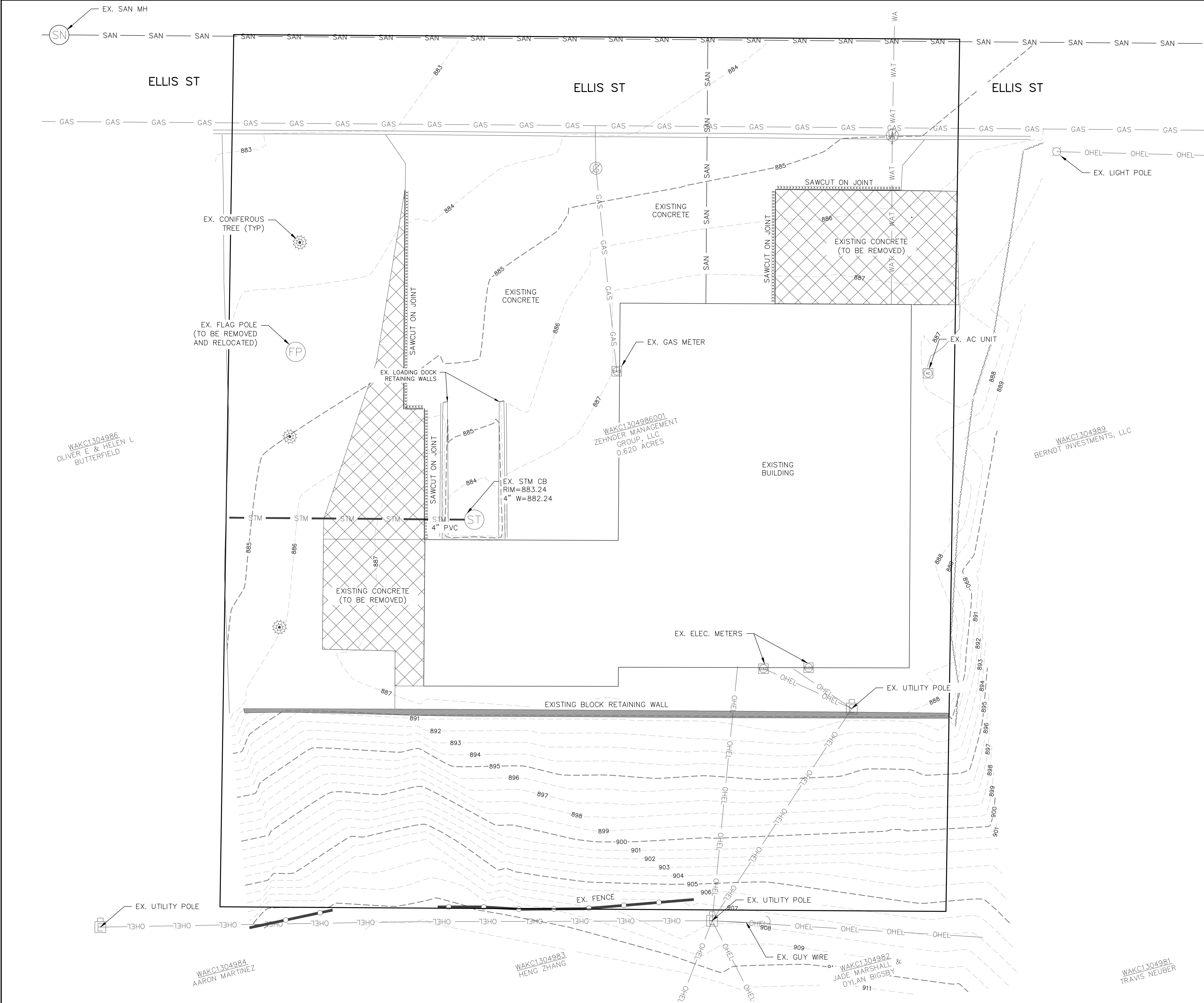




NOTE: UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE BASED ON DIGGERS HOTLINE RESPONSE MAPS.

- LEGEND:**
- 896 --- - EXISTING MINOR CONTOUR.
 - 895 --- - EXISTING MAJOR CONTOUR.
 - OHEL — - OVERHEAD ELECTRIC LINE.
 - BuEI — - BURIED ELECTRIC LINE.
 - BuTeL — - BURIED TELEPHONE LINE.
 - FO — - FIBER OPTIC LINE.
 - GAS — - GAS LINE.
 - SAN — - SANITARY SEWER MAIN OR LATERAL.
 - WAT — - WATER MAIN OR SERVICE.
 - — — - STORM SEWER LINE.
 - [ELEC] - ELECTRIC METER.
 - [GAS] - GAS METER.
 - [GAS VALVE] - GAS VALVE.
 - [FIRE HYDRANT] - FIRE HYDRANT.
 - [POWER POLE] - POWER POLE.
 - [SN] - SANITARY SEWER MANHOLE.
 - [ST] - STORM SEWER MANHOLE.
 - [SSEW INLET] - STORM SEWER INLET.
 - [TEL PED] - TELEPHONE PEDESTAL.
 - [TRAN] - TRANSFORMER.
 - [W VALVE] - WATER VALVE.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**ZHENDER MARKETING GROUP
1343 ELLIS STREET
WAUKESHA, WI 53186**

PLAN TITLE:
**EXISTING
CONDITIONS &
DEMOLITION
PLAN**

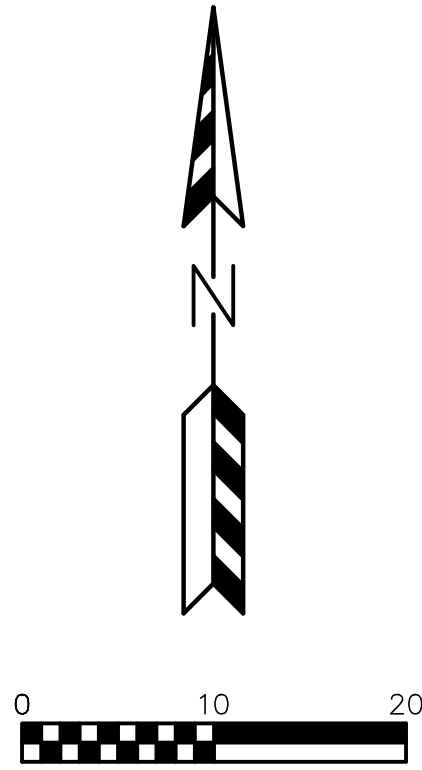
DRAWN BY:
RSF
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
6/29/2026

PROJECT NO:
\SR-67-26

**PLANNING &
ZONING
SUBMITTAL**

SHEET NO:
C1.01



SITE INFORMATION BLOCK		
Site Address:	1343 Ellis St.	
Legal Description:	WAKC1304986001	
Site Acreage	0.620 Acres	
Current Zoning:	M-1 Light Manufacturing	
Building & Paving Setback Requirements		
	Building	Paving
Front	50	0
Side	10	0
Rear	14	0
Proposed Site Areas		
Description	Area (sf)	% of Land Coverage
Building	6,424	23.77
Asphalt/Concrete	10,731	39.71
Impervious Total	17,155	63.47
Lawn	9,872	36.53
Total	27,027	100.00

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND	
	CONCRETE PAVEMENT & DUMPSTER PAD
	6" CRUSHED AGGREGATE BASE COURSE
	6" CONCRETE

REVISIONS:	
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PLAN TITLE:
**PROPOSED
SITE PLAN**

DRAWN BY:
RSF

DESIGNED BY:
KJP

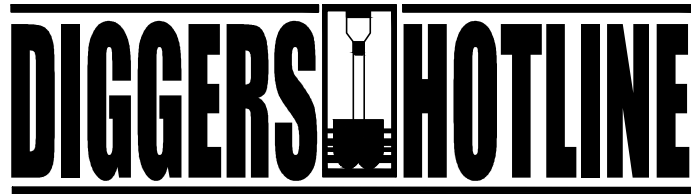
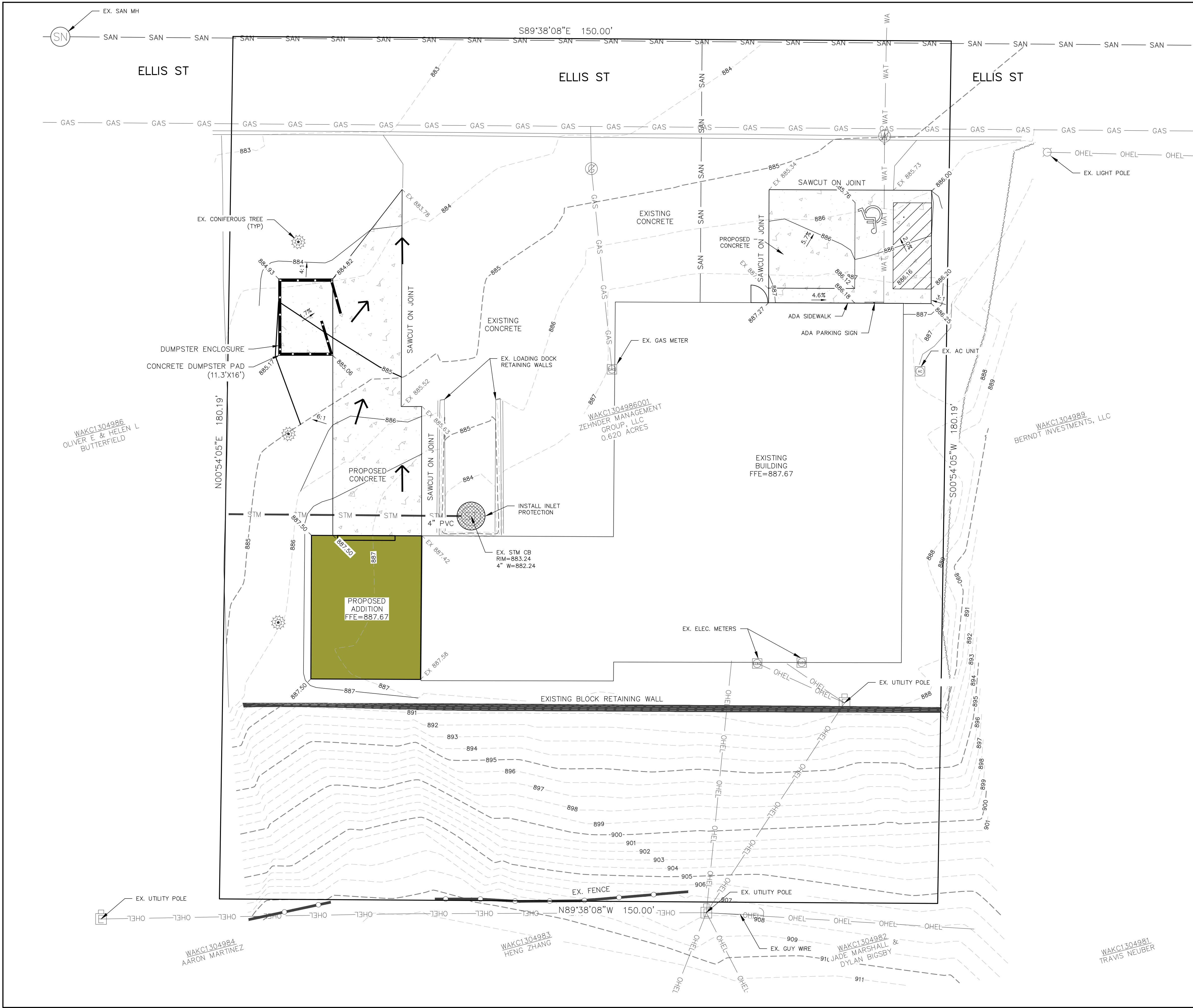
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KJP

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ZONING
SUBMITTAL**

SHEET NO:
C1.02



Dial 811 or (800)242-8511

www.DiggersHotline.com

LEGEND:

- - - 936 - - - EXISTING MINOR CONTOUR.
- - - 935 - - - EXISTING MAJOR CONTOUR.
- - - 936 - - - PROPOSED MINOR CONTOUR.
- - - 935 - - - PROPOSED MAJOR CONTOUR.
- - - 936 - - - PROPOSED STORM SEWER.
- - - 935 - - - EXISTING STORM SEWER.
- - - 936 - - - INSTALL WISDOT TYPE D INLET PROTECTION.
- - - 936 - - - INSTALL SILT FENCE.
- - - 936 - - - INSTALL DITCH CHECK.
- - - 936 - - - DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

- AUGUST 1, 2026
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE CITY OF WAUKESHA SHALL HAVE A TRACKING PAD.
- AUGUST 2, 2026 - OCTOBER 1, 2026
2. SAWCUT AND REMOVE EXISTING CONCRETE AS NEEDED.
 3. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION.
 4. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
 5. CONSTRUCT BUILDING PAD AND BUILDING.
 6. CONTINUE SITE GRADING.
 7. INSTALL BASE COURSES, PROPOSED PAVEMENTS
 8. INSTALL LANDSCAPING.
 9. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- OCTOBER 2 - 15, 2026
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF WAUKESHA PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DESCRIPTION

PS&E
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WAUKESHA, WI 53186**

PLAN TITLE:
**GRADING &
EROSION
CONTROL
PLAN**

DRAWN BY:
RSF

DESIGNED BY:
KJP

CHECKED BY:
KJP

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SHEET NO:

C1.03