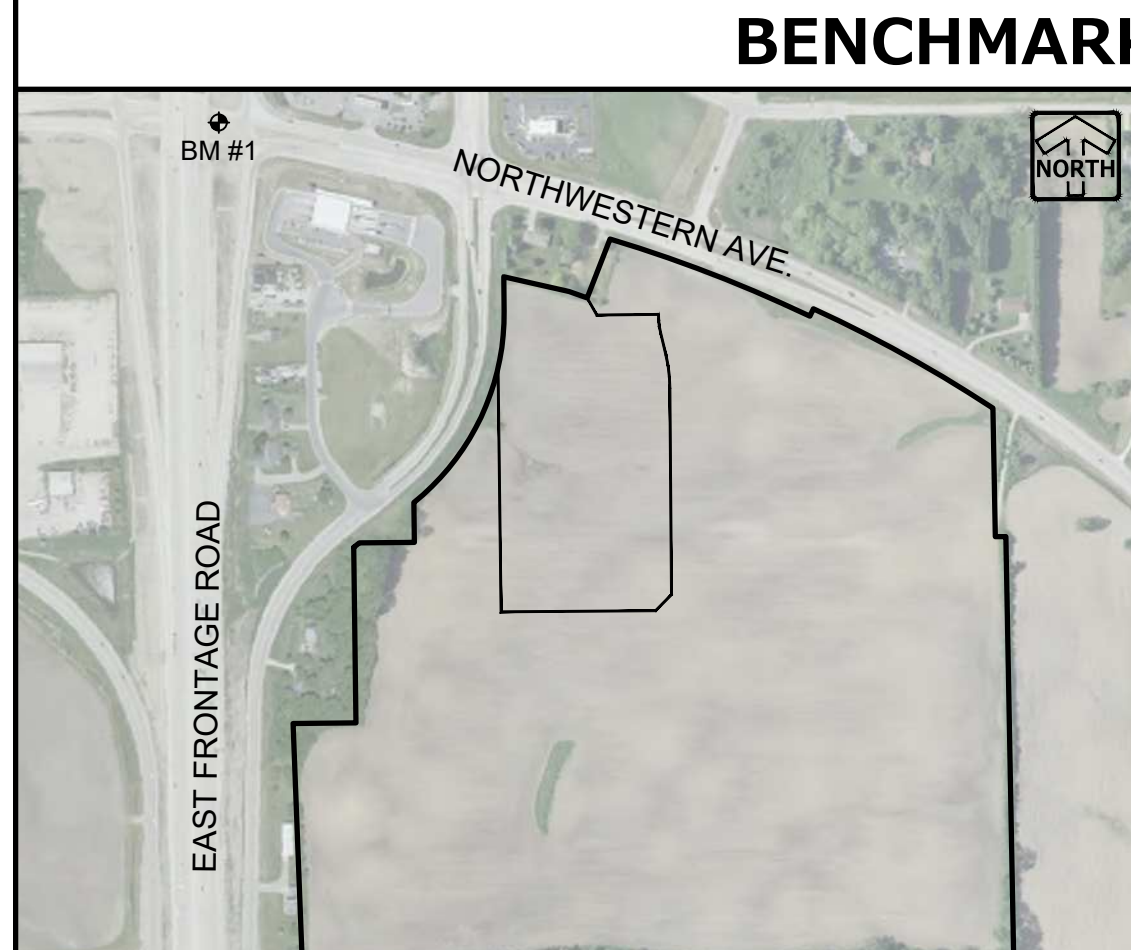


CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR ZILBER C251 CALEDONIA, WI PLANS PREPARED FOR

ZILBER
PROPERTY GROUPSM

BENCHMARKS

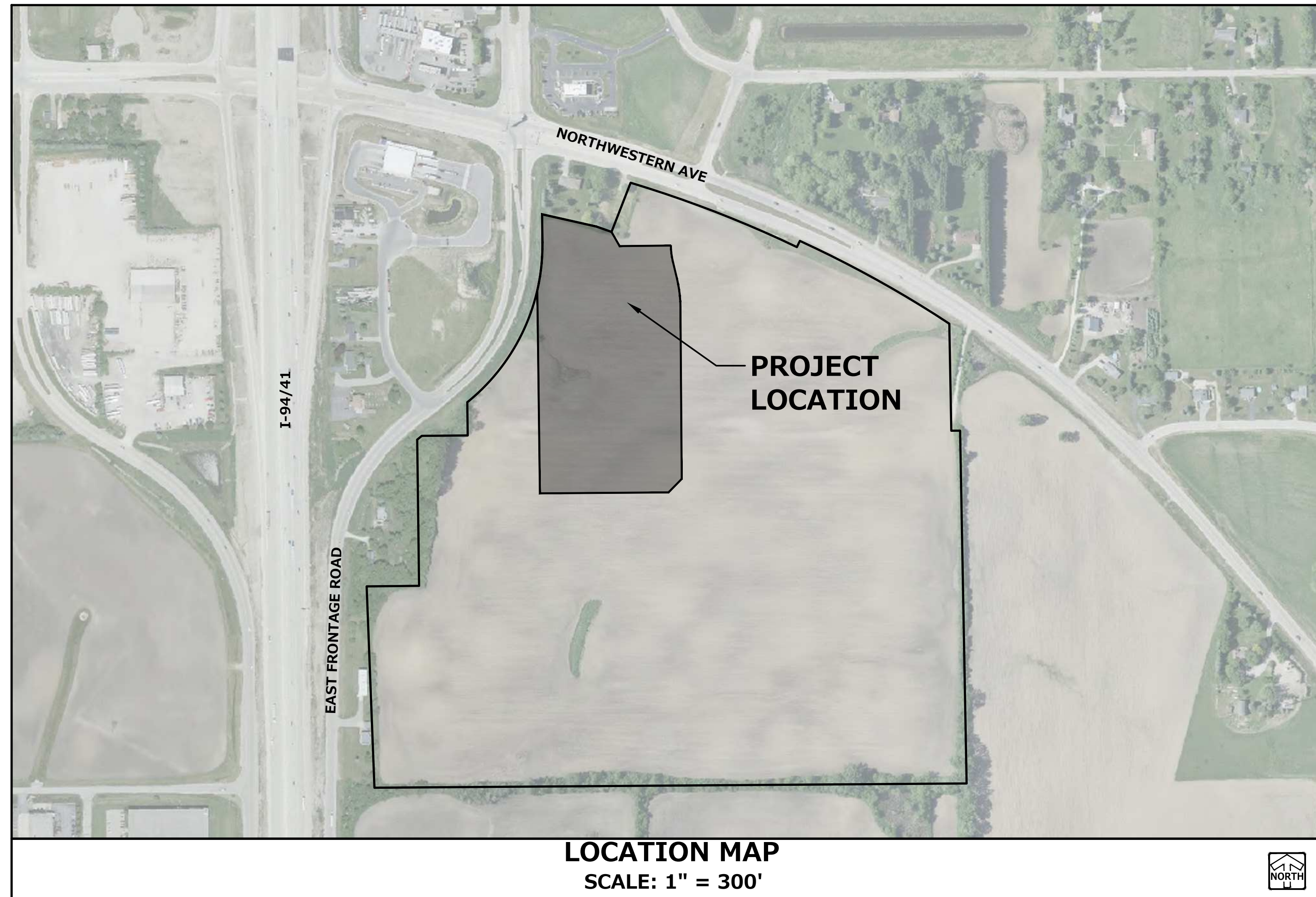


BENCHMARK 1: REFERENCE BENCHMARK:
CAST IRON MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 SECTION 30, TOWN 4 NORTH, RANGE 22 EAST, ELEVATION = 779.56.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988(12), (NAVD83)
HORIZONTAL DATUM: Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011).
The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.

