Village of Germantown ...Willkommen

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 [signature] DATE 1/10/25 CHK # 8645

# 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

CQ WI 2021, LLC
% CAPSTONE DEVELOPMENT COMPANY
N17W24222 RIVERWOOD DRIVE STE 160
WAUKESHA, WI 53188

Phone ( 262 ) 523-1122
E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC (same)

Phone ( )
E-Mail

**2** PROPERTY ADDRESS

N128 W20833 HOLY HILL ROAD, GERMANTOWN WI 53076

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

| North | South | East | West |
|---|---|---|---|
| INDUSTRIAL GATEWAY (ZILBER) | CONSERVANCY (MMSD) | AGRICULTURAL (WETTERAU) | CONSERVANCY (MMSD) |

**4** READ AND INITIAL THE FOLLOWING:

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

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

MAT I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

**5** SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

[signature] 1/8/2025
Applicant Date

[signature] 1/8/2025
its: MANAGER
Owner Date
by: CAPSTONE GERMANTOWN LLC, a co-managing member

RECEIVED
JAN - 9 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

**Capstone Development Company** 8645

Village of Germantown 1/8/2025

| Date | Type | Reference | Original Amt. | Balance Due | Discount | Payment |
|---|---|---|---|---|---|---|
| 1/8/2025 | Bill | 1.8.2025 PCAPPLIC | 3,460.00 | 3,460.00 | | 3,460.00 |
| | | | | | Check Amount | 3,460.00 |

Checking - BMO Harri Fee industrial PlanCommission Application 3,460.00

**Village of**
**Germantown**

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

01/10/2025 09:22AM Mary S.
000806-0017
Payment Effective Date 01/09/2025

**MISCELLANEOUS**
PLAN COMMISSION REVIEW
FEES (GENPLN)
2025 Item: GENPLN
1 @ $3,460.0000
PLAN COMMISSION REVIEW
FEES (GENPLN) $3,460.00

---

**$3,460.00**

**Subtotal** **$3,460.00**
**Total** **$3,460.00**

CHECK $3,460.00
Check Number8645

---

**Change due** **$0.00**

Thank you for your payment

CUSTOMER COPY

CAPSTONE QUADRANGLE

8 January 2025

Mr. Jeffrey W. Retzlaff, AICP
Community Development Director
Village of Germantown
N112W17001 Mequon Road
Germantown, Wisconsin 53022-0337

RE: **Capstone 41 – Phase III**: Site Plan Request: GTVN 181979
N128 W208033 Holy Hill Road, Germantown Wisconsin
**Plan Commission narrative**

Dear Jeff,

As a component of our package submitted for Plan Commission consideration of our site plan and building design for Phase III of our Class A "Capstone 41 Business Park", this letter is a description summarizing the design intent and what we are proposing.

Following the successful completion of our Phase II building and its full lease-up, we are now planning to move ahead with the Phase III building of the master development plan that we showed you when we began about 4 years ago.

This Phase III building is designed to be virtually a mirror image of Phase II, except slightly smaller in the NE corner in order to accommodate semi truck turning movements coming off Holy Hill Road to enter the north end of the truck court. Phase III is planned to be consistent with the industrial uses generally described in the M-1 Limited Industrial District zoning category of your zoning ordinance and the relevant Germantown Comprehensive Plan.

The park infrastructure is already completed and in-place, including the eastern entrance drive coming off Holy Hill Road and berming/landscaping along Holy Hill Road, as well as the water main laterals and the sanitary sewer main across the south end of our park. Our Phase I speculative building (203,580 SF) and Phase II (294,614 SF) are fully leased. Phase III, like Phase II, will be 36 foot structural clear height inside and approximately 290,000 SF. This design is aimed at being "state of the art", and we hope to appeal to increasing tenant activity in the market.

Capstone Quadrangle
Chicago Milwaukee Kansas City San Francisco
N17 W24222 Riverwood Drive, Suite 160, Waukesha WI 53188-1134
(262) 523-1122 www.capstonequadrangle.com

Our design intent for Phase III, as we noted 2 years ago, is to create an aesthetic that conveys a sense of campus, so that the buildings feel like siblings and are related to each other, rather than being completely different.

- The paint "pattern" or scheme will feel related to Phase II and Phase I, but not an identical twin.
- Selected paint colors in the same "dark, medium, light" type of density, used in a similar manner as Phase II, in the warmer earth tones as the Plan Commission had suggested for Phase II, but lightly modified in colors compared to Phase II.

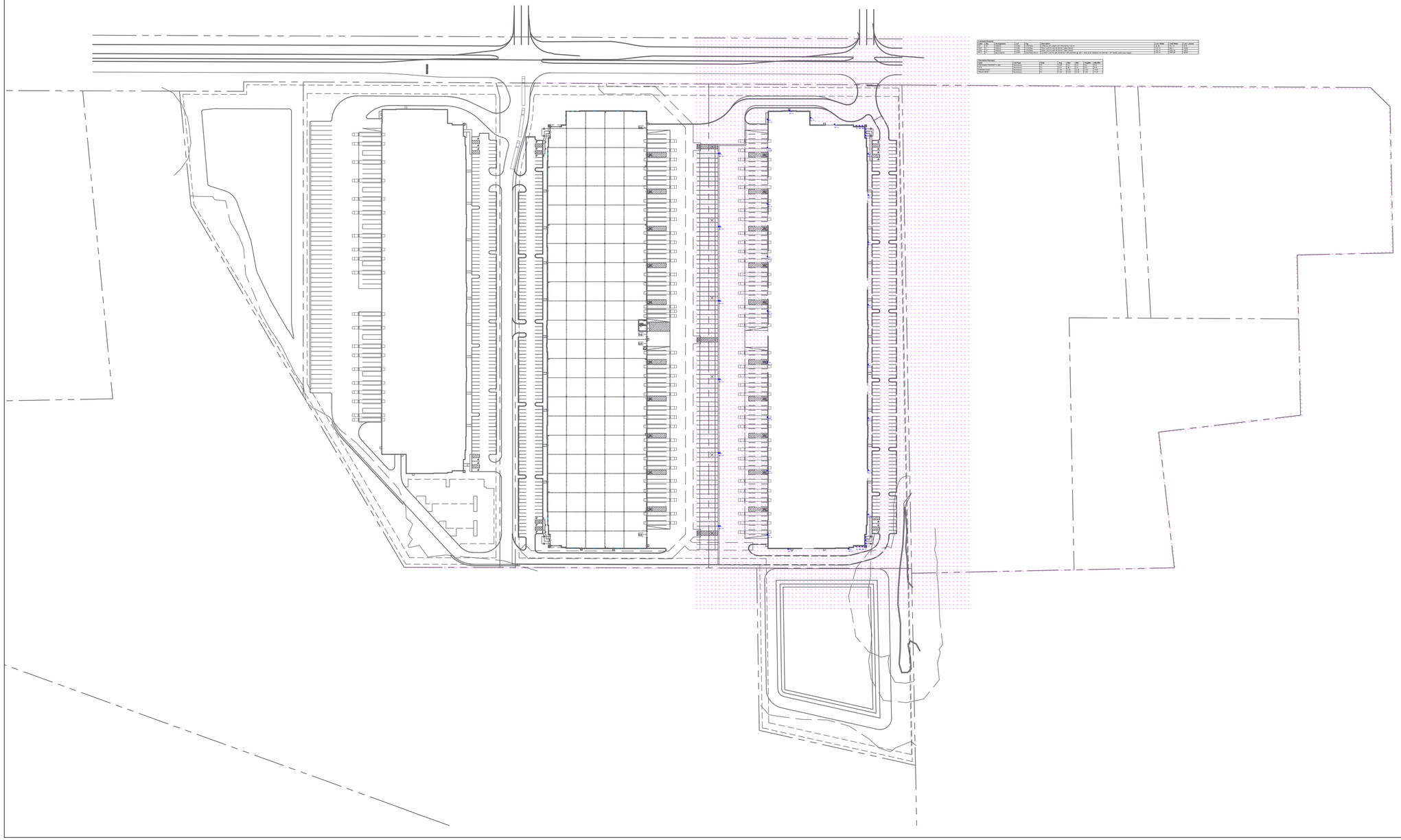
We believe our team has crafted an attractive and thoughtful Class A building, representing a "sibling" to Phase I and II, and consistent with those in the vicinity, that we and Germantown can be proud of, and we look forward to our time with you and the Plan Commission.

Regards,

Michael Faber
Principal

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



ENTERPRISE
Lighting & Control

| REVISIONS | | |
|---|---|---|
| # | DATE | COMMENTS |
| | | |

DRAWN BY : LB

DATE : DEC 04, 2024

SCALE : 1/128" = 1'-0"

CAPSTONE 41 BUILDING III

GERMANTOWN, WISCONSIN

SITE LIGHTING

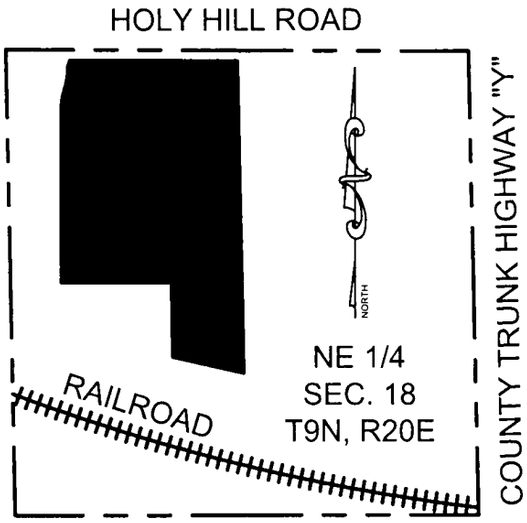
# CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

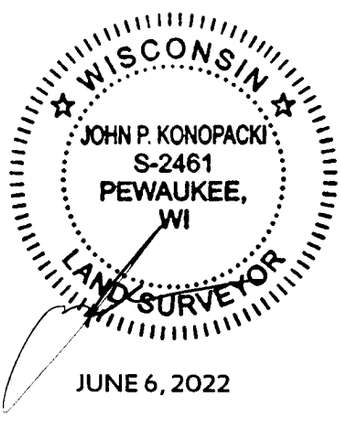

Document # **1571463**
MAP # **7248**
VOLUME: **56** PAGE: **86**
WASHINGTON COUNTY WISCONSIN
**2022-11-14 11:32:00 AM**
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Pages: **6**


## VICINITY MAP
SCALE 1":1000'




NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- This survey is based on the Wisconsin State Plane Coordinate System, South Zone, based on the North American Datum 1983/2011 adjustment, with north line of the NW 1/4 of Section 18, T9N, R20E bearing S89°48'14"E.
- Wetlands delineated by Heartland Ecological Group, Inc. in MAY, 2021.
- Development within the Wetland Setback or Ordinary High Water Mark Setback areas are prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.
- The property within this Certified Survey Map are Zoned: M-1




JUNE 6, 2022


Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888


Prepared for:
CQ WI 2021, LLC
N17 W24222 Riverwood - Suite 160
Waukesha, WI 53188

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A

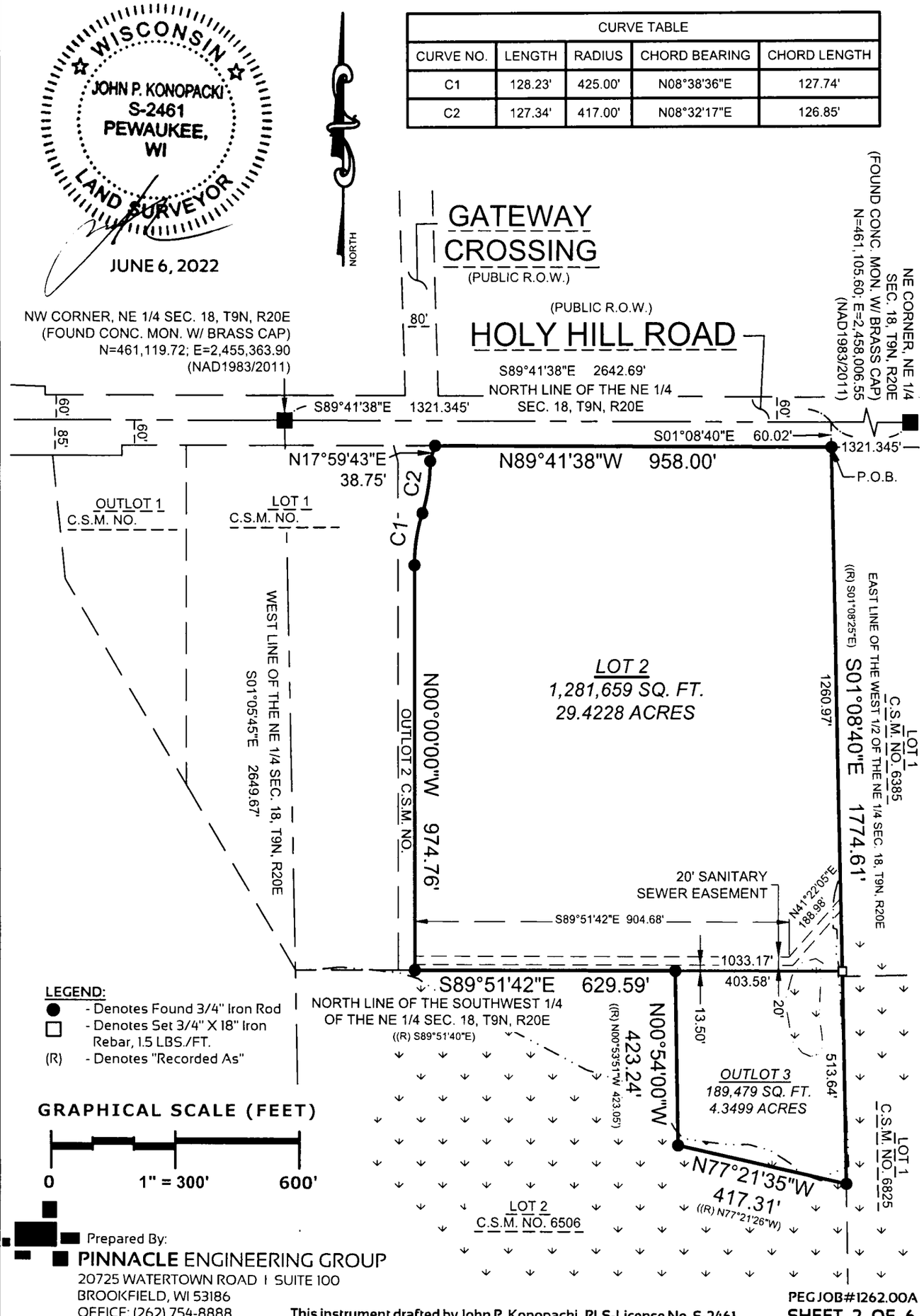
# CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

JUNE 6, 2022

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 128.23' | 425.00' | N08°38'36"E | 127.74' |
| C2 | 127.34' | 417.00' | N08°32'17"E | 126.85' |




LEGEND:
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)

0 1" = 300' 600'


Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888


This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A



MAP #7248 VOLUME: 56 PAGE: 87

# CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

JUNE 6, 2022

NORTH

BUILDING SETBACKS:
FRONT YARD=30 FEET
SIDE YARD=10 FEET
REAR YARD=25 FEET

GATEWAY CROSSING
(PUBLIC R.O.W.)

(PUBLIC R.O.W.)
HOLY HILL ROAD

80'
60'
85'
60'
60'

N89°41'38"W 958.00'

N17°59'43"E
38.75'
C2
C1

30'

BUILDING SETBACK
10'

BUILDING SETBACK
10'

OWNER:
CQ WI 2021, LLC

LOT 2
1,281,659 SQ. FT.
29.4228 ACRES

N00°00'00"W 974.76'

S01°08'40"E 1774.61'
1260.97'

OWNER: WILLIAM H WETTERAU REVOCABLE TRUST

75' OHWM SETBACK
APPROXIMATE ORDINARY HIGH WATER MARK (OHWM)

25'
WETLAND
SETBACK

25'

1033.17'
403.58'

S89°51'42"E 629.59'

N00°54'00"W
423.24'

OUTLOT 3

513.64'

25'
WETLAND
SETBACK

WETLAND

OWNER: MILWAUKEE METROPOLITAN SEWERAGE DISTRICT

N77°21'35"W
417.31'

OWNER: WILLIAM H WETTERAU REVOCABLE TRUST

LEGEND:
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

GRAPHICAL SCALE (FEET)
0 1" = 300' 600'

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A



MAP #7248 VOLUME: 56 PAGE: 88

# CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 2 of Certified Survey Map No. 7181, as recorded in the Register of Deeds office for Washington County as Document No. 1550987, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 18;
Thence South 89°41'38" East along the north line of said Northeast 1/4, 1321.345 feet;
Thence South 01°08'40" East, 60.02 feet to the south right of way line of Holy Hill Road and the Point of Beginning;

Thence continuing South 01°08'40" East along the west line of Lot 1 of Certified Survey Map No. 6385 and then along the west line of Lot 1 of Certified Survey Map No. 6825, 1774.61 feet to a northerly line of Lot 2 of Certified Survey Map No. 6506;
Thence North 77°21'35" West along said northerly line, 417.31 feet;
Thence North 00°54'00" West along said northerly line, 423.24 feet;
Thence North 89°51'42" West along said northerly line, 629.59 feet;
Thence North 00°00'00" West, 974.76 feet to a point of curvature;
Thence northeasterly 128.23 feet along the arc of said curve to the right, whose radius is 425.00 feet and whose chord bears North 08°38'36" East, 127.74 feet to a point of reverse curve;
Thence northeasterly 127.34 feet along the arc of said reverse curve to the left, whose radius is 417.00 feet and whose chord bears North 08°32'17" East, 126.85 feet;
Thence North 17°59'43" East, 38.75 feet to the aforesaid south right of way line of Holy Hill Road;
Thence South 89°41'38" East along said south right of way line, 958.00 feet to the Point of Beginning.

Containing 1,471,138 square feet (33.7727 acres) of land, more or less.

That I have made such survey, land division and map by the direction of CQ WI 2021, LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: JUNE 6, 2022

John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A

# CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

## OWNER'S CERTIFICATE

CQ WI 2021, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

CQ WI 2021, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said CQ WI 2021, LLC, has caused these presents to be signed by Capstone Germantown LLC, its co-managing member, by Michael Faber it's manager, at (city) Pewaukee, Waukesha County, State of Wisconsin, on this 13th day of October, 2022.

Michael Faber, Manager (signature)

STATE OF WISCONSIN)
WAUKESHA COUNTY ) SS

Personally came before me this 13th day of OCTOBER, 2022, Michael Faber, Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: PAUL QUICK II
State of WISCONSIN
My Commission Expires: 1-2-23

PAUL QUICK II NOTARY PUBLIC STATE OF WISCONSIN

## CONSENT OF CORPORATE MORTGAGEE

ASSOCIATED BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said ASSOCIATED BANK, has caused these presents to be signed by RORY H. DUNN, its SENIOR VP, and its corporate seal to be hereunto affixed this 20TH day of OCTOBER, 2022.

Date 10/20/22

SENIOR VICE PRESIDENT
Title:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

Personally came before me this 20th day of OCTOBER, 2022, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: PAUL QUICK II
State of WISCONSIN
My Commission Expires: 1-2-23

PAUL QUICK II NOTARY PUBLIC STATE OF WISCONSIN

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

JUNE 6, 2022

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A

# CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

## PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the, Village of Germantown, on this 10th day of October, 2022.

10.28.2022
Date

Dean Wolter, Chairman

10-28-22
Date

Laura A. Johnson, Secretary

STATE OF WISCONSIN)
Washington COUNTY ) SS

Personally came before me this 28 day of October, 2022,
(names) Laura Johnson, Dean Wolter, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Angelica V Rettler
Notary Public
Name: Angelica V Rettler
State of Wisconsin
My Commission Expires: 8/6/2024

NOTARY PUBLIC
ANGELICA V. RETTLER
STATE OF WISCONSIN

## VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this 17 day of October, 2022.

10.28.2022
Date

Dean Wolter, Village President

10.28.2022
Date

Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
Washington COUNTY ) SS

Personally came before me this 28 day of October, 2022,
(names) Dean Wolter & Deanna Braunschweig, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Angelica V Rettler
Notary Public
Name: Angelica V Rettler
State of Wisconsin
My Commission Expires: 8/6/2024

NOTARY PUBLIC
ANGELICA V. RETTLER
STATE OF WISCONSIN

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

JUNE 6, 2022

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

# ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

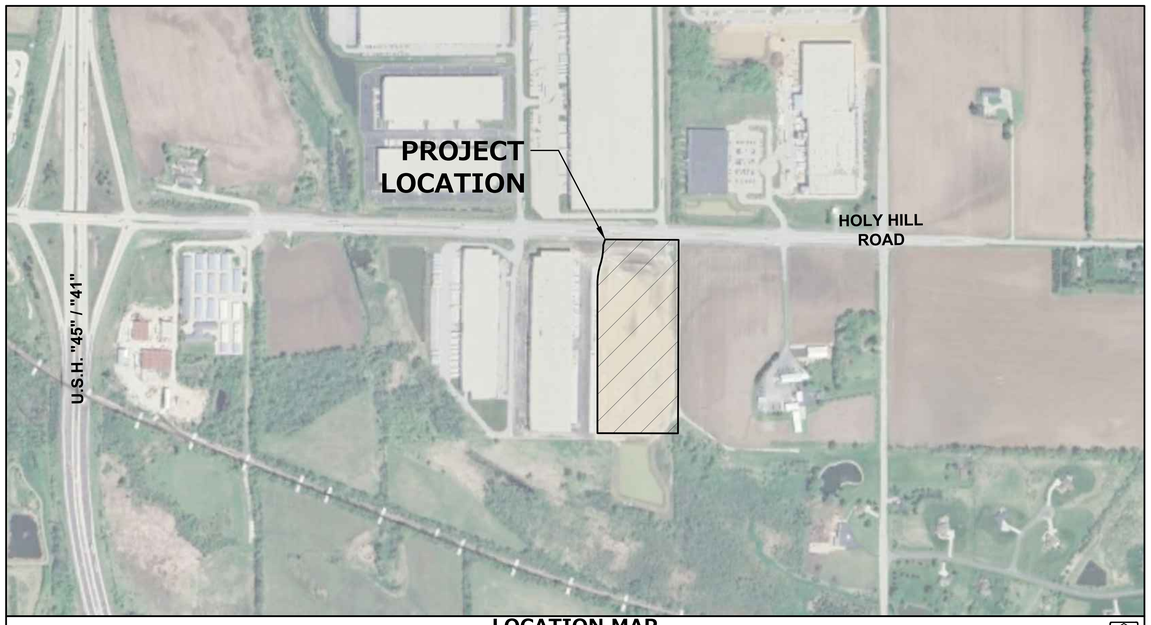
PLANS PREPARED
FOR

## CQ WI 2021, LLC

N17 W24222 RIVERWOOD DR., SUITE 160
WAUKESHA, WI 53188

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| SANITARY SEWER MANHOLE | ◎ | ◉ |
| STORM SEWER MANHOLE | ◎ | ◉ |
| STORM SEWER CATCH BASIN (ROUND CASTING) | ○ | ● |
| STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | □ | ■ |
| PRECAST FLARED END SECTION | ◁ | ◀ |
| CONCRETE HEADWALL | ⊂ | ⊂ |
| AIR RELEASE ASSEMBLY | ⊗ | ⊗ |
| VALVE BOX | ⊞ | ⊞ |
| FIRE HYDRANT | ⊄ | ⊄ |
| BUFFALO BOX | ⊕ | • |
| CLEANOUT | ⊡ | ⊡ |
| SANITARY SEWER | | |
| FORCE MAIN | | |
| STORM SEWER | | |
| DRAIN TILE | | |
| WATER MAIN | W | W |
| FIRE PROTECTION | | FP |
| UTILITY CROSSING | | |
| GRANULAR TRENCH BACKFILL | | |
| LIGHTING | | |
| ELECTRICAL CABLE | E | E |
| OVERHEAD WIRES | OHW | OHW |
| CAUTION EXISTING UTILITIES NEARBY | | CAUTION |
| ELECTRICAL TRANSFORMER OR PEDESTAL | E | |
| POWER POLE | | |
| POWER POLE WITH LIGHT | | |
| GUY WIRE | | |
| STREET SIGN | | |
| GAS MAIN | G | G |
| TELEPHONE LINE | T | T |
| CONTOUR | 749 | 749 |
| SPOT ELEVATION | ×(750.00) | +750.00 |
| WETLANDS | WET | |
| PRIMARY ENVIRONMENTAL CORRIDOR | PEC | |
| FLOODWAY | | |
| FLOODPLAIN | | |
| HIGH WATER LEVEL (HWL) | | |
| NORMAL WATER LEVEL (NWL) | | |
| DIRECTION OF SURFACE FLOW | | PAVEMENT |
| DITCH OR SWALE | | |
| DIVERSION SWALE | | |
| OVERFLOW RELIEF ROUTING | | |
| TREE WITH TRUNK SIZE | | |
| SOIL BORING | | |
| TOPSOIL PROBE | | |
| FENCE LINE, TEMPORARY SILT | SF | SF |
| FENCE LINE, WIRE | | |
| FENCE LINE, CHAIN LINK OR IRON | ○ | ○ |
| FENCE LINE, WOOD OR PLASTIC | □ | □ |
| CONCRETE SIDEWALK | | |
| CURB AND GUTTER | | |
| DEPRESSED CURB | | |
| REVERSE PITCH CURB & GUTTER | | |
| EASEMENT LINE | | |




