSCAPE DESIGN

DESIGN ARCHITECT

CIVIL ENGINEER

REVIEWED BY

TK

AFH

MTS

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

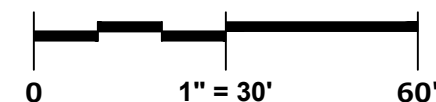
C-120

PROJECT NUMBER:

P13417



GRAPHICAL SCALE (FEET)



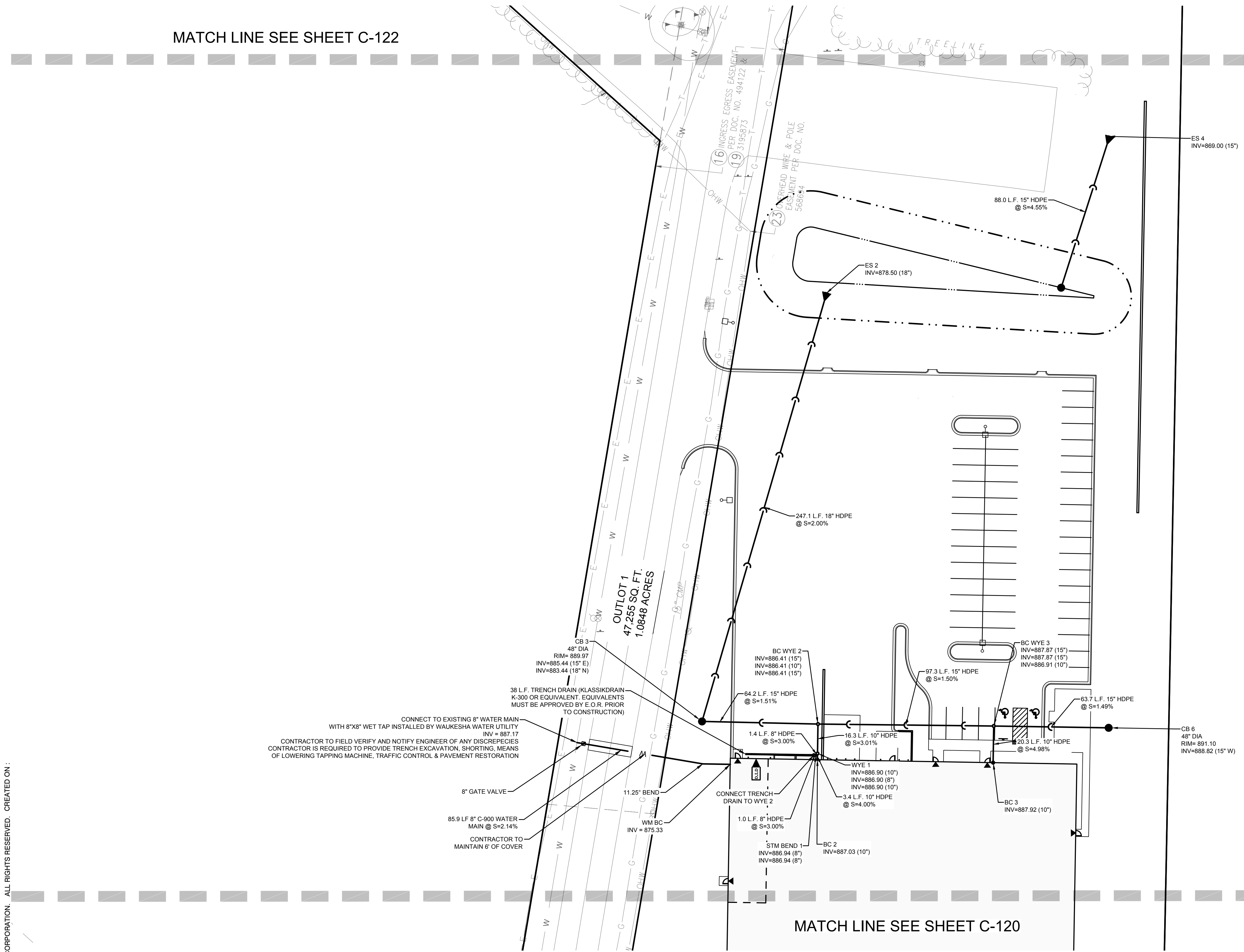
LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

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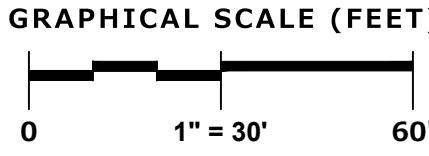
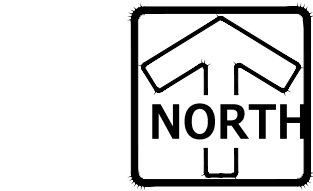


NOTE: ON SITE STORM CATCH BASINS SHALL HAVE DONUT DRAINTILE INSTALLED. SEE CONSTRUCTION DETAILS FOR FURTHER INFO.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

ALL CONNECTIONS TO CITY SEWER SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
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	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
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	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	DOWNSPOUT CONNECTIONS
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL



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OWNER REVIEW: 10/13/2022

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PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

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BROOKFIELD, WI 53186
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CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



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(ACCURATE SPECIALTIES INC.)**
PROJECT DESCRIPTION

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
DESIGN ARCHITECT TK	CIVIL ENGINEER AFH	REVIEWED BY MTS

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-121
PROJECT NUMBER:
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

INTERSTATE "94"

NOTE: ON SITE STORM CATCH BASINS SHALL HAVE DONUT DRAINTILE INSTALLED. SEE CONSTRUCTION DETAILS FOR FURTHER INFO.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-102

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- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FP
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
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OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

NO.	DESCRIPTION	DATE

KEY PLAN

PINNACLE ENGINEERING GROUP
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PLAN | DESIGN | DELIVER
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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
DESIGN ARCHITECT TK	CIVIL ENGINEER AFH	REVIEWED BY MTS

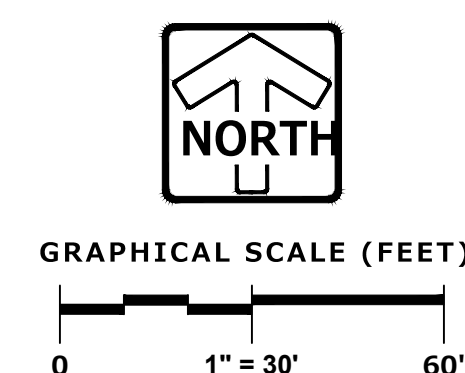
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UTILITY PLAN

SHEET NUMBER:

C-122

PROJECT NUMBER:

P13417

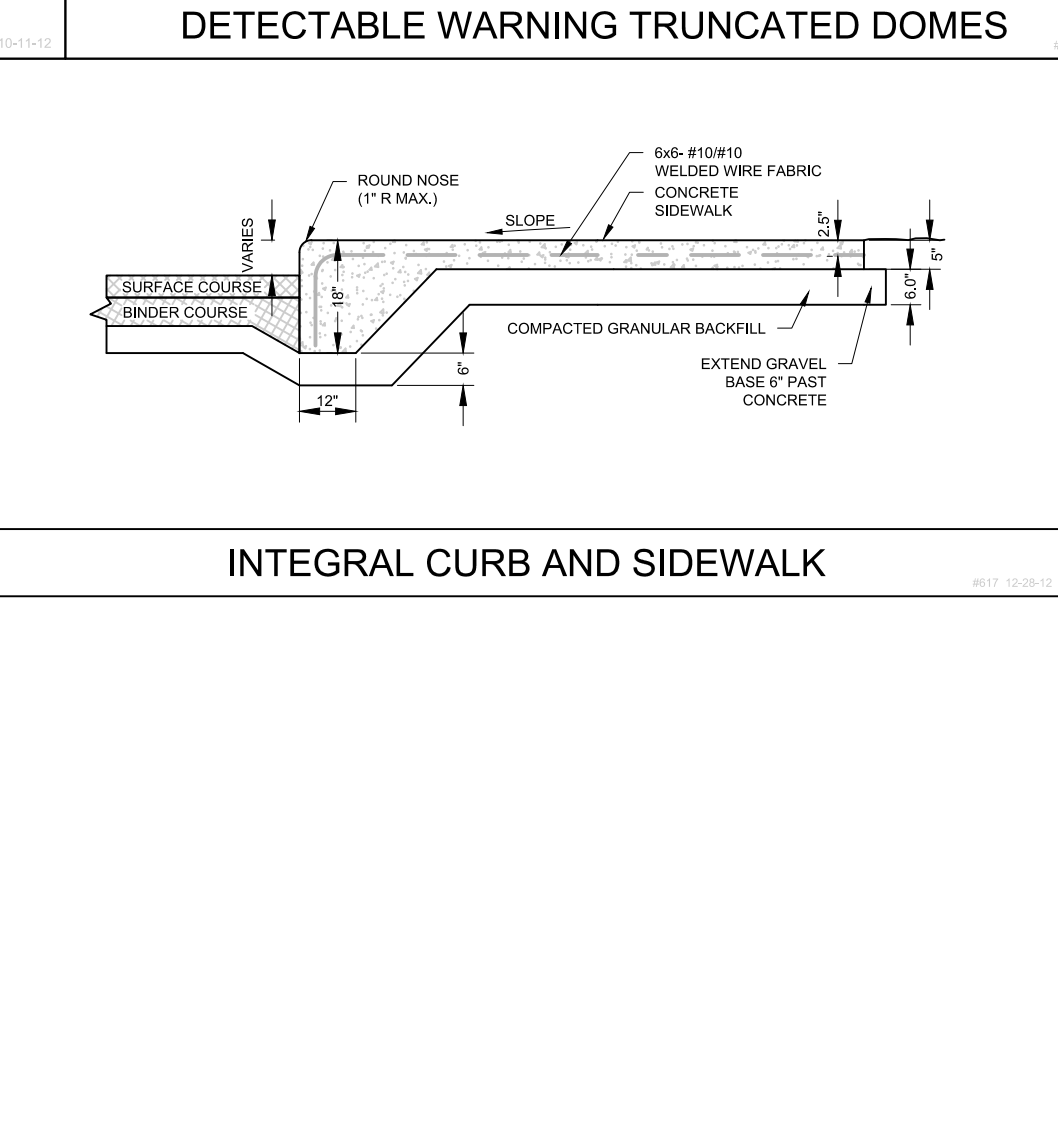
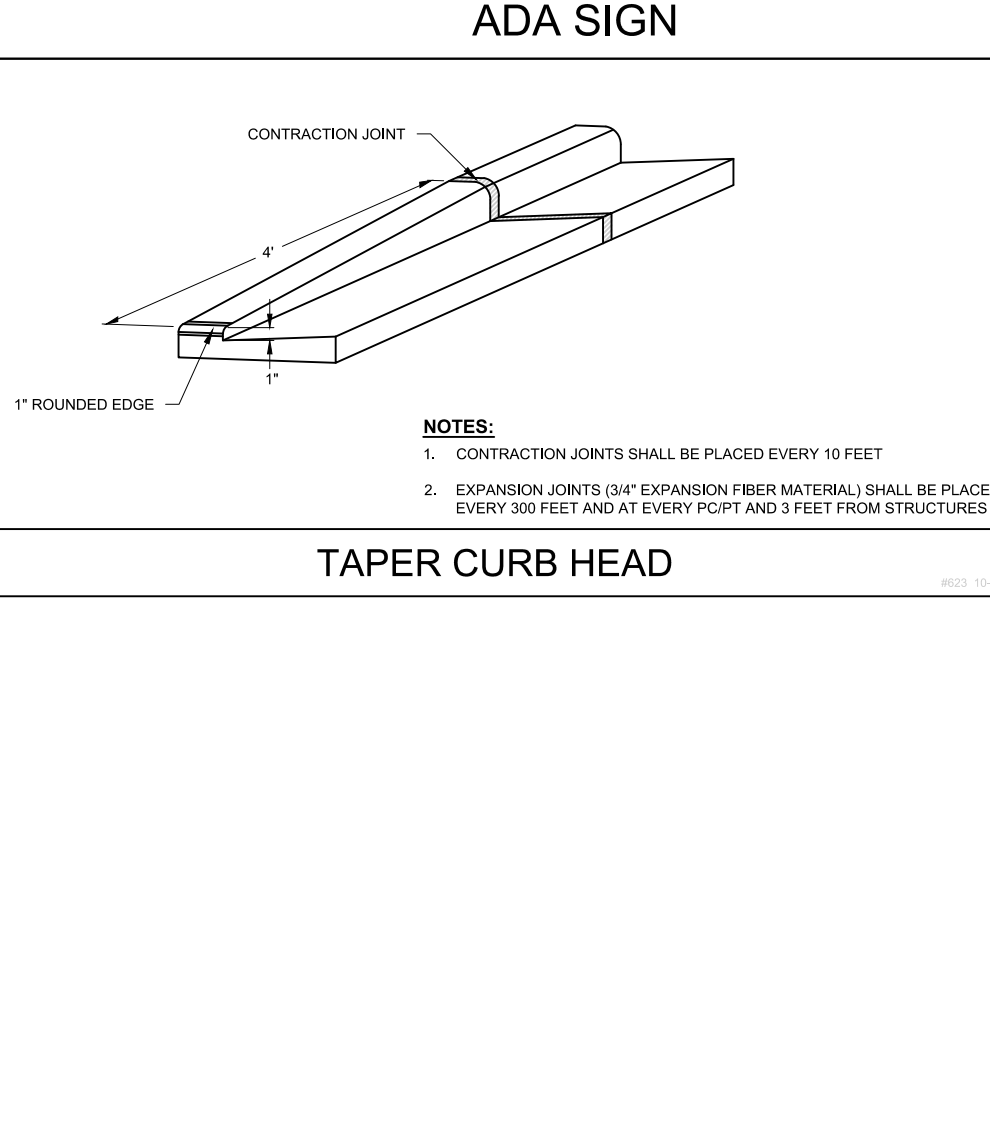
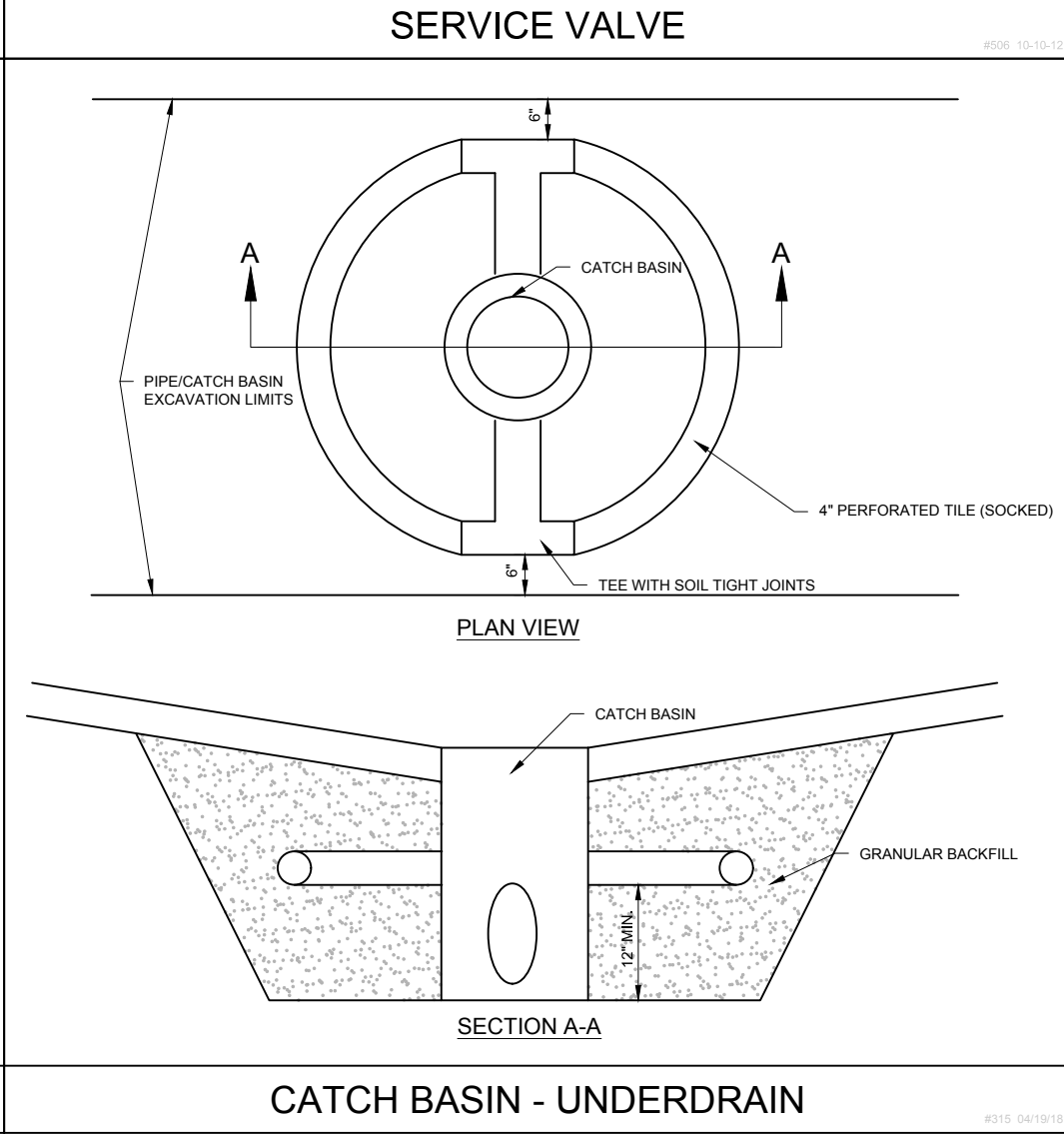
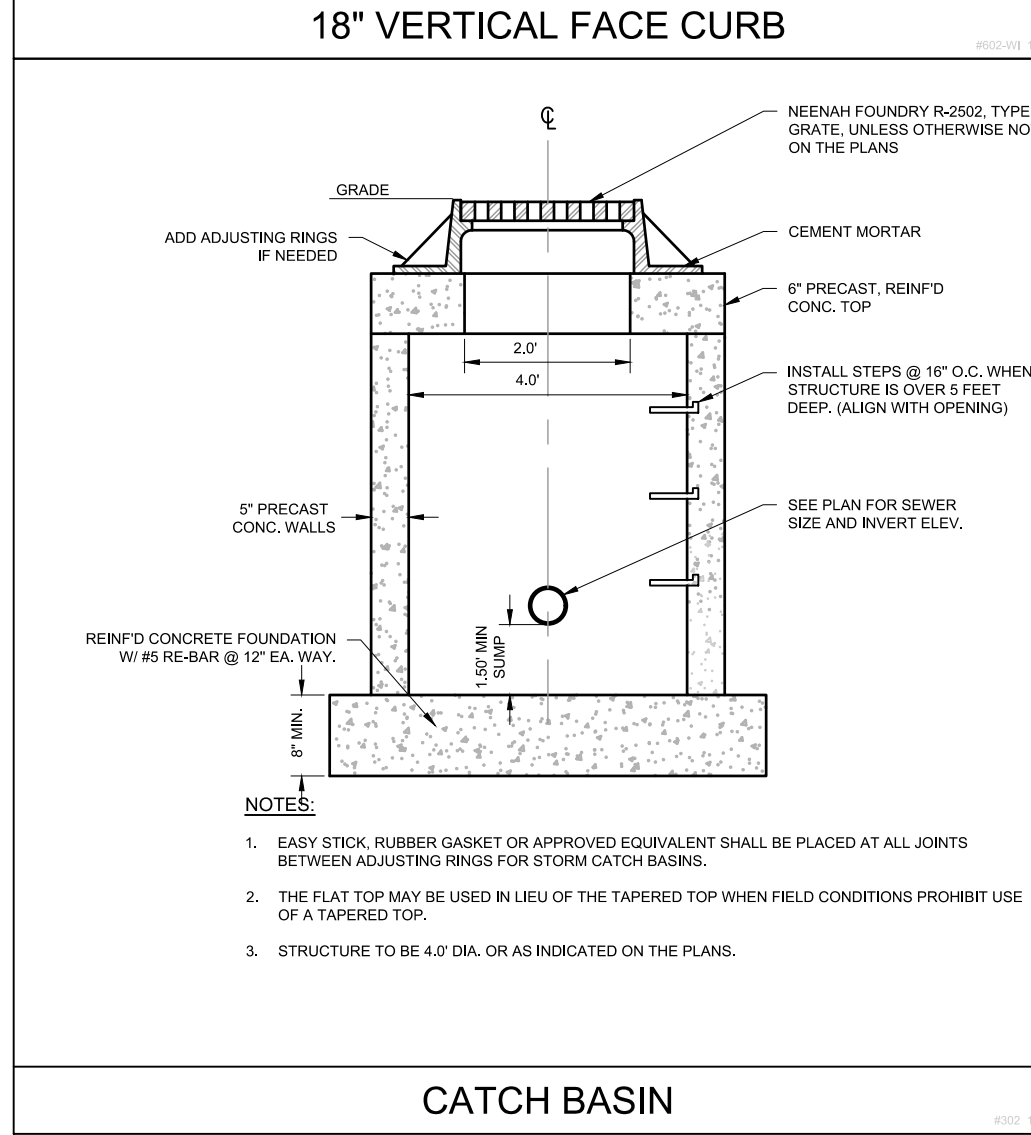
