



Fee must accompany application

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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT
KEVIN BYRNE - PROJECT MANAGER
JSD PROFESSIONAL SERVICES, INC.
W238 N1610 BUSSE RD STE 100
WAUKESHA, WI 53188
 Phone (262) 933 4233
 E-Mail Kevin.byrne@jsdinc.com

PROPERTY OWNER
HEATHER LAKE LLC - PATSY ELLSWORTH
ATTN: KURT DITTMAN,
VP OF FINANCE, TREASURY, AND TAX
W129 N10825 WASHINGTON DRIVE
GERMANTOWN WI 53022
 Phone (262) 293 7749
 E-Mail kdittman@ellsworth.com

2 PROPERTY ADDRESS

N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022

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

North <u>RAF RAD LLC</u> <u>M-1 LIMITED INDUSTRIAL</u>	South <u>BRADLEY CORP.</u> <u>M-1 LIMITED INDUSTRIAL</u>	East <u>PETERSON</u> <u>GLOBAL LLC</u>	West <u>JAMES</u> <u>SCHULTEIS</u> <u>A-2 AGRICULTURE</u>
---	---	---	---

4 READ AND INITIAL THE FOLLOWING:

KB I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

KB I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

KB I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Kevin Byrne 6/10/2024
 Applicant Date

 Owner Date

ELLSWORTH CORPORATION PARKING LOT EXPANSION

VILLAGE OF GERMANTOWN, WISCONSIN

SE 1/4 OF NW 1/4, SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST

DRAWING INDEX

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS MAP
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
C5.0	DETAILS
L1.0	EXISTING LANDSCAPE PLAN OVERLAY
L2.0	PROPOSED LANDSCAPE PLAN
L2.0	PROPOSED LANDSCAPE DETAILS
L4.0	EXISTING LANDSCAPE PLAN
L5.0	EXISTING IRRIGATION PLAN
P1.0	PHOTOMETRIC PLAN



PROJECT AREA
NOT TO SCALE



PROJECT INFORMATION

OWNER
ELLSWORTH CORPORATION
CONTACT: RENEE REDDEN-NACHTIGALL
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022
P: 262.509.8811
RNACHTIGALL@ELLSWORTH.COM

LANDSCAPE ARCHITECT
JSD PROFESSIONAL SERVICES, INC.
CONTACT: KEVIN C. BYRNE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188
P: 262.513.0666
KEVIN.BYRNE@JSDINC.COM

CIVIL CONSULTANT
JSD PROFESSIONAL SERVICES, INC.
PROJECT MANAGER: KEVIN C. BYRNE
ENGINEER OF RECORD: ANDREW P. MERTZ, P.E.
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188
P: 262.513.0666
KEVIN.BYRNE@JSDINC.COM

PHOTOMETRIC CONSULTANT
KEYSTONE TECHNOLOGIES
2750 MORRIS ROAD
LANDSDALE, PA 19446
P: 800.464.2680
LIGHTINGLAYOUTS@KEYSTONETECH.COM



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
W129 N10825 WASHINGTON DRIVE
GERMANTOWN, WI 53022

PROJECT:
**ELLSWORTH CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JJJ 2024-06-10

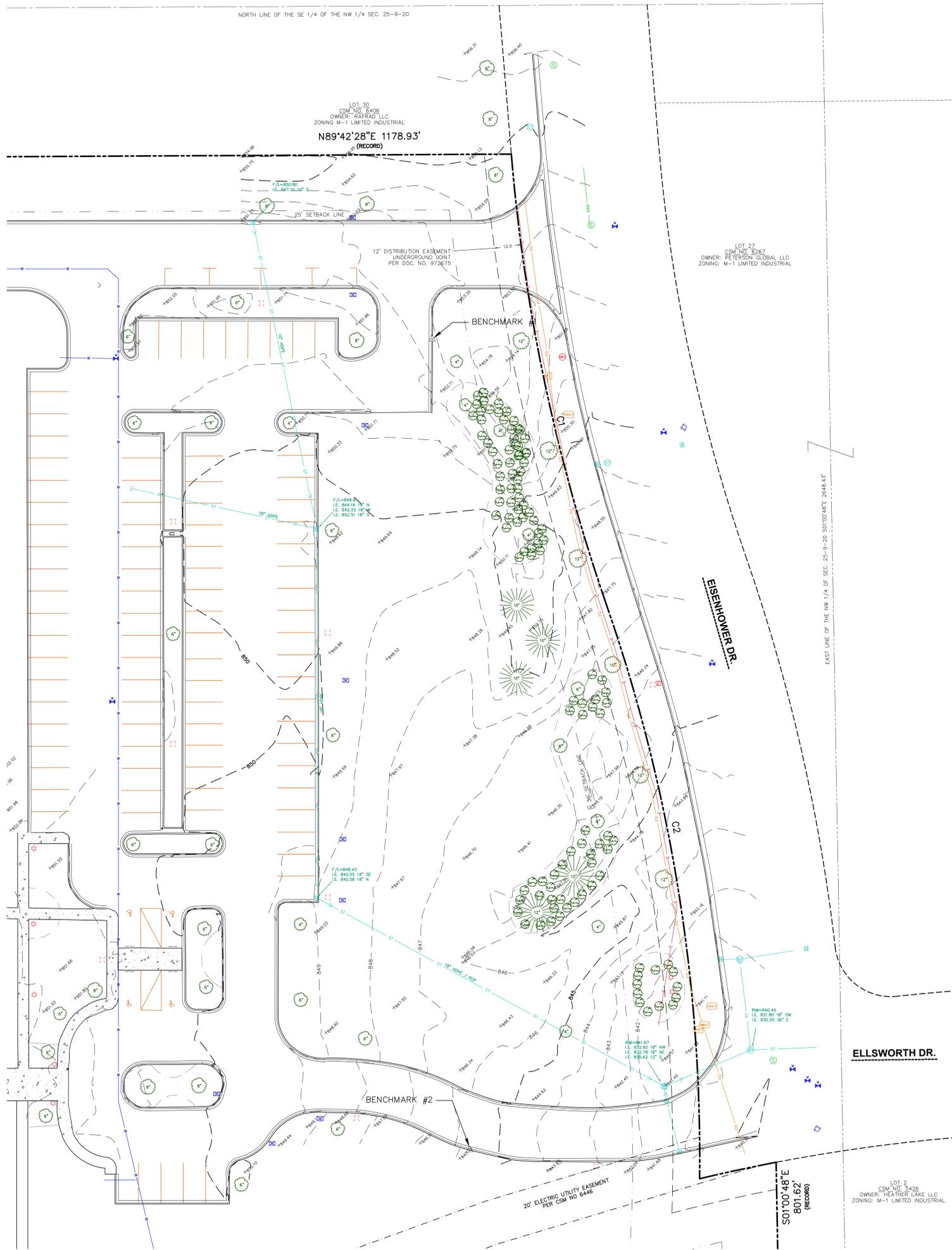
SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0

BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79



File: R:\2024\241025\DWG\Site\Sheet\24-14292-C1.0 Existing Conditions Mapping Layout: C1.0 User: andrew.merrett Printed: Jun 10, 2024 3:38pm Xref(s):



EXISTING CONDITIONS SURVEY

LOT 38 OF CERTIFIED SURVEY MAP NO. 6446, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE CITY OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



CREATE THE VISION TELL THE STORY
jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSIE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
**W129 N10225 WASHINGTON DRIVE
GERMANTOWN, WI 53022**

PROJECT:
**ELLSWORTH CORPORATION
PARKING LOT EXPANSION**

PROJECT LOCATION:
**N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY**

NOTES

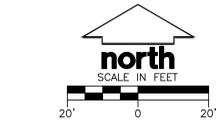
1. FIELD WORK WAS COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON JUNE 7, 2024.
2. ELEVATIONS ARE BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM.
3. CONTOUR INTERVAL IS ONE FOOT.
4. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO'S: 20242304926 & 20242305134, WITH A CLEAR DATE OF JUNE 6, 2024.
5. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
FHR PIPELINE
TIME WARNER CABLE
VERIZON
WE ENERGIES-WE GAS & ELECTRIC
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. A TITLE POLICY WAS NOT PROVIDED.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. BOUNDARY BASED ON RECORDED DOCUMENTS. BOUNDARY WAS NOT FIELD VERIFIED BY JSD PROFESSIONAL SERVICES, INC.

LEGEND

- ▲ CONTROL POINT
- BENCHMARK
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- VENT PIPE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SPRINKLER VALVE BOX
- SPRINKLER HEAD
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- DOWNSPOUT
- GAS REGULATOR/METER
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP PARKING
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- PARCEL BOUNDARY
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- 875--- INDEX CONTOUR
- 874--- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79



PLAN MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JJJ 2024-06-10

SHEET TITLE:
EXISTING CONDITIONS MAP

SHEET NUMBER:
C1.0

JSD PROJECT NO: 24-14292

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS MAP FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
 - "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
 - "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS.
 - "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS.
 - WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
 - DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DPS" OR "SPS"

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE", THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER MUST BE IDENTIFIED IN THEIR BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMAIN UNLESS SPECIFICALLY CALLED OUT FOR REMOVAL. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GRIND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ANY SIDEWALK AND/OR CURB AND GUTTER DAMAGED BY THE CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR IRRIGATION REPAIR, INCLUDING SLEEVE INSTALLATION PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
- ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
- ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- XXXXXXXXXXXXX EXISTING CURB TO BE REMOVED
- X X X EXISTING PAVEMENT TO BE SAWCUT
- XXXXXX EXISTING ASPHALT AND BASE TO BE REMOVED
- XXXXXX EXISTING VEGETATION TO BE REMOVED
- X EXISTING TREE TO BE REMOVED
- X EXISTING SHRUB TO BE REMOVED
- X EXISTING UTILITY STRUCTURE TO BE REMOVED
- EXISTING UTILITY STRUCTURE TO BE PROTECTED
- EXISTING TREE TO BE PROTECTED
- SF SF SILT FENCE
- INLET PROTECTION

BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79



PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
 Reviewed By: KCB 2024-06-10
 Approved By: JJJ 2024-06-10

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 24-14292

SITE INFORMATION TABLE	
SITE ADDRESS	N109 W13300 ELLSWORTH DRIVE
PROPERTY AREA	(808,157 SF) 20.8484 ACRES
PROJECT LIMIT AREA	(31,255 SF) 0.7175 ACRES
PROPERTY ZONING	M-1 LIMITED INDUSTRIAL
NUMBER OF EMPLOYEES	125
NUMBER OF PARKING STALLS	
EXISTING STANDARD	96
EXISTING ACCESSIBLE	4
EXISTING STALL TOTAL	100
PROPOSED STANDARD	50
PROPOSED ACCESSIBLE	2
PROPOSED STALL TOTAL	52
OVERALL STALL TOTAL	152
EXISTING VS. PROPOSED SITE COVERAGE (PROPERTY AREA)	
EXISTING IMPERVIOUS SURFACE AREA	185,687 SF (20.4%)
EXISTING PERVIOUS SURFACE AREA	722,470 SF (79.6%)
PROPOSED IMPERVIOUS SURFACE AREA	202,850 SF (22.3%)
PROPOSED PERVIOUS SURFACE AREA	705,307 SF (77.7%)

PAVING NOTES

- GENERAL:
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - ALL SLOPE GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
 - RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
 - DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
 - DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
 - THE PAVING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
 - DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F.
 - PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY UNLESS THE ENGINEER APPROVES OTHERWISE.
 - WEATHER PAVING PLAN IS IN EFFECT.
 - WEATHER PAVING PLAN IS IN EFFECT.
 - APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE.
 - ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
 - CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - BINDER COURSE AGGREGATE:
 - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE:
 - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS:
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
 - PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6" FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 30'.
 - IF CONSTRUCTION OF CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
 - FOR CURB AND GUTTER, FORM CONSTRUCTION JOINTS BY SAWING OR FORMING AN INDIVIDUAL PLANE OF WEAR SURFACE AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- PAVEMENT MARKING SPECIFICATIONS:
 - PARKING STALL PAVEMENT MARKINGS SHALL BE (4) INCH WIDE SOLID WHITE STRIPES.
 - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 - ALL HANDICAPPED ACCESSIBLE PARKING STALLS SHALL BE MARKED AND SIGNED PER LOCAL, STATE, AND FEDERAL REGULATIONS.
 - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER, STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 - PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 - APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAR FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

LEGEND

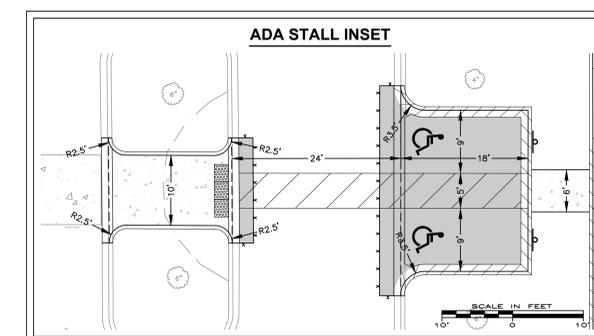
---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- - - - -	EASEMENT LINE
=====	EDGE OF PAVEMENT
=====	18" CURB AND GUTTER (COLLECT)
=====	18" CURB AND GUTTER (REJECT)
X	FENCE
○ ○ ○ ○ ○	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
▲	ADA PARKING SIGN
X X	SAWOUT EXISTING PAVEMENT
①	PARKING STALL COUNT

