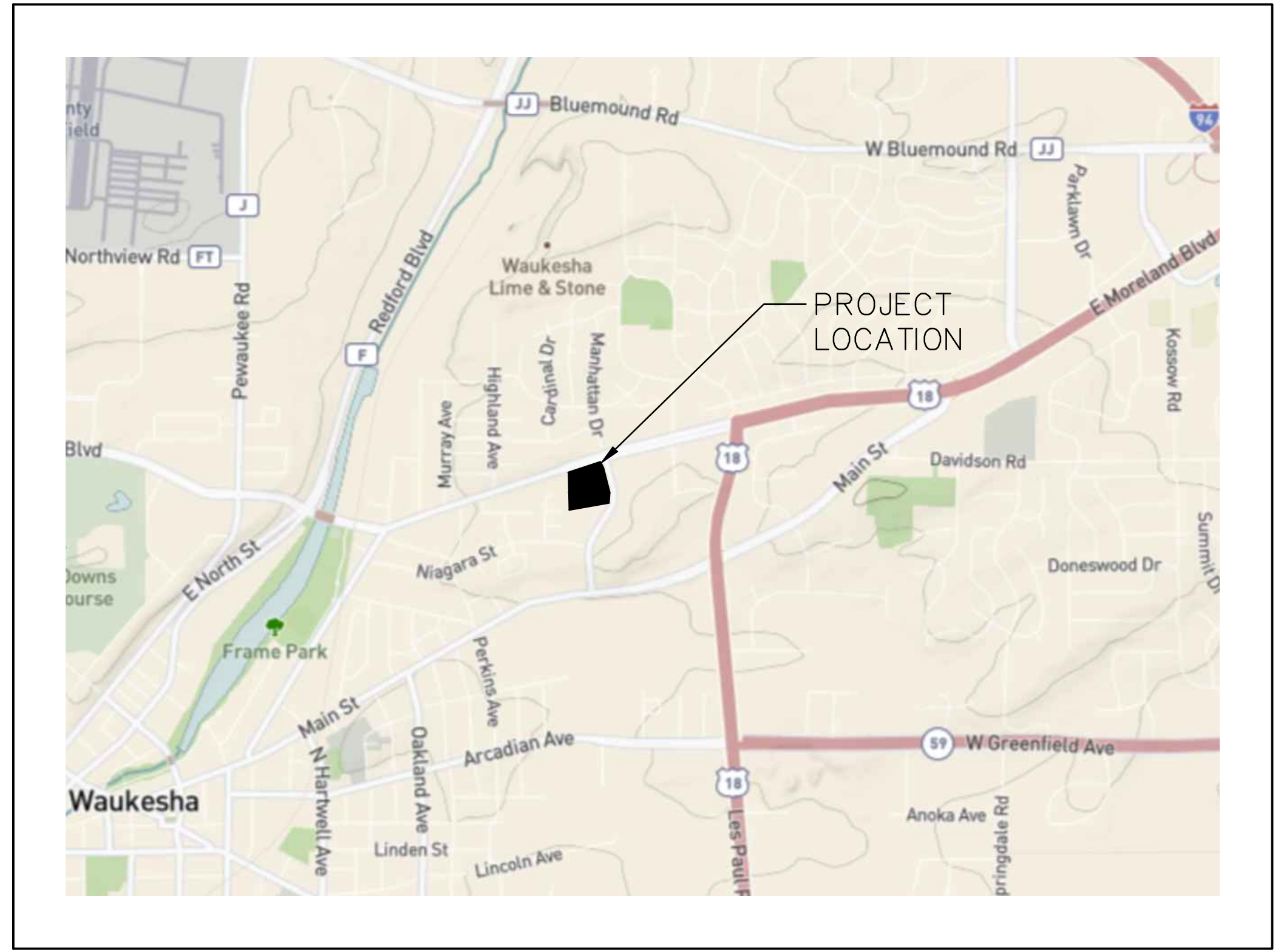


CONSTRUCTION PLANS FOR NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN

VICINITY MAP



LEGEND (PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- COLORED AND STAMPED CONCRETE
-

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- SECTION OR 1/4 SECTION CORNER AS DESCRIBED
-
-
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC 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
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
C001	PLAT OF SURVEY
C100	EXISTING CONDITIONS & EROSION CONTROL PLAN
C101	DEMOLITION PLAN
C200	OVERALL SITE PLAN
C201	DETAILED SITE PLAN - NORTH
C202	DETAILED SITE PLAN - SOUTH
C203	FIRE TRUCK TEMPLATE PLAN
C204	WB-65 TRUCK TEMPLATE PLAN
C300	OVERALL GRADING PLAN
C301	DETAILED GRADING PLAN - NORTH
C302	DETAILED GRADING PLAN - SOUTH
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN - NORTH
C402	UTILITY PLAN - SOUTH
C500	EROSION CONTROL DETAILS
C501	SITE DETAILS
C502	UTILITY DETAILS
C503	UNDERGROUND STORAGE DETAILS
C504	UNDERGROUND STORAGE DETAILS
C505	UNDERGROUND STORAGE DETAILS
C600	SPECIFICATIONS
L100	LANDSCAPE PLAN - NORTH
L101	LANDSCAPE PLAN - SOUTH

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NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
COVER SHEET

ENGINEER AND LANDSCAPE ARCHITECT:

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

RYAN J. LANCOUR, P.E. PROJECT MANAGER
PH: (262) 317-3259

PROPERTY OWNER:

BOUCHER HOLDINGS LLC
4141 S. 108TH STREET
GREENFIELD, WI 53228
PH: (414) 427-4141

DEVELOPER:

CHAD KEMNITZ, PRESIDENT
PROFESSIONAL CONSULTANTS, INC.
133 HILL ST.
HARTLAND, WI 53029
PH: (262) 367-6080

BENCHMARK 1:

CHISELED BOX ON LAMP POST
BASE. SE OF SITE
ELEVATION = 883.70'
VERTICAL DATUM: NAVD 88

BENCHMARK 2:

"X" NW FLANGE BOLT ON
HYDRANT ON NORTHERNLY
ROW OF E MORELAND BLVD
ELEVATION = 880.99'
VERTICAL DATUM: NAVD 88

SEWRPC BENCHMARK 1:

CONC MON W/ BRASS CAP IN
CONC CURB ON NORTH SIDE
EAST BOUND LANE OF USH 18
NW CORNER SW 1/4 OF SEC 36
ELEVATION = 876.98'
N: 378,689.51 USFT
E: 2,448,163.35 USFT

SEWRPC BENCHMARK 2:

CONC MON W/ BRASS CAP
SW CORNER SW 1/4 OF SEC 36
ELEVATION = 841.03'
N: 376,029.00 USFT
E: 2,448,203.06 USFT



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ADDRESS:

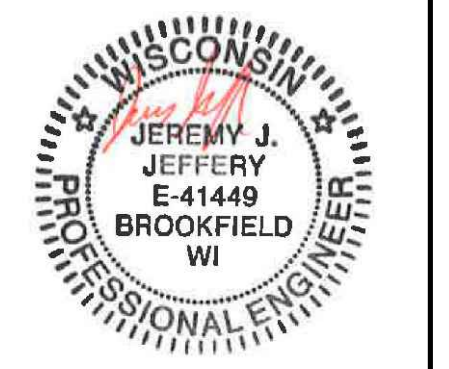
1610 MANHATTAN DR.
WAUKESHA, WI 53186

CITY OF WAUKESHA NOTE

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON 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: 07/25/2024

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:



07/25/2024

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R.A. Smith, Inc.

DATE: 07/25/2024

SCALE: NTS

JOB NO. 3220213

PROJECT MANAGER:

RYAN J. LANCOUR, P.E.

DESIGNED BY: CRR

CHECKED BY: JJJ

SHEET NUMBER

C000

PLAT OF SURVEY

W/ UTILITIES & TOPOGRAPHIC DATA

KNOWN AS: 141 E. MORELAND BOULEVARD, WAUKESHA, WISCONSIN

LOT 1 OF CERTIFIED SURVEY MAP NO. 11016, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

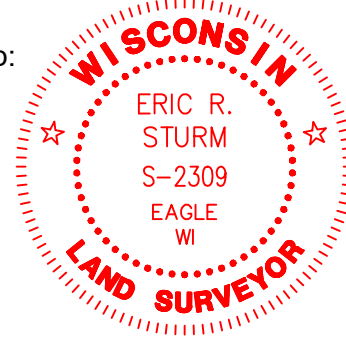
PREPARED FOR: PROFESSIONAL CONSULTANTS
SURVEY NO: 168954-KAC

NOTES:
HORIZONTAL DATUM: NAD83/2011

VERTICAL DATUM: NAVD88
STARTING BENCHMARK - CONCRETE MONUMENT W/ CAP AT
NORTHEAST CORNER OF SOUTHEAST 1/4 OF SECTION 35-7-19,
E.L. = 876.82'

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.
Date: NOVEMBER 17, 2023

Revision to Map:
April 19, 2024
June 28, 2024



Eric R. Sturm
ERIC R. STURM
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2309



FOUND CONC. MON. W/ CAP NE CORNER OF SE 1/4 SEC. 35-7-19

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S - SANITARY SEWER
- STO - STORM SEWER
- W - WATERMAIN
- C - MARKED GAS MAIN
- E - MARKED ELECTRIC
- OH - OVERHEAD WIRES
- B - BUREAU ELEC. SERV.
- T - MARKED TELEPHONE
- TV - MARKED CABLE TV LINE
- FO - MARKED FIBER OPTIC
- (P) - UTILITY PER PLAN
- 780 - INDICATES EXISTING CONTOUR ELEVATION
- 780.55 - INDICATES EXISTING SPOT ELEVATION

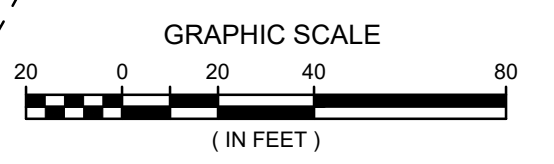
DIGGERS HOTLINE TICKET NOS: 20234508140 & 8143

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

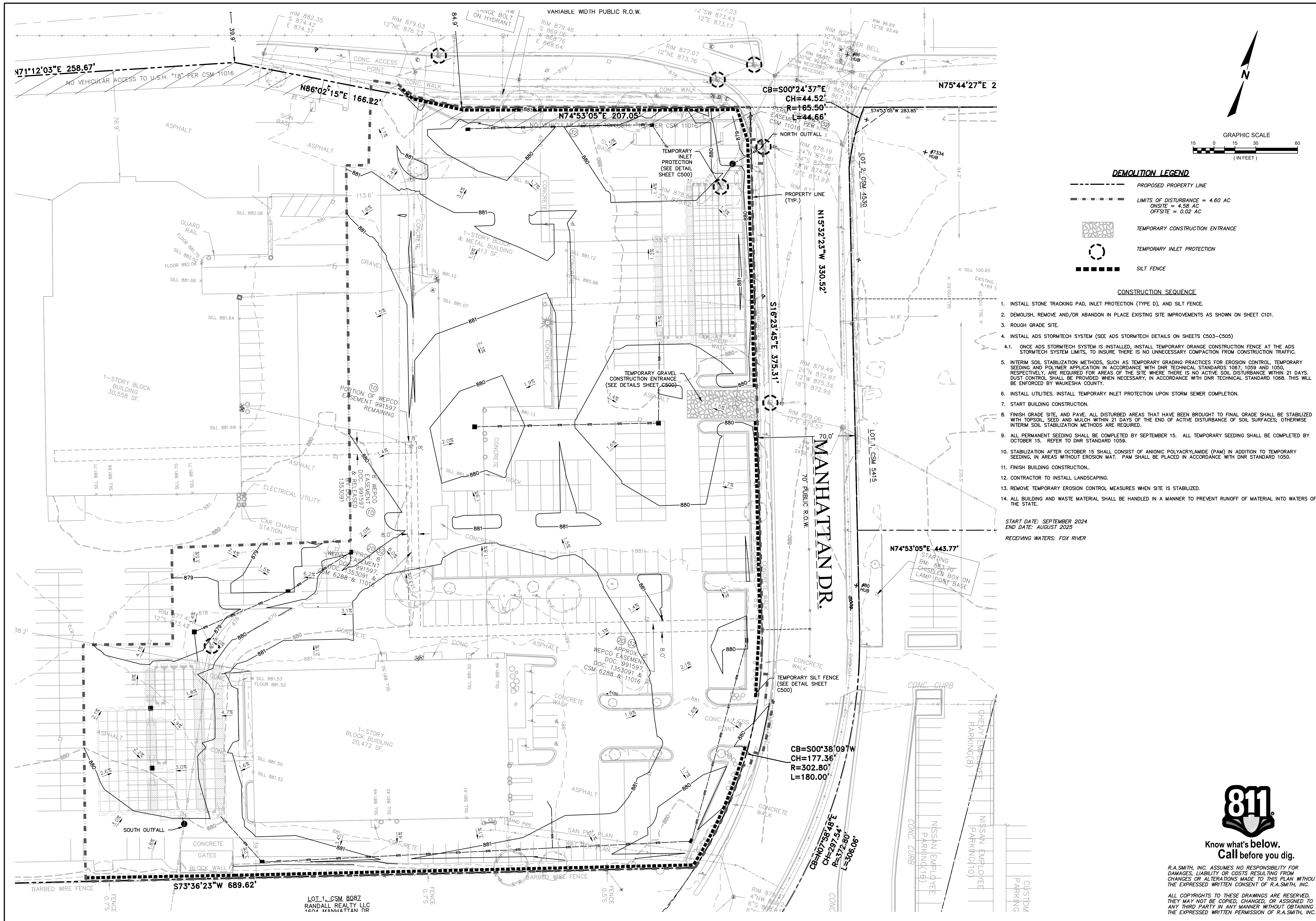
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C001



- DEMOLITION LEGEND**
- PROPOSED PROPERTY LINE
 - - - - - LIMITS OF DISTURBANCE = 4.60 AC
ONSITE = 4.58 AC
OFFSITE = 0.02 AC
 - [Pattern] TEMPORARY CONSTRUCTION ENTRANCE
 - [Symbol] TEMPORARY INLET PROTECTION
 - [Symbol] SILT FENCE

- CONSTRUCTION SEQUENCE**
1. INSTALL STONE TRACKING PAD, INLET PROTECTION (TYPE D), AND SILT FENCE.
 2. DEMOLISH, REMOVE AND/OR ABANDON IN PLACE EXISTING SITE IMPROVEMENTS AS SHOWN ON SHEET C101.
 3. ROUGH GRADE SITE.
 4. INSTALL ADS STORMTECH SYSTEM (SEE ADS STORMTECH DETAILS ON SHEETS C503-C505)
 - 4.1. ONCE ADS STORMTECH SYSTEM IS INSTALLED, INSTALL TEMPORARY ORANGE CONSTRUCTION FENCE AT THE ADS STORMTECH SYSTEM LIMITS, TO INSURE THERE IS NO UNNECESSARY COMPACTION FROM CONSTRUCTION TRAFFIC.
 5. INTERIM SOIL STABILIZATION METHODS, SUCH AS TEMPORARY GRADING PRACTICES FOR EROSION CONTROL, TEMPORARY SEEDING AND POLYMER APPLICATION IN ACCORDANCE WITH DNR TECHNICAL STANDARDS 1067, 1059 AND 1050, RESPECTIVELY, ARE REQUIRED FOR AREAS OF THE SITE WHERE THERE IS NO ACTIVE SOIL DISTURBANCE WITHIN 21 DAYS. DUST CONTROL SHALL BE PROVIDED WHEN NECESSARY, IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1068. THIS WILL BE ENFORCED BY WAUKESHA COUNTY.
 6. INSTALL UTILITIES. INSTALL TEMPORARY INLET PROTECTION UPON STORM SEWER COMPLETION.
 7. START BUILDING CONSTRUCTION.
 8. FINISH GRADE SITE, AND PAVE. ALL DISTURBED AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH WITHIN 21 DAYS OF THE END OF ACTIVE DISTURBANCE OF SOIL SURFACES; OTHERWISE INTERIM SOIL STABILIZATION METHODS ARE REQUIRED.
 9. ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15. REFER TO DNR STANDARD 1059.
 10. STABILIZATION AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING, IN AREAS WITHOUT EROSION MAT. PAM SHALL BE PLACED IN ACCORDANCE WITH DNR STANDARD 1050.
 11. FINISH BUILDING CONSTRUCTION.
 12. CONTRACTOR TO INSTALL LANDSCAPING.
 13. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN SITE IS STABILIZED.
 14. ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED IN A MANNER TO PREVENT RUNOFF OF MATERIAL INTO WATERS OF THE STATE.
- START DATE: SEPTEMBER 2024
END DATE: AUGUST 2025
RECEIVING WATERS: FOX RIVER

