

LOCATION MAP  
NW 1/4 & SW 1/4  
SEC. 36, T7N, R19E  
SCALE 1" = 2000'

LINE	LENGTH	BEARING
L1	16.475'	S 03°19'53" E
L2	199.268'	N 88°08'11" E
L3	30.200'	N 54°49'25" E
L4	219.704'	N 75°35'11" E
L5	40.290'	N 00°17'00" W
L6	10.000'	N 89°43'00" E
L7	58.397'	S 00°17'00" E
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L9	32.520'	S 54°49'25" W
L10	204.740'	S 88°08'11" W
L11	20.007'	N 03°19'53" W

- LEGEND:**
- - EXISTING BOLLARD
  - ⊕ - EXISTING CATCH BASIN
  - ⊗ - EXISTING ELECTRIC METER
  - ⊞ - EXISTING ELECTRIC TRANSFORMER PAD
  - ⊙ - EXISTING GAS METER
  - ⊕ - EXISTING GAS VALVE
  - ⊖ - EXISTING HYD WIRE
  - ⊗ - EXISTING HYDRANT
  - ⊕ - EXISTING LIGHT POLE
  - ⊞ - EXISTING POWER POLE
  - ⊙ - EXISTING SANITARY MANHOLE
  - ⊕ - EXISTING STORM MANHOLE
  - ⊖ - EXISTING WATER MANHOLE
  - ⊗ - EXISTING SANITARY CLEANOUT
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  - ⊙ - EXISTING WATER VALVE
  - ⊕ - EXISTING WELL
  - FB— - EXISTING FIBER OPTIC LINE
  - G— - EXISTING GAS MAIN
  - SS— - EXISTING SANITARY SEWER
  - ST— - EXISTING STORM SEWER
  - E— - EXISTING UNDERGROUND ELECTRIC LINE
  - T— - EXISTING UNDERGROUND TELEPHONE LINE
  - W— - EXISTING WATER MAIN

**LEGAL DESCRIPTION:**  
ALL OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING A REDIVISION OF C.S.M. NO. 9751 AND 10729 RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS ON PAGES 283 TO 287 INCLUSIVE AS DOCUMENT NO. 3704368 AND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) AND NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 36, TOWN 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**LOT 1**  
APN: WAKC 1007040  
PROPERTY ADDRESS: 1603 E MORELAND BOULEVARD, WAUKESHA, WI

**LOT 2**  
APN: WAKC 1007039  
PROPERTY ADDRESS: 1710 S.T.H. 164, WAUKESHA, WI

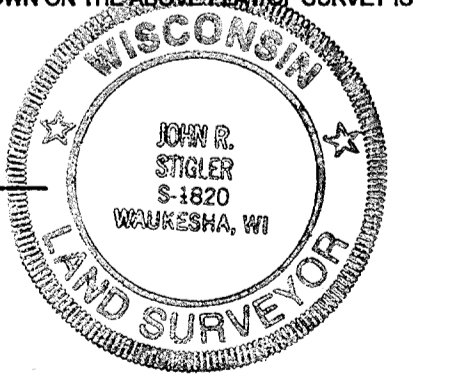
**REFERENCE BENCHMARK:**  
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**SURVEYOR'S CERTIFICATE**  
STATE OF WISCONSIN } ss.  
COUNTY OF WAUKESHA }

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

*John R. Stigler*  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
Dated this 30th day of April, 2014.



**C1.0**  
FOR: GRIES ARCHITECTURAL GROUP, INC.  
**PLAT OF SURVEY**  
**RE: WILDE SUBARU**  
PART OF THE NW 1/4 OF SECTION 36, T7N, R19E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WI.

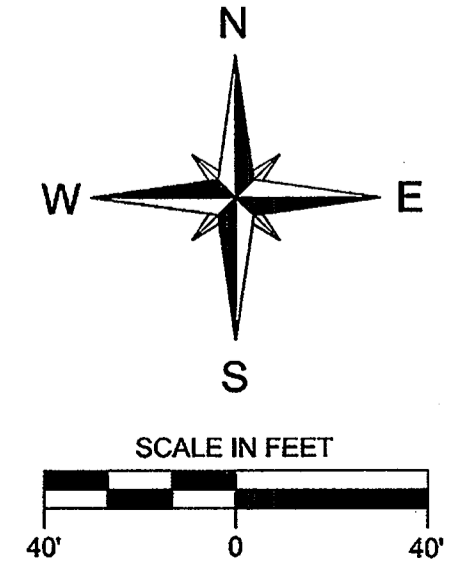
**JAHNKE & JAHNKE ASSOCIATES, INC.**  
PLANNERS & PROFESSIONAL ENGINEERS  
711 W. MORELAND BLVD., WAUKESHA, WI 53188  
TEL. NO. (262) 542-5797 FAX (262) 542-7698  
EMAIL: blindau@jahnkeandjahnke.com

SCALE: 1" = 40'  
DRAWN BY: B.L. CHECKED BY: J.R.S. DATE: APRIL 30, 2014  
BOOK NO.: PEWAUKEE 166, PG 48 & 177, PG 14 FILE NO.: PEWAUKEE 447  
JOB: S-8281 SHEET 1 OF 5



CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
WIS STATUTE 182.21(2)(b) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU DIG IN WISCONSIN  
MILW. AREA 259-1181

**NOTE:** The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.



ARC=210.894'  
CHD=208.651'  
CH.BRG=N87°33'22.5"E  
RAD=416.752'

EXISTING BUILDING  
F.F.E.=101.59

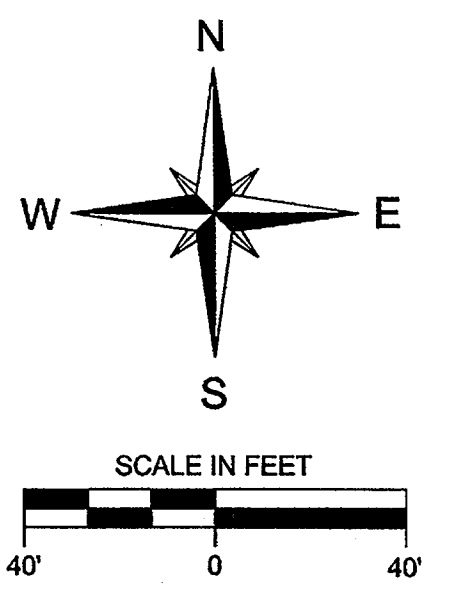
EXISTING BUILDING  
F.F.E.=102.01

FILE NAME: PROJECTS\8281\DWG\8281.dwg



**LEGEND:**

- ☒ PROPOSED INLET PROTECTION
- ⊕ EXISTING CATCH BASIN ROUND
- ⊕ SANITARY MANHOLE
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ WELL
- ⊕ LIGHT POLE
- ⊕ POWER POLE
- SS — UNDERGROUND SANITARY SEWER
- W — UNDERGROUND WATER MAIN
- - - - - EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- ▨ PROJECT LIMITS OF SERVICE AREA EXPANSION
- ▨ PROPOSED GRASS AREA
- ▨ PROPOSED 24' X 30' TRACKING PAD (SEE DETAIL)