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY JSI, INC. ISSUE DATE DECEMBER 16, 2011. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

MINIMUM PAVEMENT STRUCTURE

Light Duty Asphalt Pavement	3" ASPHALTIC CONCRETE (2 LIFTS, 2-1/4" BINDER, 1-1/4" SURFACE)
Expansion Joint	UPPER LAYER (1-1/4" SURFACE, 3/4" 58.28 S)
	LOWER LAYER (2-1/4" BINDER, 3/4" 58.28 S)
8" CRUSHED AGGREGATE BASE COURSE	(1-1/4" DENSE GRADED LESTMSTONE)
CONCRETE SIDEWALK	4" CONCRETE
	6" CRUSHED AGGREGATE BASE COURSE
	(1-1/4" DENSE GRADED LESTMSTONE)

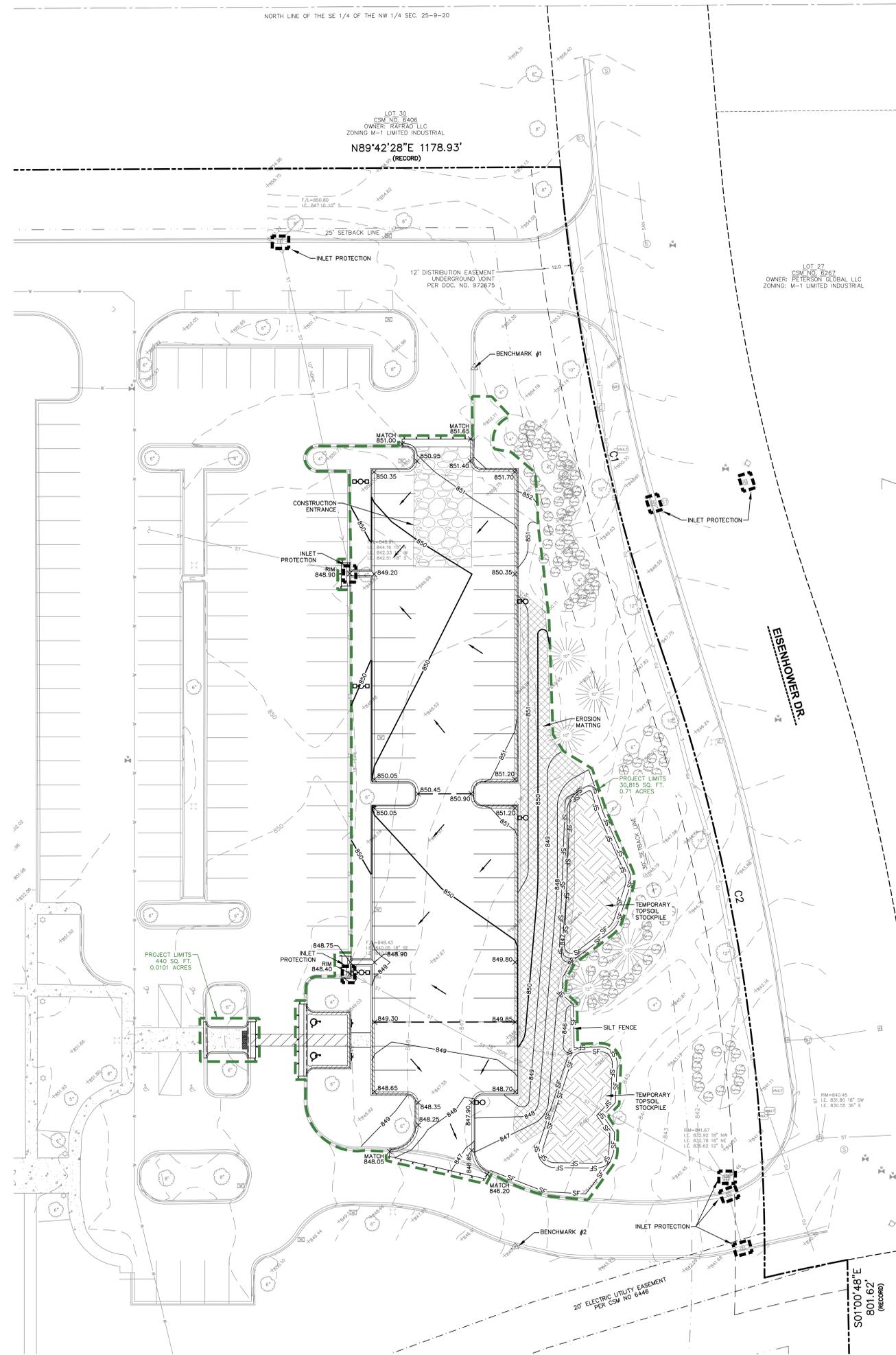


BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79



DIGGERS HOTLINE
 Toll Free (800) 242-8511





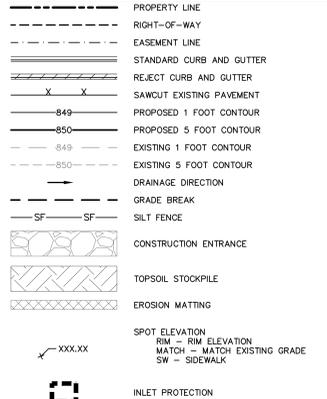
GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY [TITLED]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAYMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUCH CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
 - 10.1. FILL AND BACKFILL MATERIALS
 - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE. PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ON-SITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
 - 10.2. IMPORTED FILL MATERIAL
 - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ON-SITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAYMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
 - 10.3. GRANULAR FILL
 - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF GRADE 1" OR GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WORK TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WORK TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY, AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS WILL BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF SELECTED CRUSHED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORK DAY OR MORE FREQUENTLY AS REQUESTED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM DITCH CHECKS. FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED INLET PROTECTION TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNSTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE INSTALLATION.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER HIGHWAY SPECIFICATIONS OR APPLICATION OF A MSDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WORK TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WNR TECHNICAL STANDARD 1068.
15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
16. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION IS TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY 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.
 - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON-SITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - 16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS./ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
 - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
 - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
 - 16.3.5. EROSION MATTING
 - 16.3.6. SOILING
 - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

