

# PRELIMINARY SITE PLAN REVIEW PLANS

## FOR

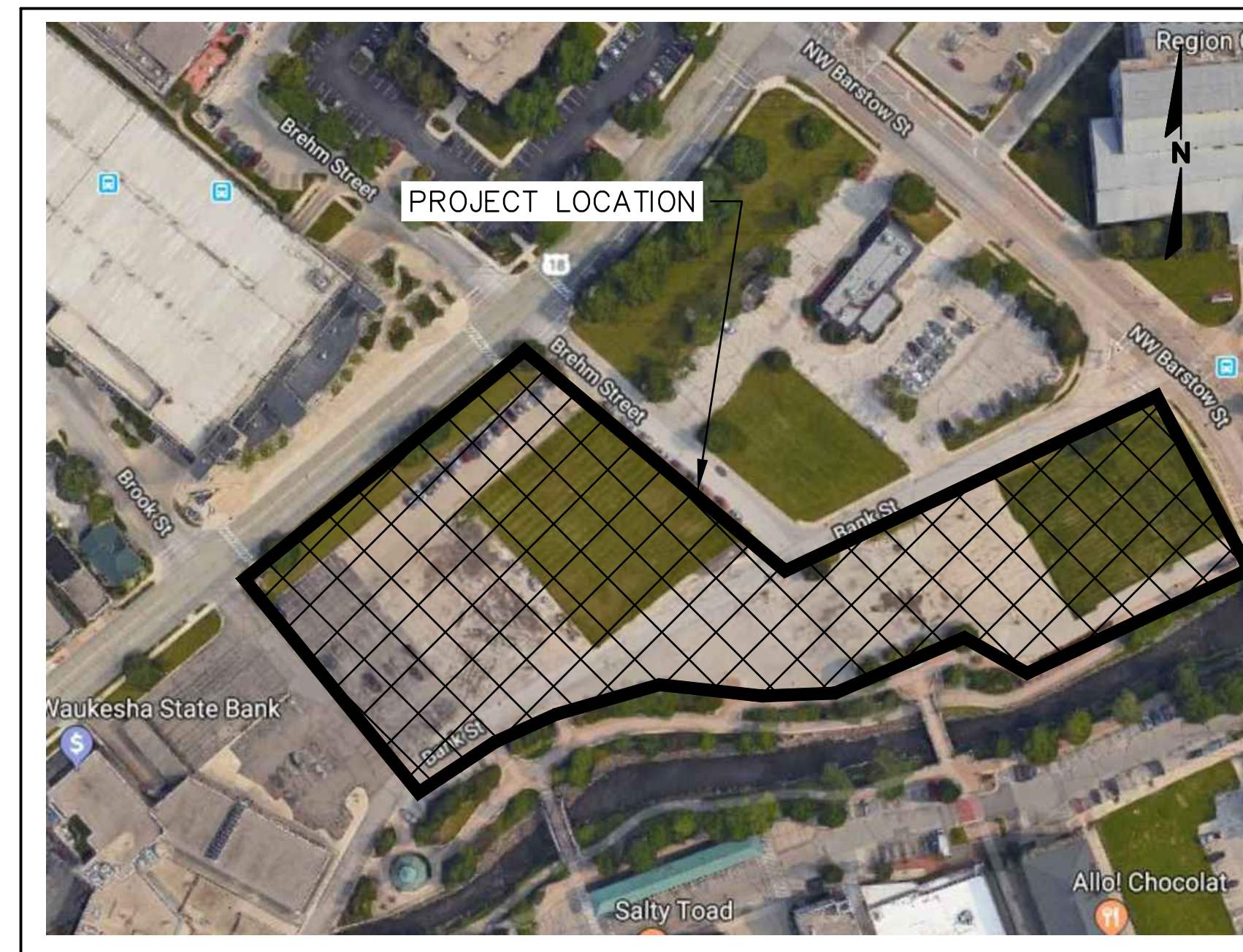
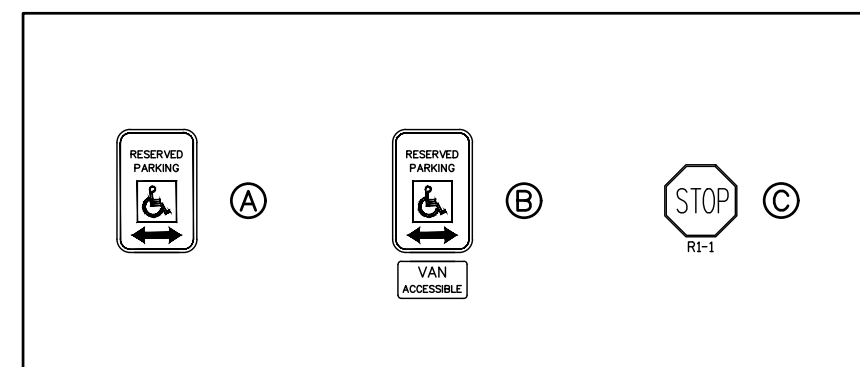
# THE RESERVE AT WAUKESHA

## CITY OF WAUKESHA, WISCONSIN

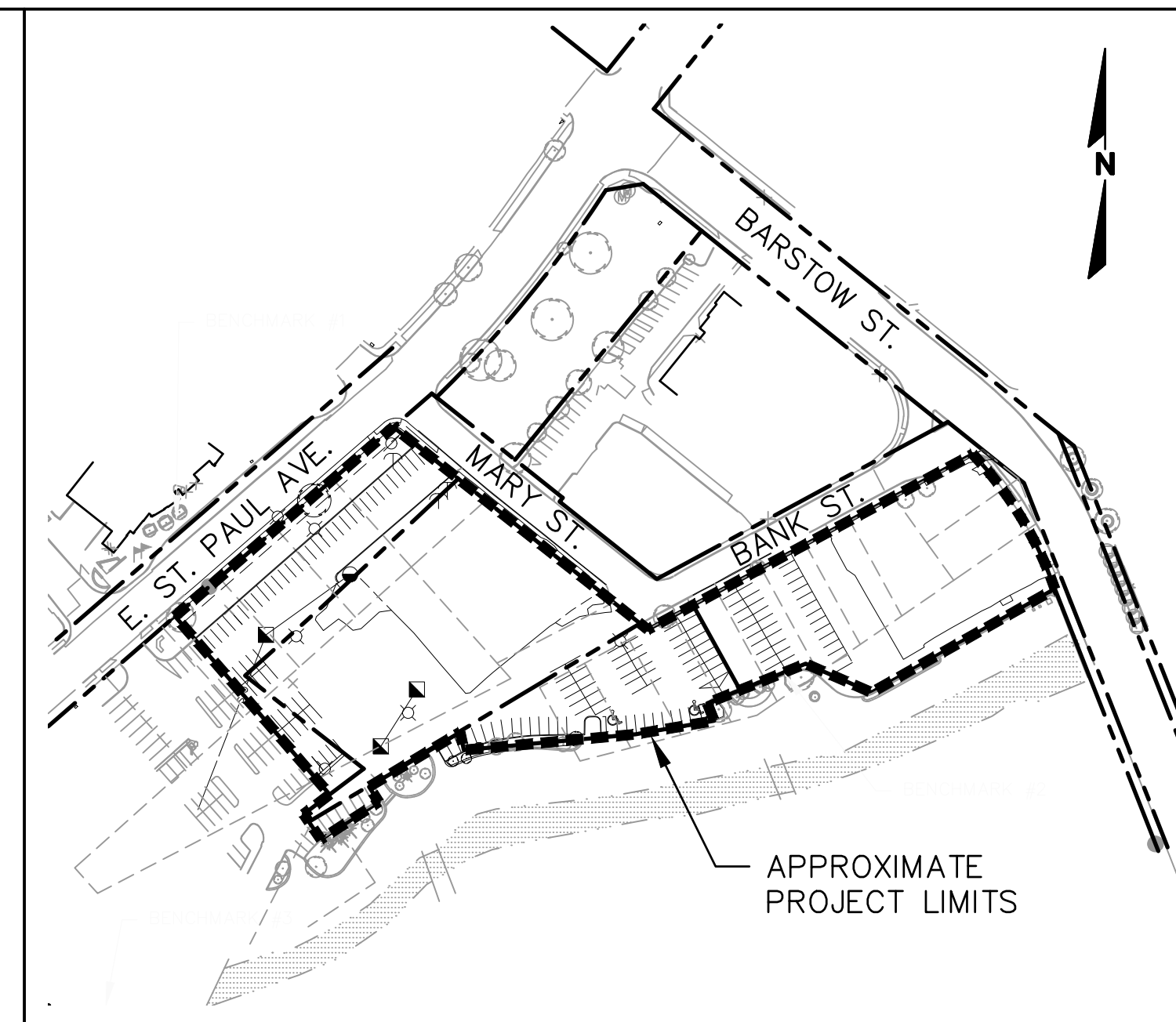
### LEGEND

PROPOSED	EXISTING	
( )	( )	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR		SECTION OR 1/4 SECTION CORNER AS DESCRIBED
○	○	1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
○	○	1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
○	○	BOLLARD
○	○	SOIL BORING/MONITORING WELL
○	○	FLAGPOLE
○	○	MAILBOX
○	○	SIGN
○	○	BILLBOARD
○	○	CONTROL BOX
○	○	TRAFFIC SIGNAL
○	○	RAILROAD CROSSING SIGNAL
○	○	CABLE PEDESTAL
○	○	POWER POLE
○	○	GUY POLE
○	○	GUY WIRE
○	○	LIGHT POLE
○	○	SPOT/PEDESTAL/PAVER ACCENT LIGHT
○	○	HANDICAPPED PARKING
○	○	ELECTRIC MANHOLE
○	○	ELECTRIC PEDESTAL
○	○	ELECTRIC METER
○	○	TELEPHONE MANHOLE
○	○	TELEPHONE PEDESTAL
○	○	MARKED FIBER OPTIC
○	○	GAS VALVE
○	○	GAS METER
○	○	GAS WARNING SIGN
○	○	STORM MANHOLE
○	○	ROUND INLET OR CATCH BASIN
○	○	SQUARE INLET OR SLOT DRAIN
○	○	STORM SEWER END SECTION
○	○	SANITARY MANHOLE
○	○	CLEANOUT OR VENT
○	○	SANITARY INTERCEPTOR MANHOLE
○	○	MISCELLANEOUS MANHOLE
○	○	WATER VALVE
○	○	HYDRANT
○	○	WATER SERVICE CURB STOP
○	○	WATER MANHOLE
○	○	WELL
○	○	WATER SURFACE
○	○	WETLANDS FLAG
○	○	MARSH
○	○	CONIFEROUS TREE
○	○	DECIDUOUS TREE
○	○	SHRUB
○	○	EDGE OF TREES
○	○	GRAVITY SANITARY SEWER
○	○	SANITARY FORCE MAIN
○	○	STORM SEWER
○	○	WATERMAIN
○	○	GAS MAIN
○	○	ELECTRIC SERVICE
○	○	OVERHEAD WIRES
○	○	BUREAU ELEC. SERV.
○	○	TELEPHONE SERVICE
○	○	MARKED CABLE TV LINE
○	○	MARKED FIBER OPTIC
○	○	GRAVITY LEACHATE SYSTEM
○	○	LEACHATE FORCE MAIN
○	○	EXISTING UTILITY TO BE ABANDONED IN PLACE
○	○	EXISTING MANHOLE/INLET TO BE ABANDONED IN PLACE OR EXISTING LIGHT POLE AND BASE TO BE REMOVED
○	○	PROPOSED 1-FOOT GRADE CONTOUR
○	○	PROPOSED 5-FOOT GRADE CONTOUR
○	○	SPOT/CURB FLOW LINE ELEVATION
○	○	TOP OF CURB SPOT ELEVATION
○	○	TEMPORARY INLET PROTECTION
○	○	PROPOSED CONSTRUCTION ENTRANCE
○	○	CONCRETE SIDEWALK PAVEMENT
○	○	ASPHALT PAVEMENT
○	○	PROPOSED LANDSCAPE AREA

### SIGN LEGEND



VICINITY MAP  
SCALE: NOT TO SCALE



LOCATION MAP  
SCALE: 1"=150'

PLAN	INDEX
<b>SHEET NO.</b>	<b>DESCRIPTION</b>
C000	COVER SHEET
C100	EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN WEST
C202	SITE PLAN EAST
C300	GRADING & EROSION CONTROL PLAN
C301	PHASE 1 GRADING PLAN WEST
C302	PHASE 1 GRADING PLAN EAST
C400	STORM SEWER PLAN
C401	WATER & SANITARY PLAN
C500	SITE DETAILS
C501	EROSION CONTROL DETAILS
C502	SPECIFICATION
L100	CONCEPTUAL LANDSCAPE PLAN
EX01	EXISTING FIRE HYDRANTS

### GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
- ELEVATIONS REFER TO THE CITY OF WAUKESHA DATUM.
- TOPOGRAPHIC AND EXISTING CONDITIONS SHOWN HERON TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY RASMITH, DATED FEBRUARY 18, 2019.
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION

### BENCHMARKS

<b>BENCHMARK #1</b> SOUTH END TOP OF WALL ELEVATION: 36.33	<b>SEWRPC BENCHMARK #1</b> CONC MON W/ BRASS CAP SW CORNER NE 1/4 SEC 3-6-19 N:373154.65 E:2471679.64
<b>BENCHMARK #2</b> NORTH END TOP OF WALL ELEVATION: 31.82	<b>SEWRPC BENCHMARK #2</b> CONC MON W/ BRASS CAP NW CORNER NE 1/4 SEC 3-6-19 N:375894.32 E:2471705.93
<b>BENCHMARK #3</b> SOUTH WEST WING TOP OF WALL OF BRIDGE ELEVATION: 29.95	