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	∩	∩
VALVE BOX	X	X
FIRE HYDRANT	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
FIRE PROTECTION	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
UTILITY CROSSING	—	—
CAUTION EXISTING UTILITIES NEARBY		⚠
GRANULAR TRENCH BACKFILL		▨
LIGHTING	⊙	⊙
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
GUY WIRE	⊙	⊙
STREET SIGN	⊙	⊙
CONTOUR	—	—
SPOT ELEVATION	⊙	⊙
WETLANDS	—	—
PRIMARY ENVIRONMENTAL CORRIDOR	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, TEMPORARY SILT	—	—
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	—	—



PROJECT TEAM CONTACTS

CIVIL ENGINEER: ANDREW SHOAF, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: andrew.shoaf@pinnacle-engr.com	ARCHITECT: MARK NATZKE SENIOR ASSOCIATE ZIMMERMAN ARCHITECTURAL STUDIOS, INC. 2122 WEST MT. VERNON AVENUE MILWAUKEE, WI 53233 (414) 918-1413
CIVIL ENGINEER: JUSTIN L. JOHNSON, P.E. PINNACLE ENGINEERING GROUP 710 N. PLANKINTON AVENUE MILWAUKEE, WI 53203 MAIN: (262) 754-8888 E-MAIL: jjohnson@pinnacle-engr.com	APPLICANT: JASON LUEDERS ZILBER PROPERTY GROUP 710 N. PLANKINTON AVENUE MILWAUKEE, WI 53202 (262) 274-2600
SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: john.konopacki@pinnacle-engr.com	

INDEX OF SHEETS

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C-2	EXISTING CONDITIONS
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C-4 - C-5	SITE PLAN (DETAILED)
C-6	GRADING PLAN (OVERVIEW)
C-7 - C-8	GRADING PLAN (DETAILED)
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C-12	SITE STABILIZATION PLAN (OVERVIEW)
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L-1	LANDSCAPE ENLARGEMENT
L-2 - L-3	LANDSCAPE OVERVIEW
L-4	LANDSCAPE GENERAL NOTES & DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

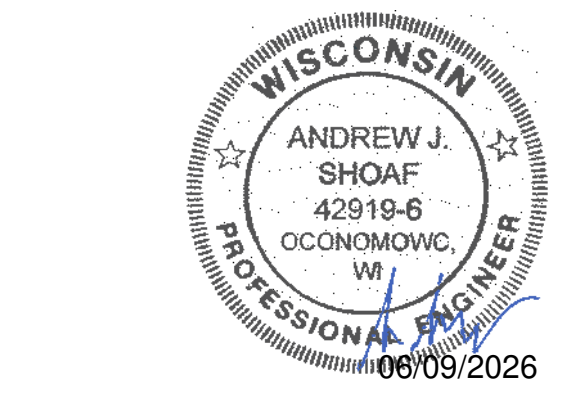
- ASPHALT PAVEMENTS
- CONCRETE PAVEMENTS (EXTERIOR)
- STONE BASE COURSE
- TRENCH BACKFILL
- PIPE BEDDING

REQUIRED SUBMITTALS FOR RECORDS

- WATER MAIN PIPE FITTINGS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND UTILITY RECORD DRAWINGS
- CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

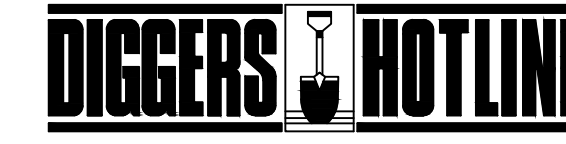
GENERAL NOTES

- 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.
- A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY ECS ON 12/21/2021. 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.
- 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.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- 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.
- 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."
- 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.



ANDREW J. SHOAF
42919-6
OCOMOWOC, WI
06/09/2026

EXPIRATION DATE: JULY 31, 2026



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

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.

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	TOB	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	Δ	INTERSECTION ANGLE

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PINNACLE ENGINEERING GROUP
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER C251
CALEDONIA, WI

COVER SHEET

REVISIONS		START DATE	SCALE	SHEET
NO.	DESCRIPTION			
1	VILLAGE BSO SUBMITTAL	02/09/26		C-1
2	VILLAGE BSO RESUBMITTAL	03/27/26		
3	ISSUED FOR BID	03/30/26		
4	VILLAGE COMMENTS / BID SET	04/22/26		
5	ISSUED FOR CONSTRUCTION	05/19/26		

REC. JOB NO. 1912.40-WI
REC. NO. JLD
START DATE: 02/09/26
SCALE: N.T.S.

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DESIGNED: AJS
CHECKED: AJS
CREATED: AJS

2:\PROJECTS\2020\1912.40-WI\CAD\SHEETS\1912.40 WI COVER SHEET.DWG

www.pinnacle-engr.com

COVER SHEET

DESIGNED: A.S. DRAFTER: A.S. REVIEWED: THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

SHEET C-4

SHEET C-5

ZILBER C251
251,872 SF
FFE = 764.00

ZILBER INDUSTRIAL 2
#4321 CAROL ROAD
233,249 SF
FFE = 764.00

ZILBER INDUSTRIAL 1
ADDRESS
142,560 SF
FFE = 764.00

OUTLOT 4
NWL = 745.00

OUTLOT 3
NWL = 755.00

OUTLOT 1
NWL = 750.00

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURB AND GUTTER SHALL BE WISDOT TYPE D, 18-IN CURB AND GUTTER, UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- 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.
- 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.
- IMPROVEMENTS ADJACENT TO BUILDING (IF SHOWN) SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, APPLICABLE VILLAGE OF CALEDONIA CODE REQUIREMENTS, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL CONFIRM STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR-GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- 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.
- 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.
- 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.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- 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, LATEST EDITION. HEREINAFTER, 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 50° F (10° 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° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
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.
- TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
- PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.

SITE DATA

APPLICANT:
JASON LUEDERS
ZILBER PROPERTY GROUP
710 N. PLANKINTON AVENUE
MILWAUKEE, WI 53202
(262) 274-2600

SURVEYOR:
JOHN KONOPACKI, P.L.S.
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Main: (262) 754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

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SENIOR ASSOCIATE
ZIMMERMAN ARCHITECTURAL STUDIOS, INC.
2122 WEST MT. VERNON AVENUE
MILWAUKEE, WI 53233
(630)918-1413

- ZONING CLASSIFICATION: M3
- LAND USE: HEAVY MANUFACTURING
- PARKING:
 - REQUIRED: XX (XX ADA) (1 STALL PER 2 EMPLOYEES DURING 12-HR PERIOD)
 - PROVIDED: 166 (14 ADA)
- TRASH ENCLOSURE: INSIDE BUILDING
- LANDSCAPE SURFACE RATIO: 17.65%
- SITE LIGHTING: ALL WALL-MOUNTED, REFER TO LIGHTING & BUILDING PLANS



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CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER C251
CALEDONIA, WI

SITE PLAN (OVERVIEW)

REVISIONS		DATE	BY
1	VILLAGE BSO SUBMITTAL	02/09/26	JLJ
2	VILLAGE BSO RESUBMITTAL	03/27/26	JLJ
3	ISSUED FOR BID	03/30/26	JLJ
4	VILLAGE COMMENTS / BID SET	04/22/26	JLJ
5	ISSUED FOR CONSTRUCTION	05/19/26	JLJ

REG. JOB NO. 1912-40-WI
PLAN DATE: 02/09/26
SCALE: 1" = 60'