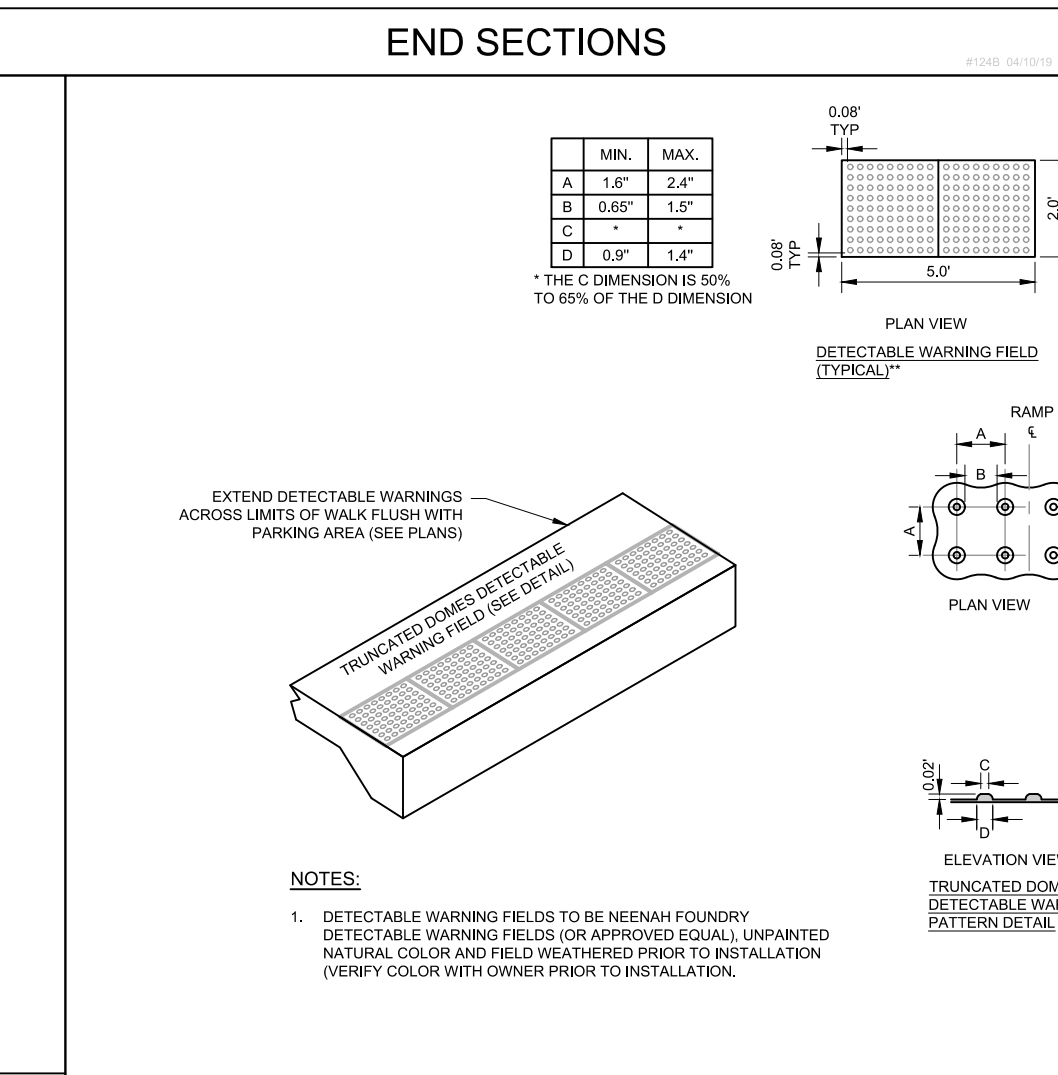
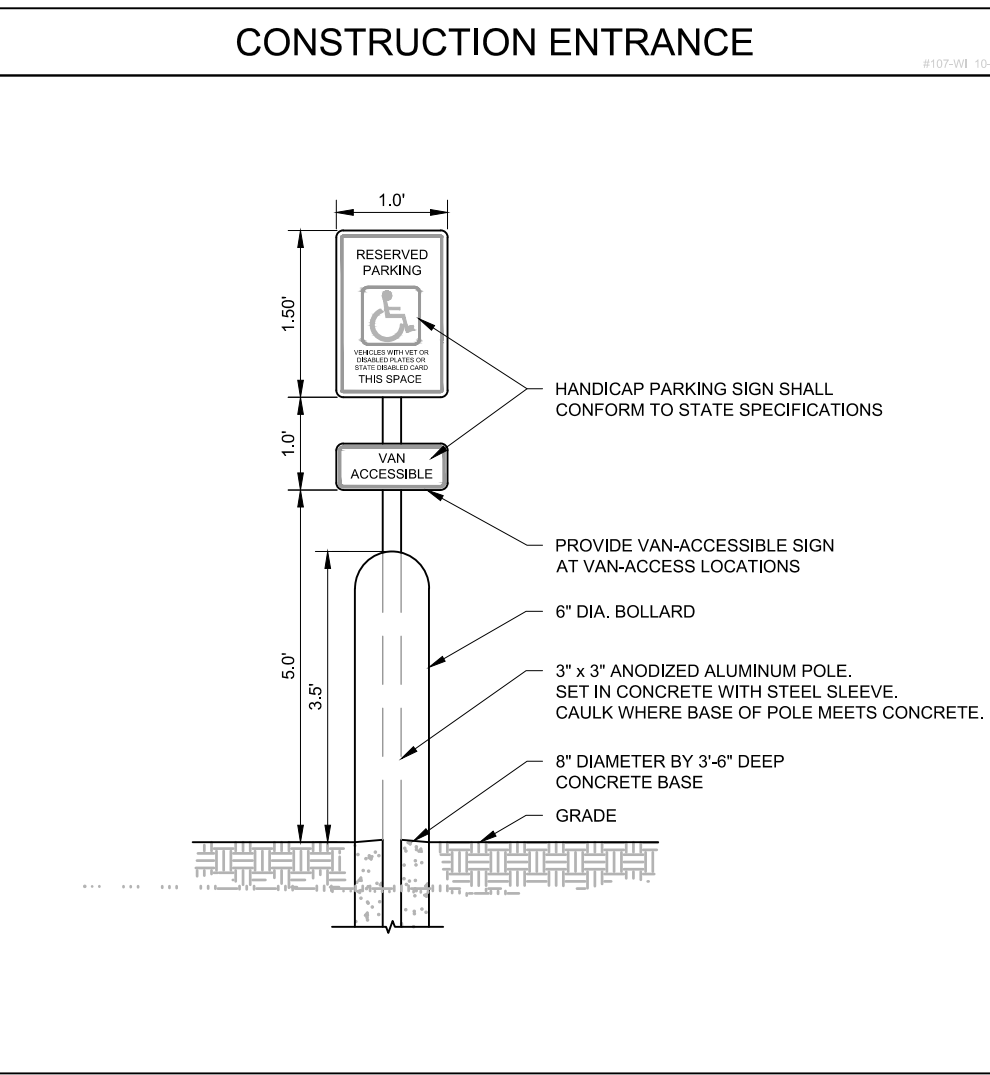
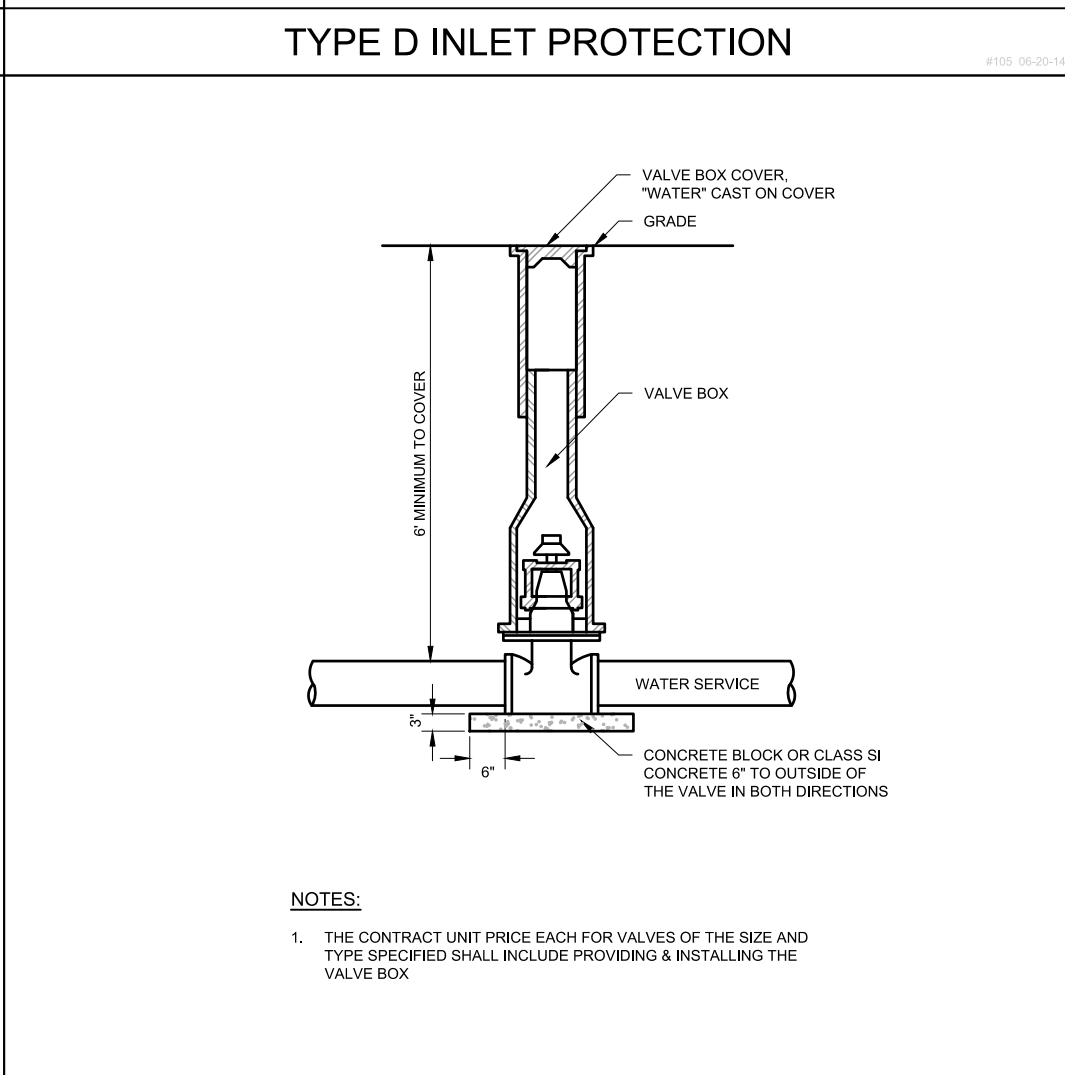
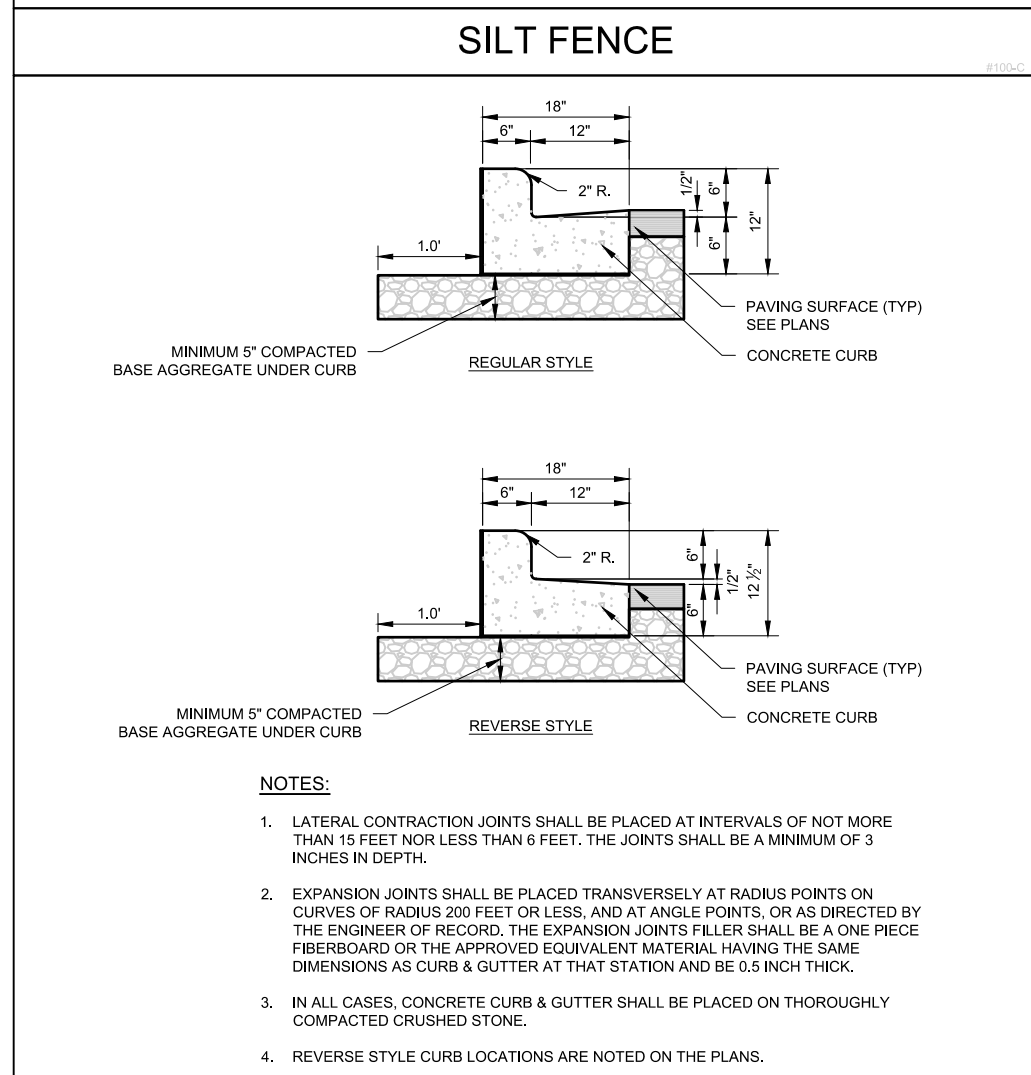
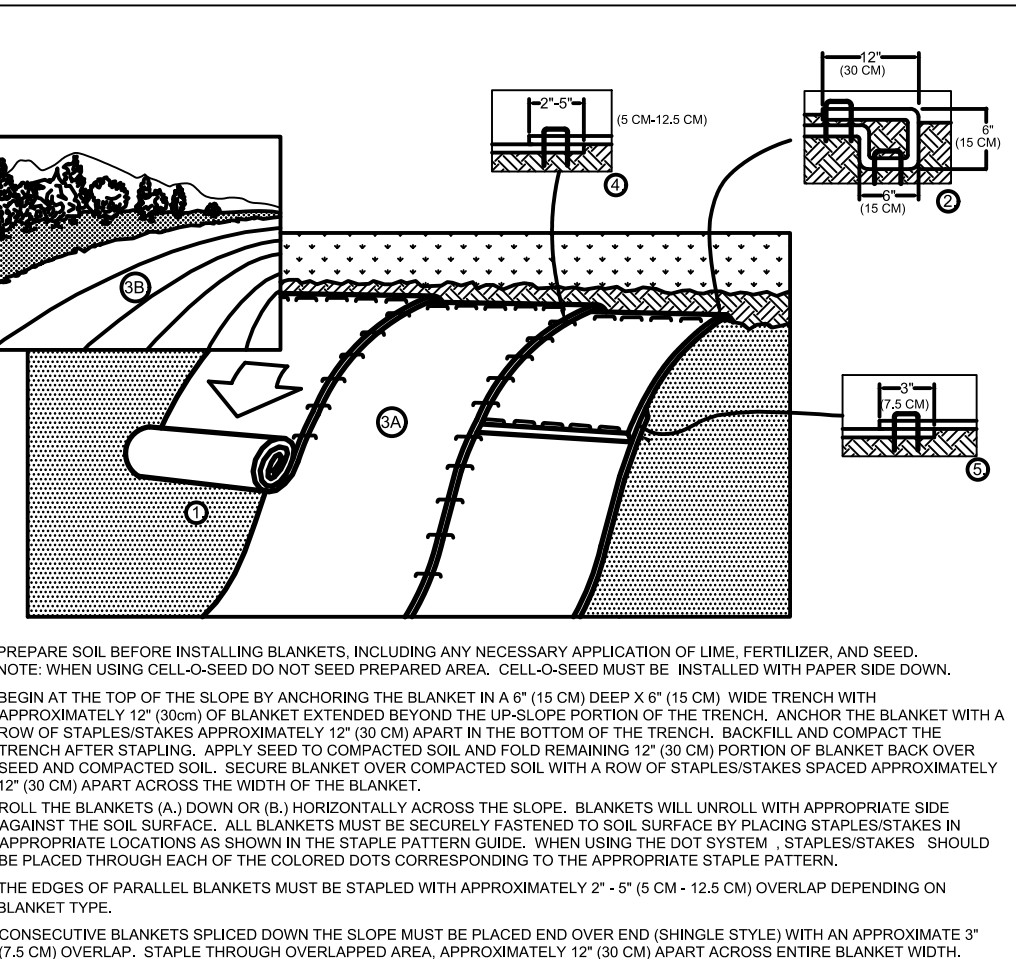
