



**Blain's Farm and Fleet of Waukesha – Pet Wash  
Planning Commission Review Responses  
Project Number: SPAR24-00034**

**Date:** July 16, 2024

**Project Location:** Blain's Farm and Fleet of Waukesha  
2310 Kossow Rd.  
Waukesha, WI

**Attn:** City of Waukesha – Planning Department  
201 Delafield St.  
Waukesha, WI 53188  
Charlie Griffith, AICP- Senior Planner

**Re:** Blain's Farm and Fleet responses to City of Waukesha questions regarding project SPAR24-00034

Dear Mr. Charlie Griffith-

Per your Project review Comments provided on July 9, 2024, please see the below responses to the questions raised during the Preliminary review by City Staff. Should you have any further questions, please contact me.

Item	Division	Reviewer	Reviewer Comment in Black, Blain's Response in Red
	Erosion Control	Cali Bonie	No Comments
	Sanitary Sewer	Chris Langemak	<p>Notes:</p> <p>1. How is water supplied to and wastewater removed from the pet wash?  <i>Blain's Response: A new ¾" water line supporting the Pet Wash will be installed underground to the existing Blain's Building, and be connected to water main at North-West corner of building. (See drawing)</i></p> <p>2. Is the pet wash open all year? Is it heated to prevent freezing?  <i>Blain's Response: Yes the unit will be open all year and has a built-in Fan Coil unit with a 8kW Electric Heater. (Goodman #MMRO800AA-1AA)</i></p> <p>3. WMC 29.08(b)(5) prohibits discharging substances such as (not limited to) hair in such quantity or size which could cause obstructions in the sewers. Some sort of screening device maybe necessary to capture excess pet hair.  <i>Blain's Response: Prior to waste water entering the sanitary main, hair is collected in a strainer located in the trough drain located on the floor of the Pet Wash unit. The make and model of the strainer to be included in the Permit Set of Drawings. This hair strainer is cleaned regularly per the recommended maintenance schedule.</i></p> <p>4. A record drawing of the sanitary/storm sewer facilities sealed by a professional engineer or registered land surveyor shall be submitted to the Engineering Division.  <i>Blain's Response: See attached.</i></p> <p>At a minimum the drawing should include:</p> <ul style="list-style-type: none"> <li>• Rim/cover elevation</li> <li>• Invert elevation</li> <li>• Distances</li> <li>• Slopes</li> <li>• Materials</li> <li>• Contractor</li> <li>• Installation dates (month and year completed)</li> <li>• Any notes related to major field changes (i.e. additional/deleted structures, etc.)</li> <li>• Signed and sealed by professional engineer or registered land surveyor</li> <li>• AutoCAD drawing for importing into GIS</li> </ul> <p>A redlined copy of the plans with the proposed information crossed out and the actual information next to it is acceptable and helps the review process.  <i>Blain's Response: See attached</i></p> <p>A video of the completed sanitary lateral from the building to the mainline sewer or connection to the existing plumbing system shall be submitted to the Engineering Division.  <i>Blain's Response: <a href="#">Click Here for Video</a></i></p>
	Storm Sewer	Jonathan Schapekahm	<p>Notes:</p> <p>How does water used at the wash station drain and to where does it drain?  <i>Blain's Response: Water used in the facility will be drained to an existing Sanitary Sewer line located along South Face of building. (See attached drawing.)</i></p>
	Street Desing	Craig Ausen	No comments
	Street Lighting	Jeff Hernke	<p>Notes:</p> <p>No comments regarding city owned street lights or fiber.</p>
	Traffic	Derrin Wolford	<p>Notes:</p> <p>No comments from the traffic section.</p>

	Wastewater Quality	Tim Young	Notes: New or replacement salt-based water softener(s) shall meet the City's code standard of a minimum of 4000 grains of hardness exchange per pound of salt, and shall be optimized for salt use by a City-approved optimizer company in accordance with Waukesha Municipal Code §29.08(i)(2)(B) at the time of installation. Existing softeners must be optimized by 1/1/25 or must be disconnected. <i>Blain's Response: A water softener is not being utilized.</i>
	Engineering Construction	Mathew Vincent	No comments
	Building Inspection	Kristin Stone	Notes: accessory building should meet the required separation requirements and building type. to be located next to the existing building. Permits and plan review required prior to construction. <i>Blain's Response: Please see attached site plan with dimensions of setbacks and distances to primary building.</i>
	Fire	Brian Charlesworth	No comments
	General Engineering	Brandon Schwenn	Notes: 1. Additional required submittals, fees, financial guaranties needed prior to issuance of building permit include: a. Financial guaranties b. Impact Fees c. Applicable sewer connection charges per Chapter 29.11(c) will be owed to the City for this project. 2. The construction drawings, and financial guarantees should be reviewed and approved prior to the construction being started and building permit issued. If the location of any work needs to be changed as a result of the approved construction drawings, the drawings should be updated to reflect the needed changes. 3. Submit all required checklists for Development Submittals. See City's Development Handbook. 4. Will there be water/sewer connections to this building since it is a pet wash? If no water connection, how will washing occur? If water is being utilized, is runoff entering storm sewer? <i>Blain's Response: Yes there will be water and sewer connections to the Pet Wash building. Please see attached Preliminary sketch. No run-off will enter the storm sewer.</i>
	Parks	Melissa Lipska	No comments
	Planning		Notes: Provide some detail on building materials. <i>Blain's Response: Exterior metal panels to be of same quality and color as new façade renovations as to provide harmony between newly renovated primary building renovation and the Pet Wash facility.</i>
	Water Utility	Chris Walters	Notes: How will water be supplied to this new ancillary facility? If a new water service is proposed, you are required to contact Tom Krause at tkrause@waukesha-water.com to obtain a New Water Service Application and Mat Kadrich (262-408-3492) to schedule a new tap. ONLY WAUKESHA WATER UTILITY IS ALLOWED TO TAP THE EXISTING PUBLIC WATER MAIN. <i>Blain's Response: Water will be supplied to the new Pet Wash underground and sourced at the incoming main water service of the Primary Blain's building. Please see attached sketch. A pressure reducing valve to be installed inside of Pet Wash facility.</i>

Sincerely-

Jason Lohman  
Blain Supply  
Sr. Construction Project Manager  
[jlohman@blainsupply.com](mailto:jlohman@blainsupply.com)  
C: 608-295-9518



City of Waukesha  
 Department of Public Works  
 201 Delafield Street  
 Waukesha, WI 53188  
 Waukesha-wi.gov

## Engineering Plan Checklist

Attachment A  
 (Rev 04/24)

Project Name: Blain's Farm and Fleet - Pet Wash - City of Waukesha Project SPAR24-00034

Engineering & Design Firm: Schroeder and Holt Architects

### General Information

Plans shall include the seal and signature of the Wisconsin licensed professional engineer responsible for the preparation of the construction plans on the cover sheet or on each sheet

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of the WisDOT permit for any work in the State of Wisconsin right of way.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of the Waukesha County Department of Public Works permit for any work in right of way of Waukesha County.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of Wisconsin Department of Natural Resources Water Resources Application for Project Permits (WRAPP) for all sites greater than one acre.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a copy of US Army Corps of Engineers 404 permit.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide cross access agreements for use of entrances.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide off-site utility easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide hydraulic gradeline calculations for all storm sewer pipes signed and sealed by a professional engineer licensed in the State of Wisconsin.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a storm water management plan and calculations signed and sealed by a professional engineer licensed in the State of Wisconsin.