LOCATION MAP
SCALE: 1" = 400'

## INDEX OF SHEETS


| | |
|---|---|
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C-3 - C-4 | SITE DIMENSIONAL & PAVING PLAN |
| C-5 - C-6 | GRADING PLAN |
| C-7 - C-8 | STORM SEWER PLAN |
| C-9 - C-10 | SANITARY SEWER & WATER MAIN PLAN (PRIVATE) |
| C-11 - C-14 | PUBLIC WATER MAIN PLAN & PROFILE |
| C-15 - C-16 | SITE STABILIZATION PLAN |
| C-17 - C-19 | CONSTRUCTION DETAILS |
| L-1 | LANDSCAPE OVERVIEW & TREE PLAN |
| L-2 - L-3 | LANDSCAPE ENLARGEMENT |
| L-4 | LANDSCAPE GENERAL NOTES & DETAILS |

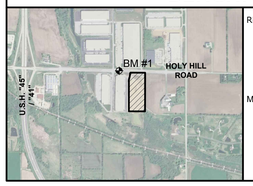

## REQUIRED SUBMITTALS FOR APPROVAL

1. **HOT MIX ASPHALT** - MIX DESIGN
2. **CONCRETE PAVEMENTS (EXTERIOR)** - MIX DESIGN & JOINT PLAN
3. **PAVEMENT STONE BASE COURSE** - GRADATION
4. **PIPE BEDDING & TRENCH BACKFILL** - GRADATION
5. **MANHOLE BACKFILL** - GRADATION
6. **PAVEMENT MARKING PAINT**

## REQUIRED SUBMITTALS FOR RECORDS

1. **WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS**
2. **SANITARY SEWER PIPE & FITTINGS**
3. **STORM SEWER PIPE, STRUCTURES, & FITTINGS**
4. **TRACER WIRE**
5. **UNDERGROUND UTILITY LOCATION RECORD DRAWINGS**
6. **ADA SIGN, PAINT & STENCILS**
7. **CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)**

## BENCHMARKS




REFERENCE BENCHMARK 1:
NW CORNER, NE 1/4 (NE.CORNER, NW 1/4)
SEC. 18, T9N, R20E - P.O.C.
(FOUND CONC. MON. W/ BRASS CAP)
N=461,119.72; E=2,455,363.90
(NORTH AMERICAN DATUM OF 1983/2011)
REFERENCE BENCHMARK EL.=916.61
(NAVD88)

MMSD VERTICAL DATUM CONVERSION = NORTH AMERICAN VERTICAL DATUM OF 1988 MINUS (-) 580.763) = 335.85 (MMSD)

## PROJECT TEAM CONTACTS

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## GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A PRELIMINARY GEOTECHNICAL REPORT HAS BEEN PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED MAY 26, 2020. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE HALL. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| BL | BASE LINE | NWL | NORMAL WATER LEVEL |
| C | LONG CHORD OF CURVE | PC | POINT OF CURVATURE |
| C & G | CURB AND GUTTER | PT | POINT OF TANGENCY |
| CB | CATCH BASIN | PVI | POINT OF VERTICAL INTERSECTION |
| CL | CENTERLINE | R | RADIUS |
| D | DEGREE OF CURVE | ROW | RIGHT-OF-WAY |
| EP | EDGE OF PAVEMENT | SAN | SANITARY SEWER |
| FF | FINISHED FLOOR | ST | STORM SEWER |
| FG | FINISHED GRADE | T | TANGENCY OF CURVE |
| FL | FLOW LINE | TB | TOP OF BANK |
| FP | FLOODPLAIN | TC | TOP OF CURB |
| FR | FRAME | TF | TOP OF FOUNDATION |
| FW | FLOODWAY | TP | TOP OF PIPE |
| HWL | HIGH WATER LEVEL | TS | TOP OF SIDEWALK |
| INV | INVERT | TW | TOP OF WALK |
| L | LENGTH OF CURVE | WM | WATER MAIN |
| MH | MANHOLE | △ | INTERSECTION ANGLE |

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2026

**PINNACLE ENGINEERING GROUP, LLC**
**ENGINEER'S LIMITATION**

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVIEWED: TDM
DESIGNED: TDM
DRAFTED: ATH

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

WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**COVER SHEET**

REVISIONS

PEC JOB No. 1262.00C
PEC PM TDM
START DATE 11/18/24
SCALE NTS

SHEET
C-1
OF
C-19

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COVER SHEET

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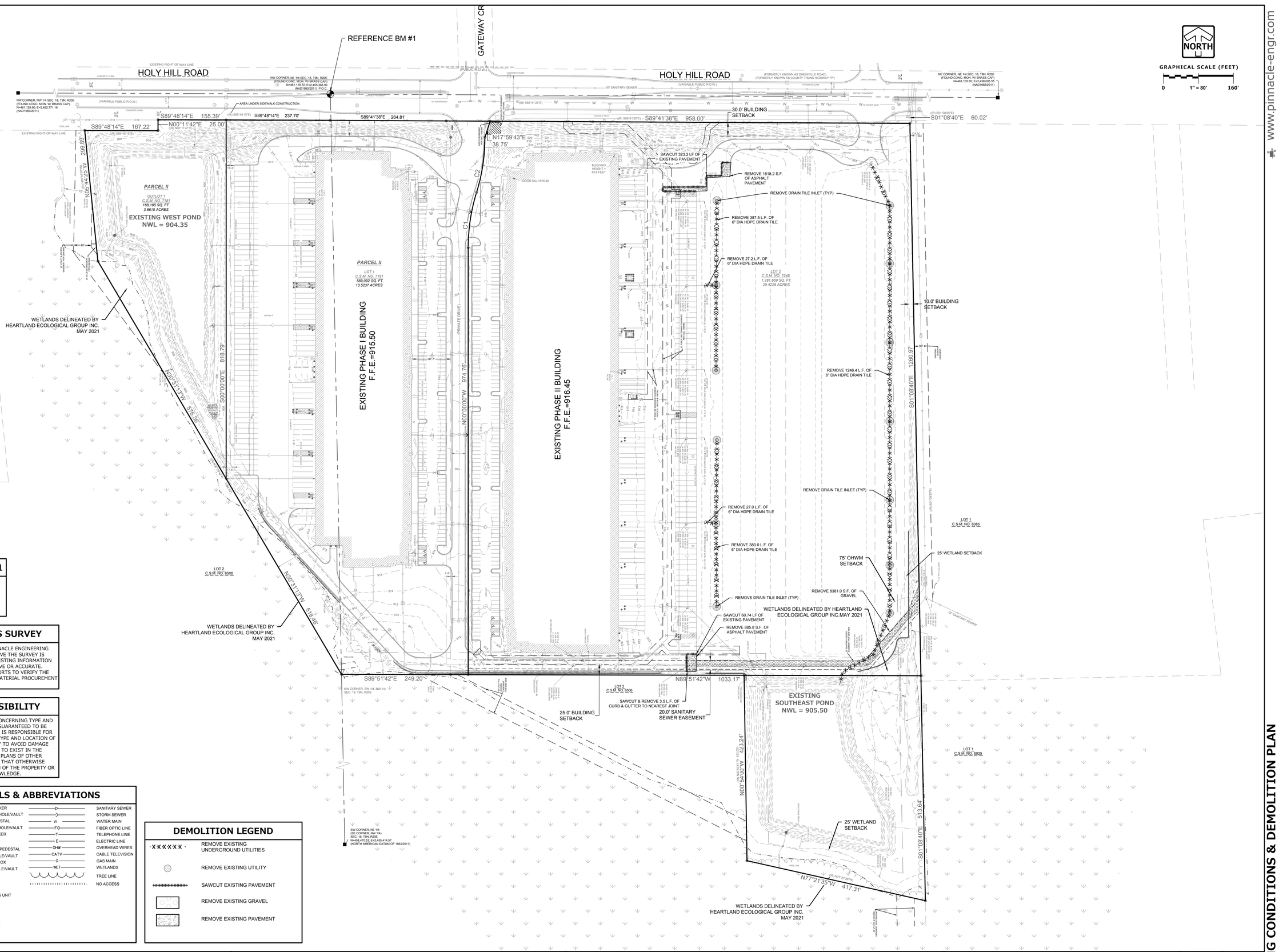


NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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## REFERENCE BENCHMARK 1

NW CORNER, NE 1/4 (NE CORNER, NW 1/4)
SEC. 18, T9N, R20E - P.O.C.
(FOUND CONC. MON. W/ BRASS CAP)
N=461,119.72; E=2,455,363.90
(NORTH AMERICAN DATUM OF 1983/2011)
REFERENCE BENCHMARK EL.=916.61 (NAVD88)

## EXISTING CONDITIONS SURVEY

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS 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.

## LEGEND OF SYMBOLS & ABBREVIATIONS

| | | | |
|---|---|---|---|
| SANITARY MANHOLE | FIBER OPTIC MARKER | SANITARY SEWER | |
| STORM MANHOLE | FIBER OPTIC MANHOLE/VAULT | STORM SEWER | |
| STORM INLET | TELEPHONE PEDESTAL | W | WATER MAIN |
| CLEANOUT | TELEPHONE MANHOLE/VAULT | FO | FIBER OPTIC LINE |
| CATCH BASIN | TELEPHONE MARKER | T | TELEPHONE LINE |
| WELL | TRANSFORMER | E | ELECTRIC LINE |
| HYDRANT | ELECTRIC METER/PEDESTAL | OHW | OVERHEAD WIRES |
| WATER VALVE | ELECTRIC MANHOLE/VAULT | CATV | CABLE TELEVISION |
| DOWN SPOUT | CABLE TV RISER/BOX | G | GAS MAIN |
| SPRINKLER VALVE | CABLE TV MANHOLE/VAULT | WET | WETLANDS |
| STANDPIPE | GAS VALVE | | TREE LINE |
| WATER MANHOLE | GAS METER | | NO ACCESS |
| FLOOD LIGHT | GAS MARKER | | |
| LIGHT POLE | AIR CONDITIONING UNIT | | |
| TRAFFIC SIGNAL | VENT | | |
| UTILITY POLE | DIRECTIONAL ARROW | | |
| GUY WIRE | HANDICAP STALL | | |
| CONIFER TREE | WETLAND SYMBOL | | |
| DECIDUOUS TREE | SIGN | | |
| BUSH | MAIL BOX | | |

## DEMOLITION LEGEND

| | |
|---|---|
| | REMOVE EXISTING UNDERGROUND UTILITIES |
| | REMOVE EXISTING UTILITY |
| | SAWCUT EXISTING PAVEMENT |
| | REMOVE EXISTING GRAVEL |
| | REMOVE EXISTING PAVEMENT |

DRAWN BY: TGM
DESIGNED: TGM
DRAFTED: ATH

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# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGM
START DATE 11/18/24
SCALE 1" = 80'

SHEET
C-2
of
C-19

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EXISTING CONDITIONS & DEMOLITION PLAN

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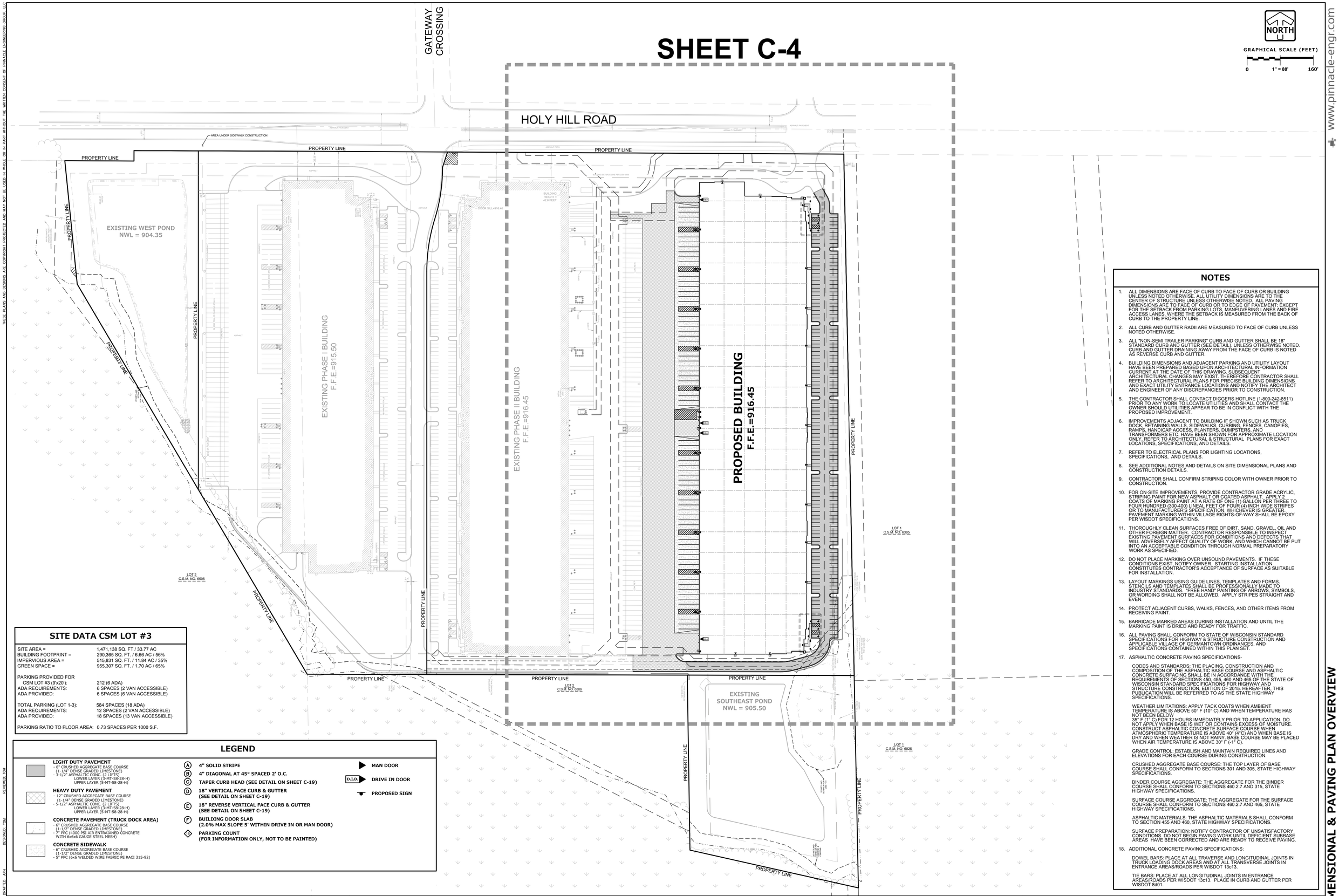
# SHEET C-4




## SITE DATA CSM LOT #3

| | |
|---|---|
| SITE AREA = | 1,471,138 SQ. FT / 33.77 AC |
| BUILDING FOOTPRINT = | 290,365 SQ. FT. / 6.66 AC / 56% |
| IMPERVIOUS AREA = | 515,831 SQ. FT. / 11.84 AC / 35% |
| GREEN SPACE = | 955,307 SQ. FT. / 1.70 AC / 65% |
| PARKING PROVIDED FOR CSM LOT #3 (9'x20'): | 212 (6 ADA) |
| ADA REQUIREMENTS: | 6 SPACES (2 VAN ACCESSIBLE) |
| ADA PROVIDED: | 6 SPACES (6 VAN ACCESSIBLE) |
| TOTAL PARKING (LOT 1-3): | 584 SPACES (18 ADA) |
| ADA REQUIREMENTS: | 12 SPACES (2 VAN ACCESSIBLE) |
| ADA PROVIDED: | 18 SPACES (13 VAN ACCESSIBLE) |
| PARKING RATIO TO FLOOR AREA: | 0.73 SPACES PER 1000 S.F. |

## LEGEND

**LIGHT DUTY PAVEMENT**
- 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 3-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)

**HEAVY DUTY PAVEMENT**
- 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 5-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)

**CONCRETE PAVEMENT (TRUCK DOCK AREA)**
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 7" PPC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

**CONCRETE SIDEWALK**
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 5" PPC (6x6 WELDED WIRE FABRIC PE RACI 315-92)

- (A) **4" SOLID STRIPE**
- (B) **4" DIAGONAL AT 45° SPACED 2' O.C.**
- (C) **TAPER CURB HEAD (SEE DETAIL ON SHEET C-19)**
- (D) **18" VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)**
- (E) **18" REVERSE VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)**
- (F) **BUILDING DOOR SLAB (2.0% MAX SLOPE 5' WITHIN DRIVE IN OR MAN DOOR)**
- (1) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

- **MAN DOOR**
- D.I.D. **DRIVE IN DOOR**
- **PROPOSED SIGN**

## NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO THE 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. ALL CURB AND GUTTER RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ALL "NON-SEMI TRAILER PARKING" CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY, REFER TO ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. CONTRACTOR SHALL CONFIRM STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
10. FOR ON-SITE IMPROVEMENTS, PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY 2 COATS OF 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. PAVEMENT MARKING WITHIN VILLAGE RIGHTS-OF-WAY SHALL BE EPOXY PER WISDOT SPECIFICATIONS.
11. 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.
12. 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.
13. 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.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2015, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

    WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

    GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

    CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

    ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
18. ADDITIONAL CONCRETE PAVING SPECIFICATIONS:

    DOWEL BARS: PLACE AT ALL TRAVERSE AND LONGITUDINAL JOINTS IN TRUCK LOADING DOCK AREAS AND AT ALL TRANSVERSE JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13.

    TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13. PLACE IN CURB AND GUTTER PER WISDOT 8d01.

REVISED: TGM
DESIGNED: TGM
DRAFTED: ATH

PLAN | DESIGN | DELIVER
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CHICAGO | MILWAUKEE : NATIONWIDE

# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## SITE DIMENSIONAL & PAVING PLAN OVERVIEW

REVISIONS

PEC JOB No. 1262.00C
PEC PM TGM
START DATE 11/19/24
SCALE 1" = 80'

SHEET C-3 OF C-19

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SITE DIMENSIONAL & PAVING PLAN OVERVIEW

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

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Z:\PROJECTS\2018\1262.00C-WI\CAD\SHEETS\1262.00C-WI SITE DIMENSIONAL & PAVING PLAN.DWG

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# EXISTING PHASE II BUILDING
# F.F.E.=916.45

# PROPOSED BUILDING
# F.F.E.=916.45

# HOLY HILL ROAD

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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LOT 2
C.S.M. NO. 6506

LOT 1
C.S.M. NO. 6385

EXISTING SOUTHEAST POND
NWL = 905.50

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC.MAY 2021

HYDRANT BOLLARDS (SEE SHEET C-18 FOR DETAILS)

BOLLARDS (2)

BOLLARDS (3) TYP.

BOLLARDS (4)

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

EXISTING 20.0' PUBLIC SANITARY EASEMENT

20.0' SANITARY SEWER EASEMENT

25' BUILDING SETBACK

30.0' SETBACK

10.0' BUILDING SETBACK

25' WETLAND SETBACK

BUILDING SETBACK LINE PER CSM 6506

PROPERTY LINE

BUILDING SETBACK LINE PER CSM 6506

106' EXISTING RETAINING WALL

394' EXISTING RETAINING WALL

SEE SHEET C-19 FOR DETAILS

ASPHALT

CONCRETE

EDGE OF CONCRETE

ASPHALT PATH

ASPHALT PAVEMENT

METAL STAIRS (TYP.)