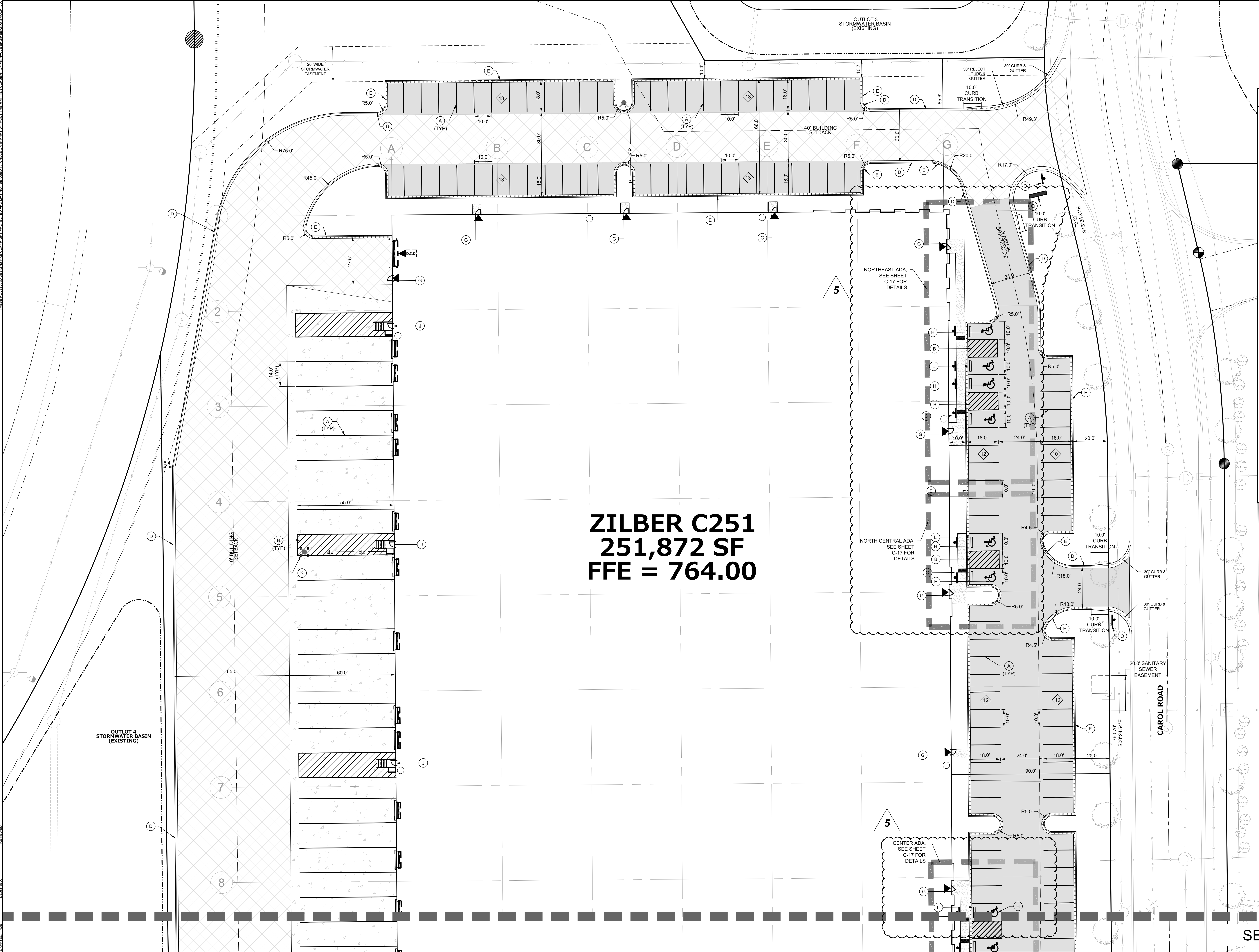
SHEET
C-3

SITE PLAN (OVERVIEW)

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DESIGNED: A.S.
DRAWN: A.S.
REVIEWED:



ZILBER C251
251,872 SF
FFE = 764.00



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

LEGEND

- LIGHT DUTY PAVEMENT**
4" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED VIRGIN LIMESTONE)
-3/4" ASPHALTIC CONC. (2 LIFTS)
1.75" LOWER LAYER (SMT 58-28 S)
1.75" UPPER LAYER (SMT 58-28 S)
- HEAVY DUTY PAVEMENT**
13" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED VIRGIN LIMESTONE)
-5/8" ASPHALTIC CONC. (2 LIFTS)
3.5" LOWER LAYER (SMT 58-28 S)
2.0" UPPER LAYER (SMT 58-28 S)
- CONCRETE PAVEMENT (TRUCK COURT)**
6" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED VIRGIN LIMESTONE)
8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- CONCRETE SIDEWALK**
4" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED LIMESTONE)
5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 318-02)
- PAVEMENT MARKING LINE, 4-IN PAINT (WHITE)**
- PAVEMENT MARKING DIAGONAL LINE, 45° @ 2-FT O.C., 4-IN PAINT (WHITE)**
- ADA PARKING STALL SIGNAGE**
- CURB & GUTTER, WISDOT TY. D, 18-IN (RECT)**
- CURB AND GUTTER, WISDOT TY. D, 18-IN (RECT)**
- TAPER CURB HEAD 6-IN TO 0-IN IN 4-FT**
- BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)**
- PAVEMENT MARKING, ADA SYMBOL, PAINT (PER CODE)**
- ADA RAMP**
- METAL STAIRS & LANDING (REFER TO BUILDING PLANS)**
- HYDRANT BOLLARD**
- WHEEL STOP, CONC.**
- (NOT USED)**
- (NOT USED)**
- STOP SIGN, MUTCD R1-1, 30-IN ON WISDOT TY. A METAL POST**
- TRANSFORMER PAD, 8'8"**
- MONUMENT SIGN (REFER TO BUILDING PLANS)**
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
- MAN DOOR**
- OVERHEAD DOOR**
- CURB & GUTTER**
- CURB & GUTTER REVERSE PITCH**

SEE SHEET C-5

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

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER C251
CALEDONIA, WI

SITE PLAN (DETAILED)

REVISIONS	
1. VILLAGE BSO SUBMITTAL	02/09/26
2. VILLAGE BSO RESUBMITTAL	03/27/26
3. ISSUED FOR BID	03/30/26
4. VILLAGE COMMENTS / BID SET	04/22/26
5. ISSUED FOR CONSTRUCTION	05/19/26

REG. NO. 1912-40-WI
313
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET C-4

www.pinnacle-engr.com
SITE PLAN (DETAILED)