### All Plan Sheets

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans prepared on sheets measuring 11" high by 17" wide or no larger than 24" high by 36" wide.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer, watermain and storm sewer system plans for the entire development are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A profile view is located below a plan view on plan and profile sheets and both views are aligned by stationing whenever possible. In general, stationing is from left to right.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan and profile sheets start and terminate at match lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The assumed bearing base, control monuments and stationing reference line(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Right-of-way limits and easement limits
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Edge of pavement or flange, face and back of curb
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of each existing, proposed, and future roadway and any intersecting roadways

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot lines, lot and block numbers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Addresses and names of Owners for existing parcels
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All obstructions located within the project limits including, but not limited to: trees, signs, utilities, fences, light poles, structures, etc.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A note warning that underground utilities must be located by "Diggers Hotline" prior to start of construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legend (relevant to each sheet) showing all special symbols, line types and hatch used
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title block includes at a minimum, the following information: Name and address of engineering (design) firm and owner/developer Date of the drawing and last revision Scale Plan sheet number (# of #) Name and location description of development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North to the top or right of the sheet and shown by a north arrow, clearly shown without intrusion.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale of the plans 1" = 40' horizontally and 1" = 8' vertically for 11" by 17" plan sheets and 1" = 20' horizontally and 1" = 4' vertically for 22" by 34" sheets. Partial site plans have a scale of 1" = 20' or larger. The scale of details is such that the detail is clearly shown. The scale is shown with a line scale and text.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing surface objects indicated with screened lines and clearly labeled.

### **Cover Sheet**

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project title.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location Map (Proximity to two main streets minimum).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Index of all plan sheets
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For large or phased subdivisions, a key map of layout and phases.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference to a minimum of two (2) current SEWRPC reference benchmarks shall be required. Survey documentation references- Horizontal: North American Datum of 1983/2011; Vertical: North American Vertical Datum of 1988 (12)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All permanent or temporary benchmarks and elevations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A description of the locations of the benchmarks; and the basis or origin of the vertical control network.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of plan preparation and applicable revision date(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The following statement: " <i>All site improvements and construction shown on the plans shall conform to the City of Waukesha <u>Development Handbook &amp; Infrastructure Specifications</u>. 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.</i> "

## Roadway

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	For all new streets, a site specific geotechnical evaluation and pavement design submitted with the plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A separate detail sheet showing typical cross-sections for each roadway standard width and cul-de-sac if applicable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Separate sheets showing any pavement markings to be installed within the public right-of-way.

## Plan View

YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The assumed bearing base, control monuments and stationing reference line along the centerline of the roadway, including cul-de-sacs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one clearly labeled benchmark or control point per sheet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pavement and median dimensions.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final grade elevations at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final grade elevations for cul-de-sacs at 25' intervals at the right-of-way including at the edge of pavement for rural sections or at the flange of curb for urban sections.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label all PVC's, PVT's, and PC's, PT's for vertical and horizontal curves. Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Driveways for all lots adjacent to storm inlets and intersections.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks labeled and dimensioned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing, proposed, future streets and drives labeled and dimensioned.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All roadside ditch locations, flowline elevations at 50' intervals of the ditches.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slope intercepts.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Invert profile for 200' downstream for any existing ditches receiving flow from a proposed road or street.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Limits of any areas which need special stabilization techniques.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Specific details of all existing connected roadways. Pavement, shoulders, ditches, curb alignment, and grades shall be shown as needed to adequately make the transition.

## Intersection Details

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radii of all intersections (edge of pavement or flange of curb, with note indicating which is referenced).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sidewalks and accessible ramps labeled and dimensioned.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Right of way corner clips and sight visibility easements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades as necessary to ensure proper drainage and compliant ADA slopes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spot grades shall be shown at end of radius for all curb and gutter and the end radius for all back of sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage clarified by flow arrows, high points, sags, ridges, etc. Slope intercepts shall be clearly labeled by station, elevation to the nearest 0.1', and offset distance (left or right) from the reference line.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invert elevation of ditches (for rural roadway).
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final subgrade elevation at the centerline of the street or roadway.

## Cross Sections

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Right of way limits.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Slope intercepts clearly labeled.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations to the nearest 0.01'.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Offset distance (left or right) from the reference line.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Final grade elevations at back of walk, face of walk, top of curb, flange elevation (edge of pavement for rural section), and the centerline of the street or roadway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cross slope of sidewalk, terrace area, and roadway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Invert elevation of ditches (for rural section)



Prefinished Metal Wall panel system, color to match primary building entrance.

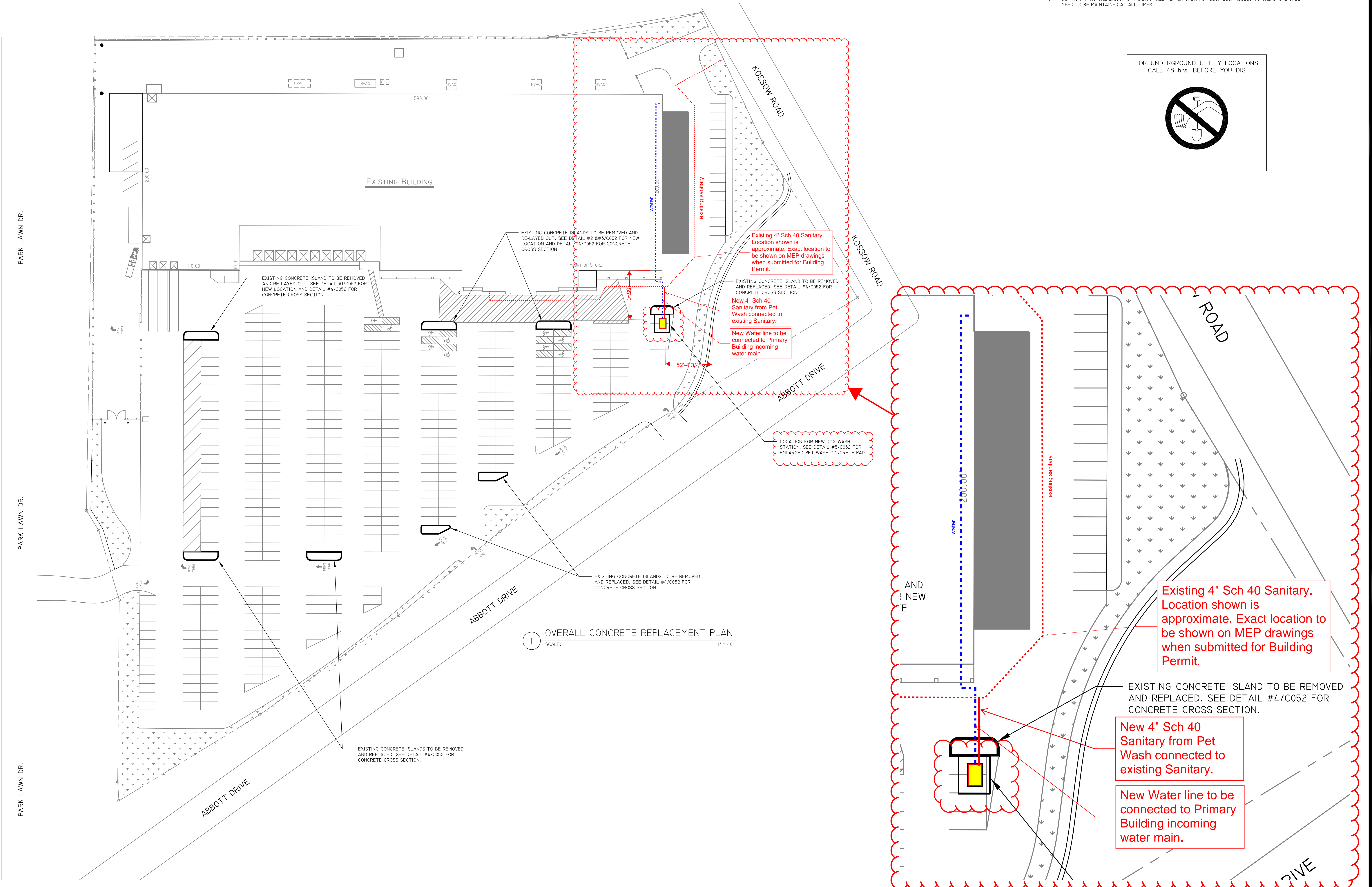
New non-lit signage submitted on separate sign permit

Pre-Manufactured metal and aluminum building. Prefinished exterior metal panel.

