

Cover Letter

Grayline LLC Ground Mounted Solar Array

Customer

Grayline LLC
Attn: Jeff James
262-542-4300
2101 Airport Rd
Waukesha, WI 53188
Tax Key: WAKC0997072

Contractor / Developer

Watts Up Engineering LLC
Attn: Adam Coker
262-455-0011
W305S3077 Brookhill Rd
Waukesha, WI 53188

Surveyor

Kettle Moraine Surveying Inc
Attn: Terry Pisarek
262-594-3484
PO Box 357
Eagle, WI 53119

Version History:

Version 1.0 – April 30, 2025

All site improvements and construction shown on the plans shall conform to the City of Waukesha Development Handbook & Infrastructure Specifications. 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.

Project Description:

The project is a ground mounted solar array installed starting in the NE corner of Tax Key WAKC0997072. A drainage easement of 25 ft of the East lot line and 10 ft on the North lot line exists. The solar area will be approximately 35 feet off the East lot line and 25 ft off the North lot line. The solar area will run West parallel to the North lot line for 97.25 feet and South parallel to the East lot line for 244.8 ft. The solar array consists of 6 rows each measuring 97.25 ft by 15.8 ft (1,537 sq ft) with an interrow spacing of approximately 30 feet. The total array area is 9,222 sq ft not including the interrow spacing. The entire construction affected lot area is 244.8 ft by 97.25 ft (23,809 sq ft). **We Energies has approved this project under WR 5061800.**

Elevations & drainage are unchanged from the 1994 primary structure building plan and it is included in this application for reference with the proposed array area overlay. Site prep is only filling minor holes on existing grade prior to immediate coverage with #2 washed stone (dustless) of the entire construction area. Ground cover of #2 washed stone (dustless) from Genesee Aggregate significantly improves solar production of these bifacial solar panels. Kettle Moraine Surveying Inc completed a survey on March 11, 2025 to establish property lines, datums, & offsets / setbacks on North & East lot lines for the array area.

- No grading plan is required as elevations remain unchanged from the 1994 plan.
- No drainage plan is required as the existing permeable surface will remain under the solar arrays.
- No erosion control plan is required as the entire construction surface will be covered with #2 washed stone (dustless) at start of construction. The solar array foundations will be ground screws, so no soil erosion potential will exist during foundation installation.
- No utility plan is required as the solar arrays will only utilize existing onsite utilities.

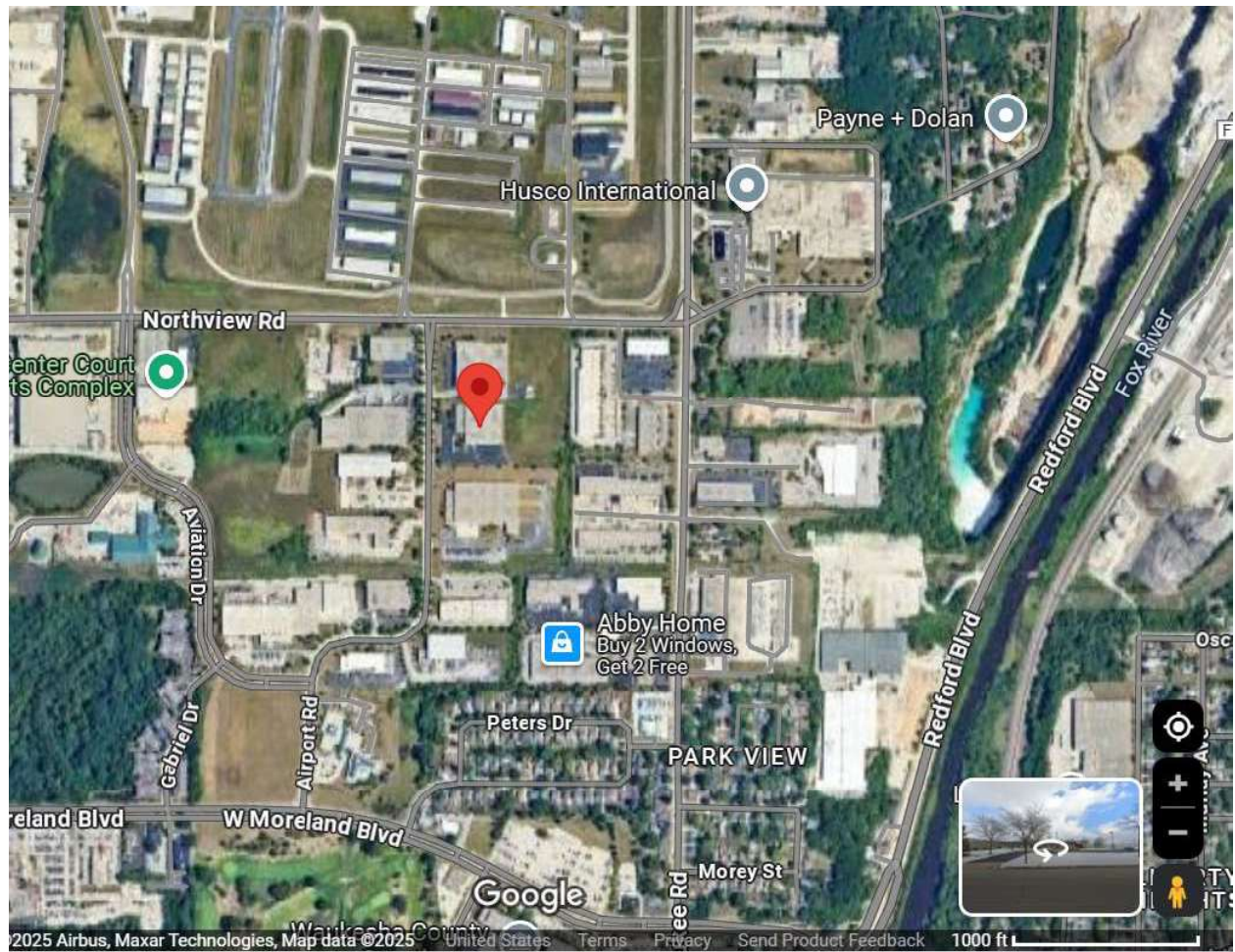


Figure 1: Half Mile Radius Location Map