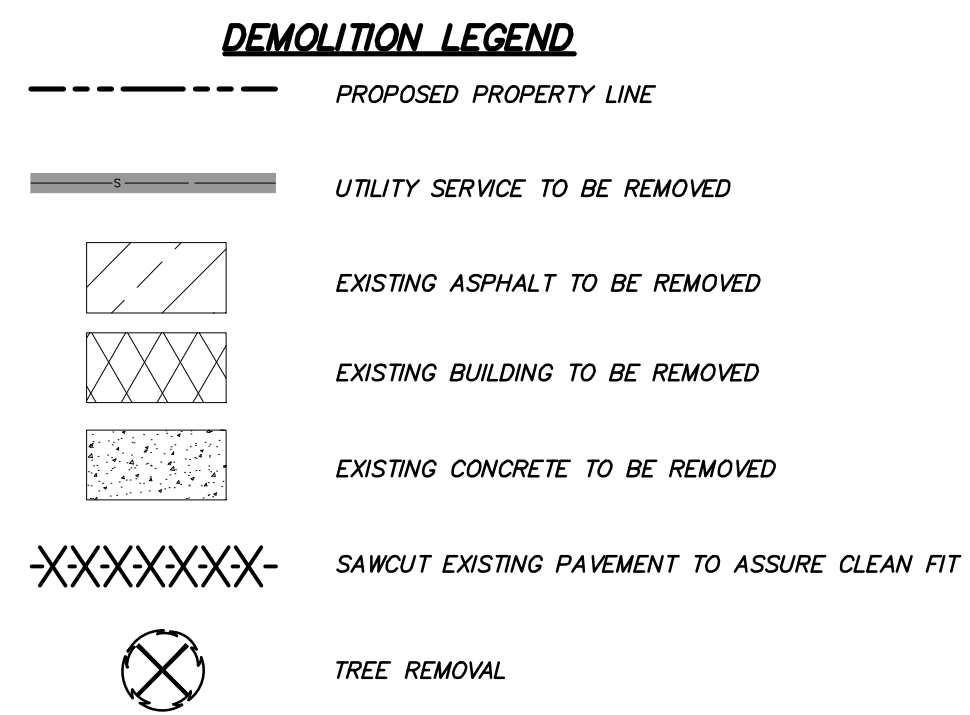
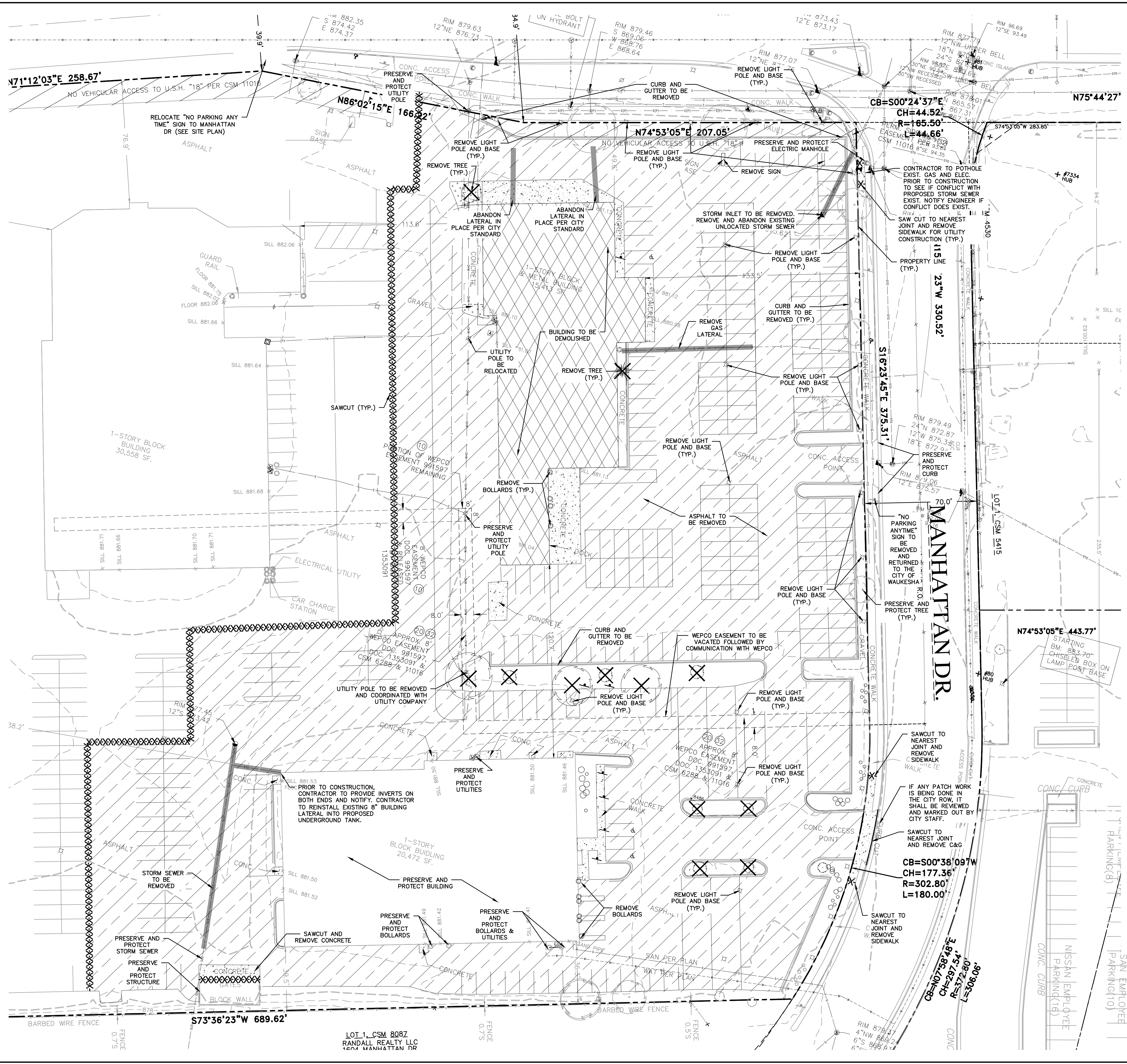
DESCRIPTION
DATE
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<p>NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN</p> <p>EXISTING CONDITIONS & EROSION CONTROL PLAN</p>
<p>© COPYRIGHT 2024 R.A. Smith, Inc. DATE: 07/25/2024 SCALE: 1" = 30' JOB NO. 3220213 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CRR CHECKED BY: JJJ</p>
<p>SHEET NUMBER C100</p>



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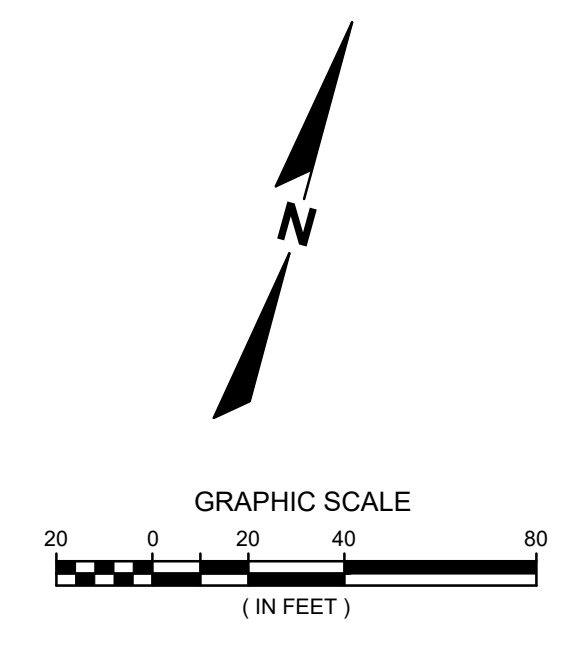
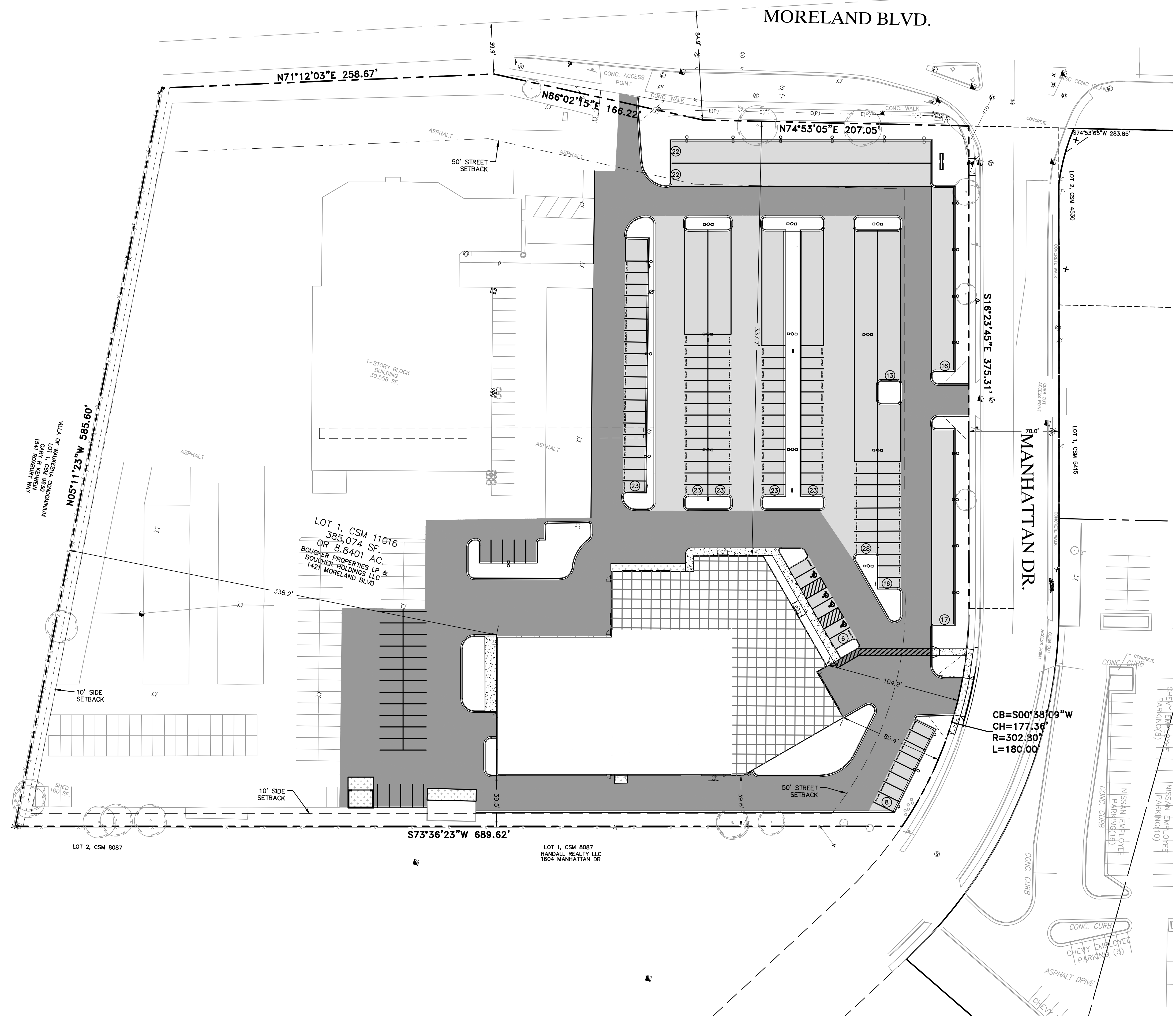
NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. CONTRACTOR SHALL CAP EXISTING LATERALS AT R.O.W LINE UNLESS REQUIRED DIFFERENTLY BY AHS.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

811
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<p>NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN</p>	<p>DEMOLITION PLAN</p>
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<p>SHEET NUMBER C101</p>	



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- STANDARD-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALKS
- BUILDING ADDITION
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED SITE LIGHTING (BY OTHERS)

PARKING CALCULATIONS

PROVIDED CUSTOMER PARKING	25
PROVIDED EMPLOYEE/SERVICE PARKING	82
TOTAL PROVIDED PARKING	107
REQUIRED PARKING:	
2 X 12 CUSTOMERS = 24 STALLS	
3 X 18 SERVICE BAYS = 54 STALLS (36 STORAGE)	
1 X 12 SERVICE EMPLOYEES = 12 STALLS	
1 X 16 SALES EMPLOYEES = 16 STALLS	
TOTAL STALLS REQUIRED = 106 STALLS (107 STALLS PROVIDED)	
ADA CALCULATION: 25+(54-36)+12+16 = 71 STALLS PER ADA PARKING, FOR 71 STALLS 3 SHOULD BE ACCESSIBLE	
4 ADA STALLS PROVIDED	
PROVIDED VEHICLE DISPLAY PARKING	155

SITE DATA

TOTAL PROPERTY AREA	385,074 SF (8.84 AC)
TOTAL LIMITS OF DISTURBANCE	200,382 SF (4.60 AC)
OFFSITE DISTURBANCE	953 SF (0.02 AC)
ONSITE DISTURBANCE	199,428 SF (4.58 AC)
PROJECT SITE AREA	199,428 SF (4.58 AC)
PROPOSED IMPERVIOUS AREA	174,117 SF (4.00 AC)
PROPOSED PERVIOUS AREA	25,311 SF (0.58 AC)
TOTAL GREEN SPACE	12.69%
TOTAL INTERIOR GREEN SPACE	9.93%



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
**NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
OVERALL SITE PLAN**

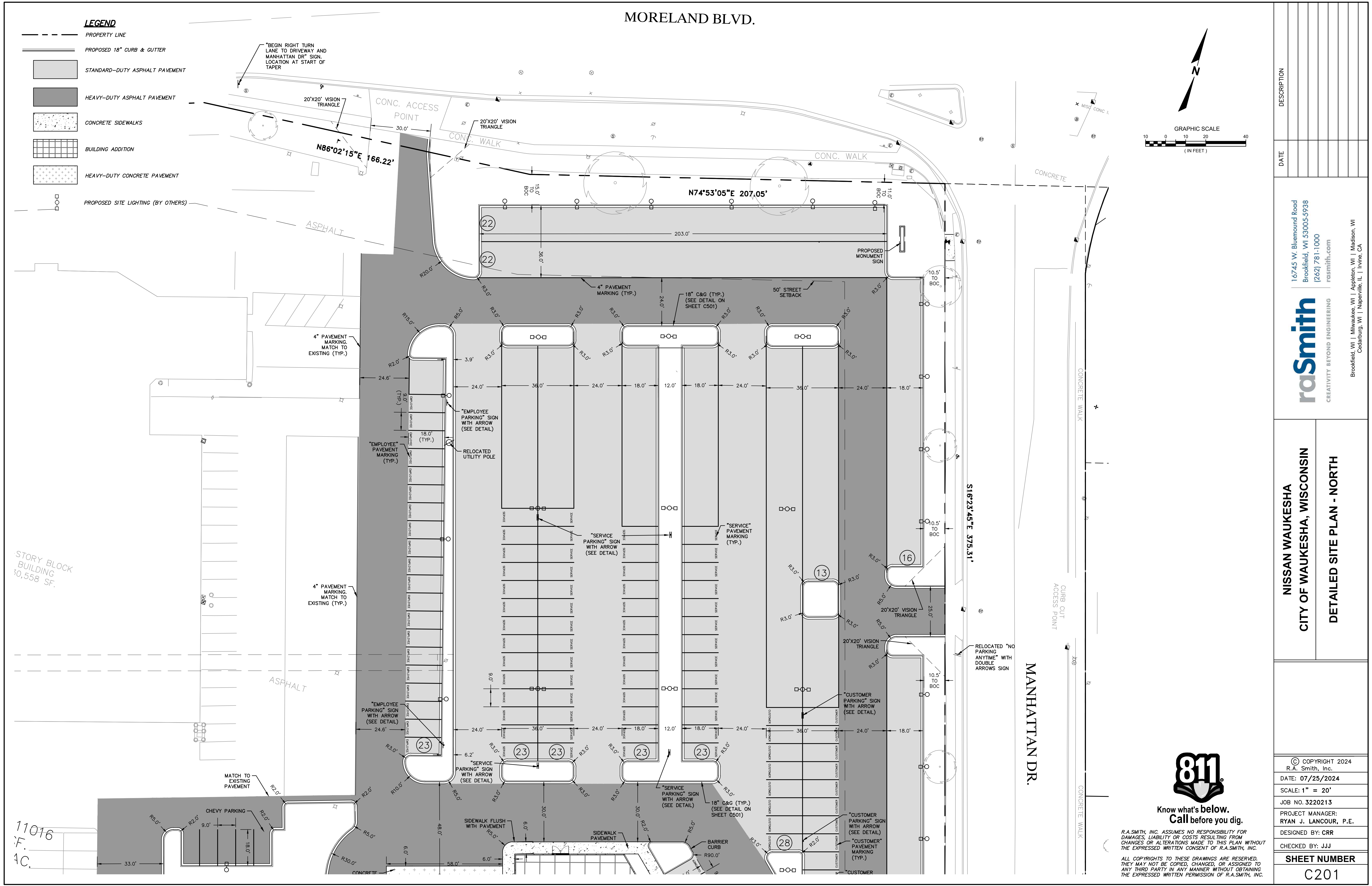
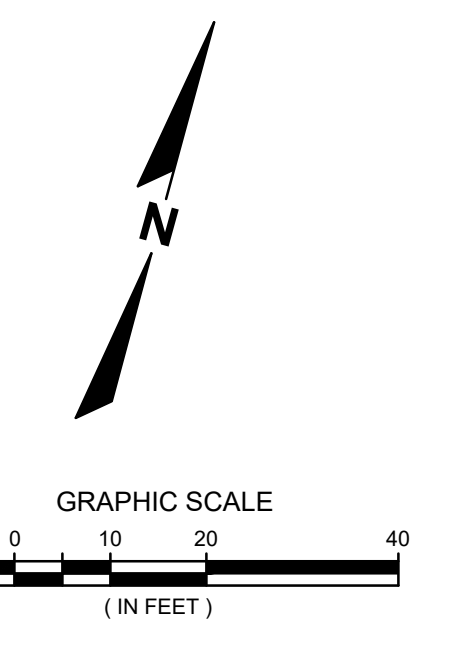
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DATE: 07/25/2024
SCALE: 1" = 40'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
SHEET NUMBER
C200

P:\3220213\3220213.01\Drawings\Sheets\3220213.01_SPO1.dwg, Overall Site Plan, 7/25/2024, 3:45:40 PM, crr

MORELAND BLVD.