NOTES:

- 1. ALL WORK INCLUDED ON CONTRACT SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES.
- 2. CONCRETE CONTRACTOR SHALL CALL FOR UTILITY LOCATE.
- 3. DURING PAVING THE EXISTING FACILITY WILL REMAIN OPEN FOR BUSINESS. ACCESS TO THE STORE WILL NEED TO BE MAINTAINED AT ALL TIMES.

FOR UNDERGROUND UTILITY LOCATIONS  
CALL 48 hrs. BEFORE YOU DIG



OVERALL CONCRETE REPLACEMENT PLAN  
SCALE: 1" = 40'

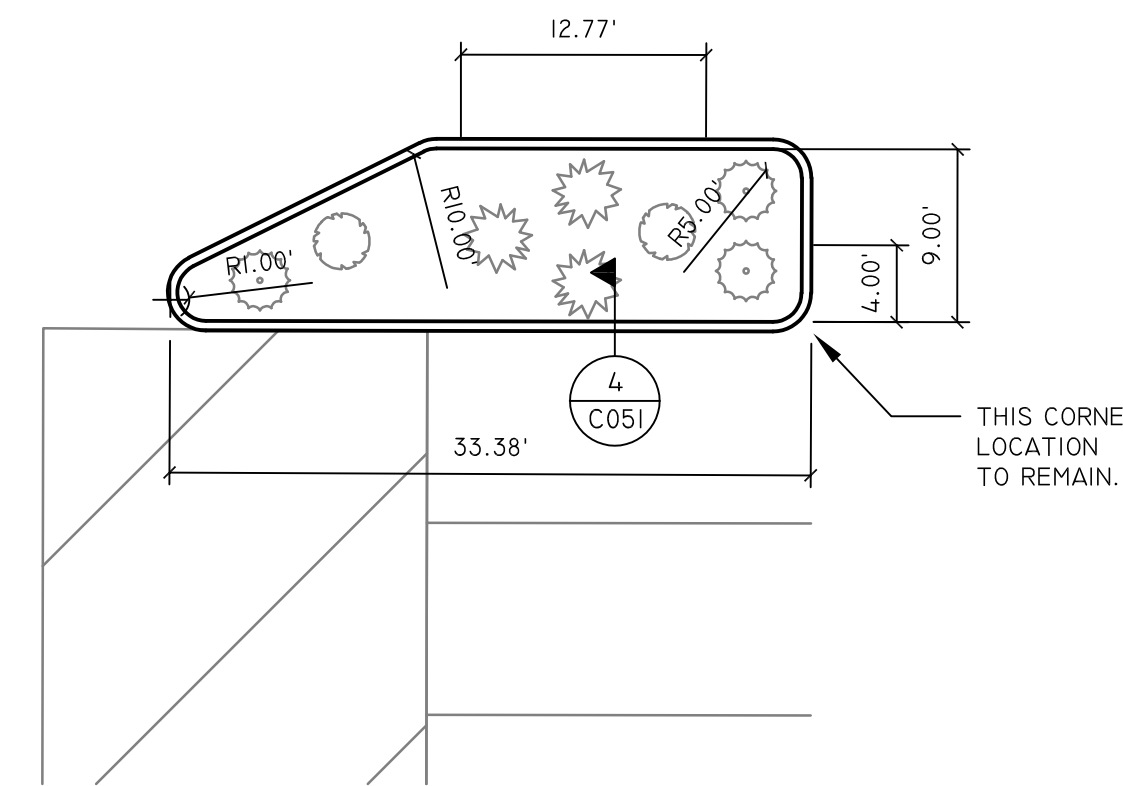
REV.	BY	DATE	DESCRIPTION	REV.	BY	DATE	DESCRIPTION
0	-	-	RELEASED FOR BID PURPOSES ONLY (NOT FOR CONSTRUCTION)				

P.O. BOX 391    3507 EAST RACINE STREET  
 JANESEVILLE, WI 53547  
 © BLAIR SUPPLY, INC.    608-754-2921

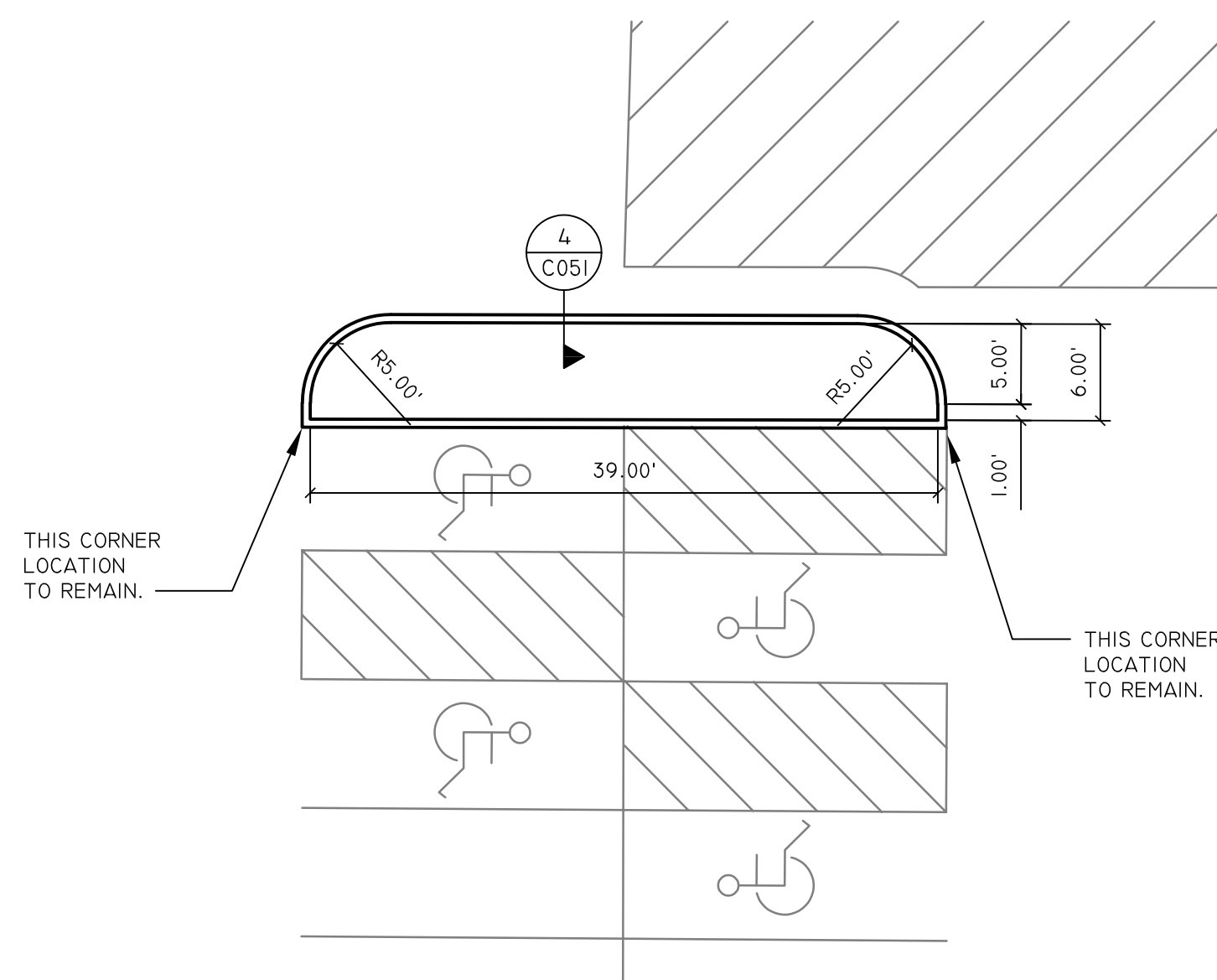
SCALE: AS NOTED	DATE: APRIL 22, 2024
DRAWN BY: EEG/MT	CHECKED BY: DCW
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	PROJECT NAME: FARM & FLEET OF WALKESHA 2310 KOSSOW ROAD WALKESHA, WISCONSIN 53186-2905	DRAWING NO. <b>C051</b>
	PROJECT TITLE: CONCRETE CURB REPLACEMENT PLAN	