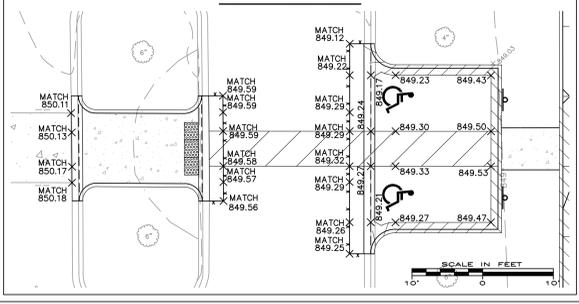
LEGEND



CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. PERFORM DEMOLITION ACTIVITIES, STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAYMENTS, WALKS, ETC.
5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

ADA STALL INSET



BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP	845.79



JSD
 CREATE THE VISION TELL THE STORY
 jsdinc.com
MILWAUKEE REGIONAL OFFICE
 9208 WISCONSIN DR., SUITE 100
 WALKERSHA, WISCONSIN 53188
 P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

CLIENT ADDRESS:
 W129 N10825 WASHINGTON DRIVE
 GERMANTOWN, WI 53022

PROJECT:
ELLSWORTH CORPORATION PARKING LOT EXPANSION

PROJECT LOCATION:
 N109 W13300 ELLSWORTH DRIVE
 GERMANTOWN, WI 53022
 WASHINGTON COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
 Reviewed By: KCB 2024-06-10
 Approved By: JLL 2024-06-10

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 24-14252

PLAN MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

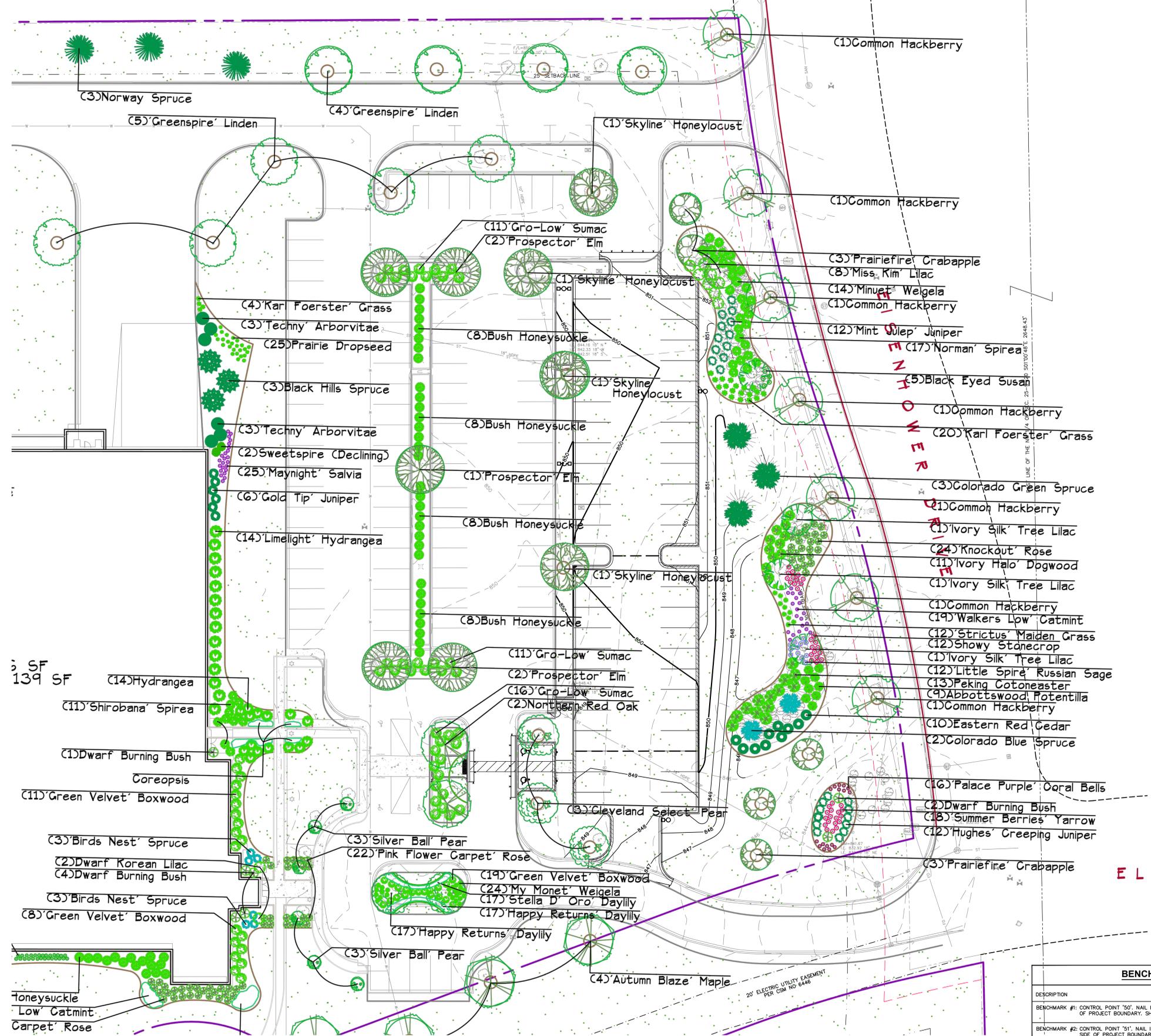
Designed By: APM 2024-06-10
 Reviewed By: KCB 2024-06-10
 Approved By: JJJ 2024-06-10

SHEET TITLE:
**EXISTING LANDSCAPE
 PLAN OVERLAY
 (EXISTING LANDSCAPE
 PLAN BY OTHERS)**

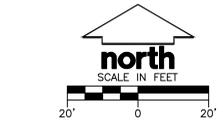
SHEET NUMBER:
L1.0

HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.