GATE

BUILDING HEIGHT = 42.6 FEET

## LEGEND

**LIGHT DUTY PAVEMENT**
- 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 3-1/2" ASPHALTIC CONC. (2 LIFTS)
  LOWER LAYER (3-MT-58-28-H)
  UPPER LAYER (5-MT-58-28-H)

**HEAVY DUTY PAVEMENT**
- 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 5-1/2" ASPHALTIC CONC. (2 LIFTS)
  LOWER LAYER (3-MT-58-28-H)
  UPPER LAYER (5-MT-58-28-H)

**CONCRETE PAVEMENT (TRUCK DOCK AREA)**
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 7" PPC (4000 PSI AIR ENTRAIANED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

**CONCRETE SIDEWALK**
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 5" PPC (6x6 WELDED WIRE FABRIC PE RACI 315-92)

(A) 4" SOLID STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) TAPER CURB HEAD (SEE DETAIL ON SHEET C-19)
(D) 18" VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)
(E) 18" REVERSE VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-19)
(F) BUILDING DOOR SLAB (2.0% MAX SLOPE 5' WITHIN DRIVE IN OR MAN DOOR)
(19) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

MAN DOOR
D.I.D. DRIVE IN DOOR
PROPOSED SIGN

REVIEWED: TGM
DESIGNED: TGM
DRAFTED: ATH

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CHICAGO | MILWAUKEE - NATIONWIDE

**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**SITE DIMENSIONAL & PAVING PLAN**

REVISIONS

PEC JOB No. 1262.00C
PEC PM TGM
START DATE 11/18/24
SCALE 1" = 40'

SHEET C-4 OF C-19

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SITE DIMENSIONAL & PAVING PLAN

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# SHEET C-6

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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GATEWAY CROSSING

HOLY HILL ROAD

EXISTING RIGHT-OF-WAY LINE

AREA UNDER SIDEWALK CONSTRUCTION

S89°48'14"E 155.39'

N00°11'42"E 25.00'

S89°48'14"E 167.22'

PROPERTY LINE

PROPERTY LINE S89°41'38"E 958.00'

S01°08'40"E 60.02'

N17°59'43"E 38.75'

C2

C1

N05°44'25"W 299.89'

EXISTING WEST POND
NWL = 904.35

PROPERTY LINE

N30°31'15"W 976.36'

S00°00'00"E 818.79'

EXISTING PHASE I BUILDING
F.F.E.=915.50

EXISTING PHASE II BUILDING
F.F.E.=916.45

PROPOSED BUILDING
F.F.E.=916.45

N00°00'00"W 974.76'

S01°08'40"E 1260.97'

LOT 1
C.S.M. NO. 6385

LOT 2
C.S.M. NO. 6506

N00°31'13"W 518.46'

PROPERTY LINE

S89°51'42"E 249.20'

N89°51'42"W 1033.17'

EXISTING
SOUTHEAST POND
NWL = 905.50

LOT 1
C.S.M. NO. 8825

N00°54'00"W 423.24'

S01°08'40"E 513.64'

N77°21'35"W 417.31'

## GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGE LINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

## LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- (740) CONTOUR
- (740) TOPSOIL CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TC TOP OF CLAY

**ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.**

DRAFTED: ATH
DESIGNED: TGM
REVIEWED: TGM

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**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**GRADING PLAN OVERVIEW**

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGM
START DATE 11/18/24
SCALE 1" = 80'

SHEET
C-5
OF
C-19

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GRADING PLAN OVERVIEW

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# EXISTING PHASE II BUILDING
## F.F.E.=916.45

# PROPOSED BUILDING
## F.F.E.=916.45

# HOLY HILL ROAD

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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LOT 2
C.S.M. NO. 6506

PROPERTY LINE

N89°51'42"W 1033.17'

S89°41'38"E 958.00'

PROPERTY LINE

BUILDING HEIGHT = 42.6 FEET

BUILDING SETBACK LINE PER CSM 6506

METAL STAIRS (TYP.)

GATE

CONCRETE

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

106' EXISTING RETAINING WALL

FL 910.52

EXISTING SOUTHEAST POND NWL = 905.50

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

SEE SHEET C-19 FOR DETAILS

EX TW 914.48

EX TW 914.98

EX TW 915.20

EX TW 915.48

394' EXISTING RETAINING WALL

BUILDING SETBACK LINE PER CSM 6506

EXISTING 20.0' PUBLIC SANITARY EASEMENT

25' WETLAND SETBACK

PROPERTY LINE

S01°08'40"E 1260.97'

S01°08'40"E 60.02'

BUILDING SETBACK

BUILDING WALL TO BE BURIED

SEE SHEET C-19 FOR DETAILS

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

PROPERTY LINE

GATE

LOT 1
C.S.M. NO. 6385

## LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR (740)
- TOPSOIL CONTOUR (740)
- SPOT ELEVATION 750.00
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TC TOP OF CLAY

**ALL SPOT ELEVATIONS ARE FLANGE LINE OF CURB AND GUTTER UNLESS NOTED OTHERWISE**

**ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.**

REVIEWED: TDM
DESIGNED: TDM
DRAFTED: ATH

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**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**GRADING PLAN**

REVISIONS

PEG JOB No. 1262.00C
PEG PM TDM
START DATE 11/19/24
SCALE 1" = 40'

SHEET C-6 OF C-19

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GRADING PLAN

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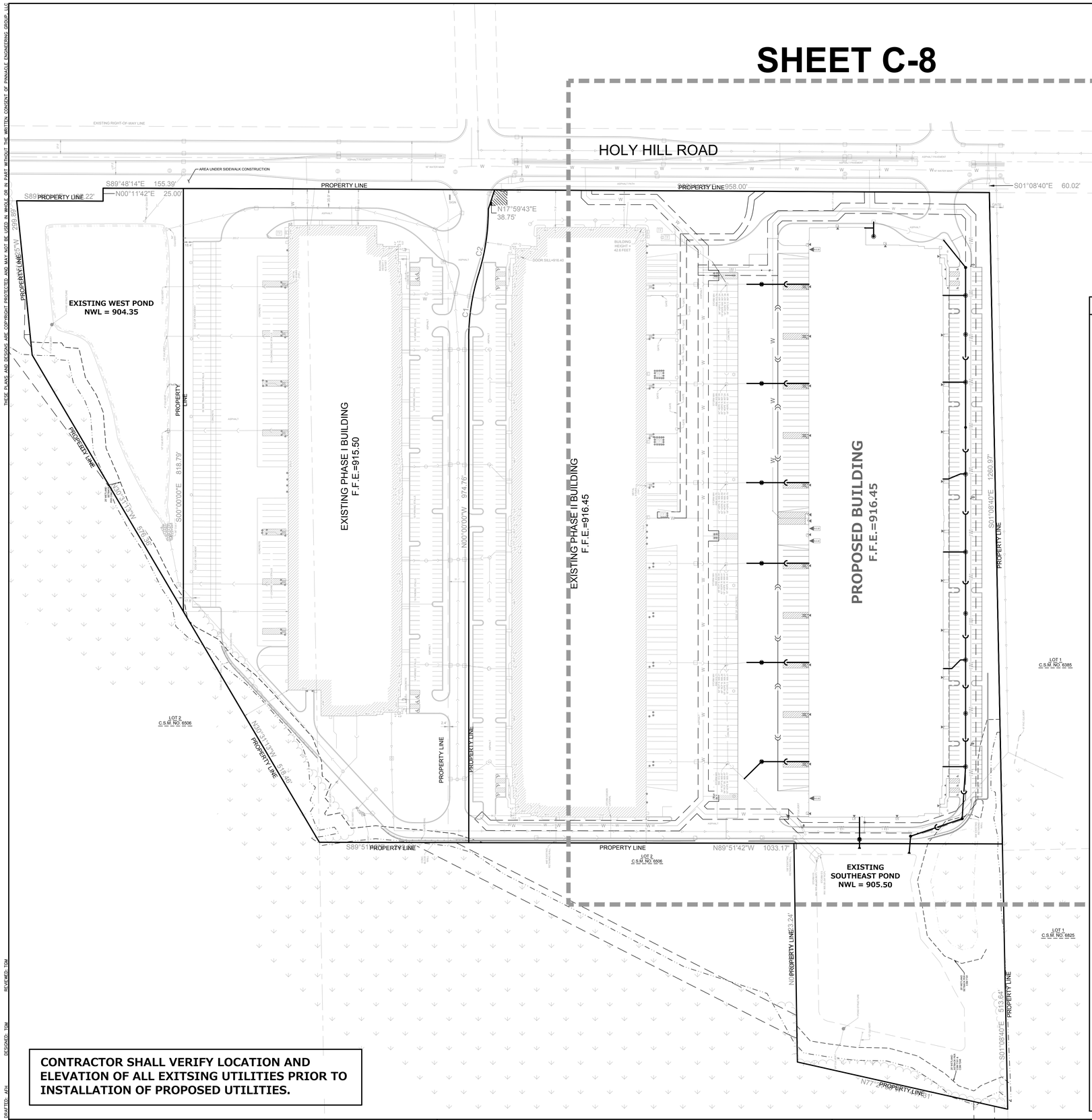
# SHEET C-8




**CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXITSING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.**

**ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.**

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

## 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
- STORM SEWER
- DRAIN TILE
- W PRIVATE WATERMAIN
- PUBLIC WATERMAIN
- INLET DRAINTILE

## UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN DEVELOPMENT HANDBOOK DATED 2/12/20 AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

    HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
    MINIMUM CONCRETE PIPE CLASSIFICATION: II III II III IV
    ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661 W/ NEENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES
14. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF GERMANTOWN AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: KENNEDY GUARDIAN. HYDRANT AND TAP VALES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NST0 AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
15. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL DRAWING PER THE VILLAGE OF GERMANTOWN AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF GERMANTOWN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF GERMANTOWN FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - REFER TO DETAIL DRAWING

    SANITARY MANHOLE ADJUSTMENTS - ADJUSTMENTS OF SANITARY MANHOLES SHALL MEET THE FOLLOWING REQUIREMENTS IF CHIMNEYS EXCEED 16 INCHES IN TOTAL HEIGHT.

    ADDITION OF MANHOLE HEIGHT BY ADDING BARREL SECTIONS IF ADJUSTMENT RINGS EXCEED 16 INCHES IN TOTAL HEIGHT

    ADDED BARREL SECTION SHALL INCLUDE;

    - NEW MACWRAP AT DISTURBED BARREL JOINTS,
    - INTERIOR / EXTERIOR COATING AS REQUIRED BY STANDARD DETAIL DRAWING,
    - REPLACE EXISTING MANHOLE CASTING WITH PAVEMENT TYPE CASTING IF CURRENT CASTING ARE TURF TYPE (BOLT DOWN LIDS),
    - REPLACEMENT / INSTALLATION OF ADAPTOR, INC SEALS. IF DAMAGED DURING REMOVAL, SEALS TO BE REPLACED (AS DETERMINED BY VILLAGE STAFF).

    INSPECTION OF ALL WORK BY VILLAGE STAFF OR STAFF ASSIGNED BY VILLAGE. ALL COSTS FOR INSPECTION (STAFF OR CONSULTANT) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

    ALL MANHOLES IN PAVEMENT SHALL BE FINISHED WITH A 2 INCH IRON ADJUSTING RING SET TO ¼ INCH BELOW FINISHED PAVEMENT GRADE.

    MANHOLES SHALL BE VAC-TESTED AFTER ADJUSTMENT IS COMPLETED.

    - WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
    - TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
    - SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #1230-HS-30 MIL (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

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DRAFTED: AFH
DESIGNED: TGM
REVIEWED: TGM

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**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**STORM SEWER PLAN OVERVIEW**

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGM
START DATE 11/19/24
SCALE 1" = 80'

SHEET C-7 of C-19

**STORM SEWER PLAN OVERVIEW**

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# HOLY HILL ROAD

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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EXISTING PHASE II BUILDING
F.F.E.=916.45

EXISTING SOUTHEAST POND NWL = 905.50

PROPOSED BUILDING
F.F.E.=916.45

BUILDING HEIGHT = 42.6 FEET

STORM SEWER LATERAL

METAL STAIRS (TYP.)

GATE

ASPHALT

CONCRETE

EDGE OF CONCRETE

ASPHALT PATH

ASPHALT PAVEMENT

STORM MH
RIM: 912.67
54" RCP N: 905.67
54" RCP SE: 905.67
18" HDPE W: 905.77

STORM MH
RIM: 912.71
54" RCP S: 906.21
48" RCP N: 906.26
18" HDPE W: 906.21
18" HDPE E: 906.21

STORM MH
RIM: 912.51
48" RCP S: 906.34
42" HDPE N: 906.41
18" HDPE W: 906.41
18" HDPE E: 906.41

STORM MH
RIM: 912.75
42" HDPE S: 906.57
42" HDPE N: 906.59
18" HDPE W: 906.75
18" HDPE E: 906.75

STORM MH
RIM: 912.69
42" HDPE S: 907.09
30" HDPE N: 907.14
18" HDPE W: 907.24
18" HDPE E: 907.24

STORM MH
RIM: 912.74
30" HDPE S: 907.24
15" HDPE NW: 907.24
18" HDPE W: 907.38
18" HDPE E: 907.38

CONNECT TO EXISTING 54" RCP 14.0 WITH INSERT-A-TEE
INV=907.15 (18")
INV=905.81 (54") (FIELD VERIFY)

47.0 L.F. 18" SCH 40 PVC @ S=0.20%

CB 14.1
48" DIA
RIM= 910.54
INV=907.91 (10" E)
INV=907.24 (18" SW)

6" HDPE DRAIN TILE

91.5 L.F. 10" SCH 40 PVC @ S=1.04%

BC 14.2
INV=908.86 (10")

CONNECT TO EXISTING 12.0
INV=906.37 (18")

29.5 L.F. 18" HDPE @ S=0.40%

CB 12.3
48" DIA
RIM= 910.54
INV=907.15 (10" E)
INV=906.48 (18" W)

91.5 L.F. 10" SCH 40 PVC @ S=2.08%

BC 12.4
INV=909.05 (10")

CONNECT TO EXISTING 11.0
INV=906.57 (18")

28.5 L.F. 18" HDPE @ S=0.40%

CB 11.3
48" DIA
RIM= 910.54
INV=907.35 (10" E)
INV=906.68 (18" W)

91.5 L.F. 10" SCH 40 PVC @ S=2.08%

BC 11.4
INV=909.25 (10")

CONNECT TO EXISTING 10.0
INV=906.91 (18")

28.5 L.F. 18" HDPE @ S=0.40%

6" HDPE DRAIN TILE

CB 10.3
48" DIA
RIM= 910.53
INV=907.69 (10" E)
INV=907.02 (18" W)

91.5 L.F. 10" SCH 40 PVC @ S=2.08%

BC 10.4
INV=909.59 (10")

CONNECT TO EXISTING 9.0
INV=907.40 (18")

28.5 L.F. 18" HDPE @ S=0.40%

CB 9.3
48" DIA
RIM= 910.53
INV=908.19 (12" E)
INV=907.51 (18" W)

6" HDPE DRAIN TILE

91.5 L.F. 12" SCH 40 PVC @ S=1.04%

BC 9.4
INV=909.13 (12")

CONNECT TO EXISTING 8.0
INV=907.53 (18")

28.5 L.F. 18" HDPE @ S=0.40%

CB 8.3
48" DIA
RIM= 910.55
INV=908.31 (10" E)
INV=907.64 (18" W)

91.5 L.F. 10" SCH 40 PVC @ S=1.04%

BC 8.4
INV=909.26 (10")

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

106' EXISTING RETAINING WALL

12" CULVERT

STORM ES
INV: 905.49 (42" RCP)

STORM ES
INV: 905.58 (54" RCP)

ES 38.2
48" DIA
RIM= 910.38
INV=909.00 (10" N)

18.1 L.F. 10" HDPE @ S=1.50%

2x3 INLET 38.0
48" DIA
RIM= 912.72
INV=909.27 (8" N)
INV=909.27 (10" S)

BC 38.1
INV=910.16 (8")

42.5 L.F. 8" SCH 40 PVC @ S=2.08%

33.5 L.F. 30" HDPE @ S=0.40%

ES 37.1
48" DIA
RIM= 908.33
INV=906.00 (30" N)

MH 37.0
60" DIA
RIM= 913.92
INV=906.13 (30" E)
INV=906.13 (30" S)

105.3 L.F. 30" HDPE @ S=0.40%

BC 35.1
INV=912.50 (8")

43.5 L.F. 8" SCH 40 PVC @ S=3.00%

101.0 L.F. 30" HDPE @ S=0.40%

MH 36.0
60" DIA
RIM= 915.06
INV=906.55 (30" N)
INV=906.55 (30" W)

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

394' EXISTING RETAINING WALL

EXISTING 20.0' PUBLIC SANITARY EASEMENT

CB 35.0
60" DIA
RIM= 914.82
INV=906.95 (30" N)
INV=911.19 (8" W)
INV=906.95 (30" S)

15.9 L.F. 8" SCH-40 PVC @ S=4.50%

BC 33.1
INV=912.50 (8")

45° BEND 33.2
INV=911.78 (8")

23.7 L.F. 8" SCH-40 PVC @ S=4.50%

45° BEND 33.3
INV=910.71 (8")

10.0 L.F. 8" SCH-40 PVC @ S=4.50%

103.0 L.F. 30" HDPE @ S=0.35%

CB 34.0
48" DIA
RIM= 914.82
INV=907.31 (30" N)
INV=907.31 (30" S)

103.5 L.F. 30" HDPE @ S=0.35%

CB 33.0
60" DIA
RIM= 914.95
INV=907.67 (30" N)
INV=910.26 (8" W)
INV=907.67 (30" S)

90.0 L.F. 30" HDPE @ S=0.35%

CB 32.0
60" DIA
RIM= 914.95
INV=907.98 (24" N)
INV=907.98 (30" S)

119.0 L.F. 24" HDPE @ S=0.60%

BC 30.1
INV=912.50 (8")

42.7 L.F. 8" SCH 40 PVC @ S=4.50%

CB 30.0
48" DIA
RIM= 914.34
INV=908.69 (24" N)
INV=910.58 (8" W)
INV=908.69 (24" S)

151.0 L.F. 24" HDPE @ S=0.40%

9.8 L.F. 8" SCH-40 PVC @ S=3.00%

BC 29.1
INV=912.50 (8")

25.7 L.F. 8" SCH-40 PVC @ S=3.00%

22.5° BEND 29.2
INV=912.21 (8")

10.0 L.F. 8" SCH-40 PVC @ S=3.00%

22.5° BEND 29.3
INV=911.44 (8")

CB 29.0
48" DIA
RIM= 914.95
INV=909.29 (24" N)
INV=911.14 (8" W)
INV=909.29 (24" S)

90.0 L.F. 24" HDPE @ S=0.30%

CB 28.0
48" DIA
RIM= 914.95
INV=909.56 (24" N)
INV=909.56 (24" S)

87.7 L.F. 24" HDPE @ S=0.30%

BC 27.1
INV=912.50 (8")

43.5 L.F. 8" SCH-40 PVC @ S=4.50%

CB 27.0
48" DIA
RIM= 914.93
INV=909.82 (18" N)
INV=910.54 (8" W)
INV=909.82 (24" S)

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

75.5 L.F. 15" HDPE @ S=0.44%

92.3 L.F. 18" HDPE @ S=0.35%

CB 26.0
48" DIA
RIM= 914.95
INV=910.14 (15" N)
INV=910.14 (18" S)

BC 25.1
INV=912.50 (8")

43.5 L.F. 8" SCH-40 PVC @ S=3.00%

CB 25.0
48" DIA
RIM= 914.86
INV=910.47 (15" N)
INV=911.19 (8" W)
INV=910.47 (15" S)

54.0 L.F. 15" HDPE @ S=0.20%

67.8 L.F. 15" HDPE @ S=0.20%

MH 24.1
48" DIA
RIM= 915.40
INV=910.58 (15" NW)
INV=910.58 (15" S)

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

CONNECT TO AND ADJUST EXISTING STRUCTURE
EX. RIM = 915.80
PR. RIM = 916.92
PROP INV=911.23 (12" SE)
EX INV=910.72 (15" W)
EX INV=910.58 (6" S)

BC 22.1
INV=911.52 (8")

11.7 L.F. 10" SCH 40 PVC @ S=0.50%

17.4 L.F. 8" SCH 40 PVC @ S=1.04%

16.2 L.F. 10" SCH 40 PVC @ S=0.50%

CONNECT TO EXISTING CB 23.2
48" DIA
RIM= 916.65
PROP INV=911.20 (10" S)
EX INV=911.20 (15" SE)
EX INV=911.07 (12" S)

FI 23.0
48" DIA
RIM= 915.50
INV=911.34 (10" N)

TEE 23.1
INV=911.26 (10")
INV=911.34 (8")

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

67.8 L.F. 15" HDPE @ S=0.20%

8" PVC CULVERT

S01°08'40"E 1260.97'

S01°08'40"E 60.02'

N89°51'42"W 1317'

N89°41'58"E 958.69'

71.1'

38.1'

26.9'

37.1'

0.8'

24.0'

## CROSSINGS

1. 12" STM OVER 12" WM
   12" B/PIPE = 908.11
   12" T/PIPE = 905.01
2. 12" STM OVER 12" WM
   12" B/PIPE = 908.37
   12" T/PIPE = 904.82
3. 10" STM OVER 12" WM
   10" B/PIPE = 908.51
   12" T/PIPE = 904.61
4. 30" STM OVER 10" SAN
   30" B/PIPE = 906.35
   10" T/PIPE = 892.84
5. 30" STM OVER 10" SAN
   30" B/PIPE = 906.17
   10" T/PIPE = 892.99
6. 30" STM OVER 10" SAN
   30" B/PIPE = 905.98
   8" T/PIPE = 893.25
7. 8" STM OVER 10" SAN
   8" B/PIPE = 907.79
   10" T/PIPE = 893.94

## 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
- STORM SEWER
- DRAIN TILE
- W PRIVATE WATERMAIN
- PUBLIC WATERMAIN
- INLET DRAINTILE

DRAFTED: ADH
DESIGNED: TGM
REVIEWED: TGM

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**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**STORM SEWER PLAN**

REVISIONS

PEG 308 No. 1262.00C
PEG PM TGM
START DATE 11/18/24
SCALE 1" = 40'

SHEET
C-8
of
C-19

STORM SEWER PLAN

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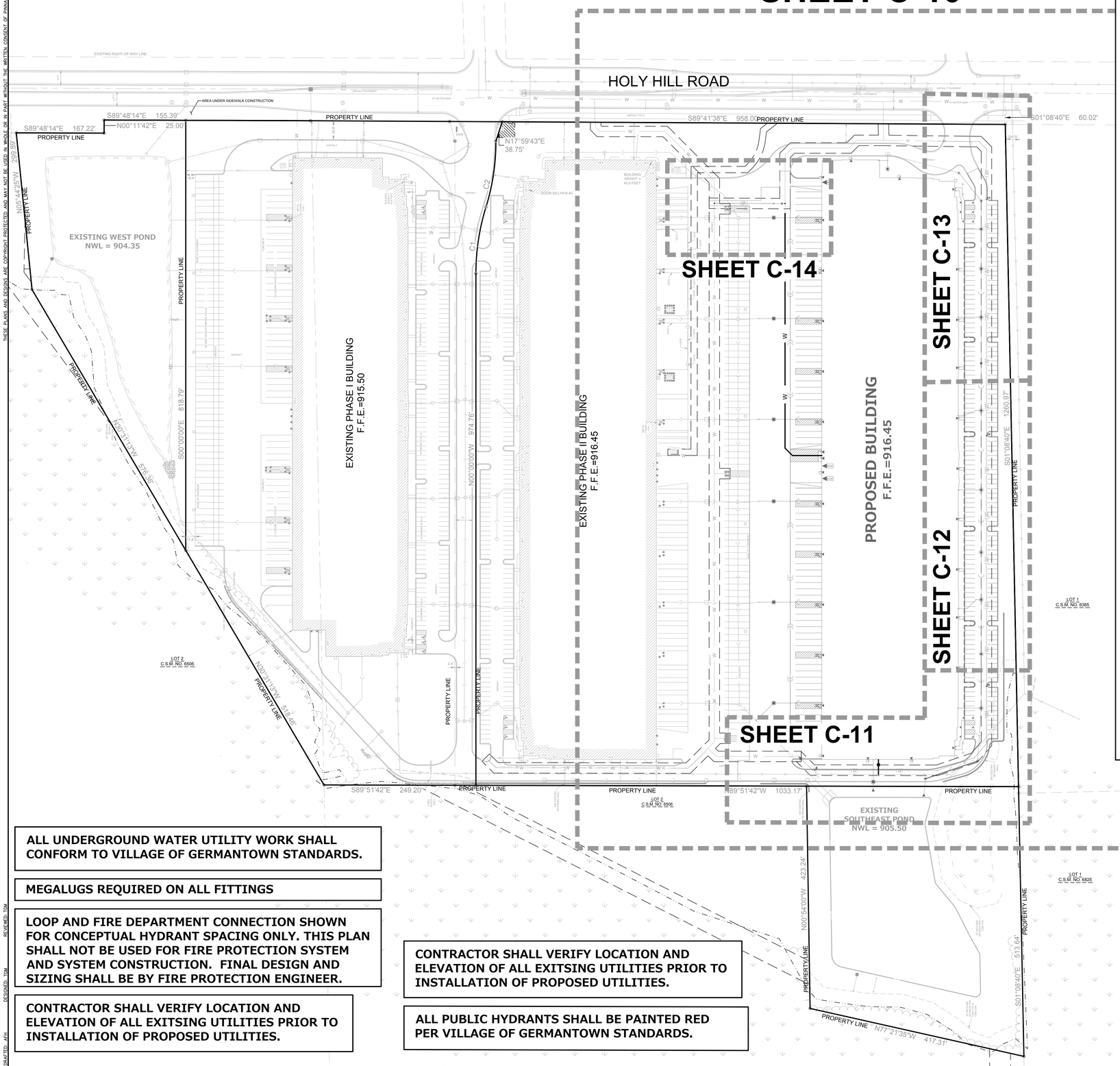
# SHEET C-10




## UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN DEVELOPMENT HANDBOOK DATED 2/12/20 AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

    | HEIGHT OF COVER (FEET): | 0-2 | 2-3 | 3-6 | 6-15 | 15-25 | 25+ |
    |---|---|---|---|---|---|---|
    | MINIMUM CONCRETE PIPE CLASSIFICATION: | II | III | II | III | IV | |
    | ENGINEER | | | | | | |

    TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661 W/ NEENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES
14. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF GERMANTOWN AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: KENNEDY GUARDIAN. HYDRANT AND TAP VALES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NSTO AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
15. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D 3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD DETAIL DRAWING PER THE VILLAGE OF GERMANTOWN AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF GERMANTOWN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF GERMANTOWN FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - REFER TO DETAIL DRAWING

    SANITARY MANHOLE ADJUSTMENTS - ADJUSTMENTS OF SANITARY MANHOLES SHALL MEET THE FOLLOWING REQUIREMENTS IF CHIMNEYS EXCEED 16 INCHES IN TOTAL HEIGHT.