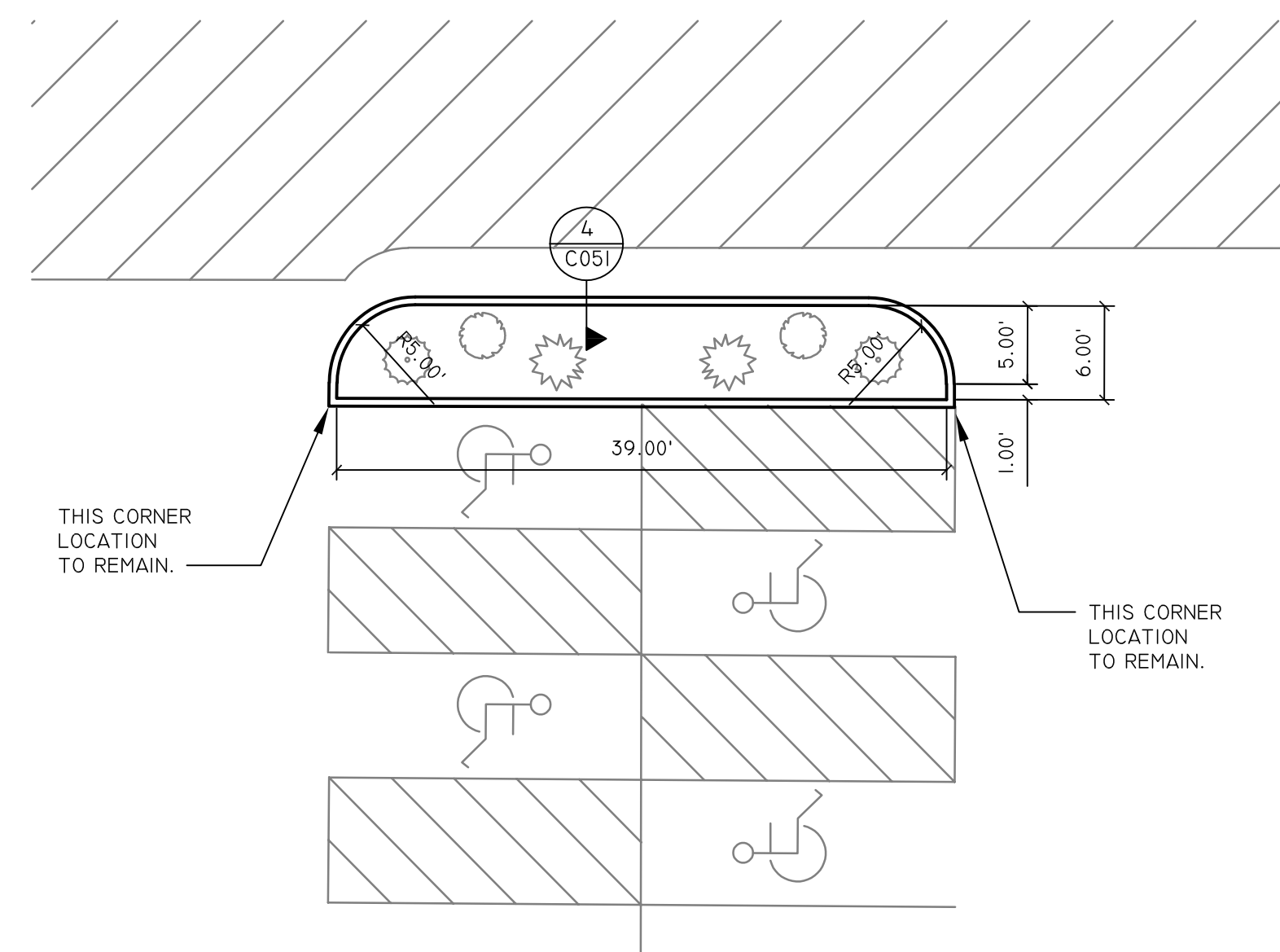




1 ENLARGED CONCRETE ISLAND PLAN  
SCALE: 1" = 10'



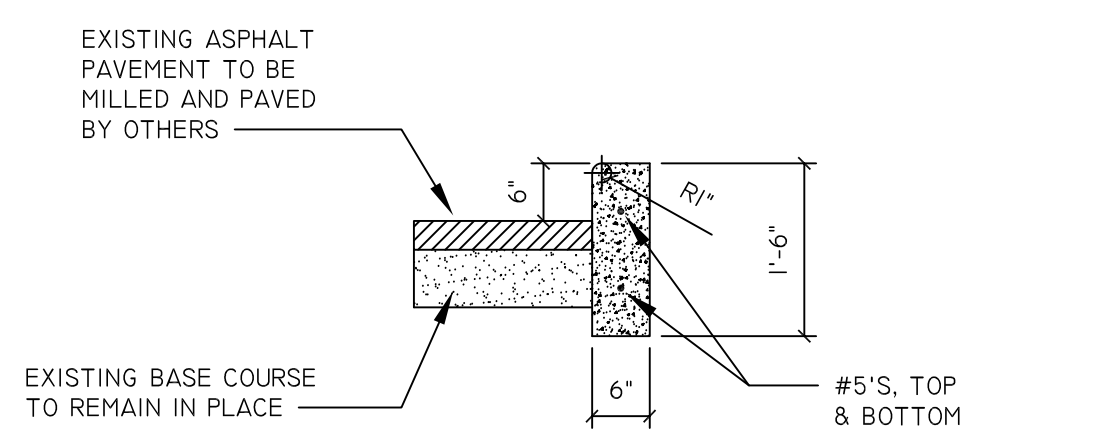
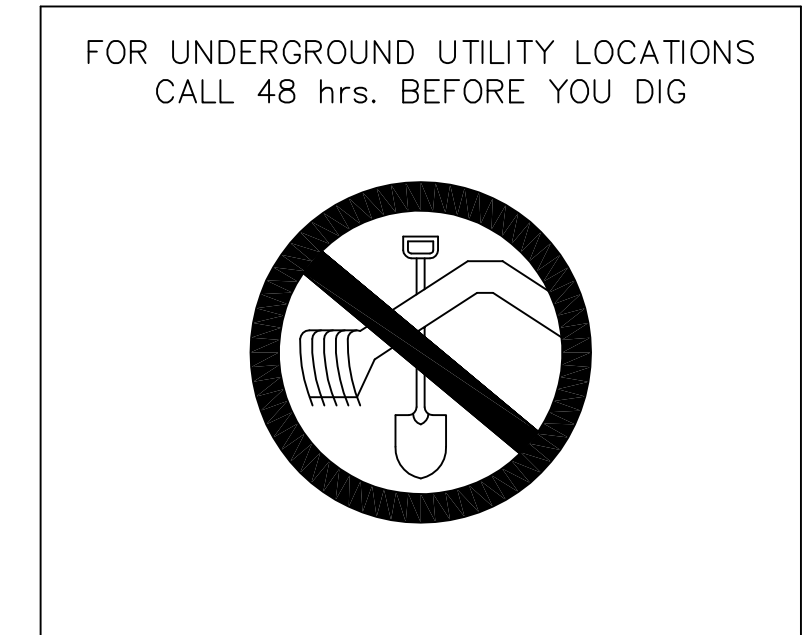
2 ENLARGED CONCRETE ISLAND PLAN  
SCALE: 1" = 10'