**GENERAL**

1. CONTRACTOR SHALL CONFORM TO ALL RELEVANT FEDERAL, STATE, AND LOCAL REGULATIONS; THE CONDITIONS INCLUDED IN ANY PERMIT; AND TO THE CONDITIONS INCLUDED IN THE PROJECT ENGINEER'S PLANS UNLESS OTHERWISE APPROVED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND PROJECT ENGINEER.
2. EROSION CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE WDNR TECHNICAL STANDARDS AND WI DOT PRODUCT ACCEPTABILITY LIST (PAL).
3. A COPY OF THE EROSION CONTROL PLAN AND PERMITS SHALL BE KEPT ONSITE AND AVAILABLE FOR INSPECTION.
4. AT NO TIME MAY CONSTRUCTION EQUIPMENT OR FILL BE PLACED IN A WATERWAY OR WETLAND. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIALS IN ANY FLOODWAY.
5. PUBLIC AND PRIVATE ACCESS ROADS SHALL BE KEPT FREE OF TRACKED SEDIMENT AND AT A MINIMUM CLEANED AT THE END OF EACH WORKDAY (NOT BY FLUSHING).
6. BARE SOIL AREAS, INCLUDING SOIL STOCKPILES, LEFT UNDISTURBED FOR 7 DAYS, SHALL BE STABILIZED WITH: TEMPORARY OR PERMANENT SEED AND MULCH (PROPERLY ANCHORED BY CRIMPING, NETTING, OR TACKIFIER); HYDROMULCH; TARP; OR OTHER APPROVED METHOD.
7. THE USE, STORAGE AND DISPOSAL OF CHEMICALS, CEMENT AND OTHER COMPOUNDS AND MATERIALS USED ON THE CONSTRUCTION SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE. ALL CONSTRUCTION DEBRIS AND LITTER SHALL BE CLEANED ON A DAILY BASIS.
8. IF THE CONTRACTOR DETERMINES THAT DEWATERING WILL BE NECESSARY, A DEWATERING PLAN FOLLOWING WDNR TECHNICAL STANDARD 1061 SHALL BE SUBMITTED BY THE CONTRACTOR TO THE WDNR AND PROJECT ENGINEER FOR APPROVAL.
9. DURING THE NON-GROWING SEASON, WINTER STABILIZATION SHALL INCLUDE SEEDING WITH WINTER WHEAT AND THE USE OF MULCH AND TACKIFIER (AS AN ANCHORING METHOD) ON ALL BARE SOIL AREAS OF THE SITE.
  - MULCH SHALL CONSIST OF HAY OR STRAW FREE OF DISEASED PLANT RESIDUE, NOXIOUS WEEDS, HARMFUL CHEMICAL RESIDUES, HEAVY METALS, HYDROCARBONS, AND OTHER KNOWN ENVIRONMENTAL TOXICANTS.
  - MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE AND SHALL BE 1/2 TO 1 1/2 INCHES THICK.
  - IF THE CONDITIONS ARE TOO COLD TO APPLY TACKIFIER, A MULCH CRIMPER OR EROSION MATTING SHALL BE USED AS AN ALTERNATE ANCHORING METHOD.
10. IF SNOW COVER PREVENTS THE INSTALLATION OF THESE ITEMS, THE CONDITION OF THE SITE, INCLUDING THE AMOUNT OF SNOW COVER, WILL BE NOTED ON EVERY EROSION AND SEDIMENT CONTROL INSPECTION REPORT. ONCE THE SNOW IS 2 INCHES OR LESS ON A MAJORITY OF THE SITE, THE ABOVE MENTIONED WINTER STABILIZATION METHODS SHALL BE IMMEDIATELY EMPLOYED.
11. ALL FINISH GRADED DITCHES AND SWALES SHALL BE SEEDED AND MULCHED OR MATTED IMMEDIATELY AFTER COMPLETION.
12. IF ANY ITEM IN THE EROSION CONTROL PLAN REQUIRES MODIFICATION, THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN REVISION TO THE PROJECT ENGINEER AND WDNR STORMWATER SPECIALIST TO RECEIVE APPROVAL BEFORE PROCEEDING.
13. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.

**EROSION CONTROL INSTALLATION AND SEQUENCING**

1. TRACKING PAD AND INLET PROTECTION SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING CONSTRUCTION ACTIVITIES.
2. ONCE THE TEMPORARY EROSION CONTROL DEVICES HAVE BEEN INSTALLED, STRIP TOPSOIL AND/OR REMOVE PAVEMENT FOR THE ENTIRE AREA OF DISTURBANCE. STOCKPILE TOPSOIL. THEN, MASS GRADING CAN BEGIN.
3. DITCH CHECKS SHALL BE INSTALLED AS NEEDED.
4. UPON COMPLETION OF CONSTRUCTION AND GRADING WITHIN A PARTICULAR SECTION, SEED AND MULCH SHALL BE IMMEDIATELY APPLIED TO ANY DISTURBED AREAS BEFORE PROCEEDING TO THE NEXT SECTION.
5. TRACKING PAD SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
6. INLET PROTECTION DEVICES SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION. FINAL STABILIZATION IS DEFINED AS AN ESTABLISHED UNIFORM PERENNIAL VEGETATIVE COVER WITH AN OVERALL SITE DENSITY OF AT LEAST 70%.
7. DITCH CHECKS SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE AREA HAS REACHED FINAL STABILIZATION. ANY SOIL DISTURBANCE THAT HAS OCCURRED AS A RESULT OF ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.

**EROSION CONTROL INSPECTION AND MAINTENANCE**

1. INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY 1/2 INCH OR GREATER RAIN EVENT. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND THE ENGINEER'S PLANS AND SPECIFICATIONS AND AS DEEMED NECESSARY BY REGULATORY AGENCIES. ALL MAINTENANCE AND/OR REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION BY THE EROSION CONTROL INSPECTOR. THE CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL LOG BOOK ON SITE NOTING INSPECTION DATE AND TIMES, REPAIRS NECESSARY, AND REPAIRS MADE.
2. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES AS FOLLOWS:
  - A. TRACKING PAD - MAINTENANCE SHALL TAKE PLACE BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 50 FOOT LONG AND 12-INCH THICK PAD CONSISTING OF A MINIMUM OF 3 INCH CLEAR WASHED STONE SHALL BE MAINTAINED. THE WIDTH OF THE TRACKING PAD SHALL EXTEND THE FULL DISTANCE OF THE EGRESS POINT.
  - B. DITCH CHECKS - SEDIMENT/DEBRIS/DEPOSITS SHALL BE REMOVED WHEN THEY REACH 50% OF THE HEIGHT OF THE DITCH CHECK. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED. DITCH CHECKS THAT HAVE DAMAGES OR NOT PERFORMING AS DESIGNED SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

**SURVEYOR'S CERTIFICATE**  
STATE OF WISCONSIN }  
COUNTY OF WAUKESHA } ss.

WE, JAHNKE & JAHNKE ASSOCIATES INC. DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

*John R. Stigler*  
John R. Stigler - Wis. Reg. No. S-1820  
Dated this 30th day of April, 2014.