LEGEND

-  PROPERTY LINE
-  PROPOSED 18" CURB & GUTTER
-  STANDARD-DUTY ASPHALT PAVEMENT
-  HEAVY-DUTY ASPHALT PAVEMENT
-  CONCRETE SIDEWALKS
-  BUILDING ADDITION
-  HEAVY-DUTY CONCRETE PAVEMENT
-  PROPOSED SITE LIGHTING (BY OTHERS)



DATE	DESCRIPTION

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NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
DETAILED SITE PLAN - NORTH



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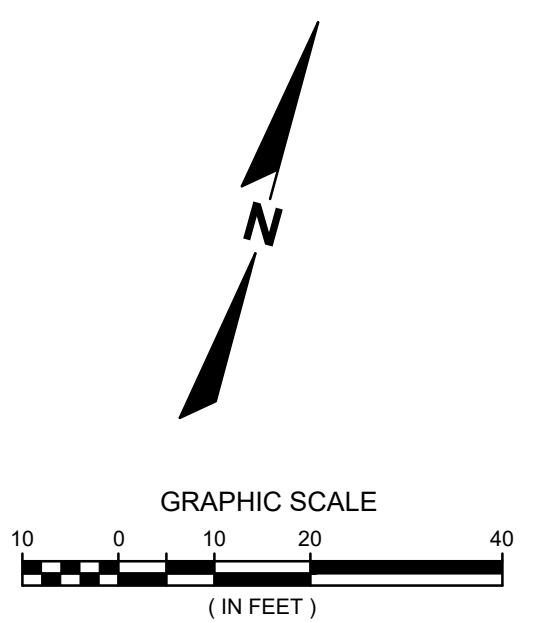
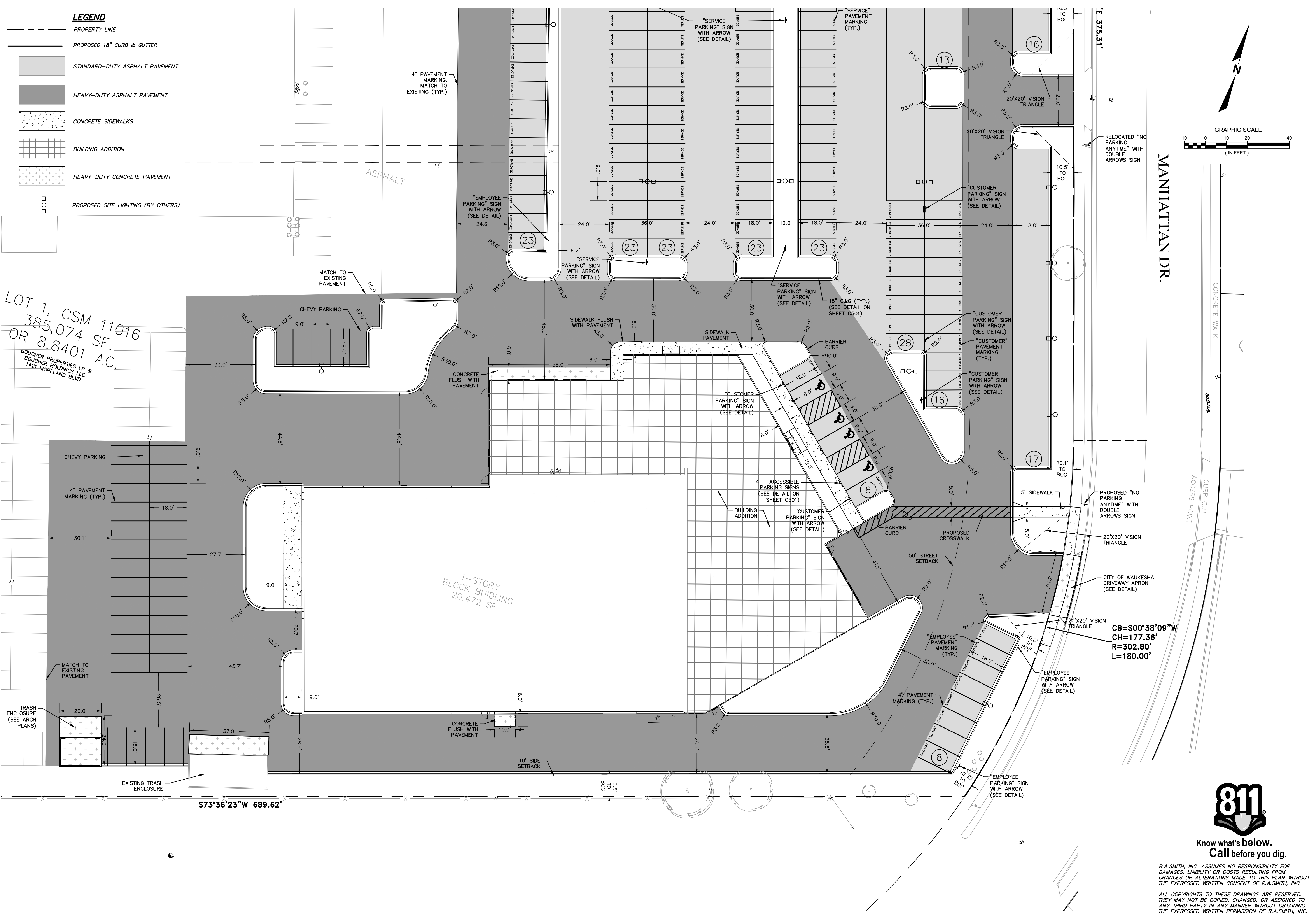
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SCALE: 1" = 20'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
SHEET NUMBER C201

- LEGEND**
- PROPERTY LINE
 - PROPOSED 18" CURB & GUTTER
 - STANDARD-DUTY ASPHALT PAVEMENT
 - HEAVY-DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALKS
 - BUILDING ADDITION
 - HEAVY-DUTY CONCRETE PAVEMENT
 - PROPOSED SITE LIGHTING (BY OTHERS)

LOT 1, CSM 11016
385,074 SF.
OR 8.8401 AC.
BOUCHER PROPERTIES LP &
BOUCHER HOLDINGS, LLC
1421 MORELAND BLVD



MANHATTAN DR.

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**NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
DETAILED SITE PLAN - SOUTH**

CB=500'38"09"W
CH=177.36'
R=302.80'
L=180.00'



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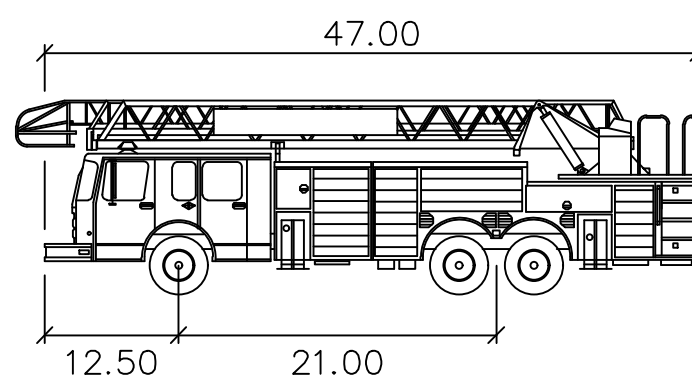
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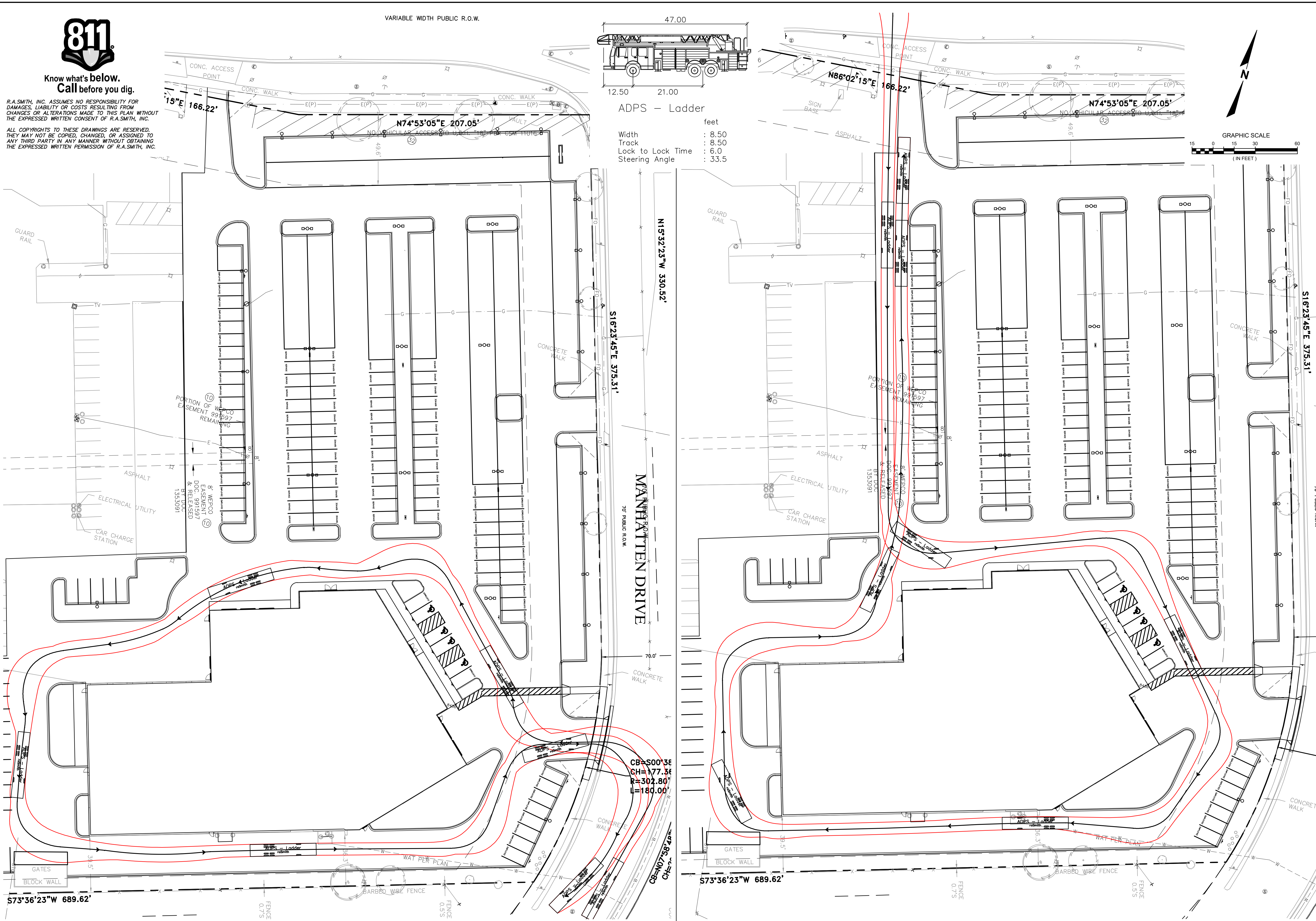
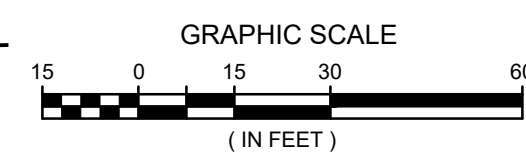
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VARIABLE WIDTH PUBLIC R.O.W.



ADPS - Ladder

feet
Width : 8.50
Track : 8.50
Lock to Lock Time : 6.0
Steering Angle : 33.5



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NISSAN WAUKESHA
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FIRE TRUCK TEMPLATE PLAN

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DESIGNED BY: CRR
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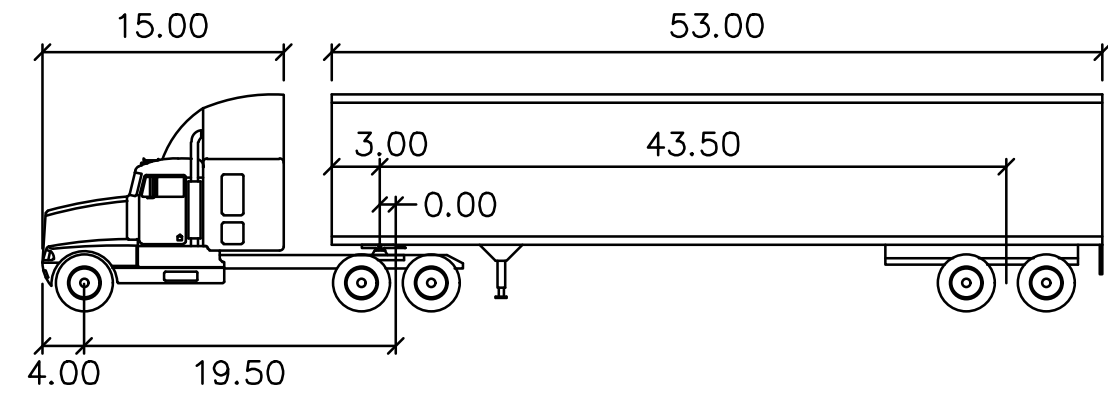
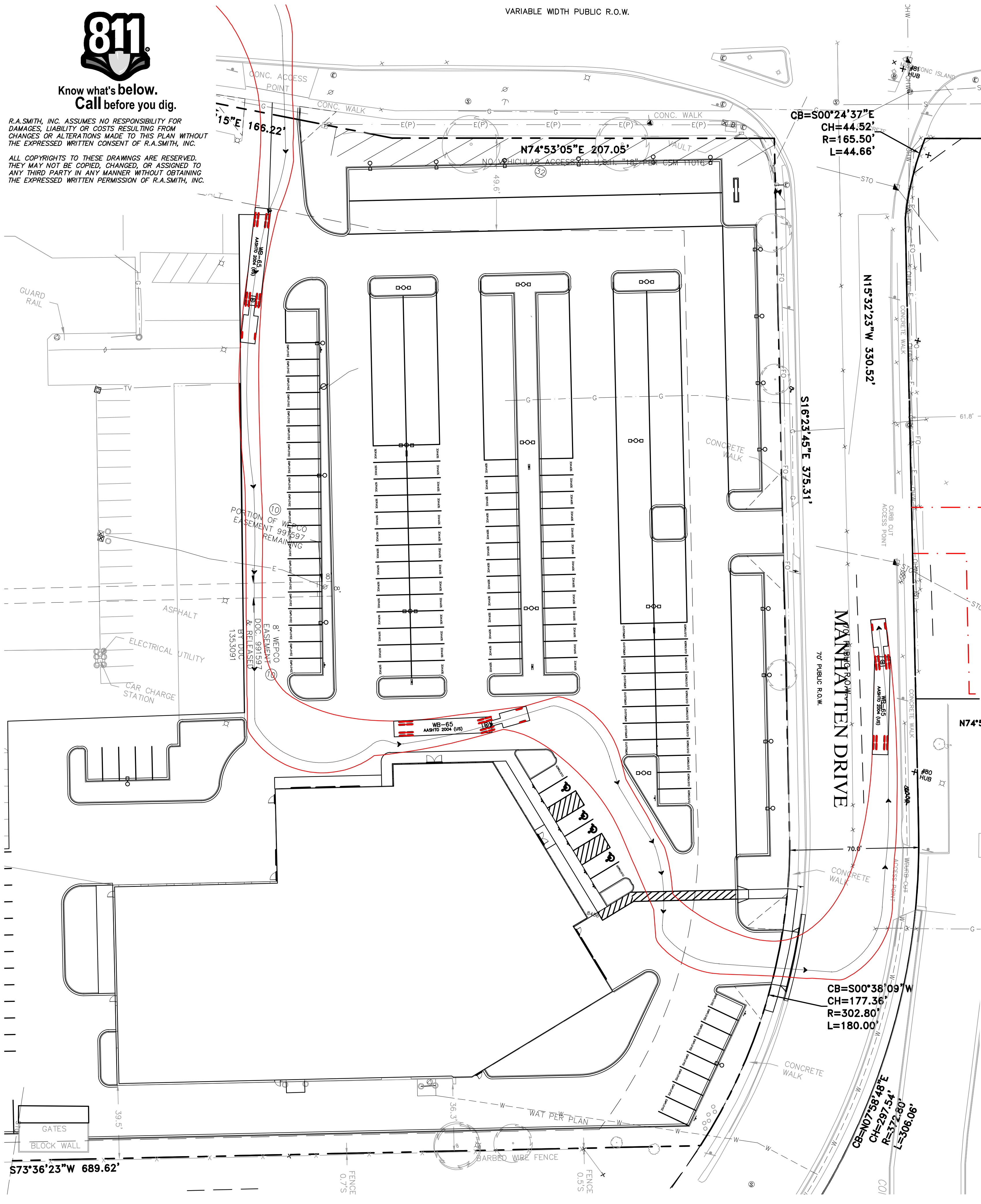
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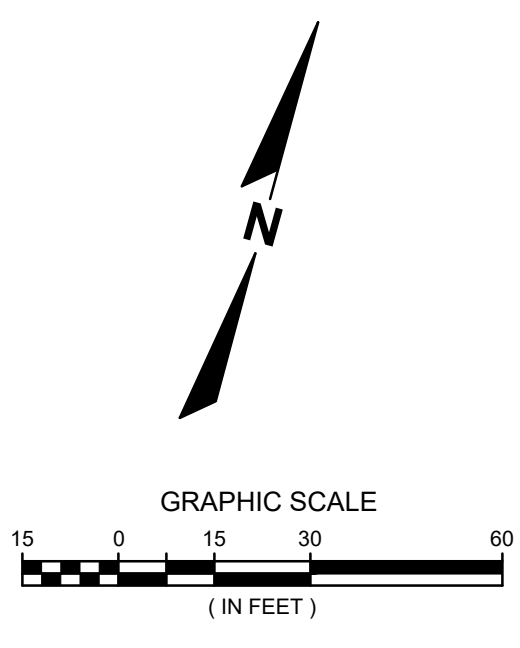
VARIABLE WIDTH PUBLIC R.O.W.