SEE SHEET C-4

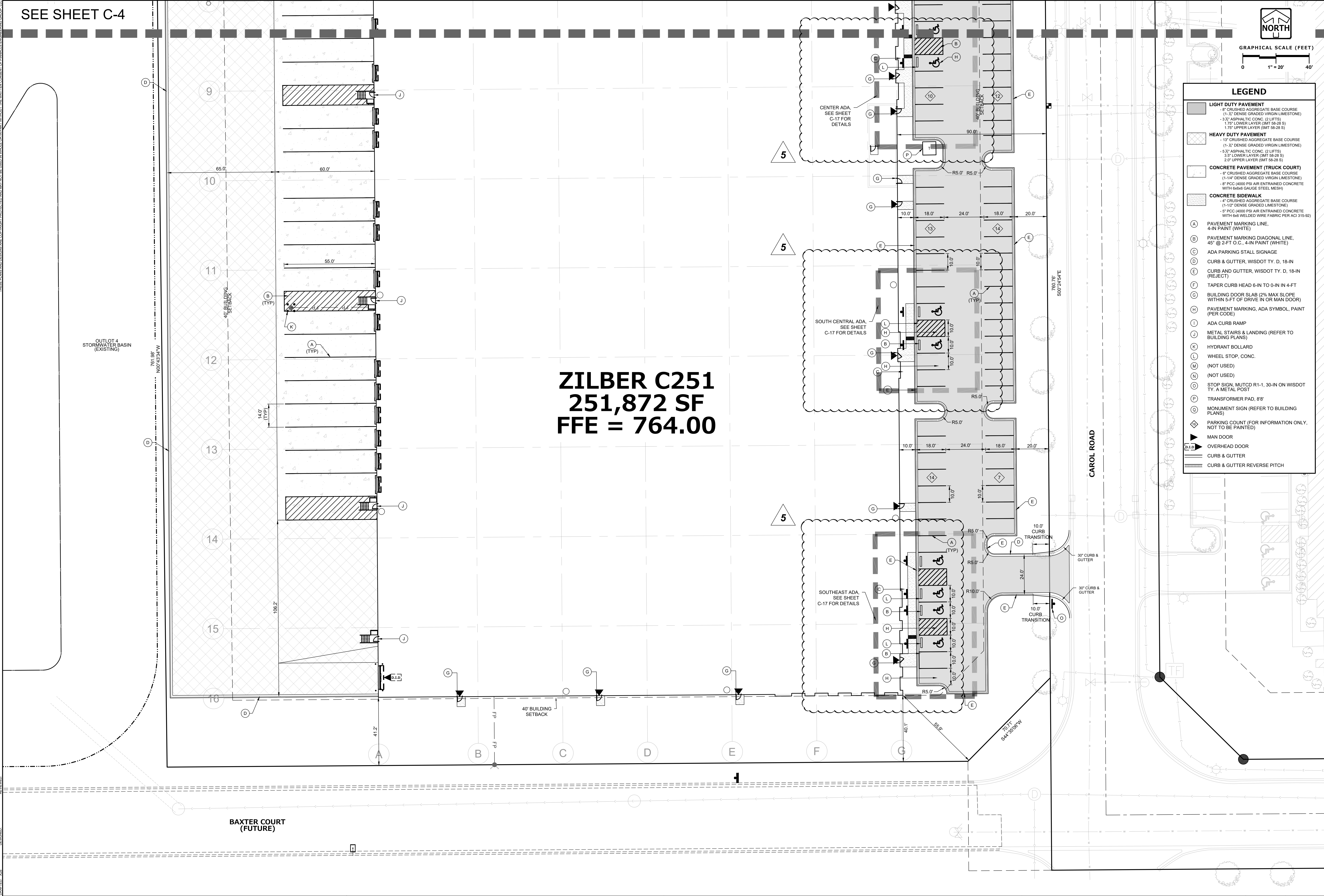


GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LEGEND

- LIGHT DUTY PAVEMENT**
- 4" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED VIRGIN LIMESTONE)
- 3-1/2" ASPHALTIC CONC. (2 LIFTS)
- 1.75" LOWER LAYER (SMT 58-28 S)
- 1.75" UPPER LAYER (SMT 58-28 S)
 - HEAVY DUTY PAVEMENT**
- 13" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED VIRGIN LIMESTONE)
- 5-1/2" ASPHALTIC CONC. (2 LIFTS)
- 3.5" LOWER LAYER (SMT 58-28 S)
- 2.0" UPPER LAYER (SMT 58-28 S)
 - CONCRETE PAVEMENT (TRUCK COURT)**
- 6" CRUSHED AGGREGATE BASE COURSE
(1-1/4" DENSE GRADED VIRGIN LIMESTONE)
- 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
 - CONCRETE SIDEWALK**
- 4" CRUSHED AGGREGATE BASE COURSE
(1-1/2" DENSE GRADED LIMESTONE)
- 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 318.5.2)
- (A) PAVEMENT MARKING LINE, 4-IN PAINT (WHITE)
 - (B) PAVEMENT MARKING DIAGONAL LINE, 45° @ 2-FT O.C., 4-IN PAINT (WHITE)
 - (C) ADA PARKING STALL SIGNAGE
 - (D) CURB & GUTTER, WISDOT TY. D, 18-IN (REG.)
 - (E) CURB AND GUTTER, WISDOT TY. D, 18-IN (REG.)
 - (F) TAPER CURB HEAD 6-IN TO 0-IN IN 4-FT
 - (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
 - (H) PAVEMENT MARKING, ADA SYMBOL, PAINT (PER CODE)
 - (I) ADA CURB RAMP
 - (J) METAL STAIRS & LANDING (REFER TO BUILDING PLANS)
 - (K) HYDRANT BOLLARD
 - (L) WHEEL STOP, CONC.
 - (M) (NOT USED)
 - (N) (NOT USED)
 - (O) STOP SIGN, MUTCD R1-1, 30-IN ON WISDOT TY. A METAL POST
 - (P) TRANSFORMER PAD, 8'8"
 - (Q) MONUMENT SIGN (REFER TO BUILDING PLANS)
 - (R) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
 - (S) MAN DOOR
 - (T) OVERHEAD DOOR
 - (U) CURB & GUTTER
 - (V) CURB & GUTTER REVERSE PITCH

ZILBER C251
251,872 SF
FFE = 764.00



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BROOKFIELD, WI 53196
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER C251
CALEDONIA, WI

SITE PLAN (DETAILED)

REVISIONS	
1. VILLAGE BSO SUBMITTAL	02/09/26
2. VILLAGE BSO RESUBMITTAL	03/27/26
3. ISSUED FOR BID	03/30/26
4. VILLAGE COMMENTS / BID SET	04/22/26
5. ISSUED FOR CONSTRUCTION	05/19/26

PROJECT NO. 1912-40-WI
SHEET C-5
PLAN DATE: 02/09/26
SCALE: 1" = 20'

Z:\PROJECTS\2020\1912-40-WI\CAD\SHEETS\1912-40 WI SITE DIMENSIONAL & PAVING PLAN.DWG

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GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

LEGEND	
	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	REVERSE PITCH CURB & GUTTER

GRADING NOTES

- 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.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF CALEDONIA CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (±) OPTIMUM MOISTURE CONTENT.
- 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.

SHEET C-7

SHEET C-8

ZILBER C251
251,872 SF
FFE = 764.00

ZILBER INDUSTRIAL 2
#4321 CAROL ROAD
233,249 SF
FFE = 764.00

ZILBER INDUSTRIAL 1
ADDRESS
142,560 SF
FFE = 764.00

CLAY

CLAY

CLAY

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ZILBER C251
CALEDONIA, WI

GRADING PLAN (OVERVIEW)

REVISIONS

1. VILLAGE BSO SUBMITTAL	02/09/26	5. ISSUED FOR CONSTRUCTION	05/19/26
2. VILLAGE BSO RESUBMITTAL	03/27/26		
3. ISSUED FOR BID	03/30/26		
4. VILLAGE COMMENTS / BID SET	04/22/26		

REG. JOB NO. 1912-40-WI
JOB NO. 1912-40-WI
PLAN DATE: 02/09/26
SCALE: 1" = 60'

SHEET
C-6

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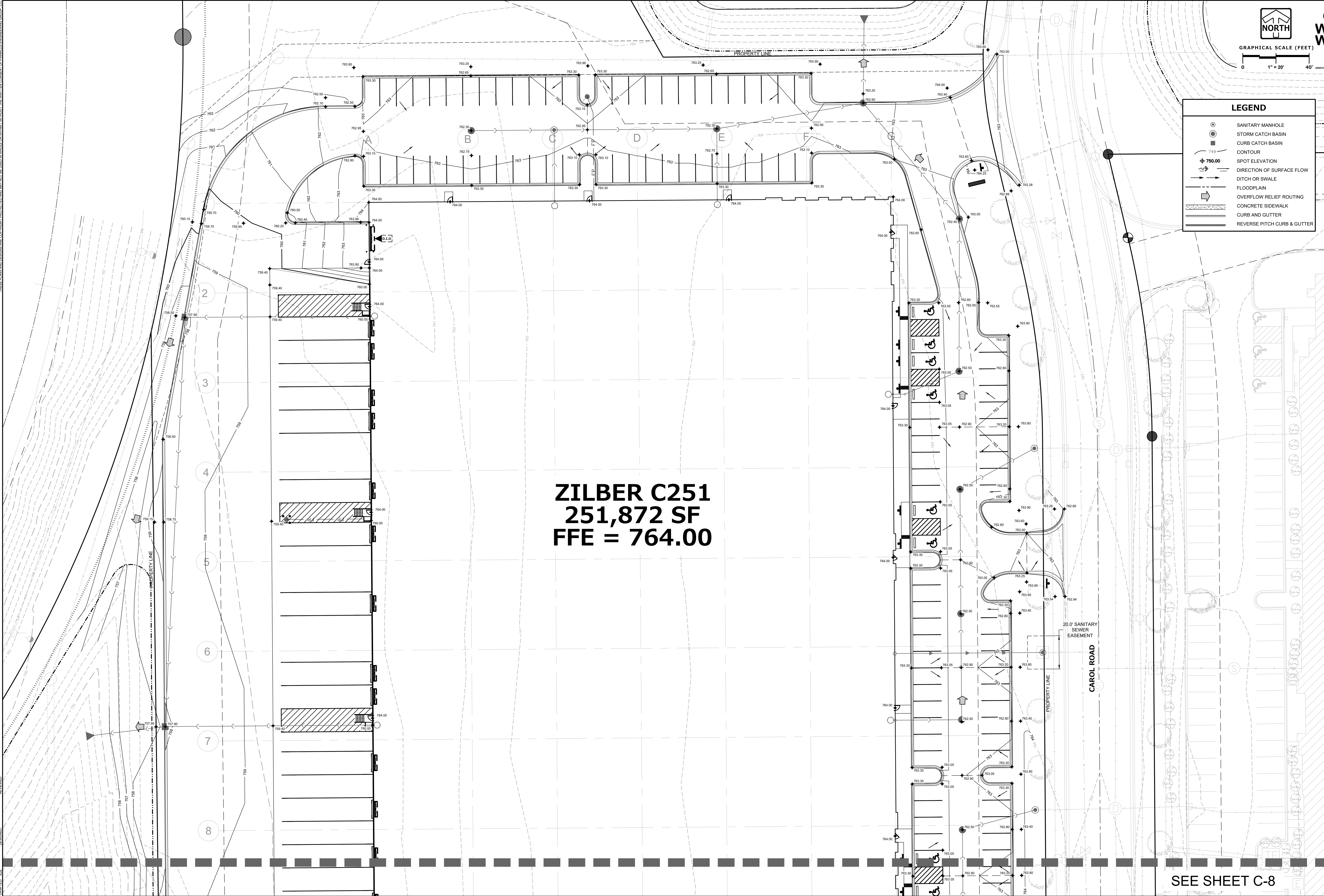


GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

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LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER



ZILBER C251
251,872 SF
FFE = 764.00

SEE SHEET C-8

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ZILBER C251
CALEDONIA, WI

GRADING PLAN (DETAILED)

REVISIONS

NO.	DESCRIPTION	DATE
1	VILLAGE BSO SUBMITTAL	02/09/26
2	VILLAGE BSO RESUBMITTAL	03/27/26
3	ISSUED FOR BID	03/30/26
4	VILLAGE COMMENTS / BID SET	04/22/26
5	ISSUED FOR CONSTRUCTION	05/19/26

REG. NO. 1912-40-WI
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET C-7

GRADING PLAN (DETAILED)

SEE SHEET C-7



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

LEGEND

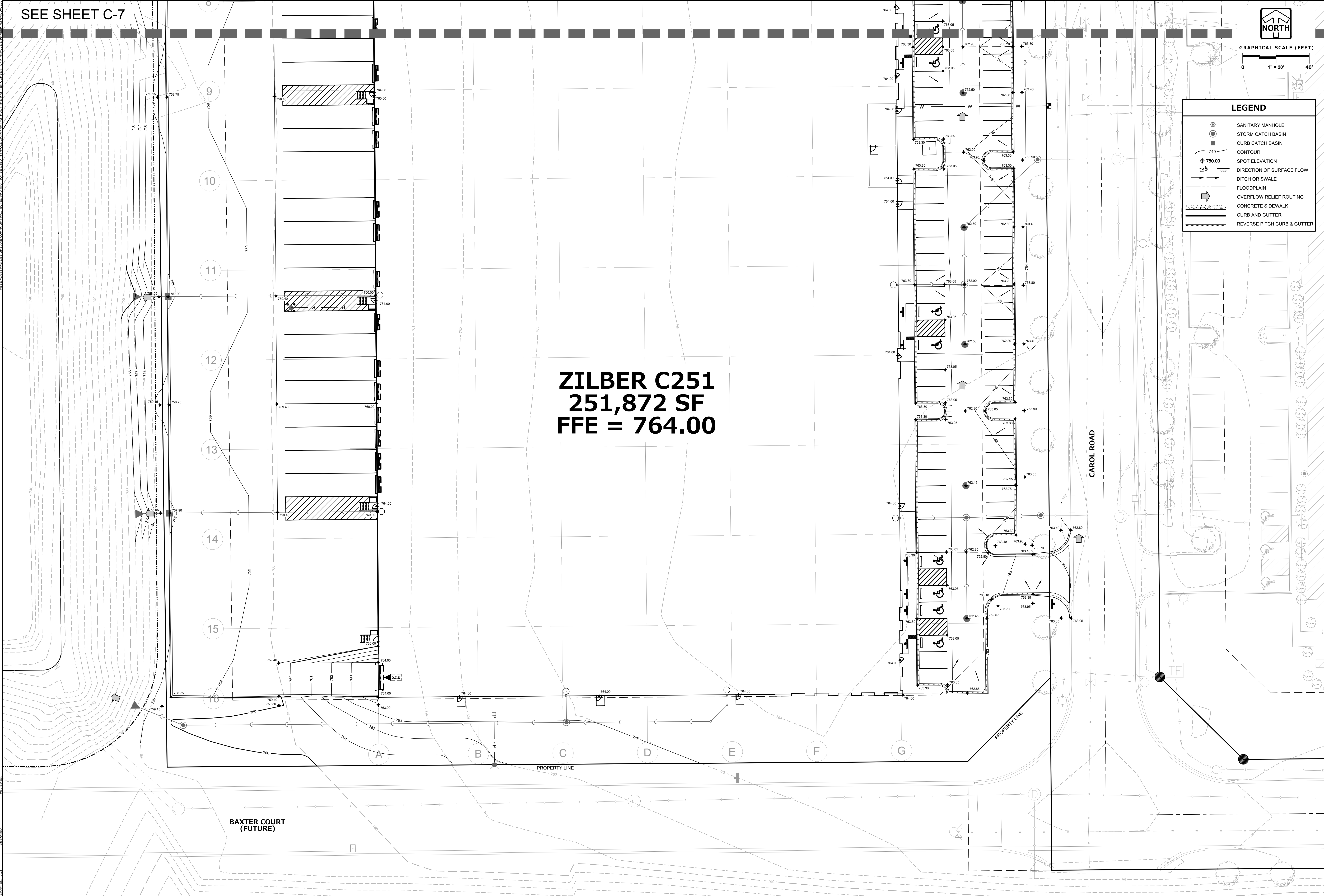
- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

ZILBER C251
251,872 SF
FFE = 764.00

BAXTER COURT
(FUTURE)

CAROL ROAD

PROPERTY LINE



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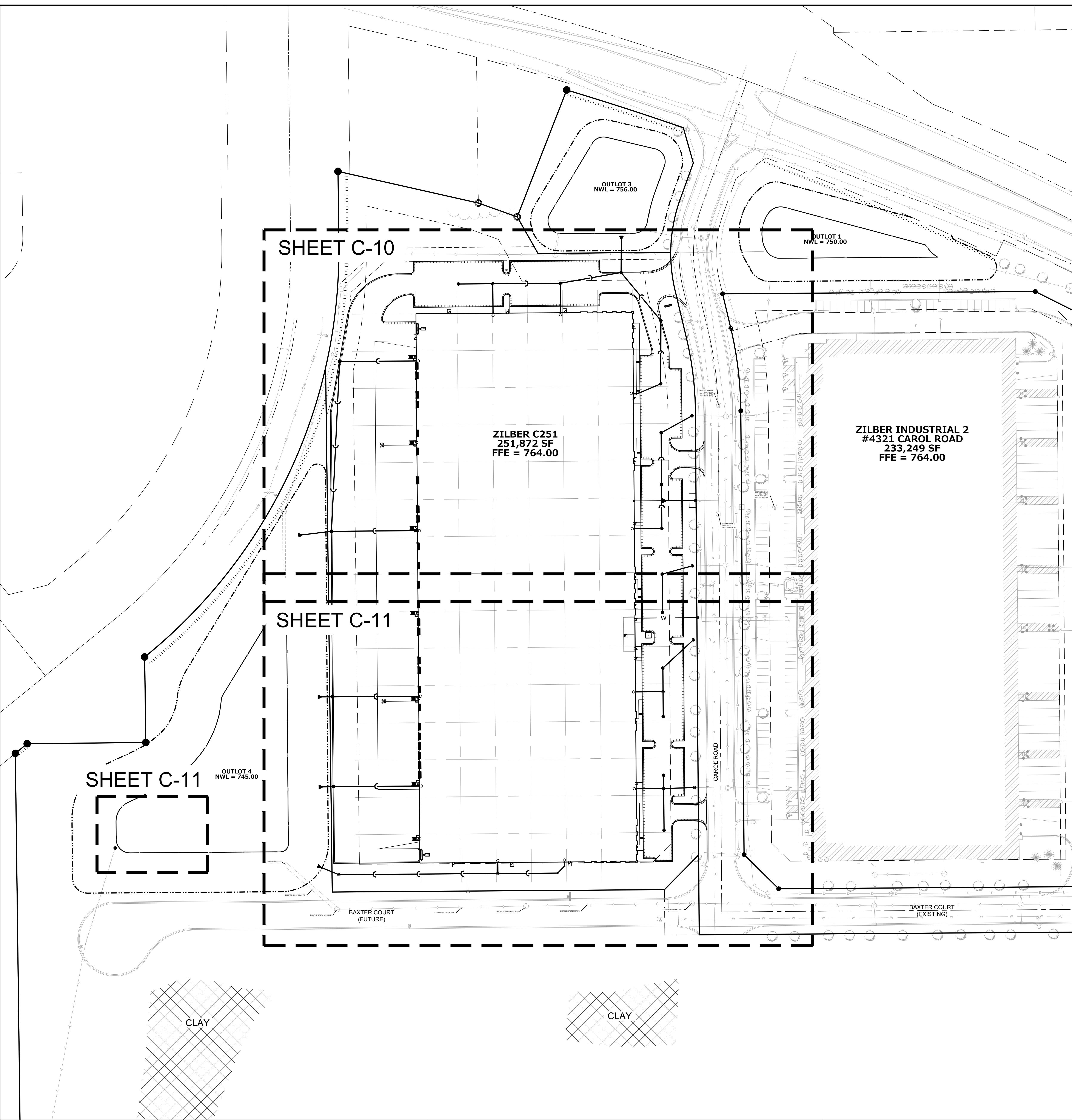
ZILBER C251
CALEDONIA, WI