**FOR: GRIES ARCHITECTURAL GROUP, INC.**

**C2.0**

**GRADING & EROSION CONTROL PLAN**  
**RE: WILDE SUBARU**  
PART OF THE NW 1/4 OF SECTION 36, T7N, R19E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WI.

**JAHNKE & JAHNKE ASSOCIATES, INC.**  
PLANNERS & PROFESSIONAL ENGINEERS  
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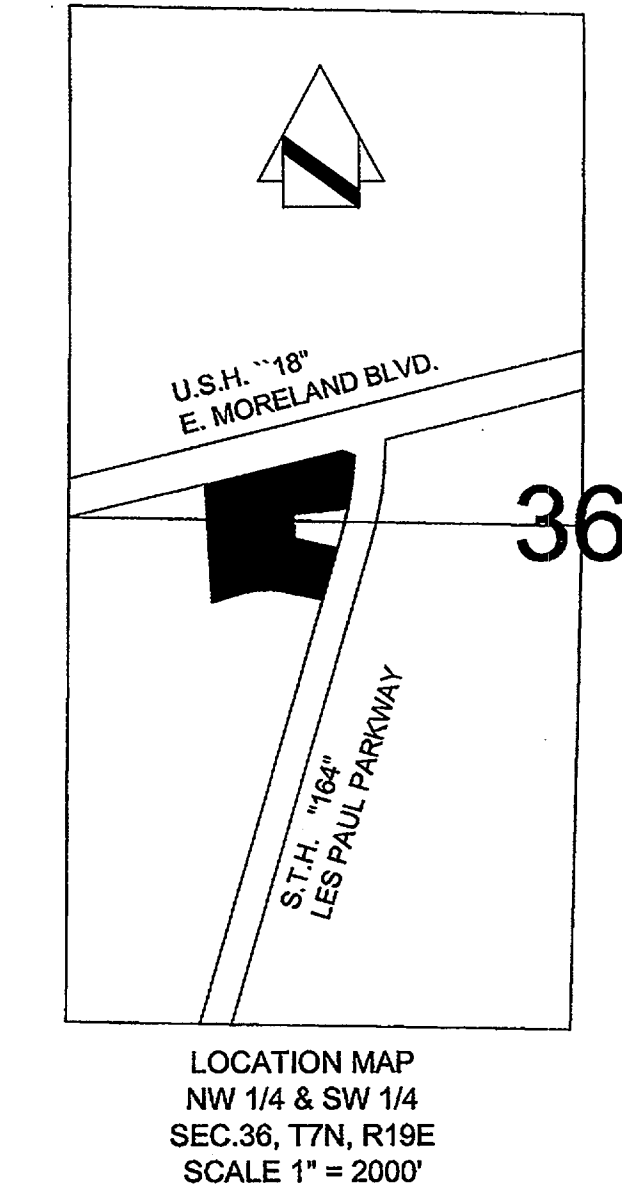
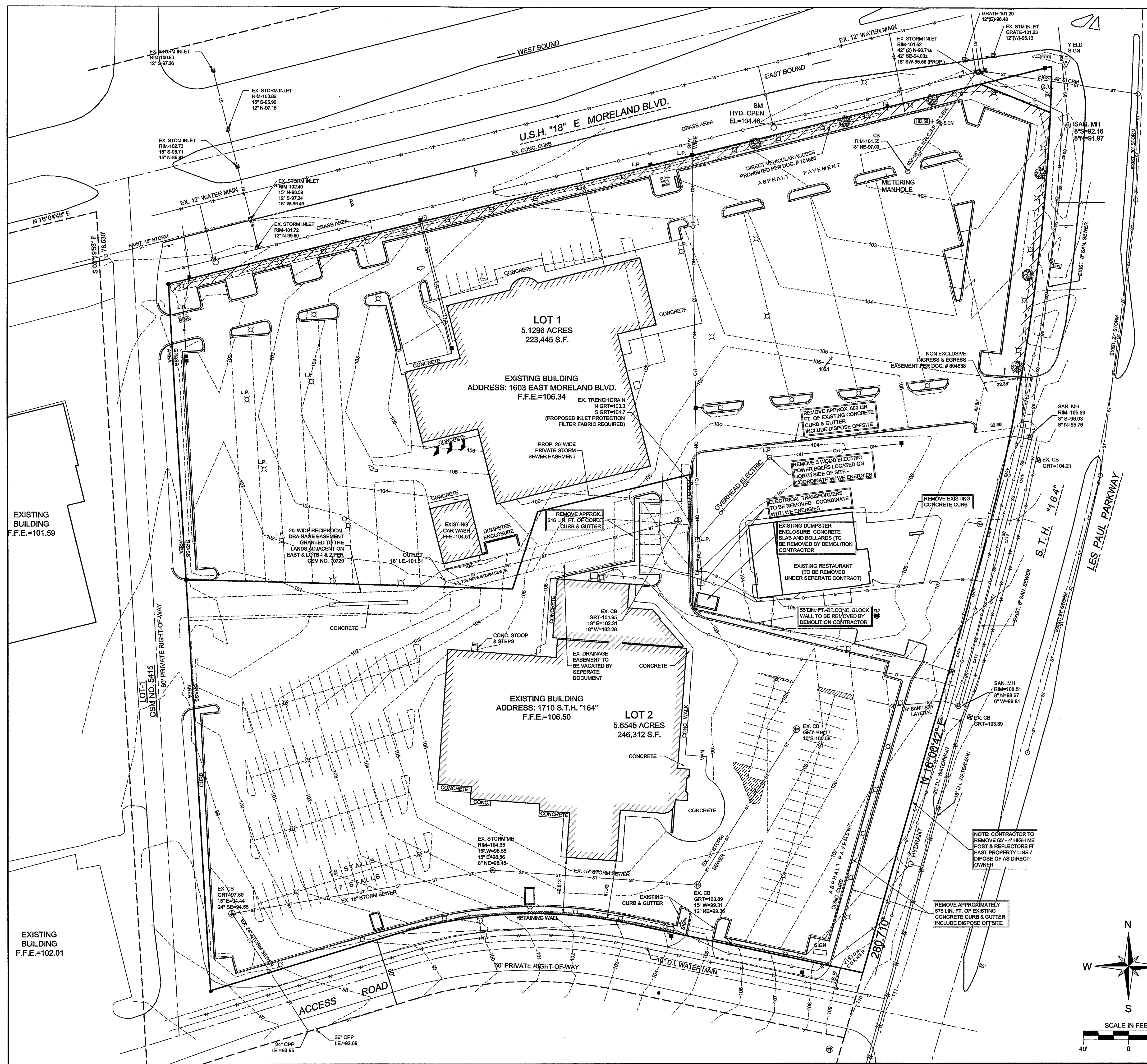
SCALE: 1" = 40'	DATE: APRIL 30, 2014
DRAWN BY: B.L.	CHECKED BY: J.R.S.
BOOK NO.: PEWAUJKE 168, PG 48 & 177, PG 14	FILE NO.: PEWAUJKE 447
	JOB: S-8281
	SHEET 2 OF 5

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE  
WIS STATUTE 182.017(2)(b) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
MILWAUKEE AREA 259-1181

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.

FILE NAME: PROJECTS\S8281\DWG\S8281-C2.0.DWG



**EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L1	16.475'	S 03°19'53" E
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**LEGAL DESCRIPTION:**  
 ALL OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING A REDIVISION OF C.S.M. NO. 8761 AND 10729 RECORDED IN VOLUME 103 OF CERTIFIED SURVEY MAPS ON PAGES 283 TO 287 INCLUSIVE AS DOCUMENT NO. 3704368 AND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) AND NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWN 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**LOT 1**  
 APN: WAKC 1007040  
 PROPERTY ADDRESS: 1603 E MORELAND BOULEVARD, WAUKESHA, WI

**LOT 2**  
 APN: WAKC 1007039  
 PROPERTY ADDRESS: 1710 S.T.H. 164, WAUKESHA, WI

**REFERENCE BENCHMARK:**  
 ELEVATION 104.29, FLOOR ELEVATION TO 1603 E. MORELAND BLVD. CITY OF WAUKESHA DATUM.

**REFERENCE BEARING:** BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, T7N, R19E WHICH HAS A BEARING OF SOUTH 00°20'20" WEST BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN }  
 COUNTY OF WAUKESHA } ss.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

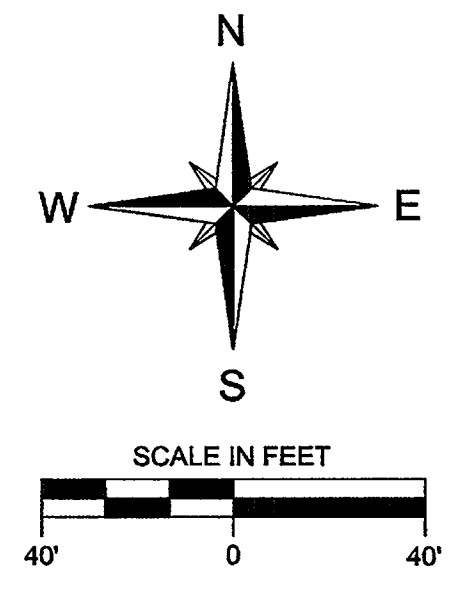
*John R. Stigler*  
 JOHN R. STIGLER - Wis. Reg. No. S-1820  
 Dated this 30th day of April, 2014.



**C3.0** FOR: GRIES ARCHITECTURAL GROUP, INC.  
**DEMOLITION PLAN**  
 RE: WILDE SUBARU  
 PART OF THE NW 1/4 OF SECTION 36, T7N, R19E  
 CITY OF WAUKESHA, WAUKESHA COUNTY, WI.

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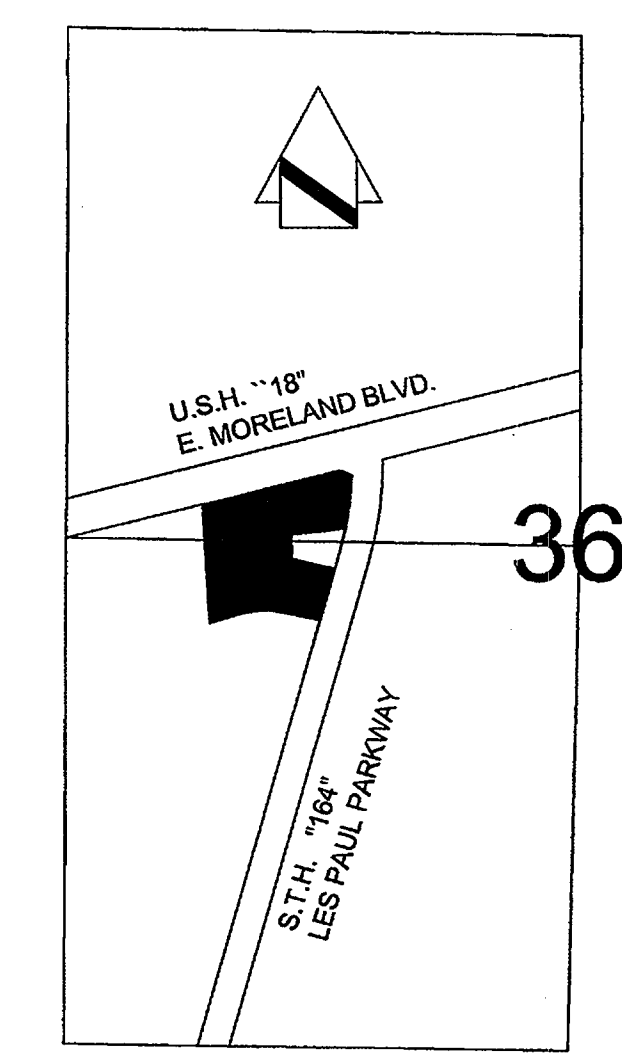
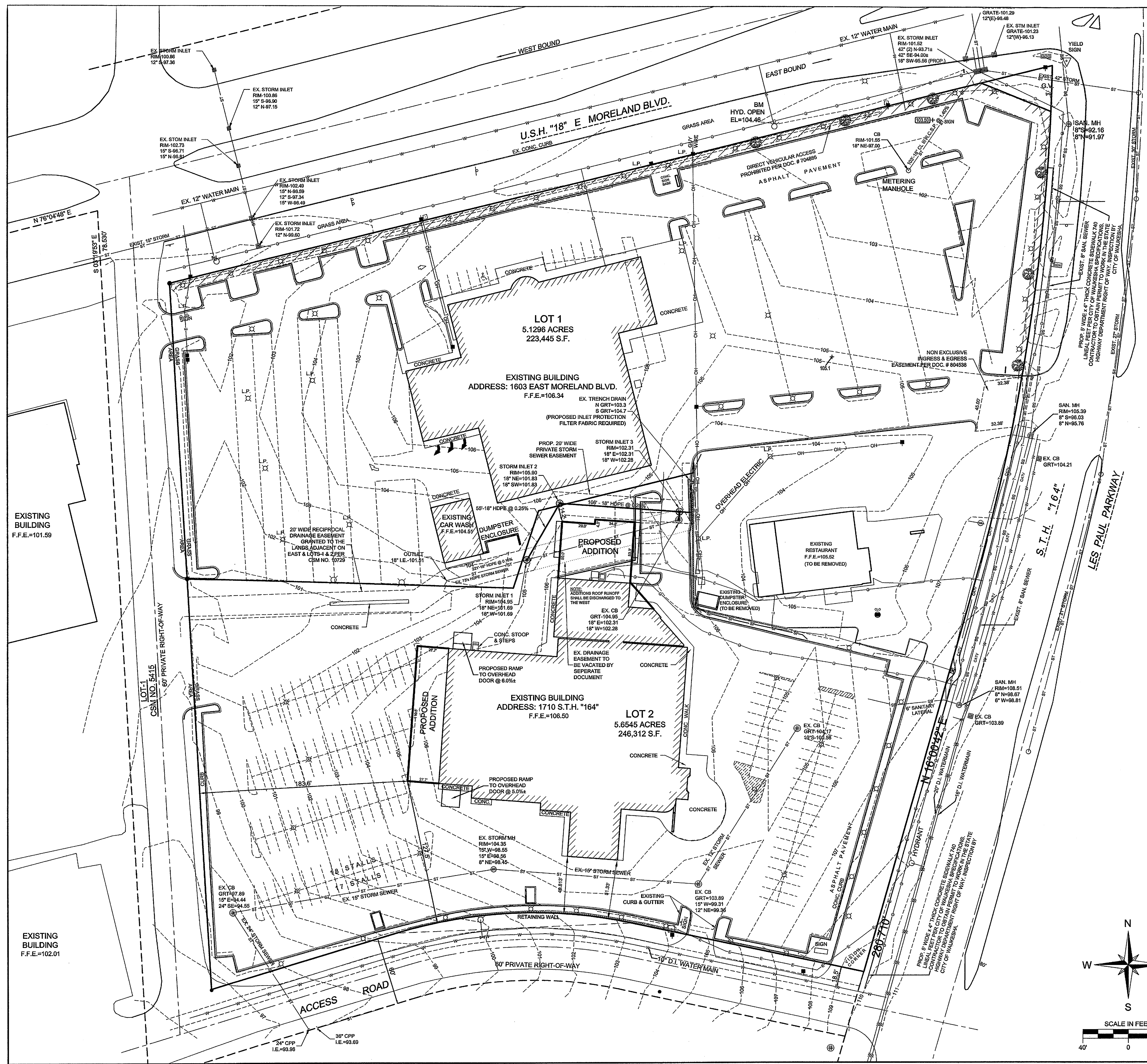
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*John R. Stigler*  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
Dated this 30th day of April, 2014.



**C4.0**

FOR: GRIES ARCHITECTURAL GROUP, INC.

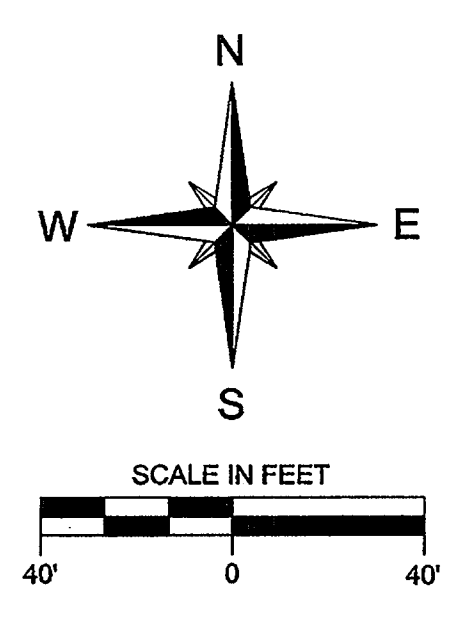
**UTILITY PLAN**  
**RE: WILDE SUBARU**  
PART OF THE NW 1/4 OF SECTION 36, T7N, R19E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES, INC.  
PLANNERS & PROFESSIONAL ENGINEERS  
711 W. MORELAND BLVD., WAUKESHA, WI 53188  
TEL. No. (262) 542-5797 FAX (262) 542-7698  
EMAIL: blindau@jahnkeandjahnke.com

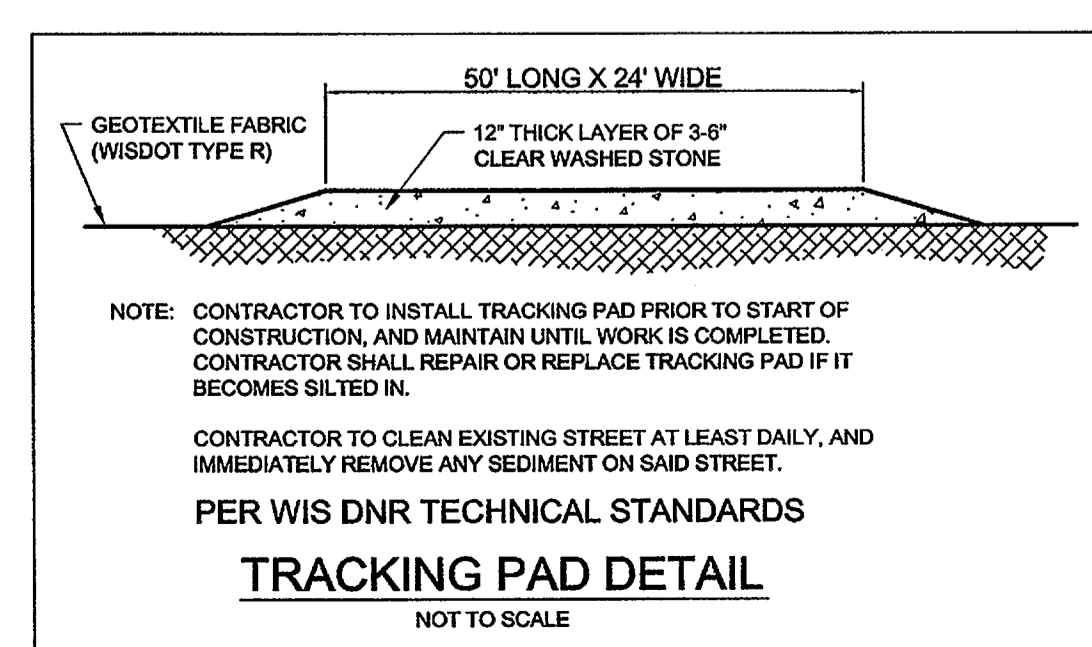
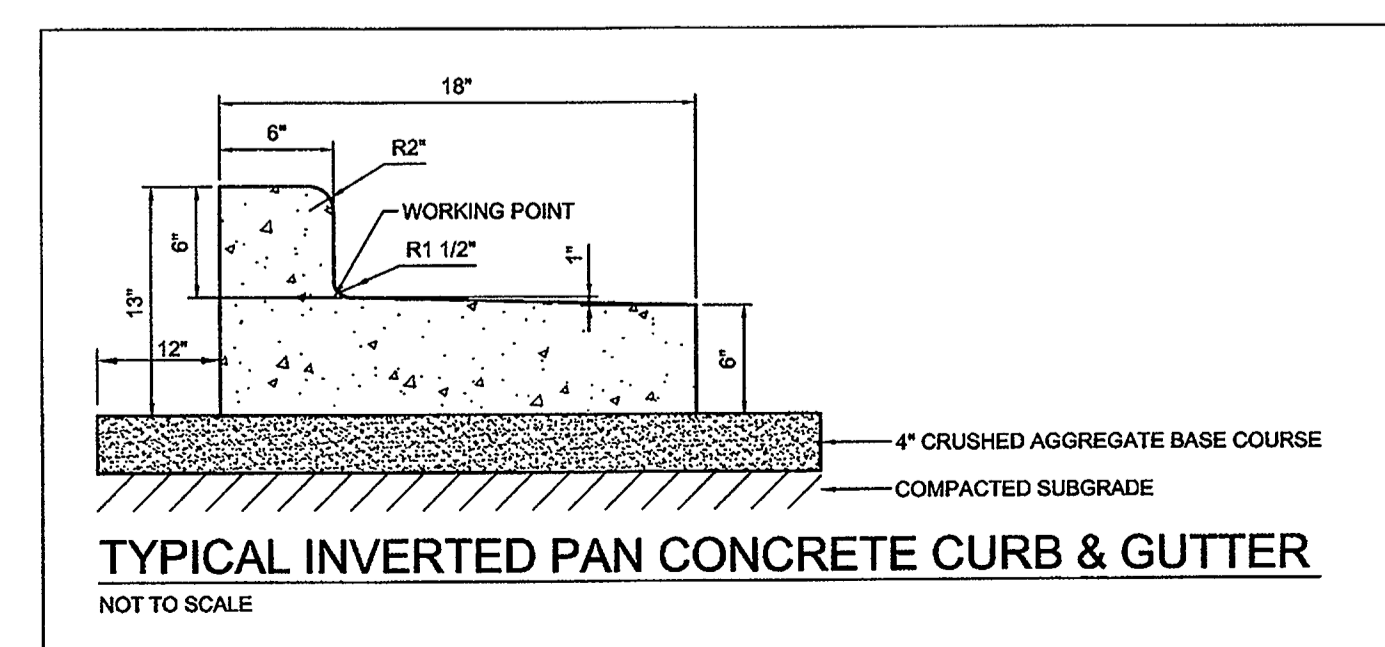
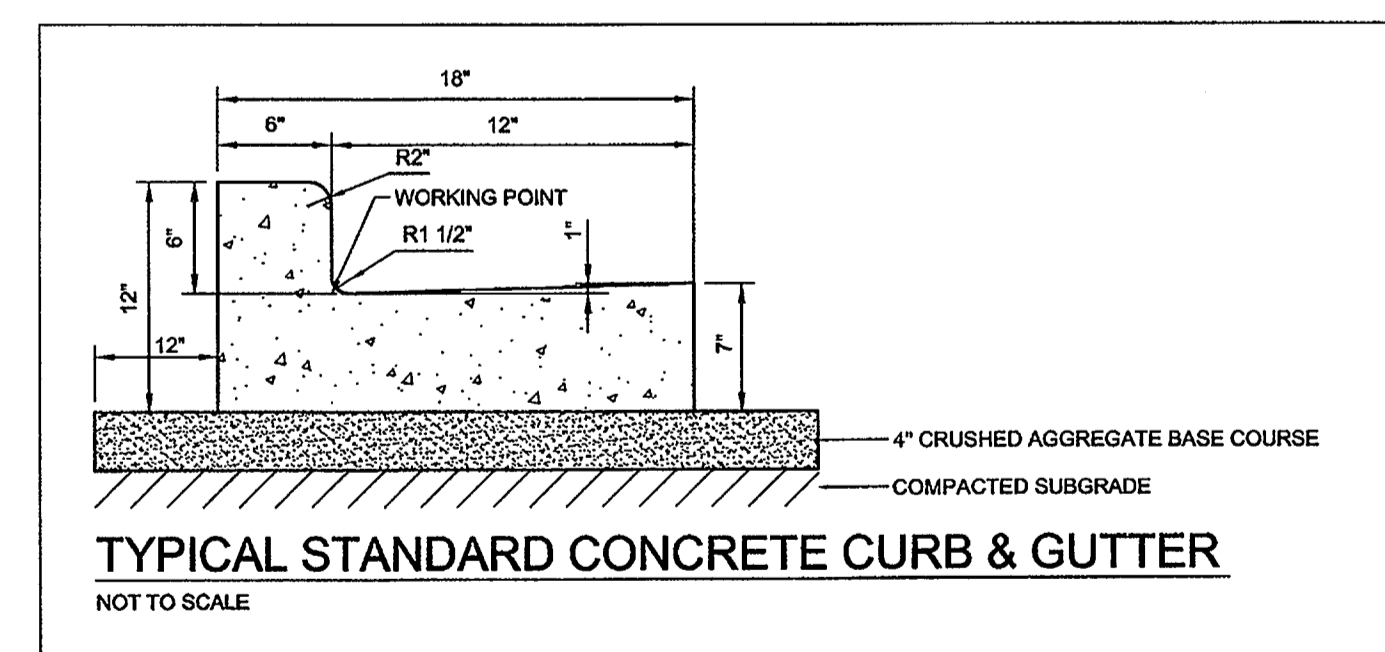
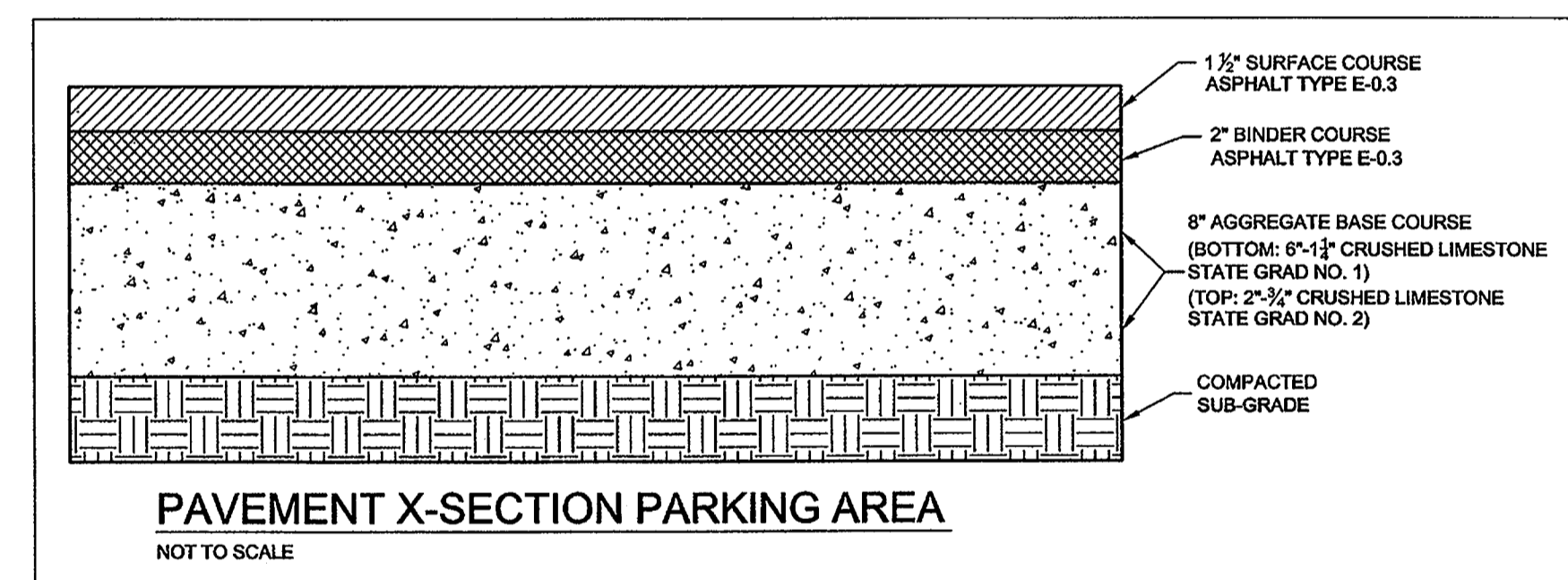
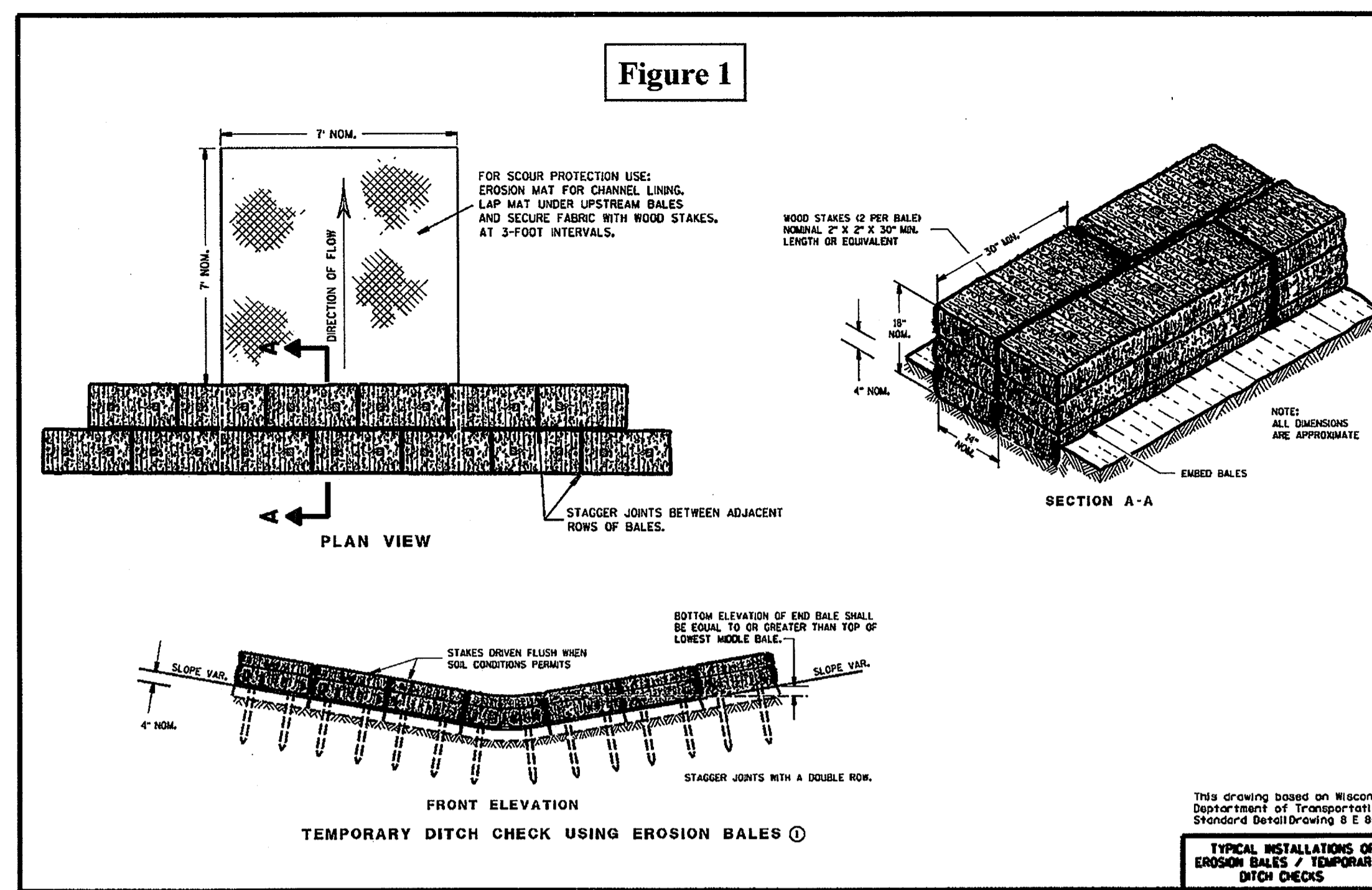
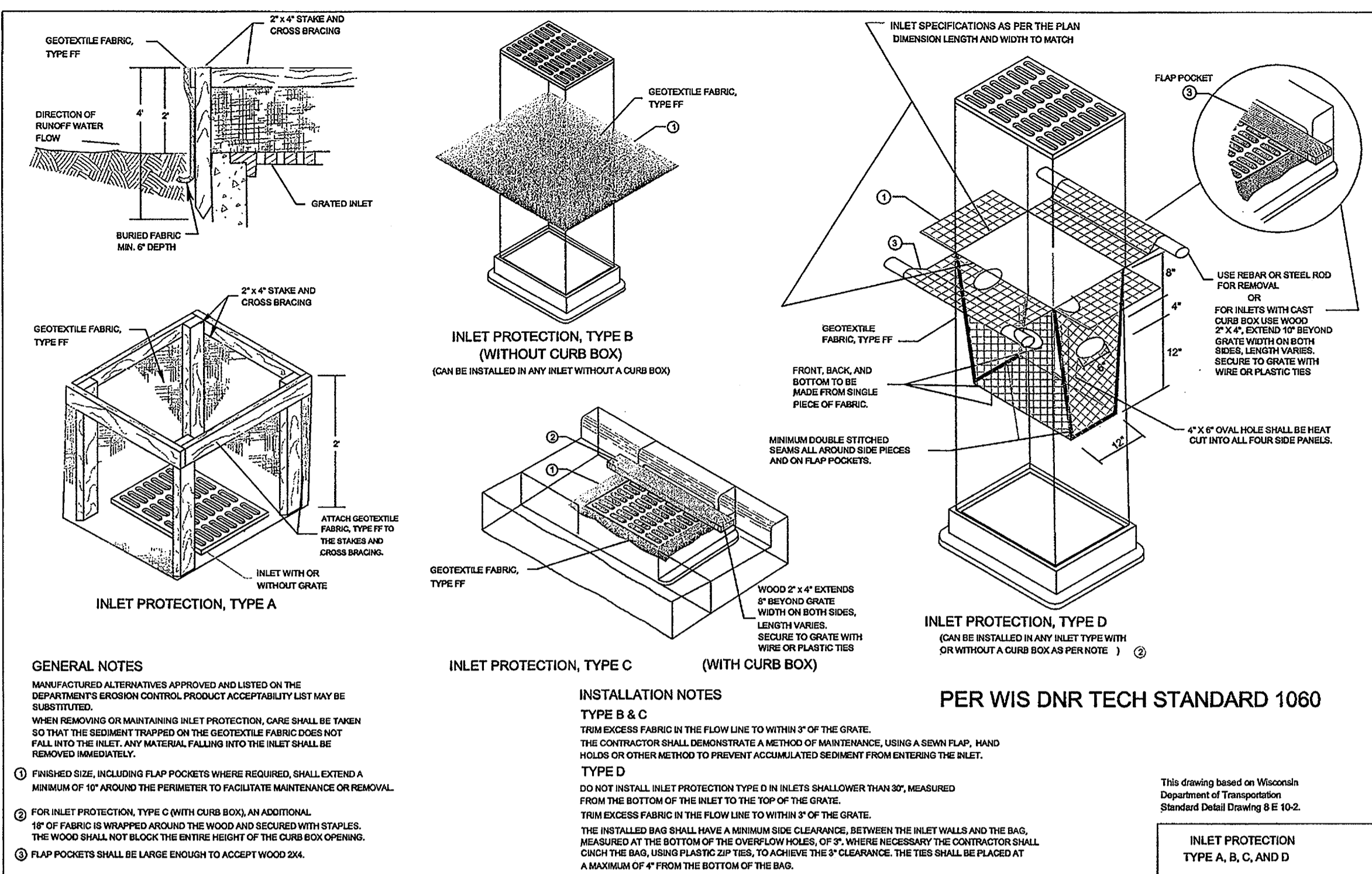
SCALE: 1" = 40'  
DRAWN BY: B.L. CHECKED BY: J.R.S. DATE: APRIL 30, 2014  
BOOK NO.: PEWAUKEE 166, PG 48 & 177, PG 14 FILE NO.: PEWAUKEE 447  
JOB: S-8281 SHEET 4 OF 5

CALL DIGGERS HOTLINE  
1-800-242-8511 TOLL FREE  
OUR STATUTE 182.017(1)(F) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU RELOCATE MILW. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.



FILE NAME: PROJECTS\8281\DWG\8281.dwg



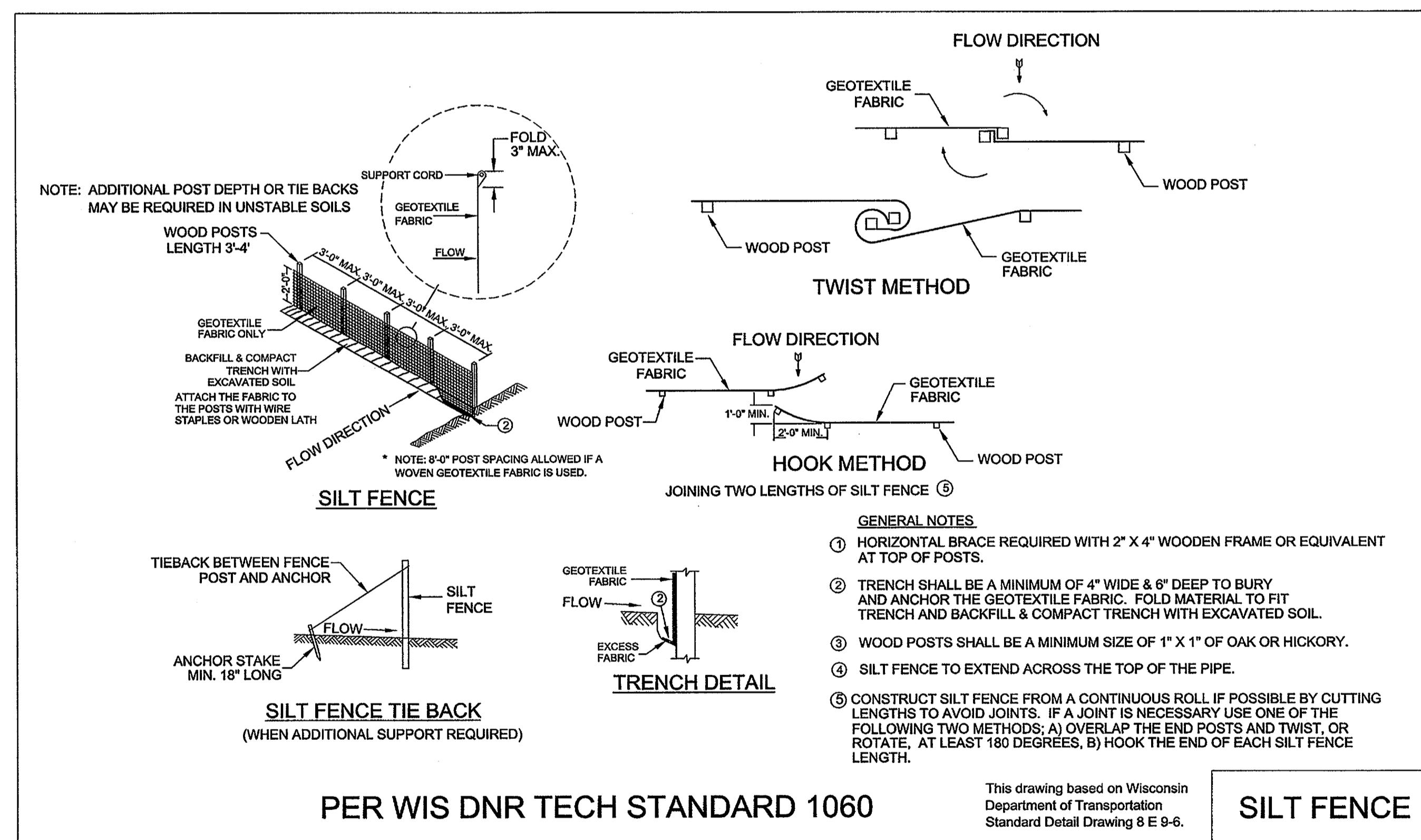
**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN COUNTY OF WAUKESHA } ss.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

*John R. Stigler*  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
Dated this 30th day of April, 2014.

WISCONSIN LAND SURVEYOR  
JOHN R. STIGLER  
S-1820  
WAUKESHA, WI



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
1-800-242-8511 TOLL FREE  
WIS STATUTE 182.0175(1874) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
MILWAUKEE AREA 253-1181

**C5.0**

**FOR: GRIES ARCHITECTURAL GROUP, INC.**

**DETAILS**  
**RE: WILDE SUBARU**  
PART OF THE NW 1/4 OF SECTION 36, T7N, R19E  
CITY OF WAUKESHA, WAUKESHA COUNTY, WI.

**JAHNKE & JAHNKE ASSOCIATES, INC.**  
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TEL.No. (262) 542-5797 FAX (262) 542-7698  
EMAIL: bilndau@jahnkeandjahnke.com

SCALE: 1" = 40'  
DATE: APRIL 30, 2014

DRAWN BY: B.L. CHECKED BY: J.R.S. FILE NO.: PEWAUKEE 447  
BOOK NO.: PEWAUKEE 166, PG 48 & 177, PG 14 JOB: S-8281 SHEET 5 OF 5

"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."