WB-65

feet

- Tractor Width : 8.00
- Trailer Width : 8.50
- Tractor Track : 8.00
- Trailer Track : 8.50
- Lock to Lock Time : 6.0
- Steering Angle : 28.4
- Articulating Angle : 70.0



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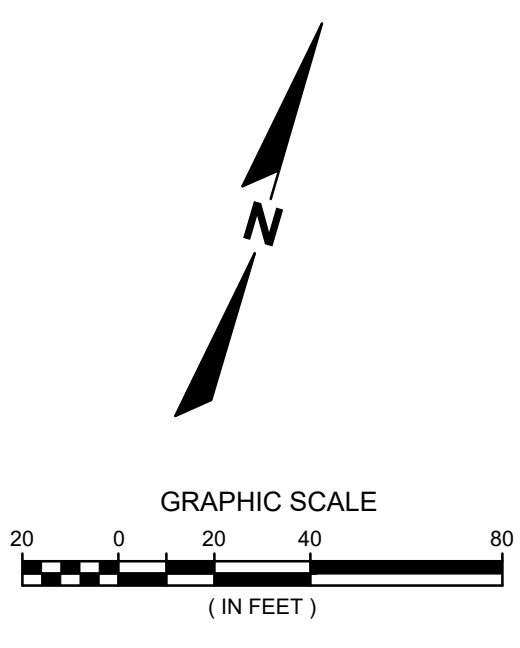
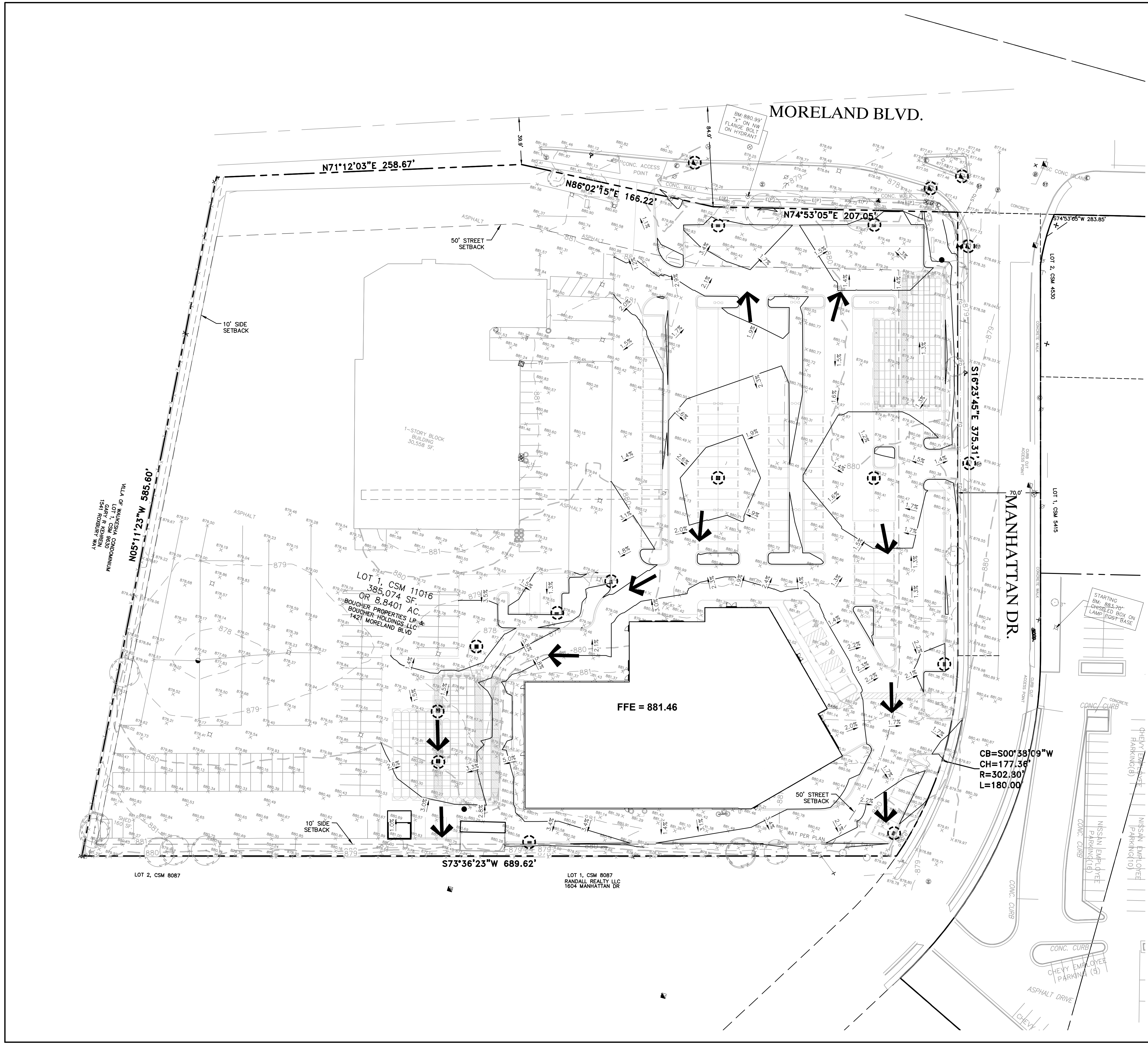
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NISSAN WAUKESHA
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WB-65 TRUCK TEMPLATE PLAN

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C204

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LEGEND

	PROPERTY LINE
	PROPOSED INLET
	PROPOSED 1-FOOT GRADE CONTOUR
	PROPOSED 5-FOOT GRADE CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB
	EXISTING CONTOUR ELEVATION
	EXISTING SPOT ELEVATION
	TEMPORARY INLET PROTECTION
	OVERLAND FLOW ROUTE

GRADING NOTES:

- ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- 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 AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD 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.

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NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
OVERALL GRADING PLAN

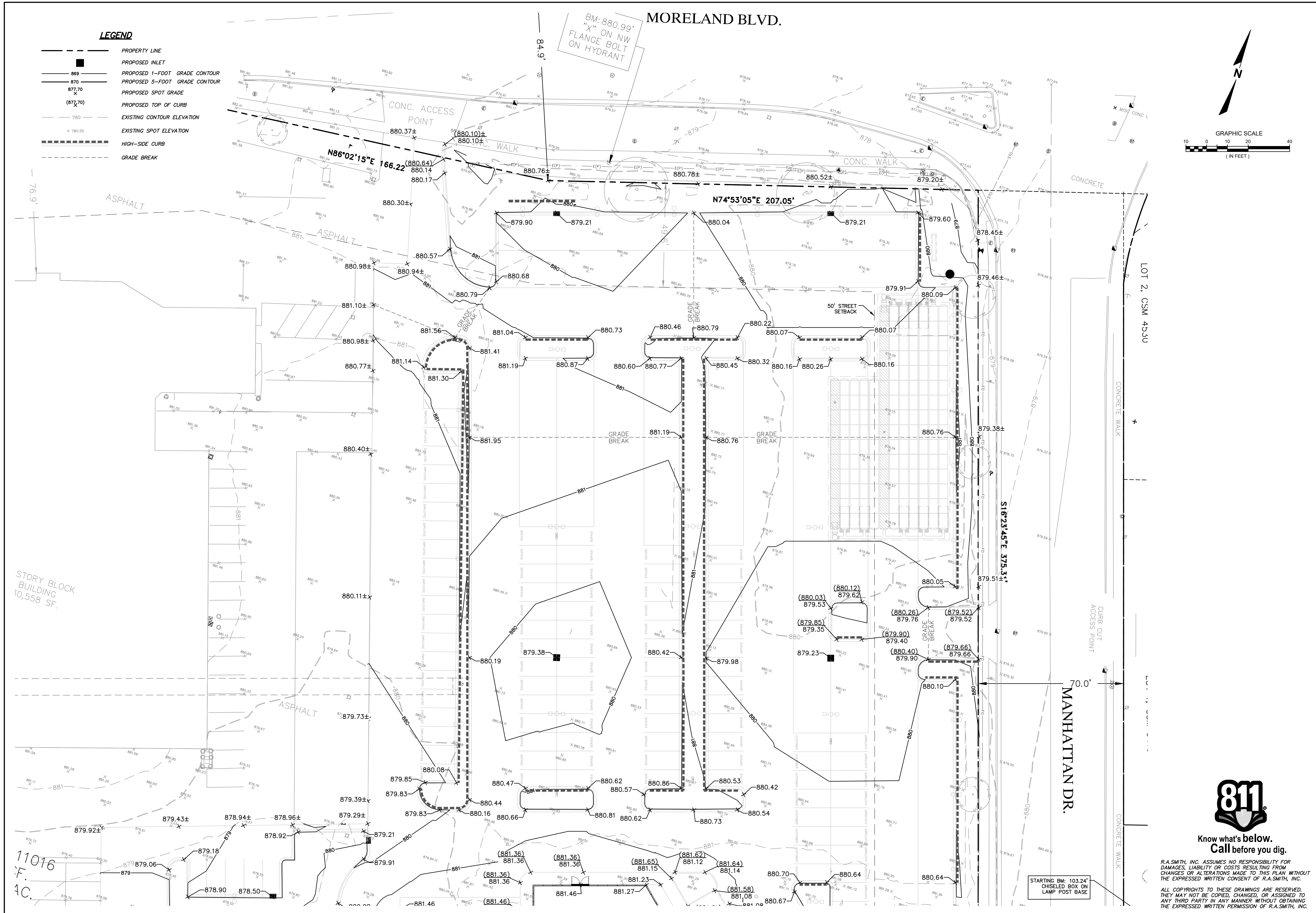


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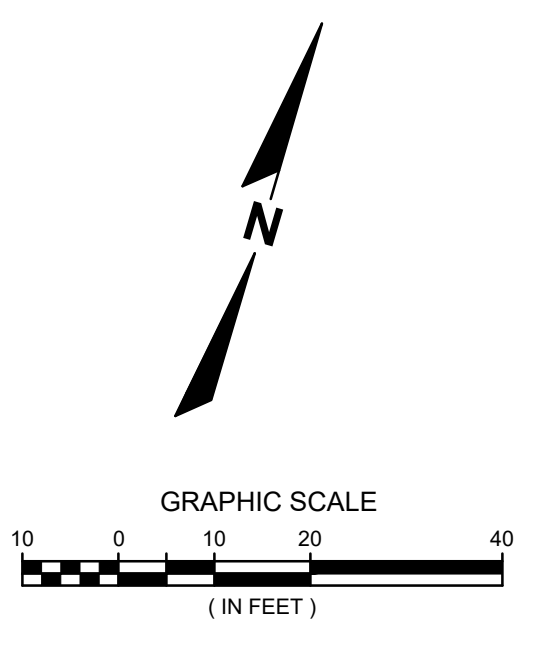
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PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
SHEET NUMBER
C300

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LEGEND

- PROPERTY LINE
- PROPOSED INLET
- 889 PROPOSED 1-FOOT GRADE CONTOUR
- 870 PROPOSED 5-FOOT GRADE CONTOUR
- 877.70 PROPOSED SPOT GRADE
- (877.70) PROPOSED TOP OF CURB
- 780 EXISTING CONTOUR ELEVATION
- x 780.55 EXISTING SPOT ELEVATION
- HIGH-SIDE CURB
- - - GRADE BREAK



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**NISSAN WAUKESHA
 CITY OF WAUKESHA, WISCONSIN
 DETAILED GRADING PLAN - NORTH**

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JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
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SHEET NUMBER
C301



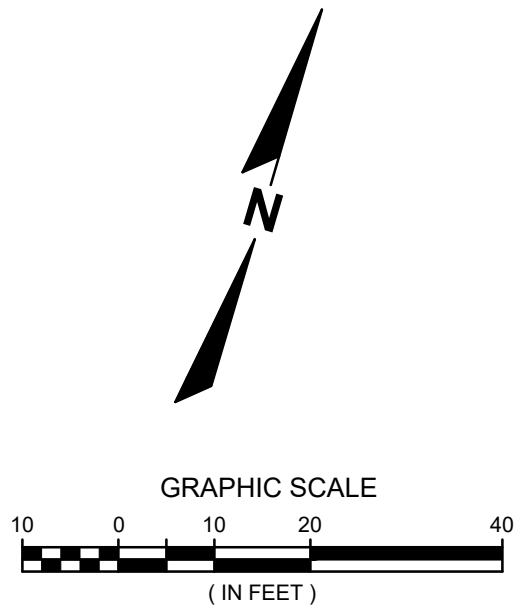
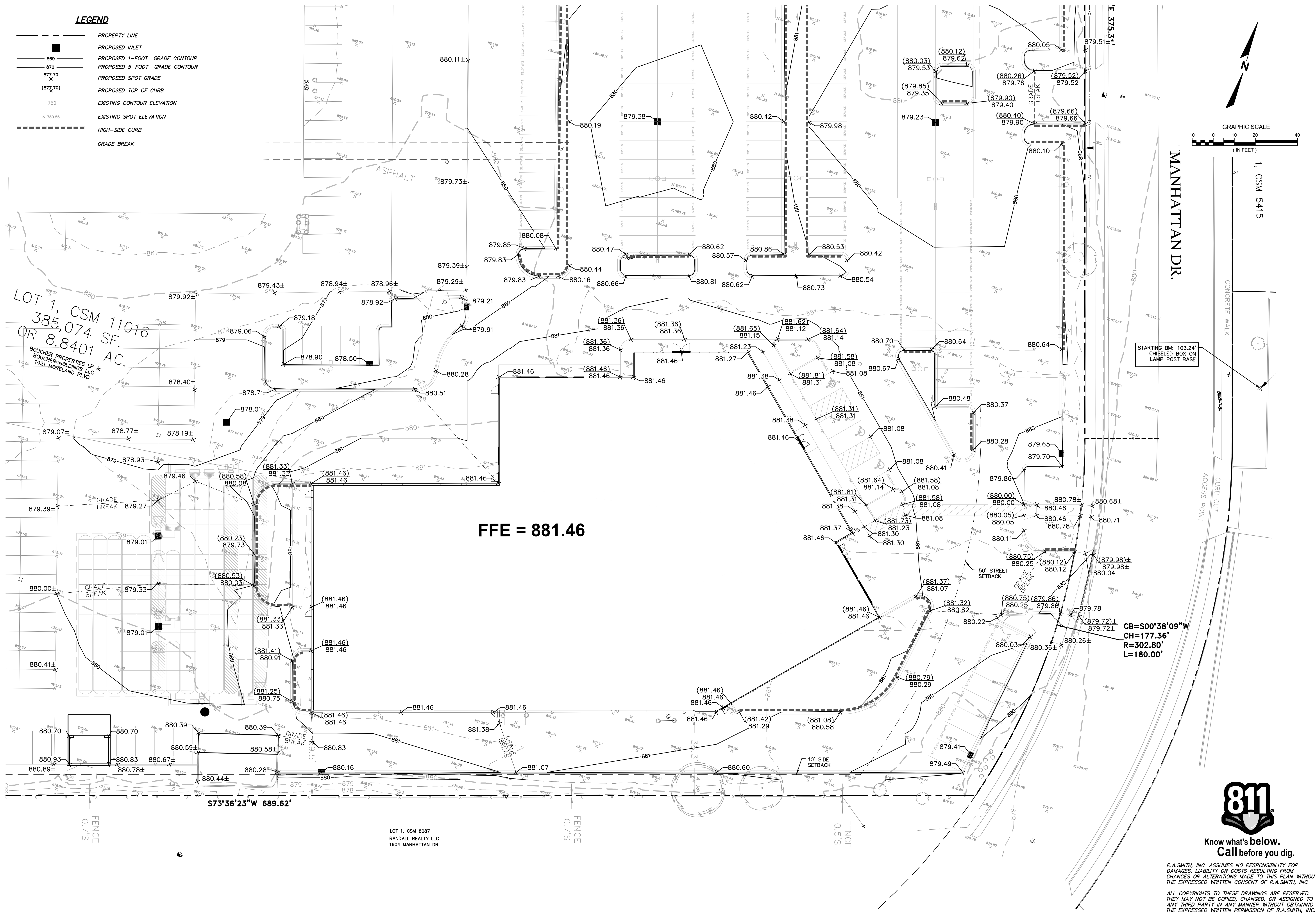
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LEGEND

- PROPERTY LINE
- PROPOSED INLET
- PROPOSED 1-FOOT GRADE CONTOUR
- PROPOSED 5-FOOT GRADE CONTOUR
- PROPOSED SPOT GRADE (877.70)
- PROPOSED TOP OF CURB (877.70)
- EXISTING CONTOUR ELEVATION (780)
- EXISTING SPOT ELEVATION (780.55)
- HIGH-SIDE CURB
- GRADE BREAK



**LOT 1, CSM 11016
385,074 SF.
OR 8,8401 AC.**
BOUCHER PROPERTIES LP &
BOUCHER HOLDINGS LLC
1421 MORELAND BLVD

FFE = 881.46

**CB=S00°38'09"W
CH=177.36'
R=302.80'
L=180.00'**



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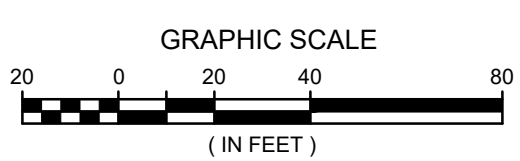
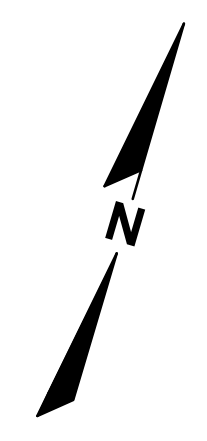
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**NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
DETAILED GRADING PLAN - SOUTH**

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PROJECT MANAGER:
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SHEET NUMBER
C302

CITY OF WAUKESHA UTILITY NOTES:

1. SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH CITY OF WAUKESHA STANDARDS.
2. ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
3. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY CITY. NOTIFY CITY 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.
4. WHEN STARTING AN INSTALLATION, THE FARTHEST DOWNSTREAM LOCATION OF THE NEW SANITARY SEWER SYSTEM SHALL HAVE A PLUG INSTALLED AND MAINTAINED BY THE UTILITY CONTRACTOR. THAT PLUG SHALL NOT BE REMOVED UNTIL THE SYSTEM HAS BEEN ACCEPTED BY THE CITY ENGINEER AND DEEMED OPERATIONAL BY THE CITY.



