

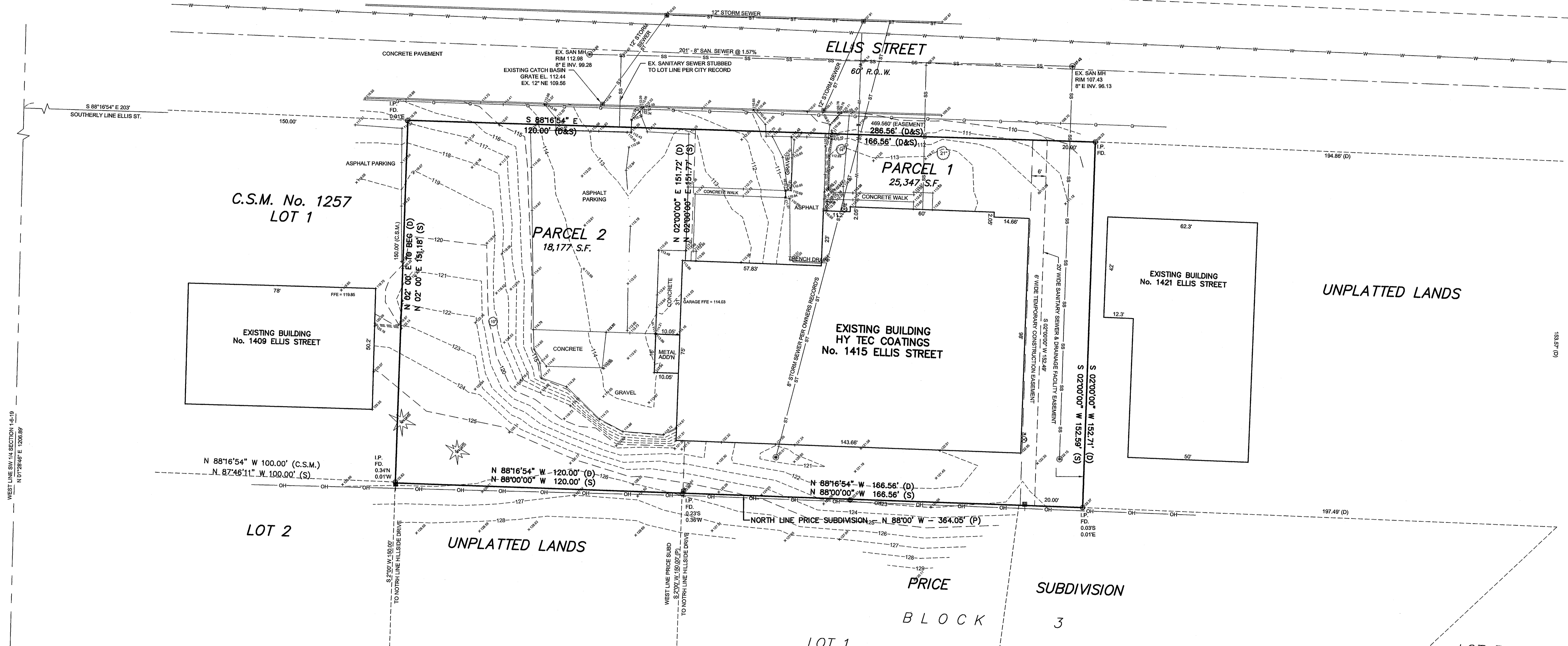
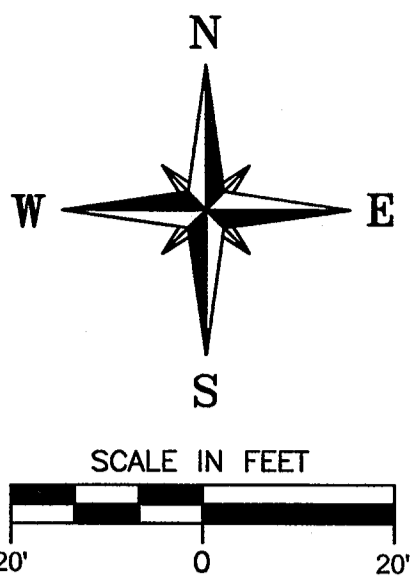
LEGAL DESCRIPTION: (AS PROVIDED)

Parcel 1: All that part of the Southwest 1/4 of Section 1, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows, to-wit: Commencing at a point on the West line of said Section 1, distant North 1°28'46" East 1206.89 feet from the Southwest corner of said Section 1; thence South 88°16'54" East along the Southerly line of Ellis Street 323.0 feet to the point of beginning of the lands herein described; thence South 88°16'54" East along the Southerly line of Ellis Street 166.56 feet; thence South 2°00' West 152.71 feet to the North line of Price Subdivision; thence North 88°16'54" West along the North line of said Price Subdivision, 166.56 feet; thence North 2°00' East 151.77 feet to the point of beginning.

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Tax Key No. 1299.983

NOTE: NO TITLE POLICY WAS PROVIDED THEREFORE UNABLE TO SHOW ANY EASEMENTS OF RECORD.



LEGEND:

- I.P. IRON PIPE FOUND
- FD. EX. SANITARY MANHOLE
- ⊙ EX. CATCH BASIN ROUND
- ⊠ EX. CATCH BASIN SQUARE
- ⊕ EX. WATER VALVE
- ⊗ EX. GAS METER
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- 17- EX. 1-FOOT CONTOUR LINE
- 15- EX. 5-FOOT CONTOUR LINE
- x 114.05 EX. SPOT GRADE
- (D) = DESCRIPTION BEARING-DISTANCE
- (S) = SURVEY BEARING-DISTANCE
- (P) = PLATTED BEARING-DISTANCE
- (C.S.M.) = BY CERTIFIED SURVEY MAP

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 9TH of OCTOBER, 2012

REFERENCE BEARING: THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWN 6 NORTH, RANGE 18 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 00°28'07" WEST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

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CALL DIGGERS HOTLINE
 1-800-242-8511
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WISCONSIN SURVEYING
 REGISTERED SURVEYORS
 NOTICE BEFORE YOU DIG

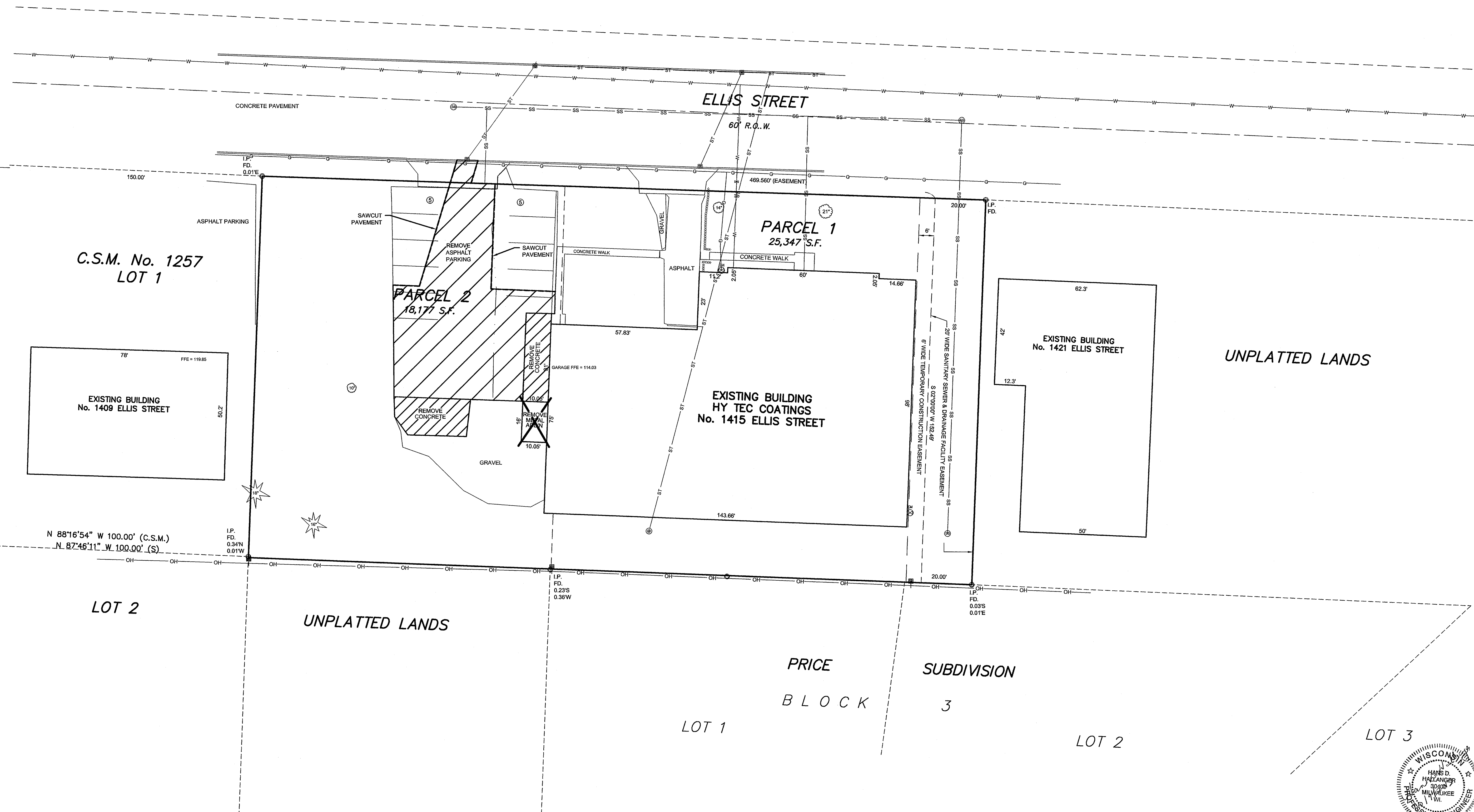
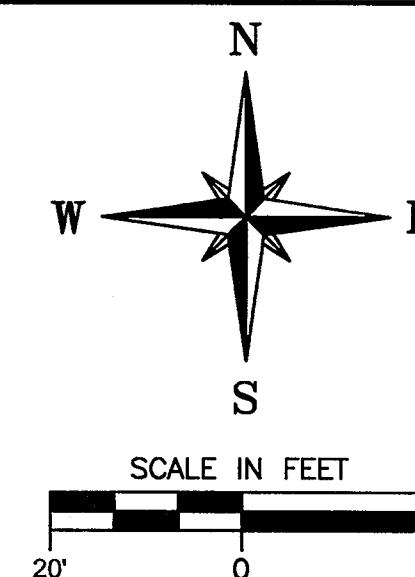
MILWAUKEE AREA 259-1181

EXISTING SITE PLAN
 FOR: HY TEC COATINGS
 PART OF THE SW 1/4, SECTION 1, T6N, R19E
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD., WAUKESHA, WI 53188
 TEL (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 20'
 DATE: OCTOBER 9, 2012
 DRAWN BY: A.H. CHECKED BY: H.D.H. FILE NO.: WAUKESHA 1137
 BOOK: WAUKESHA 155, PG. 56 JOB: S8121 SHEET 1 OF 6

FILE NAME: S:\PROJECTS\155\155R12\DWG\S8121.DWG



WEST LINE SW 1/4 SECTION 1-6-19
N 01°28'46" E 1206.89'

SW COR SW 1/4
SECTION 1-6-19

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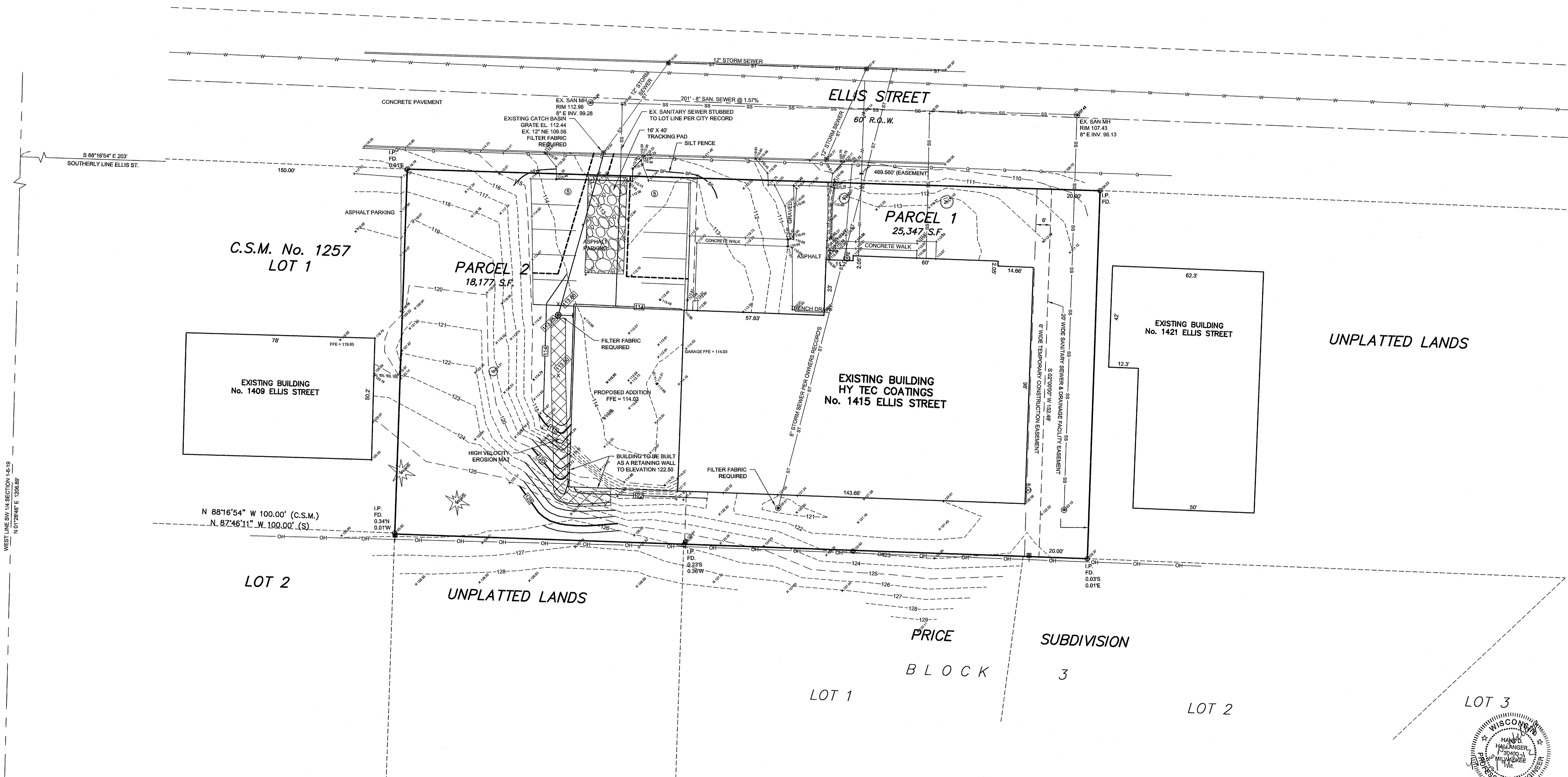
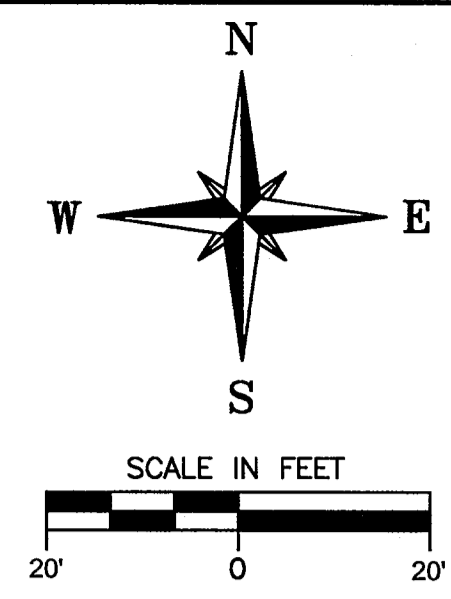
DEMOLITION PLAN
FOR: HY TEC COATINGS
PART OF THE SW 1/4, SECTION , T6N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI 53188
TEL (262) 542-5797 FAX (262) 542-7698

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BOOK: WAUKESHA 155, PG. 56	FILE NO.: WAUKESHA 1137
JOB: S8121	SHEET 2 OF 6



FILE NAME: PROJECTS\8121\DWGS\8121.DWG



C.S.M. No. 1257
LOT 1

EXISTING BUILDING
No. 1409 ELLIS STREET

PARCEL 2
18,177 S.F.

PARCEL 1
25,347 S.F.

EXISTING BUILDING
HY TEC COATINGS
No. 1415 ELLIS STREET

EXISTING BUILDING
No. 1421 ELLIS STREET

UNPLATTED LANDS

N 88°16'54" W 100.00' (C.S.M.)
N 87°46'11" W 100.00' (S)

LOT 2

UNPLATTED LANDS

PRICE
BLOCK 3

LOT 1

LOT 2

LOT 3

WEST LINE SW 1/4 SECTION 1-6-19
N 01°28'46" E 1206.89'

SW COR SW 1/4
SECTION 1-6-19

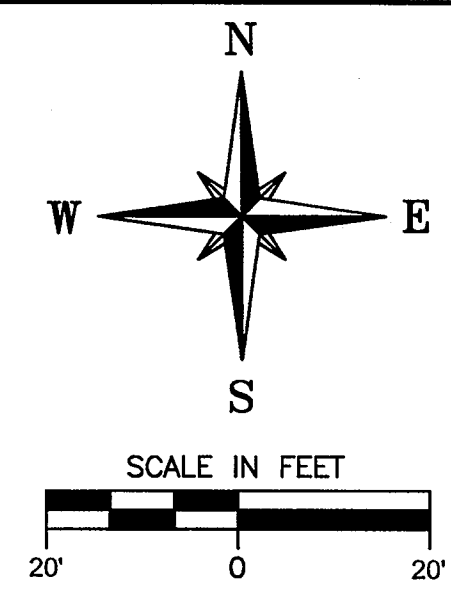


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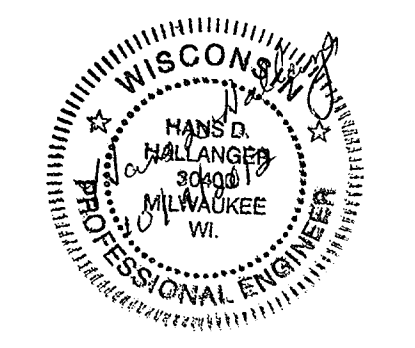
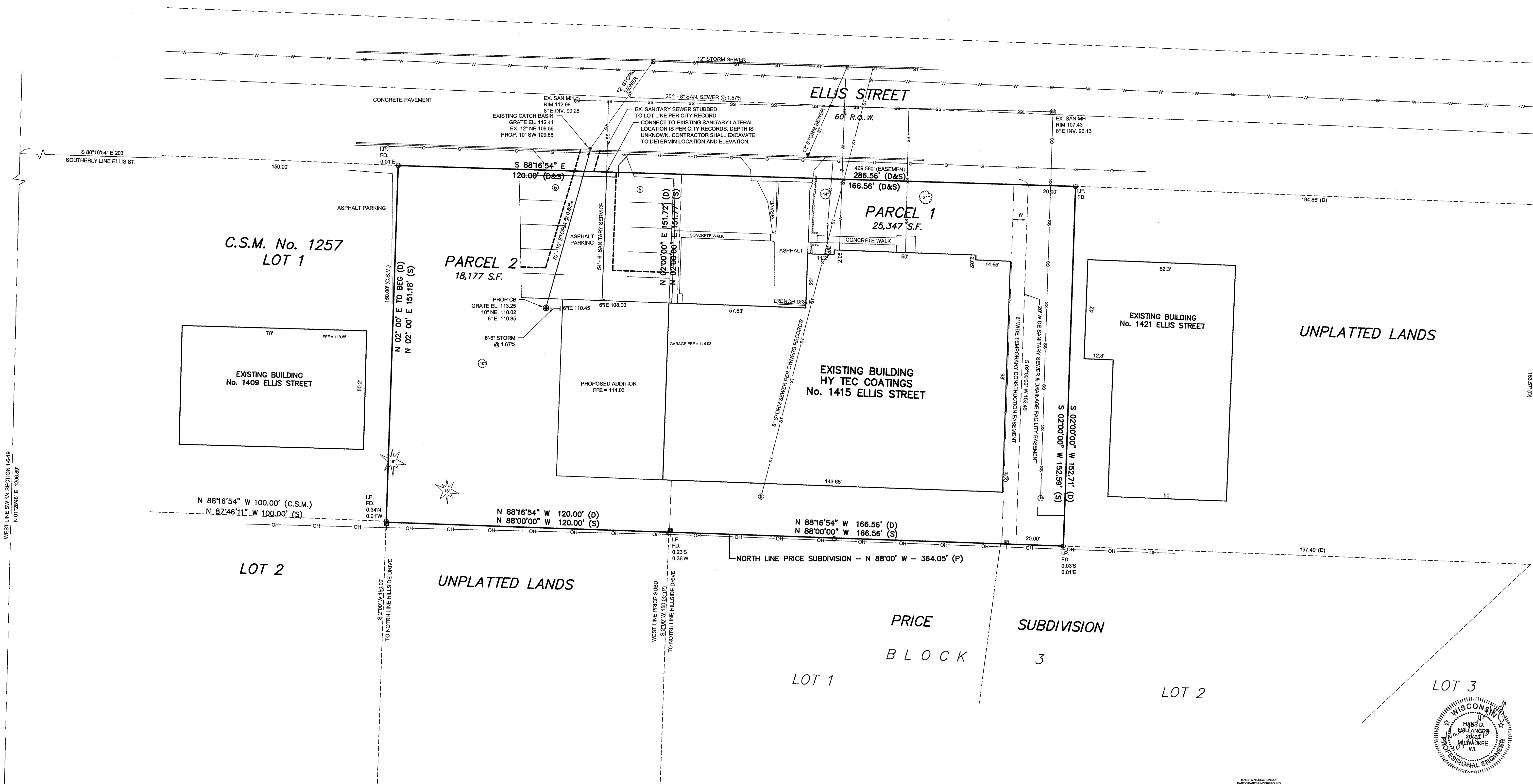
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GRADING & EROSION CONTROL PLAN FOR: HY TEC COATINGS PART OF THE SW 1/4, SECTION 1, T6N, R19E CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN			
JAHNKE & JAHNKE ASSOCIATES INC. PLANNERS & PROFESSIONAL ENGINEERS 711 W. MORELAND BLVD.-WAUKESHA, WI 53188 TEL (262) 542-8797 FAX (262) 542-7698			
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DRAWN BY: A.H.	CHECKED BY: H.D.H.	FILE NO.: WAUKESHA 1137	
BOOK: WAUKESHA 155, PG. 56	JOB: S8121	SHEET 3 OF 6	

FILE NAME: S:\PROJECTS\S8121\DWG\S8121.DWG



- UTILITY NOTES:**
1. INLETS, CATCH BASINS, MANHOLES, ETC., SHALL BE CONSTRUCTED IN A WATER TIGHT MANNER OF PRECAST REINFORCED CONCRETE, REINFORCED MONOLITHIC CONCRETE, BRICK, BLOCK OR FIBERGLASS.
 2. SANITARY SEWER AND STORM SEWER MUST BE PROVIDED WITH TRACER WIRE IN ACCORD WITH 182.0715(2) OF THE STATUTES. TRACER WIRE SPECIFICATIONS BELOW:
 - a) 12 GAUGE SOLID COPPER WIRE WITH A PLASTIC COATING.
 - b) TRACER WIRE SHALL BE TAPED TO THE TOP OF PLASTIC WATER OR SEWER PIPE
 - c) TRACER WIRE SHALL BE TAPED EVERY 6 TO 20 FEET AND AT ALL BENDS
 - d) TRACER WIRE SHALL HAVE AN ACCESS POINT AT A MINIMUM OF EVERY 300 FEET. AT ACCESS POINT THE TRACER WIRE IS BROUGHT UP TO THE GRADE IN VALVE BOXES, CLEANOUTS, MANHOLES, CATCH BASINS, INLETS, OR OTHER COVERED ACCESS DEVICES. WHEN RUNNING TRACE WIRE UP AT THE CURB STOPS, PUT THE WIRE ON THE OUTSIDE OF THE BOX, SO THAT THE TRACER WIRE DOESNT GET TANGLED OR TURN WHEN THE VALVE IS TURNED.
 - e) SPLICES IN TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT OR COMPRESSION TYPE CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.
 - f) THE TRACER WIRE SHALL BE TESTED AFTER INSTALLATION TO ENSURE IT IS WORKING.
 3. THE STORM SEWER PIPE SHALL BE ADS N-12 WITH WATER TIGHT JOINTS.
 4. CONTRACTOR SHALL CLEAN THE STORM SEWERS AND CATCH BASINS AFTER CONSTRUCTION.
 5. CONTRACTOR SHALL NOTIFY ALL UTILITIES, THE CITY OF WAUKESHA ENGINEERING DEPARTMENT (TO ARRANGE FOR AN INSPECTOR) AT LEAST THREE DAYS PRIOR TO CONSTRUCTION.
 6. SANITARY SERVICE SHALL BE 4" PVC ASTM D-3034 SDR 35 WITH RUBBER GASKET JOINTS.



UTILITY PLAN
 FOR: HY TEC COATINGS
 PART OF THE SW 1/4, SECTION 16, T6N, R19E
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD., WAUKESHA, WI 53188
 TEL: (262) 542-5797 FAX: (262) 542-7698

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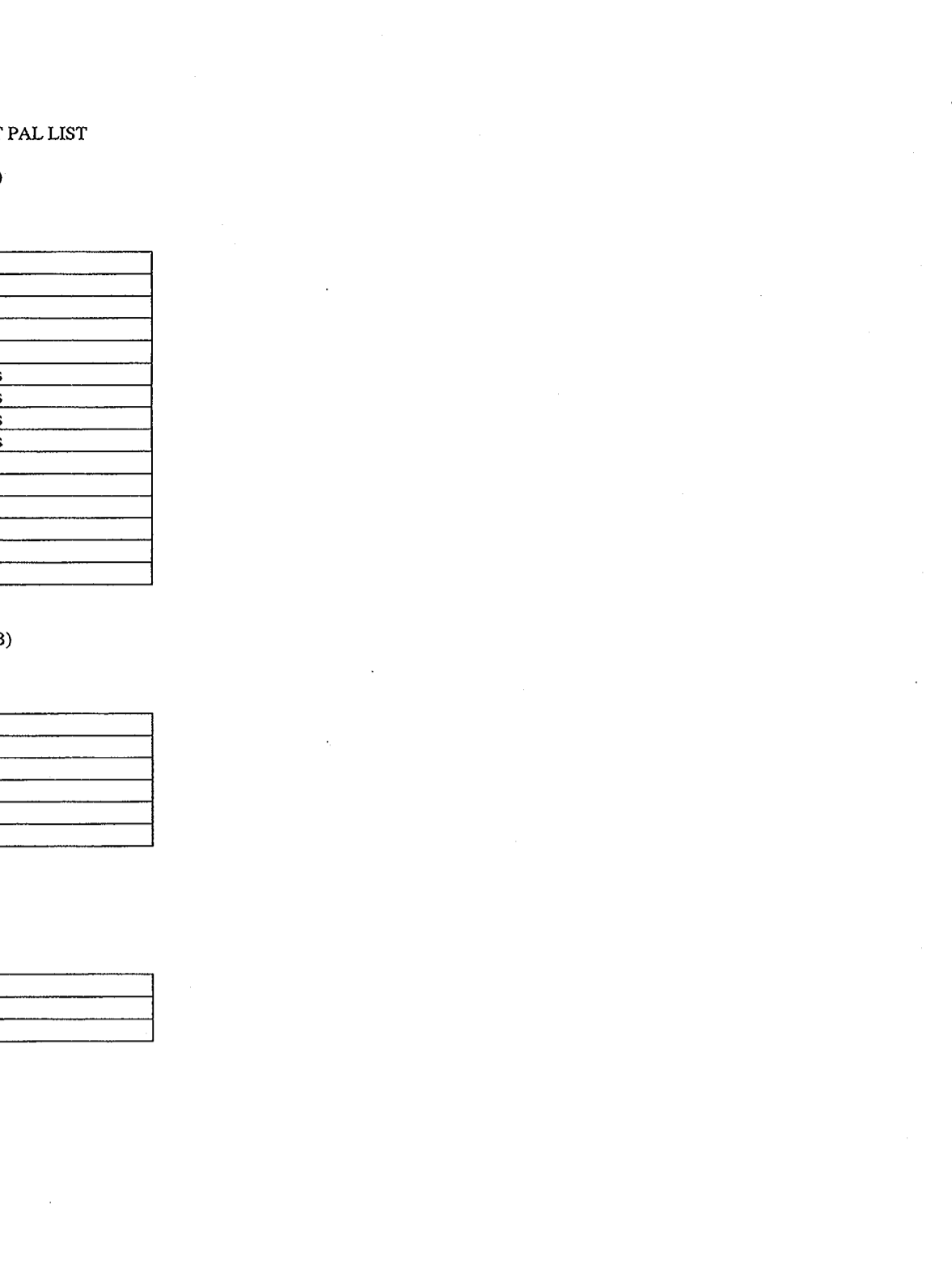
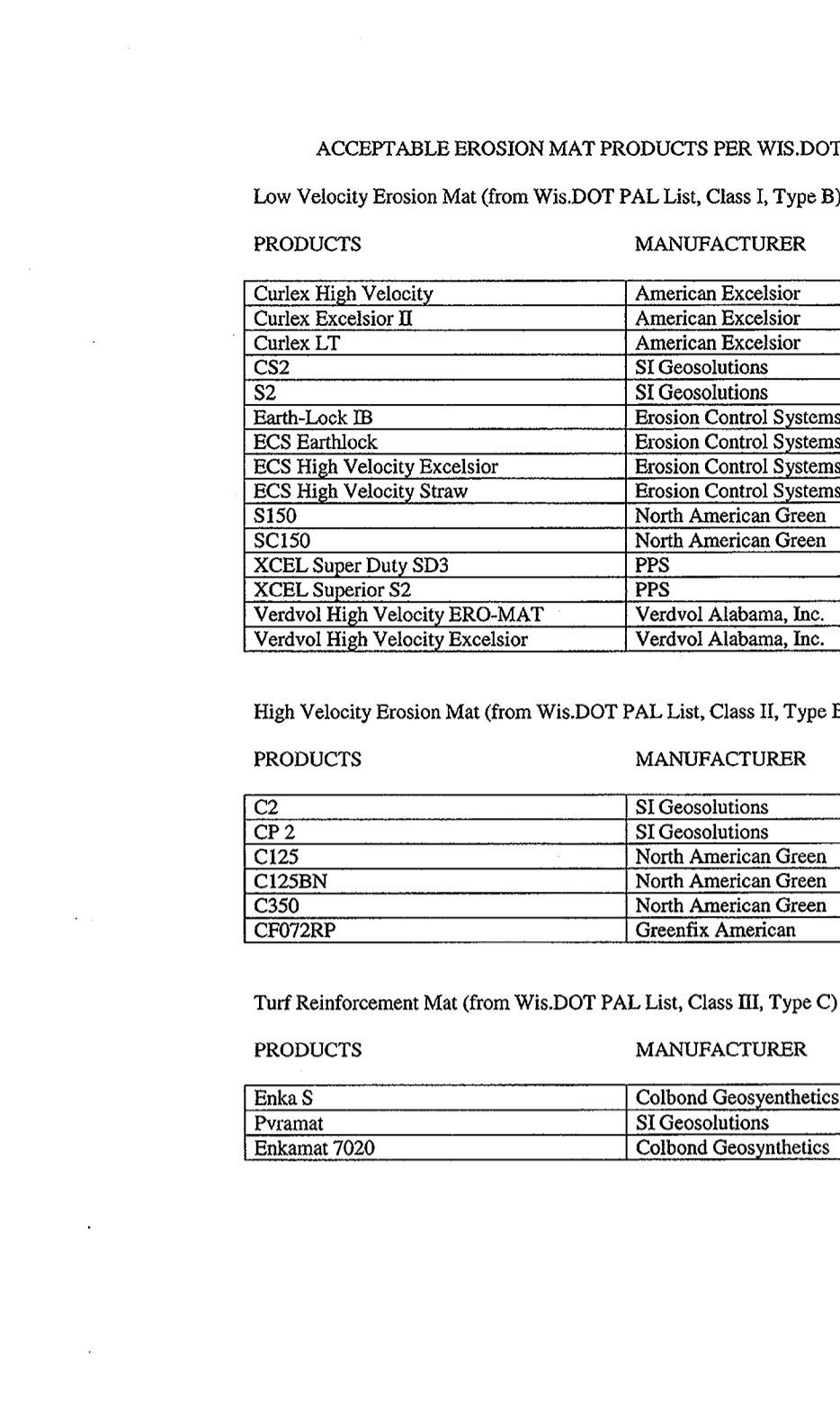
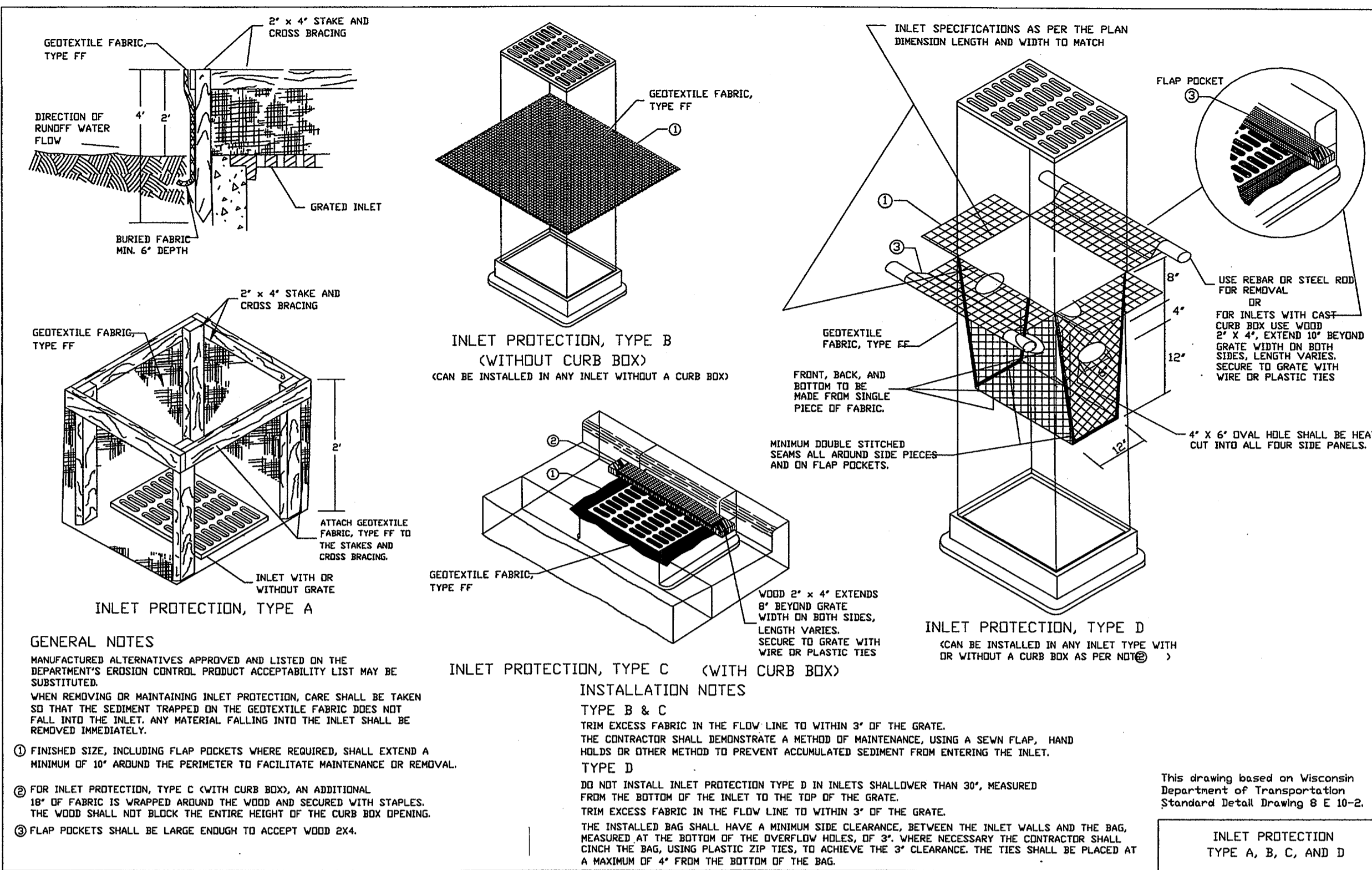
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WEST LINE SW 1/4 SECTION 16-19
 N 01°28'46" E 1208.89'

SW COR SW 1/4
 SECTION 16-19

FILE NAME: S:\PROJECTS\S8121\DWGS\S8121.DWG



CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD (CONTINUOUS INSPECTIONS THROUGHOUT PROJECT).
- STRIP TOPSOIL AND REMOVE PAVEMENT. TOPSOIL STOCKPILE SHALL BE SURROUNDED WITH SILT FENCE & SEEDED WITHIN 7 DAYS OF LAYUP.
- GRADE SITE.
- CONSTRUCT BUILDING ADDITION.
- INSTALL SANITARY SEWER AND STORM SEWER.
- PLACE GRAVEL FOR PAVED AREAS.
- PAVE PARKING.
- REPLACE TOPSOIL ON REMAINDER OF SITE. SEED FERTILIZE AND STABILIZE SAID AREAS. INSTALL EROSION MAT WHERE REQUIRED.
- MAINTAIN EROSION CONTROL MEASURES UNTIL SITE IS VEGETATED. UPON APPROVAL FROM THE CITY, ALL TEMPORARY EROSION MEASURES ARE TO BE REMOVED.

NOTES:

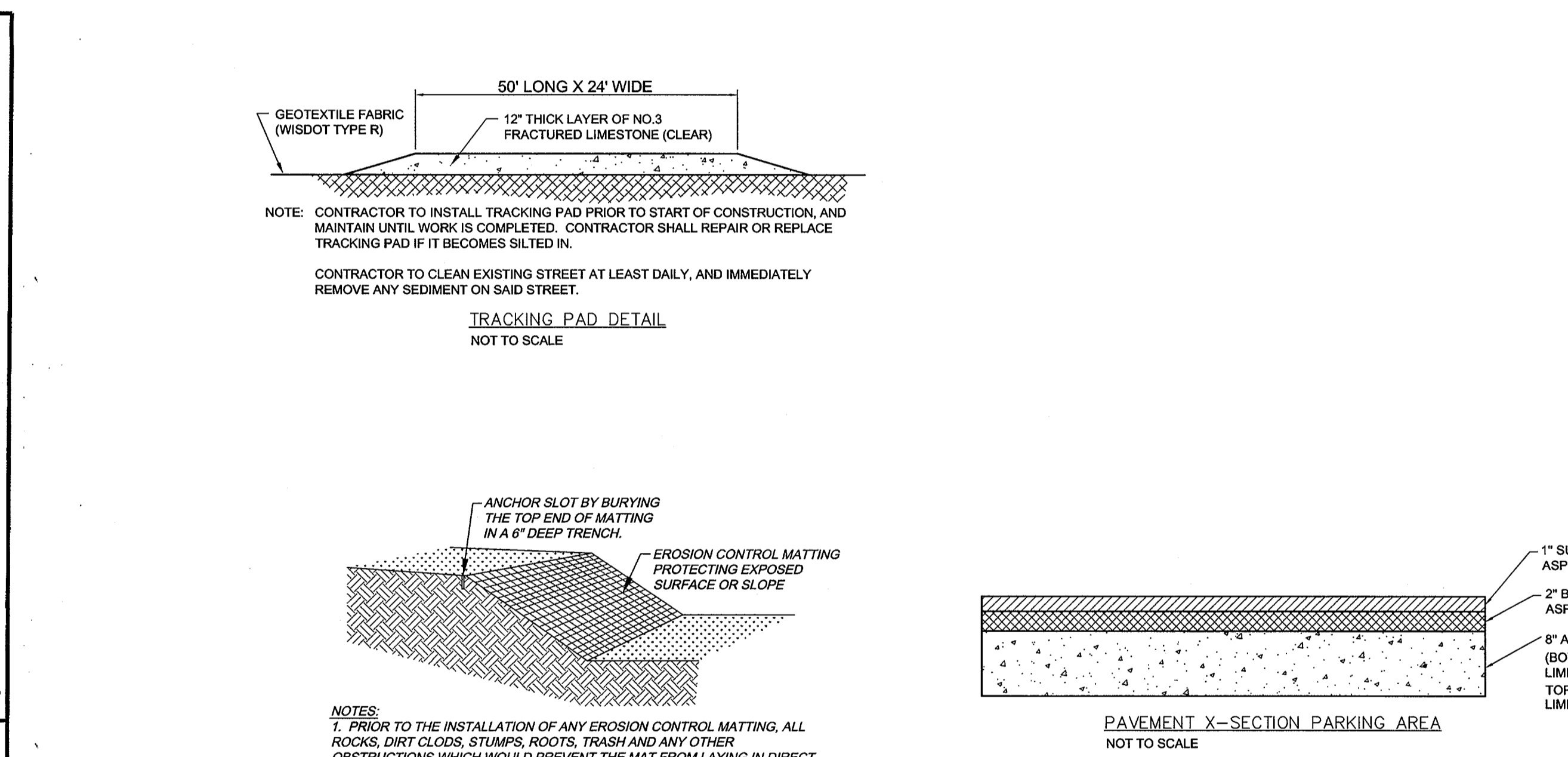
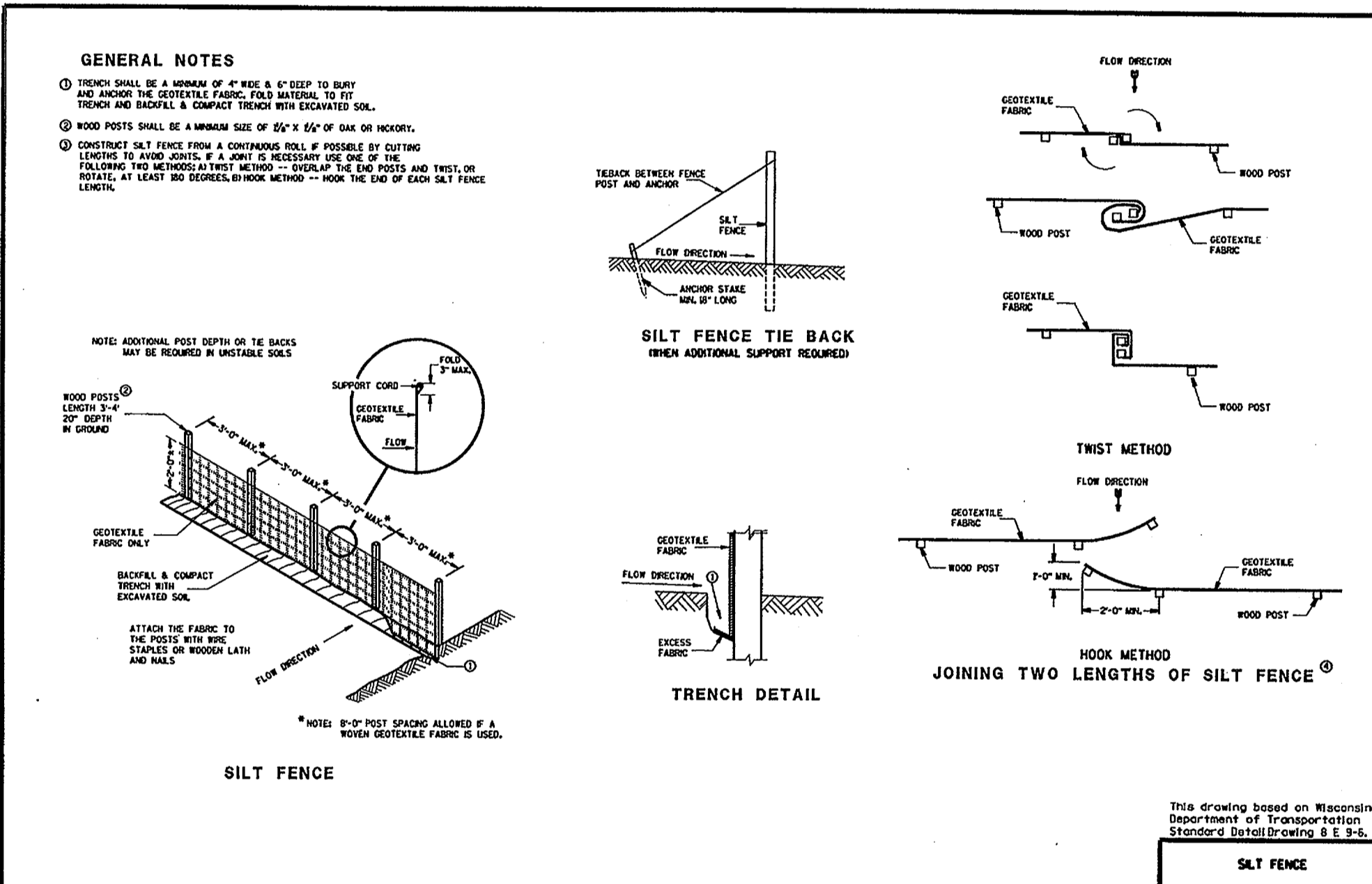
- ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE CITY OF WAUKESHA AND THE WISCONSIN DNR CONSTRUCTION TECHNICAL STANDARDS.
- ALL DISTURBED AREAS ARE TO BE TOPSOILED (4" THICK), SEEDED, FERTILIZED AND MULCHED. INSTALL EROSION MAT PER PLAN. EROSION MAT SHALL BE PER THE WISDOT PAL LIST CLASS I, TYPE B.
- ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PADS. ALL PUBLIC STREETS ARE TO BE KEPT CLEAN AT ALL TIMES.
- UPON SITE STABILIZATION AND CITY APPROVAL, REMOVE AND DISPOSE OF ALL SILT FENCE.
- THE SEED MIXTURE SHALL BE 65% KENTUCKY BLUEGRASS, 20% FINE FESCUES, 15% PERENNIAL RYEGRASS AT THE RATE OF 3-4 LBS/1000 SQ. FT. UP TO SEPTEMBER 15. AREAS SEEDED BETWEEN SEPTEMBER 15 AND OCTOBER 15 SHALL BE SEEDED WITH WINTER WHEAT AT A RATE OF 3 LBS/1000 SQ. FT. PERMANENT SEED SHALL THEN BE PLACED PRIOR TO JUNE 1 OF THE FOLLOWING YEAR. AREAS NOT SEEDED PRIOR TO OCTOBER 15 SHALL BE SEEDED WITH DORMANT SEED AFTER NOVEMBER 1. AREAS OF DISTURBANCE NOT HAVING SUFFICIENT VEGETATIVE GROWTH BY NOVEMBER 15 SHALL BE STABILIZED WITH TYPE B POLYACRYLAMIDE FROM WISDOT PAL LIST.
- FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-10-10 FERTILIZER.
- MULCH ALL SEEDED AREAS. INSTALL EROSION MAT PER PLAN.
- TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR 7 DAYS.
- CONTRACTOR SHALL PERFORM A WEEKLY AND POST 0.5 INCH OR GREATER RAINFALL EROSION INSPECTION, ANY REPAIRS REQUIRED SHALL BE MADE WITHIN 24 HOURS.

DEWATERING NOTES:

- IF DEWATERING IS NEEDED IT SHALL FOLLOW THE STANDARDS IN THE WDNR DEWATERING TECHNICAL STANDARD CODE NO. 1061.
- ALL WATER GENERATED FROM CONSTRUCTION ACTIVITIES (GRADING, TRENCHES, ETC.) SHALL BE CONVEYED BY GRAVITY AND/OR PUMPING INTO A GEOTEXTILE BAG WITH A MINIMUM FOOTPRINT OF 100 SQUARE FEET.
- THE INTENT IS TO PREVENT SEDIMENT LADEN WATER FROM DISCHARGING DIRECTLY OFFSITE TO THE MAXIMUM EXTENT PRACTICABLE AS DEFINED IN NR 151.11(6)(c).
- SEDIMENT SHALL BE REMOVED FROM THE DEWATERING FACILITIES IN ORDER TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF.
- A SEDIMENT SOCK SHALL BE SECURELY FASTENED TO THE DOWNSTREAM END OF ANY HOSES USED TO CONVEY PUMPED WATER. THE INTENT IS TO SLOW DOWN THE PUMPED DISCHARGE SO AS TO NOT DESTROY THE DEWATERING FACILITY WITH THE FORCE OF THE PUMPED WATER.
- THE FOLLOWING MONITORING SHALL BE CONDUCTED. TEST RESULTS SHALL BE RECORDED ON A DAILY LOG KEPT ON SITE:
- DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
- OBSERVED WATER TABLE AT TIME OF DEWATERING.
- IF USED, TYPE AND AMOUNT OF POLYMER USED FOR TREATMENT.
- Geotextile Bags**
1. Geotextile bags shall meet the criteria listed in Table 1.

Property	Test Method	Type I Value	Type II Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.	300 lbs.
Mullen Burst	ASTM D-3786	350 psi	580 psi
Permeability	ASTM D-4491	0.28 cm/sec	0.2 cm/sec
Fabric	Nominal Representative Weight	8 oz	12 oz

- Geotextile bags shall be sized according to the particle size being trapped, expected flow or pumping rate (gallons per minute) per square foot of fabric and a 50% clogging factor. The footprint of the bag shall be no smaller than 100 square feet.
- Geotextile bags shall be properly attached to the discharge pipe.
- Polymers can be used to enhance the efficiency of geotextile bags. If polymer is used, the polymer shall be approved by the WDNR and meet the criteria stipulated in WDNR Conservation Practice Standard 1051, Sediment Control Water Application of Polymers. The polymer supplier or applicator shall provide certifications showing that products have met the performance requirements of Standard 1051. If the manufacturer has not completed the required testing, the project may be used to gain that certification provided it meets the site requirements of Standard 1051. Any such testing will be monitored by DNR or WisDOT, with testing done by a qualified third party.

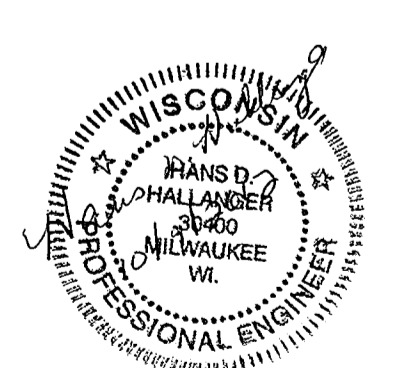


CONSTRUCTION DETAILS
FOR: HY TEC COATINGS
PART OF THE SW 1/4, SECTION , T6N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
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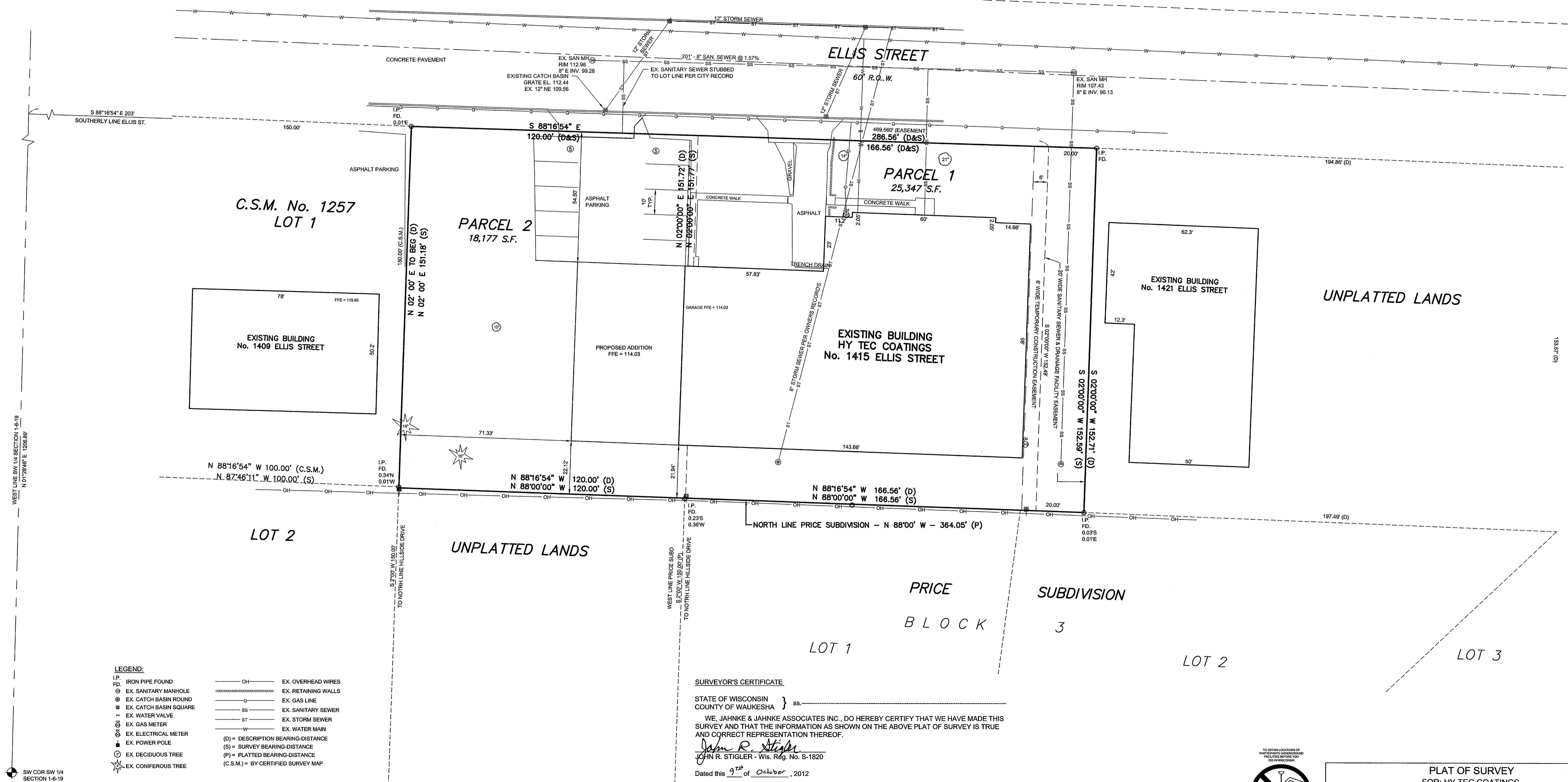
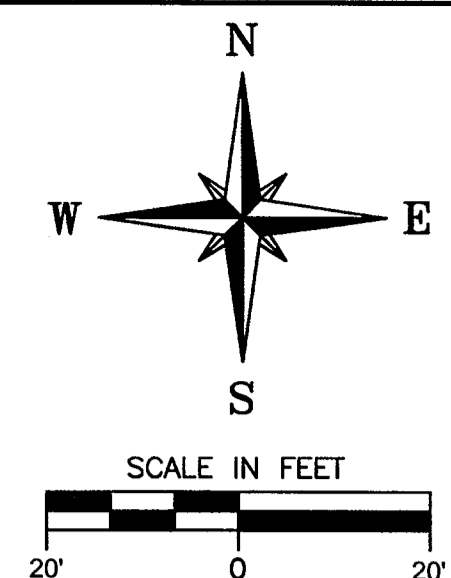
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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 COUNTY OF WAUKESHA } ss. _____

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John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820

Dated this 9th of October, 2012

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FOR EXISTING UTILITIES, REQUIRED MIN. 14 DAYS NOTICE BEFORE YOU BEGIN WORK
 MILWAUKEE AREA 259-1181

PLAT OF SURVEY
 FOR: HY TEC COATINGS
 PART OF THE SW 1/4, SECTION 1, T6N, R19E
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

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 N 01°28'46" E 1206.89'

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