    ADDITION OF MANHOLE HEIGHT BY ADDING BARREL SECTIONS IF ADJUSTMENT RINGS EXCEED 16 INCHES IN TOTAL HEIGHT

    ADDED BARREL SECTION SHALL INCLUDE;

    - NEW MACWRAP AT DISTURBED BARREL JOINTS,
    - INTERIOR / EXTERIOR COATING AS REQUIRED BY STANDARD DETAIL DRAWING,
    - REPLACE EXISTING MANHOLE CASTING WITH PAVEMENT TYPE CASTING IF CURRENT CASTING ARE TURF TYPE (BOLT DOWN LIDS),
    - REPLACEMENT / INSTALLATION OF ADAPTOR, INC SEALS. IF DAMAGED DURING REMOVAL, SEALS TO BE REPLACED (AS DETERMINED BY VILLAGE STAFF).

    INSPECTION OF ALL WORK BY VILLAGE STAFF OR STAFF ASSIGNED BY VILLAGE. ALL COSTS FOR INSPECTION (STAFF OR CONSULTANT) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

    ALL MANHOLES IN PAVEMENT SHALL BE FINISHED WITH A 2 INCH IRON ADJUSTING RING SET TO ½ INCH BELOW FINISHED PAVEMENT GRADE.

    MANHOLES SHALL BE VAC-TESTED AFTER ADJUSTMENT IS COMPLETED.

    - WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
    - TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
    - SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #1230-HS-30 MIL (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

**ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.**

**ALL UNDERGROUND WATER UTILITY WORK SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.**

**MEGALUGS REQUIRED ON ALL FITTINGS**

**LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.**

**CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXITSING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.**

**CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXITSING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.**

**ALL PUBLIC HYDRANTS SHALL BE PAINTED RED PER VILLAGE OF GERMANTOWN STANDARDS.**

## 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
- STORM SEWER
- DRAIN TILE
- INLET DRAINTILE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

REVIEWED: TDM
DESIGNED: TDM
DRAFTED: AFH

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CHICAGO | MILWAUKEE - NATIONWIDE

**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**SANITARY SEWER & WATER MAIN PLAN OVERVIEW (PRIVATE)**

REVISIONS

PES JOB No. 1262.00C
PES PM TDM
START DATE 11/18/24
SCALE 1" = 80'

SHEET C-9 OF C-19

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SANITARY SEWER & WATER MAIN PLAN OVERVIEW (PRIVATE)

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EXISTING PHASE II BUILDING
F.F.E.=916.45

HOLY HILL ROAD

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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PROPERTY LINE

N89°51'42"W 1033.17'

106' EXISTING RETAINING WALL

ASPHALT

CONCRETE

EDGE OF CONCRETE

METAL STAIRS (TYP.)

1116.8'

GATE

BUILDING HEIGHT = 42.6 FEET

138.6'

71.1'

95.6'

24.0'

SEE SHEETS C-11 TO C-14 FOR WATER MAIN DESIGN

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

CONNECT TO EXISTING WM 19.0

GRADE BREAK 19.1
INV=903.60 (12")
INV=903.60 (12")

45° BEND 20.0
INV=903.16 (12")
INV=903.16 (12")

436.5 L.F. 12" C-900
WM @ S=-0.10%

20.0 L.F. 12" C-900
WM @ S=4.47%

45° BEND 21.0
INV=904.06 (12")
INV=904.06 (12")

10.0 L.F. 12" C-900
WM @ S=-1.00%

55.9 L.F. 12" C-900
WM @ S=9.39%

WM BC 22.0
INV=909.30 (12")

CONNECT TO EXIST SAN MH 6.0
48" DIA
RIM= 900.93
INV=900.20 (8" N) (OUTSIDE DROP)
INV=892.95 (10" W)
INV=892.90 (10" E)

SAMPLING MH 2.0
48" DIA
RIM= 915.34
INV=900.40 (8" N)
INV=900.40 (8" S)

SAN BC 1.0
INV=900.50 (8")

18.3 L.F. 8" PVC @ S=1.04%

10.1 L.F. 8" PVC @ S=1.04%

EXISTING SOUTHEAST PONDING NWL = 905.50

PROPOSED BUILDING
F.F.E.=916.45

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

SEE SHEETS C-11 TO C-14 FOR WATER MAIN DESIGN

394' EXISTING RETAINING WALL

EXISTING 20.0' PUBLIC SANITARY EASEMENT

S01°08'40"E 1260.97'

PROPERTY LINE

S01°08'40"E 60.02'

ASPHALT PATH

PROPERTY LINE

S01°08'40"E 956.00'

ASPHALT PAVEMENT

37.1'

38.1'

26.9'

8" WATER MAIN

## CROSSINGS

1. 12" STM OVER
   12" WM
   12" B/PIPE = 908.11
   12" T/PIPE = 905.01
2. 12" STM OVER
   12" WM
   12" B/PIPE = 908.37
   12" T/PIPE = 904.82
3. 10" STM OVER
   12" WM
   10" B/PIPE = 908.51
   12" T/PIPE = 904.61
4. 30" STM OVER
   10" SAN
   30" B/PIPE = 906.35
   10" T/PIPE = 892.84
5. 30" STM OVER
   10" SAN
   30" B/PIPE = 906.17
   10" T/PIPE = 892.99
6. 30" STM OVER
   10" SAN
   30" B/PIPE = 905.98
   8" T/PIPE = 893.25
7. 8" STM OVER
   10" SAN
   8" B/PIPE = 909.54
   10" T/PIPE = 893.85

## 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
- STORM SEWER
- DRAIN TILE
- W — PRIVATE WATERMAIN
- PUBLIC WATERMAIN
- INLET DRAINTILE

REVIEWED: TGM
DESIGNED: TGM
DRAFTED: ATH

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# CAPSTONE 41 - PHASE III

GERMANTOWN, WI

SANITARY SEWER & WATER MAIN PLAN (PRIVATE)

REVISIONS

PEC JOB No. 1262.00C
PEC PM TGM
START DATE 11/19/24
SCALE 1" = 40'

SHEET
C-10
OF
C-19

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SANITARY SEWER & WATER MAIN PLAN (PRIVATE)

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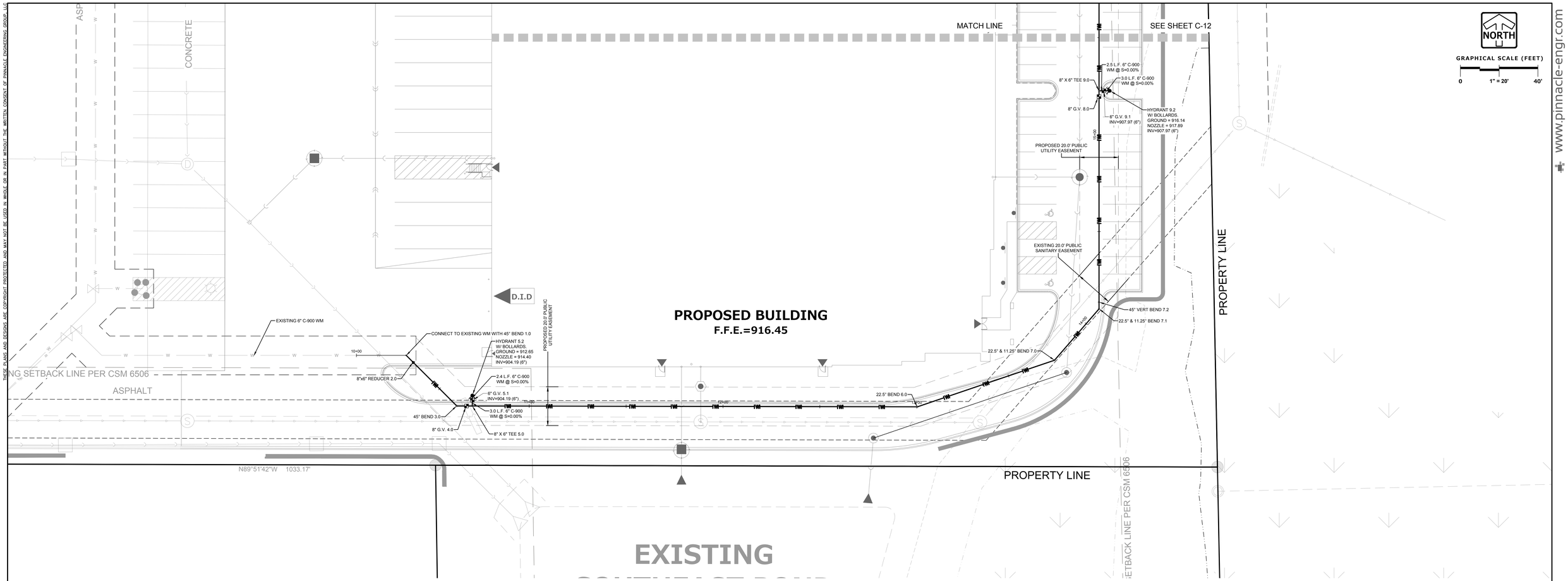


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# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## PUBLIC WATER MAIN PLAN & PROFILE

**REVISIONS**

PEG JOB No. 1262.00C
PEG PM TOH
START DATE 11/19/24
SCALE 1"=20'

**SHEET**
C-11
&
C-19

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PUBLIC WATER MAIN PLAN & PROFILE

REVIEWED: TOH
DESIGNED: TOH
DRAFTED: AFH

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BUILDING

**PROPOSED BUILDING**
**F.F.E.=916.45**

SEE SHEET C-11

SEE SHEET C-13

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

EXISTING 24' PAVED SANITARY EASEMENT

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

15+00 16+00 17+00 18+00 19+00 20+00 21+00

8" G.V. 10.0

8" X 6" TEE 11.0

3.0 L.F. 6" C-900 WM @ S=0.00%

3.5 L.F. 6" C-900 WM @ S=0.00%

HYDRANT 11.2
W/ BOLLARDS
GROUND = 916.15
NOZZLE = 917.90
INV=907.49 (6")

MATCH LINE

MATCH LINE

S01°08'40"E 1260.97'

PROPERTY LINE

PROPERTY LINE

1" = 5'
0
0 1" = 20'

925
920
915
910
905
900
895
890
885

EXISTING GRADE

PROPOSED GRADE

474.0 L.F. 8" C-900 WM @ S=0.10%

NBK 49

3.0 L.F. 8" C-900 WM @ S=0.10%

8" X 6" TEE 11.0
(914.56) 915.54
OFFSET 0.0'
8" G.V. 10.0
(914.56) 915.54
OFFSET 0.0'
HYDRANT 11.2
(914.56) 915.54
OFFSET 0.0'
8" G.V. 10.0
(914.56) 915.54
OFFSET 0.0'
8" X 6" TEE 11.0
(914.56) 915.54
OFFSET 0.0'
IFIE=907.41
IFIE=907.41
IFIE=907.41
IFIE=907.41

| | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| (914.36) 915.27 | (914.35) 915.28 | (914.22) 915.14 | (914.44) 915.47 | (913.94) 916.49 | (913.93) 915.51 | (914.46) 915.37 | (914.25) 915.14 | (913.93) 914.79 | (914.07) 915.06 | (914.56) 915.54 | (914.04) 915.26 | (913.93) 915.41 | (914.35) 915.30 |
| 15+00 | 15+50 | 16+00 | 16+50 | 17+00 | 17+50 | 18+00 | 18+50 | 19+00 | 19+50 | 20+00 | 20+50 | 21+00 | 21+50 |

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# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## PUBLIC WATER MAIN PLAN & PROFILE

REVISIONS

PEG JOB No. 1262.00C
PEG PM TDM
START DATE 11/19/24
SCALE 1" = 20'

SHEET
C-12
OF
C-19

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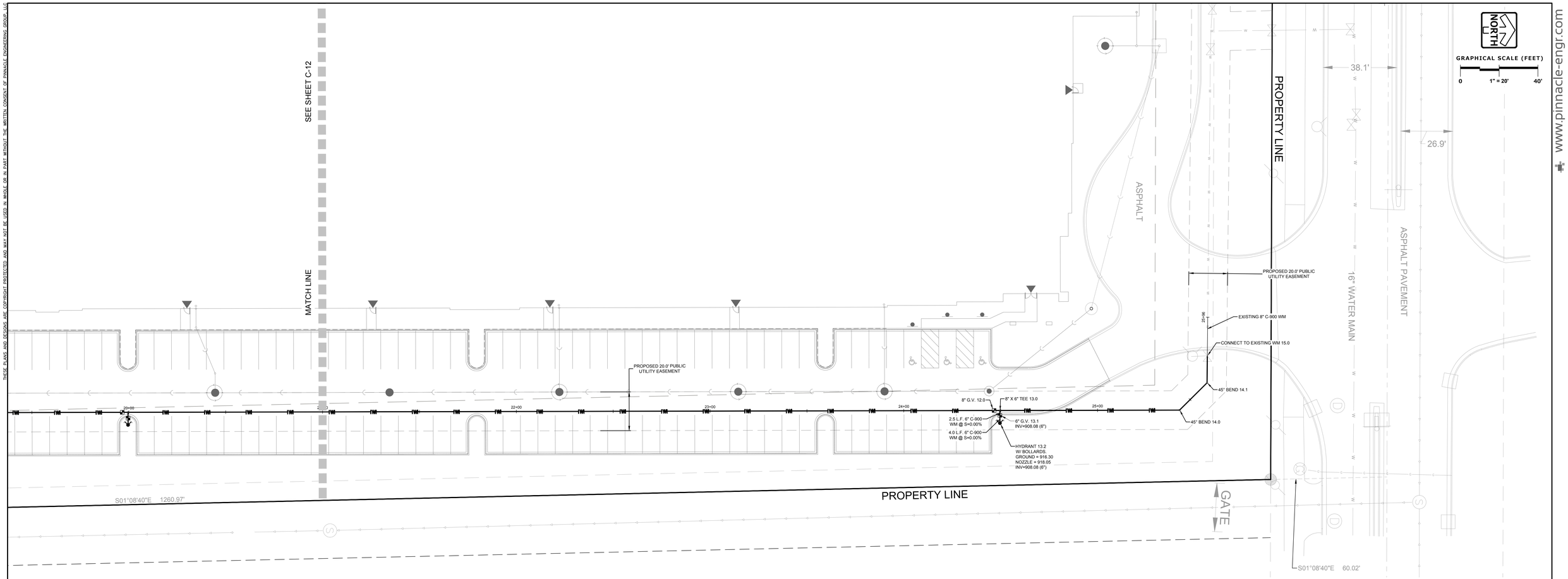


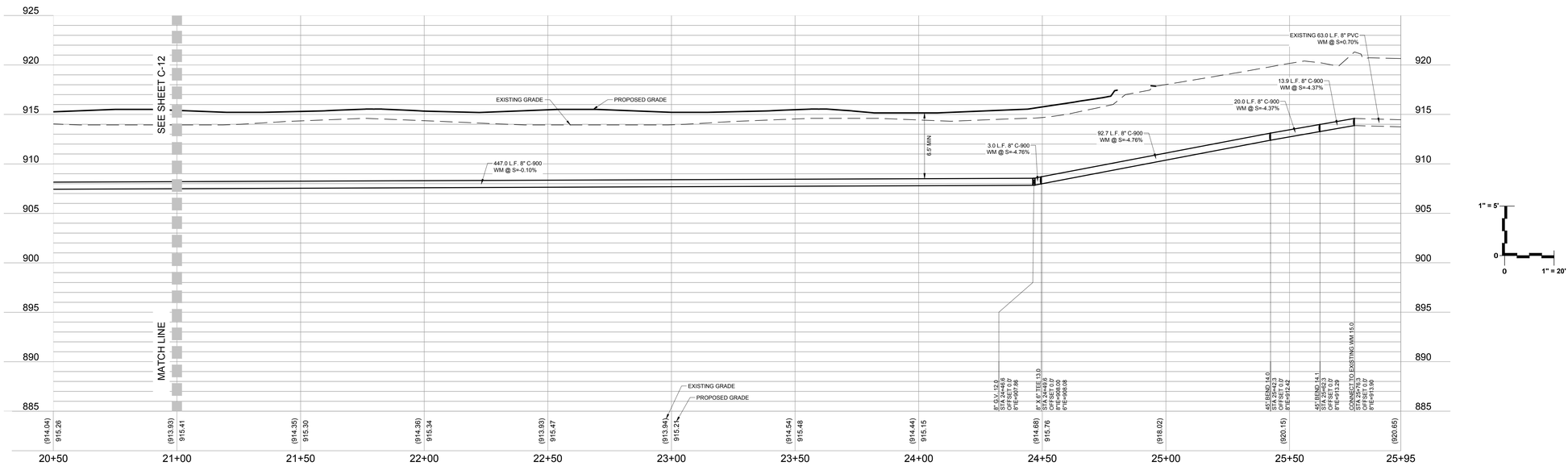


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## PUBLIC WATER MAIN PLAN & PROFILE

REVISIONS

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PEC PM TGM
START DATE 11/19/24
SCALE 1" = 20'

SHEET C-13 of C-19

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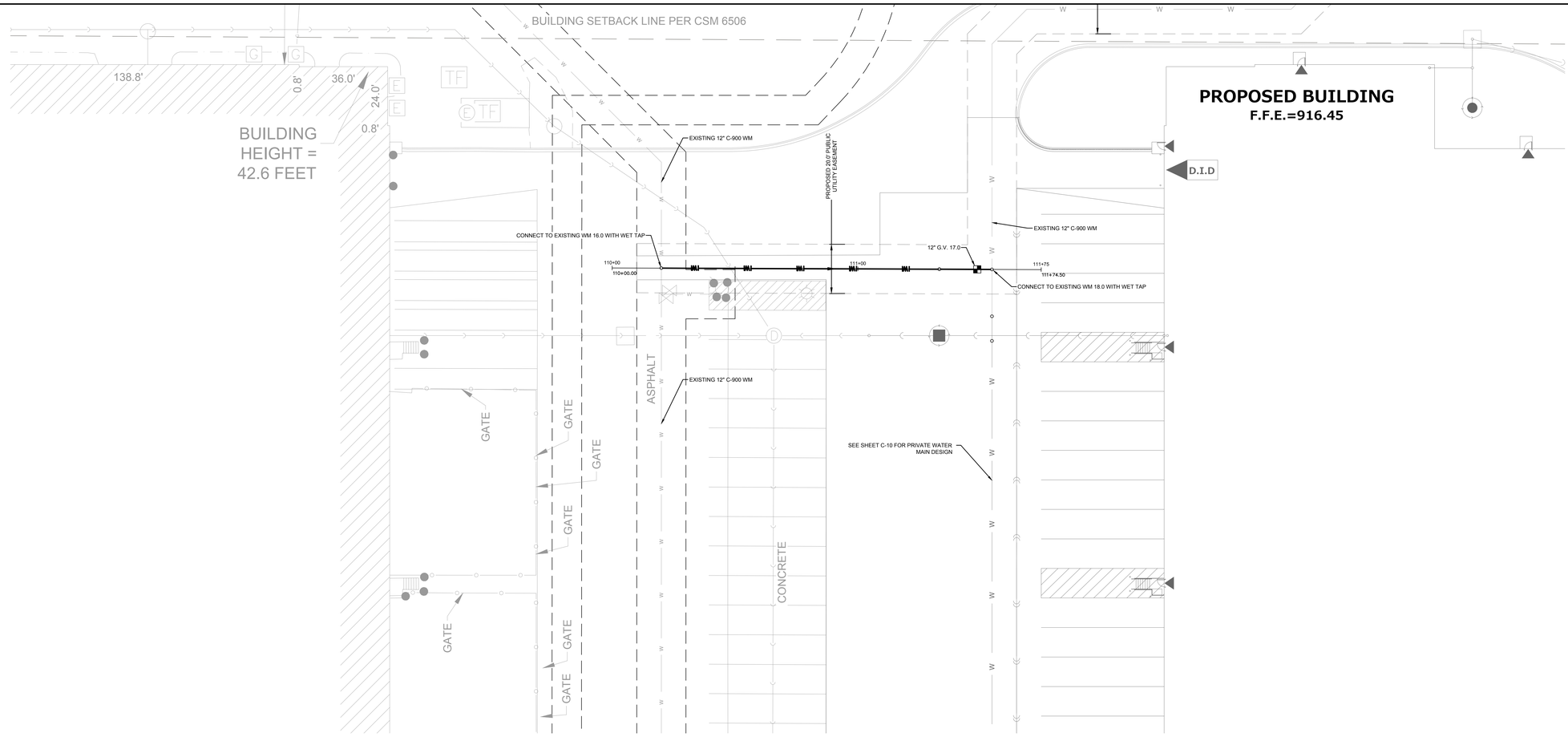