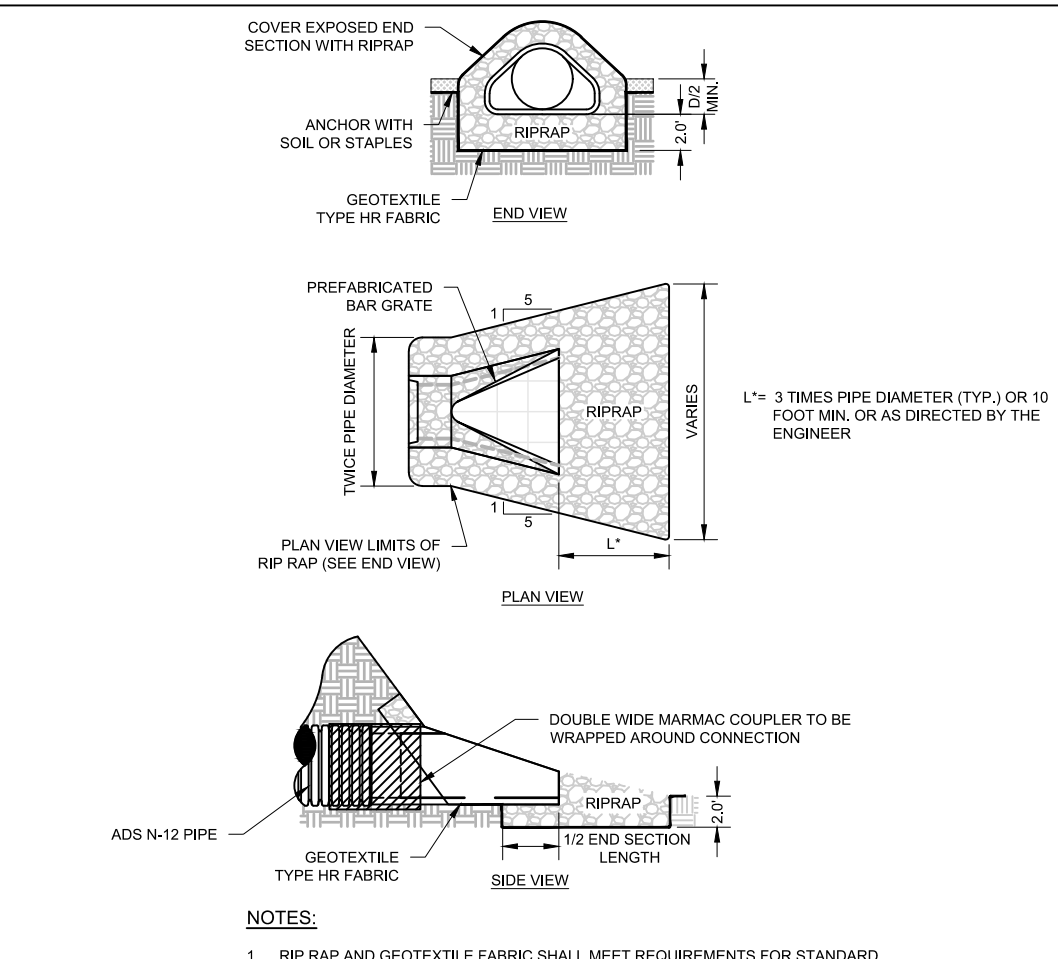
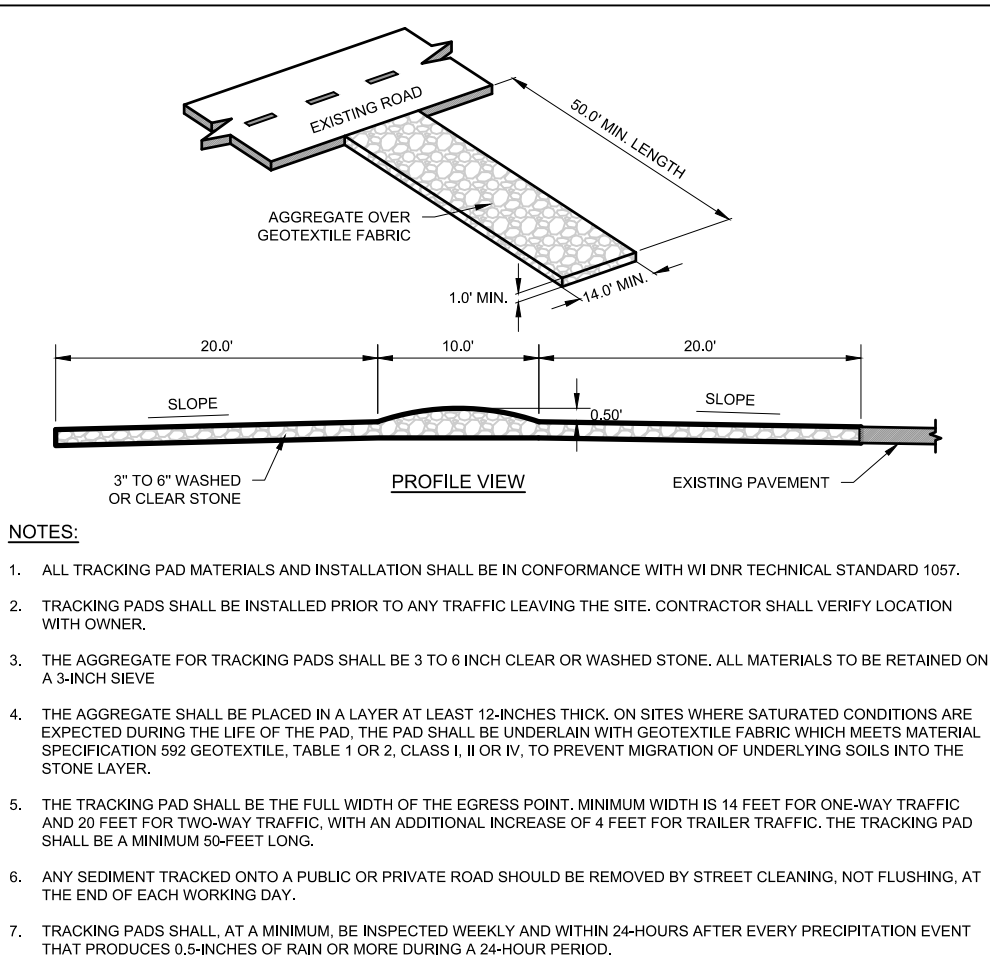
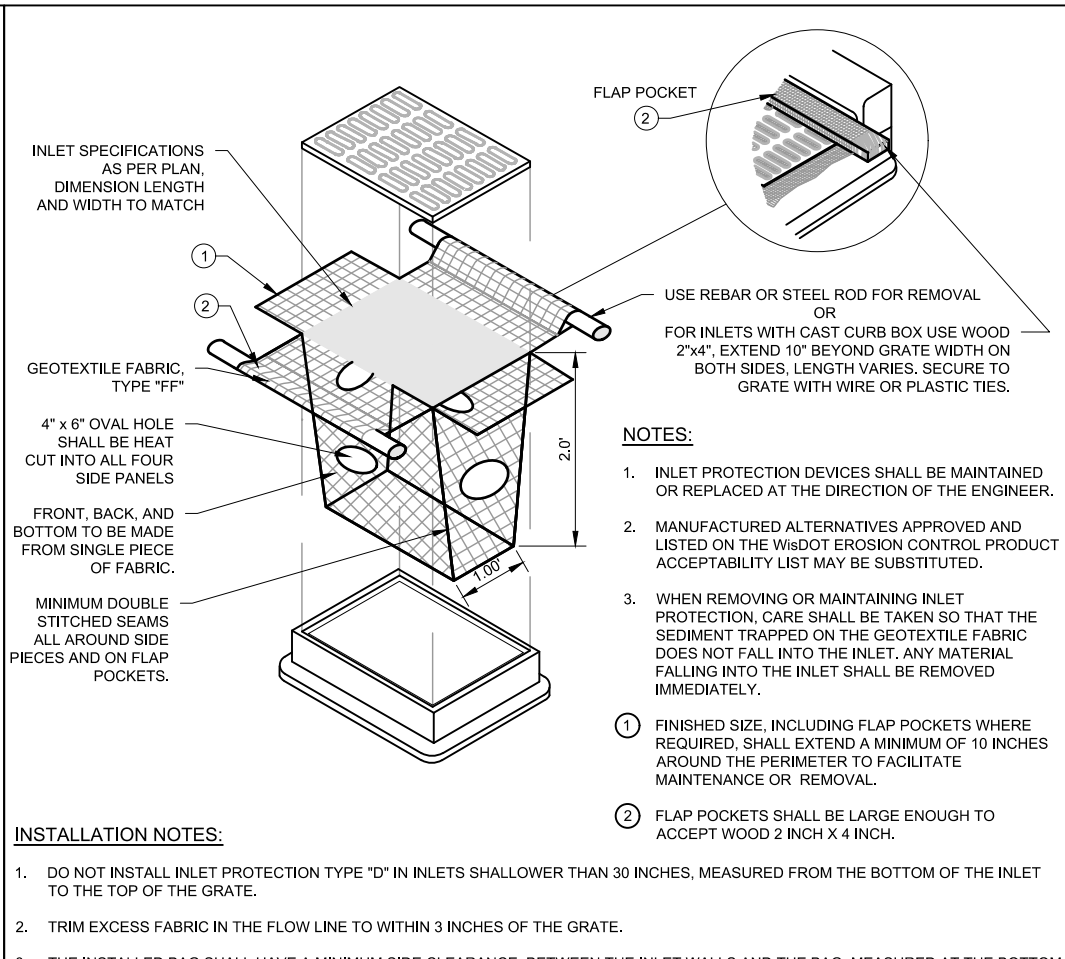
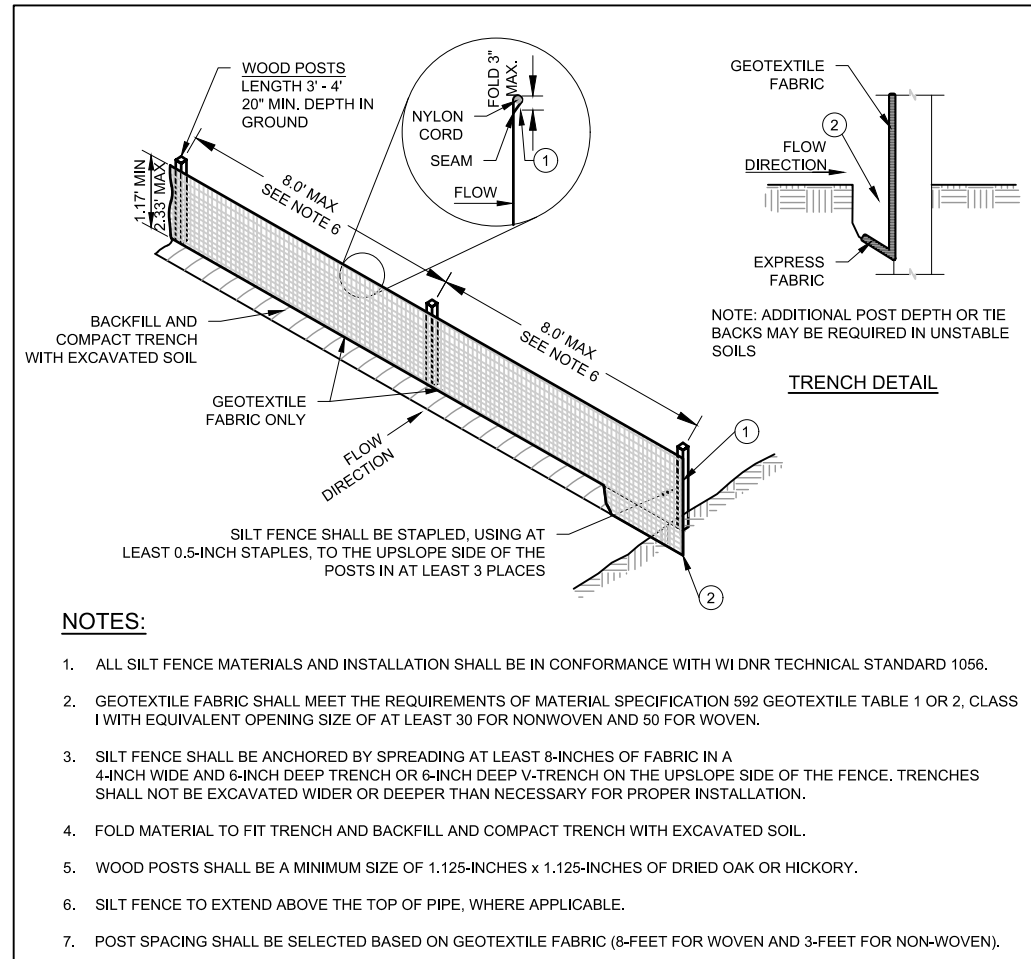