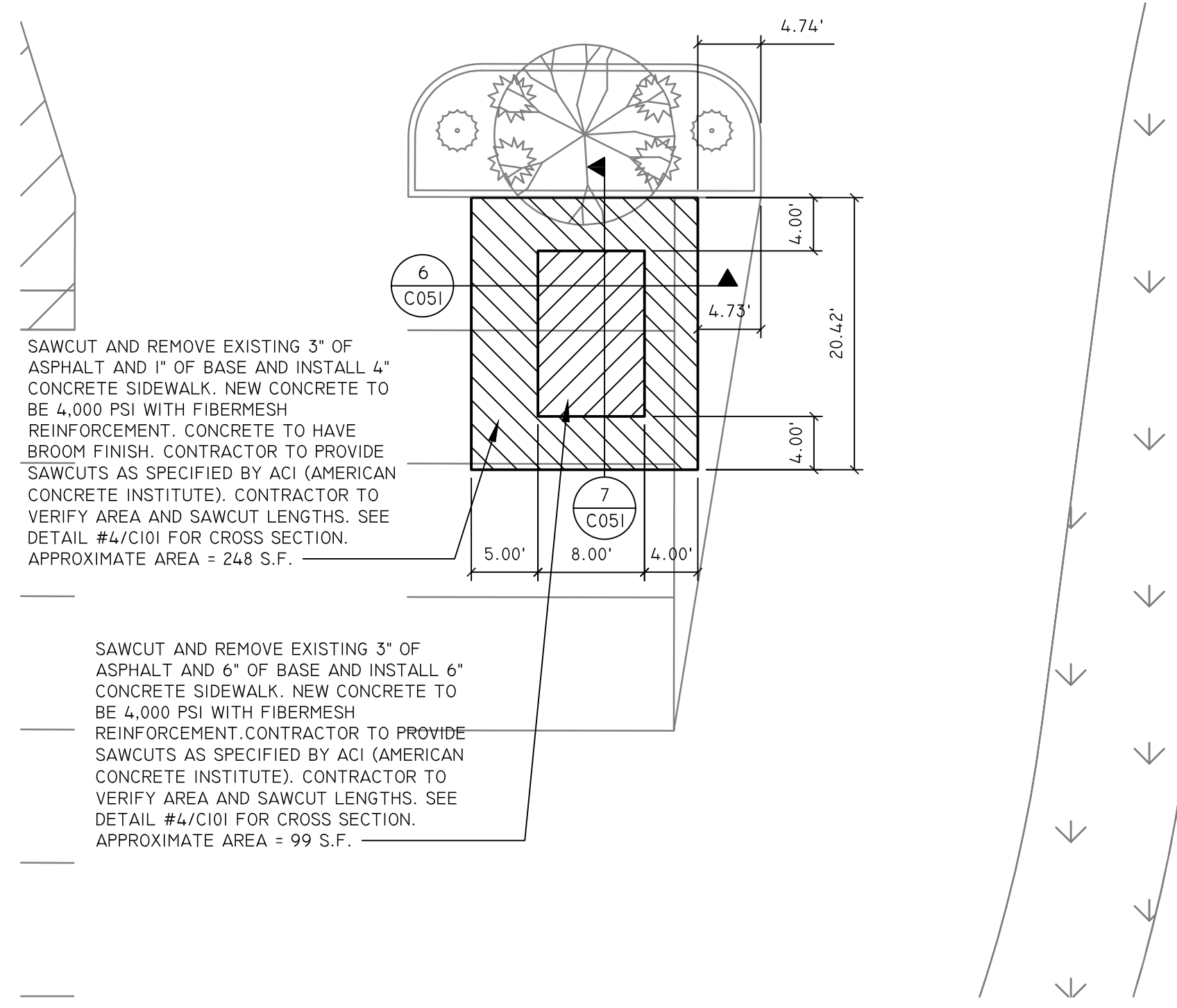
3 ENLARGED CONCRETE ISLAND PLAN  
SCALE: 1" = 10'

NOTES:

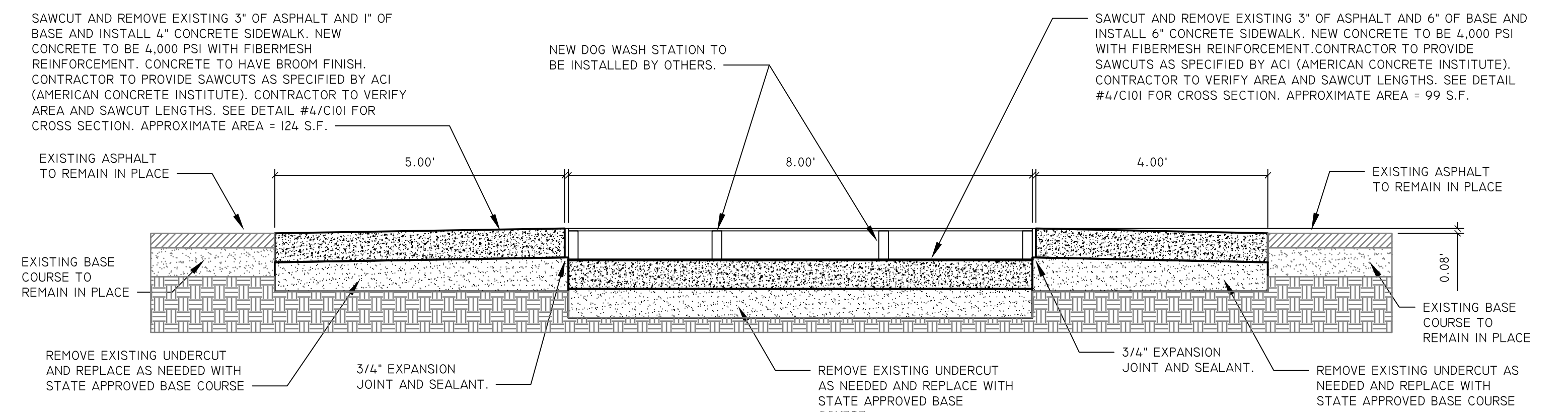
1. ALL WORK INCLUDED ON CONTRACT SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES.
2. CONCRETE CONTRACTOR SHALL CALL FOR UTILITY LOCATE.
3. DURING PAVING THE EXISTING FACILITY WILL REMAIN OPEN FOR BUSINESS. ACCESS TO THE STORE WILL NEED TO BE MAINTAINED AT ALL TIMES.
4. CONCRETE FOR DOG WASH AREA TO BE POURED IN (2) STAGES. (1) TO BE PAD UNDER DOG WASH AND (2) TO BE POURED AFTER DOG WASH STATION HAS BEEN PLACED.