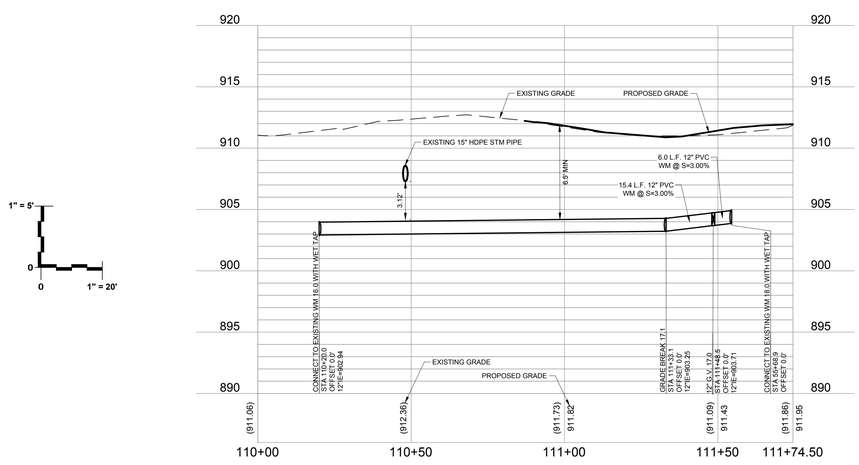





NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

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DESIGNED: TGM
REVIEWED: TGM

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# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## PUBLIC WATER MAIN PLAN & PROFILE

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGM
START DATE 11/19/24
SCALE 1"=20'

SHEET
C-14
OF
C-19

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PUBLIC WATER MAIN PLAN & PROFILE

Z:\PROJECTS\2018\1262.00C-WI\CAD\SHEETS\1262.00C-WI WATER MAIN PLAN & PROFILES.DWG

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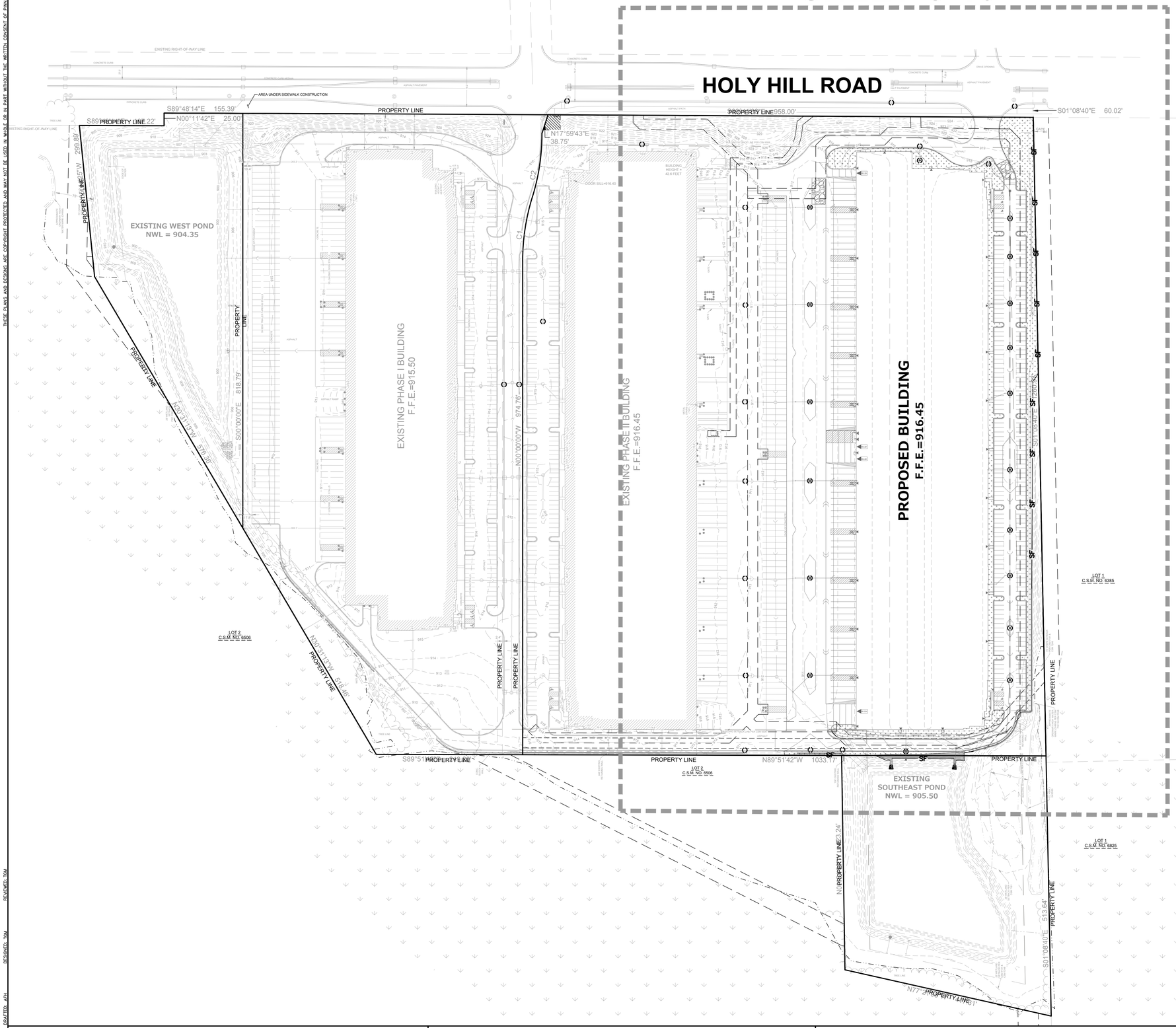
# SHEET C-16




## LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- ORANGE SAFETY FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

## EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS 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.

**ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.**

## 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 INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT 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 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. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH 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 CLASS I TYPE B (SEE WISCONSIN DOT PRODUCT ACCEPTABILITY LISTS) 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.

DRAFTED: ATH
DESIGNED: TGM
REVIEWED: TGM

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

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ENGINEERING I NATURAL RESOURCES I SURVEYING

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE . NATIONWIDE

**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**SITE STABILIZATION PLAN OVERVIEW**

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGM
START DATE 11/18/24
SCALE 1" = 60'

SHEET C-15 OF C-19

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SITE STABILIZATION PLAN OVERVIEW

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EXISTING PHASE II BUILDING
F.F.E.=916.45

LOT 2
C.S.M. NO. 6506
OWNER: MILWAUKEE METROPOLITAN SEWERAGE DISTRICT
TAX KEY # GTNV 182985

TAX KEY #GTNV-181979
OWNER: CQ WI 2021 LLC

BUILDING HEIGHT = 42.6 FEET

SILT FENCE (TYP.)

20.0' SANITARY SEWER EASEMENT

EXISTING 20.0' PUBLIC UTILITY EASEMENT

EXISTING 20.0' PUBLIC UTILITY EASEMENT

METAL STAIRS (TYP.)

BUILDING SETBACK LINE PER CSM 6506

ASPHALT

CONCRETE

EDGE OF CONCRETE

INLET PROTECTION (TYP.)

CONSTRUCTION ENTRANCE (TYP.)

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

N89°51'49"W 1003.17'

S89°14'38"E 959.00'

HOLY HILL ROAD

ASPHALT PATH

CONCRETE CURB MEDIAN

RIPRAP

'106' EXISTING RETAINING WALL

RIPRAP, MEDIUM

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

# PROPOSED BUILDING
## F.F.E.=916.45

RIPRAP, MEDIUM

OWNER: CQ WI 2021 LLC
TAX KEY #GTNV-181980
C.S.M. NO. 7248
OUTLOT 3

OHWM SETBACK

WETLAND

75'

ORANGE SAFETY FENCE

394' EXISTING RETAINING WALL

BUILDING SETBACK LINE PER CSM 6506

EXISTING 20.0' PUBLIC SANITARY EASEMENT

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

20.0' SANITARY EASEMENT

INLET PROTECTION (TYP.)

PROPOSED 20.0' PUBLIC UTILITY EASEMENT

S01°08'40"E 1260.97'

CONSTRUCTION ENTRANCE (TYP.)

S01°08'4

EL =904.3 04/20/20

APPROXIMATE ORDINARY HIGH WATER MARK (OHWM) PER CSM 7181 & CSM 7248

75' OHWM SETBACK PER CSM 7181 & CSM 7248

LOT 1
C.S.M. NO. 6385
OWNERS: TROY A WETTERAU LIV TR
LAURIE A WETTERAU LIV TR
TAX KEY # GTNV 181988

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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### LEGEND

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REVIEWED: TDM
DESIGNED: TDM
DRAFTED: AFH

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**CAPSTONE 41 - PHASE III**

**GERMANTOWN, WI**

**SITE STABILIZATION PLAN**

REVISIONS

PEG JOB No.: 1262.00C
REG PM: TDM
START DATE: 11/19/24
SCALE: 1" = 40'

SHEET
C-16
of
C-19

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SITE STABILIZATION PLAN

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## 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 DUST; 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 ACTIVITIES. 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 SEDIMENT TRAPS, DIVERSION BERMS, DITCH CHECKS, 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 BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. 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.
4. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
5. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
6. 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/PRETECTION, 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 PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED 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 (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING 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 BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT 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* 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.

*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 SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN 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 BELOW.

*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* - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

*EROSION CONTROL MATTING* - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

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

*OUTLET PROTECTION* - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

## 5.0 INSPECTION

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 MANUFACTURER'S 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 PROJECT'S 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") 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 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:

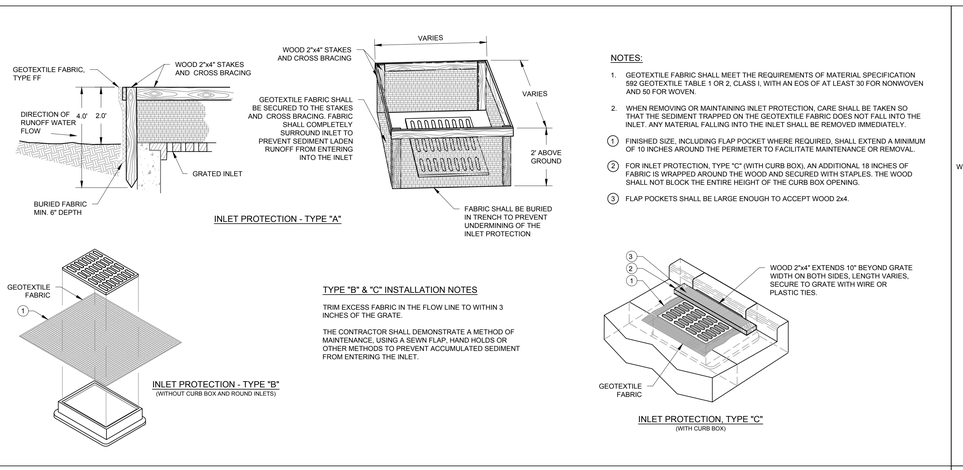
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE 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 BERMS/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 ON-SITE. |
| | 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 | | | | | | | | | | 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.




INLET PROTECTION - TYPE "A"

NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.




INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX AND ROUND INLETS)

TYPE "B" & "C" INSTALLATION NOTES

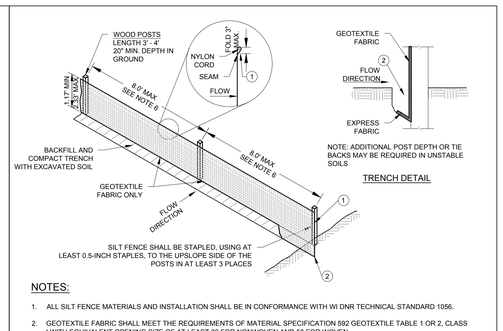
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.




INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

INLET PROTECTION

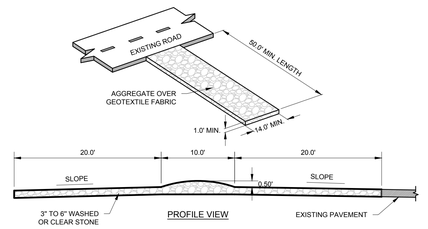



TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

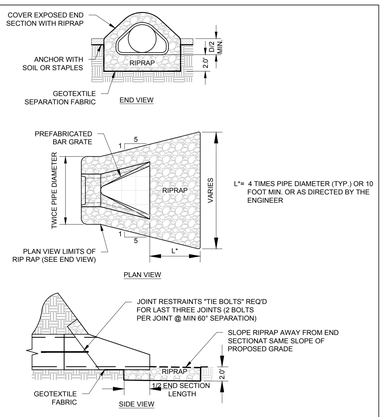
SILT FENCE




NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE




NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE . NATIONWIDE

# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## CONSTRUCTION DETAILS

REVISIONS

PEC JOB No. 1262.00C
PEC PM TCM
START DATE 11/18/24
SCALE 1"=40'

SHEET C-17 OF C-19

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CONSTRUCTION DETAILS

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DRAFTED: ATH
DESIGNED: TCM
REVIEWED: TCM

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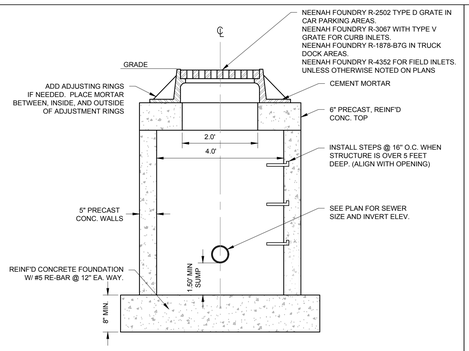
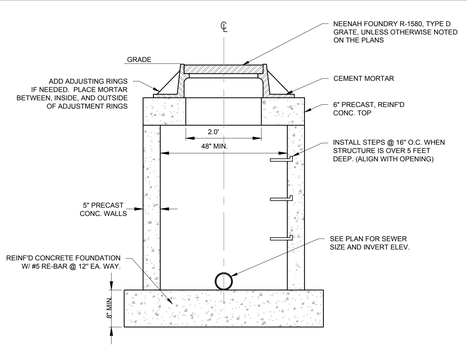



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

## CATCH BASIN

#502_10-04-12




NOTES:

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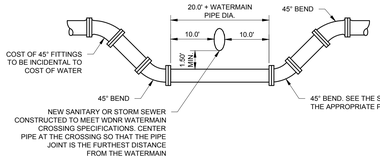
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

## STORM SEWER MANHOLE

#322_10-04-12

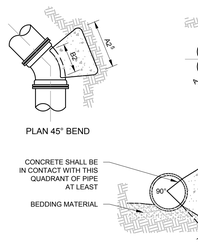



NOTES:

1. IN LIEU OF 45° BENDS, WATERMAIN DEPRESSION MAYBE CONSTRUCTED BY DEFLECTING THE WATERMAIN PER MANUFACTURER'S RECOMMENDATION TO ACHIEVE THE MINIMUM 18" OF VERTICAL SEPARATION.

## WATER MAIN DEPRESSION

#508_10-10-12




| PIPE SIZE | 22 1/2° BENDS | | 45° BENDS | | 90° BENDS | |
|---|---|---|---|---|---|---|
| | A1 | B1 | A2 | B2 | A3 | B3 |
| 6" | 1'-0" | 1'-0" | 1'-0" | 1'-0" | 1'-4" | 1'-2" |
| 8" | 1'-0" | 1'-0" | 1'-4" | 1'-2" | 1'-10" | 1'-6" |
| 12" | 1'-4" | 1'-4" | 1'-10" | 1'-10" | 2'-8" | 2'-3" |
| 16" | 1'-10" | 1'-8" | 2'-6" | 2'-4" | 3'-10" | 2'-10" |
| 20" | 2'-4" | 2'-0" | 3'-3" | 2'-10" | 5'-0" | 3'-4" |
| 24" | 2'-10" | 2'-4" | 4'-0" | 3'-3" | 6'-4" | 3'-10" |
| 30" | 3'-6" | 3'-0" | 5'-4" | 3'-10" | 8'-0" | 4'-8" |

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

## THRUST BLOCK

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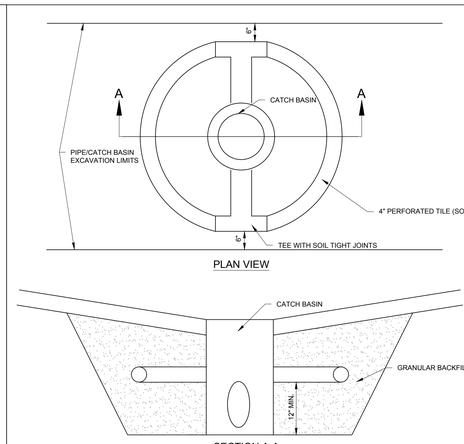
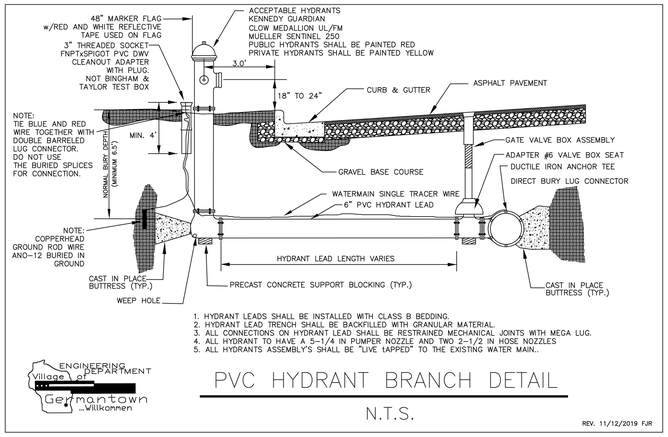



## CATCH BASIN - UNDERDRAIN

#315_09/19/13



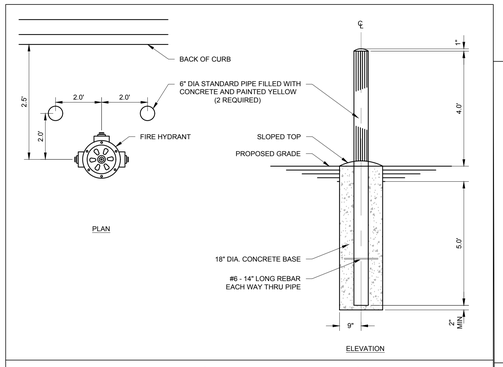

1. HYDRANT LEADS SHALL BE INSTALLED WITH CLASS B BEDDING.
2. HYDRANT LEAD TRENCH SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
3. ALL CONNECTIONS ON HYDRANT LEAD SHALL BE RESTRAINED MECHANICAL JOINTS WITH MEGA LUG.
4. ALL HYDRANT TO HAVE A 5-1/4 IN PUMPER NOZZLE AND TWO 2-1/2 IN HOSE NOZZLES
5. ALL HYDRANTS ASSEMBLY'S SHALL BE "LIVE TAPPED" TO THE EXISTING WATER MAIN..

ENGINEERING DEPARTMENT Village of Germantown ...Willkommen

## PVC HYDRANT BRANCH DETAIL

N.T.S.

REV. 11/12/2019 FJR




## HYDRANT BOLLARD - BEHIND CURB

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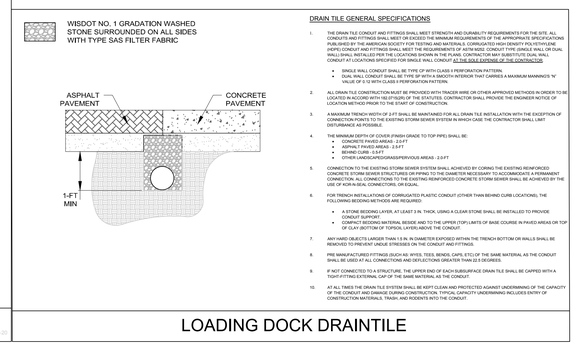
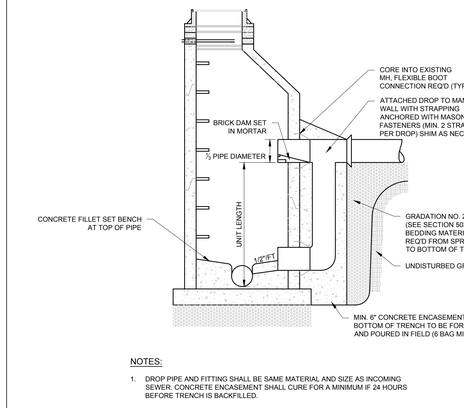



DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS FOR THE TYPE OF CONDUIT USED. ALL HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M252 (CONDUIT TYPE (SINGLE WALL) OR DUAL WALL) SHALL INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(3R) OF THE STATUTES. CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MAXIMUM TRENCH WIDTH OF 2-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
4. THE MINIMUM DEPTH OF COVER (FROM GRADE TO TOP PIPE) SHALL BE:
   - LANDSCAPED AREAS - 1.0 FT
   - ASPHALT PAVED AREAS - 2.0 FT
   - BEHIND CURB - 0.5 FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS - 2.0 FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAN STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LANTS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

## LOADING DOCK DRAINTILE

#536_03-05-13

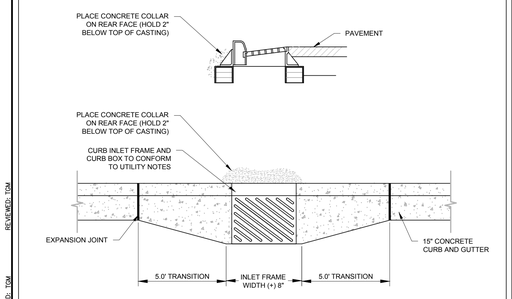



NOTES:

1. DROP PIPE AND FITTING SHALL BE SAME MATERIAL AND SIZE AS INCOMING SEWER. CONCRETE ENCASEMENT SHALL CURE FOR A MINIMUM IF 24 HOURS BEFORE TRENCH IS BACKFILLED.
2. INVERT OF DROP SEWER IS TO BE THE SAME ELEVATION AS THE SPRING LINE OF THE LARGEST MAIN LINE SEWER PIPE

## OUTSIDE DROP ON EXISTING MANHOLE

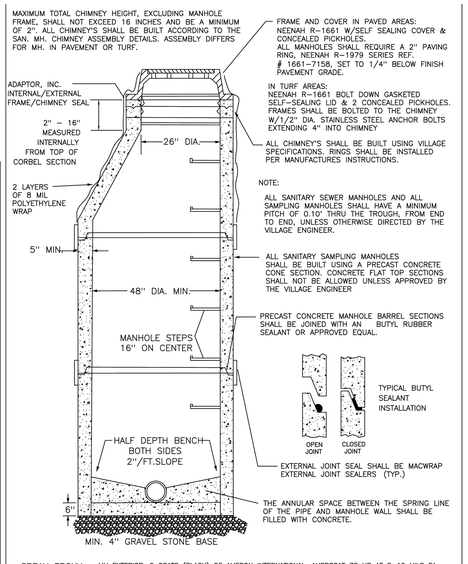
#507_07-05-13




NOTE : CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

## CURB AND GUTTER BUMP OUT

#522_10-10-12



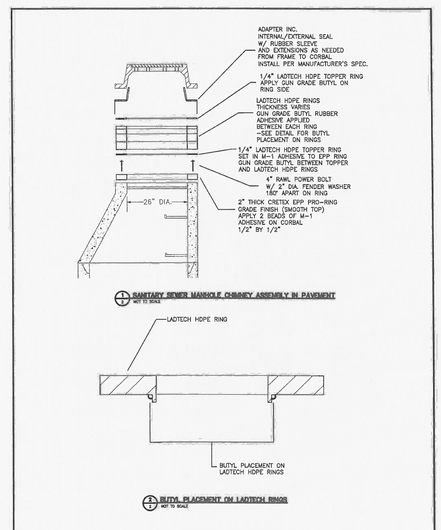

SPRAY EPOXY COATINGS — MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8–10 MILS EA. MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS–9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA. COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

ENGINEERING DEPARTMENT Village of Germantown ...Willkommen

REVISED DATE: 10/11/2019 FJR

## STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL

NOT TO SCALE

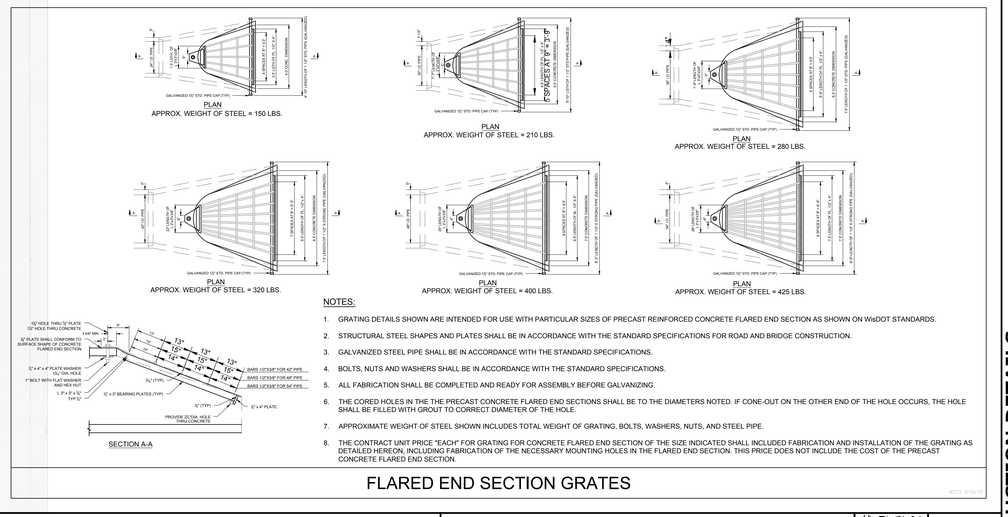



ENGINEERING DEPARTMENT Village of Germantown ...Willkommen

REVISED DATE: JUNE 2016

## SANITARY MANHOLE CHIMNEY ASSEMBLY DETAIL IN PAVEMENT

NOT TO SCALE




NOTES:

1. GRATING DETAILS SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTION AS SHOWN ON WisDOT STANDARDS.
2. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.
6. THE CORED HOLES IN THE THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
7. APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS, AND STEEL PIPE.
8. THE CONTRACT UNIT PRICE "EACH" FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDED FABRICATION AND INSTALLATION OF THE GRATING AS DETAILED HEREON, INCLUDING FABRICATION OF THE NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.