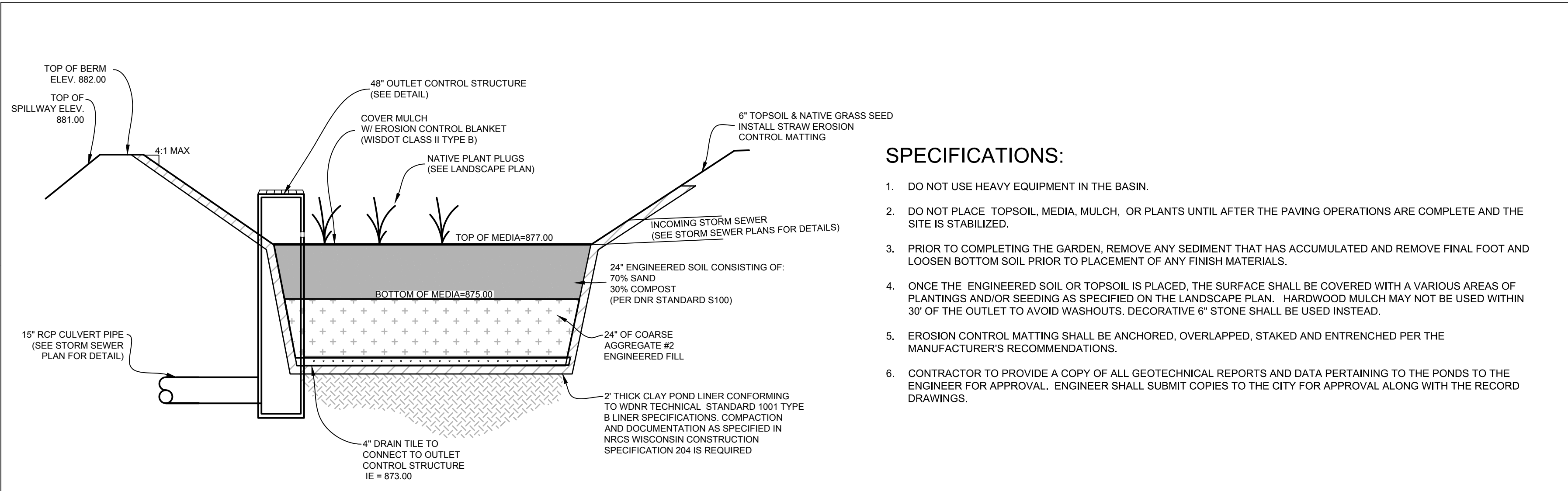
LEADERS

ENGINEERS

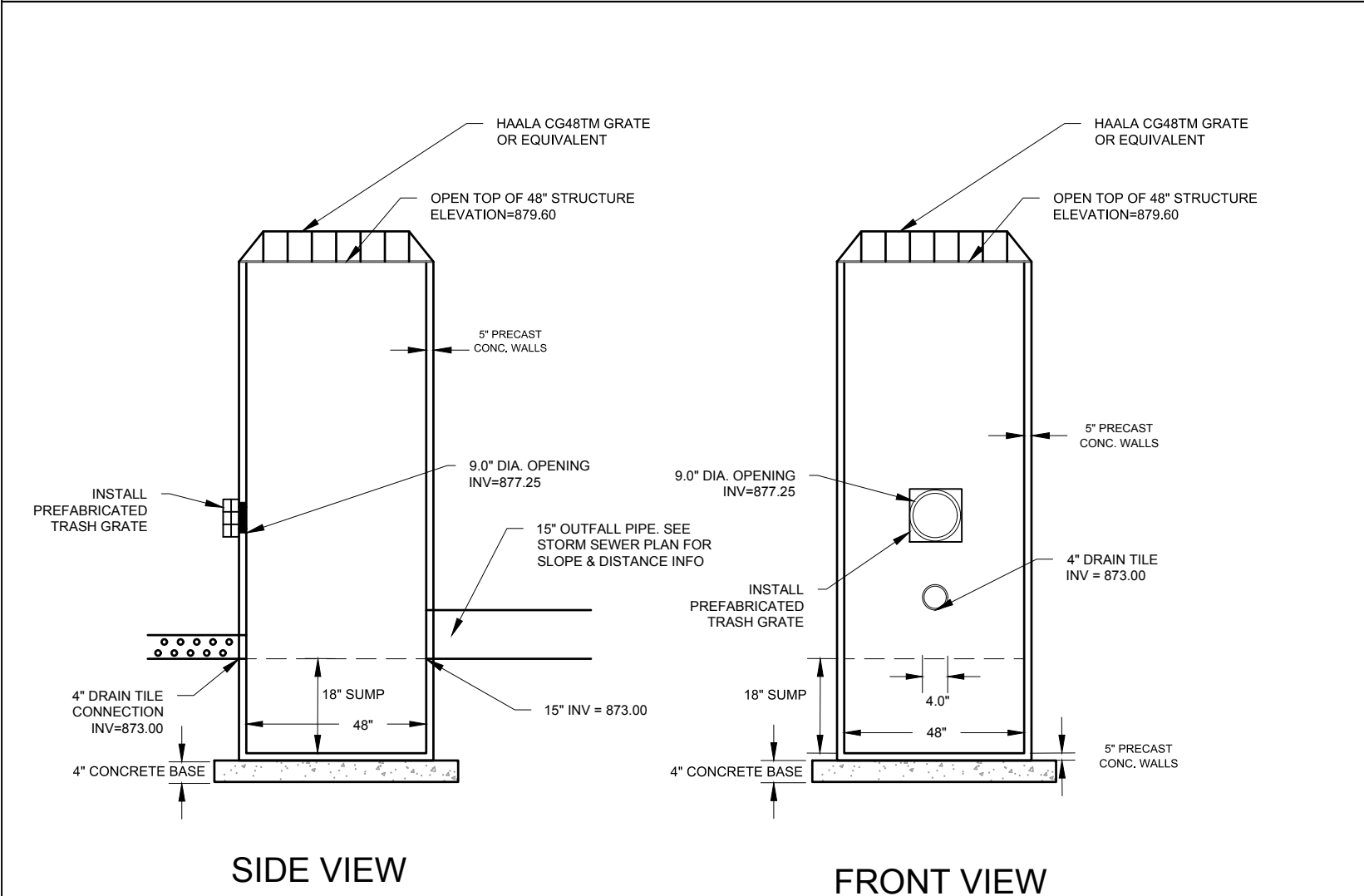
CONTRACTORS

ARCHITECTS





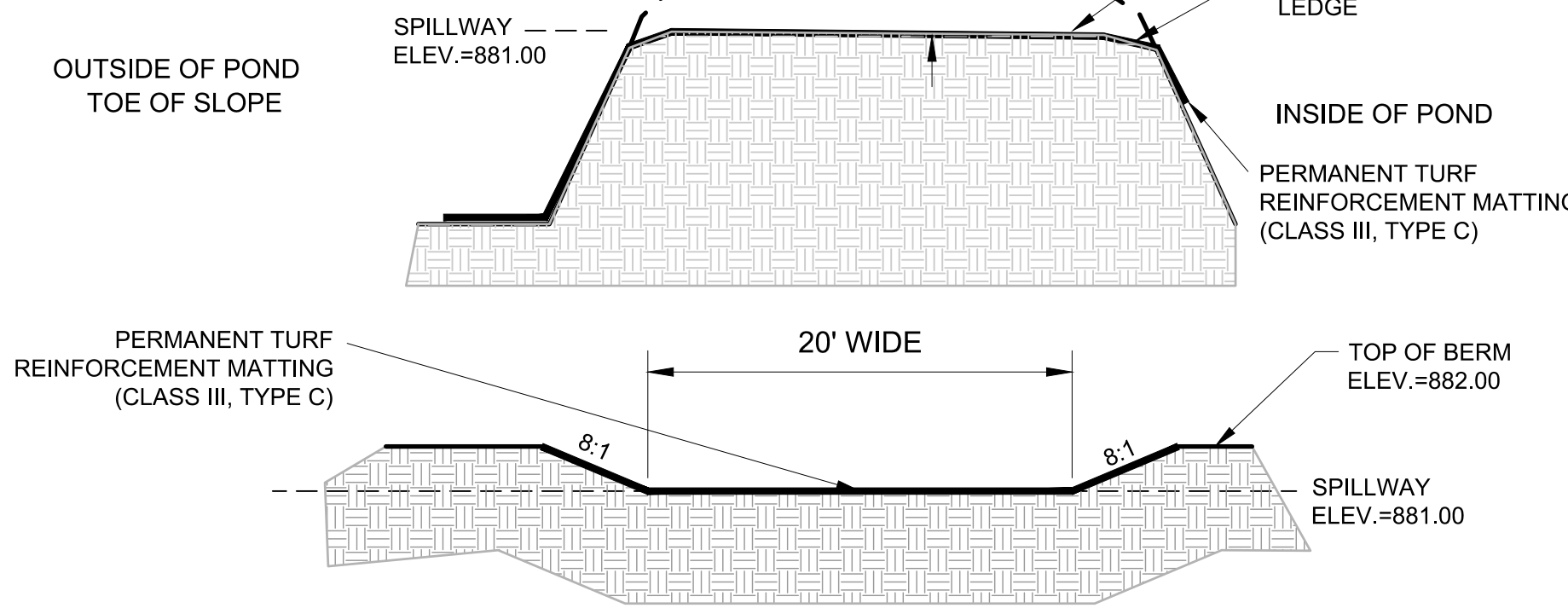
BIO-RETENTION DETAIL



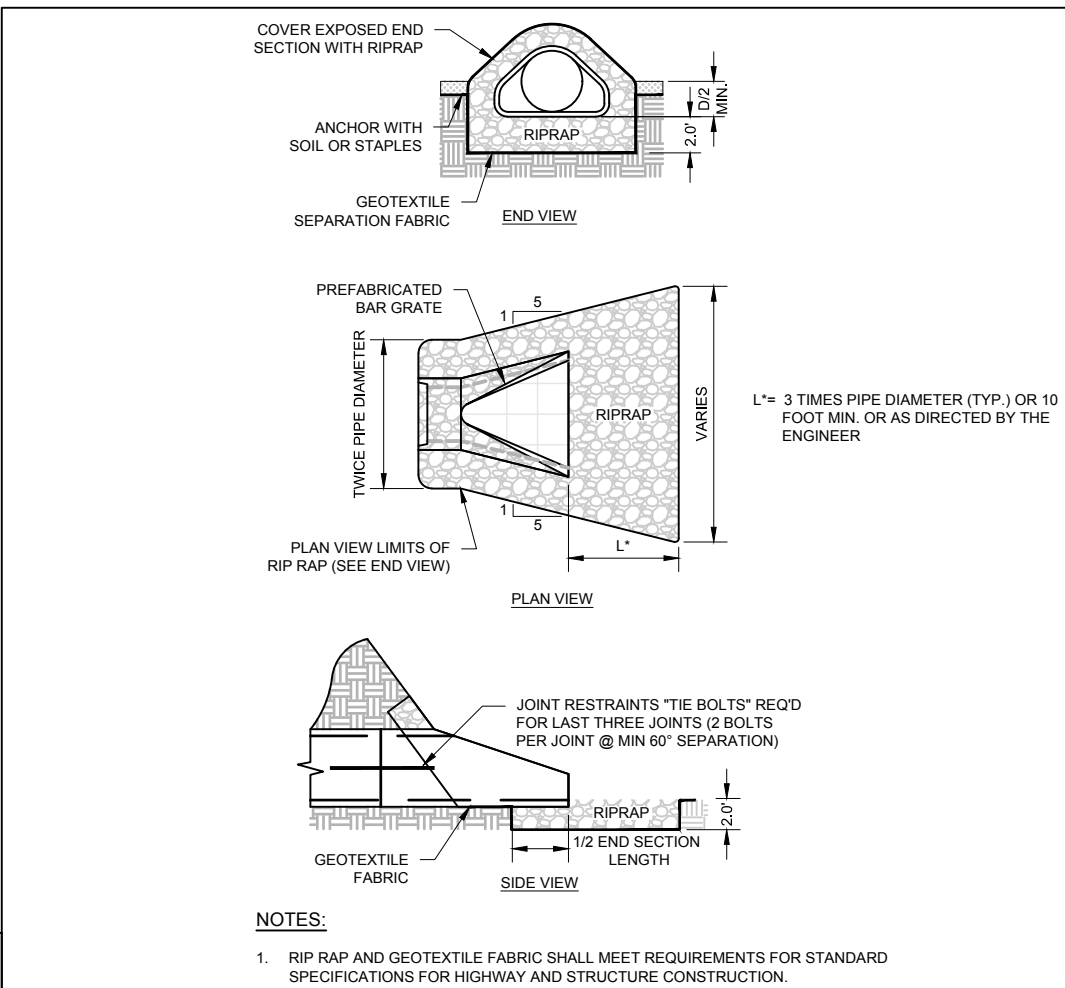
BIO-RETENTION OUTLET CONTROL STRUCTURE DETAIL

NOTES:

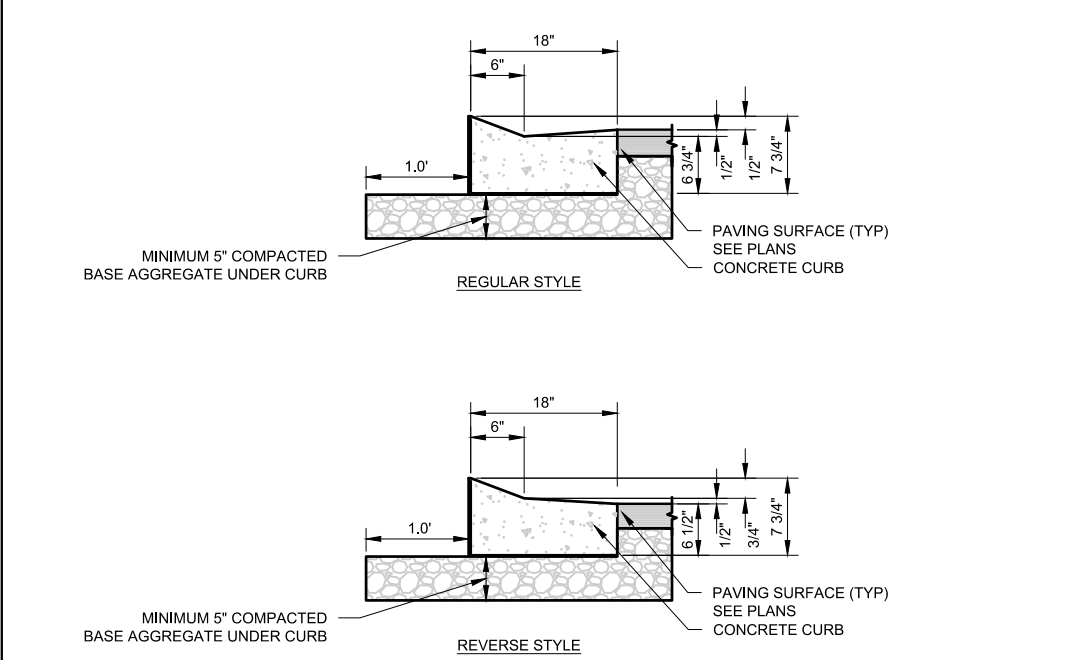
1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



BIO-RETENTION EMERGENCY SPILLWAY



RIP RAP AT END SECTIONS



CONCRETE FLUME

- NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
 2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE-PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2 INCH THICK.
 3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB

1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION. REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND MUST, REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL. IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES. INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERRING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERRING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERRING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERRING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERRING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PROTECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECIEDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

- PERMANENT SEEDING. IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN.
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LS/ACRE)
HYDROMULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERRING/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERRING/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERRING/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERRING/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

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 SEDIMENT. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNSAVED 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 TARP/AULIN 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 (EQUIPMENT TRACKING) 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.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

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 ADJUST 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 CHANNELLATION HAS OCCURRED.

DIVERSION BERRING/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAHS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAHS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTIONS

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR

EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURERS LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECTS MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. W1508783-1-1) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.
NON-VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERRING/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ONSITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*	*	*	*
DORMANT SEEDING	B											
TEMPORARY SEEDING			C	*	*	*	D	*	*	*	*	*
SODDING			E	*	*	*	*	*	*	*	*	*

- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



DESIGNBUILD

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MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

KEY PLAN

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO (ML) VALUE: \$ NATIONWIDE
PEG PROJECT #: 2989.00



FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)

PROJECT DESCRIPTION

STREET ADDRESS

570 Bluemound Road

CITY/STATE / ZIP

Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
TK	AFH	MTS

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-124

PROJECT NUMBER:

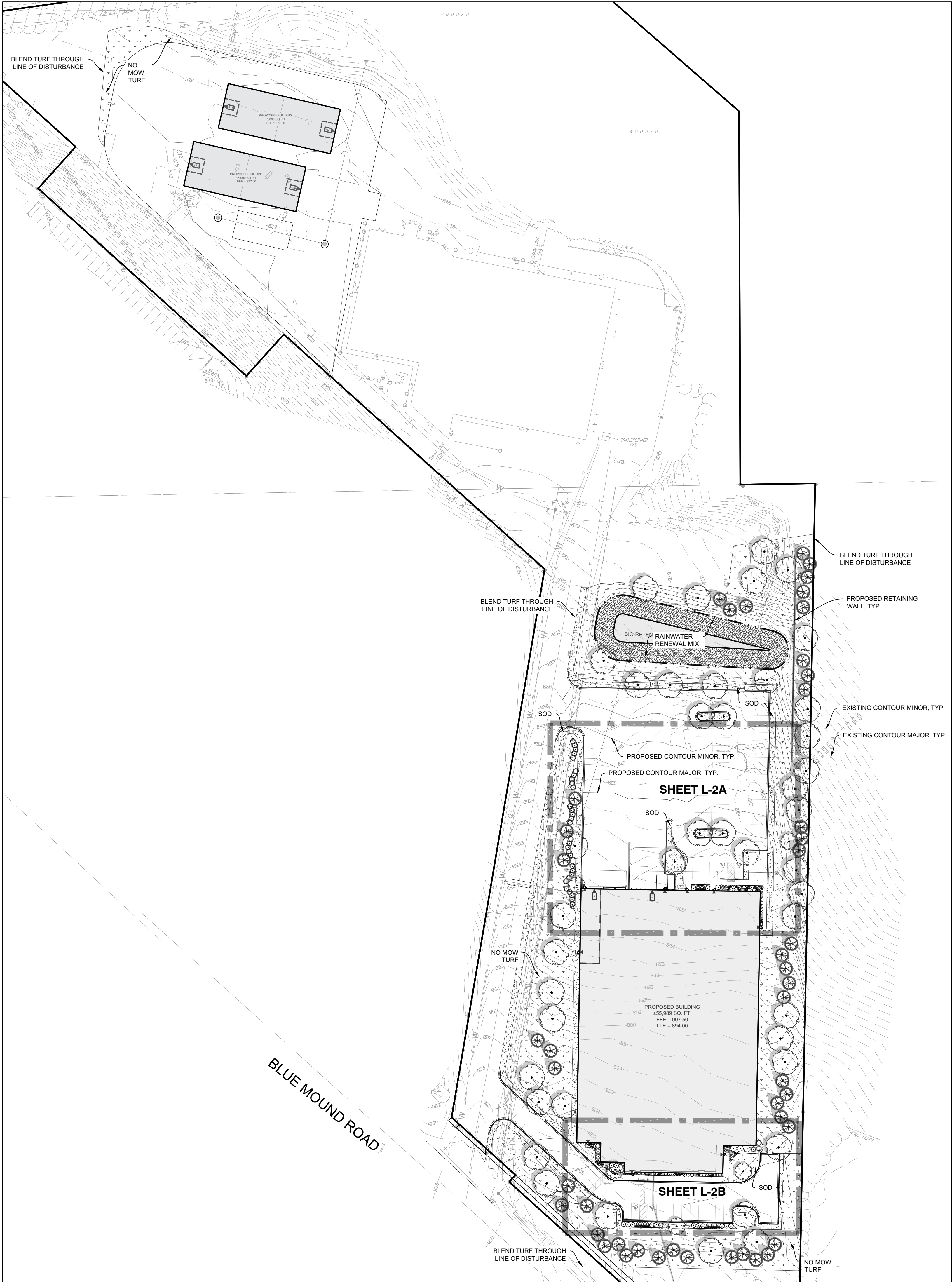
P13417

LEADERS

ENGINEERS

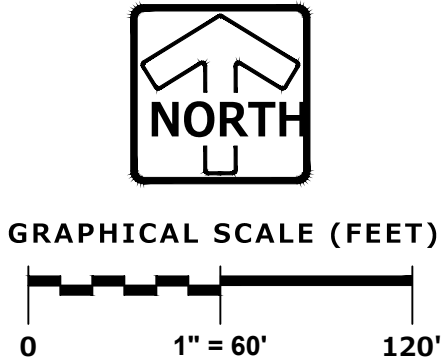
CONTRACTORS

ARCHITECTS



CONCEPT PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	DECIDUOUS TREE		43
	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	
	Gymnocladus dioicus	Kentucky Coffee Tree	
	Quercus x schuetti	Swamp Bur Oak	
	ORNAMENTAL TREE		5
	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	
	Carpinus caroliniana 'JN Strain'	Fire King Musclemwood	
	Magnolia x 'Butterflies'	Butterflies Magnolia	
	EVERGREEN TREE		46
	Picea glauca 'Densata'	Black Hills Spruce	
	Pinus cembra	Swiss Stone Pine	
	Pinus sylvestris	Scotch Pine	
	Pseudotsuga menziesii	Douglas Fir	
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	SMALL DECIDUOUS SHRUBS		12
	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	
	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	
	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	
	Rosa x 'Coral Drift'	Coral Drift Rose	
	MEDIUM DECIDUOUS SHRUB		25
	Sambucus nigra 'Black Lace'	Black Lace Elderberry	
	Sambucus racemosa 'SMNSRD4'	Lemony Lace Elderberry	
	Syringa x 'Penda' TM	Bloomerang Purple Lilac	
	LARGE DECIDUOUS SHRUB		6
	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	
	Cornus sericea 'Bailey'	Red Twig Dogwood	
	Viburnum prunifolium 'Blackhaw'	Blackhaw Viburnum	
	UPRIGHT EVERGREEN SHRUBS		6
	Juniperus chinensis 'Hetzi'	Hetz Columnar Juniper	
	Taxus x media 'Hicksii'	Hicks Yew	
	Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	
	SMALL EVERGREEN SHRUB		25
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	
	Pinus strobus 'Blue Shag'	Blue Shag White Pine	
	Taxus x media 'Everlow'	Yew	
	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	
	MEDIUM EVERGREEN SHRUB		46
	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	
	Juniperus chinensis 'Sea Green'	Sea Green Juniper	
	Taxus x media 'Tauntonii'	Tauton Yew	
	TALL ORNAMENTAL GRASS		52
	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	
	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	
	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	
	SHORT ORNAMENTAL GRASS		27
	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass	
	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	QTY
	PERENNIALS		120 sf
	Ajuga reptans 'Black Scallop'	Black Scallop Carpet Bugle	
	Allium x 'Millenium'	Millenium Ornamental Onion	
	Asclepias tuberosa 'Hello Yellow'	Butterfly Milkweed	
	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	
	GROUND COVERS		
	RAIN WATER RENEWAL SEED MIX		8,484 sf
	NO MOW TURF		82,516 sf
	TURF (SOD)		14,984 sf



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SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

NO.	DESCRIPTION	DATE

PINNACLE ENGINEERING GROUP
ENGINEERING, NATURAL RESOURCES SURVEYING
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
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PROJECT NAME
FISHER BARTON GROUP
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PROJECT DESCRIPTION

STREET ADDRESS
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ALL WORK TO BE COMPLETED AS SHOWN, AND
IN ACCORDANCE WITH THE LATEST EDITION OF
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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
ENGINEERING		
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
LANDSCAPE OVERVIEW

SHEET NUMBER:
L-1
PROJECT NUMBER:
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

GENERAL PLANTING NOTES

1.

THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2.

THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3.

NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4.

ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5.

ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6.

ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7.

TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8.

ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9.

BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10.

ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11.

ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12.

TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13.

ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14.

ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15.

WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16.

THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17.

OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18.

ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19.

ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20.

ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21.

FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22.

THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23.

ALL SODDED AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. APPLY A 10-10-10 STARTER FERTILIZER UNIFORMLY AT RECOMMENDED RATES PRIOR TO INSTALLATION OF SOD. 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 TO A DEPTH OF 3". SOD INSTALLED IN SWALES AND ON SLOPES EXCEEDING 1:3 SHALL BE STAKED. CONTRACTOR IS RESPONSIBLE TO PROVIDE A SMOOTH, UNIFORM, HEALTHY LAWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST 2 MOWINGS AND WATERING DURING THIS ESTABLISHMENT PERIOD.
24.

ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
25.

ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
26.

ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
27.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE. TREES SHALL BE INSTALLED NO

- CLOSER THAN:

- 10 FEET FROM ANY FIRE HYDRANT

- 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
28.

THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29.

RETAINING WALL TO BE CONSTRUCTED UTILIZING A MODULAR BLOCK SYSTEM SPECIFIED BY OWNER. MODULAR BLOCK WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR APPROVAL BY OWNER OR OWNERS REPRESENTATIVE.
30.

THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
31.

THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
32.

THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
33.

PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
34.

THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1.

LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT. AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION. STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2.

THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3.

TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4.

SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5.

PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6.

DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7.

FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8.

ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9.

RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE PLANTINGS (RAINWATER RENEWAL MIX)

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

A. PREPARATION OF SOIL PRIOR TO SEEDING

1.

REFER TO CIVIL PLANS FOR SOIL MIX.
2.

ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
3.

AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
4.

AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

B. COVER CROP

1.

ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
2.

WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL

RECOMMENDATIONS AND INSTALLATION GUIDELINES.

1.

BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
2.

BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
3.

COVER SEED WITH $\frac{1}{4}$ -INCH TO $\frac{1}{2}$ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
4.

ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
5.

KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

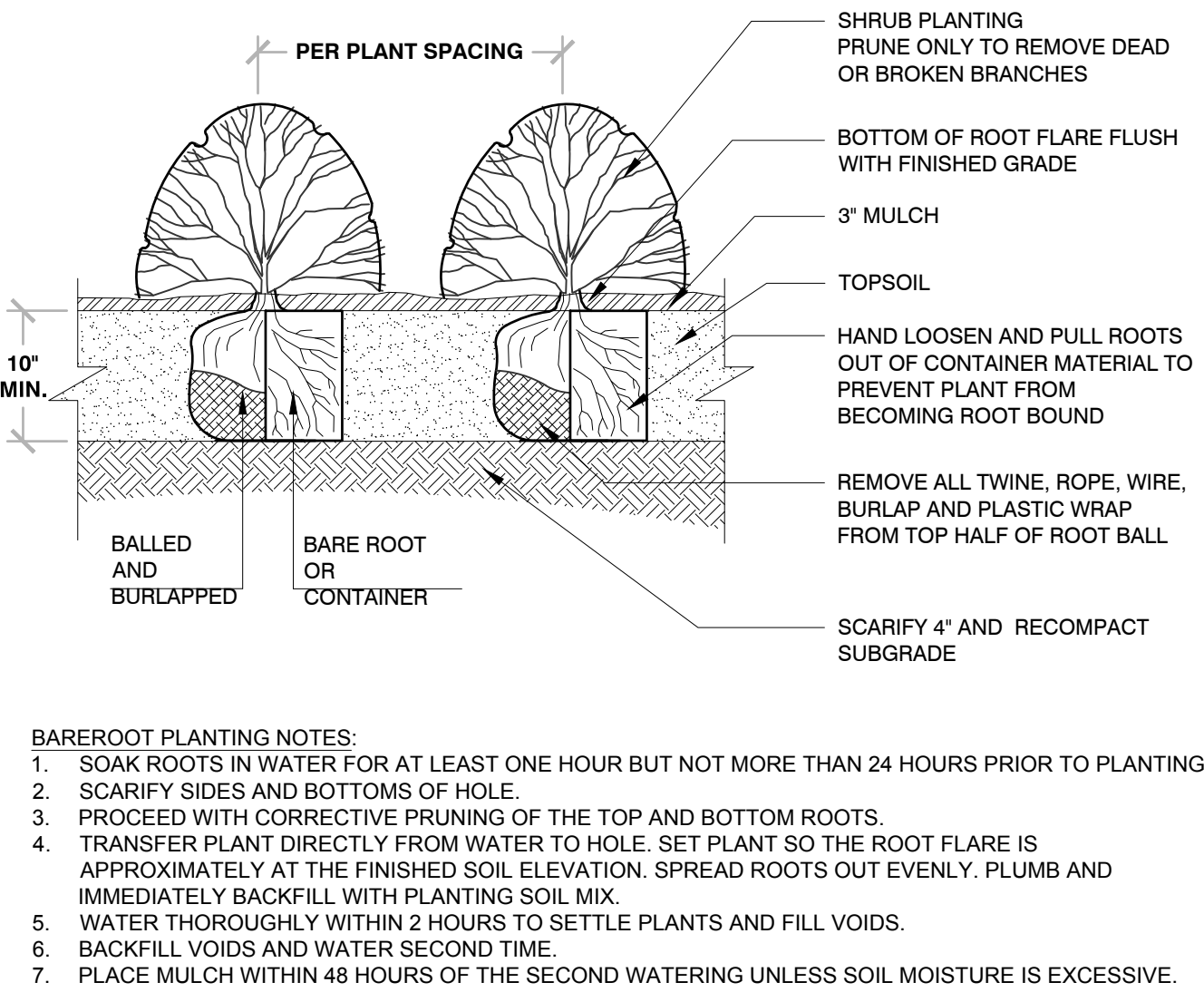
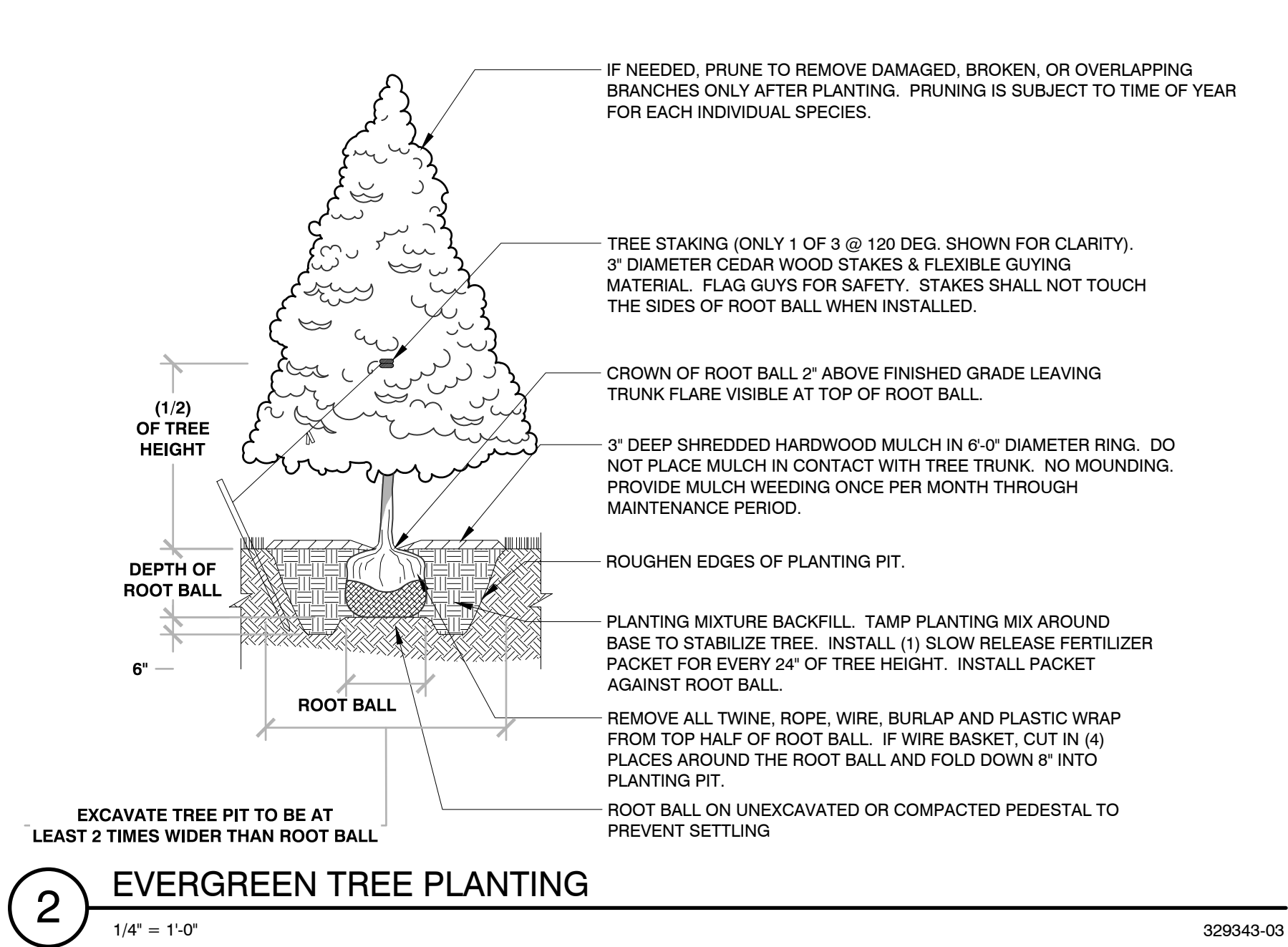
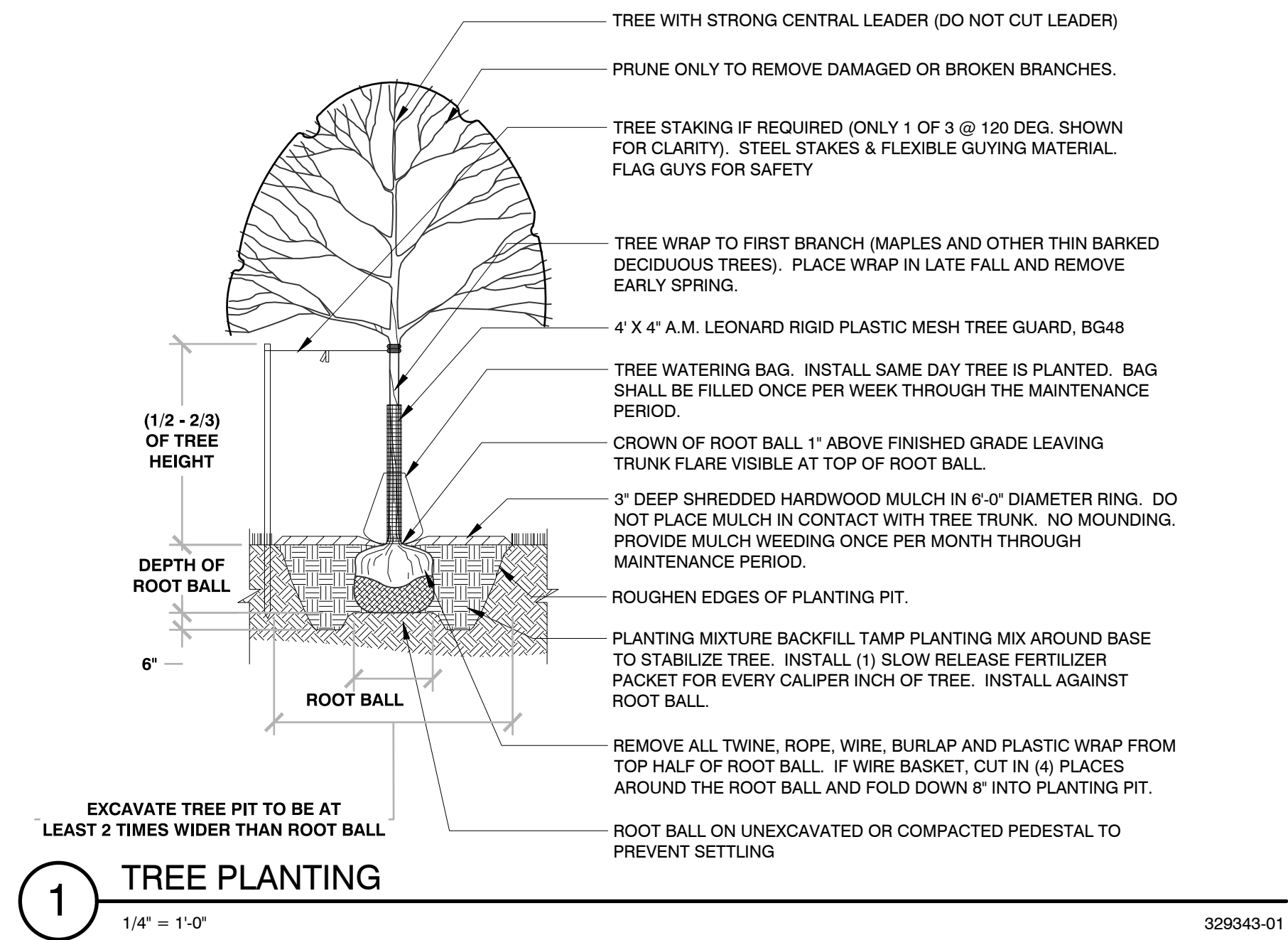
3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