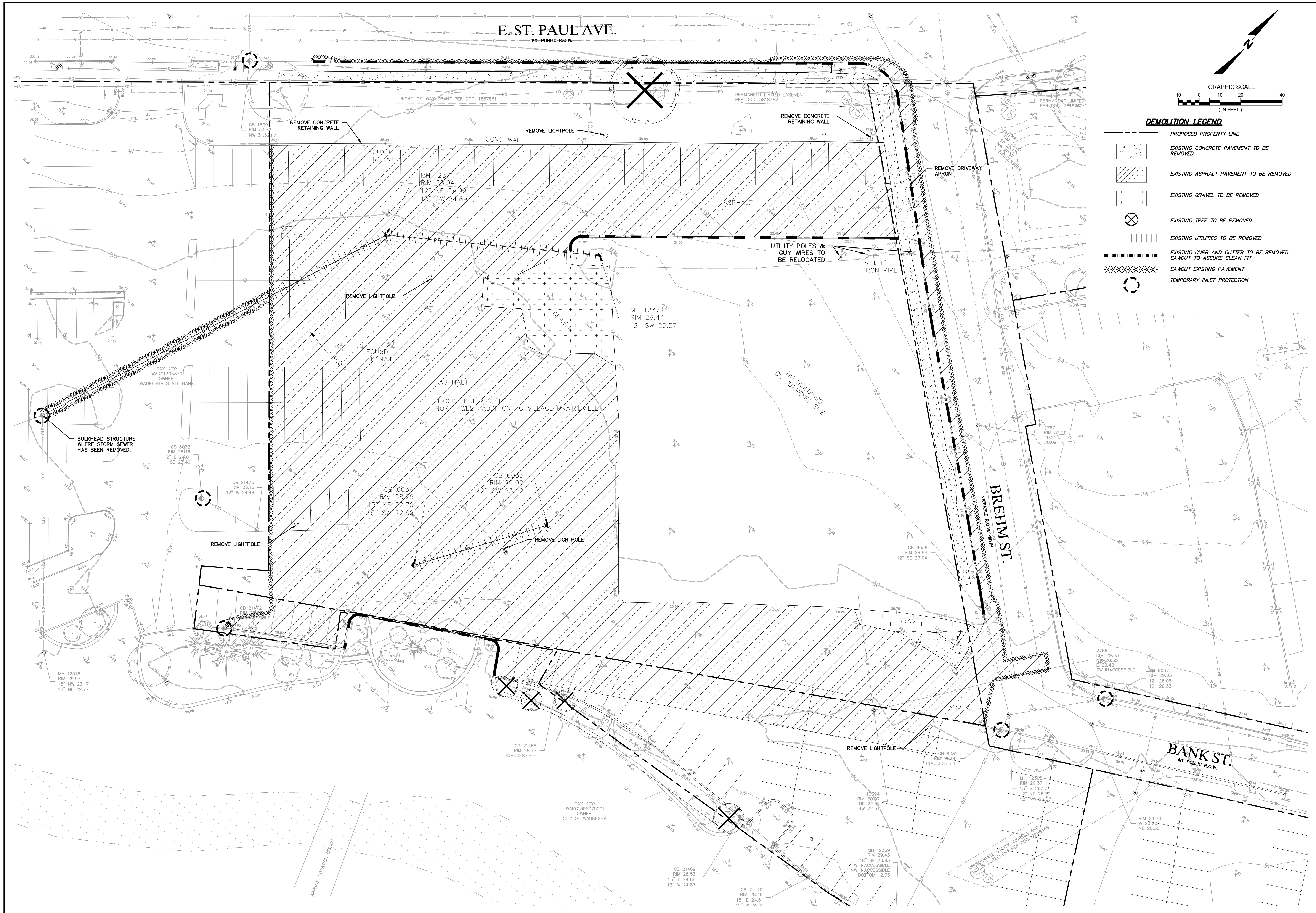
### PROJECT DIRECTORY

<b>OWNER:</b> CAMPBELL MADISON PARTNERS, LLC 5887 GLENRIDGE DRIVE NE, SUITE 360 SANDY SPRINGS, GA 30328 PH: 404/495-0864	<b>SITE CIVIL ENGINEER:</b> raSmith 16475 W. BLUEMOUND ROAD SUITE 200 BROOKFIELD, WI 53005 PH: 262/781-1000 PROJECT MANAGER CONTACT: MATT KOCUREK EMAIL: matt.kocourek@rasmith.com PROJECT ENGINEER CONTACT: JEREMY JEFFERY EMAIL: jeremy.jeffery@rasmith.com
<b>MUNICIPALITY:</b> CITY OF WAUKESHA 130 DELAFIELD STREET WAUKESHA, WI 53188 <b>CITY ENGINEER</b> CONTACT: ALEX DAMIEN, P.E. PH: 262/524-3907 EMAIL: adamien@waukesha-wi.gov	<b>SURVEYOR:</b> raSmith 16475 W. BLUEMOUND ROAD SUITE 200 BROOKFIELD, WI 53005 PH: 262/781-1000 PROJECT MANAGER CONTACT: ERIC STURM EMAIL: ERIC.STURM@rasmith.com

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.

PLAN DATE: MAY 13, 2019

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:



**DEMOLITION LEGEND**

---	PROPOSED PROPERTY LINE
░░░░	EXISTING CONCRETE PAVEMENT TO BE REMOVED
▨▨▨▨	EXISTING ASPHALT PAVEMENT TO BE REMOVED
++++	EXISTING GRAVEL TO BE REMOVED
⊗	EXISTING TREE TO BE REMOVED
	EXISTING UTILITIES TO BE REMOVED
-----	EXISTING CURB AND GUTTER TO BE REMOVED. SAWCUT TO ASSURE CLEAN FIT
XXXXXX	SAWCUT EXISTING PAVEMENT
○	TEMPORARY INLET PROTECTION

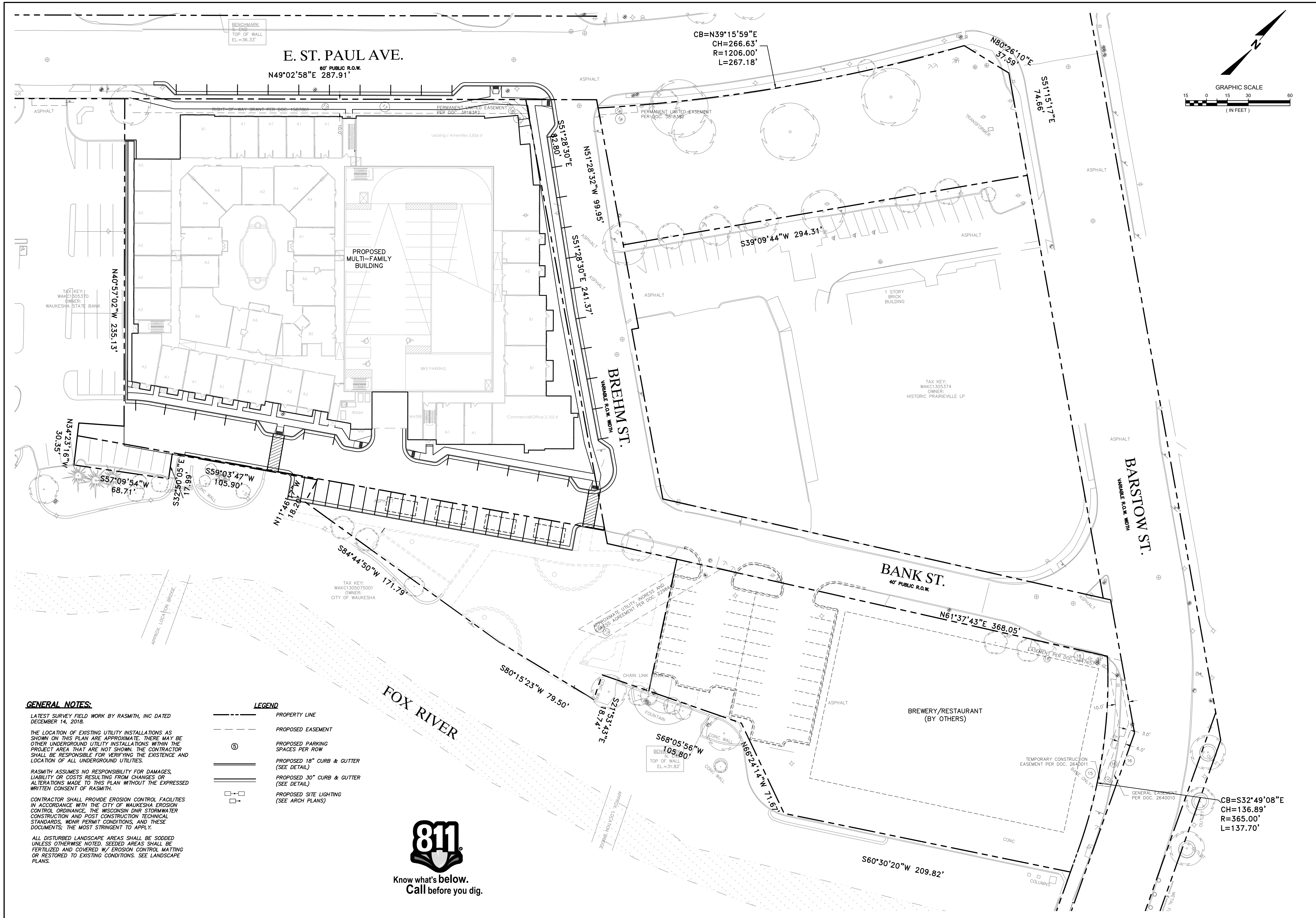
DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
CREATIVITY BEYOND ENGINEERING	
Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI Mount Pleasant, WI   Napperville, IL   Pittsburg, PA   Irvine, CA	

**THE RESERVE AT WAUKESHA  
CITY OF WAUKESHA, WI**

**EXISTING CONDITIONS, DEMOLITION  
& EROSION CONTROL PLAN**

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DATE: 05/13/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ

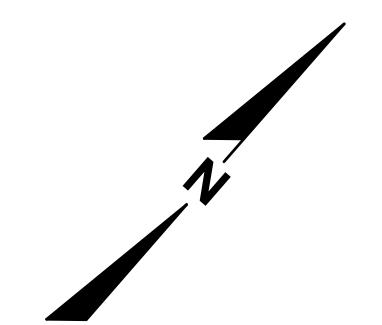
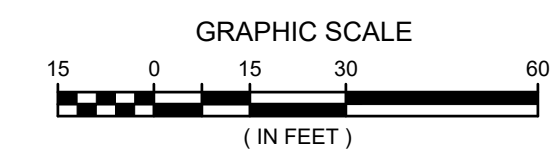
<b>SHEET NUMBER</b> C100
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BENCHMARK  
6-3/16  
TOP OF WALL  
EL.=36.33'

E. ST. PAUL AVE.  
80' PUBLIC R.O.W.  
N49°02'58"E 287.91'

CB=N39°15'59"E  
CH=266.63'  
R=1206.00'  
L=267.18'



DATE	DESCRIPTION

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI  
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

**THE RESERVE AT WAUKESHA**  
**CITY OF WAUKESHA, WI**  
**OVERALL SITE PLAN**

**GENERAL NOTES:**  
LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.  
THE LOCATION 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.  
RASMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RASMITH.  
CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, MNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.  
ALL DISTURBED LANDSCAPE AREAS SHALL BE SOODED UNLESS OTHERWISE NOTED. SEEDED AREAS SHALL BE FERTILIZED AND COVERED W/ EROSION CONTROL MATTING OR RESTORED TO EXISTING CONDITIONS. SEE LANDSCAPE PLANS.

**LEGEND**

	PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED PARKING SPACES PER ROW
	PROPOSED 18" CURB & GUTTER (SEE DETAIL)
	PROPOSED 30" CURB & GUTTER (SEE DETAIL)
	PROPOSED SITE LIGHTING (SEE ARCH PLANS)

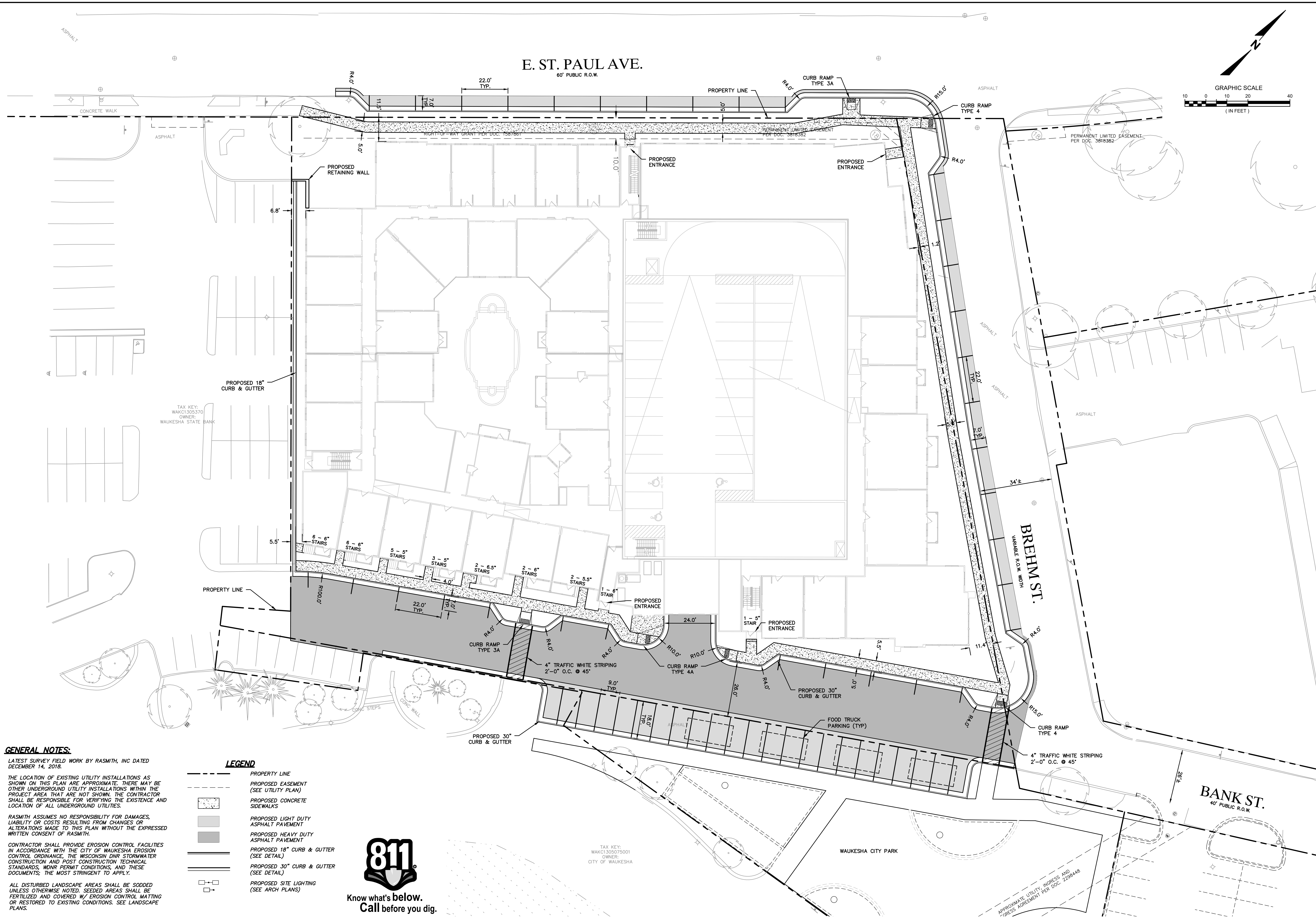
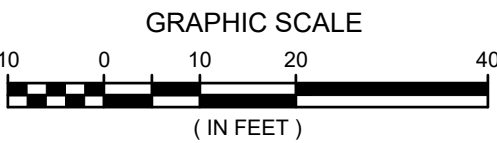


Know what's below.  
Call before you dig.