## FLARED END SECTION GRATES

#313_9/19/13

DRAWN BY - AFH
DESIGNED - TGM
REVIEWED - TGM

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGM
START DATE 11/19/24
SCALE 1"=40'

SHEET C-17 & C-19

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CONSTRUCTION DETAILS

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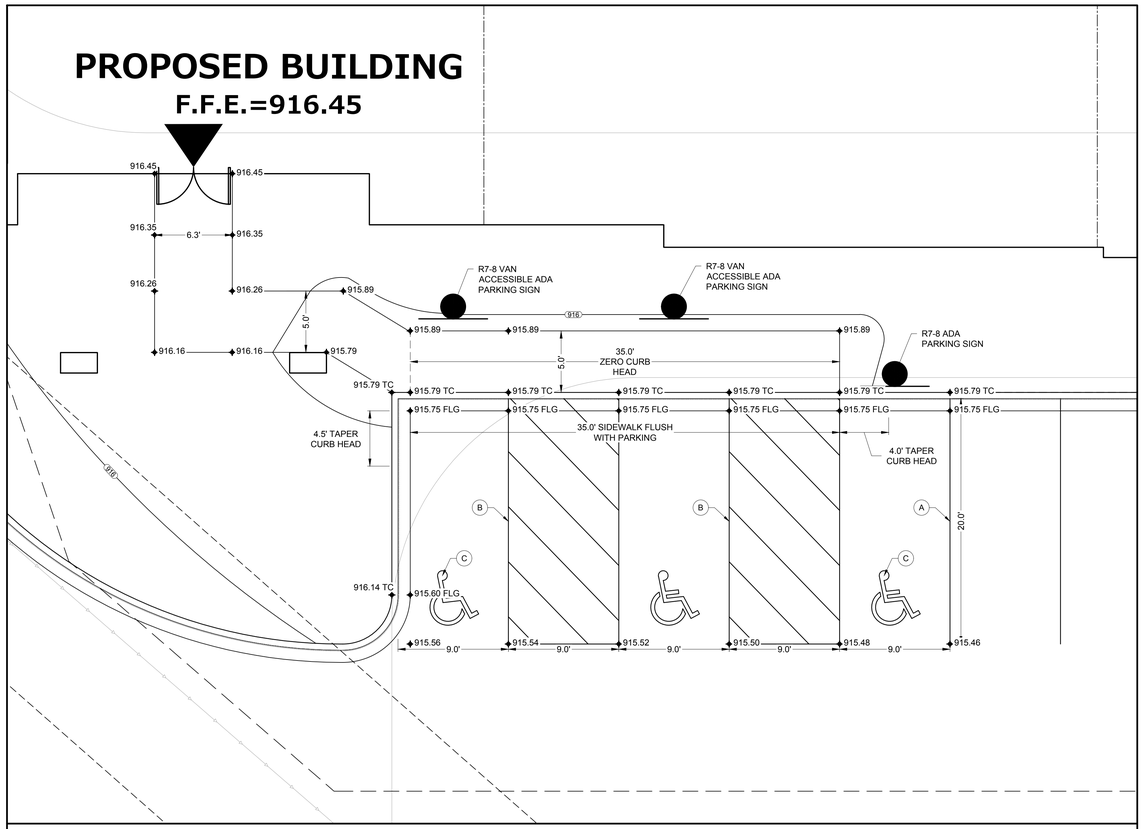
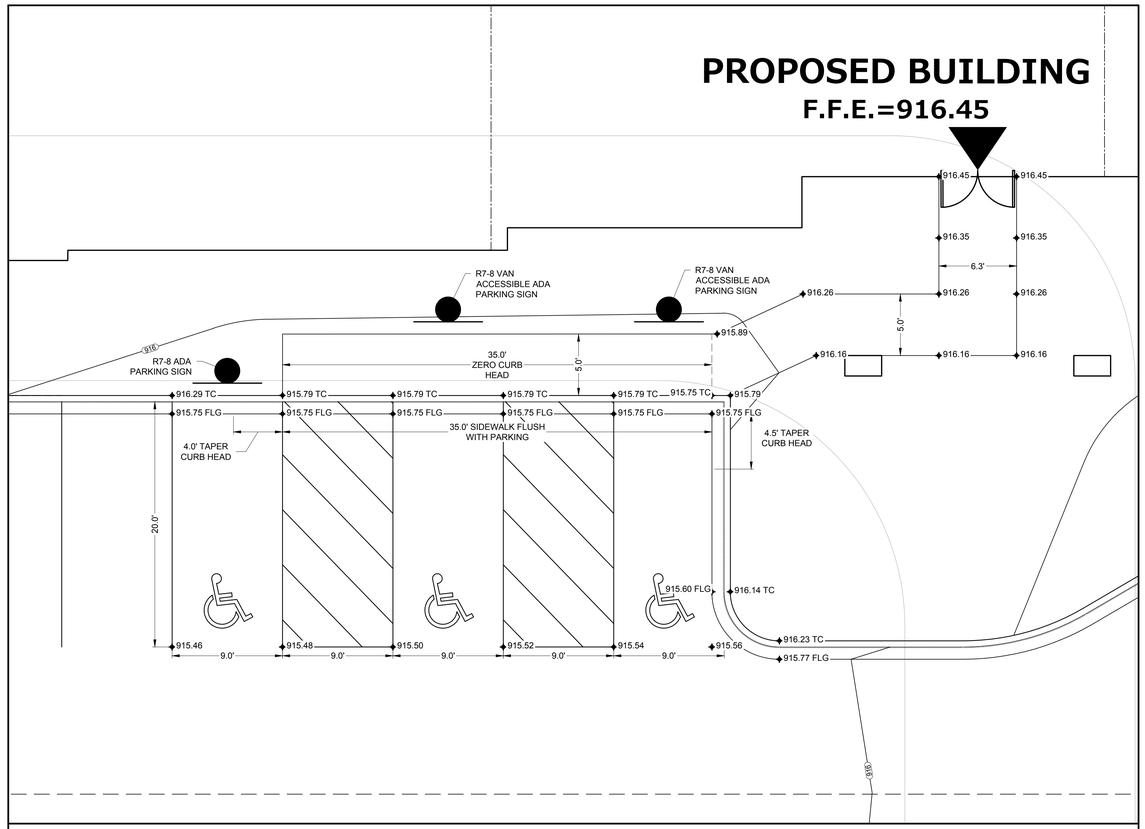



ADA PARKING DETAILS
SOUTHEAST BUILDING III CORNER

SCALE: 1" = 5'

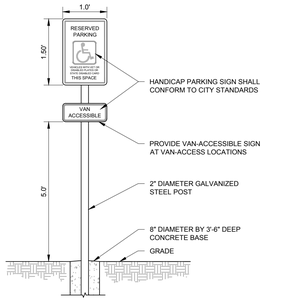



ADA PARKING DETAILS
NORTHEAST BUILDING III CORNER

SCALE: 1" = 5'

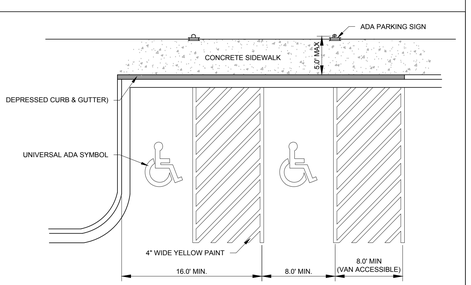
## LEGEND

| | |
|---|---|
| A | 4" SOLID WHITE STRIPE |
| B | 4" DIAGONAL AT 45° SPACED 2' O.C. |
| C | ADA STALL INSIGNIA |



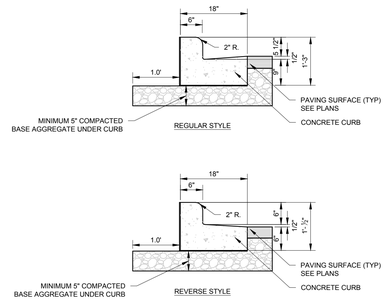

ADA SIGN

#708 10-11-12




ADA PARKING STRIPING

#713 2/20/15

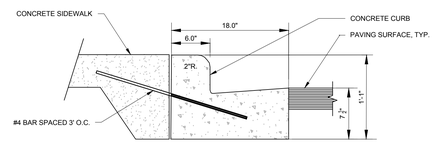



NOTES:

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 0.5 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.

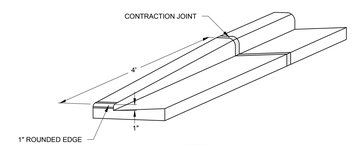
18" VERTICAL FACE CURB

#602-WI 12-14-15




18" CURB ADJACENT TO SIDEWALK

#615 2/20/13




NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

#622 10-11-13

DRAFTED: ATH
DESIGNED: TGM
REVIEWED: TGM

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CHICAGO | MILWAUKEE - NATIONWIDE

# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## CONSTRUCTION DETAILS

REVISIONS

PEC JOB No. 1262.00C
PEC PM TGM
START DATE 11/18/24
SCALE 1"=40'

SHEET
C-19
OF
C-19

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CONSTRUCTION DETAILS

Z:\PROJECTS\2018\1262.00C-WI\CAD\SHEETS\1262.00C-WI CONSTRUCTION DETAILS.DWG

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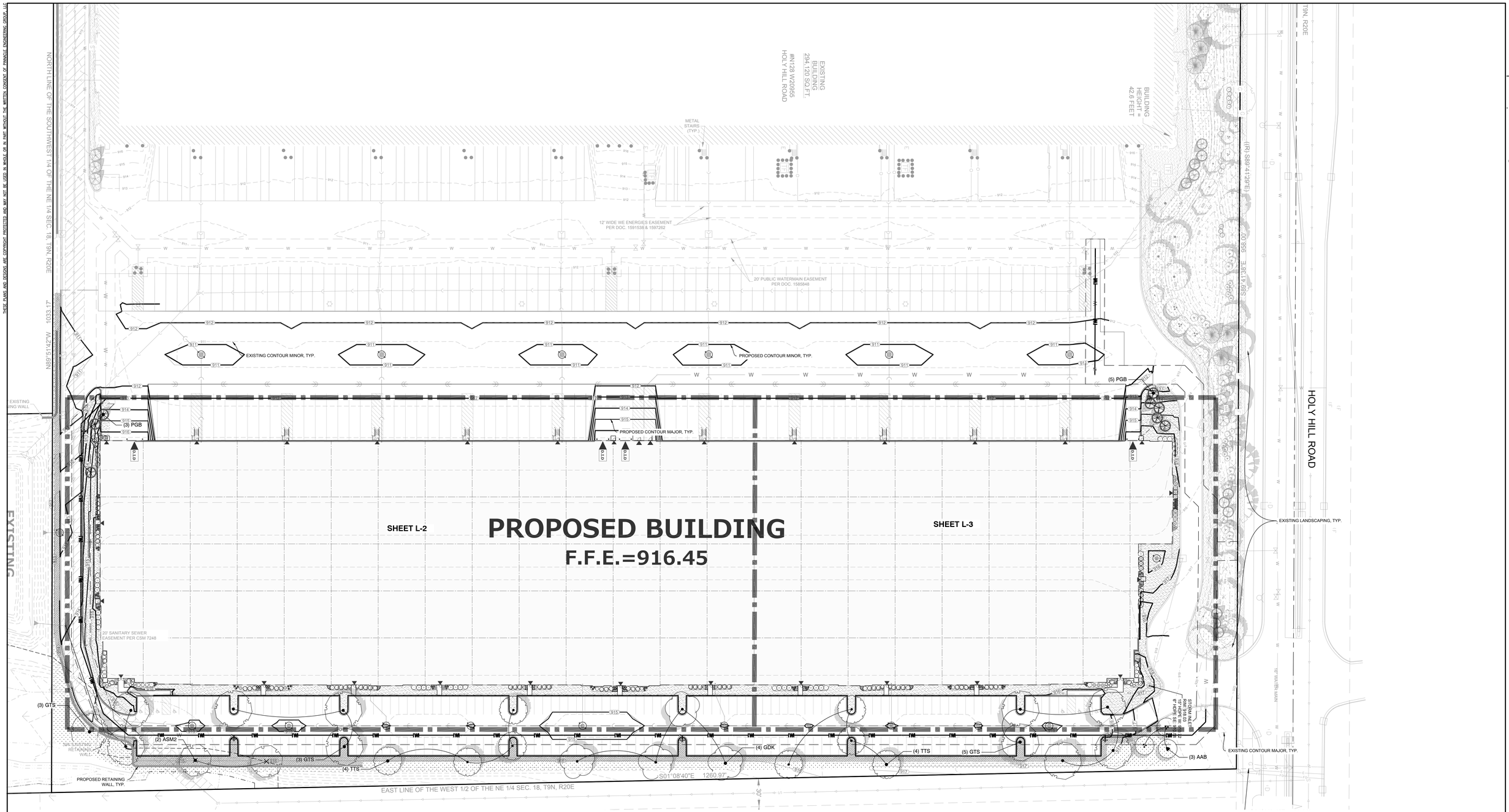


## PLANT SCHEDULE

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| ASM2 | 2 | Acer saccharum | Sugar Maple | 3" Cal. | 60` T x 45` W |
| AAB | 3 | Amelanchier x grandiflora `Autumn Brilliance` | Autumn Brilliance Serviceberry | 8` Ht. | 20` T x 20` W |
| GTS | 11 | Gleditsia triacanthos inermis `Shademaster` | Shademaster Locust | 2.5" Cal. | 60` T x 50` W |
| GDK | 4 | Gymnocladus dioica | Kentucky Coffee Tree | 2.5" Cal. | 60` T x 45` W |
| TTS | 8 | Tilia tomentosa `Sterling` | Sterling Silver Linden | 2.5" Cal. | 60` T x 35` W |
| **EVERGREEN TREES** | | | | | |
| PGB | 8 | Picea glauca `Densata` | Black Hills Spruce | 5` Ht. | 30` T x 15` W |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| **SHRUBS** | | | | | |
| CAF | 10 | Cornus stolonifera `Arctic Fire` | Arctic Fire Dogwood | 2` Ht. | 3` T x 4` W |
| HAN | 6 | Hydrangea arborescens `Annabelle` | Annabelle Smooth Hydrangea | 2` Ht. | 5` T x 5` W |
| HBO | 5 | Hydrangea paniculata `Bobo` | Bobo Hydrangea | 2` Ht. | 3` T x 3` W |
| HVS | 37 | Hydrangea paniculata `Vanilla Strawberry` | Vanilla Strawberry Panicled Hydrangea | 2` Ht. | 6` T x 5` W |
| IV | 9 | Itea virginica`Henry's Garnet` | Henry's Garnet Sweetspire | 2` Ht. | 6' T x 5' W |
| RPP | 24 | Rosa rugosa `Purple Pavement` | Purple Pavement Rugosa Rose | 2` Ht. | 5` T x 5` W |
| SBE | 2 | Sambucus nigra `Black Lace` | Black Lace Elderberry | 2` Ht. | 7` T x 7` W |
| SMC | 6 | Spiraea japonica `Magic Carpet` | Magic Carpet Spirea | 2` Ht. | 2` T x 3` W |
| SMP | 4 | Syringa meyeri `Palibin` | Dwarf Korean Lilac | 2` Ht. | 5' T x 6' W |
| WWR | 4 | Weigela florida `Wine & Roses` | Wine & Roses Weigela | 2` Ht. | 5` T x 5` W |
| **EVERGREEN SHRUBS** | | | | | |
| JOG | 3 | Juniperus chinensis `Old Gold` | Old Gold Juniper | 2` Ht. | 3` T x 4` W |
| JSG | 18 | Juniperus chinensis `Sea Green` | Sea Green Juniper | 2` Ht. | 5` T x 6` W |
| JBO | 4 | Juniperus sabina `Buffalo` | Buffalo Juniper | 24" W | 1` T x 6` W |
| PPS | 13 | Picea abies `Pumila` | Pumila Spruce | 24" W | 3` T x 4` W |
| TTI | 6 | Taxus x media `Tauntonii` | Tauton Yew | 2` Ht. | 4` T x 5` W |
| TC | 2 | Taxus x media`SMNTHDC` | Stonehenge® Anglo-Japanese Yew | 2` Ht. | 10' T x 4' W |
| TH3 | 9 | Thuja occidentalis `Hetz Midget` | Hetz Midget Arborvitae | 2` Ht. | 4` T x 4` W |
| THH | 7 | Thuja occidentalis `Holmstrup` | Holmstrup Cedar | 4` Ht. | 14` T x 4` W |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| **ORNAMENTAL GRASSES** | | | | | |
| CFO | 18 | Calamagrostis x a `Overdam` | Overdam Reed Grass | 1 gal. | 24" T x 24" W |
| CK3 | 18 | Calamagrostis x acutiflora `Karl Foerster` | Feather Reed Grass | 1 gal. | 36" T x 30" W |
| ESP | 12 | Eragrostis spectabilis | Purple Love Grass | 1 gal. | 24" T x 18" W |
| MSO | 12 | Miscanthus sinensis `Oktoberfest` | Oktoberfest Miscanthus | 1 gal. | 48" T x 36" W |
| PN3 | 24 | Panicum virgatum `Northwind` | Switch Grass | 1 gal. | 48" T x 30" W |
| SB4 | 24 | Schizachyrium scoparium `Blue Heaven` | Blue Heaven Little Bluestem | 1 gal. | 36" T x 30" W |
| STD | 12 | Sporobolus heterolepis `Tara` | Prairie Dropseed | 1 gal. | 15" T x 20" W |
| **PERENNIALS** | | | | | |
| HA2 | 6 | Hosta x `Sum and Substance` | Sum and Substance Hosta | 1 gal. | 30" T x 48" W |

| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| **PERENNIALS** | | | | | | |
| AS2 | 12 | Allium x `Summer Beauty` | Summer Beauty Allium | 4.5" cont. | 24" o.c. | 18" T x 18" W |
| AVR | 14 | Astilbe chinensis `Vision in Red` | Vision in Red Astilbe | 4.5" cont. | 18" o.c. | 15" T x 18" W |
| CVZ | 32 | Coreopsis verticillata `Zagreb` | Zagreb Coreopsis | 4.5" cont. | 15" o.c. | 20" T x 16" W |
| EMS | 39 | Echinacea purpurea `Magnus Superior` | Magnus Superior Coneflower | 4.5" Cont. | 15" o.c. | 28" T x 16" W |
| HPP | 18 | Heuchera m `Palace Purple` | Palace Purple Coral Bells | 4.5" Cont. | 15" o.c. | 18" T x 18" W |
| LBS | 54 | Leucanthemum x `Becky` | Becky Shasta Daisy | 4.5" Cont. | 15" o.c. | 15" T x 15" W |
| NWL | 46 | Nepeta x `Walker`s Low` | Walker`s Low Catmint | 4.5" Cont. | 24" o.c. | 20" T x 28" W |

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | REMARKS |
|---|---|---|---|---|
| **GROUND COVERS** | | | | |
| | 32,647 sf | Turf Hydroseed | Reinders - Cadet 70/30 Fescue/Blue Mix | |
| **TURF** | | | | |
| | 14,783 sf | Turf Hydroseed Low Grow | Reinders No Mow/Low Grow Mix | |

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

PLAN | DESIGN | DELIVER
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(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGH
START DATE 11/18/24
SCALE 1" = 40'

SHEET L-1 OF L-4

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LANDSCAPE OVERVIEW & TREE PLAN

DRAFTED: SAT
DESIGNED: SAT
REVIEWED: DJB

www.pinnacle-engr.com

Z:\PROJECTS\2018\1262.00C-WI\CAD\SHEETS\1262.00C-WI LANDSCAPE PLAN.DWG

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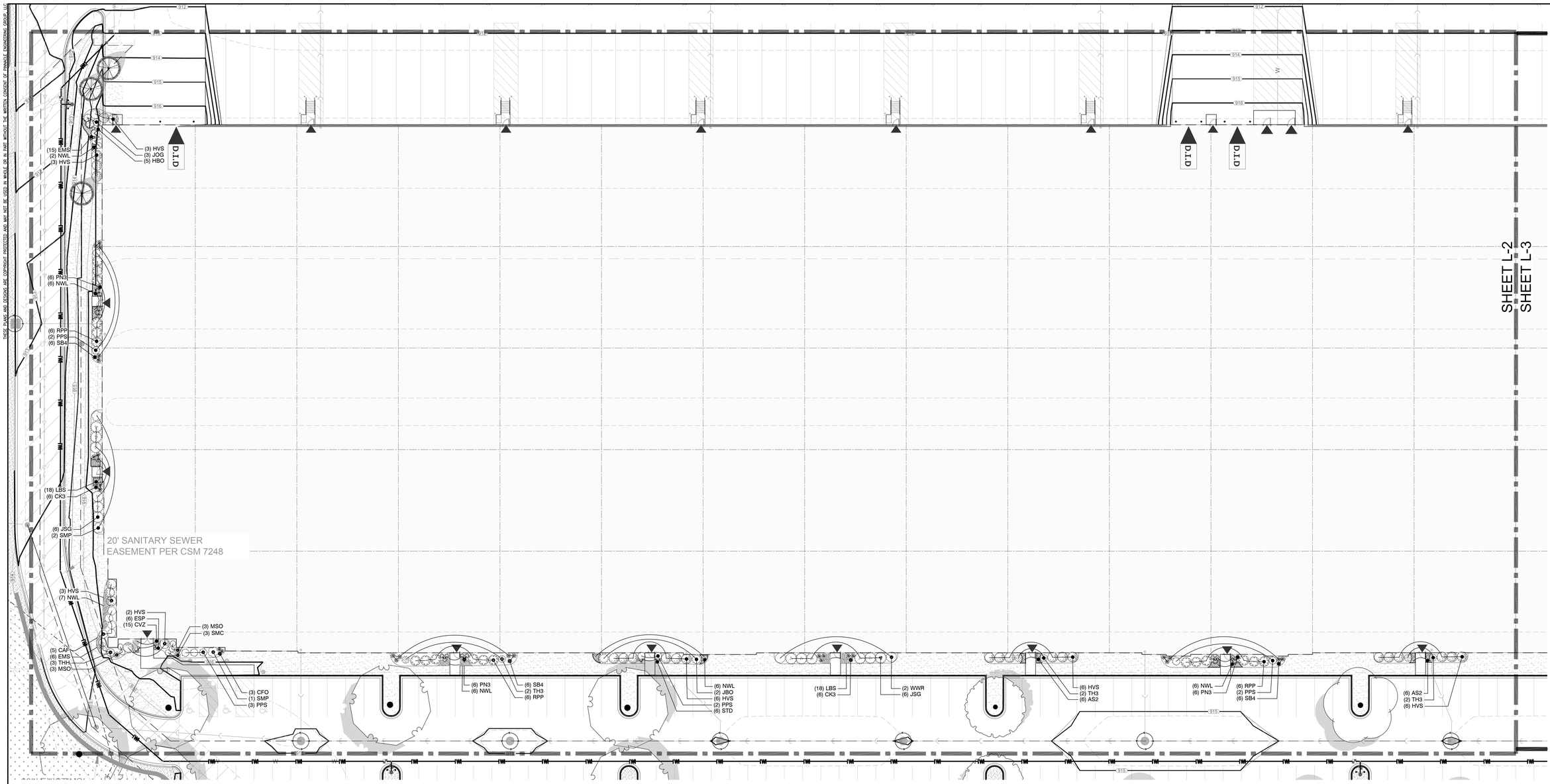


## PLANT KEY

| CODE | BOTANICAL NAME | COMMON NAME |
|---|---|---|
| **TREES** | | |
| ASM2 | Acer saccharum | Sugar Maple |
| AAB | Amelanchier x grandiflora `Autumn Brilliance` | Autumn Brilliance Serviceberry |
| GTS | Gleditsia triacanthos inermis `Shademaster` | Shademaster Locust |
| GDK | Gymnocladus dioica | Kentucky Coffee Tree |
| TTS | Tilia tomentosa `Sterling` | Sterling Silver Linden |
| **EVERGREEN TREES** | | |
| PGB | Picea glauca `Densata` | Black Hills Spruce |
| **SHRUBS** | | |
| CAF | Cornus stolonifera `Arctic Fire` | Arctic Fire Dogwood |
| HAN | Hydrangea arborescens `Annabelle` | Annabelle Smooth Hydrangea |
| HBO | Hydrangea paniculata `Bobo` | Bobo Hydrangea |
| HVS | Hydrangea paniculata `Vanilla Strawberry` | Vanilla Strawberry Panicled Hydrangea |
| IV | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire |
| RPP | Rosa rugosa `Purple Pavement` | Purple Pavement Rugosa Rose |
| SBE | Sambucus nigra `Black Lace` | Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` | Magic Carpet Spirea |
| SMP | Syringa meyeri `Palibin` | Dwarf Korean Lilac |
| WWR | Weigela florida `Wine & Roses` | Wine & Roses Weigela |
| **EVERGREEN SHRUBS** | | |
| JOG | Juniperus chinensis `Old Gold` | Old Gold Juniper |
| JSG | Juniperus chinensis `Sea Green` | Sea Green Juniper |
| JBO | Juniperus sabina `Buffalo` | Buffalo Juniper |
| PPS | Picea abies `Pumila` | Pumila Spruce |
| TTI | Taxus x media `Tauntonii` | Tauton Yew |
| TC | Taxus x media 'SMNTHDC' | Stonehenge® Anglo-Japanese Yew |
| TH3 | Thuja occidentalis `Hetz Midget` | Hetz Midget Arborvitae |
| THH | Thuja occidentalis `Holmstrup` | Holmstrup Cedar |

**ORNAMENTAL GRASSES**

| | | |
|---|---|---|
| CFO | Calamagrostis x a `Overdam` | Overdam Reed Grass |
| CK3 | Calamagrostis x acutiflora `Karl Foerster` | Feather Reed Grass |
| ESP | Eragrostis spectabilis | Purple Love Grass |
| MSO | Miscanthus sinensis `Oktoberfest` | Oktoberfest Miscanthus |
| PN3 | Panicum virgatum `Northwind` | Switch Grass |
| SB4 | Schizachyrium scoparium `Blue Heaven` | Blue Heaven Little Bluestem |
| STD | Sporobolus heterolepis `Tara` | Prairie Dropseed |

**PERENNIALS**

| | | |
|---|---|---|
| HA2 | Hosta x `Sum and Substance` | Sum and Substance Hosta |

**PERENNIALS**

| | | |
|---|---|---|
| AS2 | Allium x `Summer Beauty` | Summer Beauty Allium |
| AVR | Astilbe chinensis `Vision in Red` | Vision in Red Astilbe |
| CVZ | Coreopsis verticillata `Zagreb` | Zagreb Coreopsis |
| EMS | Echinacea purpurea `Magnus Superior` | Magnus Superior Coneflower |
| HPP | Heuchera m `Palace Purple` | Palace Purple Coral Bells |
| LBS | Leucanthemum x `Becky` | Becky Shasta Daisy |
| NWL | Nepeta x `Walker`s Low` | Walker`s Low Catmint |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME |
|---|---|---|
| **GROUND COVERS** | | |
| | Turf Hydroseed | Reinders - Cadet 70/30 Fescue/Blue Mix |
| **TURF** | | |
| | Turf Hydroseed Low Grow | Reinders No Mow/Low Grow Mix |

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVIEWED: DJB
DESIGNED: SAT
DRAFTED: SAT

PLAN I DESIGN I DELIVER
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# CAPSTONE 41 - PHASE III

## GERMANTOWN, WI

## LANDSCAPE ENLARGEMENT

REVISIONS

PEG JOB No. 1262.00C
PEG PM TGH
START DATE 11/19/24
SCALE 1" = 20'

SHEET L-2 OF L-4

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LANDSCAPE ENLARGEMENT

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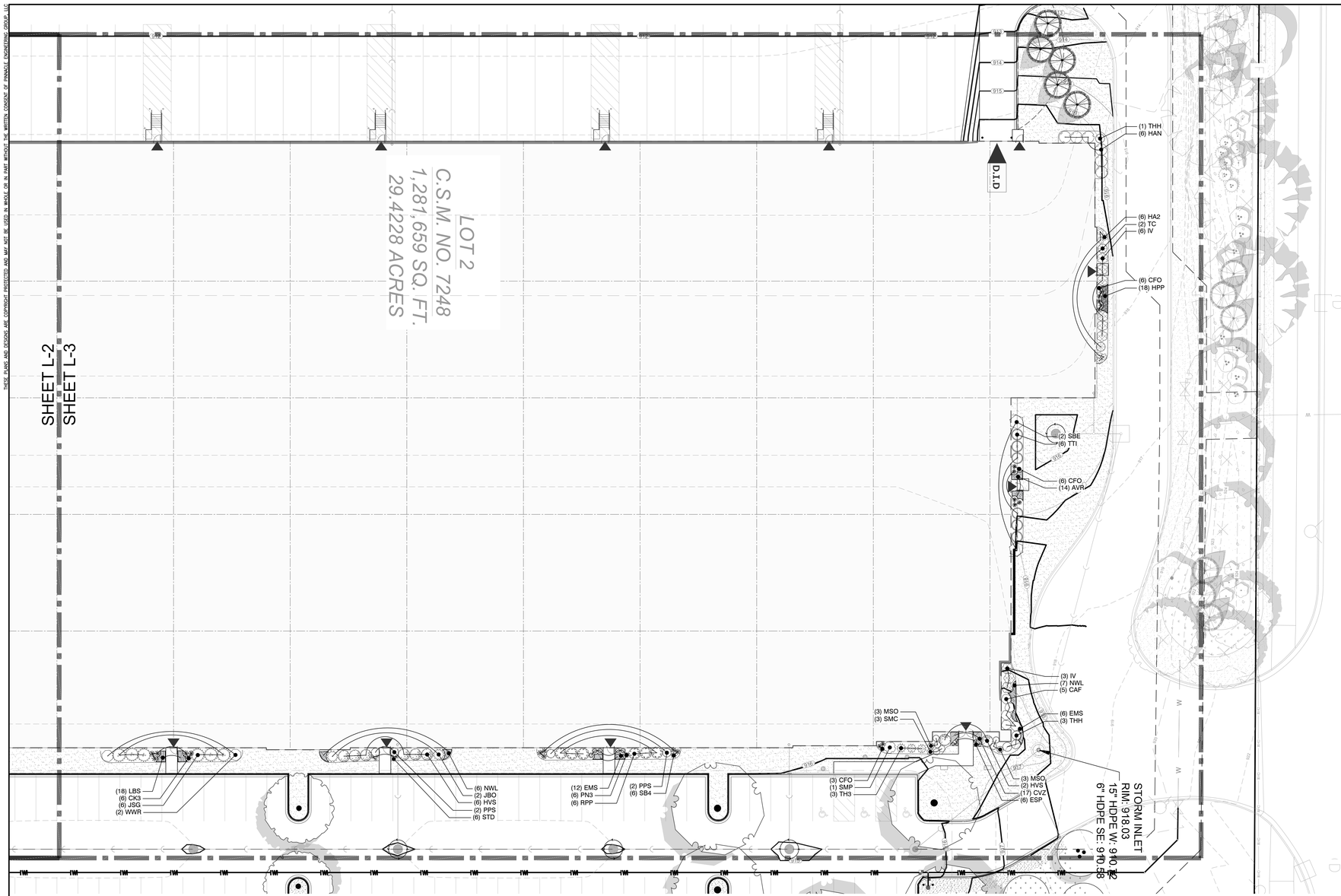


## PLANT KEY

| CODE | BOTANICAL NAME | COMMON NAME |
|---|---|---|
| **TREES** | | |
| ASM2 | Acer saccharum | Sugar Maple |
| AAB | Amelanchier x grandiflora `Autumn Brilliance` | Autumn Brilliance Serviceberry |
| GTS | Gleditsia triacanthos inermis `Shademaster` | Shademaster Locust |
| GDK | Gymnocladus dioica | Kentucky Coffee Tree |
| TTS | Tilia tomentosa `Sterling` | Sterling Silver Linden |
| **EVERGREEN TREES** | | |
| PGB | Picea glauca `Densata` | Black Hills Spruce |
| **SHRUBS** | | |
| CAF | Cornus stolonifera `Arctic Fire` | Arctic Fire Dogwood |
| HAN | Hydrangea arborescens `Annabelle` | Annabelle Smooth Hydrangea |
| HBO | Hydrangea paniculata `Bobo` | Bobo Hydrangea |
| HVS | Hydrangea paniculata `Vanilla Strawberry` | Vanilla Strawberry Panicled Hydrangea |
| IV | Itea virginica 'Henry's Garnet' | Henry's Garnet Sweetspire |
| RPP | Rosa rugosa `Purple Pavement` | Purple Pavement Rugosa Rose |
| SBE | Sambucus nigra `Black Lace` | Black Lace Elderberry |
| SMC | Spiraea japonica `Magic Carpet` | Magic Carpet Spirea |
| SMP | Syringa meyeri `Palibin` | Dwarf Korean Lilac |
| WWR | Weigela florida `Wine & Roses` | Wine & Roses Weigela |
| **EVERGREEN SHRUBS** | | |
| JOG | Juniperus chinensis `Old Gold` | Old Gold Juniper |
| JSG | Juniperus chinensis `Sea Green` | Sea Green Juniper |
| JBO | Juniperus sabina `Buffalo` | Buffalo Juniper |
| PPS | Picea abies `Pumila` | Pumila Spruce |
| TTI | Taxus x media `Tauntonii` | Tauton Yew |
| TC | Taxus x media 'SMNTHDC' | Stonehenge® Anglo-Japanese Yew |
| TH3 | Thuja occidentalis `Hetz Midget` | Hetz Midget Arborvitae |
| THH | Thuja occidentalis `Holmstrup` | Holmstrup Cedar |

| | | |
|---|---|---|
| **ORNAMENTAL GRASSES** | | |
| CFO | Calamagrostis x a `Overdam` | Overdam Reed Grass |
| CK3 | Calamagrostis x acutiflora `Karl Foerster` | Feather Reed Grass |
| ESP | Eragrostis spectabilis | Purple Love Grass |
| MSO | Miscanthus sinensis `Oktoberfest` | Oktoberfest Miscanthus |
| PN3 | Panicum virgatum `Northwind` | Switch Grass |
| SB4 | Schizachyrium scoparium `Blue Heaven` | Blue Heaven Little Bluestem |
| STD | Sporobolus heterolepis `Tara` | Prairie Dropseed |
| **PERENNIALS** | | |
| HA2 | `Hosta x `Sum and Substance` | Sum and Substance Hosta |
| **PERENNIALS** | | |
| AS2 | Allium x `Summer Beauty` | Summer Beauty Allium |
| AVR | Astilbe chinensis `Vision in Red` | Vision in Red Astilbe |
| CVZ | Coreopsis verticillata `Zagreb` | Zagreb Coreopsis |
| EMS | Echinacea purpurea `Magnus Superior` | Magnus Superior Coneflower |
| HPP | Heuchera m `Palace Purple` | Palace Purple Coral Bells |
| LBS | Leucanthemum x `Becky` | Becky Shasta Daisy |
| NWL | Nepeta x `Walker`s Low` | Walker`s Low Catmint |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME |
|---|---|---|
| **GROUND COVERS** | | |
| | Turf Hydroseed | Reinders - Cadet 70/30 Fescue/Blue Mix |
| **TURF** | | |
| | Turf Hydroseed Low Grow | Reinders No Mow/Low Grow Mix |

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

DESIGNED - SAT
DRAWN - DJB
CHECKED - SAT

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

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# CAPSTONE 41 - PHASE III

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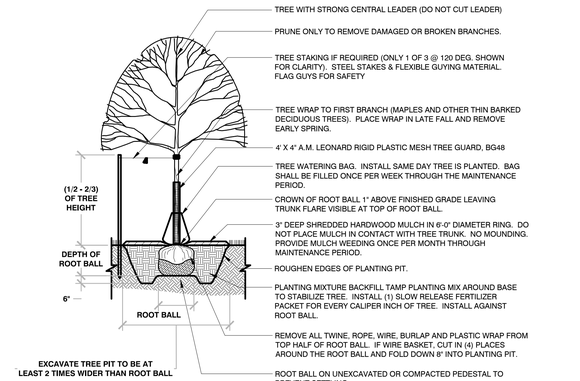
## GENERAL PLANTING NOTES

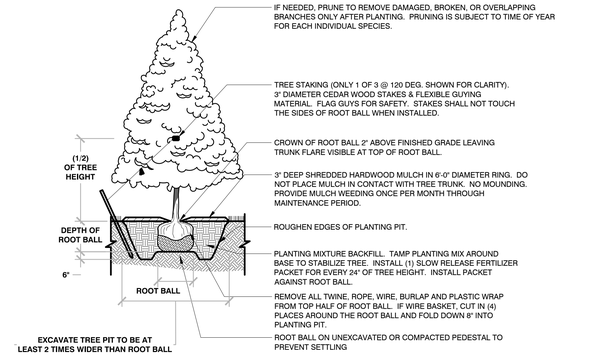
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE 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 ⅔ 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. 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.
18. 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.
19. 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.
20. 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).
21. 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 RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. 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
27. 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
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. 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.
30. 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.
31. 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.
32. 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

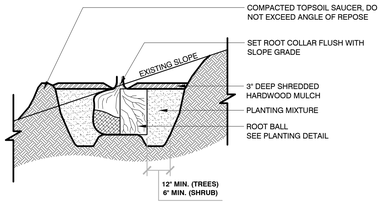
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS 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.



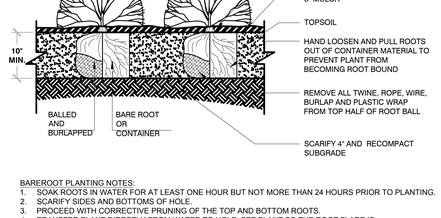

1 TREE PLANTING
1/4" = 1'-0" 329343-01




2 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

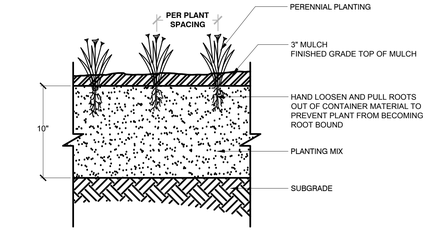



3 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

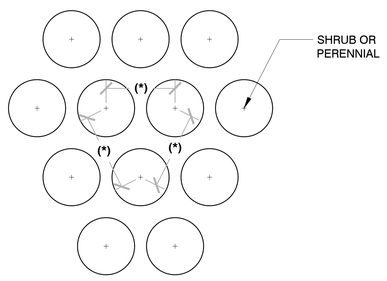



BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

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

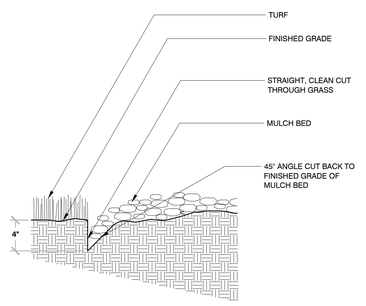



5 PERENNIAL PLANTING
1" = 1'-0" 3293-01




(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

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




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

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# CAPSTONE 41 - PHASE III

## N128 W20833 HOLY HILL ROAD, GERMANTOWN, WI

## PROJECT DATA

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.

BUILDING CLASSIFICATION:

MIXED USE NON-SEPARATED, UNLIMITED AREA BUILDING

S-1 (MODERATE-HAZARD STORAGE)
F-1 (MODERATE-HAZARD FACTORY)
B (BUSINESS)

CONSTRUCTION CLASSIFICATION:

TYPE IIB - UNPROTECTED WITH AUTOMATIC SPRINKLER SYSTEM

BUILDING AREA: 29,140 SF.

## GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

## SHEET INDEX

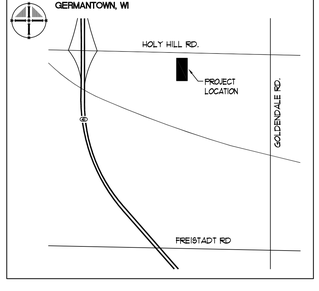

T1 TITLE SHEET

ARCHITECTURAL
A11 SITE PLAN & DETAILS
A31 OVERALL BUILDING PLAN
A41 EXTERIOR ELEVATIONS
A42 EXTERIOR ELEVATIONS & ALUMINUM FRAME ELEVATIONS


## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ALT | ALTERNATE | HDWR | HARDWARE |
| A/E | ARCHITECT/ENGINEER | HM | HOLLOW METAL |
| AFF | ABOVE FINISH FLOOR | HT | HEIGHT |
| ALUM | ALUMINUM | HW | HOT WATER |
| BD | BOARD | INT | INTERIOR |
| B/O | BOTTOM OF | INSUL | INSULATION |
| CPT | CARPET | JT | JOINT |
| ℄ | CENTER LINE | LAV | LAVATORY |
| CLG | CEILING | MFR | MANUFACTURER |
| CJ | CONTROL JOINT | MIN | MINIMUM |
| CMU | CONCRETE MASONRY UNIT | MO | MASONRY OPENING |
| CONC | CONCRETE | MTL | METAL |
| CONT | CONTINUOUS | NIC | NOT IN CONTRACT |
| CO | CLEAN OUT | NTS | NOT TO SCALE |
| CW | COLD WATER | OC | ON CENTER |
| CT | CERAMIC TILE | OFCI | OWNER FURNISHED, CONTRACTOR TO INSTALL |
| DBL | DOUBLE | | |
| DF | DRINKING FOUNTAIN | | |
| DIA | DIAMETER | OPP | OPPOSITE |
| DIM | DIMENSION | PLYWD | PLYWOOD |
| DN | DOWN | PL | PLASTIC LAMINATE |
| DR | DOOR | PL | PLATE |
| DS | DOWNSPOUT | PT | PORCELAIN TILE |
| DTL | DETAIL | QT | QUARRY TILE |
| DWG | DRAWING | REQ'D | REQUIRED |
| EA | EACH | RO | ROUGH OPENING |
| EIFS | EXTERIOR INSULATION AND FINISH SYSTEM | SHT | SHEET |
| | | SV | SHEET VINYL |
| EL | ELEVATION | SIM | SIMILAR |
| EJ | EXPANSION JOINT | SS | SOLID SURFACE |
| EQ | EQUAL | SST | STAINLESS STEEL |
| EQUIP | EQUIPMENT | STD | STANDARD |
| EXIST | EXISTING | SAT | SUSPENDED ACOUSTIC TILE CEILING |
| EXT | EXTERIOR | | |
| EWC | ELECTRIC WATER COOLER | TBD | TO BE DETERMINED |
| FEC | FIRE EXTINGUISHER CABINET | TEMP | TEMPORARY |
| | | T/O | TOP OF |
| FIN | FINISH | T&G | TONGUE AND GROOVE |
| FD | FLOOR DRAIN | TYP | TYPICAL |
| FLR | FLOOR | UNO | UNLESS NOTED OTHERWISE |
| FRP | FIBERGLASS REINFORCED PLASTIC | VCT | VINYL COMPOSITION TILE |
| | | VB | VINYL BASE |
| GA | GAUGE | VIF | VERIFY IN FIELD |
| GALV | GALVANIZED | WD | WOOD |
| GYP BD | GYPSUM BOARD | WWF | WELDED WIRE FABRIC |

## LOCATION MAP




CAPSTONE QUADRANGLE

**CLIENT:**

CAPSTONE QUADRANGLE
N 71 W24222 RIVERWOOD DRIVE SUITE 160
WAUKESHA, WISCONSIN 53188
PHONE: 262.523.1122
ATTN: MIKE FABER

Partners in Design ARCHITECTS

**ARCHITECT:**

PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA
OR
CHAD SILVESTER, AIA

PINNACLE ENGINEERING GROUP

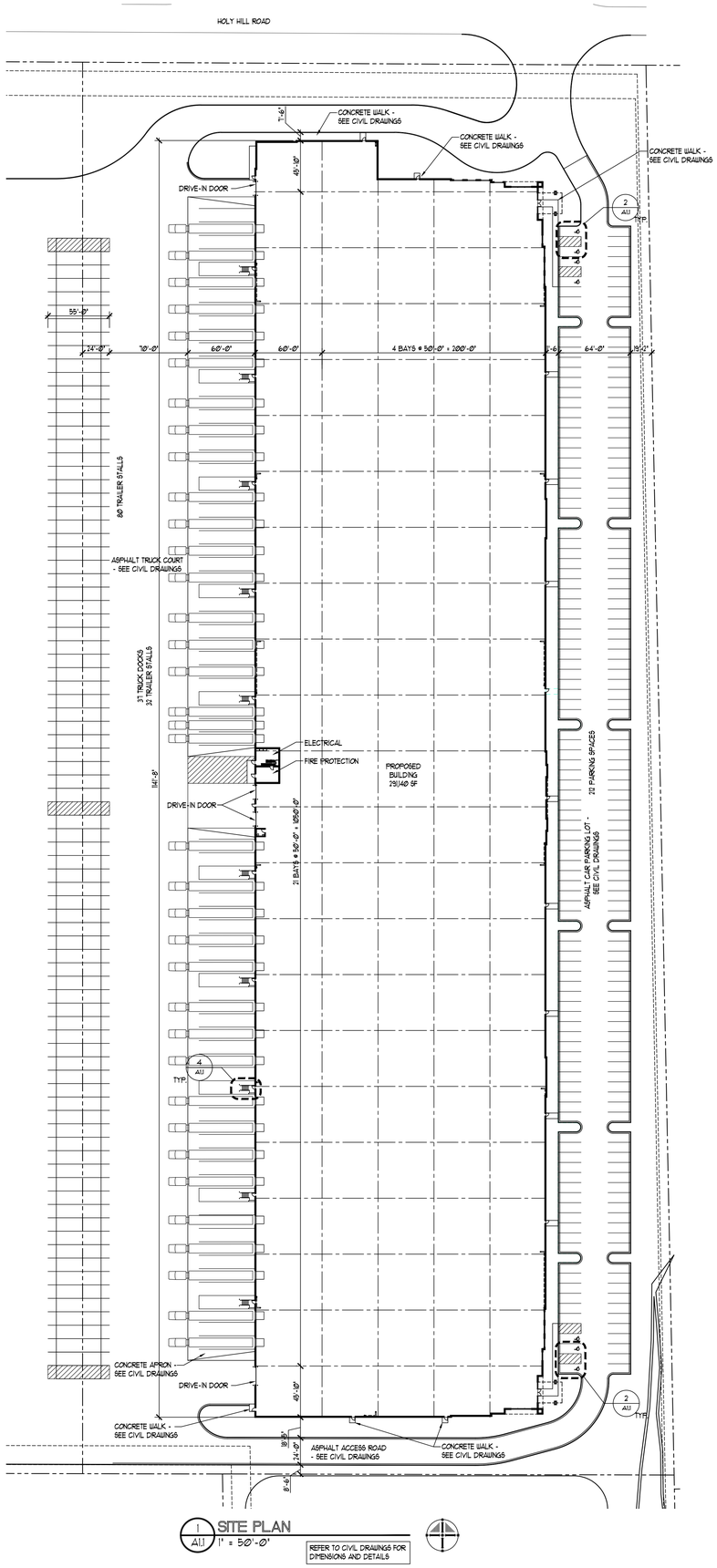
**CIVIL ENGINEER:**

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WISCONSIN 53005
PHONE: 262.754.8900
ATTN: TODD MUELLER

Partners in Design ARCHITECTS

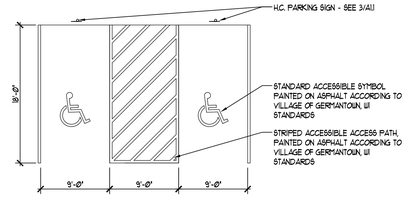
CAPSTONE 41 - PHASE III
PROJECT NUMBER: 079.22.121

VILLAGE SET
ISSUE DATE: 12.04.24

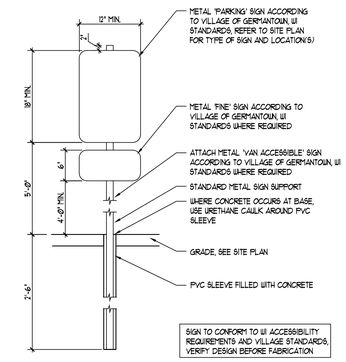



1 A1.1 SITE PLAN
1" = 50'-0"

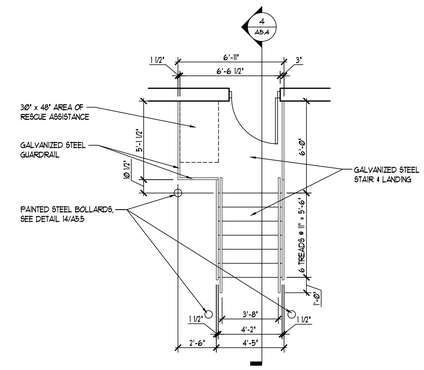
REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND DETAILS




2 A1.1 TYP. H.C. PARKING STALL
1/8" = 1'-0"




3 A1.1 SIGN MOUNTING DETAIL
1" = 1'-0"




4 A1.1 EGRESS STAIR PLAN
1/4" = 1'-0"

PROJECT SUMMARY

| | |
|---|---|
| PHASE 2 BUILDING: (N128 W20833 HOLY HILL ROAD) | 29,140 SF |
| TRUCK DOCKS: | 37 |
| FUTURE TRUCK DOCKS: | 32 |
| DRIVE-IN DOORS: | 4 |
| TRAILERS (SHARED): | 80 |
| CAR PARKING: | 212 |

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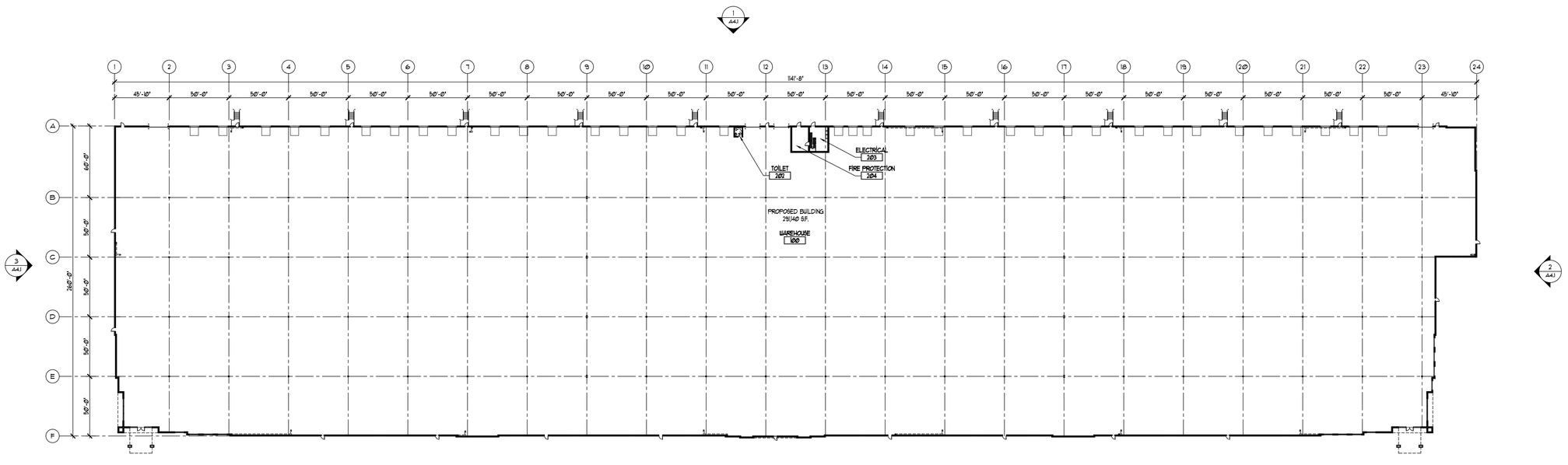
CAPSTONE 41 - PHASE III
N128 W20833 Holy Hill Road, Germantown, WI

SITE PLAN & DETAILS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pdparchitects.com

Partners in Design ARCHITECTS

PROJECT NO.: 079.24.087
DRAWN BY: YMS
CHECKED BY: WHB
DATE: 12.04.24
SHEET NO.: A1.1




1 A3.1 OVERALL BUILDING PLAN
1" = 40'-0"

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REVISIONS

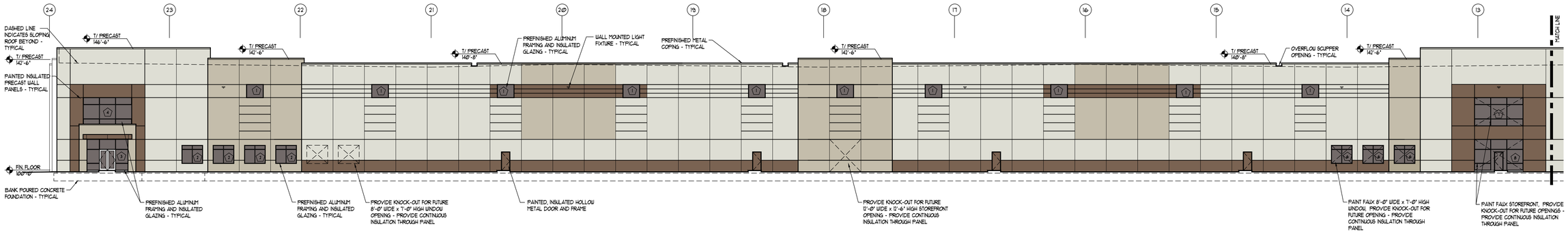
CAPSTONE 41 – PHASE III
N128 W20833 Holy Hill Road, Germantown, WI

OVERALL BUILDING PLAN

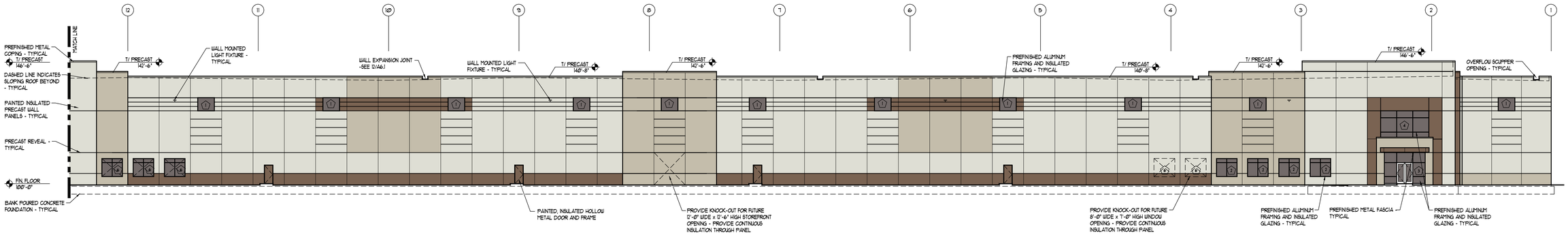
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pdarchitects.com

Partners in Design ARCHITECTS

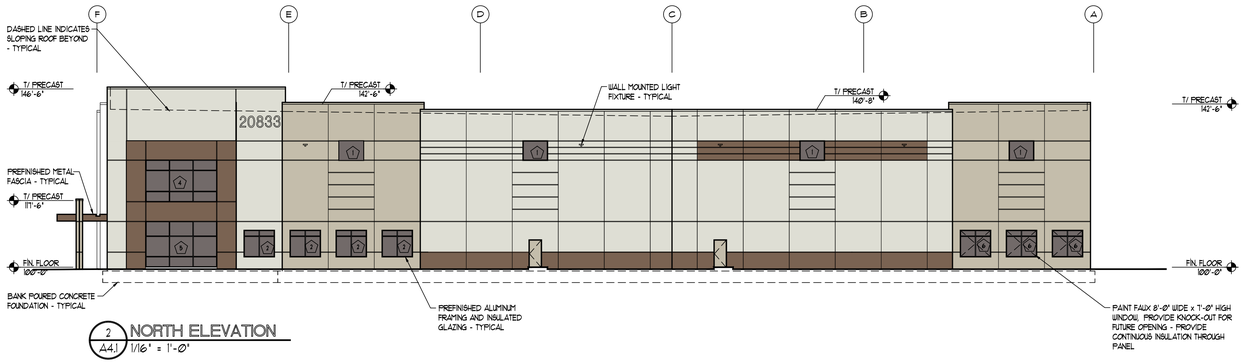
PROJECT NO.: 079249.87
DRAWN BY: YMS
CHECKED BY: WHB
DATE: 11.25.24
SHEET NO.: A3.1



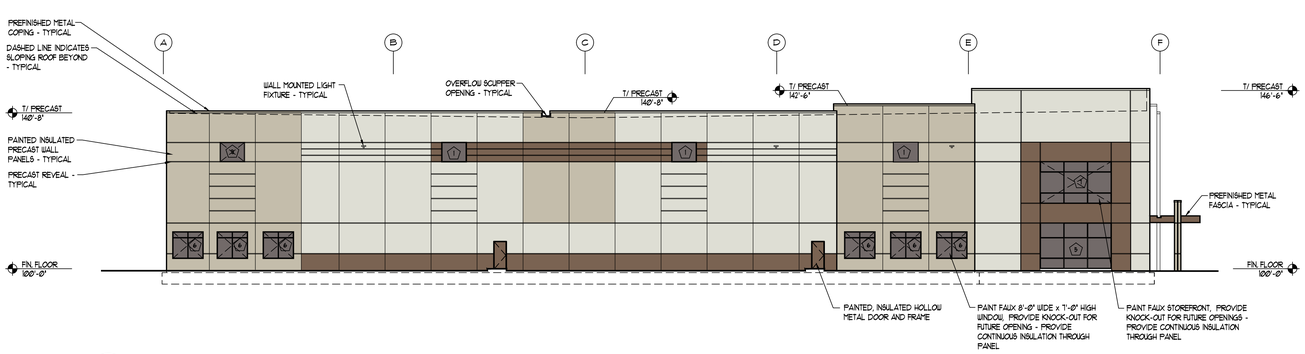

1 A4.1 **EAST ELEVATION**
1/16" = 1'-0"




2 A4.1 **NORTH ELEVATION**
1/16" = 1'-0"




3 A4.1 **SOUTH ELEVATION**
1/16" = 1'-0"




## EXTERIOR FINISHES:

PAINT COLORS:

COLOR 1 (LIGHT FIELD COLOR, CANOPY SOFFIT)
SHERWIN-WILLIAMS
COLOR: SW 7036 ACCESSIBLE BEIGE

COLOR 2 (MEDIUM ACCENT COLOR)
SHERWIN-WILLIAMS
COLOR: SW 7036 TONY TAUPE

COLOR 3 (DARK ACCENT COLOR, UPPER SOFFITS)
SHERWIN-WILLIAMS
COLOR: SW 7039 VIRTUAL TAUPE

INSULATED GLASS: GRAY TINTED

COLOR 4 (FAUX GLASS COLOR)
SHERWIN-WILLIAMS
COLOR: SW 6994 GREENBLACK

COLOR 5 (FAUX ALUMINUM FRAME COLOR)
SHERWIN-WILLIAMS
COLOR: TBD

ROOF COPING COLORS:

COLOR 1 (ADJACENT LIGHT FIELD & MEDIUM ACCENT COLOR)
PAC-CLAD
COLOR: SIERRA TAN

WINDOW FRAMES: CLEAR ANODIZED ALUMINUM

OVERHEAD DOORS: PREFINISHED ALUMINUM, WHITE

EXTERIOR STAIRS: GALVANIZED STAIRS & RAILINGS

## GENERAL NOTES:

1. NO ROOF TOP UNITS WILL BE INSTALLED FOR THE CONSTRUCTION OF THE SHELL BUILDING. THE FUTURE TENANT BUILD-OUTS UNDER A SEPARATE PERMIT SUBMITTAL WILL PROVIDE ROOF TOP LOCATIONS AND SIGHTLINE DIAGRAMS TO SHOW SCREENING COMPLIANCE. ROOF TOP UNITS SHALL BE SCREENED BY LINE OF SIGHT AT 5' ABOVE GRADE FROM THE PROPERTY LINE OR CENTERLINE OF THE ADJACENT STREET ON ALL SIDES OF THE BUILDING.

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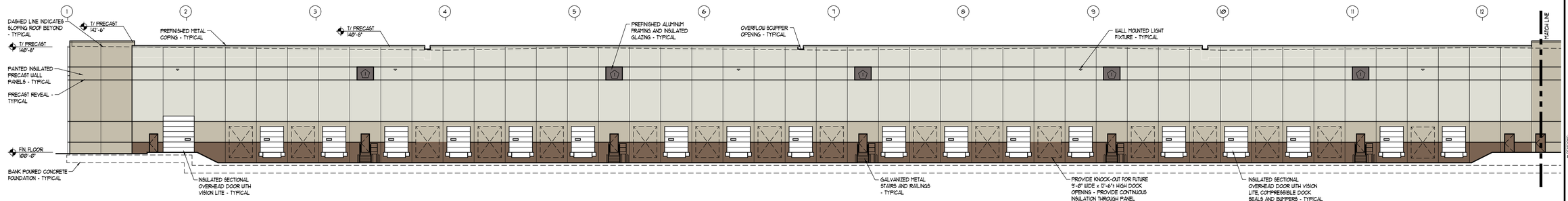
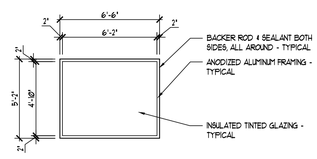
CAPSTONE 41 - PHASE III
N128 W20833 Holy Hill Road, Germantown, WI

EXTERIOR ELEVATIONS

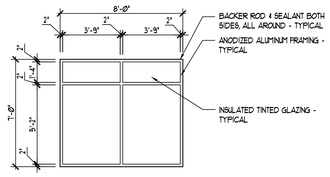
PROJECT NO.: 07924.087
DRAWN BY: YMS
CHECKED BY: WHB
DATE: 12.04.24
SHEET NO.: A4.1



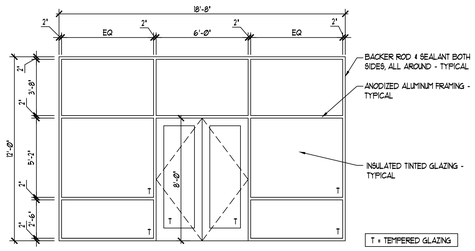

1 / A4.2 WEST ELEVATION
1/16" = 1'-0"



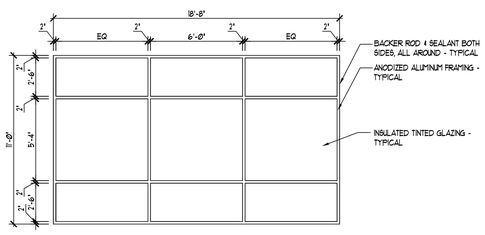

2 / A4.2 TYPE ① ALUM. FRAME ELEV.
1/4" = 1'-0"



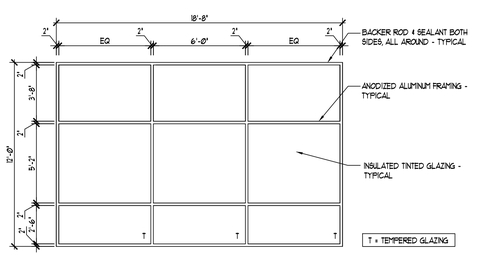

3 / A4.2 TYPE ② ALUM. FRAME ELEV.
1/4" = 1'-0"



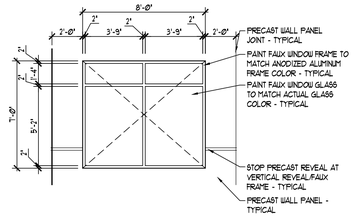

4 / A4.2 TYPE ③ ALUM. FRAME ELEV.
1/4" = 1'-0"



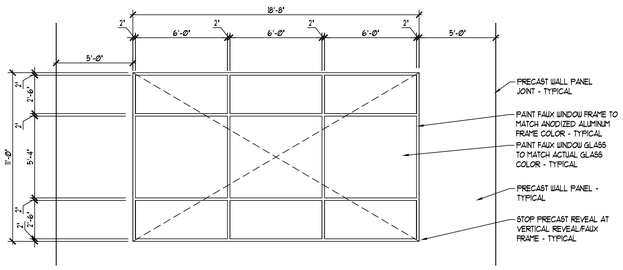

5 / A4.2 TYPE ④ ALUM. FRAME ELEV.
1/4" = 1'-0"



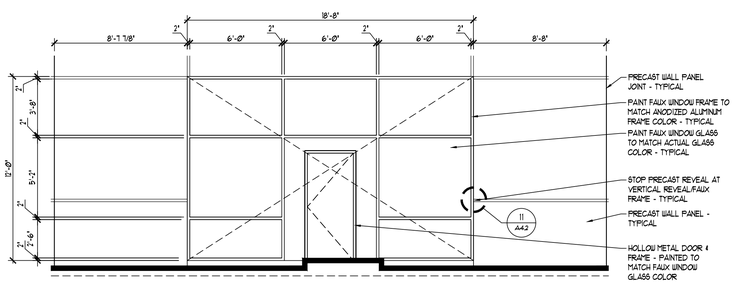

6 / A4.2 TYPE ⑤ ALUM. FRAME ELEV.
1/4" = 1'-0"



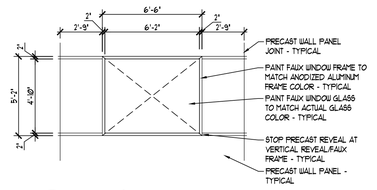

7 / A4.2 TYPE ⑥ FAUX. FRAME ELEV.
1/4" = 1'-0"



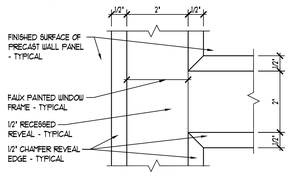

8 / A4.2 TYPE ⑦ FAUX. FRAME ELEV.
1/4" = 1'-0"




9 / A4.2 TYPE ⑧ FAUX. FRAME ELEV.
1/4" = 1'-0"




10 / A4.2 TYPE⑨FAUX. FRAME ELEV.
1/4" = 1'-0"




11 / A4.2 REVEAL ELEVATION DETAIL

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CAPSTONE 41 – PHASE III
N128 W20833 Hoy Hill Road, Germantown, WI
EXTERIOR ELEVATIONS & ALUMINUM FRAME TYPES

2610 Lake Cook Road
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Partners in Design ARCHITECTS

PROJECT NO.: 07924087
DRAWN BY: YMS
CHECKED BY: WHB
DATE: 12.04.24
SHEET NO.: A4.2