LEGEND

- PROPOSED LINE
- - - - EXISTING STORM SEWER
- - - - EXISTING SANITARY SEWER
- - - - EXISTING WATER MAIN
- - - - EXISTING TELEPHONE
- - - - EXISTING ELECTRIC
- - - - EXISTING GAS
- - - - EXISTING STORM SEWER
- ▣ EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE

NOTES:

1. ALL PIPE LENGTHS ARE TO CENTER OF EXISTING OR PROPOSED STRUCTURE.
2. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED POINTS OF CONNECTION TO EXISTING PIPE, STRUCTURES OR KNOWN CROSSINGS PRIOR TO PROPOSED UTILITY CONSTRUCTION. CONTACT ENGINEER FOR POSSIBLE REDESIGN IF EXISTING PIPE SIZES OR INVERTS VARY FROM THIS PLAN.
3. CONTRACTOR SHALL FIELD ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE WITHIN THE PROJECT LIMITS. SEE GRADING & DRAINAGE PLANS FOR PROPOSED RIM GRADES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. CONTRACTOR TO FIELD LOCATE ALL EXISTING LATERAL LOCATIONS & ELEVATIONS PRIOR TO UTILITY CONSTRUCTION.
6. ALL WATER SERVICES SHALL HAVE MINIMUM 6.0' OF COVER.
7. CONTRACTOR SHALL COORDINATE FINAL SIZING WITH THE OWNER PRIOR TO PROCUREMENT OF THE GREASE INTERCEPTOR(S).
8. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER MAIN CROSSES UNDER SANITARY SEWER, AND 6" MINIMUM UNDER STORM SEWER. PROVIDE 2" INSULATION BETWEEN WATER MAIN AND SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'.
9. ALL VALVES INSTALLED AT GREATER THAN 8 FEET OF DEPTH SHALL BE PROVIDED WITH VALVE STEM EXTENSIONS TO BRING THE OPERATING NUT UP TO A NORMAL DEPTH (EQUIVALENT TO A VALVE AT 8 FEET OF DEPTH). THE EXTENSION SHALL BE SECURED TO THE OPERATING NUT WITH AT LEAST 2 SET SCREWS DRILLED INTO THE NUT. PROVIDE A CENTERING RING AT THE TOP OF THE EXTENSION.
10. THE STORM WATER FACILITY SHALL BE INSPECTED BY A CITY OF WAUKESHA INSPECTOR AT LEAST ONCE DURING CONSTRUCTION AND ONCE AFTER THE FINAL SITE STABILIZATION OF THE SITE.
11. SEWER LATERAL VIDEO. THE EXISTING BUILDING HAS A SANITARY SEWER LATERAL CONNECTING TO THE CITY'S SEWER MAIN. PLEASE PROVIDE A SEWER LATERAL VIDEO TO CITY FOR REVIEW AND APPROVAL. CONTACT THE CITY ENGINEERING DEPARTMENT FOR VIDEO FORMAT. IF THE LATERAL MAINTENANCE IS NEEDED, THEN THE LATERAL IMPROVEMENTS MAY NEED TO BE INCLUDED AS PART OF THIS PROJECT. THE LATERAL PIPE CONNECTION TO THE MAIN MAY NEED TO BE LINED OR RELAYED TO REDUCE INFILTRATION INTO THE CITY'S SANITARY SEWER SYSTEM OR IMPROVE THE STRUCTURAL INTEGRITY.
12. A RECORD DRAWING OF THE SANITARY/STORM SEWER FACILITIES SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED LANDSURVEYOR SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT.

North SW Easement Line Table

Line #/Curve #	Length	Bearing/Delta
L1	77.16	S73° 36' 15.00"W
L2	141.17	N16° 24' 00.98"W
L3	23.75	N73° 35' 55.93"E
L4	48.88	N16° 24' 04.07"W
L5	53.42	N73° 35' 55.93"E
L6	190.06	S16° 23' 51.42"E

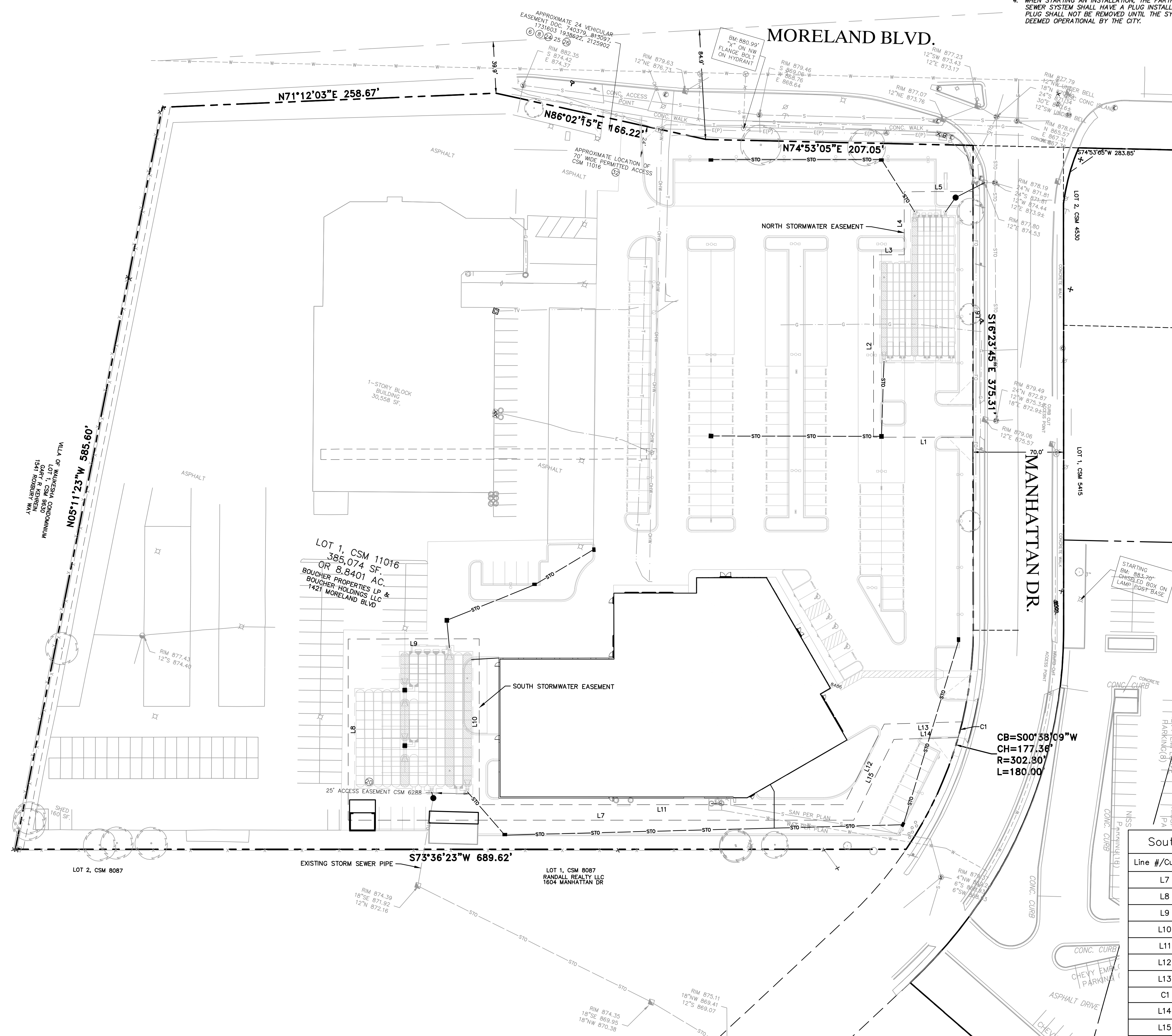
South SW Easement Line Table

Line #/Curve #	Length	Bearing/Delta	Radius
L7	391.25	N73° 35' 54.68"E	
L8	140.28	S16° 25' 30.29"E	
L9	101.42	S73° 34' 29.71"W	
L10	128.32	N16° 25' 30.29"W	
L11	282.41	S73° 35' 54.68"W	
L12	69.61	S10° 05' 19.26"W	
L13	60.53	S71° 53' 21.13"W	
C1	12.50	2.09	342.21
L14	49.82	N71° 53' 21.13"E	
L15	69.86	N10° 05' 19.26"E	



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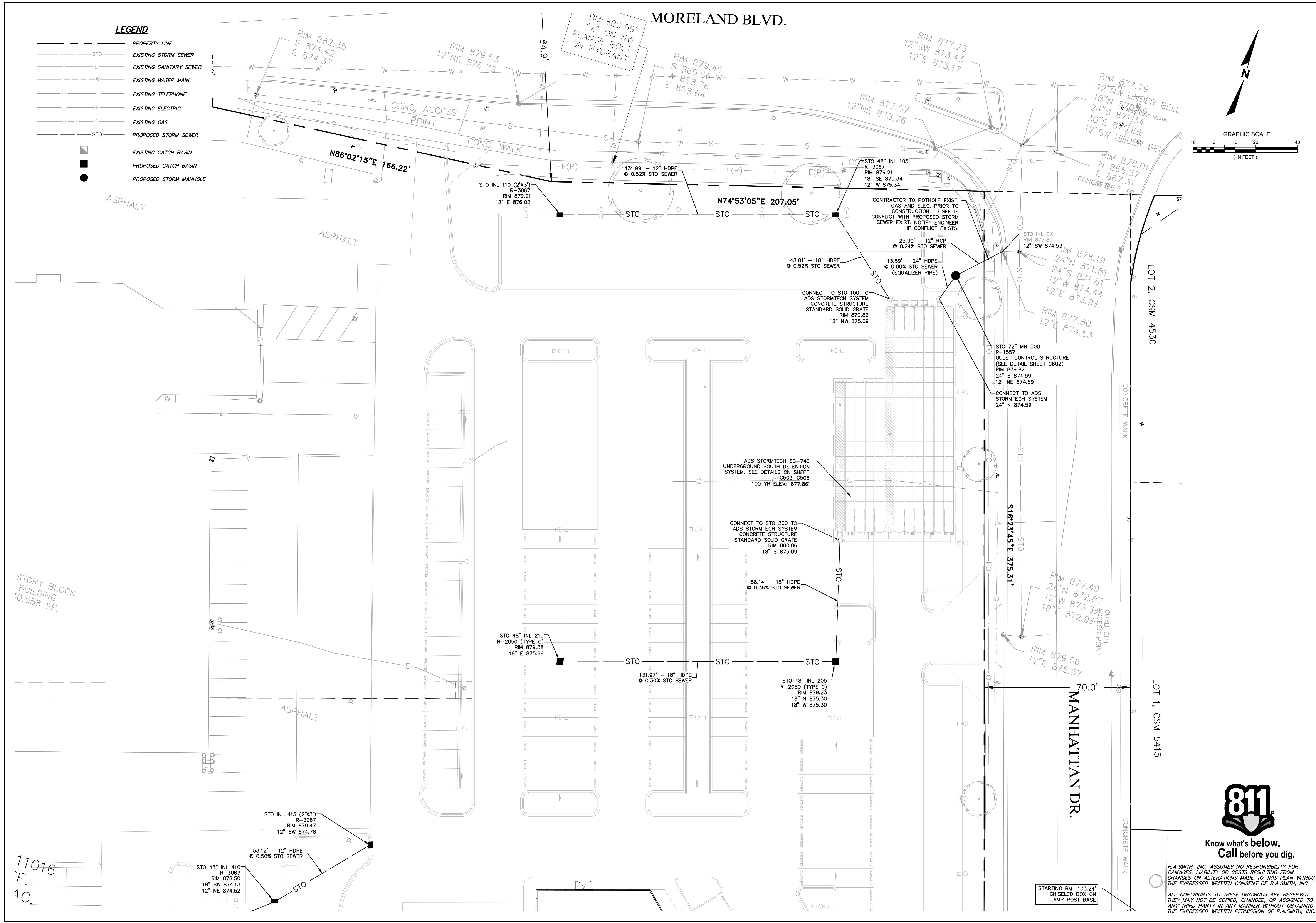
**NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
OVERALL UTILITY PLAN**

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SCALE: 1" = 40'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
SHEET NUMBER
C400

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LEGEND

- PROPERTY LINE
- - - - - EXISTING STORM SEWER
- - - - - EXISTING SANITARY SEWER
- - - - - EXISTING WATER MAIN
- - - - - EXISTING TELEPHONE
- - - - - EXISTING ELECTRIC
- - - - - EXISTING GAS
- - - - - PROPOSED STORM SEWER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE



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NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
UTILITY PLAN - NORTH

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DESIGNED BY: CRR
CHECKED BY: JJJ
SHEET NUMBER
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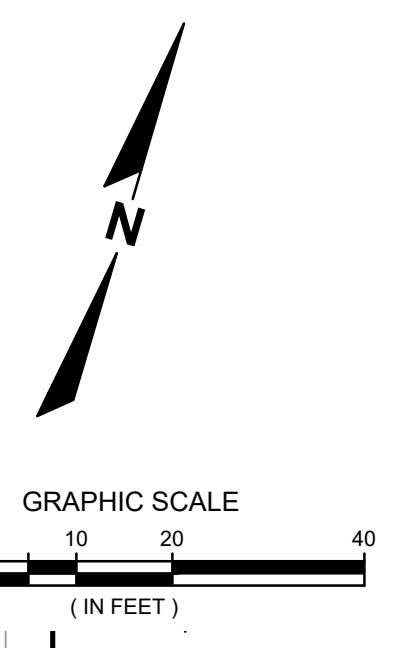
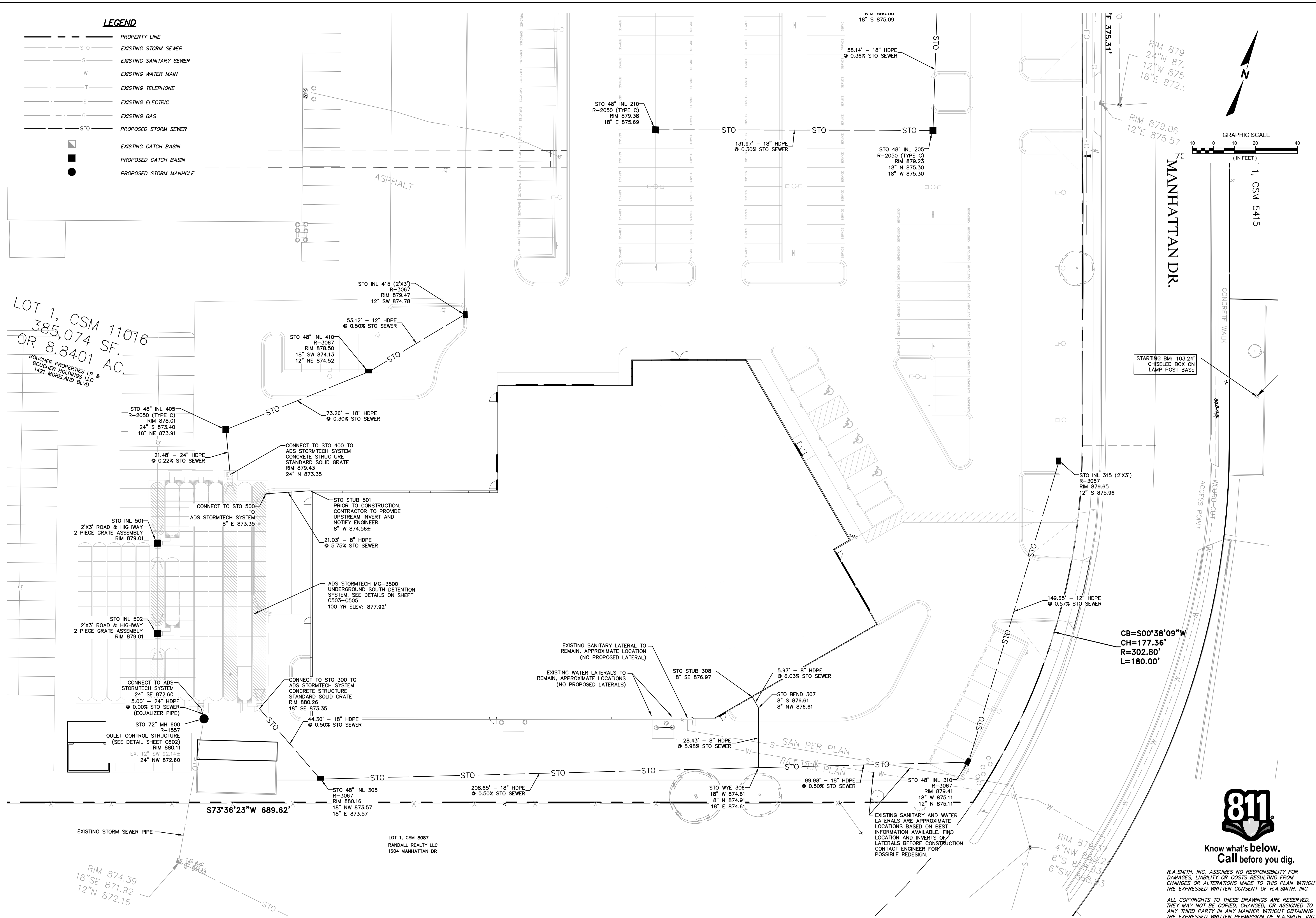
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P:\3220213\3220213.01\00ug\Sheets\3220213.01 UP02.dwg, Utility Plan - North, 7/23/2024 3:48:25 PM, crr