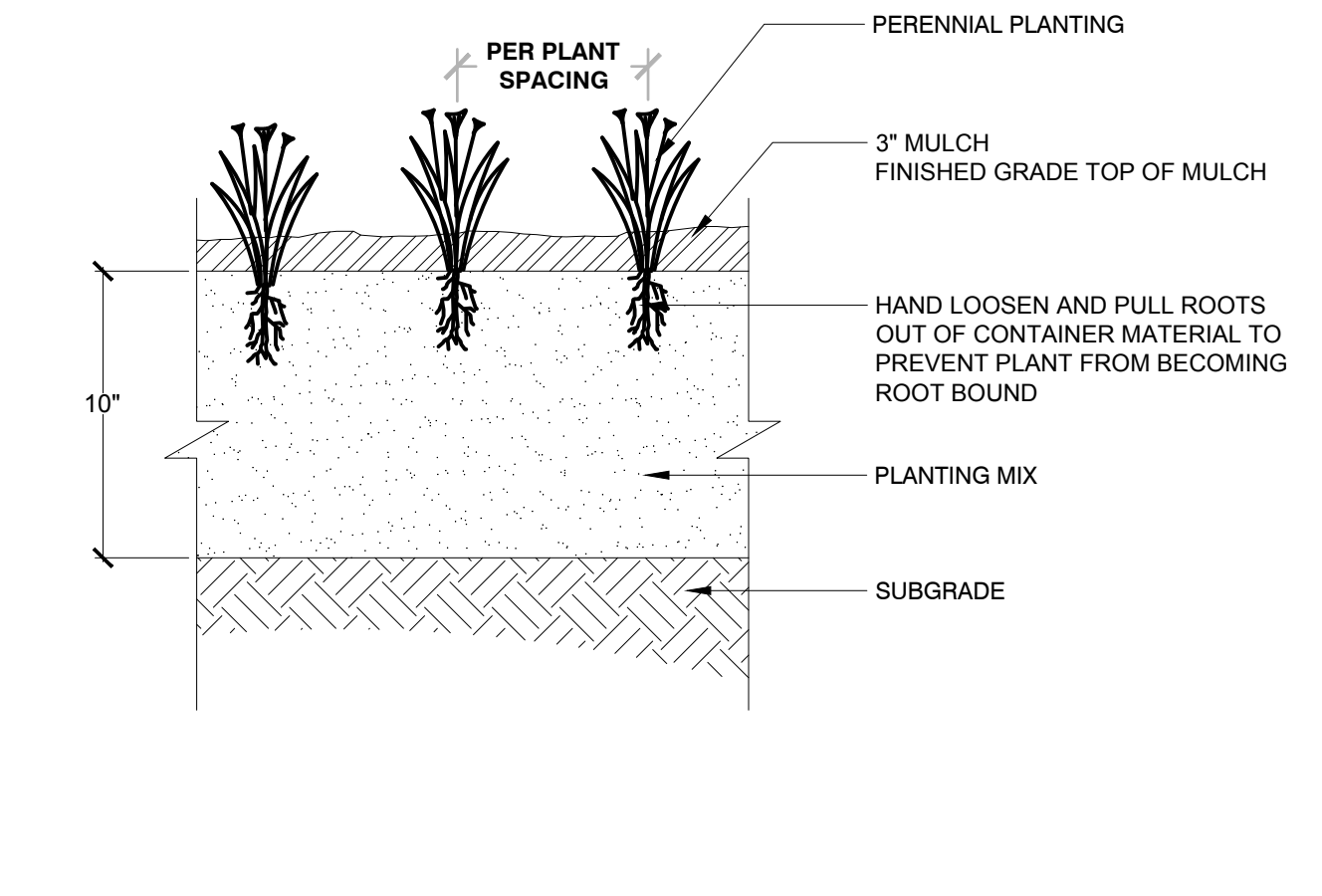


DESIGNBUILD

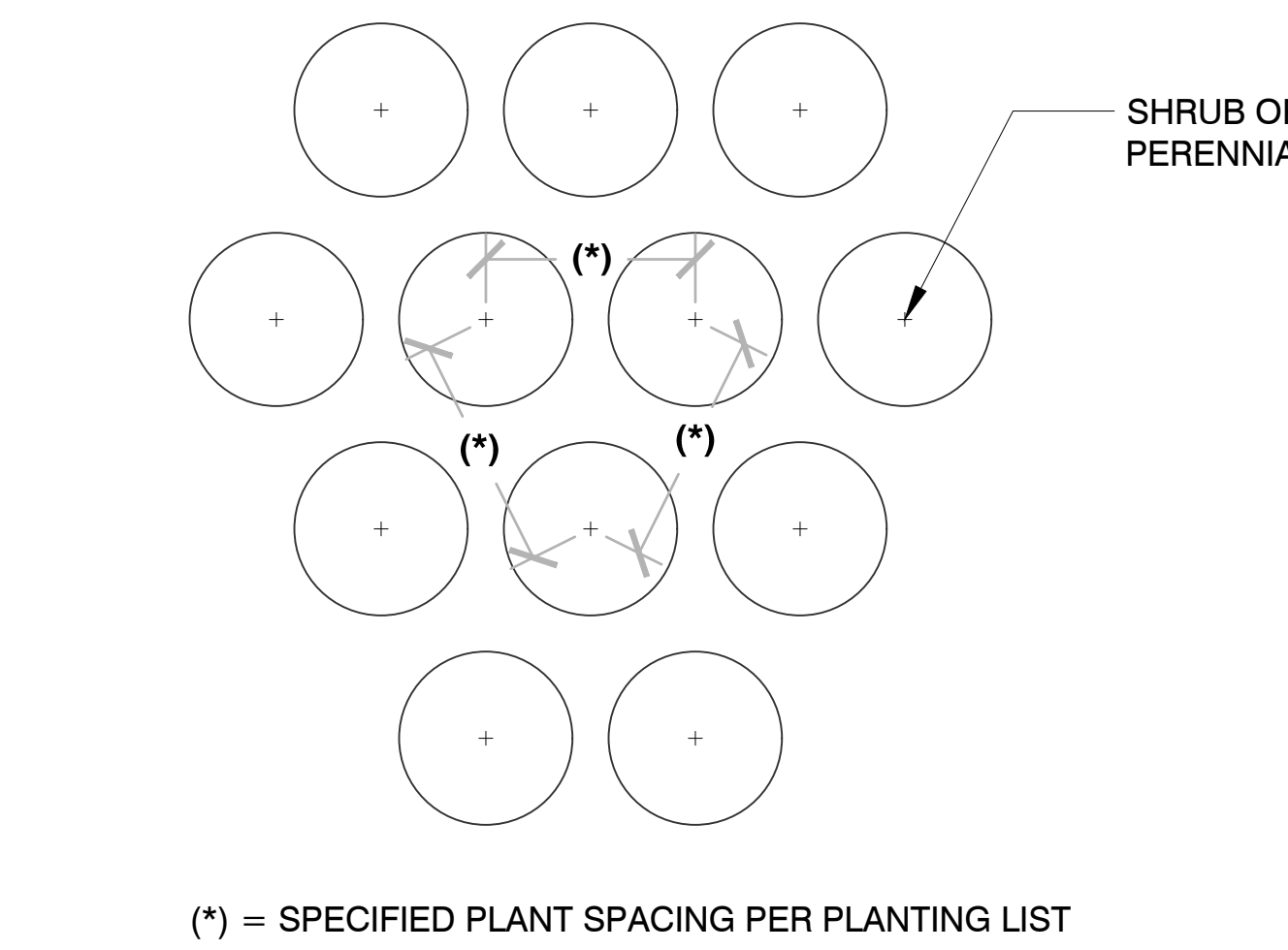
MSI GENERAL CORPORATION W215 E. WISCONSIN AVE. NASHOTAH, WI 53058 262.367.3661 MSIGENERAL.COM		
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MILESTONE ISSUE DATES		
OWNER REVIEW:	10/13/2022	
BUDGET SET:		
PROPOSAL SET:		
PLAN COMMISSION SET:		
SUBMITTAL FOR PERMIT SET:		
CONSTRUCTION SET:		
RECORD DRAWING SET:		
REVISIONS:		
Pinnacle Engineering Group <small>ENGINEERING NATURAL RESOURCES COURTESY</small> PLAN DESIGN DELIVER WISCONSIN OFFICE: 20725 WATERFOWN RD BROOKFIELD, WI 53186 (262) 754-8888 CHICAGO MILWAUKEE NATIONWIDE PEG PROJECT #: 2989.00		
fisher barton		
Accurate Specialties <small>• A DIVISION OF FISHER BARTON</small>		
PROJECT NAME FISHER BARTON GROUP (ACCURATE SPECIALTIES INC.)		
PROJECT DESCRIPTION		
STREET ADDRESS 570 Bluemound Road		
CITY/ STATE / ZIP Waukesha, WI 53188		
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION		
PROJECT ARCHITECT BJZ	STRUCTURAL ENGINEER SPIRE	LANDSCAPE DESIGN DJB
ENGINEERING		
DESIGN ARCHITECT TNK	CIVIL ENGINEER MTS	REVIEWED BY MTS
SHEET TITLE: LANDSCAPE NOTES		
SHEET NUMBER: L-3		
PROJECT NUMBER: P13417		



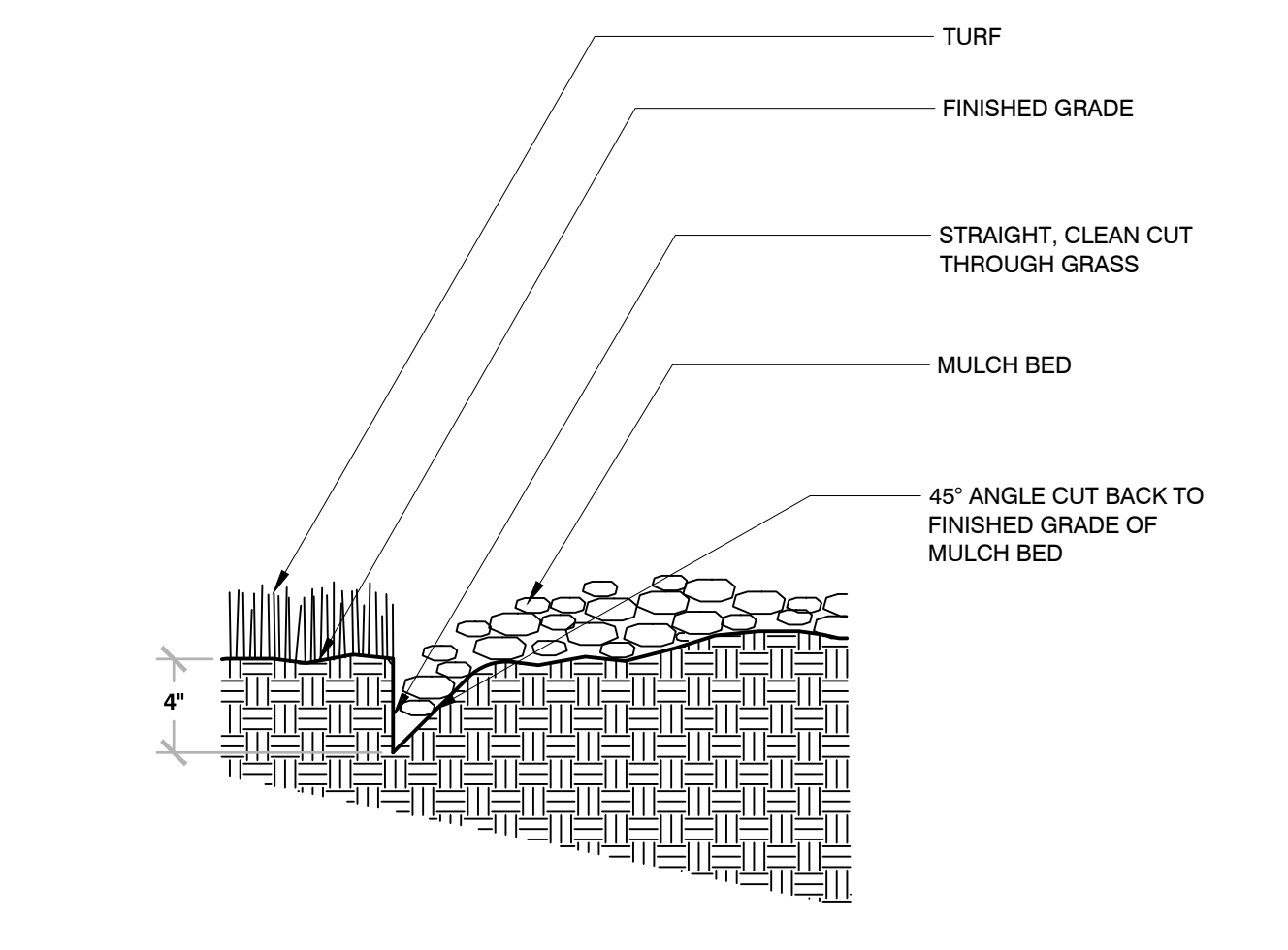
3 SHRUB PLANTING
1/2" = 1'-0"
329333-02



4 PERENNIAL PLANTING
1" = 1'-0"
3293-01



5 PLANT SPACING
3/4" = 1'-0"
3293-02



6 TRENCHED BED EDGE
3/4" = 1'-0"
3293-03



DESIGNBUILD

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MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2022

