

UNPLATTED LANDS
 OWNER: PRAIRIE PHILIP LLC
 ADDRESS: 2105 PEWAUKEE RD
 TAX KEY: WAKC 1002998

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PARCEL 1 C.S.M. No. 7647
 OWNER: IMR LLC
 ADDRESS: 2007 PEWAUKEE RD
 TAX KEY: WAKC 1002029

PHASE 3

PHASE 1

PHASE 2

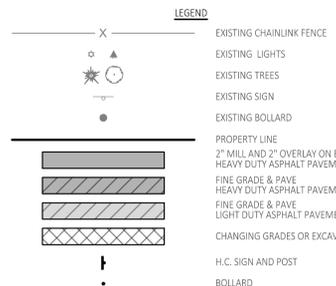
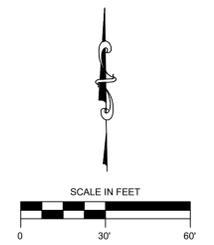
2005 PEWAUKEE RD
 TAX KEY: WAKC1002030
 LOT 3
 CSM 7647

PARCEL 2 C.S.M. No. 7647
 OWNER: KROEGER PROPERTIES LLC
 ADDRESS: 2003 PEWAUKEE RD
 TAX KEY: WAKC 1002029001

PARCEL 3 C.S.M. No. 6638
 OWNER: COOPER POWER SYSTEMS INC
 ADDRESS: 2001 PEWAUKEE RD
 TAX KEY: WAKC 1002031

UNPLATTED LANDS
 OWNER: PAYNE & DOLAN INC
 C/O WAUKESHA LIME & STONE CO
 ADDRESS: W239 S244 PEWAUKEE RD
 TAX KEY: PWC 1002997

UNPLATTED LANDS
 OWNER: PAYNE & DOLAN INC
 C/O WAUKESHA LIME & STONE CO
 ADDRESS: W239 S340 PEWAUKEE RD
 TAX KEY: PWC 1002996



SITE DATA

PARCEL ID: WAKC1002030
 GROSS LOT SIZE: 6.9232 AC 6.8691 AC (299,219 SF)

ZONING:

EXISTING PARKING SPACES = 156 CAR SPACES (5-HC)
 PROPOSED PARKING SPACES = 160 CAR SPACES (6-HC)

BUILDING COVERAGE = 52,313 SF
 EXISTING IMPERVIOUS AREA = 4,585 AC (199,724 SF)
 PROPOSED IMPERVIOUS AREA = 4,638 AC (202,051 SF)
 EXISTING LANDSCAPE AREA = 2.284 AC (99,495 SF) 33.25%
 PROPOSED LANDSCAPE AREA = 2.231 AC (97,168 SF) 32.47%
 ROUTINE MAINTENANCE AREA = 2,609 AC (113,668 SF)
 RECONSTRUCTED/REDEVELOPMENT AREA = 0.54 AC (23,523 SF)

THE ABOVE CALCULATIONS INCLUDE ALL FUTURE WORK SHOWN ON THIS SITE PLAN.

- NOTES:**
- DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FLANGE UNLESS OTHERWISE NOTED.
 - ALL SURFACES THAT MAY BE DISTURBED IN ANY STREET ROW OPENINGS SHALL BE REPLACED IN SUBSTANTIALLY THE SAME CONDITION AS THEY WERE PRIOR TO SUCH DISTURBANCE.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTORS SHALL MAKE THEIR OWN DETERMINATION AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

THE CLIENT AND OR OTHER RECIPIENTS AGREE TO THE FULLEST EXTENT PERMITTED BY LAW TO INDEMNIFY AND HOLD PAYNE AND DOLAN HARMLESS FOR ANY REUSE OF OR FROM CHANGES MADE TO THE ORIGINAL DRAWING OR DATA WITHOUT PRIOR WRITTEN CONSENT BY PAYNE AND DOLAN.

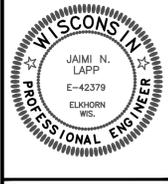
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. 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.

DIGGERS HOTLINE
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 www.DiggersHotline.com

NO.	REVISION DESCRIPTION	DATE

Payne + Dolan
 A WALBECK COMPANY
 www.paynedolan.com
 (820) 757-7559

PROJECT: 2005 PEWAUKEE ROAD
 WAUKESHA, WISCONSIN
CLIENT: PAYNE + DOLAN



SHEET TITLE: SITE, PAVING AND PHASING PLAN

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Drawing Scale: 1" = 30'
 Drawn: JNL 07/26/2021
 Checked: CTD 07/26/2021
 P&D Project No: 490492
 Sheet No.

02