LEGEND

- — — — — PROPERTY LINE
- — — — — STO EXISTING STORM SEWER
- — — — — S EXISTING SANITARY SEWER
- — — — — W EXISTING WATER MAIN
- — — — — T EXISTING TELEPHONE
- — — — — E EXISTING ELECTRIC
- — — — — G EXISTING GAS
- — — — — STO PROPOSED STORM SEWER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE



DATE	DESCRIPTION

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

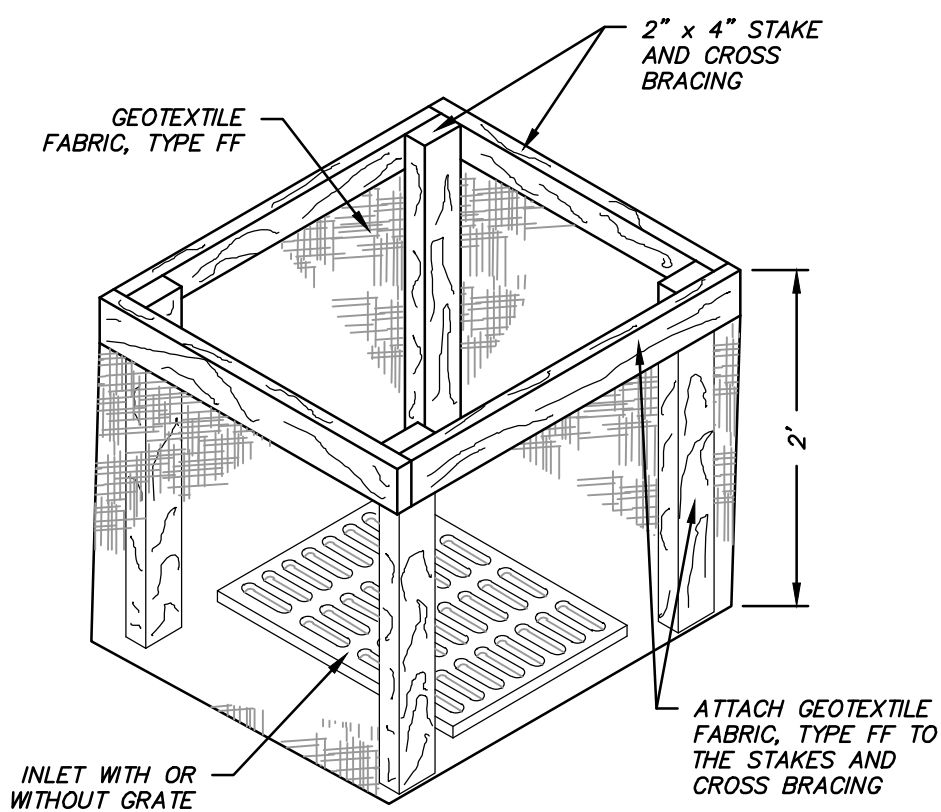
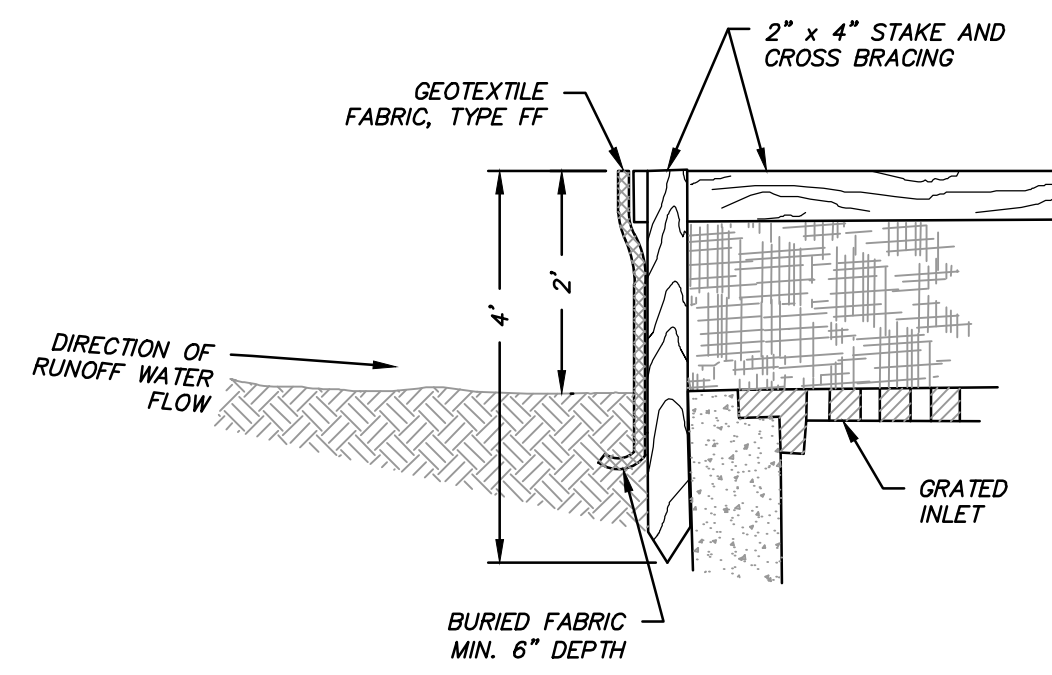
NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN
UTILITY PLAN - SOUTH

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DATE: 07/25/2024
SCALE: 1" = 20'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
SHEET NUMBER C402

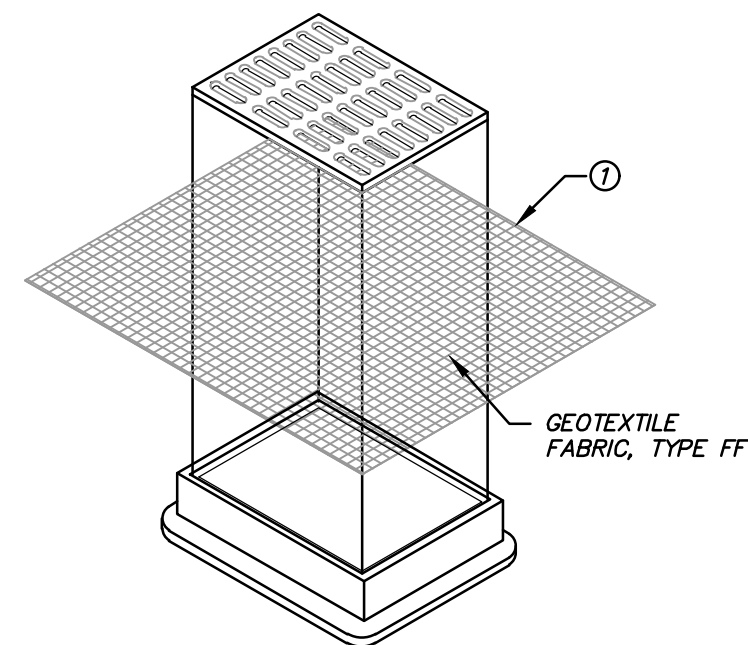


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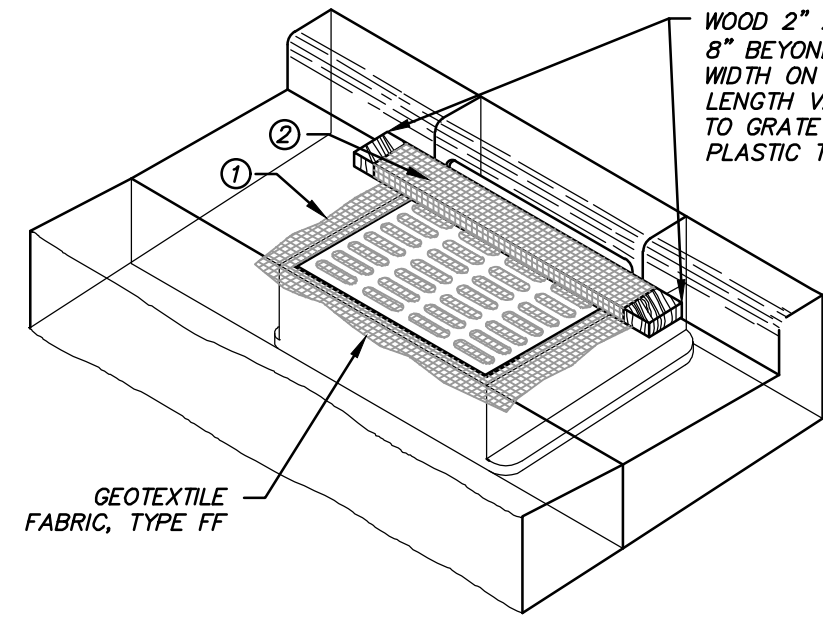
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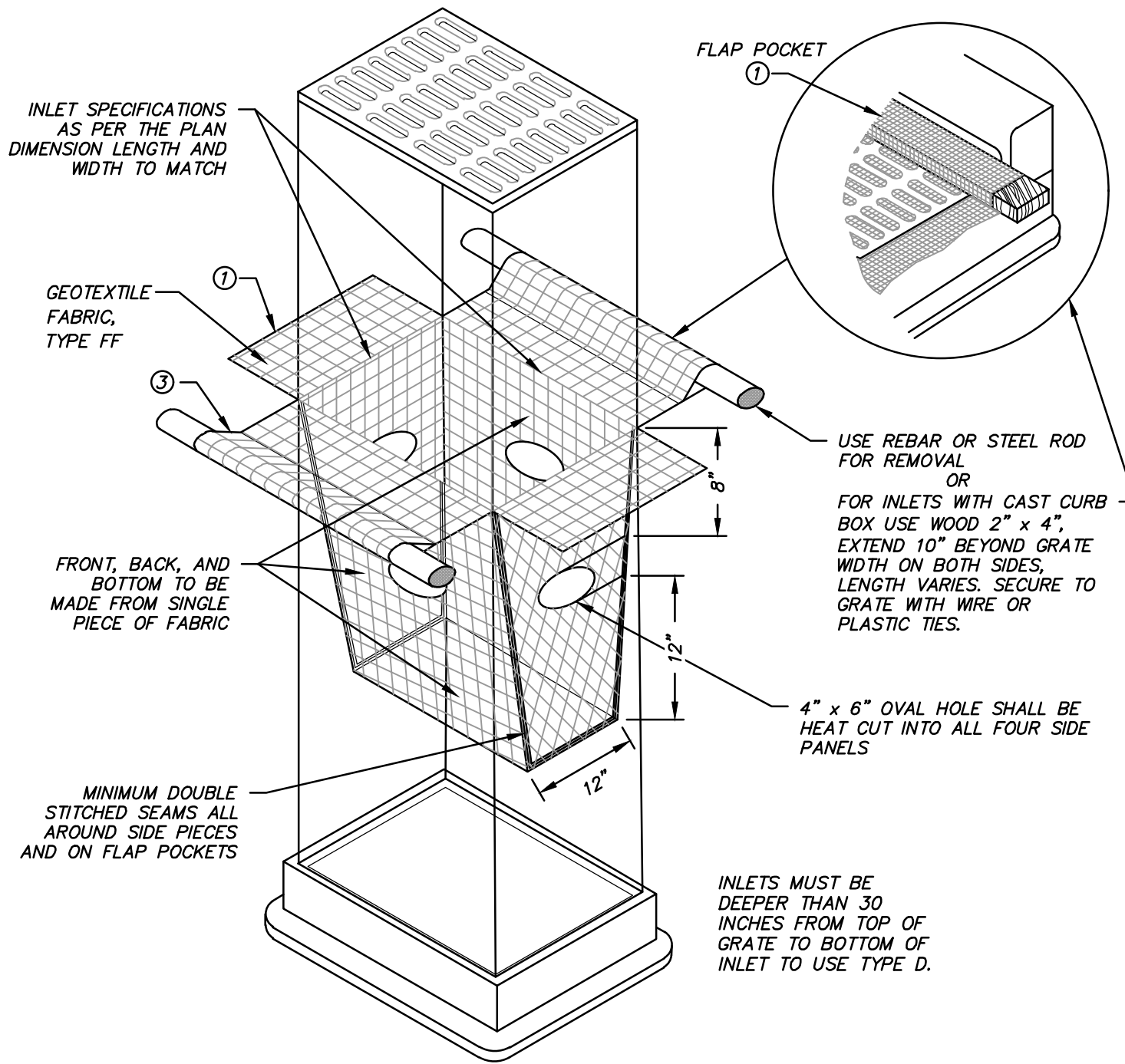
INLET PROTECTION TYPE A



INLET PROTECTION TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION TYPE C
(WITH CURB BOX)



INLET PROTECTION TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
- ③

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WNR CONSERVATION PRACTICE STANDARD 1050 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND TYPED B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE.

TYPE C SHALL BE USED ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS.)

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS AREA.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

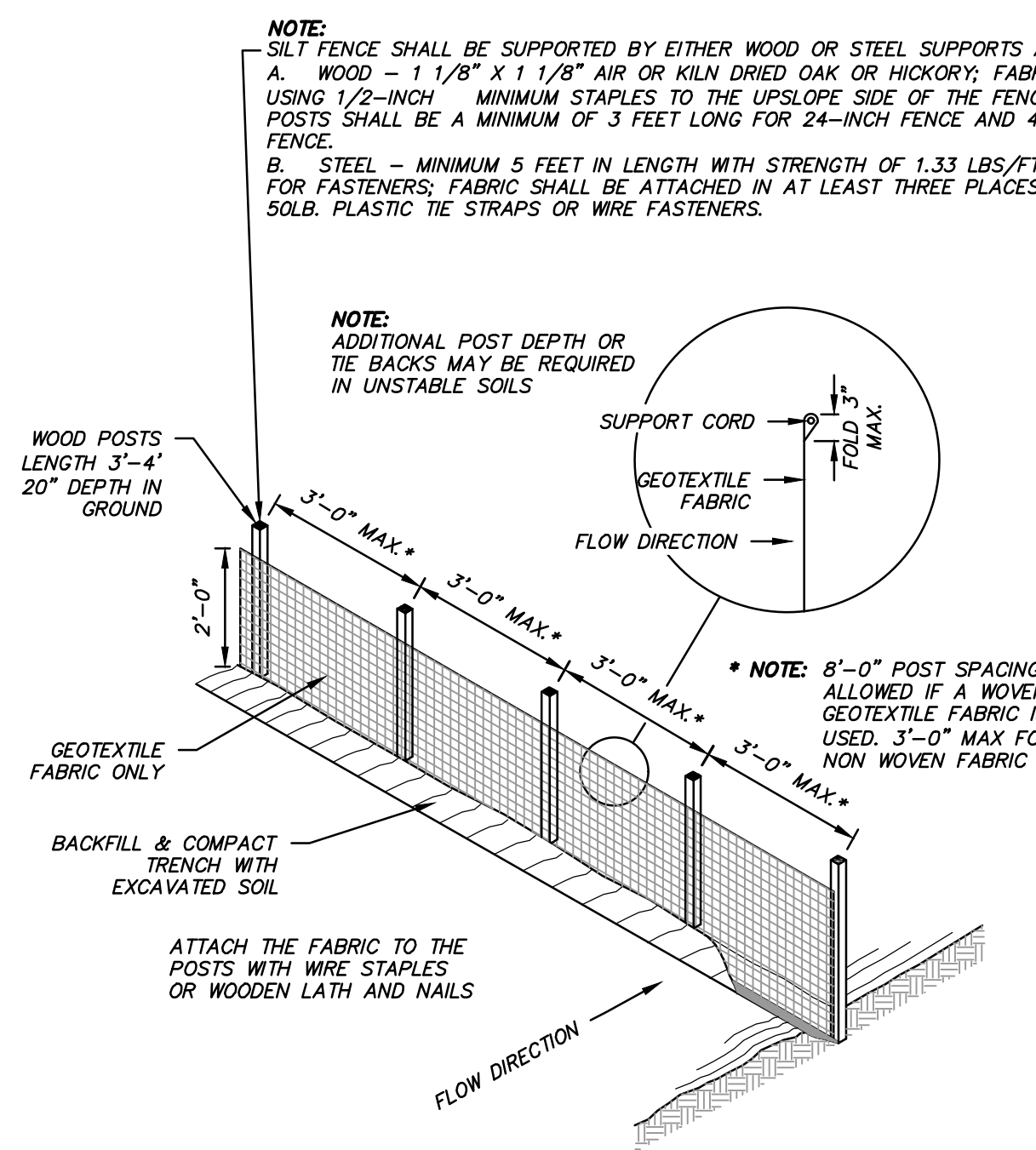
STORM DRAIN INLET PROTECTION DETAILS
(NOT TO SCALE)