GRADING PLAN (DETAILED)

REVISIONS	
1. VILLAGE BSO SUBMITTAL	02/09/26
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REG. NO. 1912-40-WI
SCALE: 1" = 20'
SHEET C-8

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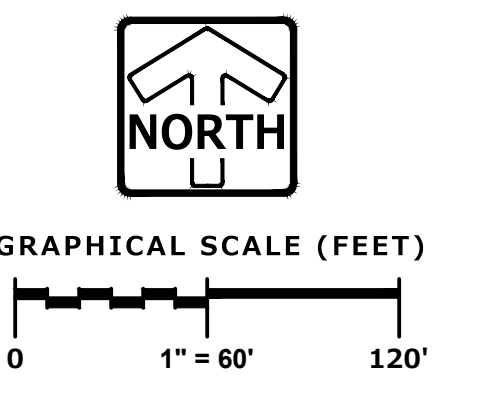


FIRE PROTECTION NOTES

- ALL NEW FIRE HYDRANTS SHALL HAVE A 5/8" STORZ CONNECTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

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.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA 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
	WATER MAIN
	FIRE PROTECTION
	ELECTRICAL CABLE
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	LIGHT POLE BASE
	STREET SIGN

UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF CALEDONIA SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF CALEDONIA PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- 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.
- 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.
- 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: IV 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 9546 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 THE 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 TO PAVEMENT. 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
- 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 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE "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: AMERICAN FLOW CONTROL - MODEL: 5-1/4" WATEROUS PACER, HYDRANT AND TAP VALVES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NST) 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 SAND, 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".
- 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 WITH 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 FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF CALEDONIA. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
 MANHOLE FRAMES AND COVERS - NEENAH R-1661 FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0
- 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 TRACER WIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD 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.

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ZILBER C251
CALEDONIA, WI

UTILITY PLAN (OVERVIEW)

REVISIONS	
1. VILLAGE BSO SUBMITTAL	02/09/26
2. VILLAGE BSO RESUBMITTAL	03/27/26
3. ISSUED FOR BID	03/30/26
4. VILLAGE COMMENTS / BID SET	04/22/26
5. ISSUED FOR CONSTRUCTION	05/19/26

REG. JOB NO. 1912-40-WT
JOB NO. 1912-40-WT
PLAN DATE: 02/09/26
SCALE: 1" = 60'
SHEET C-9

www.pinnacle-engr.com UTILITY PLAN (OVERVIEW)

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

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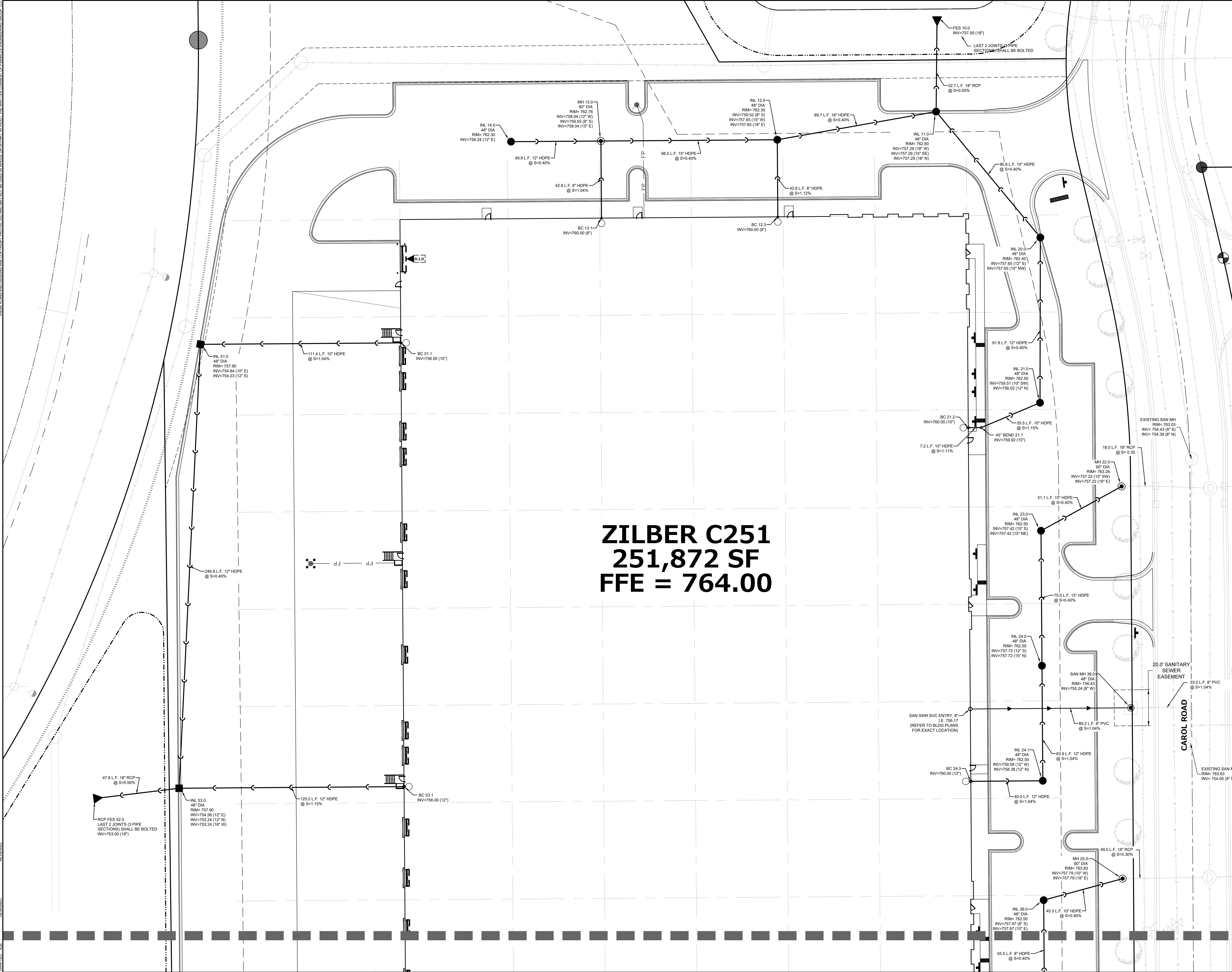
LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	FIRE PROTECTION
	ELECTRICAL CABLE
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	LIGHT POLE BASE
	STREET SIGN

FIRE PROTECTION NOTES

- ALL NEW FIRE HYDRANTS SHALL HAVE A 5/2" STORZ CONNECTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

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.