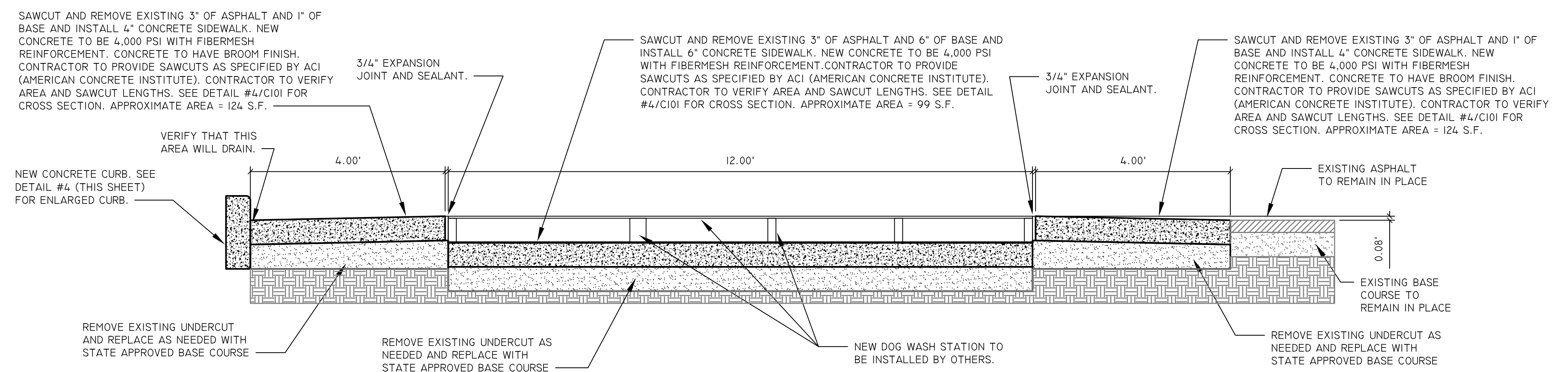
4 CONCRETE CURB CROSS SECTION  
SCALE: 1" = 10'



5 PROPOSED DOG WASH AREA CONCRETE PAD  
SCALE: 1" = 10'



6 PROPOSED CONCRETE CROSS SECTION  
NO SCALE:

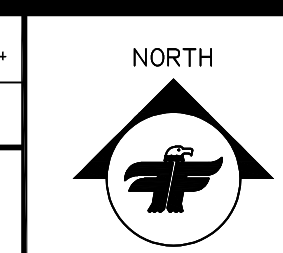


7 PROPOSED CONCRETE CROSS SECTION  
NO SCALE:

REV.	BY	DATE	DESCRIPTION	REV.	BY	DATE	DESCRIPTION
0	EEG	21 JUN 24	ADDENDUM #11 RELEASED FOR BID PURPOSES ONLY (NOT FOR CONSTRUCTION)				

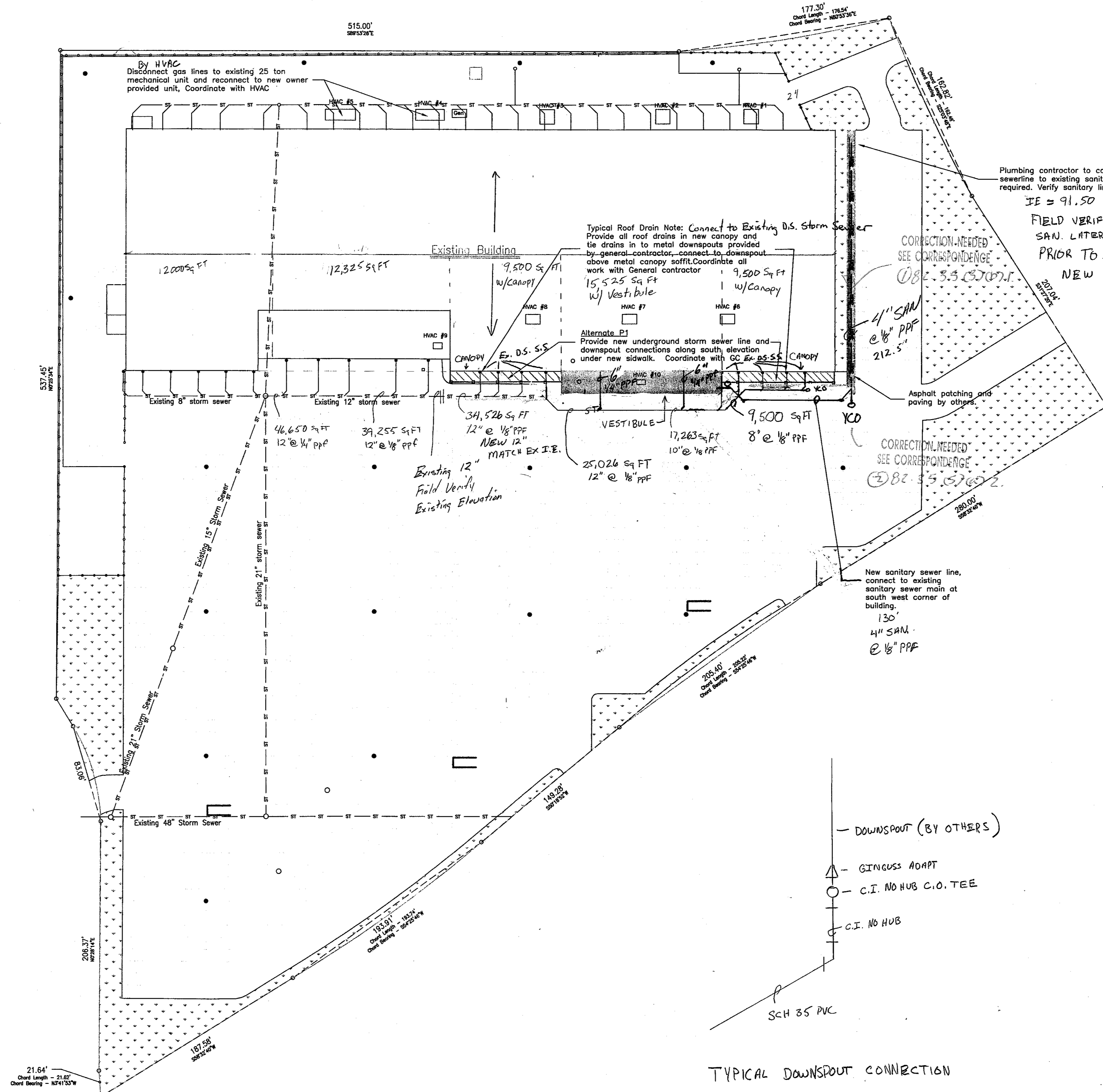
**Blain's FARM & FLEET**  
P.O. BOX 391 3807 EAST RACINE STREET  
JANESVILLE, WI 53547 608-754-2821  
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SCALE: AS NOTED DATE: APRIL 22, 2024  
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PROJECT NAME: FARM & FLEET OF WAUKESHA  
2310 KROSSOW ROAD  
WAUKESHA, WISCONSIN 53186-2905  
PROJECT TITLE: CONCRETE CURB DETAILS

DRAWING NO. **C052**



117,500 sq ft Roof Area (Existing)  
 1,900 sq ft Canopy (ADDITIONAL)  
 2,700 sq ft Vestibule (REPLACED EXISTING VESTIBULE)

Plumbing contractor to connect New sanitary sewerline to existing sanitary sewer main, as required. Verify sanitary line inverts  
 IE = 91.50  
 FIELD VERIFY EXISTING SAN. LATERAL INV. PRIOR TO INSTALLING NEW 4" SAN. SEWER

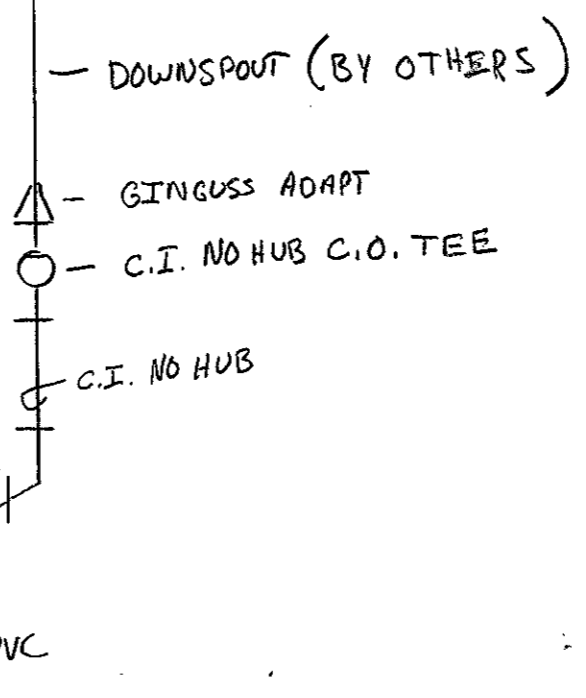
Typical Roof Drain Note: Connect to Existing D.S. Storm Sewer  
 Provide all roof drains in new canopy and tie drains in to metal downspouts provided by general contractor. connect to downspout above metal canopy soffit. Coordinate all work with General contractor  
 9,500 sq ft w/Canopy  
 15,525 sq ft w/ Vestibule

Alternate P1  
 Provide new underground storm sewer line and downspout connections along south elevation under new sidewalk. Coordinate with GC Ex. DS-S&S

CORRECTION NEEDED  
 SEE CORRESPONDENCE  
 082.3.3.5700.1

CORRECTION NEEDED  
 SEE CORRESPONDENCE  
 082.3.3.5700.2

New sanitary sewer line, connect to existing sanitary sewer main at south west corner of building.  
 130'  
 4" SAN.  
 @ 1/8" PPF



TYPICAL DOWNSPOUT CONNECTION



Michael J. Heberling  
 7-5-05

Rev.	By	Date	Description

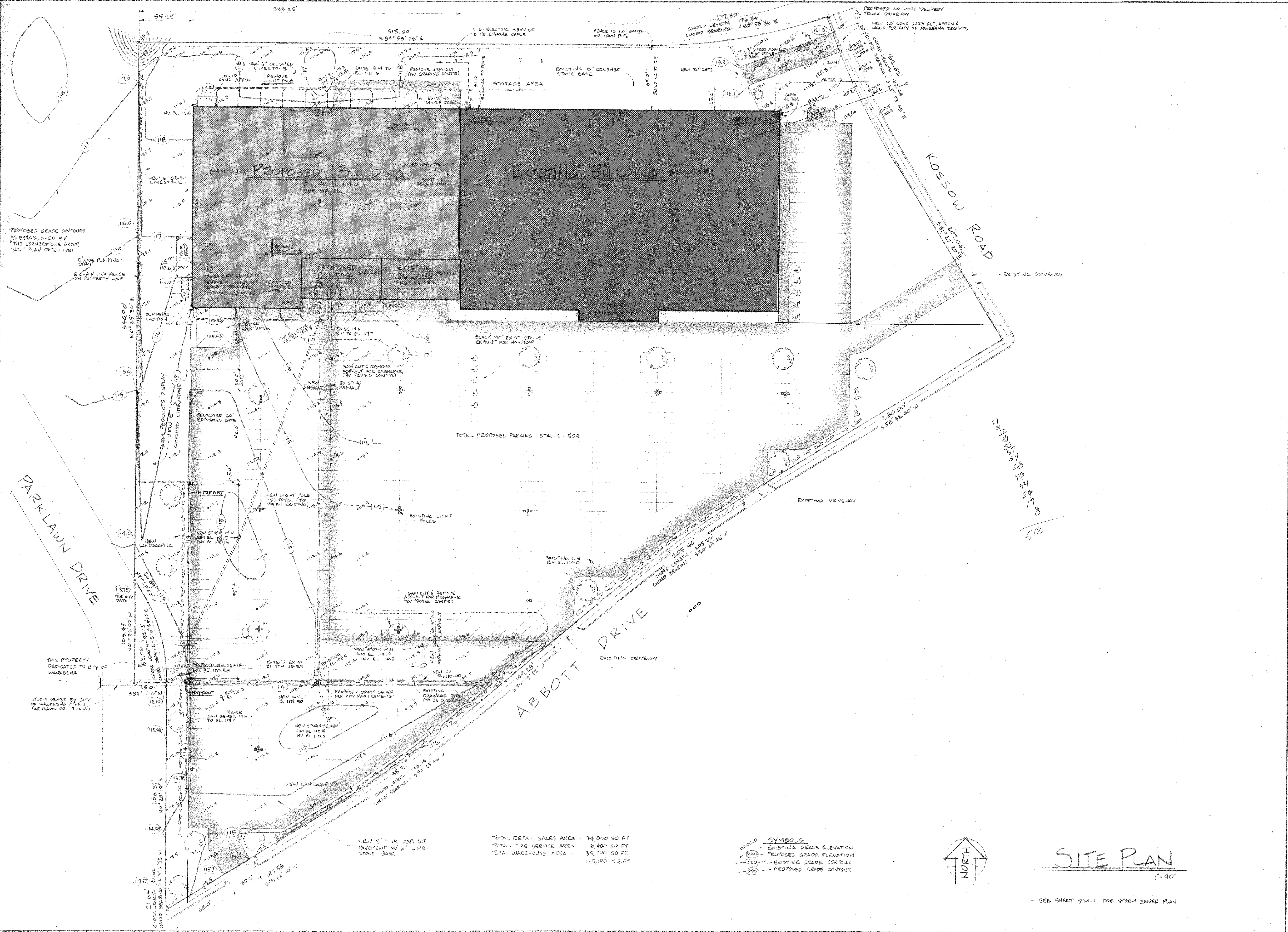
**Blain's FARM & FLEET**  
 P.O. BOX 891 3507 EAST TRACINE STREET  
 JANESVILLE, WI 53547  
 808-754-2821  
 © Blain Supply, Inc.

Scale: 1" = 50'  
 Date: June 2, 2005  
 Drawn By: DCW  
 Checked By:  
 This document contains confidential information of Farm & Fleet, Inc. Neither this document nor the information herein is to be reproduced, used or disclosed either in whole or in part except as specifically authorized by Farm & Fleet, Inc.



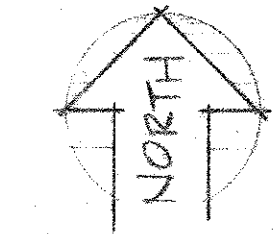
Project Name: Farm & Fleet of Waukesha  
 2310 Kossow Road  
 Waukesha, Wisconsin 53186-2967  
 Project Title: Plumbing Site Plan

Drawing No. **P.1**



TOTAL RETAIL SALES AREA - 74,000 SQ FT  
 TOTAL TIRE SERVICE AREA - 6,400 SQ FT  
 TOTAL WAREHOUSE AREA - 35,700 SQ FT  
 TOTAL WAREHOUSE AREA - 115,100 SQ FT

- SYMBOLS**
- - - - - EXISTING GRADE ELEVATION
  - - - - - PROPOSED GRADE ELEVATION
  - - - - - EXISTING GRADE CONTOUR
  - - - - - PROPOSED GRADE CONTOUR



# SITE PLAN

1"=40'

- SEE SHEET STM-1 FOR STORM SEWER PLAN

REVISIONS	BY

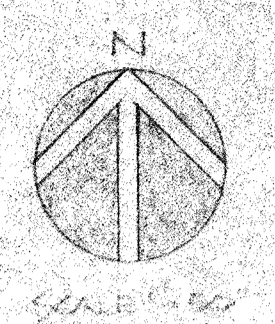
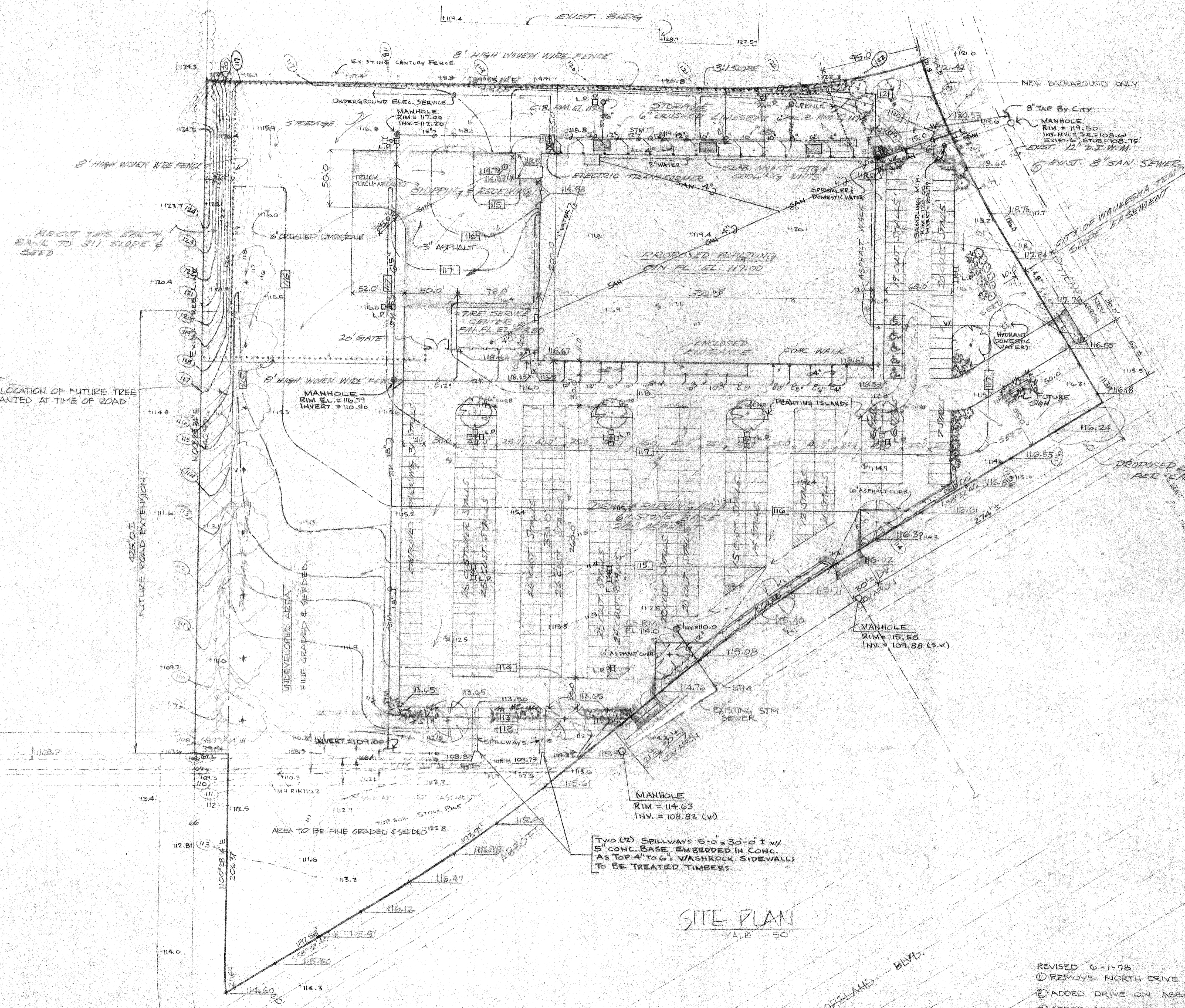
**ANDERSON - ASHTON, INC.**  
 2746 S. 166TH ST. NEW BERLIN, WI 53151  
 414-786-4640 OR RACINE 634-5310

**BUTLER**  
 DESIGN  
 PLANNING  
 CONTRACTING

PROJECT: PROPOSED BUILDING ADDITION FOR:  
**FARM & FLEET OF WAUKESHA**

DRAWN: JRM  
 APPROVED: SMS  
 DATE: 3-31-93  
 JOB NO: 2047  
 SHEET

**2**  
 OF 13 SHEETS



NOTE! LANDSCAPING TO BE IN ACCORDANCE WITH FINAL LANDSCAPING PLAN SHT. L.S. 3 OF 4.

NOTE! SEE SEWER LAYOUT & ELEC. PLAN FOR LIGHT POLE DETAIL.

PROPOSED SIDEWALK GRADES PER CITY OF WAUKESHA

**SYMBOLS**  
 (---) = EXISTING CONTOURS  
 (---) = EXISTING GRADE ELEV.  
 (---) = PROPOSED FINISH CONTOURS  
 (---) = PROPOSED FINISH GRADE ELEV.

NOTE: ALL ELEVATIONS PER CITY WAUKESHA DATUM

**SITE PLAN**  
 SCALE 1" = 50'

**SITE DEVELOPMENT PLAN FOR FARM & FLEET OF WAUKESHA**

- REVISED 6-1-78
- ① REMOVE NORTH DRIVE APRON ON KOSSOV
  - ② ADDED DRIVE ON ABBOT DRIVE
  - ③ ADDED STORM DRAIN IN PARKING AREA
  - ④ ADDED ASPHALT PAVING IN TRUCK TURN AROUND AREA
  - ⑤ ADDED TREES ON ABBOT DRIVE
  - ⑥ ILLUSTRATED FUTURE ROAD EXTENSION ON WEST PROPERTY LINE
  - ⑦ ILLUSTRATED FUTURE TREE PLANTINGS ON WEST PROPERTY LINE

DATE	SHEET NO.
5-18-78	2
JOB NO.	1147
SCALE	CGA
DATE	OF 17