NOTES:

1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

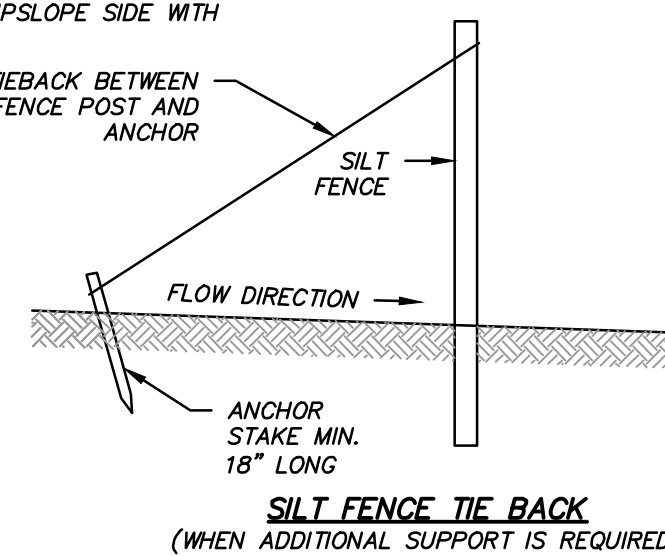
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
 - A) TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
 - B) HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

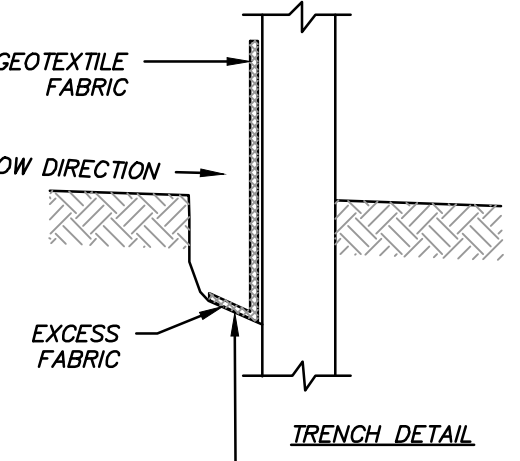


SILT FENCE DETAIL

(NOT TO SCALE)

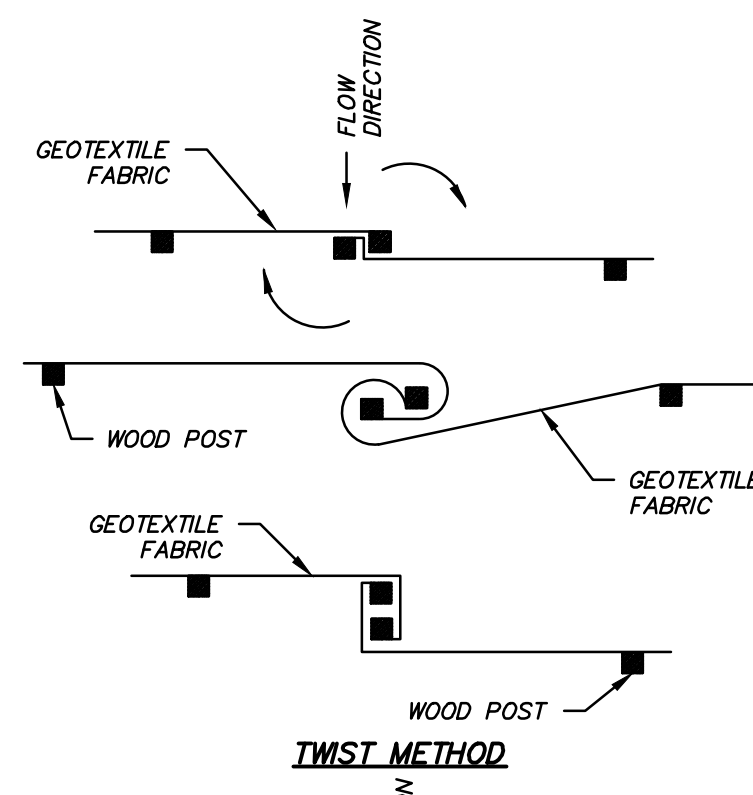


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

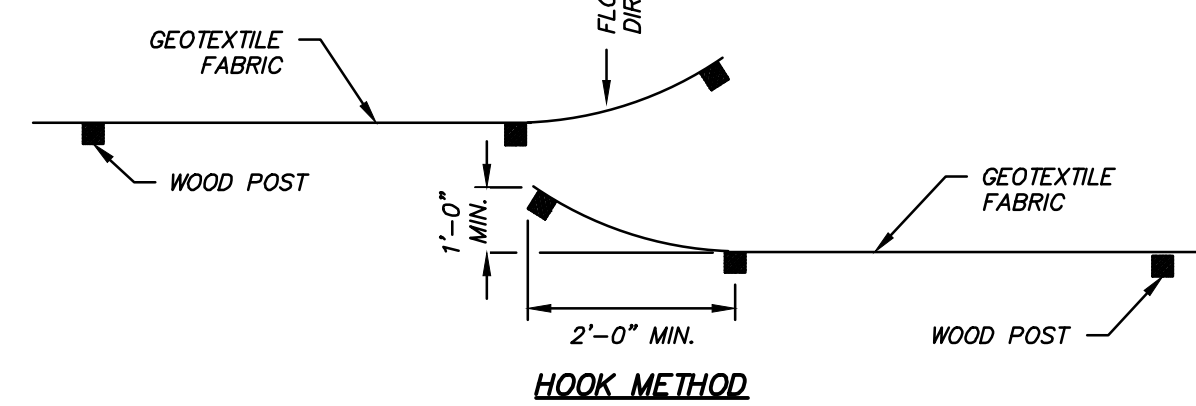


NOTES:

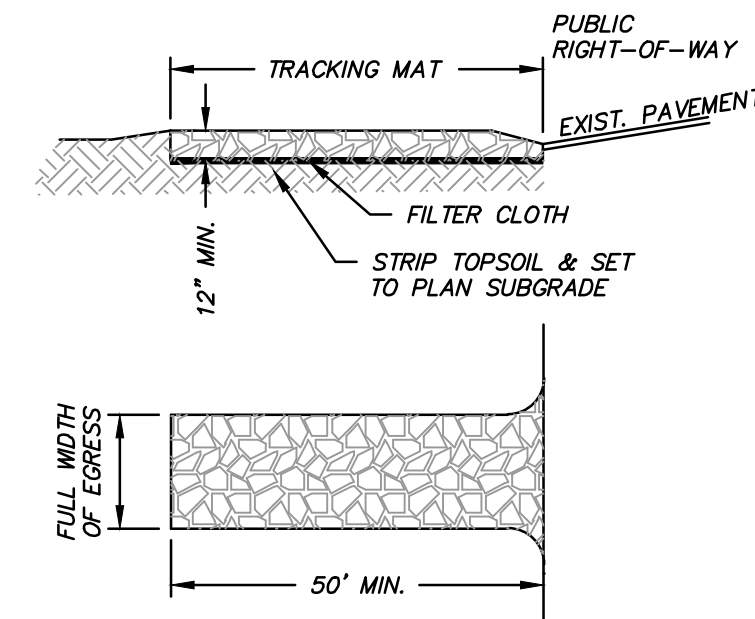
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



TWIST METHOD



JOINING TWO LENGTHS OF SILT FENCE



CONSIDERATIONS:

1. TIRE WASHING AND TRACKING PAD TO CONFORM TO WNR CONSERVATION PRACTICE STANDARD 1057.
2. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
3. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
4. IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

A. TRACKING PAD:

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"-6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
5. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. TIRE WASHING:

IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

1. THE WASHING STATION SHALL BE LOCATED ON-SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
2. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

C. MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS 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.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD AND TIRE WASHING DETAIL

(NOT TO SCALE)



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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
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NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN

EROSION CONTROL DETAILS

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R.A. Smith, Inc.

DATE: 07/25/2024

SCALE: N.T.S.

JOB NO. 3220213

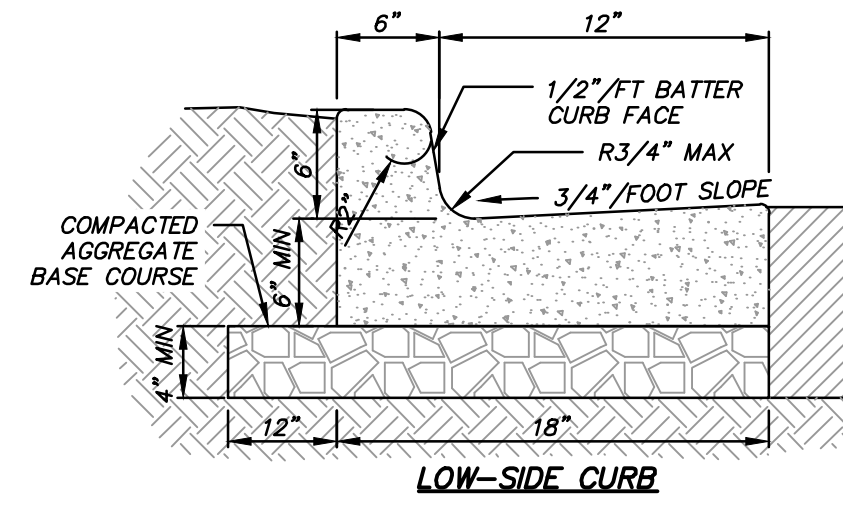
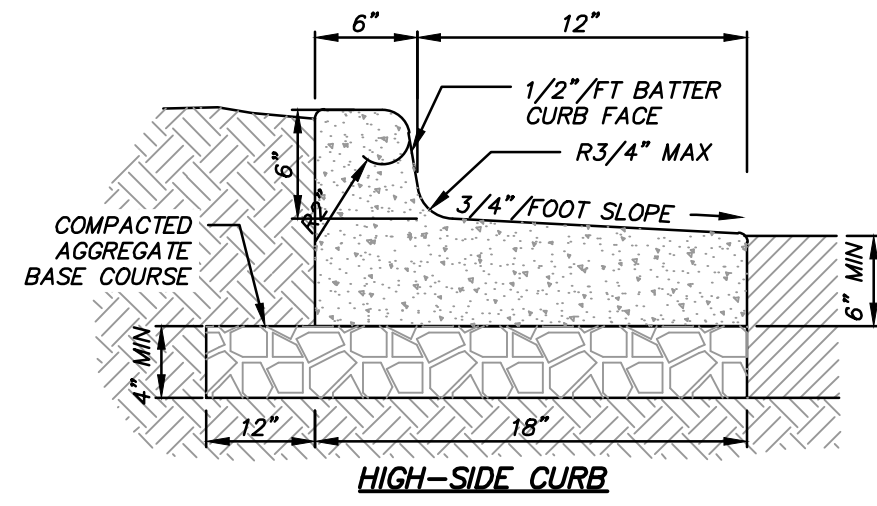
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

DESIGNED BY: JJJ

CHECKED BY: RJL

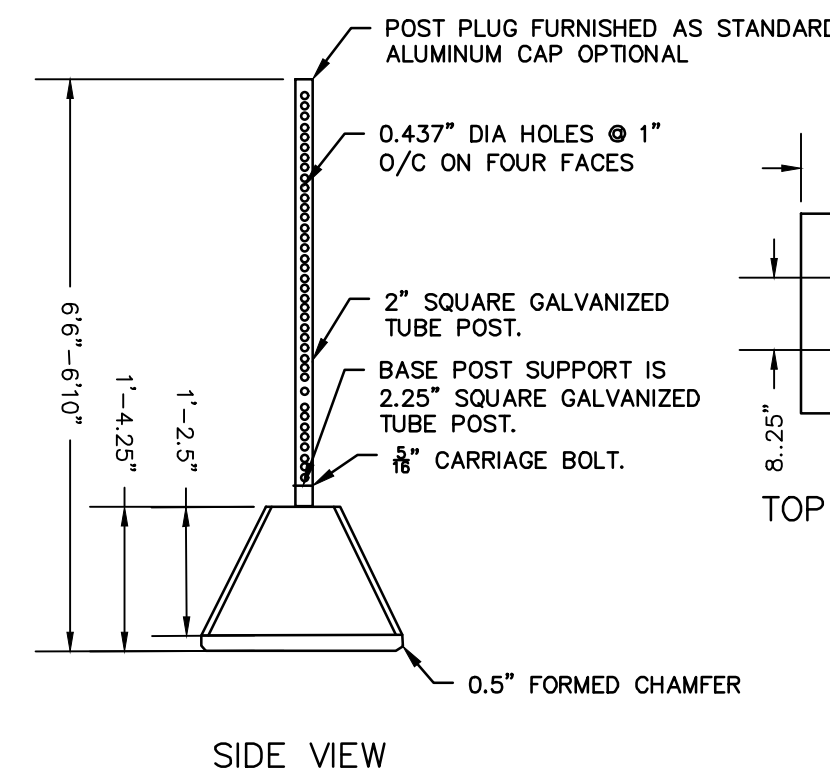
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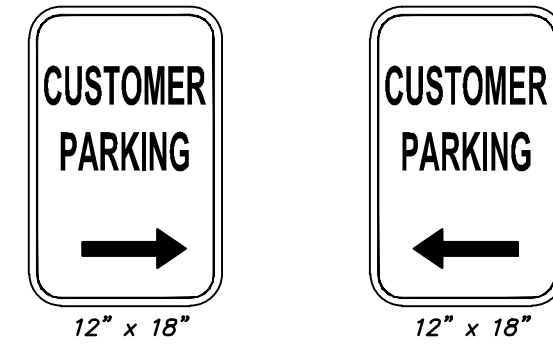
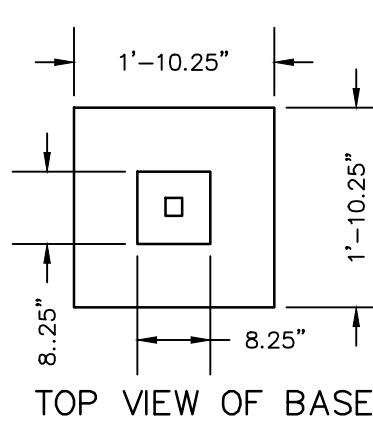
- NOTES:**
- 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
 - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
 - FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
 - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE. PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
 - 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

ON-SITE CONCRETE CURB & GUTTER DETAIL



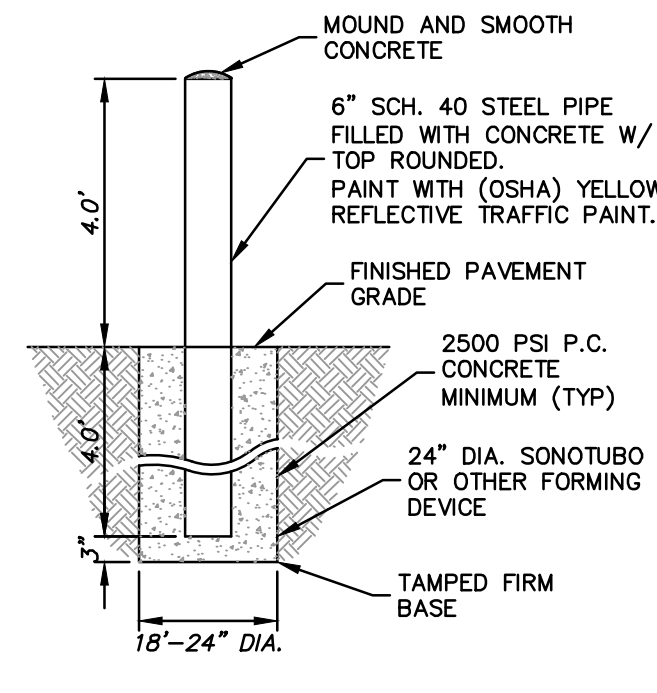
PORTABLE CONCRETE SIGN BASE
(NOT TO SCALE)

- NOTES:**
- MAT'L: AIR ENTRAINED REINFORCED CONCRETE

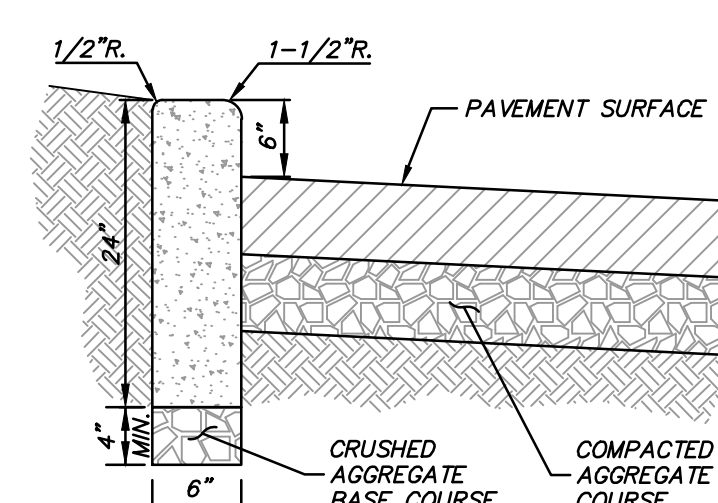


"CUSTOMER PARKING" SIGN
(NOT TO SCALE)