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



ZILBER C251
251,872 SF
FFE = 764.00

SEE SHEET C-11

UTILITY PLAN (DETAILED)

SEE SHEET C-10



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

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
- WATER MAIN
- FIRE PROTECTION
- ELECTRICAL CABLE
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- LIGHT POLE BASE
- STREET SIGN

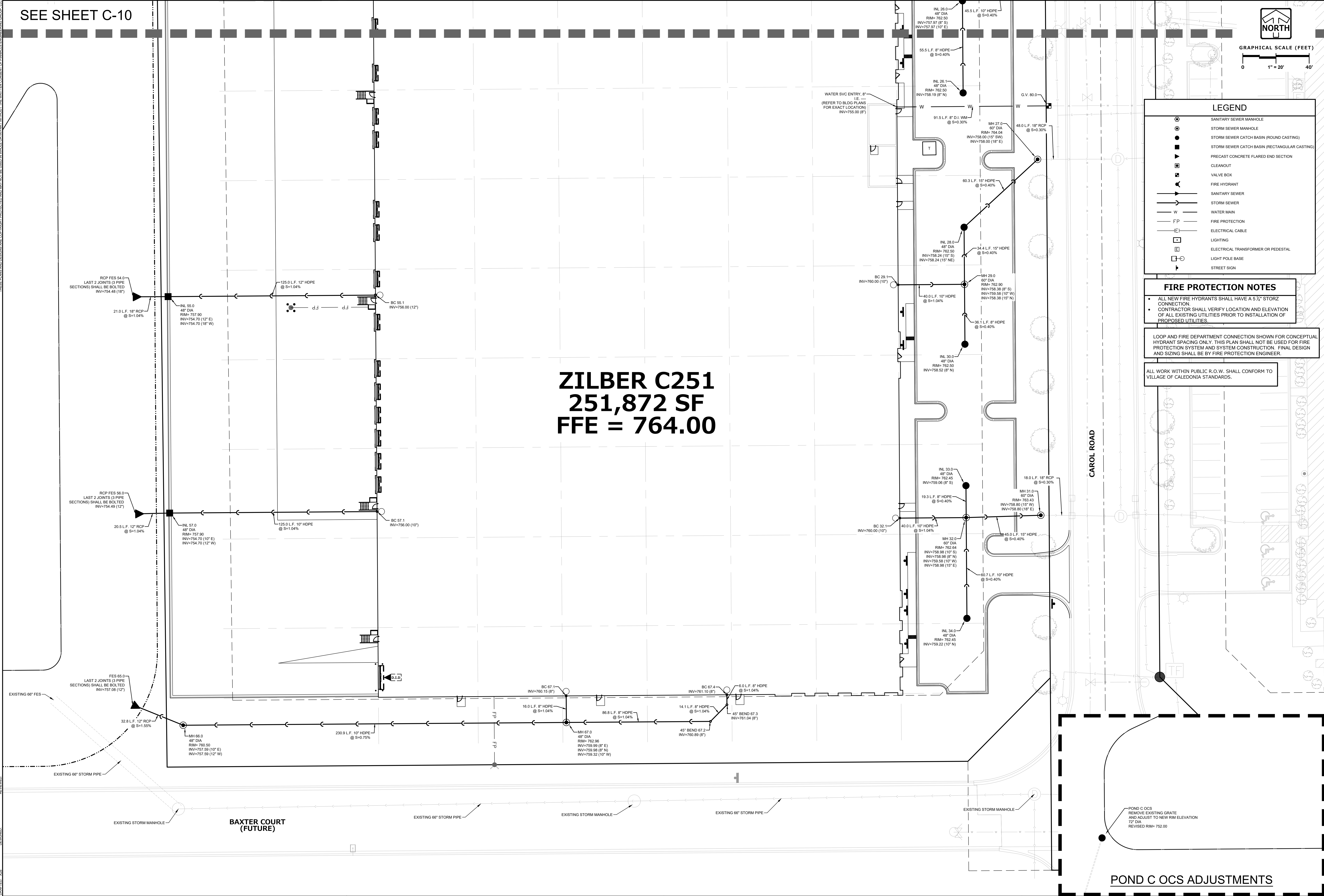
FIRE PROTECTION NOTES

- ALL NEW FIRE HYDRANTS SHALL HAVE A 5 1/2" STORZ CONNECTION.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

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.

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POND C OCS ADJUSTMENTS

REMOVE EXISTING GRATE AND ADJUST TO NEW RIM ELEVATION 72" DIA REVISED RIM= 752.00

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UTILITY PLAN (DETAILED)

REVISIONS	
1. VILLAGE BSO SUBMITTAL	02/09/26
2. VILLAGE BSO RESUBMITTAL	03/27/26
3. ISSUED FOR BID	03/30/26
4. VILLAGE COMMENTS / BID SET	04/22/26
5. ISSUED FOR CONSTRUCTION	05/19/26

REG. NO. 1912-40-WT
PLAN DATE: 02/09/26
SCALE: 1" = 20'

SHEET C-11

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GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

- ### CONSTRUCTION SITE SEQUENCING
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

- ### LEGEND
- STORM SEWER MANHOLE
 - STORM STORM CATCH BASIN (ROUND CASTING)
 - STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
 - ▭ PRECAST FLARED END SECTION
 - CLEANOUT
 - PROPOSED CONTOUR
 - PROPOSED TOPSOIL CONTOUR
 - WETLANDS
 - HIGH WATER LEVEL (HWL)
 - NORMAL WATER LEVEL (NWL)
 - DIVERSION SWALE
 - DIVERSION DITCH
 - SILT FENCE
 - STRAW WATTLE DITCH CHECK
 - INLET PROTECTION
 - PIPE INLET PROTECTION - STRAW WATTLE
 - CONSTRUCTION ENTRANCE
 - HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
 - EROSION CONTROL BLANKET

SHEET C-10

SHEET C-11

ZILBER C251
#251,872 SF
FFE = 764.00

ZILBER INDUSTRIAL 2
#4321 CAROL ROAD
233,249 SF
FFE = 764.00

ZILBER INDUS
ADDRESS
142,560
FFE = 764

- ### 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 ("WPDES" PERMIT NO. WI-S067831-4) 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 LOCATIONS WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
 5. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
 6. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENTATION 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 AN 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 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 S758N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF. AS REQUIRED, EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
 18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
 19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF 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 THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.

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ZILBER C251
CALEDONIA, WI

SITE STABILIZATION PLAN (OVERVIEW)

REVISIONS	
1. VILLAGE BSO SUBMITTAL	02/09/26
2. VILLAGE BSO RESUBMITTAL	03/27/26
3. ISSUED FOR BID	03/30/26
4. VILLAGE COMMENTS / BID SET	04/22/26
5. ISSUED FOR CONSTRUCTION	05/19/26

REG. JOB NO. 1912-40-WI
JOB NO. 1912-40-WI
PLAN DATE: 02/09/26
SCALE: 1" = 60'

SHEET C-12

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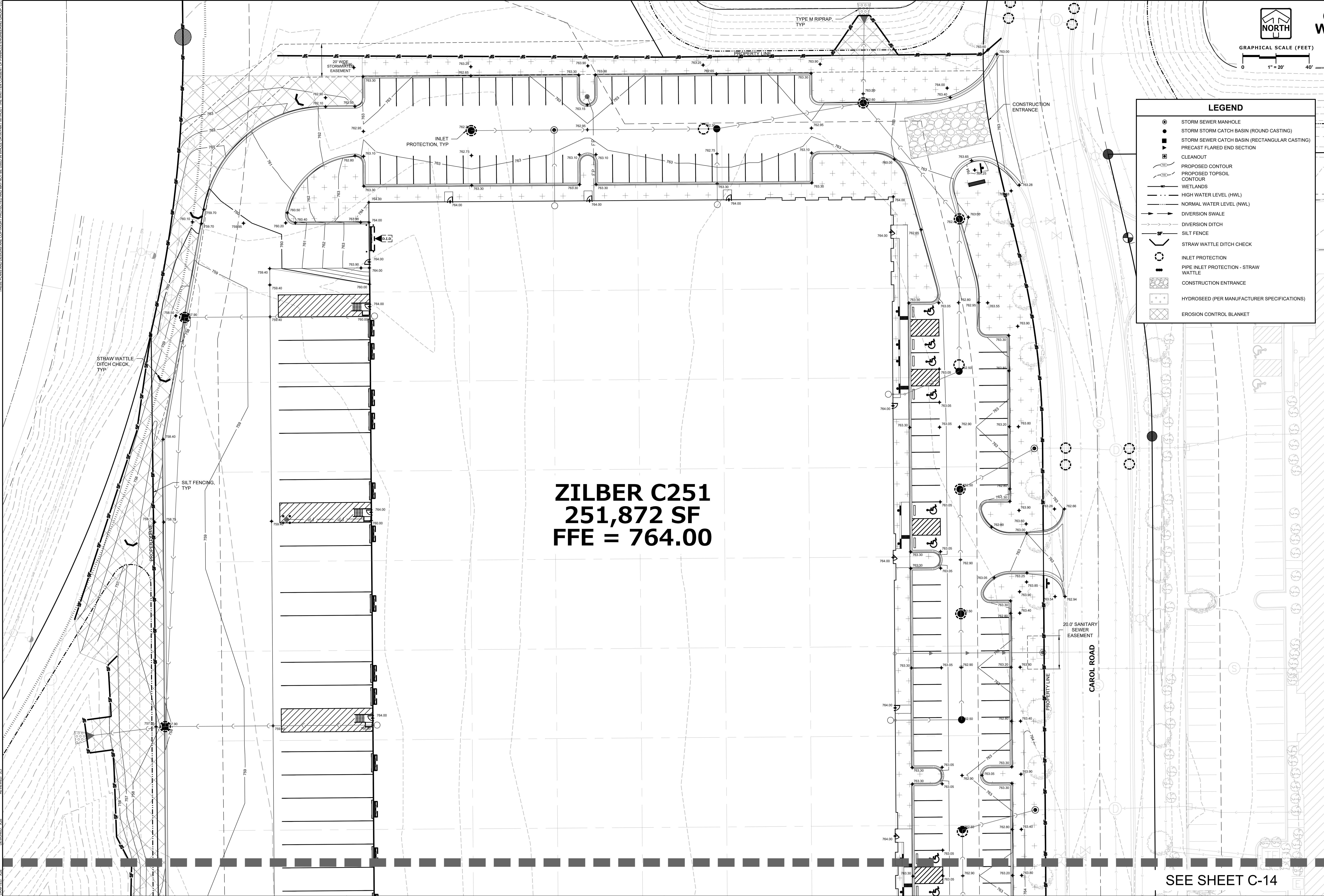


GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

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LEGEND

- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ▭ PRECAST FLARED END SECTION
- CLEANOUT
- PROPOSED CONTOUR
- PROPOSED TOPSOIL CONTOUR
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIVERSION SWALE
- DIVERSION DITCH
- SILT FENCE
- STRAW WATTLE DITCH CHECK
- INLET PROTECTION
- PIPE INLET PROTECTION - STRAW WATTLE
- ▨ CONSTRUCTION ENTRANCE
- ▨ HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- ▨ EROSION CONTROL BLANKET



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SEE SHEET C-14

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CALEDONIA, WI

SITE STABILIZATION PLAN (DETAILED)

REVISIONS	
1. VILLAGE BSO SUBMITTAL	02/09/26
2. VILLAGE BSO RESUBMITTAL	03/27/26
3. ISSUED FOR BID	03/30/26
4. VILLAGE COMMENTS / BID SET	04/22/26
5. ISSUED FOR CONSTRUCTION	05/19/26

REG. NO. 1912-40-WI
 REG. EX. 313
 PLAN DATE: 02/09/26
 SCALE: 1" = 20'

SHEET C-13

SITE STABILIZATION PLAN (DETAILED)

SEE SHEET C-13



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

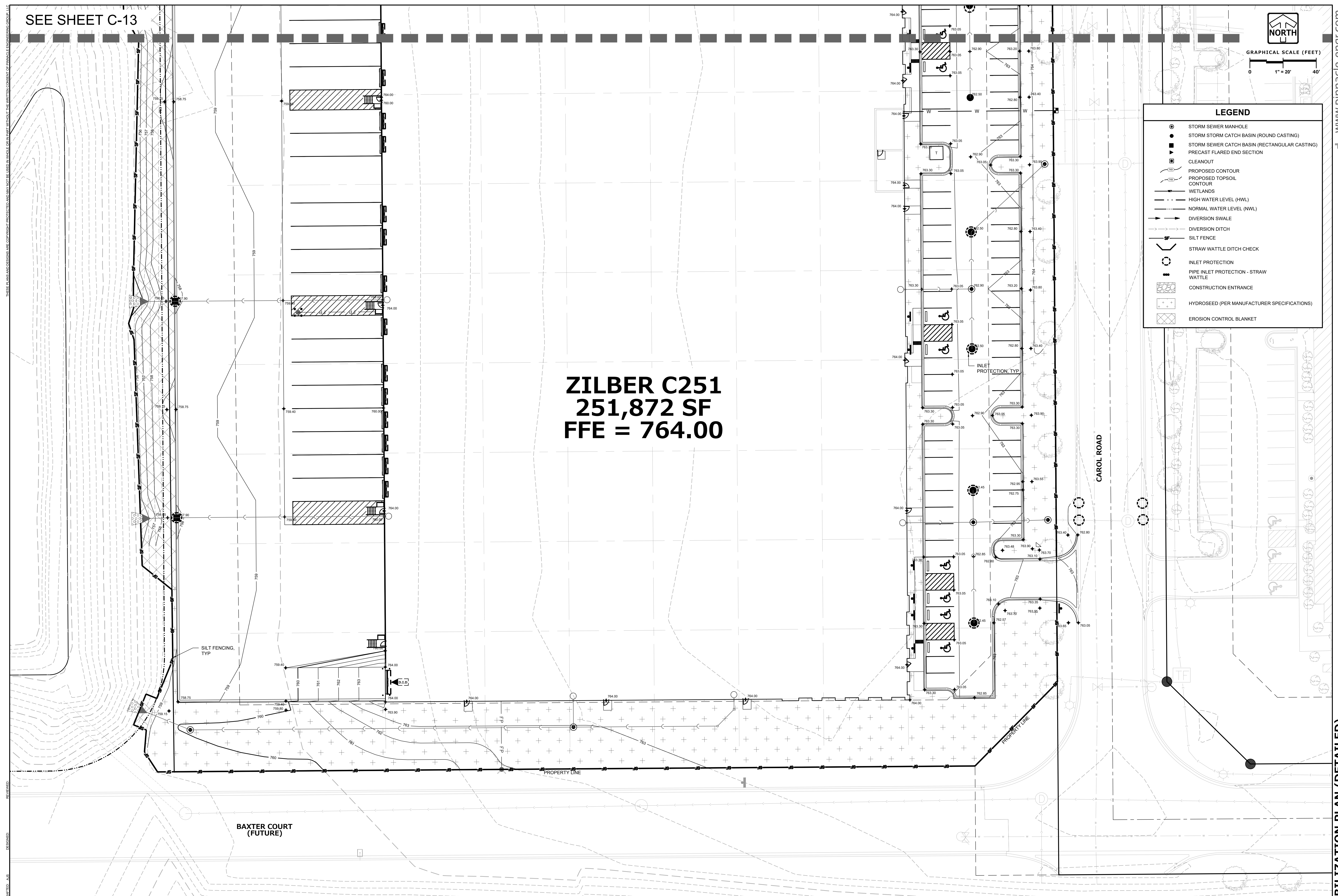
LEGEND

- STORM SEWER MANHOLE
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- ▭ PIPE INLET PROTECTION - STRAW WATTLE
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- ▭ EROSION CONTROL BLANKET

ZILBER C251
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FFE = 764.00

BAXTER COURT
(FUTURE)

CAROL ROAD



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