BUDGET SET:

PROPOSAL SET:

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

Pinnacle Engineering Group
ENGINEERING | NATURAL RESOURCES | COURTESY
PLAN | DESIGN | DELIVER
WISCONSIN OFFICE:
20725 WATERTOWN RD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE
PEG PROJECT #: 2989.00



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)
PROJECT DESCRIPTION

STREET ADDRESS
570 Bluemound Road
CITY/ STATE / ZIP
Waukesha, WI 53188

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

PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
BJZ	SPIRE	DJB
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
TNK	MTS	MTS

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L-4
PROJECT NUMBER:

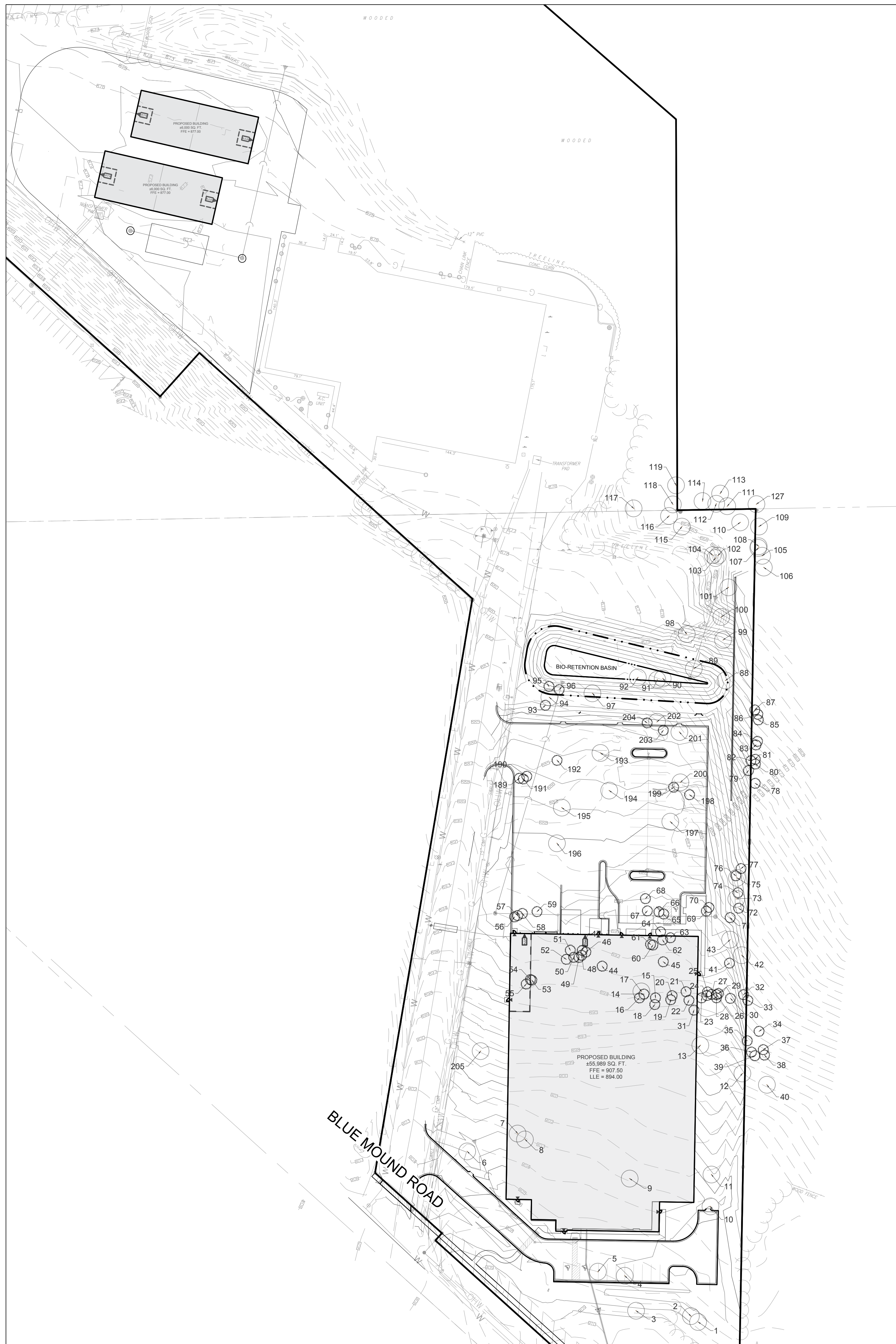
P13417

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



TreeNumber	TreeSpecies	Diameter Inches	TreeCondition	Single OR Multistem
1	Celtis Occidentalis - Hackberry	20	Excellent	Multi-Stem
2	Celtis Occidentalis - Hackberry	55	Excellent	Multi-Stem
3	Acer - Maple	32	Poor	Multi-Stem
4	Acer - Maple	31	Good	Single Stem
5	Acer - Maple	26	Fair	Single Stem
6	Populus Deltoides - Cottonwood	23	Excellent	Single Stem
7	Populus Deltoides - Cottonwood	84	Excellent	Multi-Stem
8	Populus Deltoides - Cottonwood	27	Good	Single Stem
9	Acer - Maple	36	Good	Single Stem
10	Acer - Maple	20	Fair	Single Stem
11	Acer - Maple	18	Good	Single Stem
12	Acer - Maple	10	Good	Single Stem
13	Salix - Willow	120	Good	Single Stem
14	Picea - Spruce	14	Good	Single Stem
15	Picea - Spruce	13	Good	Single Stem
16	Picea - Spruce	13	Good	Single Stem
17	Acer - Maple	21	Good	Multi-Stem
18	Picea - Spruce	15	Fair	Single Stem
19	Picea - Spruce	18	Fair	Multi-Stem
20	Picea - Spruce	10	Fair	Single Stem
21	Picea - Spruce	13	Good	Single Stem
22	Picea - Spruce	12	Good	Single Stem
23	Picea - Spruce	11	Good	Single Stem
24	Picea - Spruce	10	Fair	Single Stem
25	Picea - Spruce	8	Fair	Single Stem
26	Picea - Spruce	9	Fair	Single Stem
27	Picea - Spruce	14	Fair	Multi-Stem
28	Picea - Spruce	11	Good	Single Stem
29	Picea - Spruce	9	Good	Single Stem
30	Picea - Spruce	12	Poor	Single Stem
31	Picea - Spruce	11	Poor	Single Stem
32	Picea - Spruce	8	Fair	Single Stem
33	Picea - Spruce	11	Fair	Single Stem
34	Pinus - Pine	13	Good	Single Stem
35	Picea - Spruce	15	Good	Single Stem
36	Pinus - Pine	11	Good	Single Stem
37	Pinus - Pine	10	Good	Single Stem
38	Pinus - Pine	14	Fair	Single Stem
39	Picea - Spruce	10	Good	Single Stem
40	Juglans - Black Walnut	12	Good	Single Stem
41	Pinus - Pine	10	Fair	Single Stem
42	Acer - Maple	36	Fair	Multi-Stem
43	Acer - Maple	9	Fair	Single Stem
44	Pinus - Pine	15	Excellent	Single Stem
45	Picea - Spruce	12	Fair	Single Stem
46	Picea - Spruce	11	Poor	Single Stem
47	Picea - Spruce	11	Fair	Single Stem
48	Picea - Spruce	18	Poor	Multi-Stem
49	Picea - Spruce	9	Poor	Single Stem
50	Picea - Spruce	13	Fair	Single Stem
51	Picea - Spruce	14	Good	Single Stem
52	Picea - Spruce	11	Good	Single Stem
53	Picea - Spruce	18	Good	Single Stem
54	Picea - Spruce	21	Good	Single Stem
55	Picea - Spruce	10	Good	Single Stem
56	Picea - Spruce	21	Good	Single Stem
57	Picea - Spruce	13	Good	Single Stem
58	Picea - Spruce	18	Good	Single Stem
59	Picea - Spruce	26	Good	Single Stem
60	Picea - Spruce	10	Fair	Single Stem
61	Picea - Spruce	14	Good	Single Stem
62	Picea - Spruce	11	Poor	Single Stem
63	Picea - Spruce	15	Fair	Single Stem
64	Picea - Spruce	10	Poor	Single Stem
65	Picea - Spruce	15	Poor	Single Stem
66	Picea - Spruce	12	Poor	Single Stem
67	Picea - Spruce	12	Fair	Single Stem
68	Picea - Spruce	15	Excellent	Single Stem
69	Pinus - Pine	10	Fair	Single Stem
70	Pinus - Pine	52	Poor	Multi-Stem
71	Pinus - Pine	12	Poor	Single Stem
72	Pinus - Pine	11	Poor	Single Stem
73	Acer - Maple	14	Fair	Single Stem
74	Pinus - Pine	13	Poor	Single Stem
75	Acer - Maple	15	Good	Multi-Stem
76	Picea - Spruce	10	Poor	Single Stem
77	Picea - Spruce	15	Poor	Single Stem
78	Pinus - Pine	12	Fair	Single Stem
79	Pinus - Pine	12	Fair	Single Stem
80	Pinus - Pine	12	Fair	Single Stem
81	Pinus - Pine	12	Fair	Single Stem
82	Pinus - Pine	12	Fair	Single Stem
83	Pinus - Pine	12	Fair	Single Stem
84	Pinus - Pine	14	Poor	Single Stem
85	Pinus - Pine	14	Fair	Single Stem
86	Pinus - Pine	12	Fair	Single Stem
87	Pinus - Pine	12	Fair	Single Stem
88	Acer - Maple	17	Good	Single Stem
89	Acer - Maple	26	Good	Multi-Stem
90	Acer - Maple	26	Good	Multi-Stem
91	Acer - Maple	19	Good	Multi-Stem
92	Acer - Maple	32	Fair	Multi-Stem

TreeNumber	TreeSpecies	Diameter Inches	TreeCondition	Single OR Multistem
93	Picea - Spruce	26	Excellent	Single Stem
94	Betula - Birch	20	Poor	Multi-Stem
95	Picea - Spruce	18	Good	Single Stem
96	Acer - Maple	11	Good	Single Stem
97	Salix - Willow	65	Poor	Single Stem
98	Acer - Maple	18	Good	Single Stem
99	Picea - Spruce	20	Good	Single Stem
100	Populus Deltoides - Cottonwood	28	Good	Multi-Stem
101	Acer - Maple	30	Poor	Single Stem
102	Populus Deltoides - Cottonwood	13	Good	Single Stem
103	Populus Deltoides - Cottonwood	9	Good	Single Stem
104	Populus Deltoides - Cottonwood	14	Good	Single Stem
105	Quercus - Oak	30	Good	Single Stem
106	Quercus - Oak	28	Good	Single Stem
107	Acer - Maple	15	Good	Multi-Stem
108	Quercus - Oak	40	Fair	Multi-Stem
109	Acer - Maple	16	Poor	Single Stem
110	Acer - Maple	28	Poor	Single Stem
111	Quercus - Oak	10	Good	Single Stem
112	Carya Ovata - Shagbark Hickory	13	Good	Single Stem
113	Prunus Serotina - Black Cherry	11	Good	Single Stem
114	Prunus Serotina - Black Cherry	21	Good	Multi-Stem
115	Prunus Serotina - Black Cherry	16	Good	Single Stem
116	Carya Ovata - Shagbark Hickory	22	Good	Single Stem
117	Salix - Willow	60	Good	Single Stem
118	Acer - Maple	16	Good	Single Stem
119	Prunus Serotina - Black Cherry	18	Good	Single Stem
127	Prunus Serotina - Black Cherry	12	Fair	Single Stem
189	Pinus - Pine	34	Excellent	Single Stem
190	Pinus - Pine	23	Good	Single Stem
191	Pinus - Pine	24	Fair	Single Stem
192	Picea - Spruce	22	Good	Single Stem
193	Quercus - Oak	28	Excellent	Single Stem
194	Quercus - Oak	25	Excellent	Single Stem
195	Acer - Maple	31	Excellent	Single Stem
196	Acer - Maple	20	Good	Single Stem
197	Betula - Birch	26	Excellent	Single Stem
198	Picea - Spruce	18	Good	Single Stem
199	Juniper - Cedar	10	Good	Single Stem
200	Acer - Maple	36	Excellent	Single Stem
201	Malus X - Crabapple	24	Good	Multi-Stem
202	Picea - Spruce	18	Good	Single Stem
203	Picea - Spruce	16	Good	Single Stem
204	Picea - Spruce	22	Good	Single Stem
205	Acer - Maple	36	Good	Single Stem



DESIGNBUILD

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SINGLE SOURCE RESPONSIBILITY.™
DESIGNING EXCELLENCE. BUILDING TRUST.™

MILESTONE ISSUE DATES

OWNER REVIEW: 10/13/2021

BUDGET SET:

PROPOSAL SET

PLAN COMMISSION SET:

SUBMITTAL FOR PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS



PROJECT NAME
FISHER BARTON GROUP
(ACCURATE SPECIALTIES INC.)

PROJECT DESCRIPTION

STREET ADDRESS
570 BLVD.

CITY/ STATE / ZIP

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

PROJECT ARCHITECT: BJJ
STRUCTURAL ENGINEER: SPIRE ENGINEERING
LANDSCAPE DESIGN: DJB
DESIGN ARCHITECT: TNK
CIVIL ENGINEER: MTS
REVIEWED BY: MTS

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NUMBER:

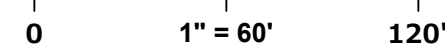
L-5

PROJECT NUMBER :

P13417



GRAPHICAL SCALE (FEET)



LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS