

# PLAN OF PROPOSED IMPROVEMENTS

## FOR

# PRAIRIE PHILIP, LLC

# OUTDOOR STORAGE YARD

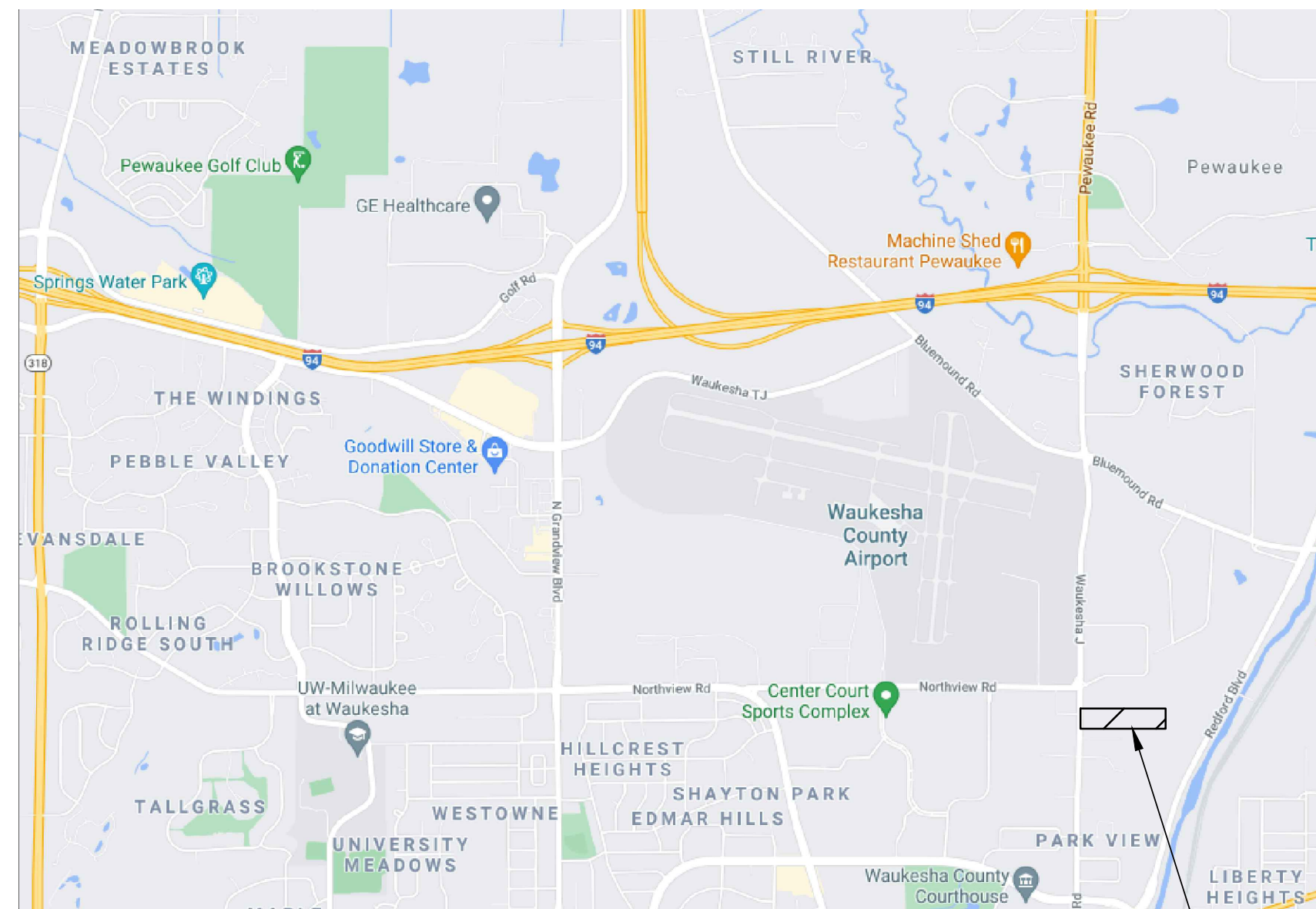
## CITY OF WAUKESHA, WISCONSIN

## WAUKESHA COUNTY

ISSUED FOR  
CONSTRUCTION

SHEET NO.	DESCRIPTION
00	COVER
01	SITE PLAN
02	GRADING AND EROSION CONTROL PLAN
03	LANDSCAPE PLAN
04	DETAILS

LOCATION MAP  
NOT TO SCALE



PROJECT LOCATION

LEGAL DESCRIPTION (PER KNIGHT BARRY TITLE, INC. FILE #: W726109 WITH AN EFFECTIVE DATE OF JUNE 25, 2014, COMPLETED ON JULY 29, 2014):

ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE WEST LINE OF THE SAID QUARTER SECTION, DISTANT SOUTH 400.00 FEET FROM THE NORTHWEST CORNER OF THE SAID SECTION; THENCE NORTH 88° 30' EAST 1328.30 FEET TO THE 1/8TH LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 01° 15' WEST ON SAID LINE 173.71 FEET; THENCE SOUTH 88° 30' WEST 1324.51 FEET TO THE SECTION LINE; THENCE NORTH 173.71 FEET TO THE POINT OF COMMENCEMENT. EXCEPTING THEREFROM THOSE LANDS CONTAINED IN AWARD OF DAMAGES RECORDED DECEMBER 20, 1990 AS DOCUMENT NO. 1626799. SAID LAND BEING IN THE CITY OF WAUKESHA (FORMERLY TOWN OF PEWAUKEE), WAUKESHA COUNTY, WISCONSIN.

PROPERTY ADDRESS: 2105 PEWAUKEE ROAD, WAUKESHA, WI  
TAX KEY NUMBER: WAKC 1002-998

REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, T7N, R19E WHICH HAS A BEARING OF NORTH 00°10'06" WEST BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

REFERENCE BENCHMARK: 937.84 (USGS) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWN 7 NORTH, RANGE 19 EAST.

ALL PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND APPROVED BY THE SIGNING ENGINEER HEREBY CERTIFYING THAT HE/SHE HAS READ THE REQUIREMENTS OF THE CITY ORDINANCE AND TO THE BEST OF HIS/HER KNOWLEDGE THE SUBMITTED COMPLIES WITH THE REQUIREMENTS.

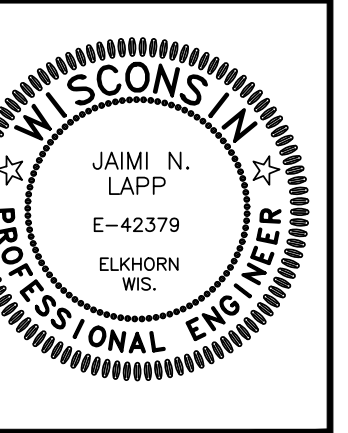
ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT CITY OF WAUKESHA DESIGN AND CONSTRUCTION MANUAL. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

NO	REVISION DESCRIPTION	DATE
A	CITY REVIEW COMMENTS	6/24/2021
B	CITY REVIEW COMMENTS	9/03/2021
C	CLIENT REVISIONS	5/25/2022
D	CLIENT REVISIONS	8/05/2022



PROJECT: **OUTDOOR STORAGE YARD**  
2105 PEWAUKEE ROAD  
WAUKESHA, WI 53188

CLIENT: **PRAIRIE PHILIP LLC**  
200 S. PRAIRIE AVENUE  
WAUKESHA, WI 53186



SHEET TITLE: **COVER SHEET**

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Drawing Scale:  
Drawn: GME 04/26/2021  
Checked: JNL 04/26/2021  
P&D Project No: 490493

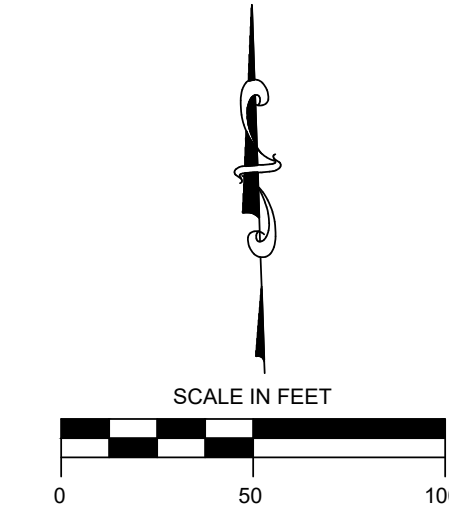
Sheet No. **00**



PHOTOS OF 11'X20' STORAGE SHED ON 13'X27' CONCRETE PAD  
 DATE 04/12/2021



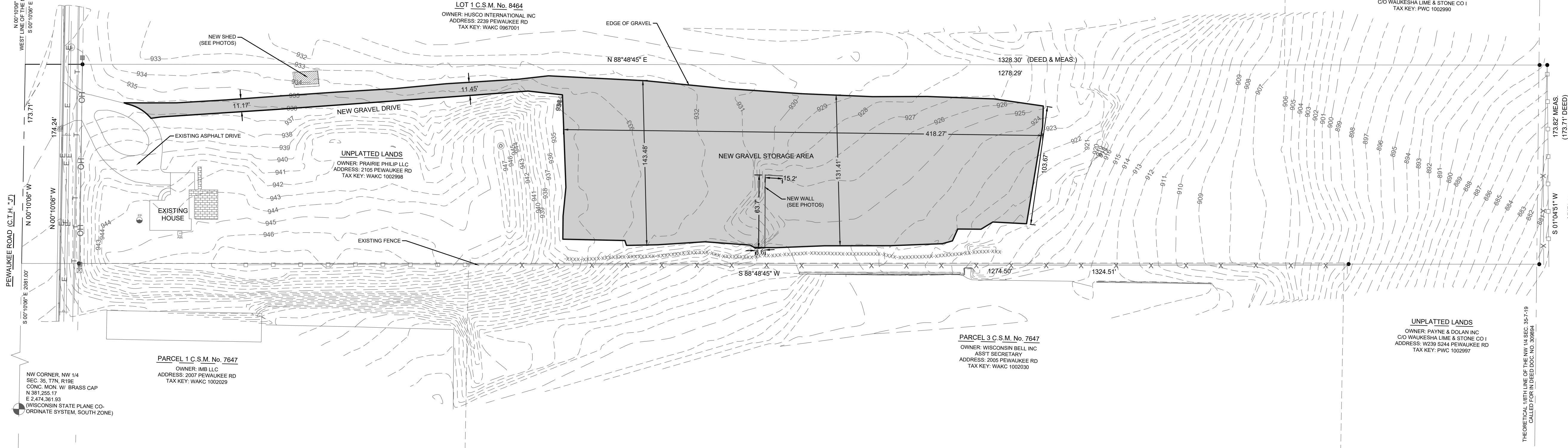
PHOTOS OF WALL  
 DATE 04/12/2021



**ISSUED FOR CONSTRUCTION**

NW CORNER, NW 1/4  
 SEC. 36, T7N, R10E  
 CONC. MON. W/ BRASS CAP  
 N 381.2551+/-  
 E 2,474.36183  
 (WISCONSIN STATE PLANE CO-  
 ORDINATE SYSTEM, SOUTH ZONE)

NAD 83 UTM ZONE 18Q UTM  
 EASTING: 652,847.77  
 NORTHING: 4,600,000.00



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

LOT 1 C.S.M. No. 9464  
 OWNER: HUSCO INTERNATIONAL INC  
 ADDRESS: 2239 PEWAUKEE RD  
 TAX KEY: WAKC 0967001

PARCEL 3 C.S.M. No. 7647  
 OWNER: WISCONSIN BELL INC  
 ASST SECRETARY  
 ADDRESS: 3025 PEWAUKEE RD  
 TAX KEY: WAKC 1002030

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

UNPLATTED LANDS  
 OWNER: WAUKESHA LIME & STONE CO  
 ADDRESS: W239 S244 PEWAUKEE RD  
 TAX KEY: PWC 0967001

THEORETICAL 1/8TH LINE OF THE NW 1/4 SEC. 36-7-18  
 CALLED FOR IN DEED DCC. NO. 39894

**PROJECT NARRATIVE**  
 THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A SWALE AND WET DETENTION POND AND ASSOCIATED EROSION CONTROL TO SERVE THE LAND DISTURBANCE THAT HAS ALREADY BEGUN ONSITE AT 2105 PEWAUKEE ROAD. THE TOTAL LAND DISTURBANCE WILL INCLUDE APPROXIMATELY 1.4 ACRES OF GRAVEL DRIVE AND OUTDOOR STORAGE AS WELL AS 1.2 ACRES OF GRADING FOR THE SWALE AND POND.

**NOTE:**  
 ALL EQUIPMENT/STORAGE SHALL BE CONTAINED WITHIN THE DUSTLESS SURFACE LIMITS.

- LEGEND**
- AIR CONDITIONER
  - INLET, SQUARE
  - SIGN
  - TRANSFORMER
  - EXISTING ELECTRIC GENERAL
  - EXISTING ELECTRIC OVERHEAD
  - EXISTING TELEPHONE UNDERGROUND
  - EXISTING CHAINLINK FENCE
  - EXISTING WOOD FENCE
  - EXISTING SILT FENCE
  - EXISTING TREE LINE
  - PROPERTY LINE

**SITE DATA:**  
 TOTAL PARCEL AREA:  
 5.08 ACRES  
 TOTAL GREENSPACE AREA:  
 71.1%  
 3.61 ACRES  
 TOTAL IMPERVIOUS AREA:  
 28.9%

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."**



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NO.	REVISION DESCRIPTION	DATE
A	CITY REVIEW COMMENTS	02/02/2021
B	CITY REVIEW COMMENTS	03/02/2021
C	CLIENT REVISIONS	04/26/2021
D	CLIENT REVISIONS	08/02/2021

**Payne + Dolan**  
 A WALBECC COMPANY  
 www.walbeccgroup.com  
 (800) 757-7556

**PROJECT**  
**OUTDOOR STORAGE YARD**  
 2105 PEWAUKEE ROAD  
 WAUKESHA, WI 53188

**CLIENT**  
**PRAIRIE PHILIP LLC**  
 200 S. PRAIRIE AVENUE  
 WAUKESHA, WI 53186

**Seal**

**PROJECT TITLE**  
**SITE PLAN**

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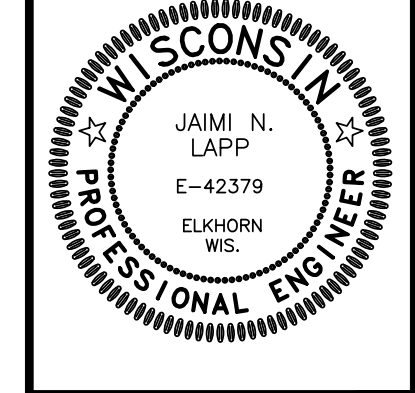
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Drawn:	GME
Checked:	JNL
P&D Project No.:	490493
Sheet No.:	01

NO.	REVISION DESCRIPTION	DATE
A	CITY REVIEW COMMENTS	07/20/2021
B	CITY REVIEW COMMENTS	08/02/2021
C	CLIENT REVISIONS	08/25/2021
D	CLIENT REVISIONS	08/30/2021



**OUTDOOR STORAGE YARD**  
 2105 PEWAKUEE ROAD  
 WAUKESHA, WI 53188

CLIENT  
**PRAIRIE PHILIP LLC**  
 200 S. PRAIRIE AVENUE  
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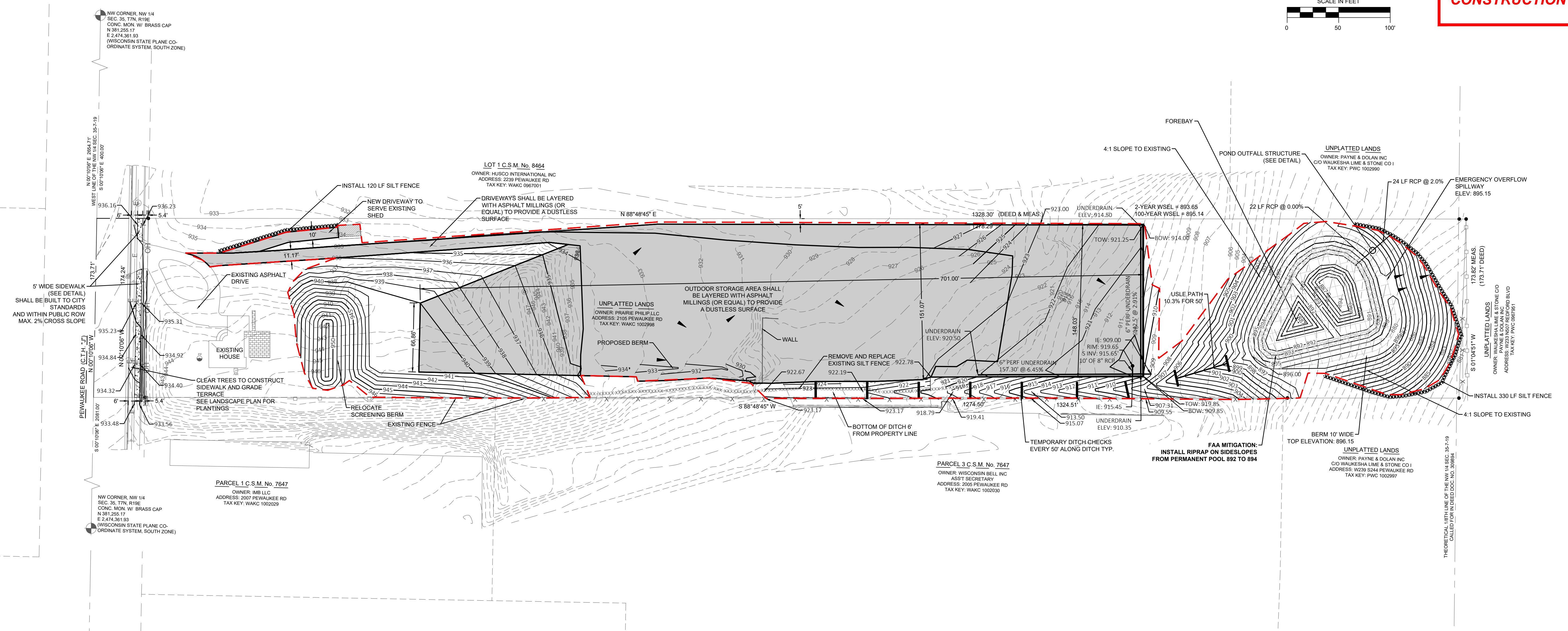
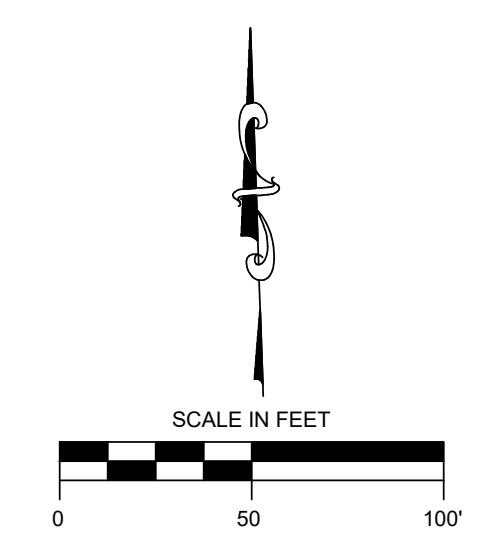
**GRADING AND EROSION CONTROL PLAN**

PROJECT TITLE

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 Drawn: GME 04/26/2021  
 Checked: JNL 04/26/2021  
 P&D Project No: 490493  
 Sheet No: **02**

**ISSUED FOR CONSTRUCTION**



**CONSTRUCTION SEQUENCE**

ESTIMATED CONSTRUCTION TIMEFRAMES\*:  
 INSTALL EROSION CONTROL MEASURES = SEPTEMBER 2022  
 GRADE WET POND AND SWALE = SEPTEMBER 2022  
 FINE GRADING = OCTOBER 2022  
 FINAL RESTORATION = OCTOBER 2022

THE INTENDED SEQUENCES OF SITE CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

- INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF WINDR CONSERVATION PRACTICE STANDARDS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- FINE GRADE.
- INSTALL LANDSCAPING/RESTORATION.
- WHEN THE SITE VEGETATION HAS BEEN ESTABLISHED AND THE POTENTIAL OF EROSION IS STABILIZED, THE TEMPORARY EROSION CONTROL MEASURE WILL BE REMOVED.

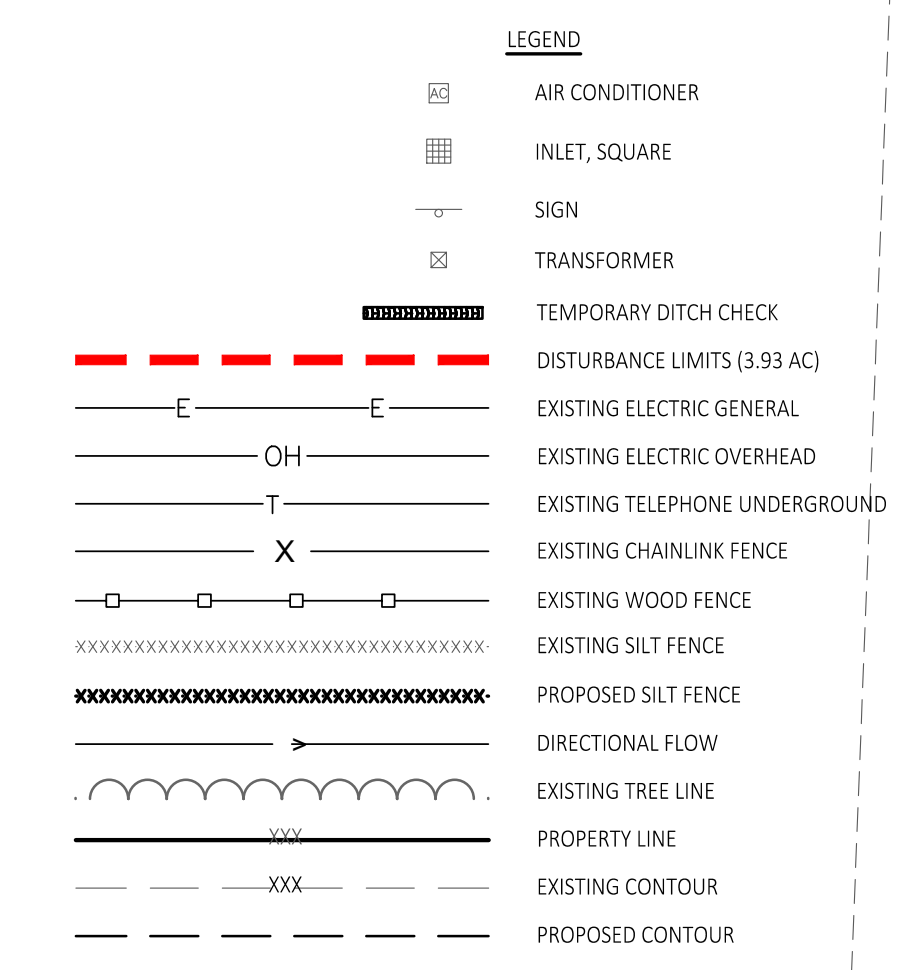
\*CONSTRUCTION ACTIVITY DATES ARE APPROXIMATE AND MAY CHANGE DUE TO WEATHER OR OTHER UNFORESEEN REASONS.

**EROSION CONTROL NOTES:**

- SILT FENCE SHALL BE INSTALLED AS INDICATED ON THE EROSION CONTROL PLAN.
- ALL DISTURBED AREAS WILL REQUIRE TOPSOIL, FERTILIZER, SEED & MULCH. PLACE SEEDING MIXTURE NO. 40 AT A RATE OF 2 LB PER 1000 SF PER WISDOT STANDARD SPEC 630. PLACE FERTILIZER TYPE B AT A RATE OF 7 LB PER 1000 SF PER WISDOT STANDARD SPEC 629.
- INSPECT AND REPAIR ALL SEDIMENT CONTROL STRUCTURES AT LEAST EVERY 7 DAYS AND WITHIN 24 HRS AFTER EVERY RAINFALL GREATER THAN 1/2".
- MAINTAIN EROSION CONTROL FACILITIES THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH DNR WIDES GENERAL PERMIT (IF APPLICABLE).
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.

NOTE:  
 ALL EQUIPMENT/STORAGE SHALL BE CONTAINED WITHIN THE DUSTLESS SURFACE LIMITS.

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/acre) (15)
Bare Ground	09/01/22	09/15/22	7.0%	130	Silt Loam	0.43	10.3%	50	1.02	1.00	4.0	0.702	Ditch Check Sed	2.0
Seed with Mulch or E	09/15/22	12/01/22	12.0%	130	Silt Loam	0.43	10.3%	50	1.02	0.10	0.7	0.702	Ditch Check Sed	0.3
End	12/01/22						10.3%	50	1.02			0.000		0.0
							10.3%	0				0.000		0.0
							0.0%	0				0.000		0.0
<b>TOTAL</b>											<b>4.7</b>	<b>TOTAL</b>	<b>2.3</b>	
													<b>% Reduction Required</b>	<b>NONE</b>

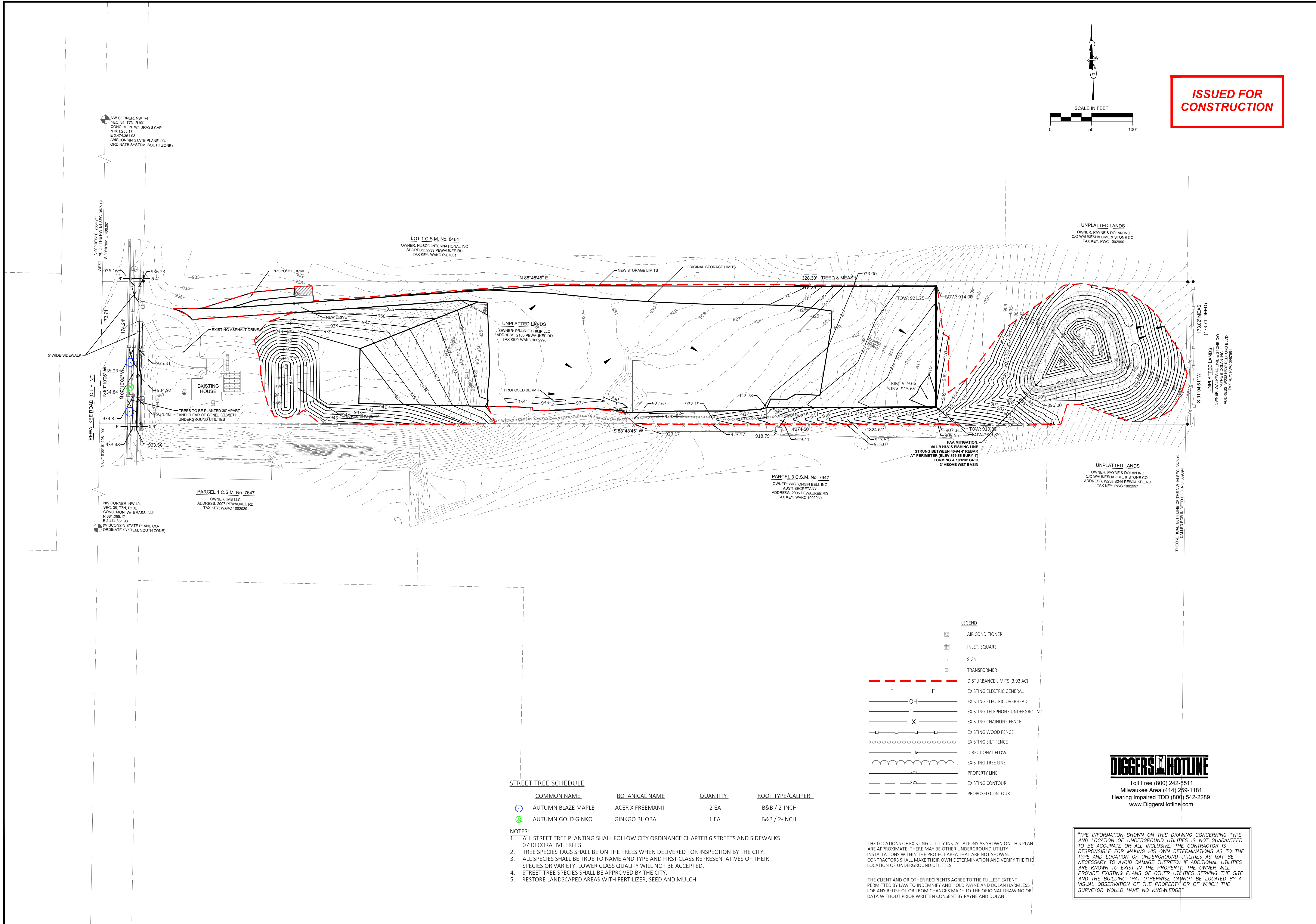


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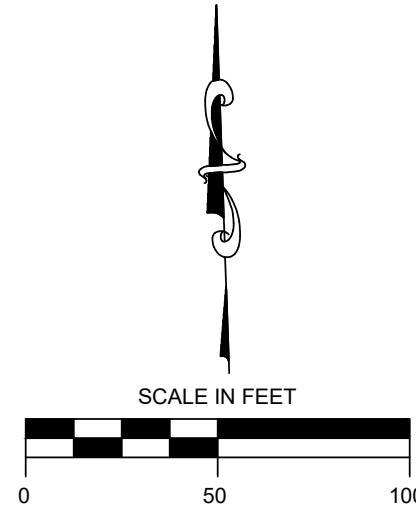
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ISSUED FOR CONSTRUCTION



NO.	REVISION DESCRIPTION	DATE
A	CITY REVIEW COMMENTS	07/20/2021
B	CITY REVIEW COMMENTS	08/03/2021
C	CLIENT REVISIONS	08/25/2021
D	CLIENT REVISIONS	08/30/2021

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 (800) 757-7556

**PROJECT**  
**OUTDOOR STORAGE YARD**  
 2105 PEWAWKEE ROAD  
 WAUKESHA, WI 53188

**CLIENT**  
**PRAIRIE PHILIP LLC**  
 200 S. PRAIRIE AVENUE  
 WAUKESHA, WI 53186

**WISCONSIN**  
 PROFESSIONAL ENGINEER  
 JAIMI N. LAPP  
 E-42379  
 ELKHORN, WI

**LANDSCAPE PLAN**

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Drawing Scale: 1:50  
 Drawn: GME 04/26/2021  
 Checked: JNL 04/26/2021  
 P&D Project No: 490493  
 Sheet No: **03**

**STREET TREE SCHEDULE**

COMMON NAME	BOTANICAL NAME	QUANTITY	ROOT TYPE/CALIPER
AUTUMN BLAZE MAPLE	ACER X FREEMANII	2 EA	B&B / 2-INCH
AUTUMN GOLD GINKGO	GINKGO BILOBA	1 EA	B&B / 2-INCH

- NOTES:**
- ALL STREET TREE PLANTING SHALL FOLLOW CITY ORDINANCE CHAPTER 6 STREETS AND SIDEWALKS 07 DECORATIVE TREES.
  - TREE SPECIES TAGS SHALL BE ON THE TREES WHEN DELIVERED FOR INSPECTION BY THE CITY.
  - ALL SPECIES SHALL BE TRUE TO NAME AND TYPE AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. LOWER CLASS QUALITY WILL NOT BE ACCEPTED.
  - STREET TREE SPECIES SHALL BE APPROVED BY THE CITY.
  - RESTORE LANDSCAPED AREAS WITH FERTILIZER, SEED AND MULCH.

**LEGEND**

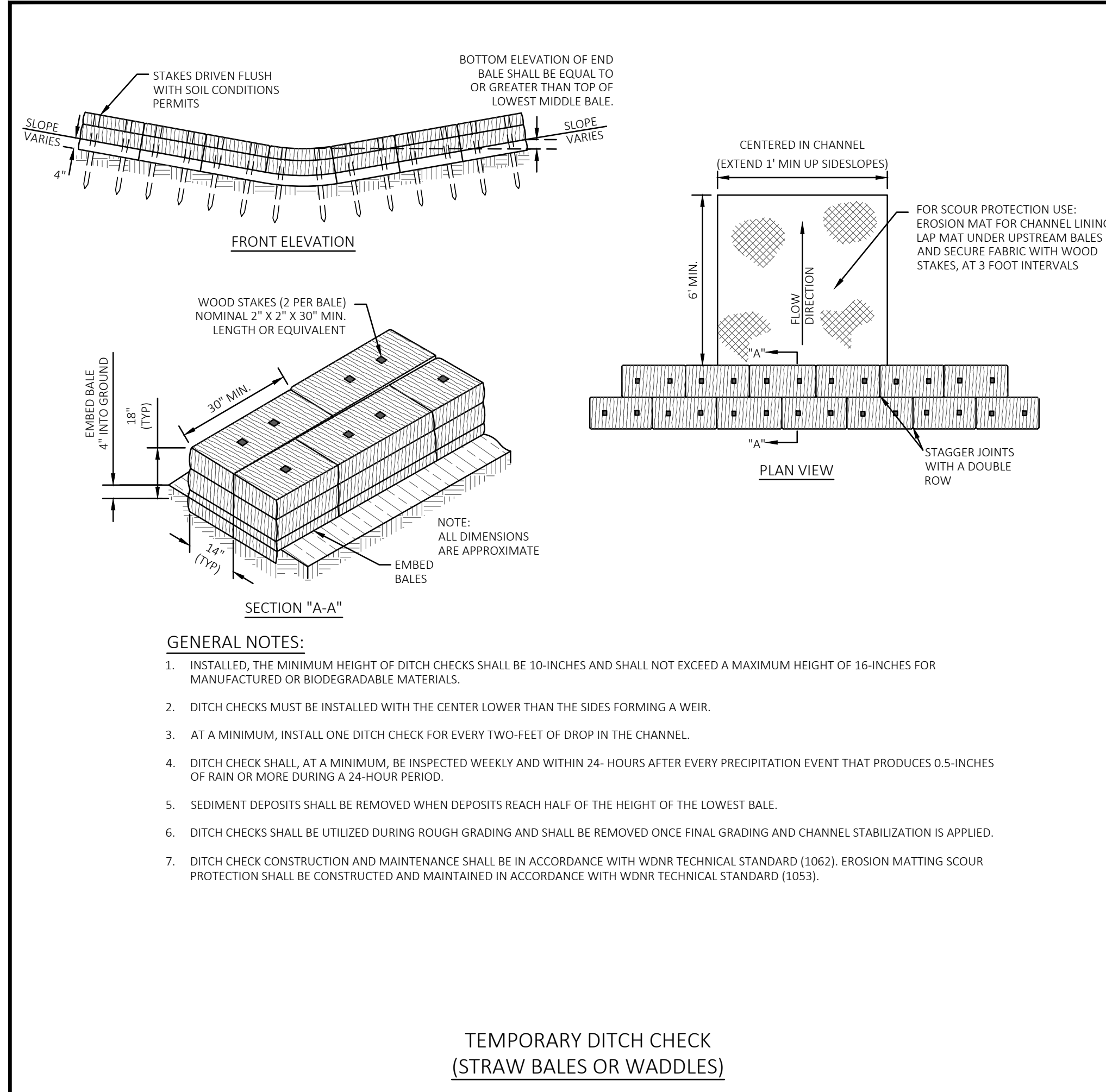
	AIR CONDITIONER
	INLET, SQUARE
	SIGN
	TRANSFORMER
	DISTURBANCE LIMITS (3.93 AC)
	EXISTING ELECTRIC GENERAL
	EXISTING ELECTRIC OVERHEAD
	EXISTING TELEPHONE UNDERGROUND
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING SILT FENCE
	DIRECTIONAL FLOW
	EXISTING TREE LINE
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR

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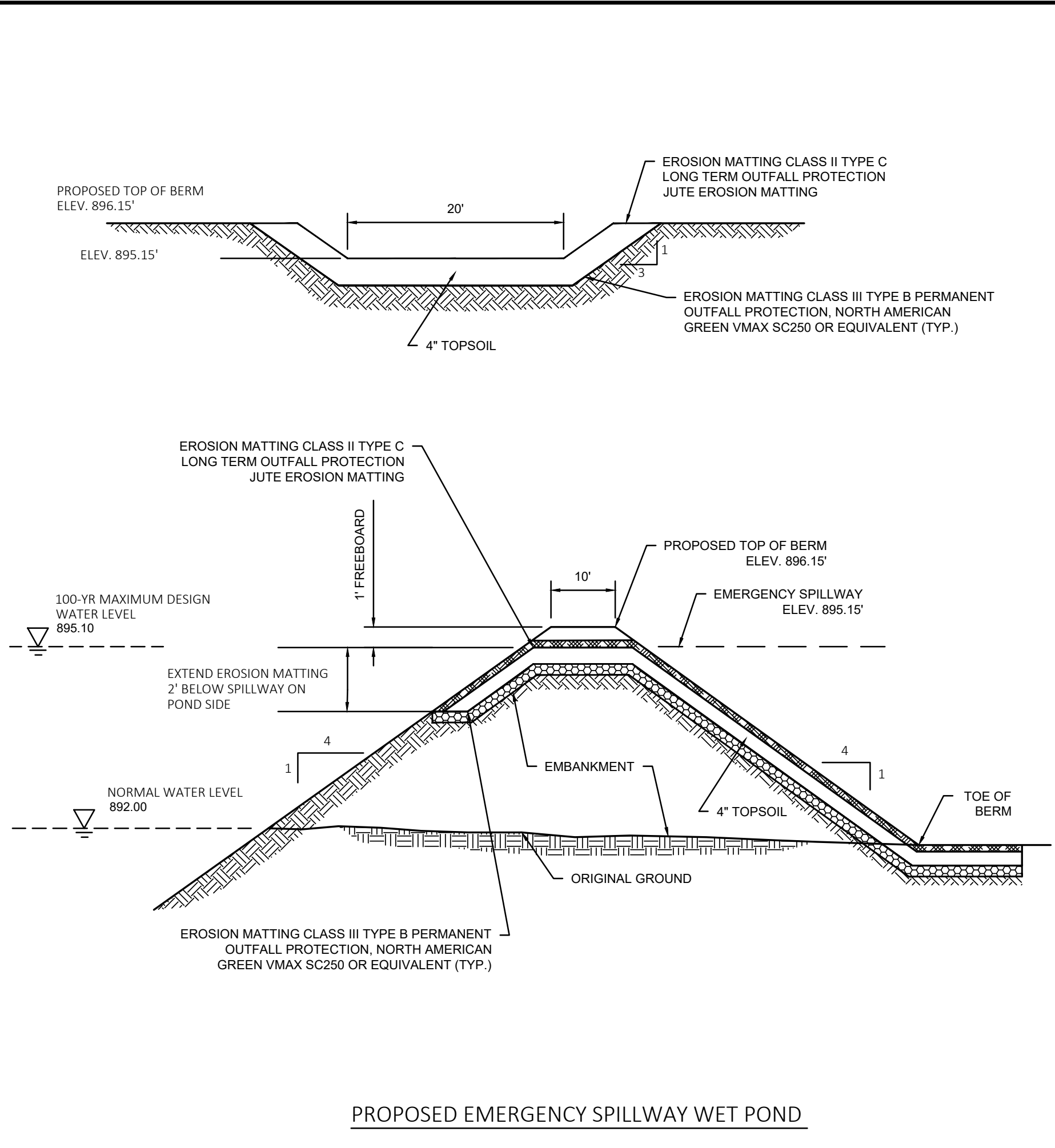
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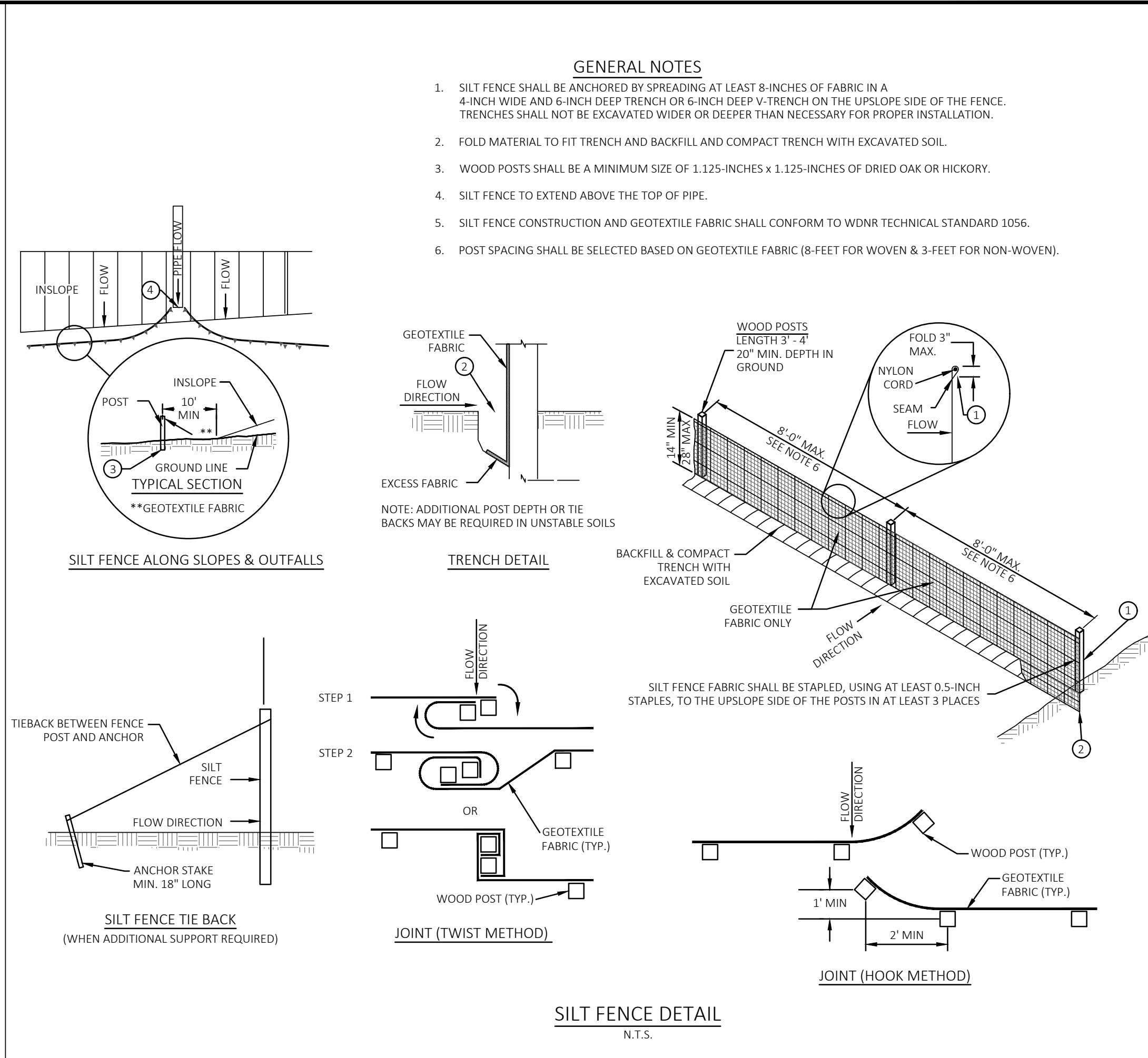
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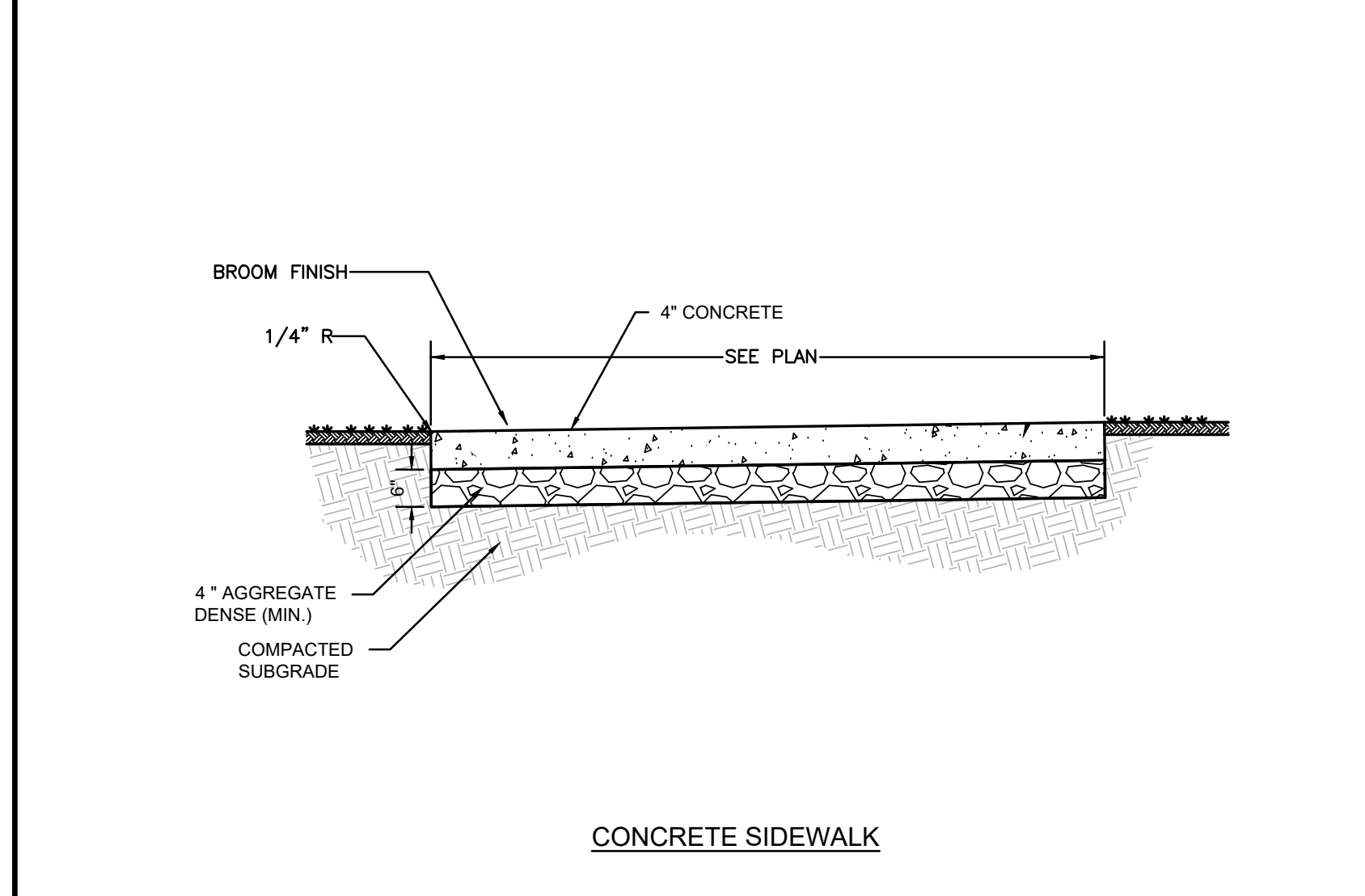
TEMPORARY DITCH CHECK (STRAW BALES OR WADDLES)



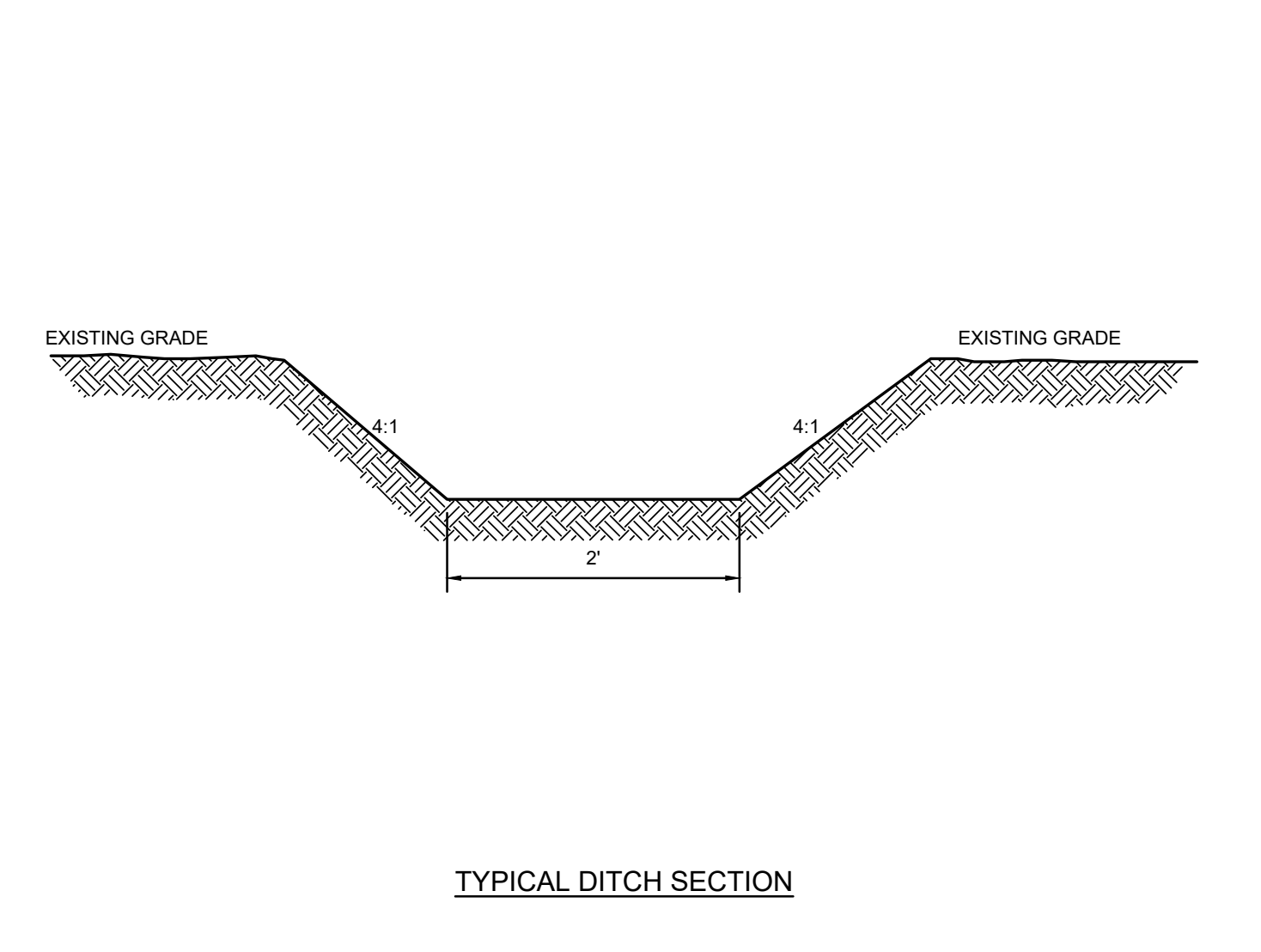
PROPOSED EMERGENCY SPILLWAY WET POND



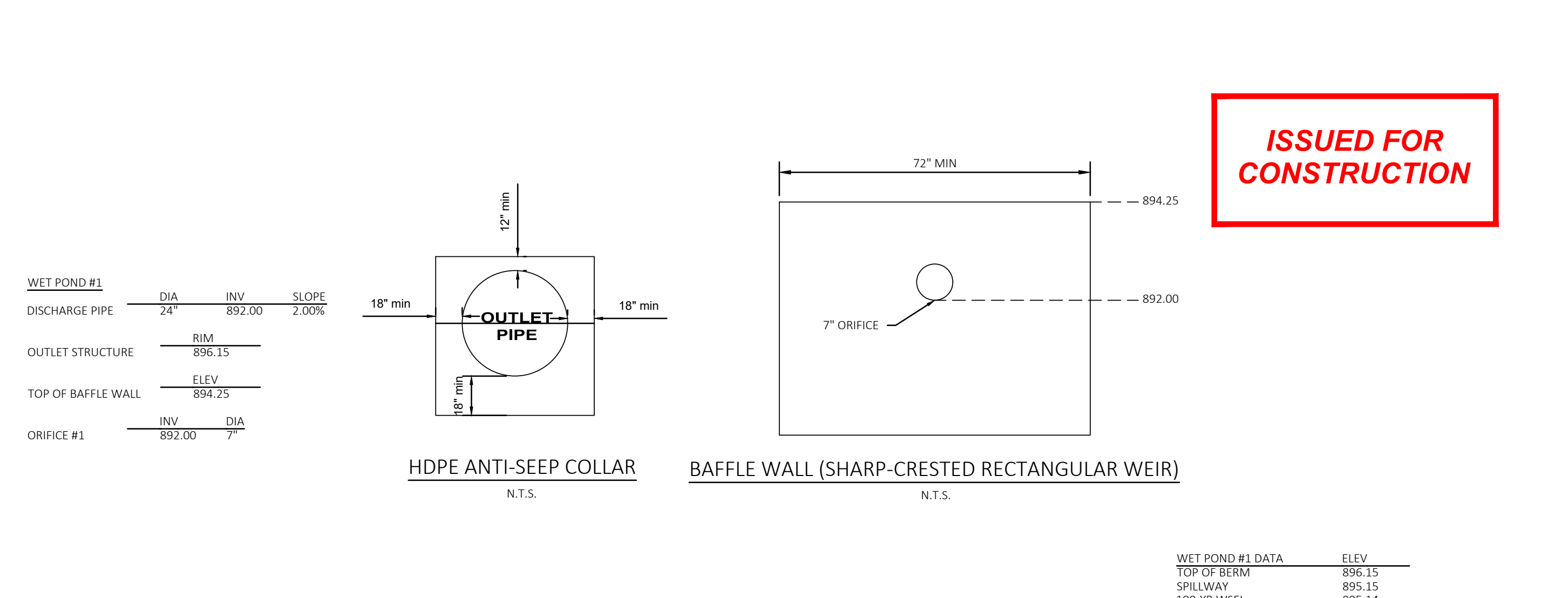
SILT FENCE DETAIL N.T.S.



CONCRETE SIDEWALK



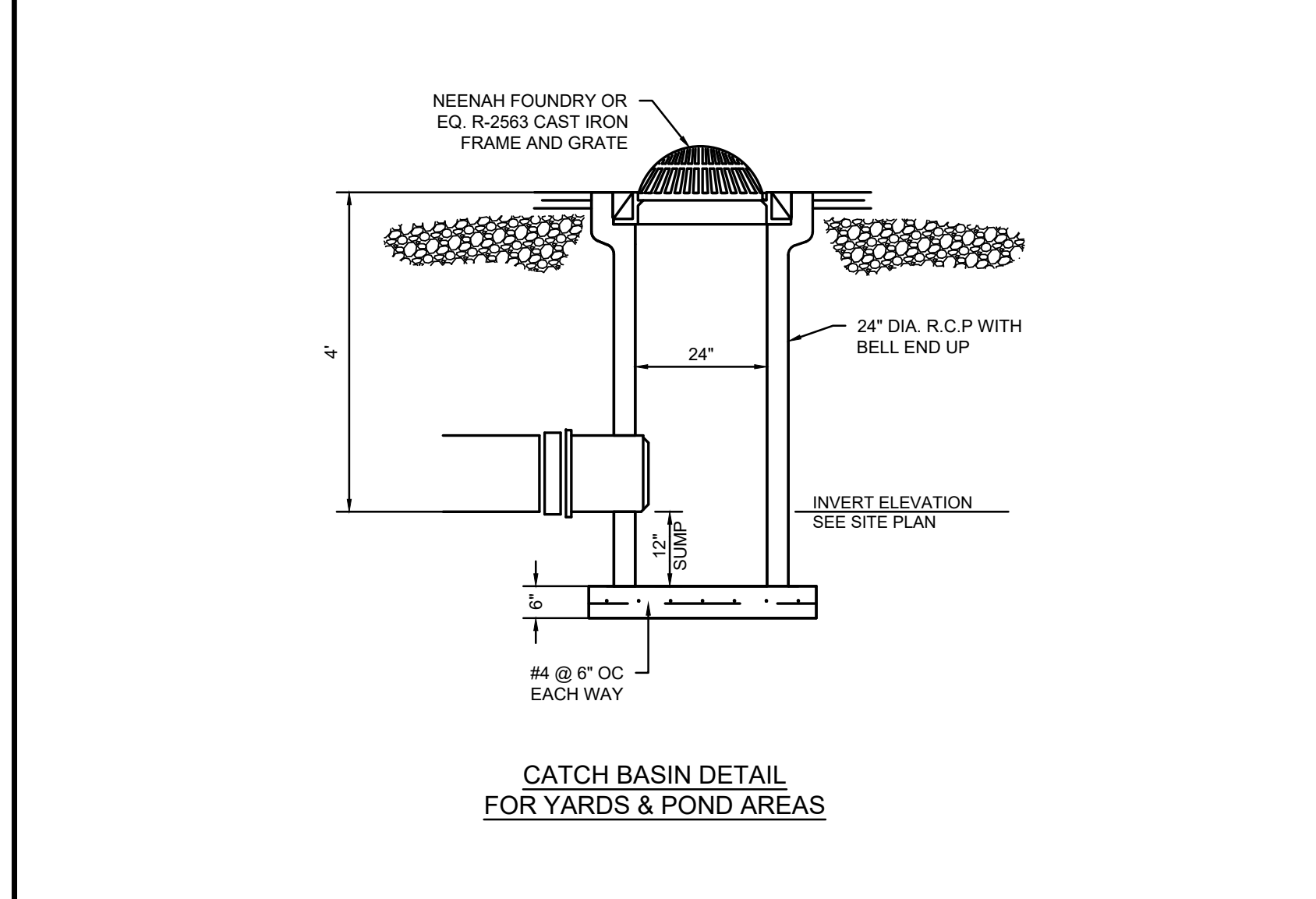
TYPICAL DITCH SECTION



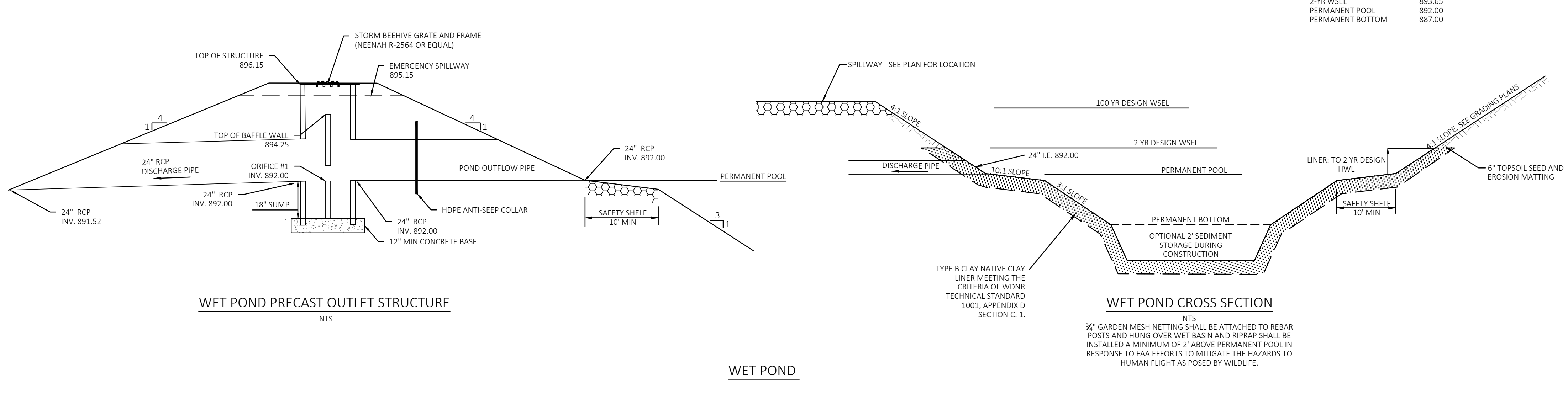
HDPE ANTI-SEEP COLLAR N.T.S.

BAFFLE WALL (SHARP-CRESTED RECTANGULAR WEIR) N.T.S.

ISSUED FOR CONSTRUCTION



CATCH BASIN DETAIL FOR YARDS & POND AREAS



WET POND PRECAST OUTLET STRUCTURE N.T.S.

WET POND CROSS SECTION N.T.S.

WET POND

DATE	02/20/2021
REVISION DESCRIPTION	
NO.	
A	CITY REVIEW COMMENTS
B	CITY REVIEW COMMENTS
C	CLIENT REVISIONS
D	CLIENT REVISIONS

**PaynetDolan**  
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www.walbeckgroup.com  
(800) 757-7598

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WAUKESHA, WI 53188

**PRAIRIE PHILIP LLC**  
200 S. PRAIRIE AVENUE  
WAUKESHA, WI 53186

PROJECT

CLIENT

Scale

**WISCONSIN PROFESSIONAL ENGINEER**  
JAIMI N. LAPP  
E-42379  
ELKHORN, WI

**DETAILS**

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Drawing Scale:

Drawn: GME 04/26/2021

Checked: JNL 04/26/2021

P&D Project No: 490493

Sheet No: **04**

Aug 05, 2022 4:40pm  
S:\design & construction services\080-C30-prairie philip\030-sheetsplan\Details.dwg