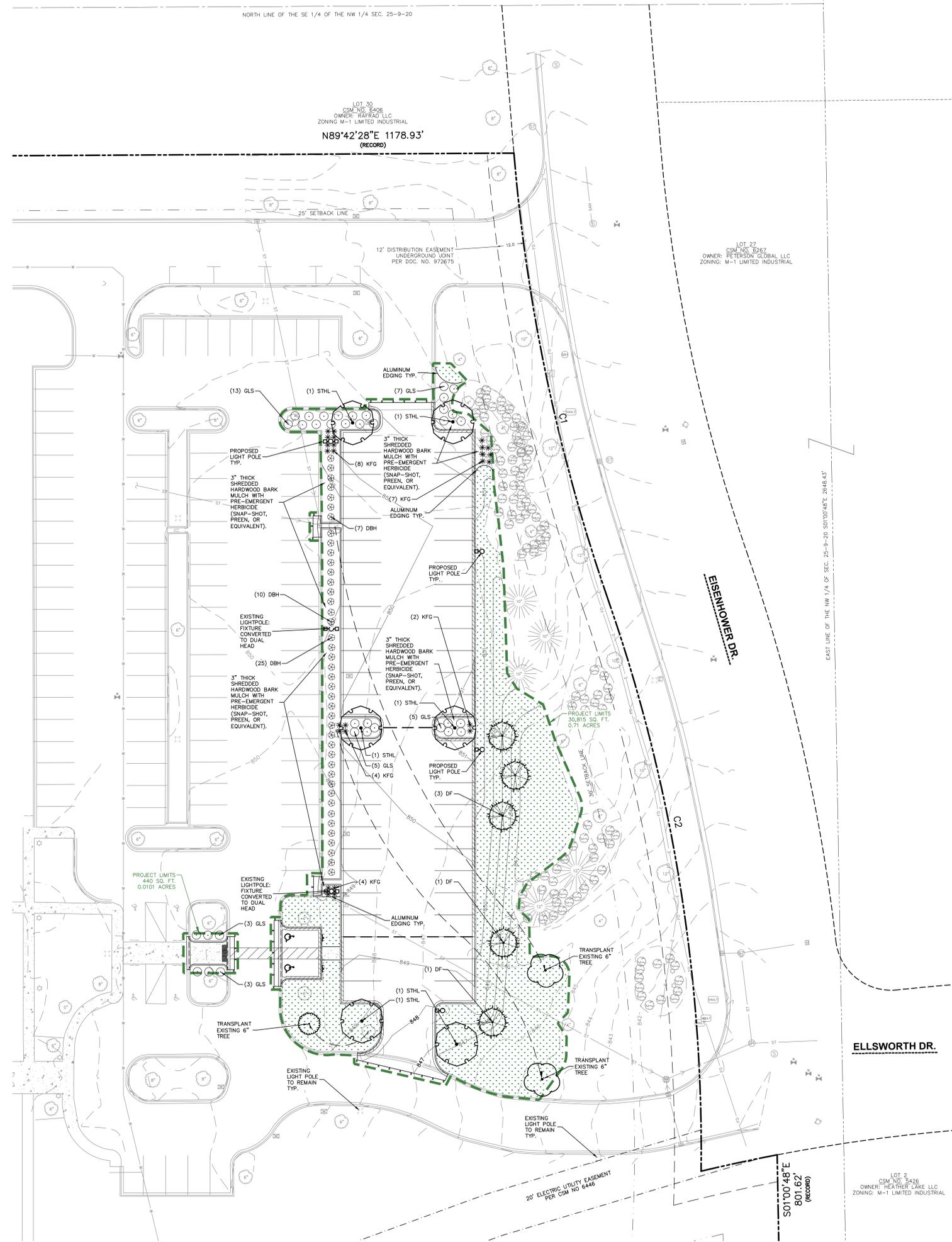
NORTH LINE OF THE SE 1/4 OF THE NW 1/4 SEC. 25-9-20



BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: CONTROL POINT '50'. NAIL IN BACK OF CURB ON EAST SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	852.83
BENCHMARK #2: CONTROL POINT '51'. NAIL IN BACK OF CURB ON SOUTH SIDE OF PROJECT BOUNDARY. SHOWN ON MAP.	845.79



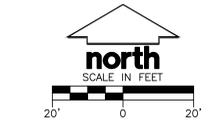
File: USDC\new\project\2024\1414292\DWG\Landscape\Sheet\24-14292.L2.0 Landscape Plan.dwg Layout: L2.0 User: kenny.brynn Printed: Jun 10, 2024, 3:29pm Xref: 2414292 Ellsworth



SITE INFORMATION TABLE	
SITE ADDRESS	N109 W13300 ELLSWORTH DRIVE
PROPERTY AREA	(908,157 SF) 20.9484 ACRES
PROJECT LIMIT AREA	(31,255 SF) 0.7175 ACRES
PROPERTY ZONING	M-1 LIMITED INDUSTRIAL
NUMBER OF EMPLOYEES	125
NUMBER OF PARKING STALLS	
EXISTING STANDARD	96
EXISTING ACCESSIBLE	4
EXISTING STALL TOTAL	100
PROPOSED STANDARD	50
PROPOSED ACCESSIBLE	2
PROPOSED STALL TOTAL	52
OVERALL STALL TOTAL	152
EXISTING VS. PROPOSED SITE COVERAGE (PROPERTY AREA)	
EXISTING IMPERVIOUS SURFACE AREA	185,687 SF (20.4%)
EXISTING PERVIOUS SURFACE AREA	722,470 SF (79.6%)
PROPOSED IMPERVIOUS SURFACE AREA	202,850 SF (22.3%)
PROPOSED PERVIOUS SURFACE AREA	705,307 SF (77.7%)
PROPOSED PARKING LOT SURFACE AREA	17,163 SF
REQUIRED 5.0% INTERIOR LANDSCAPE AREA	859 SF
PROVIDED NEW INTERIOR LANDSCAPE AREA	2,141 SF

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
01-DECIDUOUS TREES					
	SHL	<i>Gleditsia triacanthos inermis</i> 'Skycole' / Skyline® Honey Locust	B & B		2
	STHL	<i>Gleditsia triacanthos inermis</i> 'Skyline' / Skyline Honey Locust	B & B		6
02-EVERGREEN TREES					
	DF	<i>Pseudotsuga menziesii</i> / Douglas Fir	B & B	8' Tall	5
03-ORNAMENTAL TREES					
	CSP	<i>Pyrus calleryana</i> 'Cleveland Select' / Cleveland Select Callery Pear	B & B	6" Cal	1
DECIDUOUS SHRUBS					
	DBH	<i>Diervilla lonicera</i> / Dwarf Bush Honeysuckle	Cont.	#3	42
	GLS	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	#3	36
PERENNIALS & GRASSES					
	KFG	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	#1	25

LEGEND	
	PROPERTY LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	BOLLARD WITH ADA PARKING SIGN
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING STORM SEWER
	KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSIE ROAD, SUITE 100
WALKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ELLSWORTH CORPORATION

PROJECT:
ELLSWORTH CORPORATION PARKING LOT EXPANSION

PROJECT LOCATION:
N109 W13300 ELLSWORTH DRIVE
GERMANTOWN, WI 53022
WASHINGTON COUNTY

PLAN MODIFICATIONS:		
#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
Reviewed By: KCB 2024-06-10
Approved By: JJJ 2024-06-10

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SHEET NUMBER:
L2.0

JSD PROJECT NO: 24-14292

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
 Reviewed By: KCB 2024-06-10
 Approved By: JJJ 2024-06-10

SHEET TITLE:
**PROPOSED LANDSCAPE
 DETAILS**

SHEET NUMBER:

L3.0

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

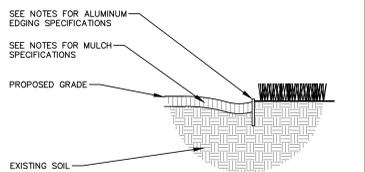
- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES WITH PRE-EMERGENT HERBICIDE. NO PRE-EMERGENT HERBICIDE IN AREAS OF PERENNIALS AND GROUND COVERS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPCALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG" PRODUCT NO. 08183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING NOTES

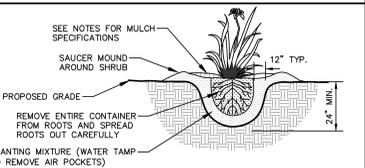
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

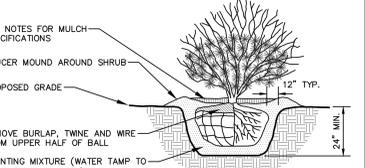
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS, THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHARPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



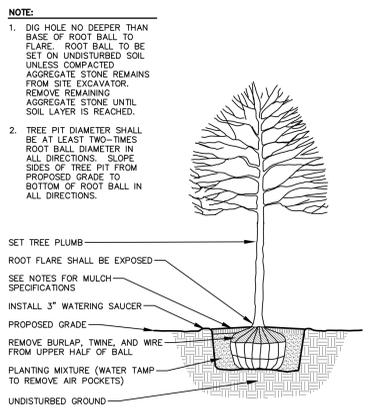
ALUMINUM LANDSCAPE EDGING DETAIL
 N.T.S.
 REV. 01-03-2019



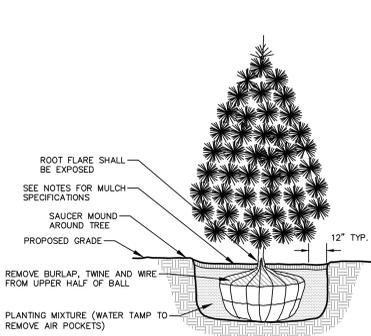
PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
 N.T.S.
 REV. 01-03-2019



SHRUB PLANTING DETAIL
 N.T.S.
 REV. 01-03-2019



DECIDUOUS TREE PLANTING DETAIL
 N.T.S.



EVERGREEN TREE PLANTING DETAIL
 N.T.S.
 REV. 01-03-2019



Landscape Development for
Kitpackers
 N109 W13300 Ellsworth Drive
 Germantown, Wisconsin

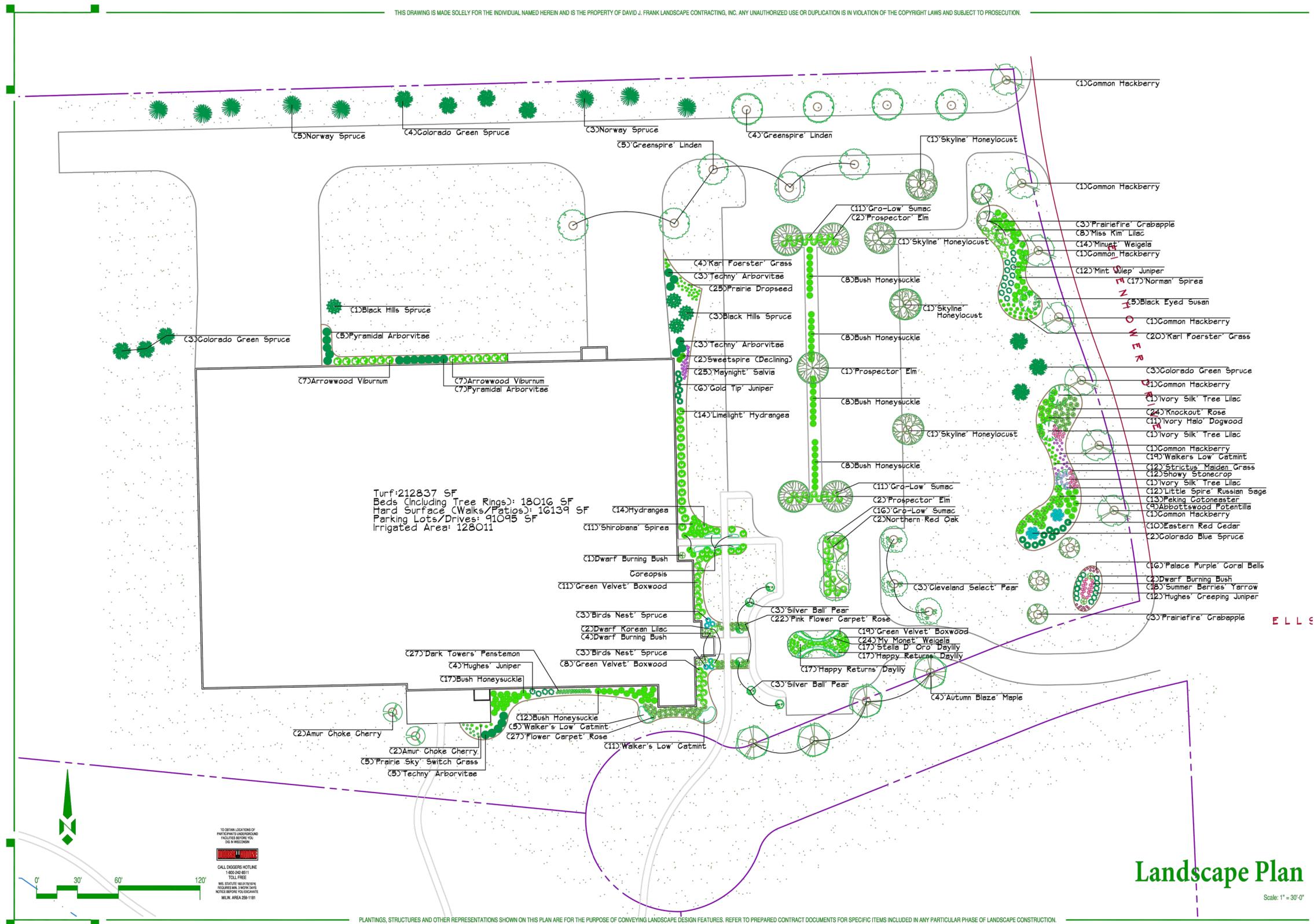
**David J. Frank
 Design Group**

N120 W21350 Friesland Road
 P.O. Box 70
 Germantown, WI 53022
 U.S.A.
 Tel: (262) 255-4888
 Fax: (262) 626-4729
 Email: mail@djfrank.com
 www.djfrank.com

Sheet 1
 of 1
 Date: 2/13/17
 Revision:



THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.



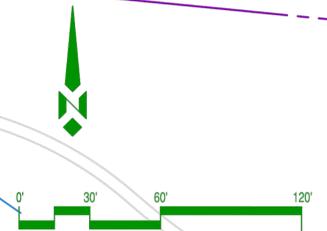
Turf: 212837 SF
 Beds (Including Tree Rings): 18016 SF
 Hard Surface (Walks/Patios): 16139 SF
 Parking Lots/Drives: 91095 SF
 Irrigated Area: 128011

Landscape Plan

Scale: 1" = 30'-0"

PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-482-8511
 TOLL FREE
 WE STRIVE FOR EXCELLENCE
 INCORPORATING A WORK DAY
 NOTICE BEFORE YOU DIG
 MILWAUKEE AREA 255-1181



#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
 Reviewed By: KCB 2024-06-10
 Approved By: JLF 2024-06-10

SHEET TITLE:
**EXISTING LANDSCAPE PLAN
 (EXISTING LANDSCAPE PLAN BY OTHERS)**

SHEET NUMBER:
L4.0

DIGGERS HOTLINE
 Toll Free (800) 242-8511



Landscape Development for
Kitpackers
N109 W13300 Ellsworth Drive
 Germantown, Wisconsin

David J. Frank
Design Group

N120 W21350 Fieldsted Road
 P.O. Box 70
 Germantown, WI 53022
 U.S.A.
 Tel: (262) 255-4888
 Fax: (262) 628-4729
 Email: mail@djfrank.com
 www.djfrank.com

Landscape Development by

Drawn By

Sheet 1
 of 1
 Date: 2/13/17
 Revision:

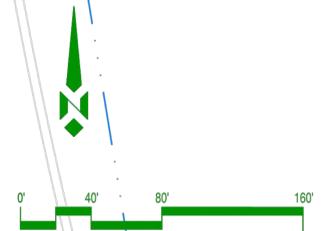


- ELLSWORTH - LEGEND**
- CONTROLLER - RAINMASTER 12 STATION
 - RAIN BIRD - 1" PGA VALVE
 - RAIN BIRD - 1.5" PGA VALVE
 - RAIN BIRD - 1" DRIP VALVE KIT
 - RAIN BIRD 5004 TURF ROTOR
 - RAIN BIRD 1804 POP-UP SPRAY
 - RAIN BIRD 59C QUICK COUPLER
 - 2" CLASS 200 MAINLINE
 - 2" CLASS 200 LATERAL
 - 1.5" CLASS 200 LATERAL
 - 1" CLASS 200 LATERAL
 - 4" CLASS 200 PVC SLEEVING
 - 2" CLASS 200 PVC SLEEVING
 - DRIP TUBE .6 GPH X 12"

Irrigation Plan
 Scale: 1" = 40'-0"

THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMED HEREIN AND IS THE PROPERTY OF DAVID J. FRANK LANDSCAPE CONTRACTING, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION.

PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES FOR YOU, SEE IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGER HOTLINE
 1-800-242-8511
 TOLL FREE
 WE SERVICE ALL STATES
 REQUIRED MIN. 1 WORK DAY
 NOTICE BEFORE YOU DIG
 M.W. AREA 259-1181

File: USDCNew\proj\2024\2414292\DWG\Landscap\Sheet\2414292.L5.0 - Landscape Irrigation Plan.dwg Layout: L5.0 User: kowalbyrne Plotted: Jun 10, 2024 - 3:16pm Xref's:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
 Reviewed By: KCB 2024-06-10
 Approved By: JLF 2024-06-10

SHEET TITLE:
**EXISTING LANDSCAPE
 IRRIGATION PLAN
 (EXISTING LANDSCAPE
 IRRIGATION PLAN BY
 OTHERS)**

SHEET NUMBER:
L5.0



Toll Free (800) 242-8511

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
KT-ALED140PS-M2-OSB-XXX-SCSBS-1	5		Back-Back	10231	0.900	Set at 140W Type 4 Area Lights - Back to back
KT-ALED140PS-M2-OSB-XXX-SCSBS-	10		Single	10231	0.900	Set at 140W Type 4 Area Lights - Single

10 Poles with 1 fixture each = 10 fixtures
 5 Poles with 2 fixtures each = 10 fixtures
Total fixtures = 20

Label	Cable Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Workplane Height
Parking Area	Illuminance	Fc	1.16	6	0	N.A.	N.A.	0

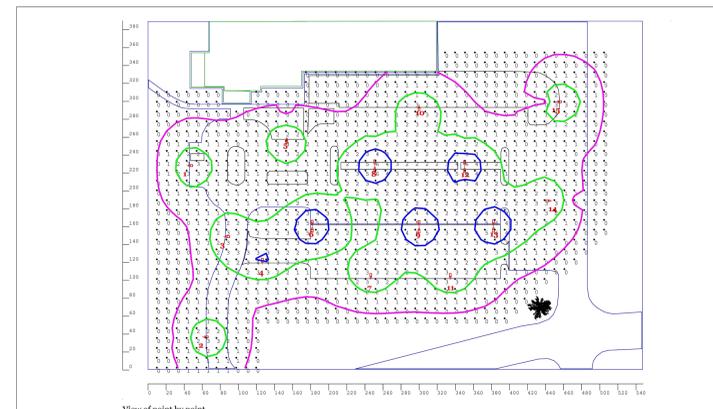
LumNo	Label	Insertion Point X	Insertion Point Y	Mounting Height	Orient	Tilt
1	KT-ALED140PS-M2-OSB-XXX-SCSBS-	42.75	228.25	35	0	0
2	KT-ALED140PS-M2-OSB-XXX-SCSBS-	60	267.5	35	359.49	0
3	KT-ALED140PS-M2-OSB-XXX-SCSBS-	83.75	149	35	359.99	0
4	KT-ALED140PS-M2-OSB-XXX-SCSBS-	107.5	135	35	35	0
5	KT-ALED140PS-M2-OSB-XXX-SCSBS-	131.3	250.25	35	370	0
6	KT-ALED140PS-M2-OSB-XXX-SCSBS-	155.25	166.5	35	370	0
7	KT-ALED140PS-M2-OSB-XXX-SCSBS-	179.25	101	35	30	0
8	KT-ALED140PS-M2-OSB-XXX-SCSBS-	151	228	35	370	0
9	KT-ALED140PS-M2-OSB-XXX-SCSBS-	170	160	35	370	0
10	KT-ALED140PS-M2-OSB-XXX-SCSBS-	209	396.25	35	370	0
11	KT-ALED140PS-M2-OSB-XXX-SCSBS-	234.5	191	35	30	0
12	KT-ALED140PS-M2-OSB-XXX-SCSBS-	130.25	227.25	35	370	0
13	KT-ALED140PS-M2-OSB-XXX-SCSBS-	189.25	190.75	35	370	0
14	KT-ALED140PS-M2-OSB-XXX-SCSBS-	447	180	35	180	0
15	KT-ALED140PS-M2-OSB-XXX-SCSBS-	429.75	399.5	35	0	0



Project : Kit Packers
 KT-ALED140
 MH is 25'

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com

Date: 5/2/2024 Page 1 of 6



Project : Kit Packers
 KT-ALED140
 MH is 25'
 BLUE = 4 FC, GREEN = 2 FC,
 VIOLET = 1 FC

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com

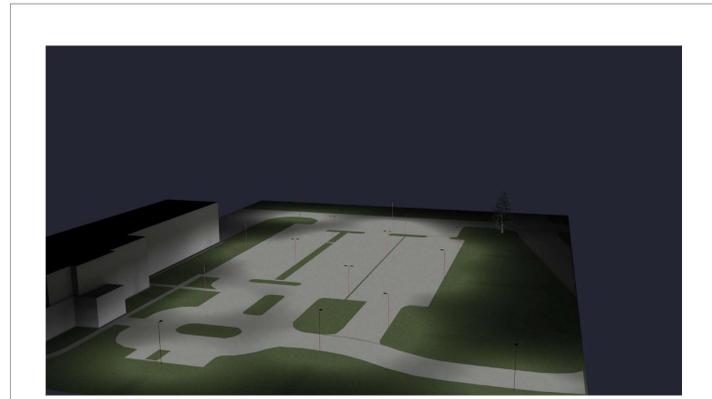
Date: 5/2/2024 Page 2 of 6



Project : Kit Packers
 KT-ALED140
 MH is 25'
 BLUE = 4 FC, GREEN = 2 FC,
 VIOLET = 1 FC

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com

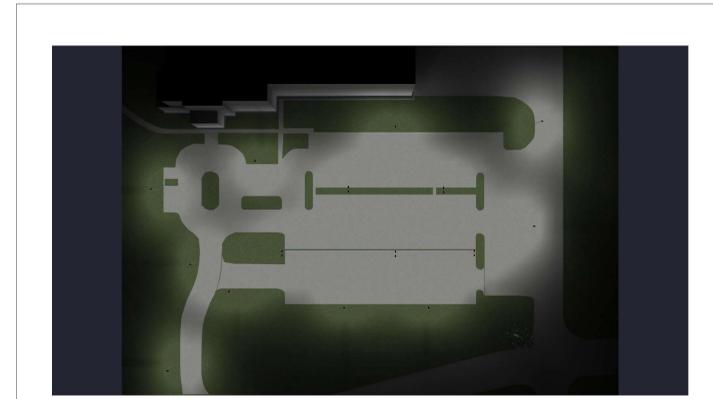
Date: 5/2/2024 Page 3 of 6



Project : Kit Packers
 KT-ALED140
 MH is 25'

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com

Date: 5/2/2024 Page 4 of 6



Project : Kit Packers
 KT-ALED140
 MH is 25'

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com

Date: 5/2/2024 Page 5 of 6



Thank you for allowing Keystone Technologies the opportunity to create and provide this Lighting Layout report.

Illumination results shown on this lighting design are based on project parameters provided to Keystone used in conjunction with luminaire photometric testing conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results, such as (but not limited to) windows, furnishings, floor/ceiling/wall surface texture reflectivity, site cleanliness, and lighting component tolerances. Illumination results shown have not been field verified by Keystone and therefore the actual measured results may vary from actual field conditions.

The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code. In no event will Keystone Technologies be held responsible for any loss resulting from any use of this lighting design.

Project : Kit Packers
 KT-ALED140
 MH is 25'

Keystone Technologies Lighting Layout
 2750 Morris Road
 Lansdale, PA 19446
 Phone 1-800-464-2680
 Email: LightingLayouts@keystonetech.com

Date: 5/2/2024 Page 6 of 6



#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: APW 2024-06-10
 Reviewed By: KCB 2024-06-10
 Approved By: JJJ 2024-06-10

SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NUMBER:
P1.0





June 10, 2024

Stormwater Management Memo
Ellsworth Corporation Parking Lot Expansion
Village of Germantown, WI

Introduction

Ellsworth Corporation is proposing to construct a parking lot expansion on the east side of the existing facility located at N109 W13300 Ellsworth Drive in the Southeast Quarter of the Northwest Quarter of Section 25, Township 9 North, Range 20 East in the Village of Germantown. The proposed development will involve construction of a 17,163 square foot parking lot. Stormwater runoff from the site will drain to a regional detention pond which was designed by Kapur and Associates as part of the Stormwater Management Report titled “TID #4 Industrial Park Phase II”, dated April 2002, and revised by the Village of Germantown as the Stormwater Management Amendment titled “Revision to Stormwater Management Plan prepared by Kapur and Associates dated April 2002”, dated April 6, 2015.

Analysis

The existing topography of the parking lot expansion region slopes to the southeast to an existing inlet that is conveyed through public storm sewer and ultimately discharges to the regional detention pond #2. The proposed parking lot expansion will drain to two existing inlets located on the east side of the existing parking lot. The said inlets are conveyed through the public storm sewer and discharges to regional detention pond #2, same as the existing conditions.

Based on the stormwater management report and the stormwater management amendment, the proposed parking lot expansion will be within the watershed 2S for pond #2. The HydroCAD calculations show that the site was to be designed to a maximum of 75 percent impervious surface. Table 1 below outlines the existing and post-construction surface area.

	Existing	Post-Construction
Property Area (Acres)	20.8484	20.8484
Pervious (Acres)	16.5856	16.1916
Impervious (Acres)	4.2628	4.6568
Impervious Percentage	20.4%	22.3%

Conclusion

The Ellsworth Corporation Parking Lot Expansion will not exceed 75% impervious area and will drain to the existing regional detention pond #2 to the southeast of the development. The regional detention pond was designed to provide water quantity and water quality control. As a result, JSD has concluded that the proposed parking lot expansion will be in conformance with the regional stormwater management plan and all applicable Wisconsin Department of Natural Resources and Village of Germantown stormwater requirements. Please refer to the following appendix for further information regarding the proposed development.





Please contact me at (262) 513-0666 or andrew.mertz@jzdinc.com if you have questions or require any additional information.

Thank You,

A handwritten signature in blue ink that reads "Andrew P. Mertz". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Andrew P. Mertz, P.E.
Project Engineer
JSD Professional Services, Inc.