

# PLAN OF PROPOSED IMPROVEMENTS

## FOR

# PRAIRIE PHILIP, LLC

# OUTDOOR STORAGE YARD

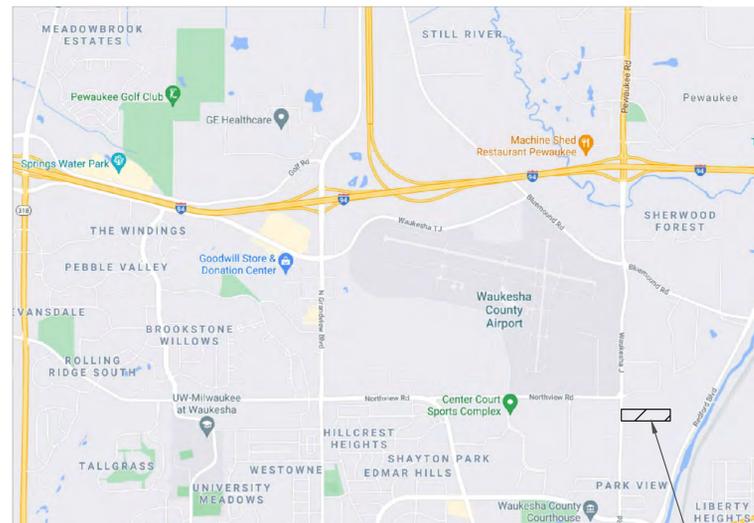
## CITY OF WAUKESHA, WISCONSIN

## WAUKESHA COUNTY

**ISSUED FOR PERMITTING**

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

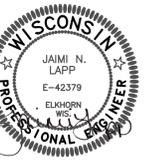
ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT CITY OF WAUKESHA DESIGN AND CONSTRUCTION MANUAL. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

NO	REVISION DESCRIPTION	DATE
A	CITY REVIEW COMMENTS	6/24/2021



PROJECT: OUTDOOR STORAGE YARD  
2105 PEWAUKEE ROAD

CLIENT: PRAIRIE PHILIP LLC  
2105 PEWAUKEE ROAD



SHEET TITLE: COVER SHEET

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Drawn: GME 04/26/2021  
Checked: CTD 04/26/2021

P&O Project No: 490493

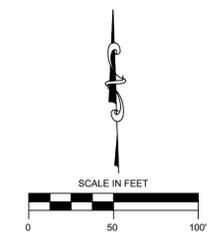
Sheet No. **00**



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



PHOTOS OF WALL  
DATE 04/12/2021



**ISSUED FOR PERMITTING**

SW CORNER, NW 1/4  
SEC. 35, T7N, R15E  
CONC. MON. W. BRASS CAP  
N 381.255' ±  
E 2,474.361' ±  
(WISCONSIN STATE PLANE CO-  
ORDINATE SYSTEM, SOUTH ZONE)

N 0°07'00" E 2654.71'  
W 173.71' ±  
S 89°54'00" E 460.00'

PEWAUKEE ROAD (C.T.H. #7)  
S 0°07'00" E 2881.00'

NW CORNER, NW 1/4  
SEC. 35, T7N, R15E  
CONC. MON. W. BRASS CAP  
N 381.255' ±  
E 2,474.361' ±  
(WISCONSIN STATE PLANE CO-  
ORDINATE SYSTEM, SOUTH ZONE)

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

LOT 1 C.S.M. No. 8464  
OWNER: HUSCO INTERNATIONAL INC  
ADDRESS: 2239 PEWAUKEE RD  
TAX KEY: WAKC 0807001

PARCEL 3 C.S.M. No. 7647  
OWNER: WISCONSIN BELL INC  
ASST. SECRETARY  
ADDRESS: 2008 PEWAUKEE RD  
TAX KEY: WAKC 1002030

UNPLATTED LANDS  
OWNER: PAYNE & DOLAN INC  
C/O WALKESHA LIME & STONE CO I  
TAX KEY: PWC 1002990

UNPLATTED LANDS  
OWNER: WALKESHA LIME & STONE CO  
ADDRESS: 2105 PEWAUKEE RD  
TAX KEY: PWC 0809951

UNPLATTED LANDS  
OWNER: PAYNE & DOLAN INC  
C/O WALKESHA LIME & STONE CO I  
ADDRESS: W239 S244 PEWAUKEE RD  
TAX KEY: PWC 1002991

THEORETICAL 18TH LINE OF THE NW 1/4 SEC. 35-7-19  
CALLED FOR IN DEED DOC. NO. 10984

**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."**

**DIGGERSHOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

NO.	REVISION DESCRIPTION	DATE
A	CITY REVIEW COMMENTS	6/2/2021

**Payne+Dolan**  
A WALBECC COMPANY  
www.walbecc.com  
(920) 767-7559

**PROJECT**  
OUTDOOR STORAGE YARD  
2105 PEWAUKEE ROAD

**CLIENT**  
PRAIRIE PHILIP LLC  
2105 PEWAUKEE ROAD

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

**SHEET TITLE**  
SITE PLAN

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P&D Project No:	490493
Sheet No.:	01

NO	REVISION DESCRIPTION	DATE
A	CITY REVIEW COMMENTS	07/01/21



**PROJECT**  
OUTDOOR STORAGE YARD  
2105 PEWAUKEE ROAD

**CLIENT**  
PRAIRIE PHILIP LLC  
2105 PEWAUKEE ROAD



**SHEET TITLE**  
GRADING AND EROSION CONTROL PLAN

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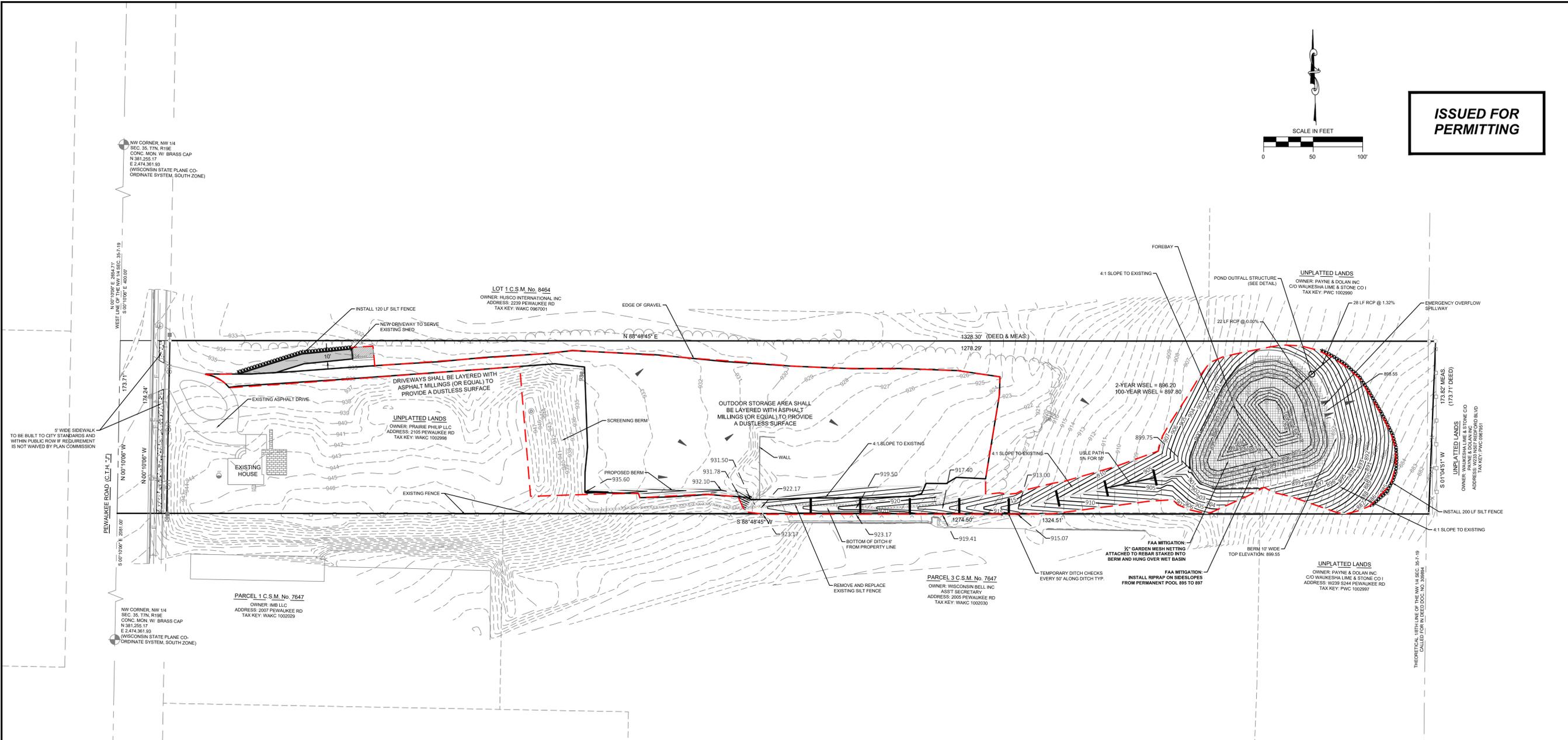
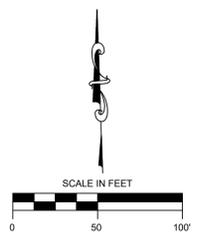
Drawn: GME 04/26/2021

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P&D Project No: 490493

Sheet No: **02**

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**CONSTRUCTION SEQUENCE**

ESTIMATED CONSTRUCTION TIMEFRAMES\*:  
INSTALL EROSION CONTROL MEASURES = JUNE 2021  
GRADE WET POND AND SWALE = JUNE 2021  
FINE GRADING = JUNE 2021  
FINAL RESTORATION = JUNE 2021

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 WNRD 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.

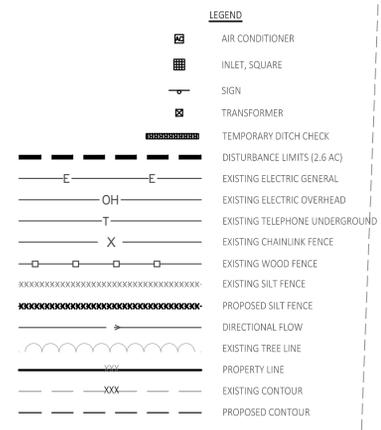
**EROSION CONTROL NOTES:**

- 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 WPDES 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/ac) (15)
Bare Ground	06/01/21	06/18/21	10.2%	130	Silt Loam	0.43	5.2%	50	0.40	1.00	2.3	0.864	Ditch Check Sed	1.4
Seed with Mulch or Er	06/18/21	09/01/21	49.8%	130	Silt Loam	0.43	5.2%	50	0.40	0.10	1.1	0.864	Ditch Check Sed	0.7
End	09/01/21						5.2%	50	0.40			0.000		0.0
							5.2%	50	0.40			0.000		0.0
							5.2%	0				0.000		0.0
							0.0%	0				0.000		0.0
<b>TOTAL</b>											<b>3.4</b>		<b>TOTAL</b>	<b>2.0</b>
													<b>% Reduction Required</b>	<b>NONE</b>

Notes:

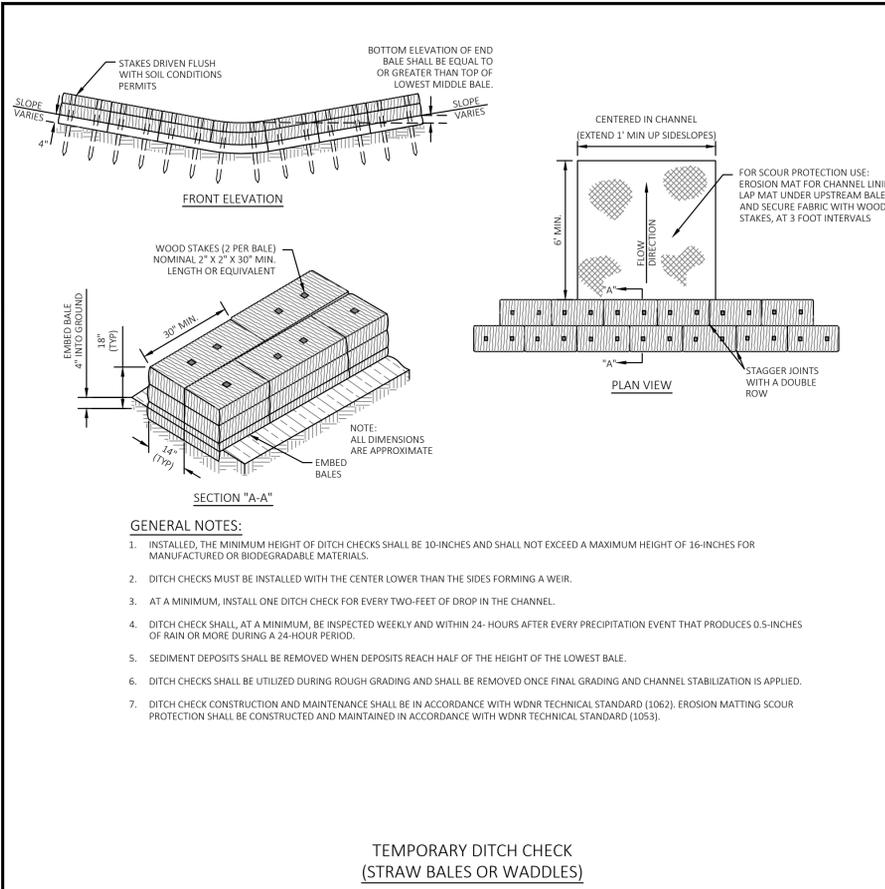


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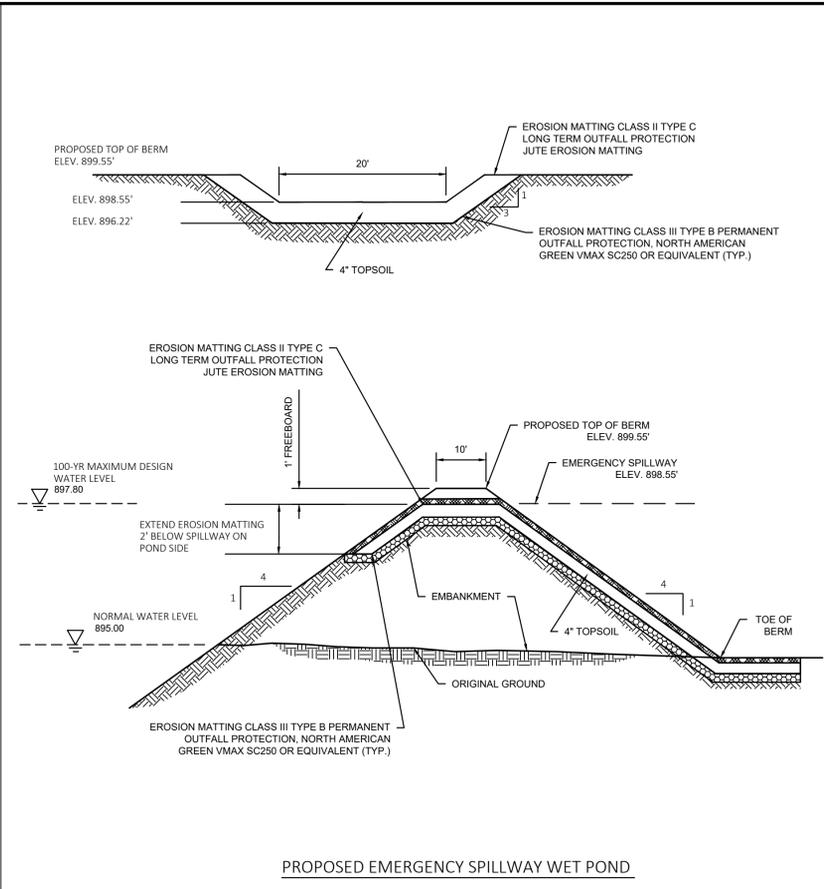
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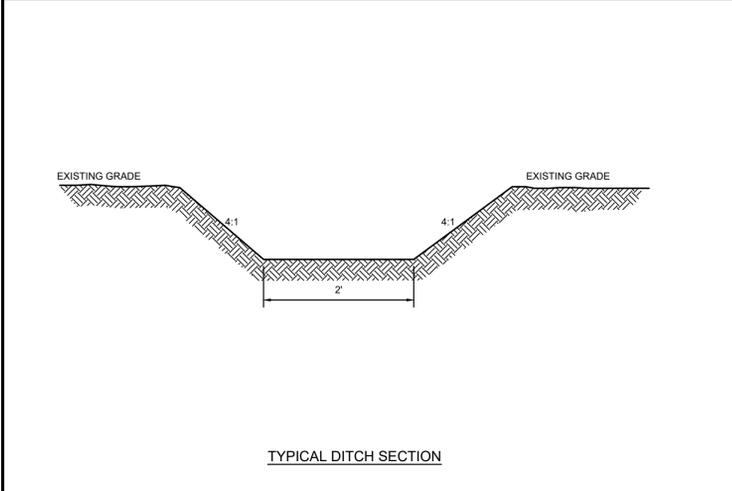
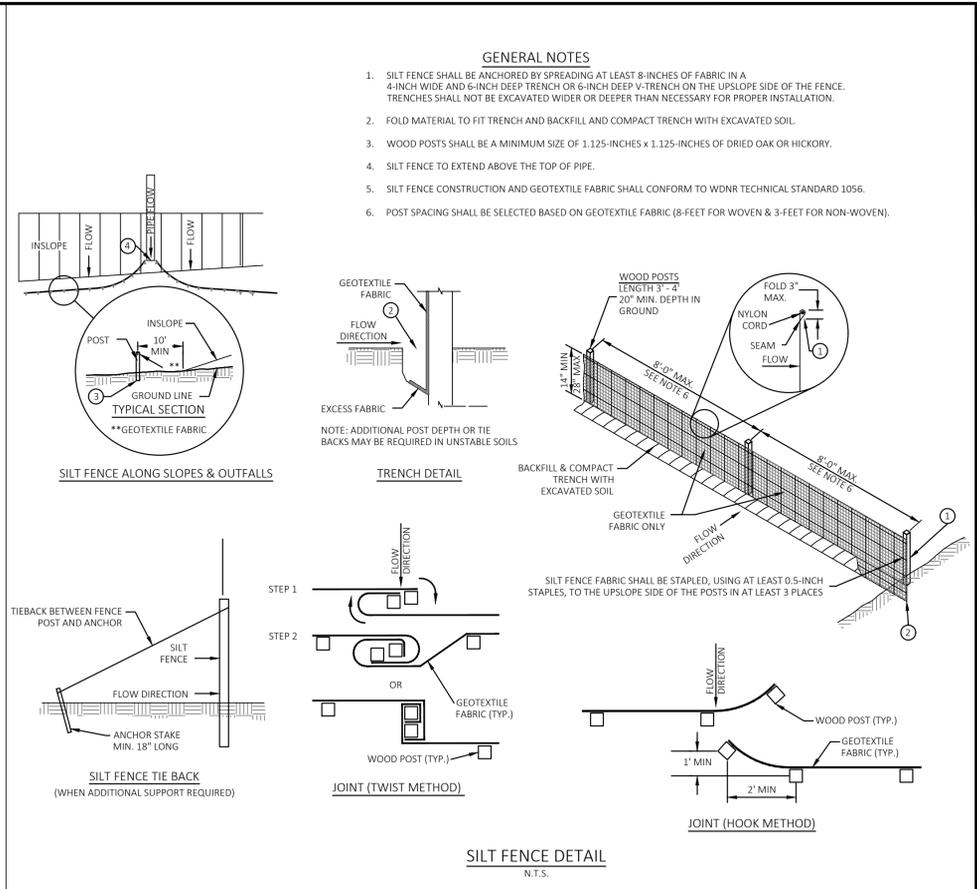
**GENERAL NOTES:**

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO-FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).

**TEMPORARY DITCH CHECK (STRAW BALES OR WADDLES)**



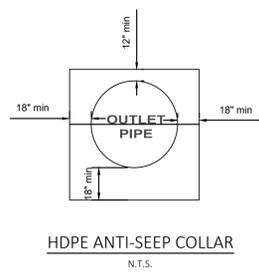
**PROPOSED EMERGENCY SPILLWAY WET POND**



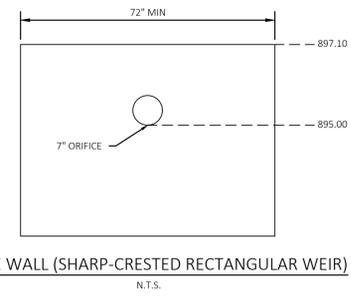
**TYPICAL DITCH SECTION**

**WET POND #1**

	DIA	INV	SLOPE
DISCHARGE PIPE	24"	895.00	0.74%
	RIM		
OUTLET STRUCTURE		899.55	
	ELEV		
TOP OF BAFFLE WALL		897.10	
	INV		
ORIFICE #1		895.00	7"
	DIA		



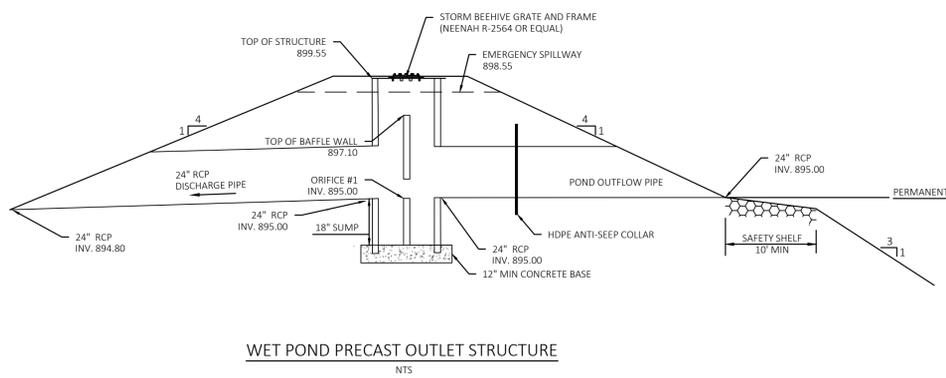
**HDPE ANTI-SEEP COLLAR**



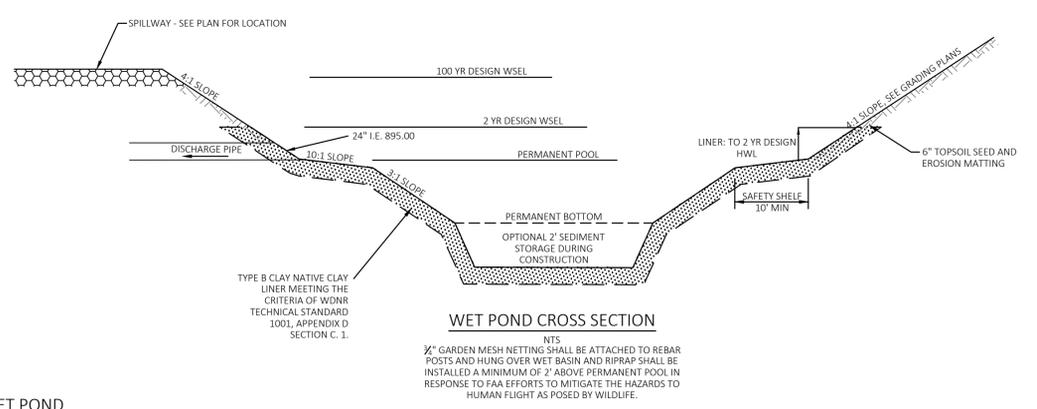
**BAFFLE WALL (SHARP-CRESTED RECTANGULAR WEIR)**

**WET POND #1 DATA**

	ELEV
TOP OF BERM	899.55
SPILLWAY	898.55
100-YR WSEL	897.80
2-YR WSEL	896.20
PERMANENT POOL	895.00
PERMANENT BOTTOM	890.00



**WET POND PRECAST OUTLET STRUCTURE**



**WET POND**

**ISSUED FOR PERMITTING**

DATE: 04/20/21

REVISION DESCRIPTION

CITY REVIEW COMMENTS

NO

A

**Paynet+Dolan**  
A WALBECK COMPANY  
www.walbeckgroup.com  
(920) 787-7559

**PROJECT**  
OUTDOOR STORAGE YARD  
2105 PEWAUKEE ROAD

**CLIENT**  
PRAIRIE PHILIP LLC  
2105 PEWAUKEE ROAD

Seal

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

**DETAILS**

SHEET TITLE

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