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DATE: 05/13/2019
SCALE: 1" = 30'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ
<b>SHEET NUMBER</b> C200

E. ST. PAUL AVE.

60' PUBLIC R.O.W.



**GENERAL NOTES:**

LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.


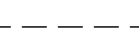



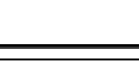
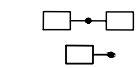

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ALL DISTURBED LANDSCAPE AREAS SHALL BE SODED UNLESS OTHERWISE NOTED. SEEDED AREAS SHALL BE FERTILIZED AND COVERED W/ EROSION CONTROL MATTING OR RESTORED TO EXISTING CONDITIONS. SEE LANDSCAPE PLANS.

**LEGEND**

-  PROPERTY LINE
-  PROPOSED EASEMENT (SEE UTILITY PLAN)
-  PROPOSED CONCRETE SIDEWALKS
-  PROPOSED LIGHT DUTY ASPHALT PAVEMENT
-  PROPOSED HEAVY DUTY ASPHALT PAVEMENT
-  PROPOSED 18" CURB & GUTTER (SEE DETAIL)
-  PROPOSED 30" CURB & GUTTER (SEE DETAIL)
-  PROPOSED SITE LIGHTING (SEE ARCH PLANS)



Know what's below.  
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DESCRIPTION

DATE

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI  
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

THE RESERVE AT WAUKESHA  
CITY OF WAUKESHA, WI

SITE PLAN WEST

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R.A. Smith, Inc.

DATE: 05/13/2019

SCALE: 1" = 20'

JOB NO. 3170302

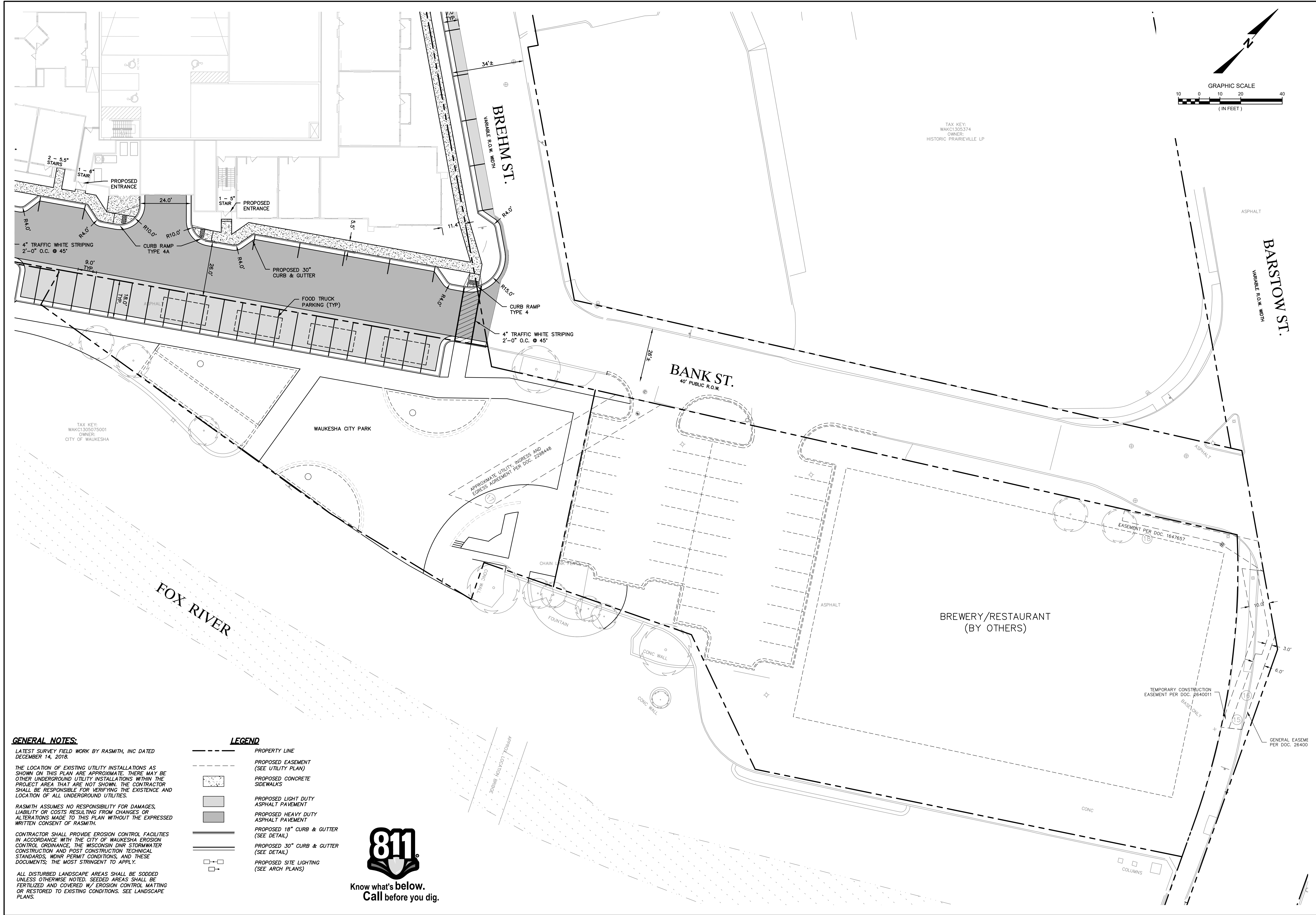
PROJECT MANAGER:  
MATT P. KOCUREK, P.E.

DESIGNED BY: KMR

CHECKED BY: JJJ

SHEET NUMBER

C201



DESCRIPTION	DATE

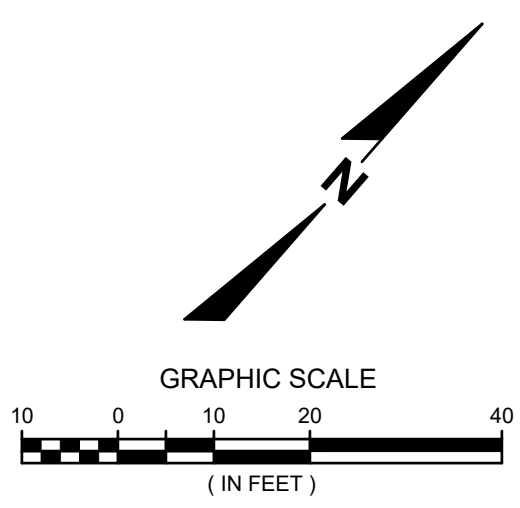
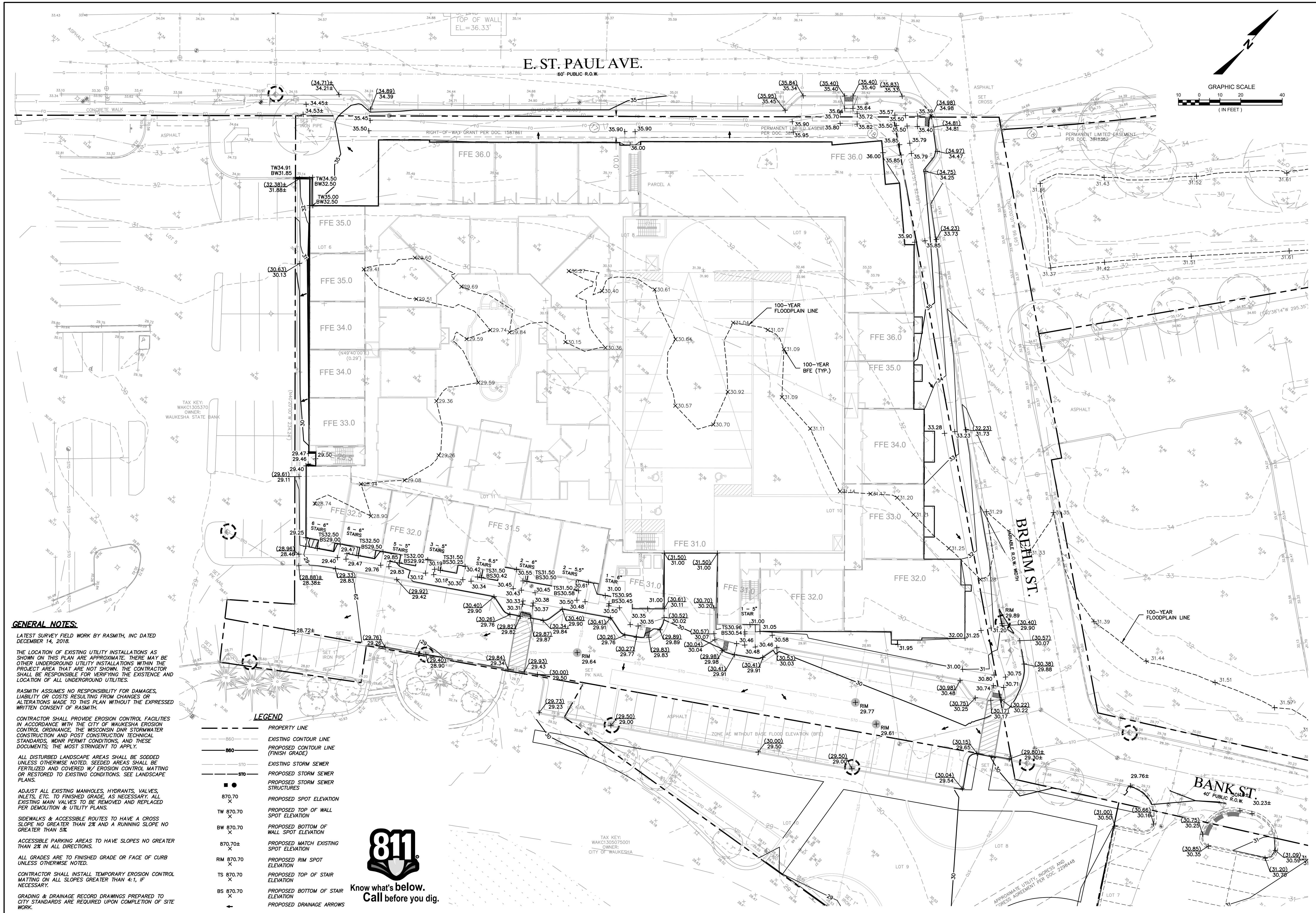
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(262) 781-1000  
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CREATIVITY BEYOND ENGINEERING

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Mount Pleasant, WI | Napperville, IL | Pittsburgh, PA | Irvine, CA

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DATE: 05/13/2019  
SCALE: 1" = 20'  
JOB NO. 3170302  
PROJECT MANAGER:  
MATT P. KOCUREK, P.E.  
DESIGNED BY: KMR  
CHECKED BY: JJJ

**SHEET NUMBER**  
C202



**GENERAL NOTES:**  
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 ALL DISTURBED LANDSCAPE AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED. SEEDING AREAS SHALL BE FERTILIZED AND COVERED W/ EROSION CONTROL MATTING OR RESTORED TO EXISTING CONDITIONS. SEE LANDSCAPE PLANS.  
 ADJUST ALL EXISTING MANHOLES, HYDRANTS, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY. ALL EXISTING MAIN VALVES TO BE REMOVED AND REPLACED PER DEMOLITION & UTILITY PLANS.  
 SIDEWALKS & ACCESSIBLE ROUTES TO HAVE A CROSS SLOPE NO GREATER THAN 2% AND A RUNNING SLOPE NO GREATER THAN 5%.  
 ACCESSIBLE PARKING AREAS TO HAVE SLOPES NO GREATER THAN 2% IN ALL DIRECTIONS.  
 ALL GRADES ARE TO FINISHED GRADE OR FACE OF CURB UNLESS OTHERWISE NOTED.  
 CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 4:1, IF NECESSARY.  
 GRADING & DRAINAGE RECORD DRAWINGS PREPARED TO CITY STANDARDS ARE REQUIRED UPON COMPLETION OF SITE WORK.

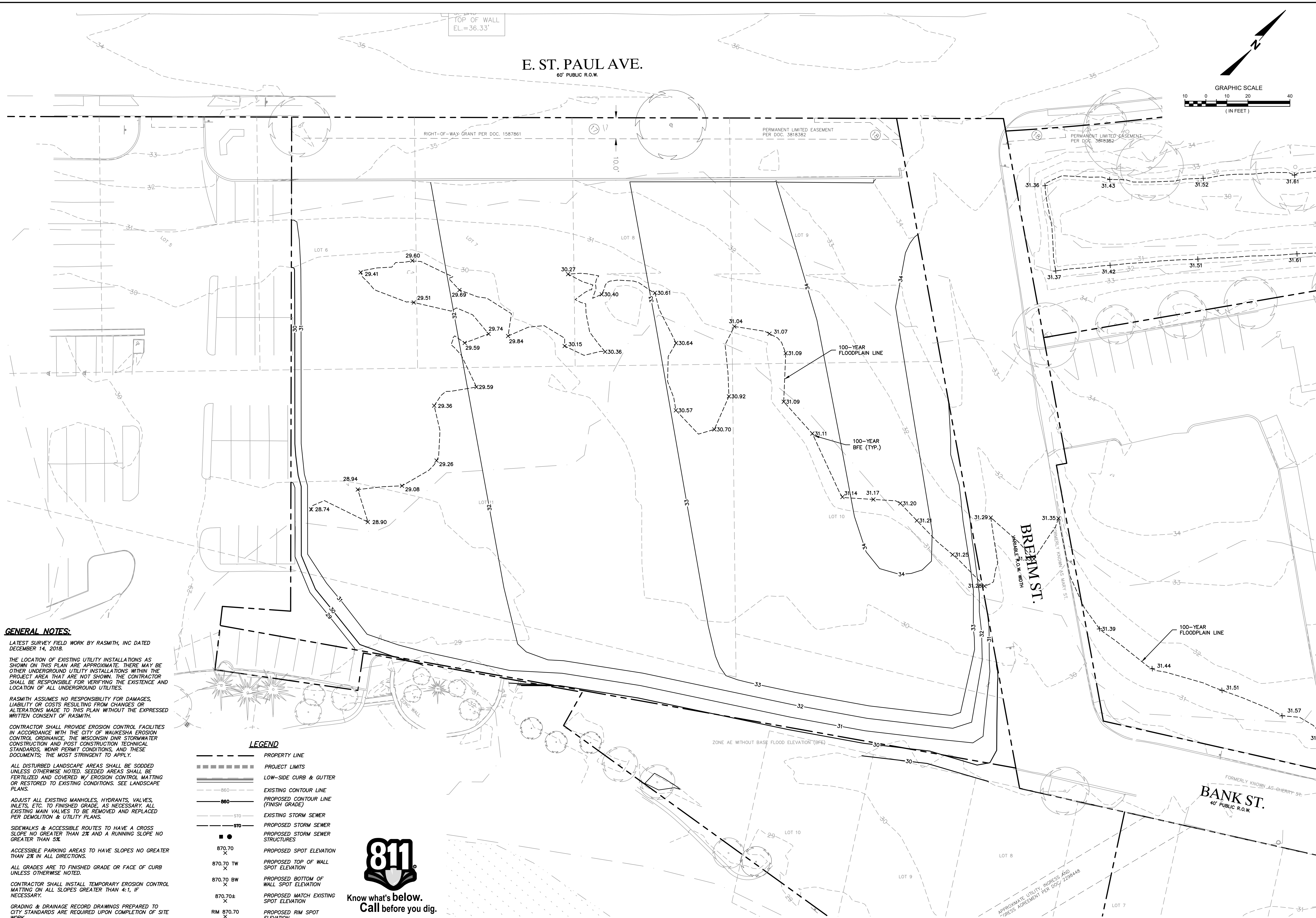
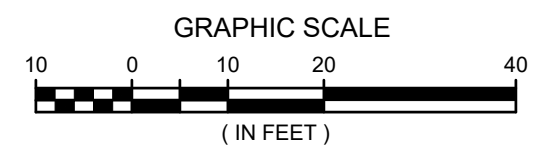
**LEGEND**

---	PROPERTY LINE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE (FINISH GRADE)
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
●	PROPOSED STORM SEWER STRUCTURES
870.70	PROPOSED SPOT ELEVATION
TW 870.70	PROPOSED TOP OF WALL SPOT ELEVATION
BW 870.70	PROPOSED BOTTOM OF WALL SPOT ELEVATION
870.70±	PROPOSED MATCH EXISTING SPOT ELEVATION
RIM 870.70	PROPOSED RIM SPOT ELEVATION
TS 870.70	PROPOSED TOP OF STAIR ELEVATION
BS 870.70	PROPOSED BOTTOM OF STAIR ELEVATION
→	PROPOSED DRAINAGE ARROWS



DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 <b>raSmith</b> CREATIVITY BEYOND ENGINEERING raSmith.com	
Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI Mount Pleasant, WI   Napperville, IL   Pittsburgh, PA   Irvine, CA	
<b>THE RESERVE AT WAUKESHA</b> <b>CITY OF WAUKESHA, WI</b> <b>GRADING &amp; EROSION CONTROL PLAN</b>	
© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 05/13/2019 SCALE: 1" = 20' JOB NO. 3170302 PROJECT MANAGER: MATT P. KOCUREK, P.E. DESIGNED BY: KMR CHECKED BY: JJJ	
<b>SHEET NUMBER</b> <b>C300</b>	

**E. ST. PAUL AVE.**  
60' PUBLIC R.O.W.



**GENERAL NOTES:**

LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.

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SIDEWALKS & ACCESSIBLE ROUTES TO HAVE A CROSS SLOPE NO GREATER THAN 2% AND A RUNNING SLOPE NO GREATER THAN 5%.

ACCESSIBLE PARKING AREAS TO HAVE SLOPES NO GREATER THAN 2% IN ALL DIRECTIONS.

ALL GRADES ARE TO FINISHED GRADE OR FACE OF CURB UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 4:1, IF NECESSARY.

GRADING & DRAINAGE RECORD DRAWINGS PREPARED TO CITY STANDARDS ARE REQUIRED UPON COMPLETION OF SITE WORK.

**LEGEND**

- PROPERTY LINE
- PROJECT LIMITS
- LOW-SIDE CURB & GUTTER
- 860 --- EXISTING CONTOUR LINE
- 860 --- PROPOSED CONTOUR LINE (FINISH GRADE)
- 810 --- EXISTING STORM SEWER
- 810 --- PROPOSED STORM SEWER
- 810 --- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SPOT ELEVATION
- 870.70 X PROPOSED TOP OF WALL SPOT ELEVATION
- 870.70 TW X PROPOSED TOP OF WALL SPOT ELEVATION
- 870.70 BW X PROPOSED BOTTOM OF WALL SPOT ELEVATION
- 870.70± X PROPOSED MATCH EXISTING SPOT ELEVATION
- RIM 870.70 X PROPOSED RIM SPOT ELEVATION



Know what's below.  
Call before you dig.

DESCRIPTION

DATE

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

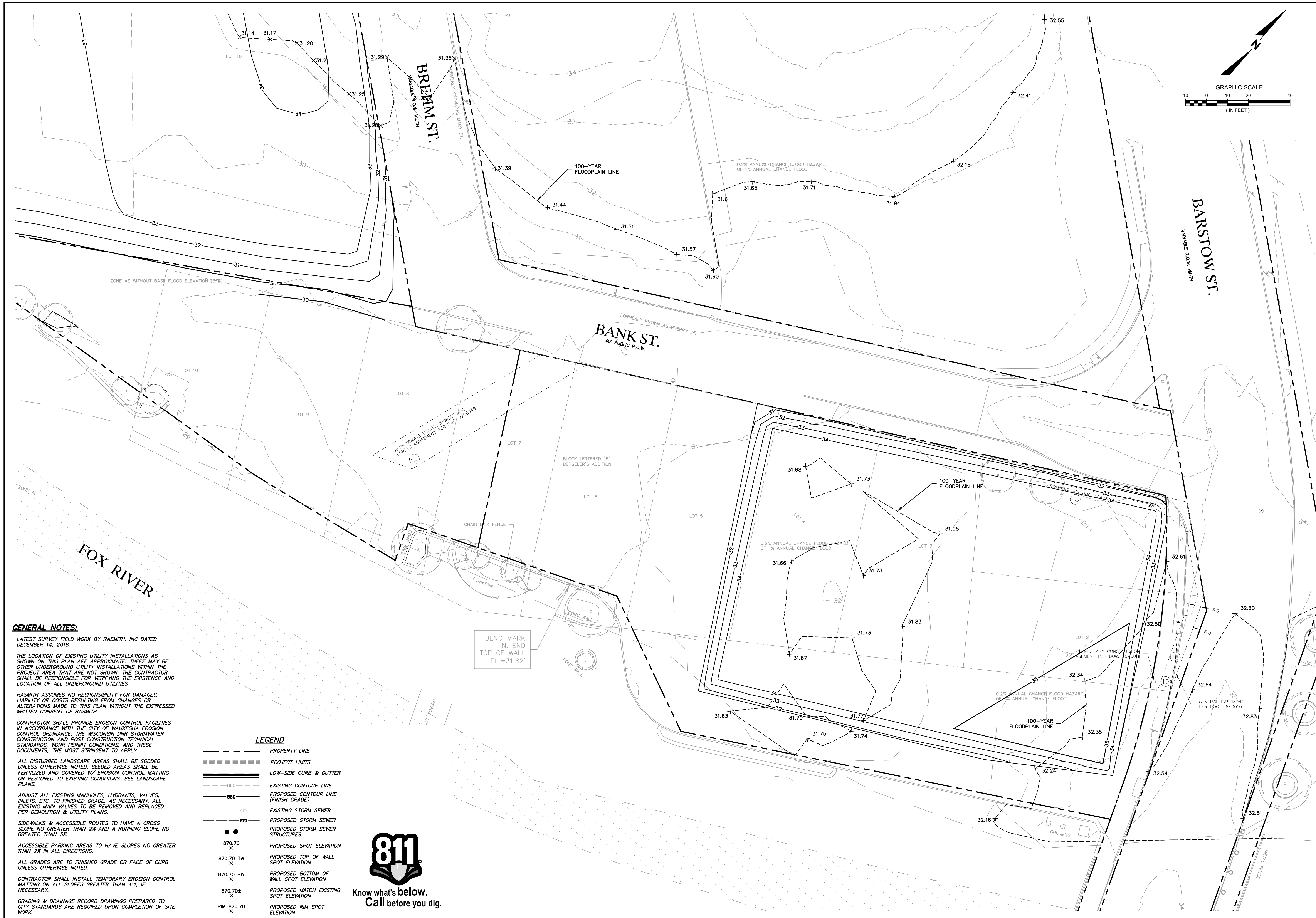


Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI  
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

THE RESERVE AT WAUKESHA  
CITY OF WAUKESHA, WI

PHASE 1 GRADING PLAN WEST

© COPYRIGHT 2019 R.A. Smith, Inc.
DATE: 05/13/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ
<b>SHEET NUMBER</b> C301



**GENERAL NOTES:**

LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.

THE LOCATION 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

RASMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RASMITH.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDMR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

ALL DISTURBED LANDSCAPE AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED. SEEDED AREAS SHALL BE FERTILIZED AND COVERED W/ EROSION CONTROL MATTING OR RESTORED TO EXISTING CONDITIONS. SEE LANDSCAPE PLANS.

ADJUST ALL EXISTING MANHOLES, HYDRANTS, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY. ALL EXISTING MAIN VALVES TO BE REMOVED AND REPLACED PER DEMOLITION & UTILITY PLANS.

SIDEWALKS & ACCESSIBLE ROUTES TO HAVE A CROSS SLOPE NO GREATER THAN 2% AND A RUNNING SLOPE NO GREATER THAN 5%.

ACCESSIBLE PARKING AREAS TO HAVE SLOPES NO GREATER THAN 2% IN ALL DIRECTIONS.

ALL GRADES ARE TO FINISHED GRADE OR FACE OF CURB UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 4:1, IF NECESSARY.

GRADING & DRAINAGE RECORD DRAWINGS PREPARED TO CITY STANDARDS ARE REQUIRED UPON COMPLETION OF SITE WORK.

**LEGEND**

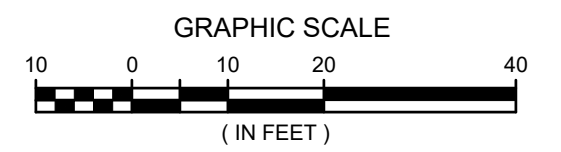
---	PROPERTY LINE
=====	PROJECT LIMITS
=====	LOW-SIDE CURB & GUTTER
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE (FINISH GRADE)
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
●	PROPOSED STORM SEWER STRUCTURES
870.70	PROPOSED SPOT ELEVATION
870.70 TW	PROPOSED TOP OF WALL SPOT ELEVATION
870.70 BW	PROPOSED BOTTOM OF WALL SPOT ELEVATION
870.70±	PROPOSED MATCH EXISTING SPOT ELEVATION
RM 870.70	PROPOSED RIM SPOT ELEVATION



DESCRIPTION	
DATE	
<p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p><b>raSmith</b> CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI Mount Pleasant, WI   Naperville, IL   Pittsburgh, PA   Irvine, CA</p>	
<p><b>THE RESERVE AT WAUKESHA</b> CITY OF WAUKESHA, WI</p> <p><b>PHASE 1 GRADING PLAN EAST</b></p>	
<p>© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 05/13/2019 SCALE: 1" = 20' JOB NO. 3170302 PROJECT MANAGER: MATT P. KOCOUREK, P.E. DESIGNED BY: KMR CHECKED BY: JJJ</p>	
<p><b>SHEET NUMBER</b> C302</p>	



E. ST. PAUL AVE.  
60' PUBLIC R.O.W.



GRAPHIC SCALE  
(IN FEET)

TAX KEY:  
WAKC13053370  
OWNER:  
WAUKESHA STATE BANK

CS 6032  
RM 28.46  
12" E 24.01  
SE 23.46

CB 21473  
RM 28.16  
12" W 24.46

CONNECT TO EXIST  
STO MH 100  
RM 28.68  
EX. INV. ±  
18" NE 24.18

CB 21472  
RM 28.65  
INACCESSIBLE

59.96' - 18" @ 1.43%  
HDPE STO SEWER

26.26' - 18" @ 1.45%  
HDPE STO SEWER

STO CB 120  
RM 29.92  
18" SW 25.42  
18" NE 25.42

STO MH 130  
RM 29.84  
18" SW 25.89  
15" NE 26.14  
12" NW 26.39

30.41' - 12" @ 1.02%  
HDPE STO SEWER

136.11' - 15" @ 0.28%  
HDPE STO SEWER

30.54' - 12" @ 2.98%  
HDPE STO SEWER

STO MH 140  
RM 29.77  
15" SW 26.52  
12" NW 26.77

54.86' - 12" @ 0.00%  
HDPE EQUALIZER PIPE

CONNECT TO EXIST  
STO MH 400  
RM 30.71  
EX. INV. ±  
12" NW 27.04

2766  
RM 29.65  
NW 20.35  
E 20.40  
SW INACCESSIBLE

CB 6037  
RM 29.03  
12" SE 26.08  
12" SE 26.33



Know what's below.  
Call before you dig.

**GENERAL NOTES:**  
LATEST SURVEY FIELD WORK BY RASMITH, INC DATED DECEMBER 14, 2018.

THE LOCATION 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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ALL INLET STRUCTURES TO BE 48" UNLESS OTHERWISE NOTED.

"HE" DENOTES HORIZONTAL ELLIPTICAL PIPE  
CONSTRUCTION OF THE WATER EXTENSION WILL REQUIRE INSPECTION BY A CITY EMPLOYEE OR AN INSPECTOR HIRED BY THE CITY AT THE DEVELOPER'S EXPENSE.

LEGEND	
---	PROPERTY LINE
---	PROJECT LIMITS
---	PROPOSED UTILITY EASEMENT
---	EXISTING UTILITY EASEMENT
○	EXISTING SANITARY MANHOLE
○	EXISTING STORM STRUCTURE
○	EXISTING WATERMAIN STRUCTURE
○	EXISTING SANITARY SEWER
○	EXISTING WATER MAIN
○	EXISTING STORM SEWER
○	EXISTING GAS LINE
○	EXISTING TELEPHONE LINE
○	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED SANITARY/SEWER
---	PROPOSED WATER MAIN/LATERAL
---	PROPOSED STORM SEWER
---	PROPOSED STORM UNDERDRAIN
---	PROPOSED GAS MAIN
---	PROPOSED TELEPHONE LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED CABLE TV DATA LINE
○	PROPOSED STORM SEWER STRUCTURE
○	PROPOSED SANITARY SEWER STRUCTURE
○	PROPOSED WATER MAIN STRUCTURE
○	PROPOSED ELECTRIC TRANSFORMER

TAX KEY:  
WAKC130575001  
OWNER:  
CITY OF WAUKESHA

117.96' - 12" @ 1.72%  
HDPE STO SEWER

CB 21469  
RM 28.53  
15" E 24.88  
12" W 24.83

CB 21470  
RM 28.45  
15" E 24.61  
15" W 24.61

13394  
RM 29.43  
18" SE 23.83  
NW INACCESSIBLE  
BOTTOM 12.73

MH 12368  
RM 29.17  
15" S 26.17  
12" NE 26.72  
12" NW 26.87

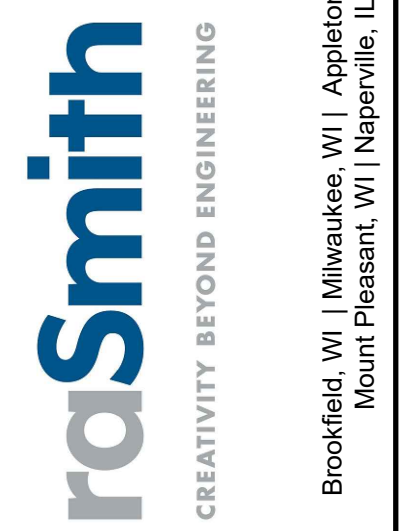
CONNECT TO EXIST  
STO MH 300  
RM 28.46  
EX. INV. ±  
12" NW 24.55

APPROXIMATE UTILITY INTERFERENCE AND CROSSING AGREEMENT PER DOC. 2286448

BANK ST.  
40' PUBLIC R.O.W.

DATE	DESCRIPTION

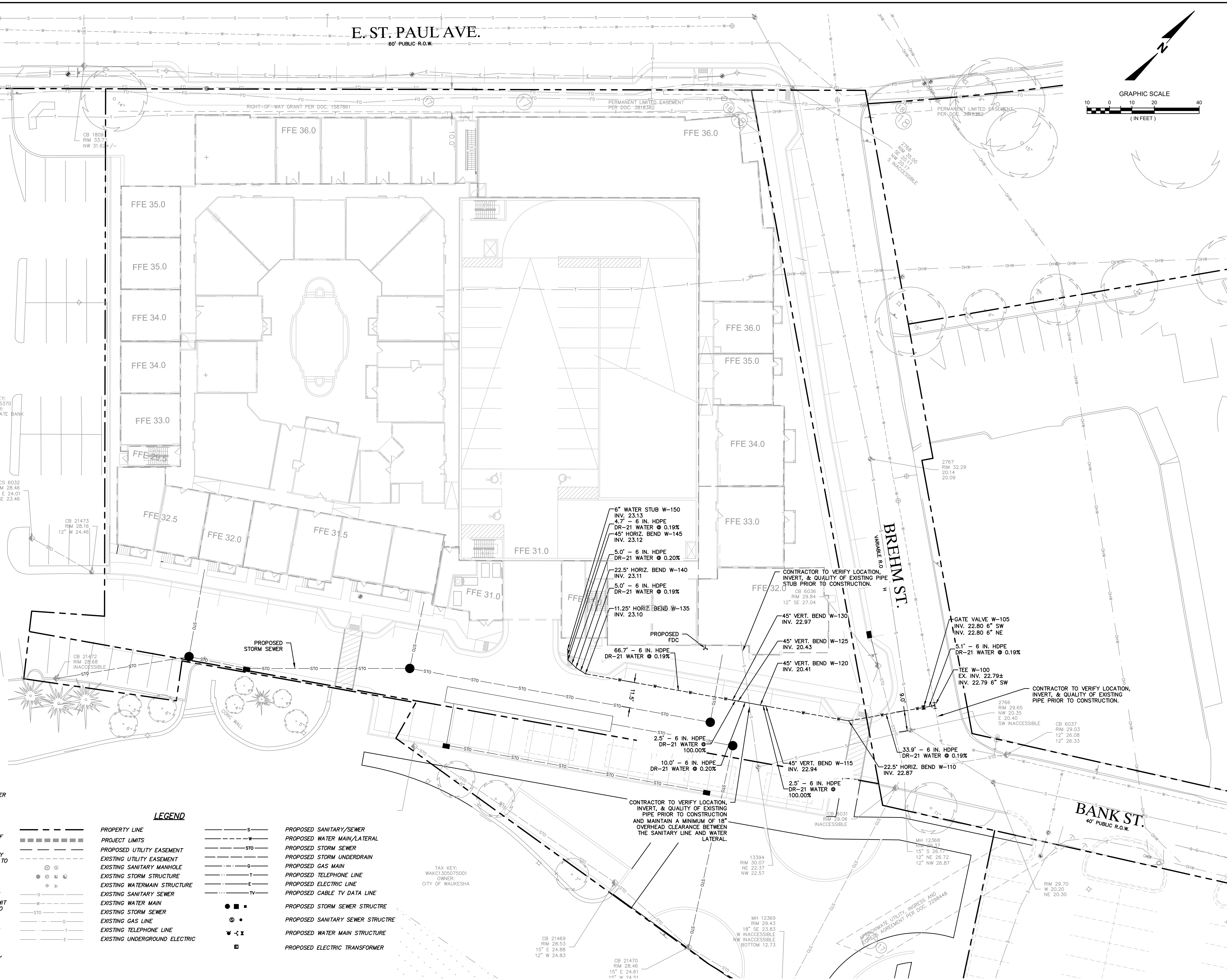
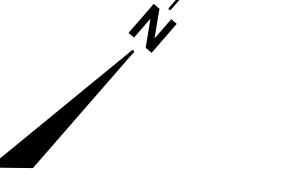
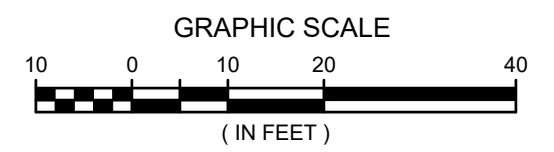
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



THE RESERVE AT WAUKESHA  
CITY OF WAUKESHA, WI  
STORM SEWER PLAN

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DATE: 05/13/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCOUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ
<b>SHEET NUMBER</b> C400

E. ST. PAUL AVE.  
60' PUBLIC R.O.W.



TAX KEY:  
WAKC13053370  
OWNER:  
WAUKESHA STATE BANK

CS 6032  
RM 28.46  
12" E 24.01  
SE 23.46

CB 21473  
RM 28.46  
12" W 24.46

CB 21472  
RM 28.68  
INACCESSIBLE

TAX KEY:  
WAKC1309275001  
OWNER:  
CITY OF WAUKESHA



Know what's below.  
Call before you dig.

**GENERAL NOTES:**  
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"HE" DENOTES HORIZONTAL ELLIPTICAL PIPE  
CONSTRUCTION OF THE WATER EXTENSION WILL REQUIRE INSPECTION BY A CITY EMPLOYEE OR AN INSPECTOR HIRED BY THE CITY AT THE DEVELOPER'S EXPENSE.

**LEGEND**

- |       |                               |       |                                   |
|-------|-------------------------------|-------|-----------------------------------|
| ----- | PROPERTY LINE                 | ----- | PROPOSED SANITARY/SEWER           |
| ===== | PROJECT LIMITS                | ----- | PROPOSED WATER MAIN/LATERAL       |
| ----- | PROPOSED UTILITY EASEMENT     | ----- | PROPOSED STORM SEWER              |
| ----- | EXISTING UTILITY EASEMENT     | ----- | PROPOSED STORM UNDERDRAIN         |
| ----- | EXISTING SANITARY MANHOLE     | ----- | PROPOSED GAS MAIN                 |
| ----- | EXISTING STORM STRUCTURE      | ----- | PROPOSED TELEPHONE LINE           |
| ----- | EXISTING WATERMAIN STRUCTURE  | ----- | PROPOSED ELECTRIC LINE            |
| ----- | EXISTING SANITARY SEWER       | ----- | PROPOSED CABLE TV DATA LINE       |
| ----- | EXISTING WATER MAIN           | ----- | PROPOSED STORM SEWER STRUCTURE    |
| ----- | EXISTING STORM SEWER          | ----- | PROPOSED SANITARY SEWER STRUCTURE |
| ----- | EXISTING GAS LINE             | ----- | PROPOSED WATER MAIN STRUCTURE     |
| ----- | EXISTING TELEPHONE LINE       | ----- | PROPOSED ELECTRIC TRANSFORMER     |
| ----- | EXISTING UNDERGROUND ELECTRIC |       |                                   |

DESCRIPTION

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
[262] 781-1000  
rasmith.com

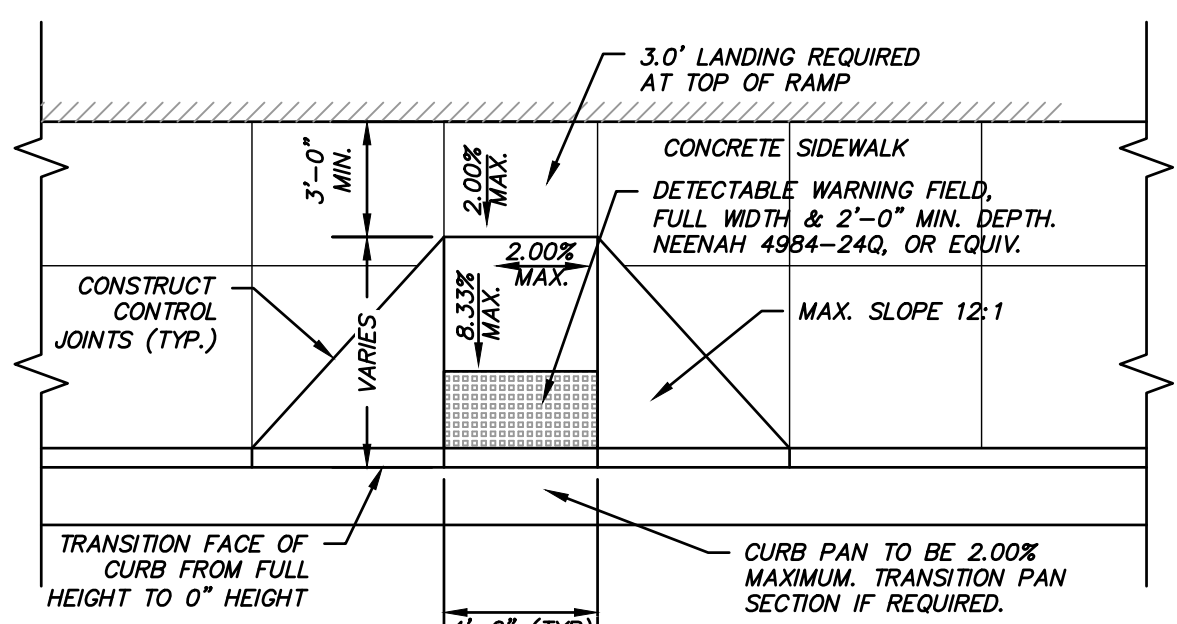


Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI  
Mount Pleasant, WI | Naperville, IL | Pittsburgh, PA | Irvine, CA

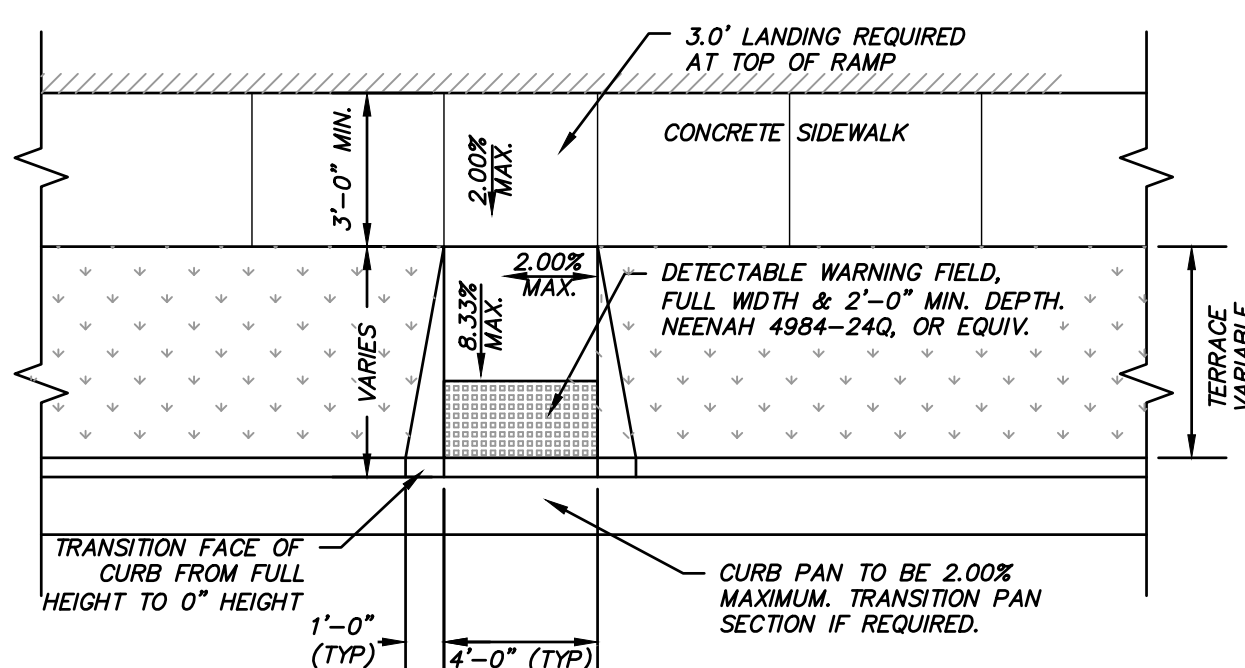
THE RESERVE AT WAUKESHA  
CITY OF WAUKESHA, WI

WATER & SANITARY PLAN

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DATE: 05/13/2019
SCALE: 1" = 20'
JOB NO. 3170302
PROJECT MANAGER: MATT P. KOCUREK, P.E.
DESIGNED BY: KMR
CHECKED BY: JJJ
<b>SHEET NUMBER</b> C401

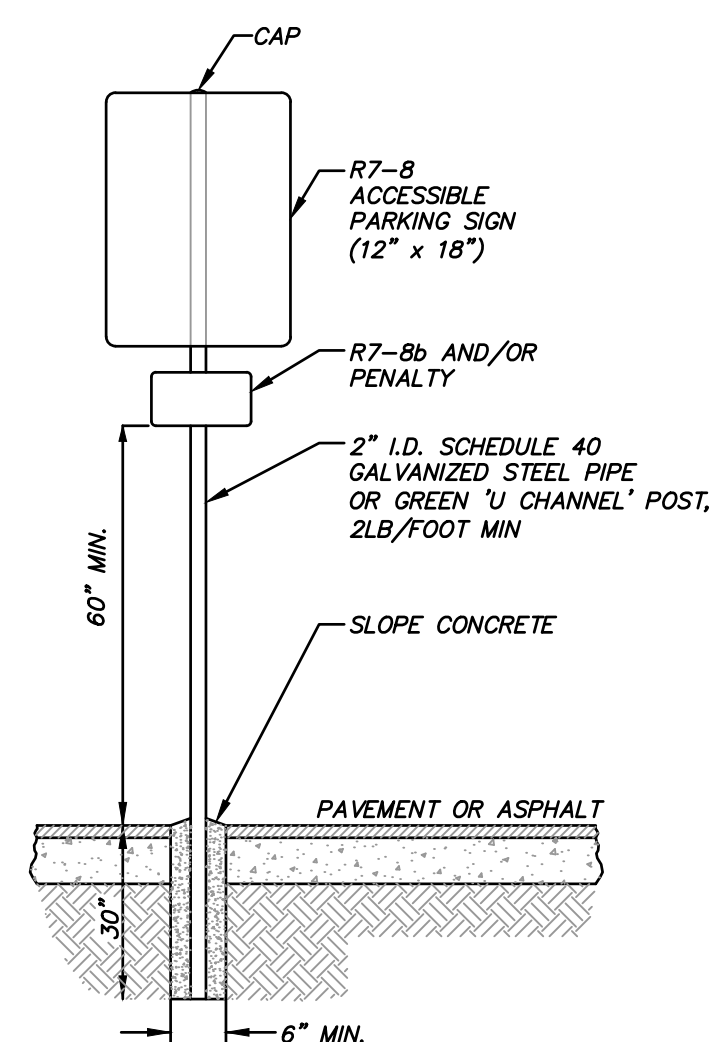


**TYPE 3 CURB RAMP**  
TYPE 3 CURB RAMP



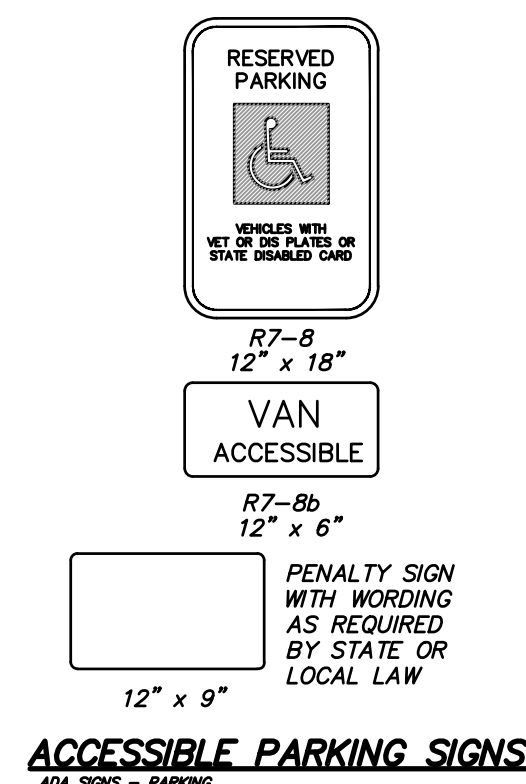
**TYPE 3A CURB RAMP**  
TYPE 3A CURB RAMP

NOTES:  
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

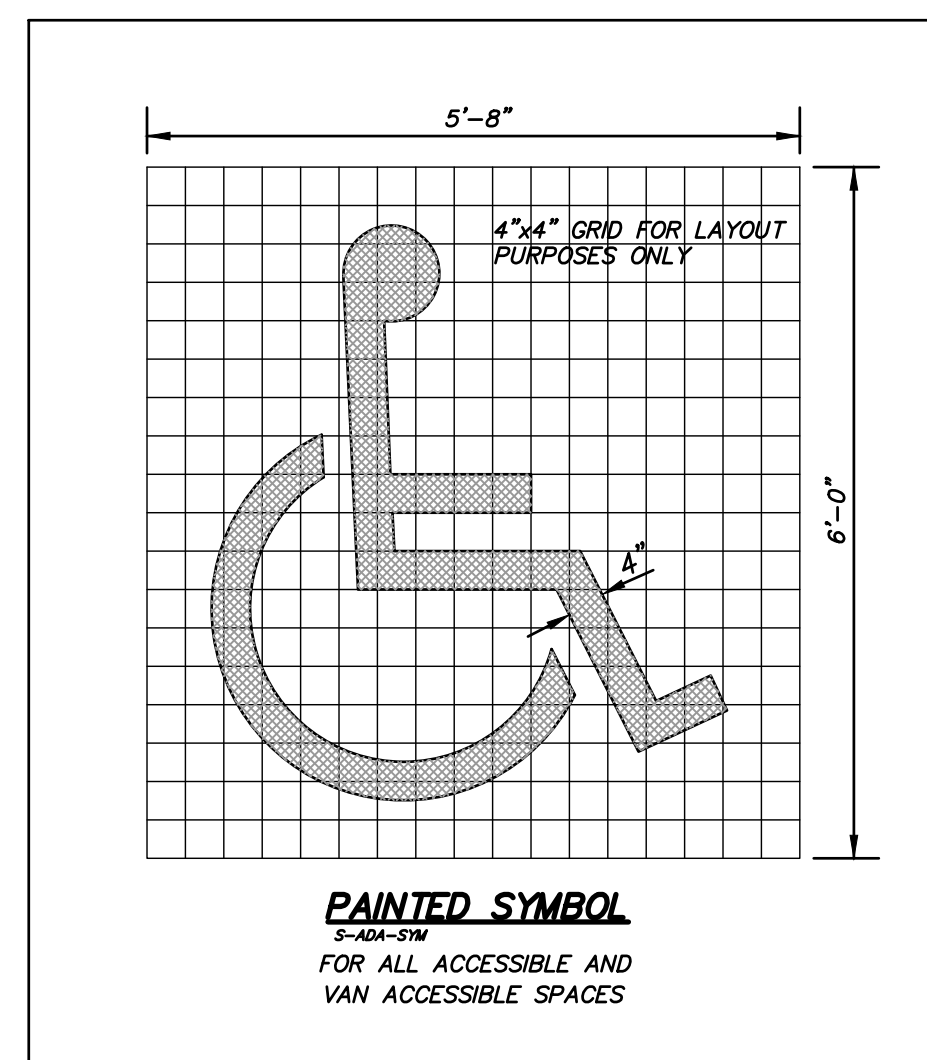


**ACCESSIBLE PARKING SIGN AND POST INSTALLATION**

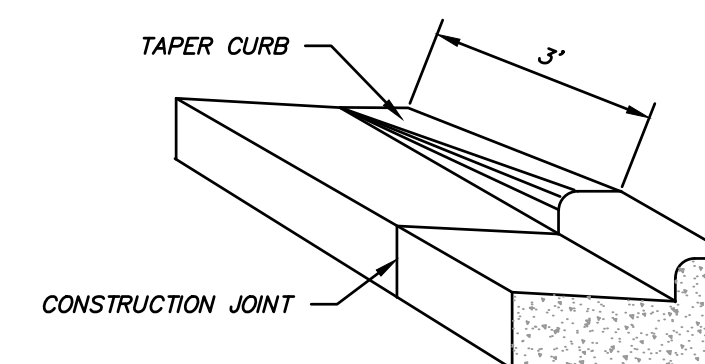
**TYPE 1**  
ADA SIGN POST



**ACCESSIBLE PARKING SIGNS**  
ADA SIGNS - PARKING



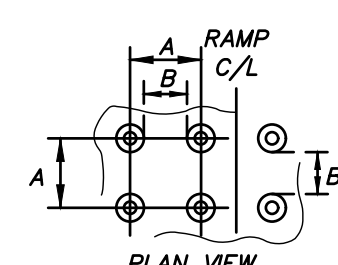
**PAINTED SYMBOL**  
5-ADA-51M  
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



**DETAIL OF CURB & GUTTER TERMINI**  
CURB TYPE 1

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	-	-
D	0.9"	1.4"

\* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

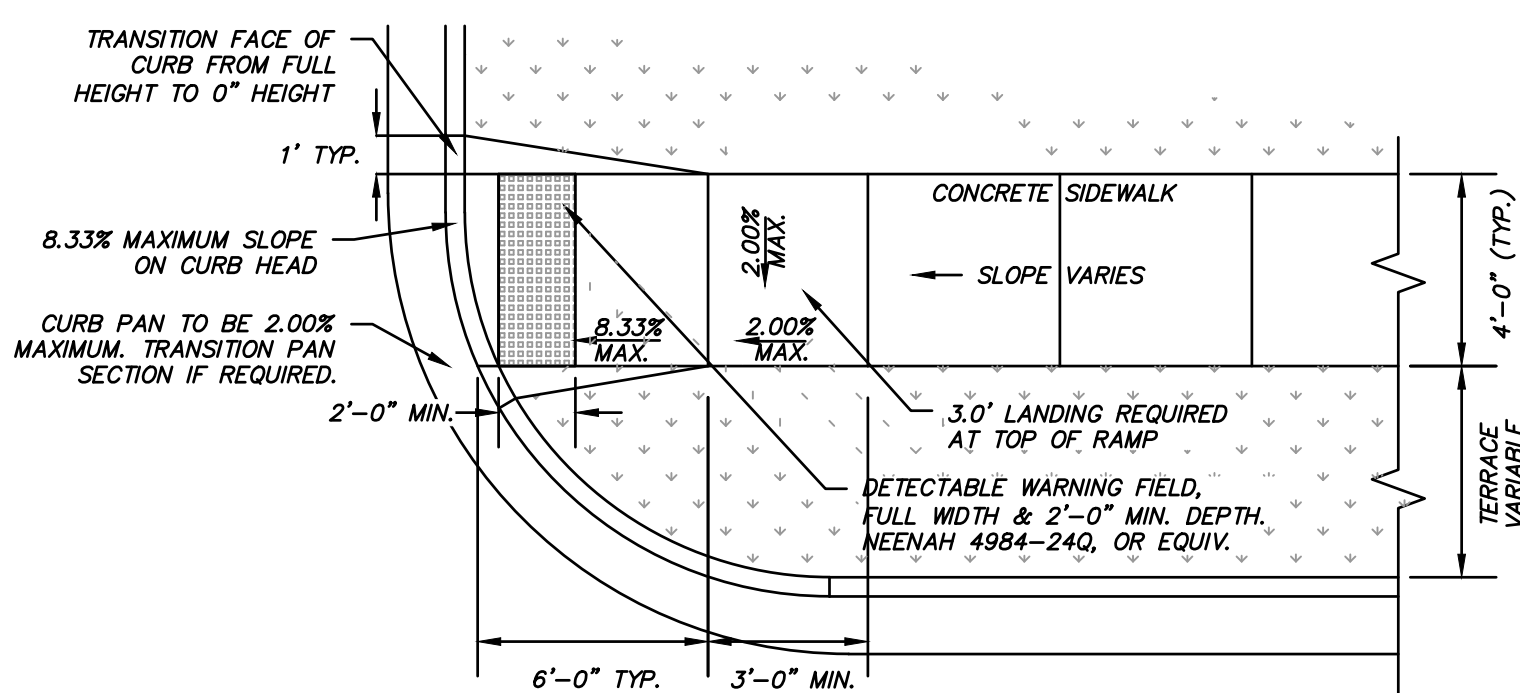


**ELEVATION VIEW**

**PLAN VIEW**

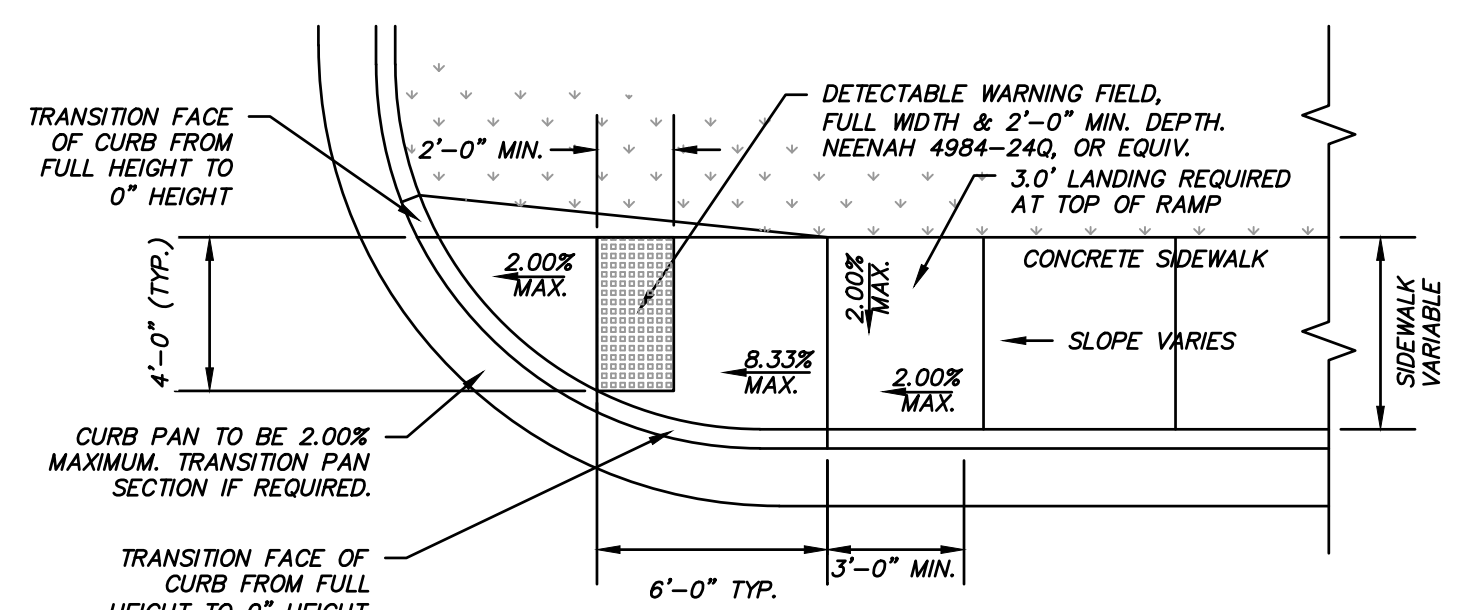
**DETECTABLE WARNING FIELD**  
(TRUNCATED DOMES)  
DETECTABLE WARNING FIELD (TYPICAL)

- NOTES:  
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.  
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.  
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.



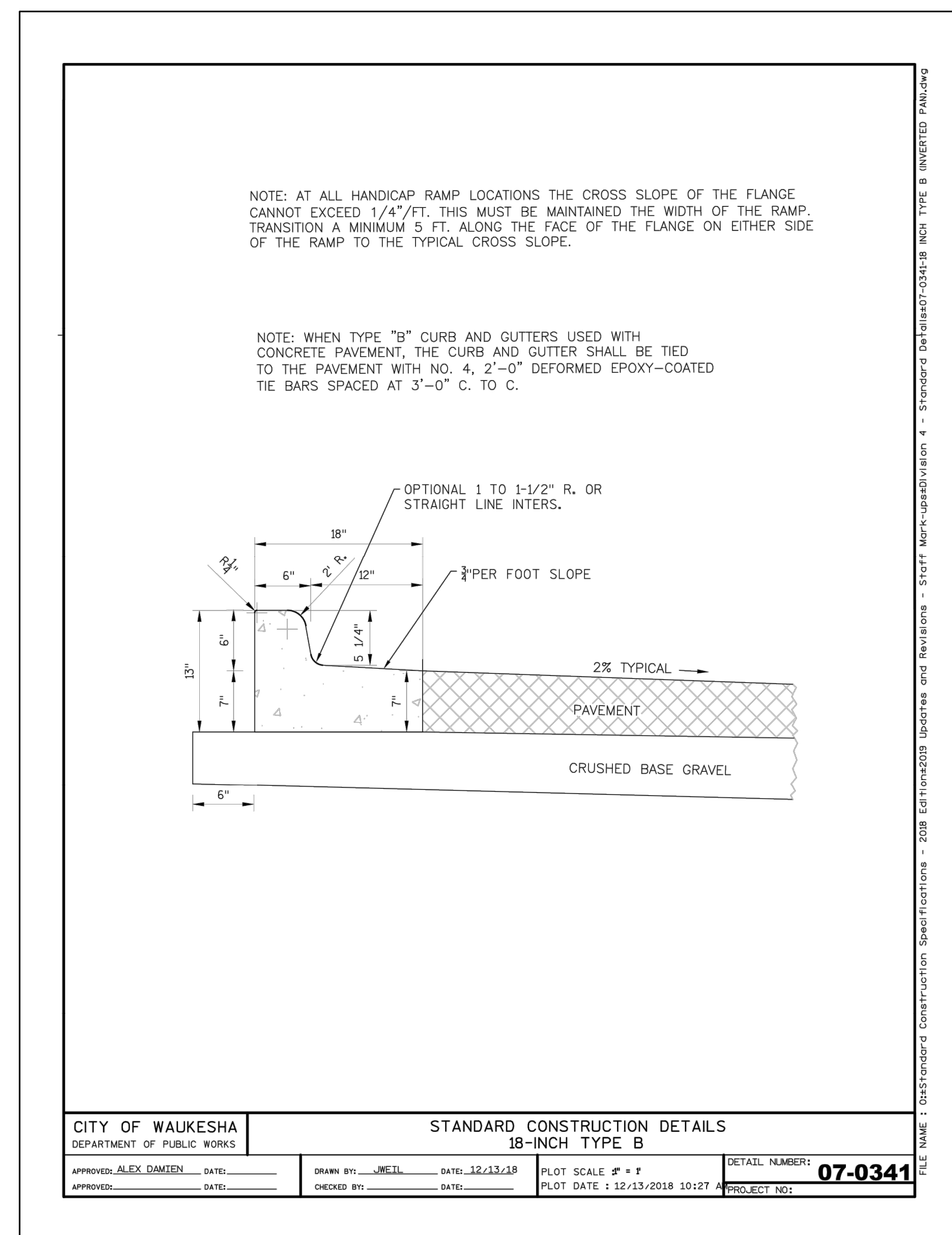
**TYPE 4 CURB RAMP**  
TYPE 4 CURB RAMP

NOTES:  
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.



**TYPE 4A CURB RAMP**  
TYPE 4A CURB RAMP

NOTES:  
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.



CITY OF WAUKESHA  
DEPARTMENT OF PUBLIC WORKS

STANDARD CONSTRUCTION DETAILS  
18-INCH TYPE B

APPROVED: ALEX DAMIEN	DATE: _____	DRAWN BY: _____	DATE: 12/13/18	PROJECT: _____	DETAIL NUMBER: _____
		CHECKED BY: _____	DATE: _____	PLOT DATE: 12/13/2018 10:27	07-0341

**THE RESERVE AT WAUKESHA**  
**CITY OF WAUKESHA, WI**

**SITE DETAILS**

DESCRIPTION

DATE

16745 W. Blumound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

**raSmith**  
CREATIVITY BEYOND ENGINEERING

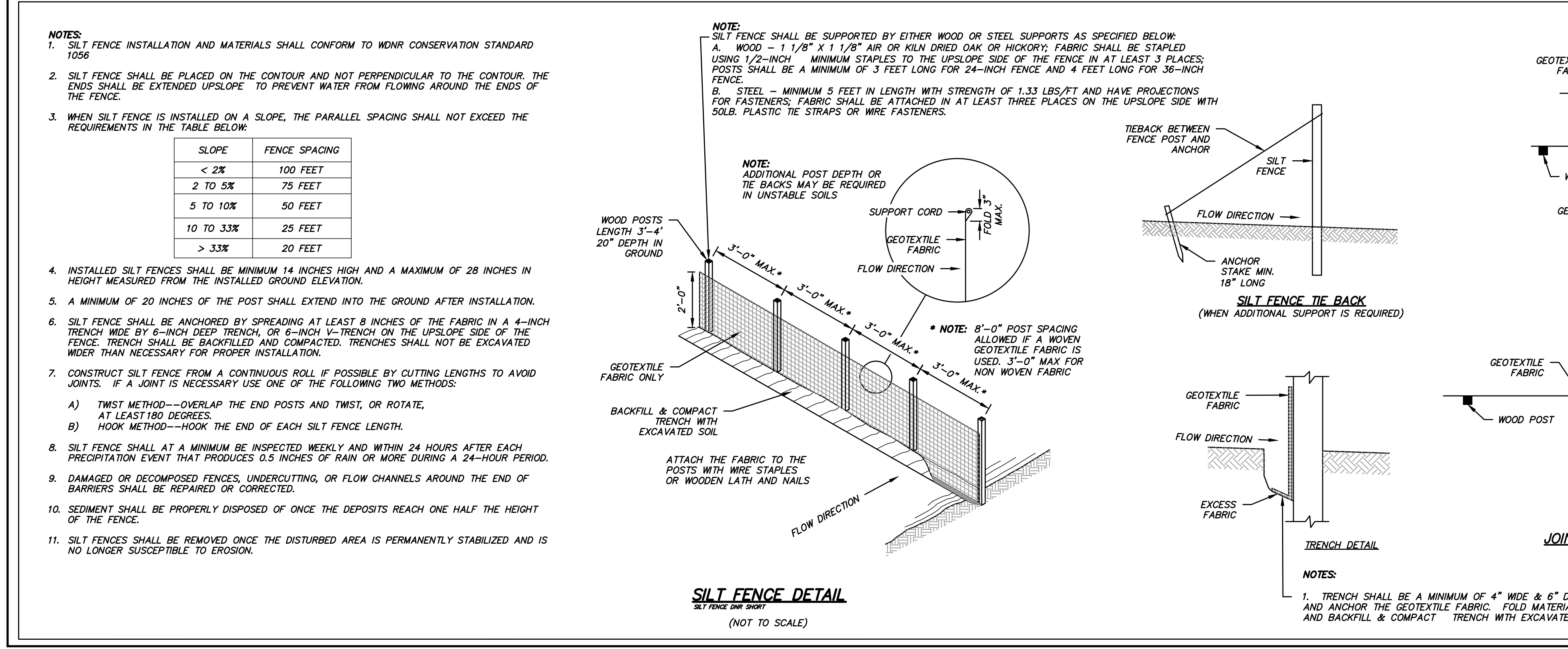
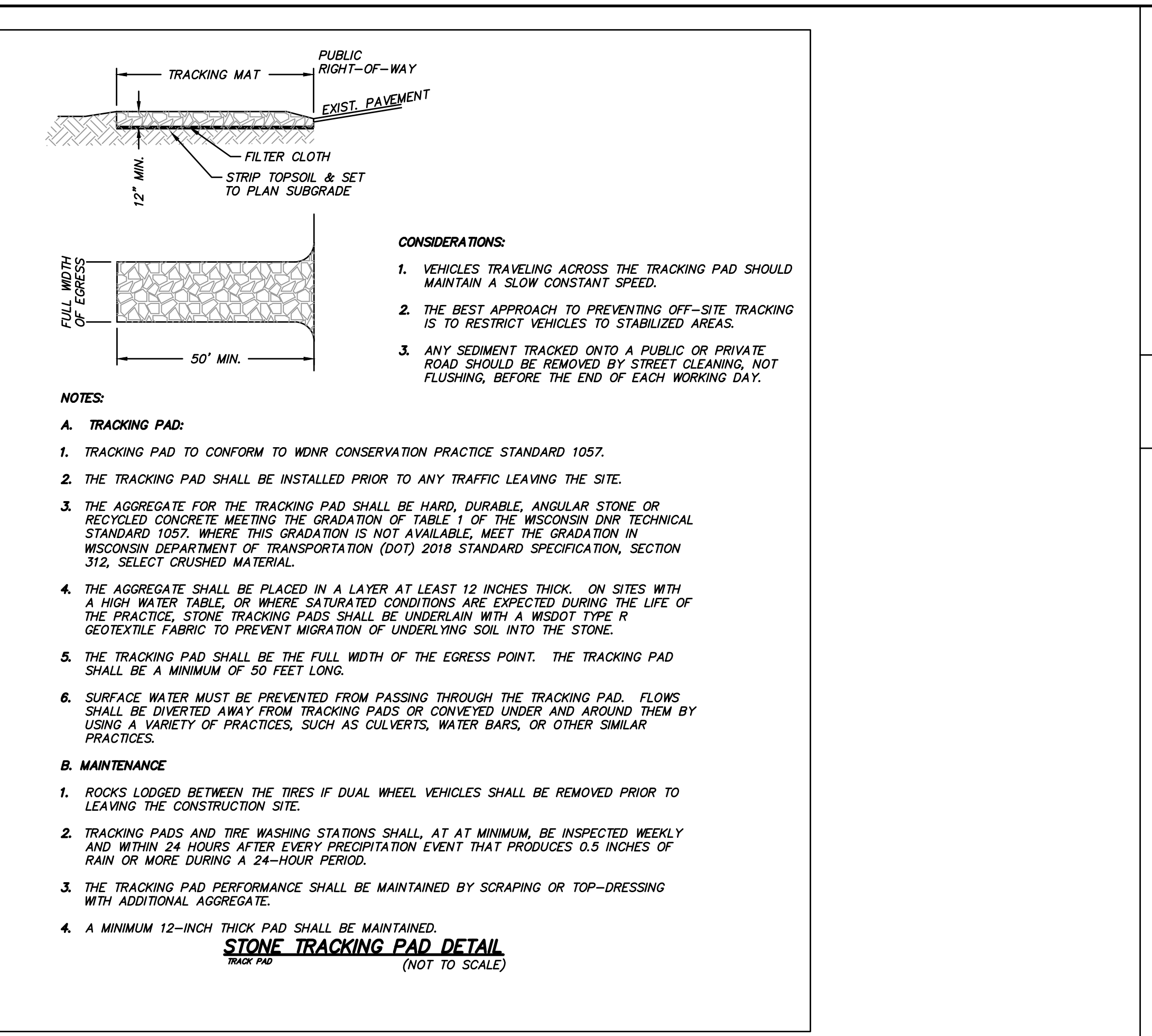
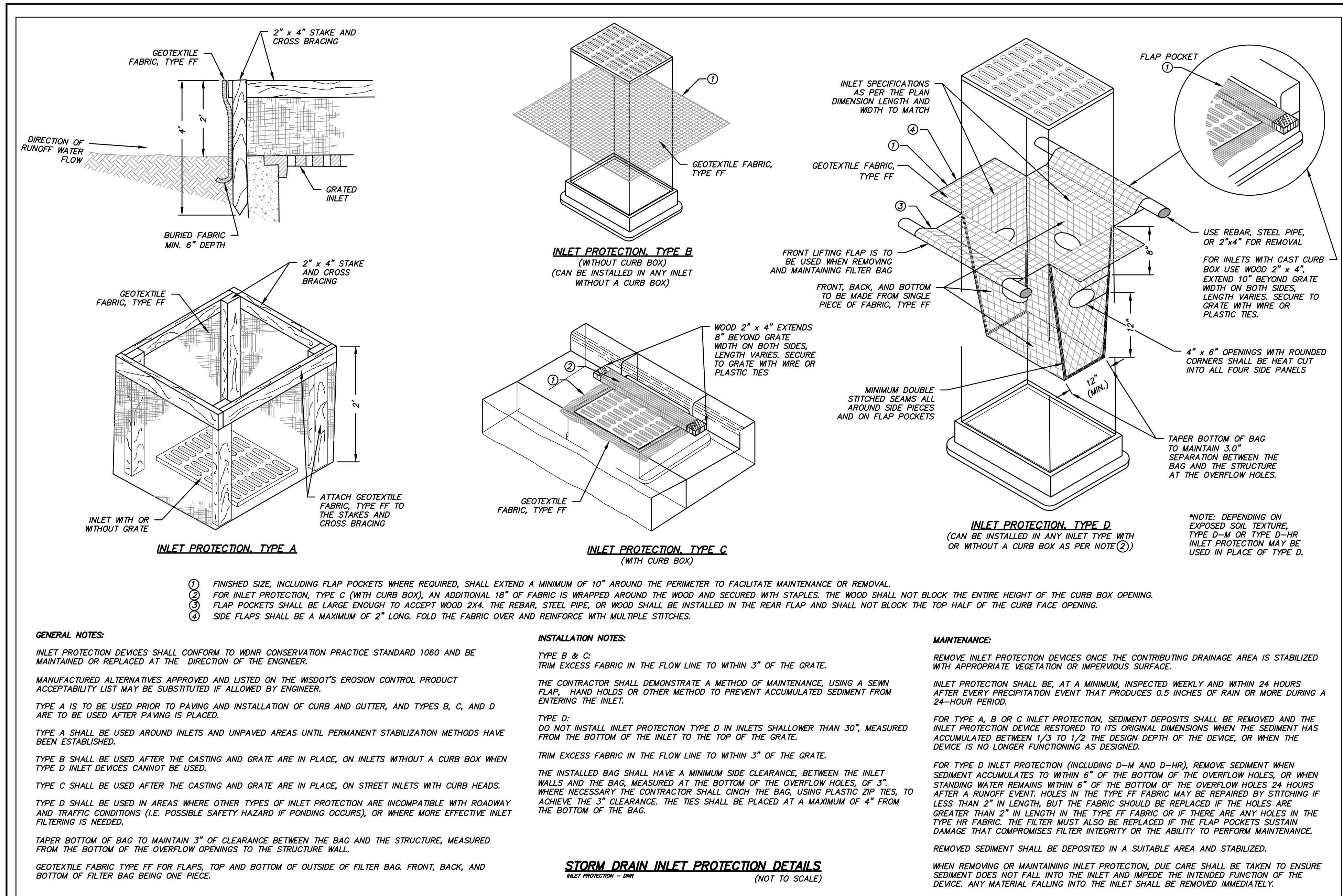
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI  
Mount Pleasant, WI | Napperville, IL | Pitsburgh, PA | Irvine, CA



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R.A. Smith, Inc.  
DATE: 05/13/2019  
SCALE: #####  
JOB NO. 3170302  
PROJECT MANAGER:  
MATT P. KOCUREK, P.E.  
DESIGNED BY: KMR  
CHECKED BY: JJJ  
**SHEET NUMBER**  
C500



**SPECIFICATIONS**

**A. GENERAL**

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THE CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
- SUBMITTALS:
  - SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION
    - IS DIFFERENT FROM THAT SPECIFIED OR
    - IS PART OF THE WORK THAT WILL BE DEDICATED AS A PUBLIC UTILITY OR ROADWAY AT THE END OF THE PROJECT OR
    - IF REQUIRED BY THE MUNICIPAL ENGINEER.
  - FOR UTILITY OR ROAD WORK THAT WILL BE DEDICATED TO A MUNICIPALITY, CONTRACTOR MUST MAKE SUBMITTALS TO THE MUNICIPALITY AS WELL AS ENGINEER.
  - ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. RELATED TO THE DESIGN HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATINGS FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON THE PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
  - ALL DOCUMENTS SUBMITTED FOR REVIEW MUST INDICATE WHAT PART OF THE DESIGN THEY RELATE TO.
  - CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR SUBMITTAL REVIEW.
  - SUBSTITUTION REQUESTS
    - IF A SUBSTITUTION IS REQUESTED, CONTRACTOR SHALL SUBMIT A SHOP DRAWING AND/OR MANUFACTURER'S DATA AND AN EXPLANATION AS TO EXACTLY HOW THE PROPOSED SUBSTITUTION MEETS THE PROPOSED DESIGN TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED.
    - THE CONTRACTOR SHALL ALSO INDICATE WITH THE SUBSTITUTION REQUEST THE AMOUNT THAT WILL BE CREDITED FROM THE CONTRACT AMOUNT TO THE OWNER IF THE SUBSTITUTION IS APPROVED.
    - THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN.

**B. EROSION CONTROL**

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS (IF APPLICABLE), AND THE CITY OF WAUKESHA EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
- ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
- ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WPDES GENERAL PERMIT.
- ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL 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. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
- TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.21.5.1.4 OF THE WSDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
- DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
- SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE. CONTRACTOR RESPONSIBLE FOR REVISING THE PERMIT, IF NECESSARY.
- 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. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
- ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
- DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

**C. GRADING**

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE GEOTECHNICAL REPORT AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
- GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

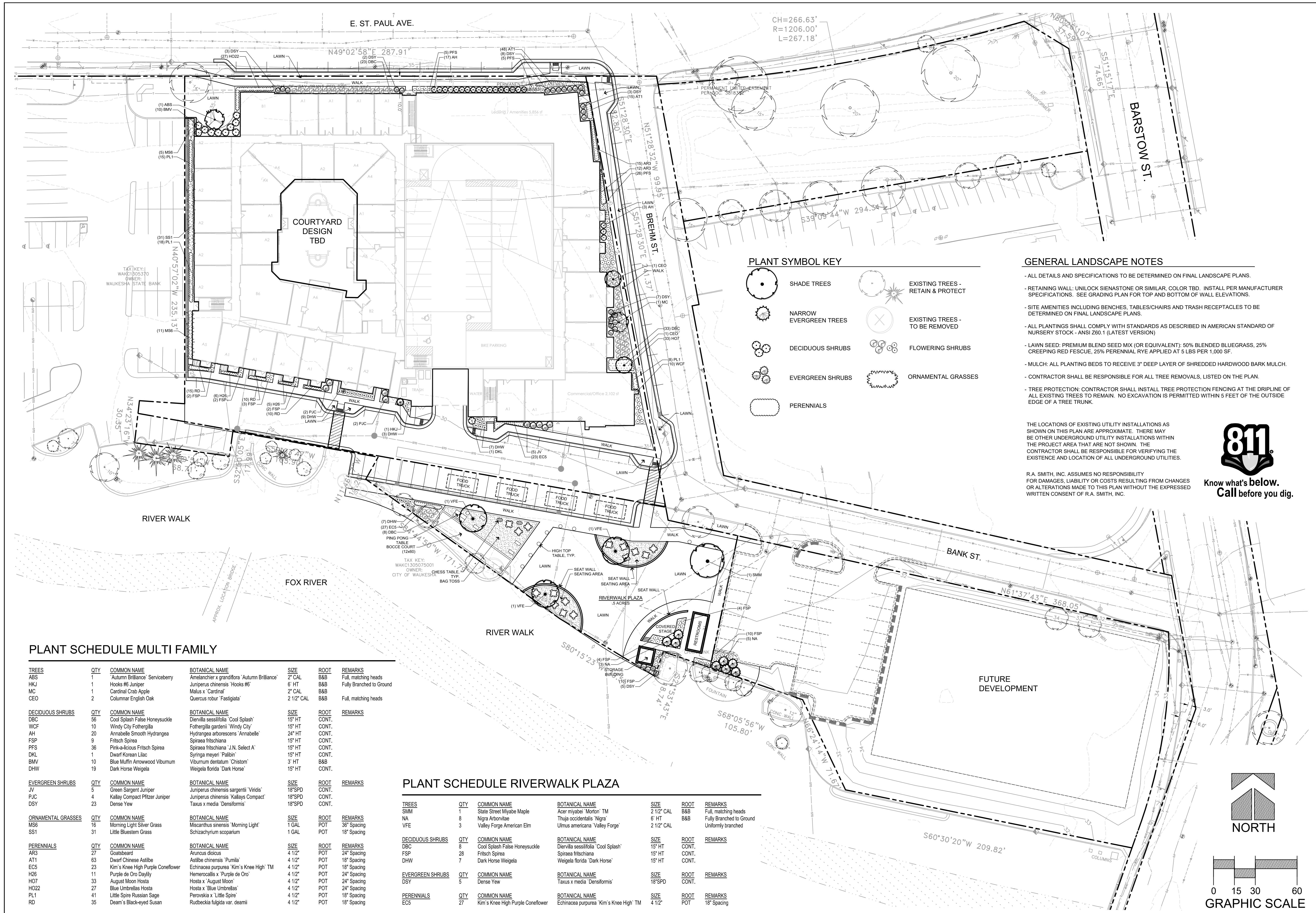
**D. PAVING**

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (1/4-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
- HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE CLASSIFIED AS (\*\*) IN ACCORDANCE WITH SECTION 460 AND TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
- ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE (\*\*), AND LOWER LAYERS SHALL BE (\*\*\*)
- AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE (\*\*\*\*), AND THE LOWER LAYER PAVEMENT SHALL BE (\*\*\*\*).
- TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.050-0.070 GAL/SY.
- CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT, SECTION 601 FOR CONCRETE CURB AND GUTTER, AND SECTION 602 FOR CONCRETE SIDEWALKS.
- ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
- PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
  - PARKING STALLS: WHITE
  - PEDESTRIAN CROSSWALKS: WHITE
  - LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
  - LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
  - ADA SYMBOLS: BLUE OR PER LOCAL CODE
  - FIRE LANES: PER LOCAL CODE
  - EXTERIOR SIDEWALK CURBED, LIGHTPOLE BASES, AND GUARD POSTS: YELLOW

**E. PRIVATE UTILITIES**

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
- PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
- MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:
  - STORM SEWER PIPE 30" OR LARGER SHALL BE REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.
  - STORM SEWER PIPE 24" OR LESS SHALL BE EITHER:
    - HIGH DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS, SUCH AS ADS N-12 WT. HDPE PIPE SHALL CONFORM TO ASTM F2648 AND F2306. JOINTS SHALL BE WATER TIGHT CONFORMING TO ASTM D3212 WITH ELASTOMERIC SEALS (GASKETS) CONFORMING TO ASTM F477.
    - POLYVINYL CHLORIDE (PVC) PIPE, ASTM D-3034, SDR 35, WITH ELASTOMERIC PUSH-ON JOINTS CONFORMING TO ASTM D-3212.
    - REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.
  - TRENCH SECTION SHALL BE CLASS "C" FOR CONCRETE AND CLASS "B" FOR ALL OTHER MATERIALS.
  - INLETS SHALL BE SOLID CONCRETE BLOCK OR PRE CAST REINFORCED CONCRETE, ASTM C-478.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:
  - SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212.
  - TRENCH SECTION SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR SANITARY LATERALS
  - MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:
    - WATER SERVICE SHALL BE PVC, SDR-18, CLASS 235, AWWA C-900, WITH ELASTOMERIC JOINTS (ASTM D-3139), WITH A VALVE AT THE SUPPLY MAIN.
    - WATER SERVICE SHALL BE DUCTILE IRON (DI), ASTM A-377, WITH ELASTOMERIC JOINTS (AWWA C-111), WITH A VALVE AT THE SUPPLY MAIN.
    - WATER SERVICE SHALL BE COPPER, TYPE "K", WITH A VALVE AT THE SUPPLY MAIN.
  - ALL FITTINGS SHALL BE MECHANICAL JOINT, DUCTILE IRON CONFORMING TO AWWA C-111.
  - HYDRANTS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
  - GATE VALVES SHALL BE RESILIENT WEDGE TYPE, AWWA C-509, AND SHALL BE INSTALLED WITH AN ADJUSTABLE VALVE BOX AND COVER MARKED "WATER".
  - TRENCH SECTION SHALL CONFORM TO SECTION 4.3.C, FILE NO. 38 OF THE STANDARD SPECIFICATIONS. SAND OR STONE CHIP BEDDING MATERIAL IS REQUIRED.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
- TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH COMM 82.30(1)(h)(1). TRACER WIRE SHALL BE A MINIMUM OF 18-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.
- SANITARY SEWER LATERALS SHALL HAVE A GREEN #12 LOCATER WIRE INSTALLED ALONG THE ENTIRE LENGTH. LOCATER WIRE SHALL BE BROUGHT TO THE SURFACE AT THE EDGE OF THE BUILDING AND ENCLOSED IN A CURB BOX WITH "SEWER" ON THE COVER.
- ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.
- ALL APPLICATION FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION OF SEWER SYSTEMS.
- ANY UTILITY WORK IN THE RIGHT-OF-WAY AD ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.

DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com <b>raSmith</b> CREATIVITY BEYOND ENGINEERING	
Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Cedarburg, WI Mount Pleasant, WI   Naperville, IL   Pittsburgh, PA   Irvine, CA	
<b>THE RESERVE AT WAUKESHA                  CITY OF WAUKESHA, WI</b>	<b>SPECIFICATION</b>
© COPYRIGHT 2019 R.A. Smith, Inc. DATE: 05/13/2019 SCALE: ##### JOB NO. 3170302 PROJECT MANAGER: MATT P. KOCOUREK, P.E. DESIGNED BY: KMR CHECKED BY: JJJ	
<b>SHEET NUMBER</b> C502	



**PLANT SYMBOL KEY**

	SHADE TREES		EXISTING TREES - RETAIN & PROTECT
	NARROW EVERGREEN TREES		EXISTING TREES - TO BE REMOVED
	DECIDUOUS SHRUBS		FLOWERING SHRUBS
	EVERGREEN SHRUBS		ORNAMENTAL GRASSES
	PERENNIALS		

**GENERAL LANDSCAPE NOTES**

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- RETAINING WALL: UNILOCK SIENASTONE OR SIMILAR, COLOR TBD. INSTALL PER MANUFACTURER SPECIFICATIONS. SEE GRADING PLAN FOR TOP AND BOTTOM OF WALL ELEVATIONS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- LAWN SEED: PREMIUM BLEND SEED MIX (OR EQUIVALENT): 50% BLENDED BLUEGRASS, 25% CREEPING RED FESCUE, 25% PERENNIAL RYE APPLIED AT 5 LBS PER 1,000 SF.
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREE REMOVALS, LISTED ON THE PLAN.
- TREE PROTECTION: CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AT THE DRIPLINE OF ALL EXISTING TREES TO REMAIN. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK.

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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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**PLANT SCHEDULE MULTI FAMILY**

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABS	1	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2" CAL	B&B	Full, matching heads
HKJ	1	Hooks #6 Juniper	Juniperus chinensis 'Hooks #6'	6" HT	B&B	Fully Branched to Ground
MC	1	Cardinal Crab Apple	Malus x 'Cardinal'	2" CAL	B&B	
CEO	2	Columar English Oak	Quercus robur 'Fastigiata'	2 1/2" CAL	B&B	Full, matching heads

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBC	56	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	15" HT	CONT.	
WCF	10	Windy City Fothergilla	Fothergilla gardenii 'Windy City'	15" HT	CONT.	
AH	20	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.	
FSP	9	Fritsch Spirea	Spiraea fritschiana	15" HT	CONT.	
PFS	36	Pink-a-licious Fritsch Spirea	Spiraea fritschiana 'J.N. Select A'	15" HT	CONT.	
DKL	1	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	15" HT	CONT.	
BMV	10	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Chistom'	3" HT	B&B	
DHW	19	Dark Horse Weigela	Weigela florida 'Dark Horse'	15" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
JV	5	Green Sargent Juniper	Juniperus chinensis sargentii 'Viridis'	18"SPD	CONT.	
PJC	4	Kalley Compact Pfitzer Juniper	Juniperus chinensis 'Kalloys Compact'	18"SPD	CONT.	
DSY	23	Dense Yew	Taxus x media 'Densiformis'	18"SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MS6	16	Morning Light Silver Grass	Miscanthus sinensis 'Morning Light'	1 GAL	POT	36" Spacing
SS1	31	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	18" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AR3	27	Goatsbeard	Aruncus dioicus	4 1/2"	POT	24" Spacing
AT1	63	Dwarf Chinese Astilbe	Astilbe chinensis 'Pumila'	4 1/2"	POT	18" Spacing
EC5	23	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
H26	11	Purple de Oro Daylily	Hemerocallis x 'Purple de Oro'	4 1/2"	POT	24" Spacing
H07	33	August Moon Hosta	Hosta x 'August Moon'	4 1/2"	POT	24" Spacing
H022	27	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing
PL1	41	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing
RD	35	Deam's Black-eyed Susan	Rutbeckia fulgida var. deamii	4 1/2"	POT	18" Spacing

**PLANT SCHEDULE RIVERWALK PLAZA**

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SM	1	Slate Street Miyabe Maple	Acer miyabei 'Morton' TM	2 1/2" CAL	B&B	Full, matching heads
NA	8	Nigra Arborvitae	Thuja occidentalis 'Nigra'	6" HT	B&B	Fully Branched to Ground
VFE	3	Valley Forge American Elm	Ulmus americana 'Valley Forge'	2 1/2" CAL	B&B	Uniformly branched

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBC	8	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	15" HT	CONT.	
FSP	28	Fritsch Spirea	Spiraea fritschiana	15" HT	CONT.	
DHW	7	Dark Horse Weigela	Weigela florida 'Dark Horse'	15" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DSY	5	Dense Yew	Taxus x media 'Densiformis'	18"SPD	CONT.	

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	27	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing

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CREATIVITY BEYOND ENGINEERING Brookfield, WI   Appleton, WI   Madison, WI   Cedarburg, WI   Mount Pleasant, WI Naperville, IL   Pittsburgh, PA   Irvine, CA	
<b>THE RESERVE AT WAUKESHA CITY OF WAUKESHA, WI</b>	
<b>PRELIMINARY LANDSCAPE PLAN</b>	
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