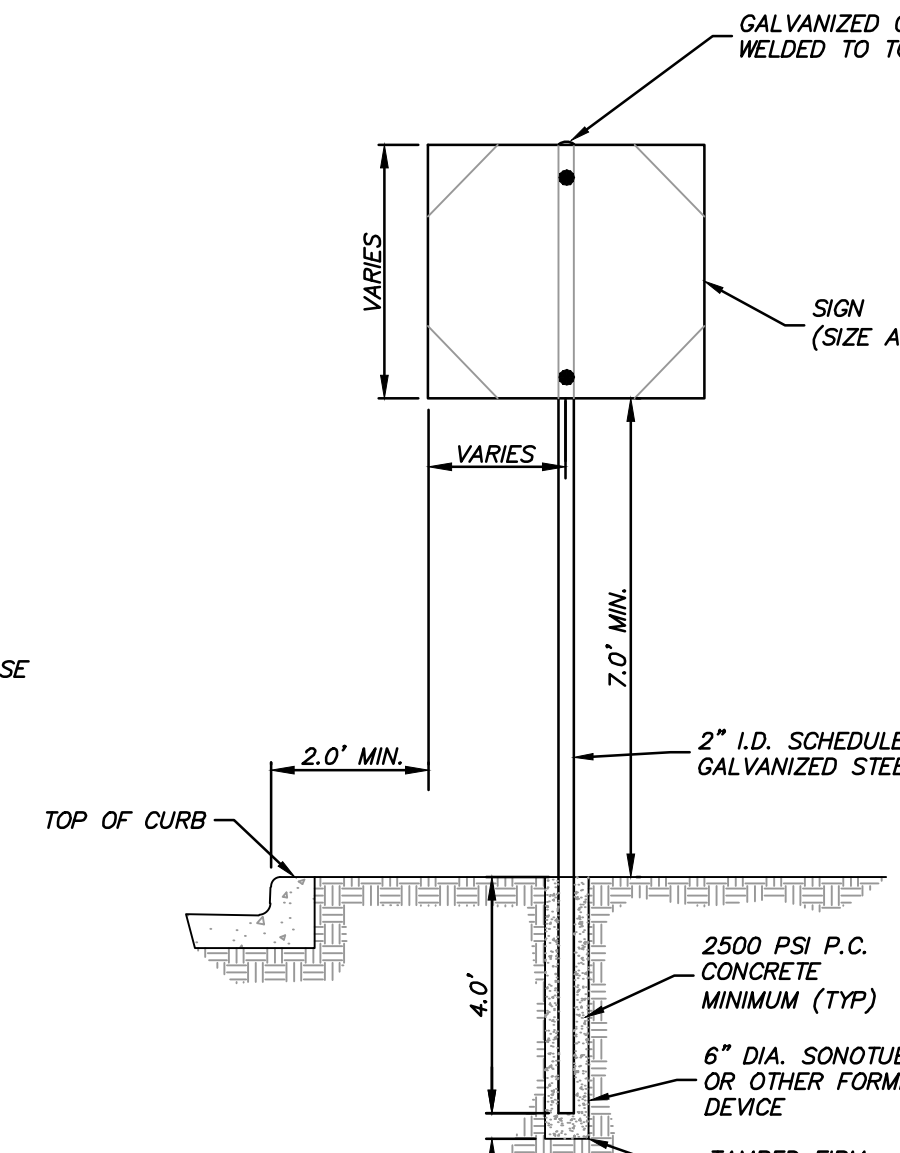
- CUSTOMER PARKING (R ARROW) = 3
CUSTOMER PARKING (L ARROW) = 3
SERVICE PARKING (R ARROW) = 4
SERVICE PARKING (L ARROW) = 4
EMPLOYEE PARKING (R ARROW) = 2
EMPLOYEE PARKING (L ARROW) = 2



BOLLARD DETAIL
(NOT TO SCALE)



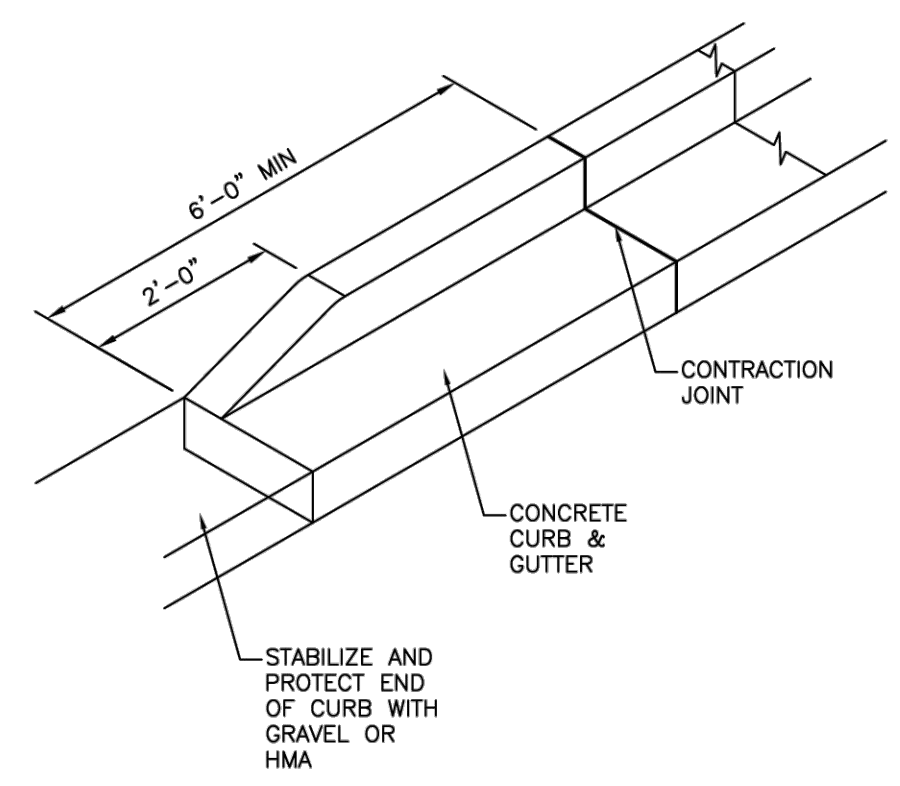
6" BARRIER CURB DETAIL
(NOT TO SCALE)



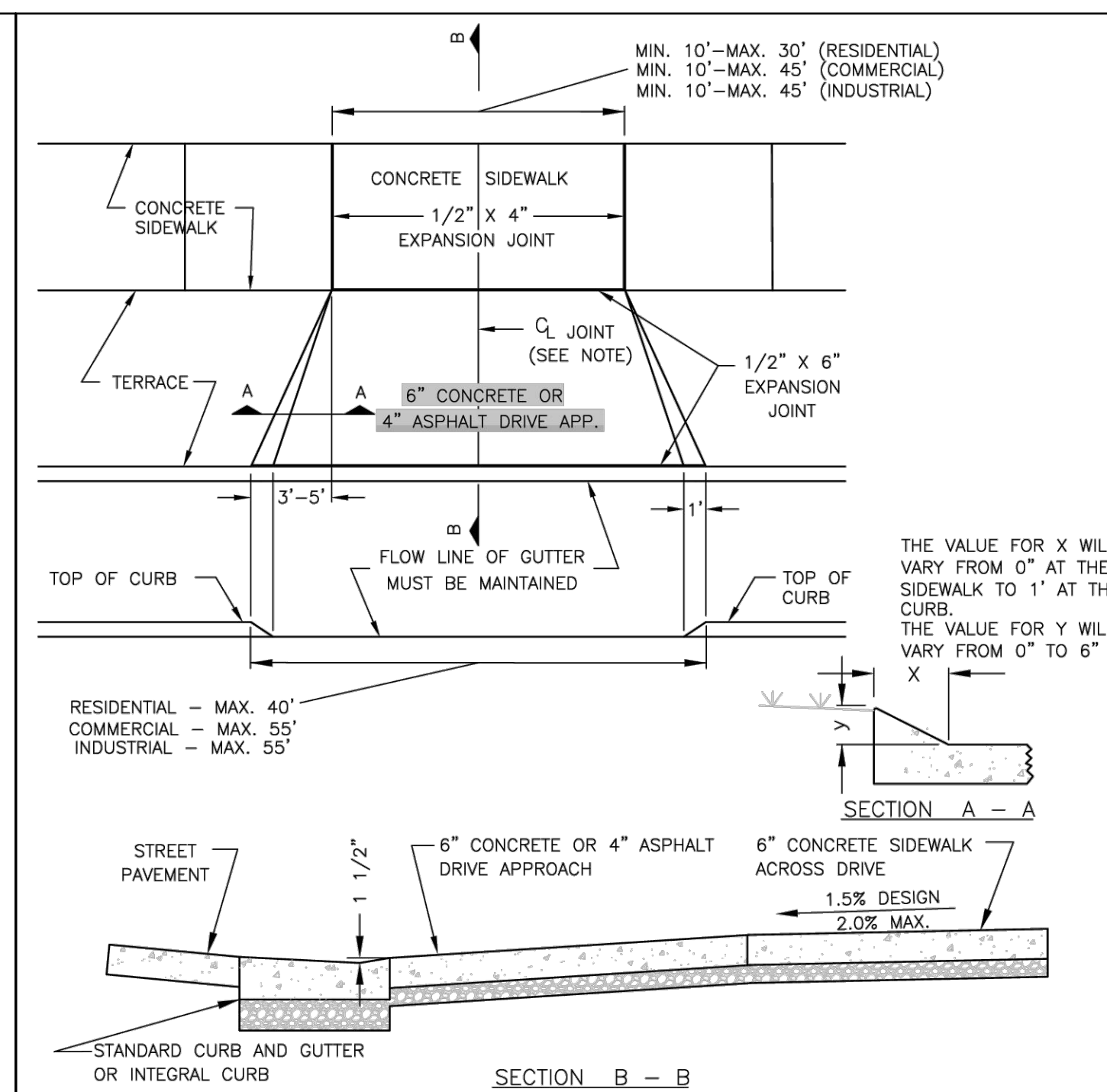
SIGN AND POST INSTALLATION - TYPE 2
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB
(NOT TO SCALE)

- NOTES:**
- ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS. HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
 - ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.

SIGN AND POST INSTALLATION - TYPE 3
FOR ALL ACCESSIBLE PARKING STALLS IN PAVEMENT AREAS
(NOT TO SCALE)



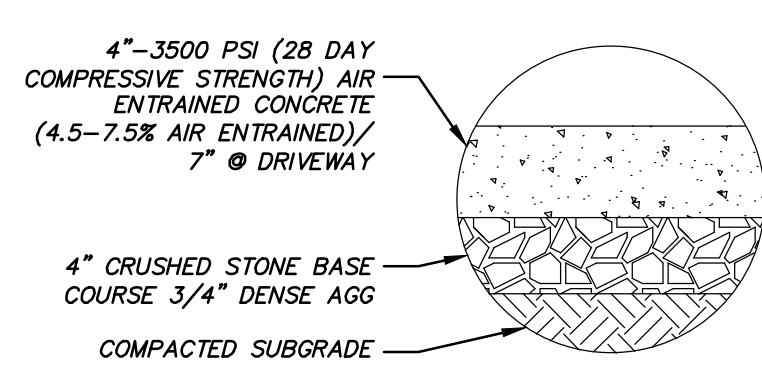
STABILIZE AND PROTECT END OF CURB WITH GRAVEL OR HMA



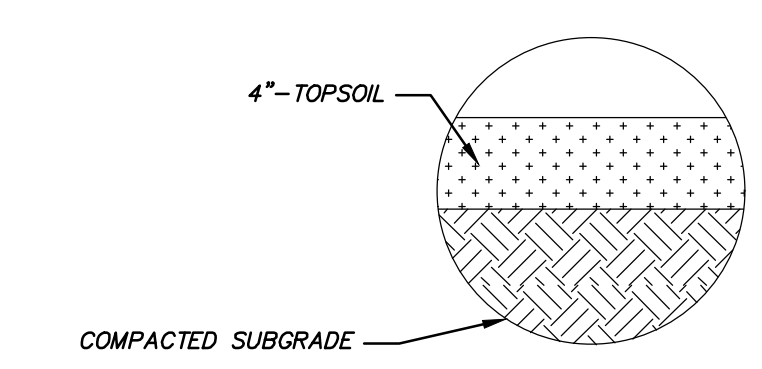
- NOTES:**
- DRIVEWAYS 10' TO 20' WIDE SHALL HAVE ONE \emptyset JOINT.
 - DRIVEWAYS 21' TO 30' WIDE SHALL HAVE TWO \emptyset JOINTS EQUALLY SPACED.
 - DRIVEWAYS 31'-40' WIDE SHALL HAVE THREE \emptyset JOINTS EQUALLY SPACED.
 - 1/2" X 6" EXPANSION JOINT AT THE FACE OF WALK AND BACK OF CURB IS REQUIRED ONLY FOR CONCRETE DRIVE APPROACH.
 - FLARE WIDTH = 3' MIN. TO 5' MAX.
 - 8" CONCRETE ALLOWED FOR APPROACH AND SIDEWALK FOR HEAVY TRAFFIC.
 - 4" OF DENSE AGGREGATE BASE (3/4" OR 1-1/4") REQUIRED UNDER APPROACH AND SIDEWALK.
 - 6" MINIMUM OF DENSE AGGREGATE BASE (1-1/4") REQUIRED UNDER CURB AND GUTTER.
 - THE ENTIRE CURB AND GUTTER SHALL BE REMOVED AND REPLACED FOR THE WIDTH OF THE DRIVE APPROACH. SAWCUTTING OF THE HEAD (ONLY) IS NOT ALLOWED.
 - MAINTAIN A MIN 5'-FEET BETWEEN CURB AND GUTTER JOINTS.

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS		STANDARD CONSTRUCTION DETAILS --CURB TAPER--	
APPROVED: ALEX DAMEN	DATE: _____	DRAWN BY: JMEIL	DATE: 12/13/18
CHECKED BY: _____	DATE: _____	PROJECT NO: 07-0252	DETAIL NUMBER: _____

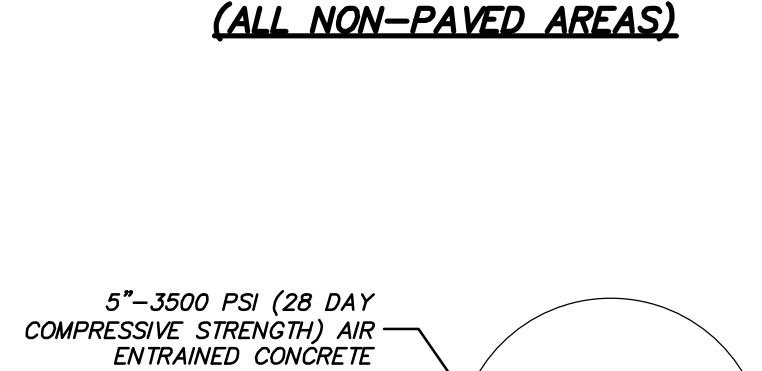
CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS		STANDARD CONSTRUCTION DETAILS --STANDARD DRIVE APPROACH--	
APPROVED: ALEX DAMEN	DATE: _____	DRAWN BY: DSB	DATE: 1/10/2019
CHECKED BY: _____	DATE: _____	PROJECT NO: 07-0320	DETAIL NUMBER: _____



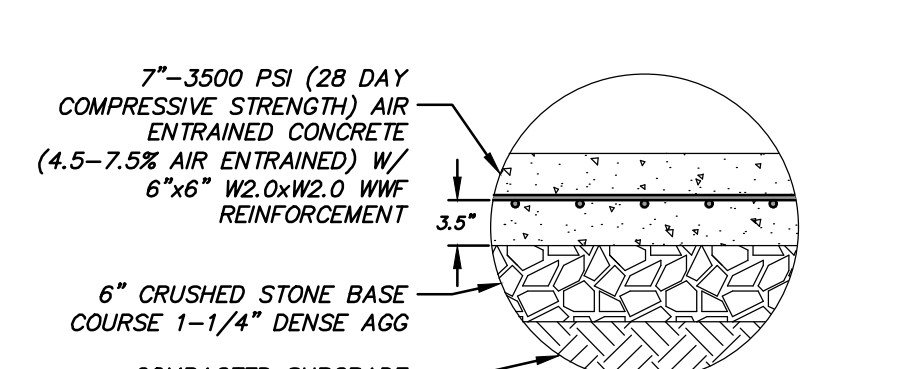
PUBLIC CONCRETE SIDEWALK SECTION



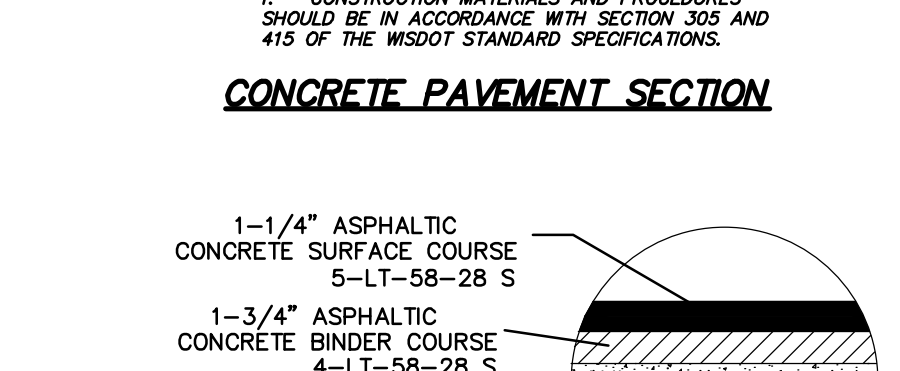
LANDSCAPED AREAS (ALL NON-PAVED AREAS)



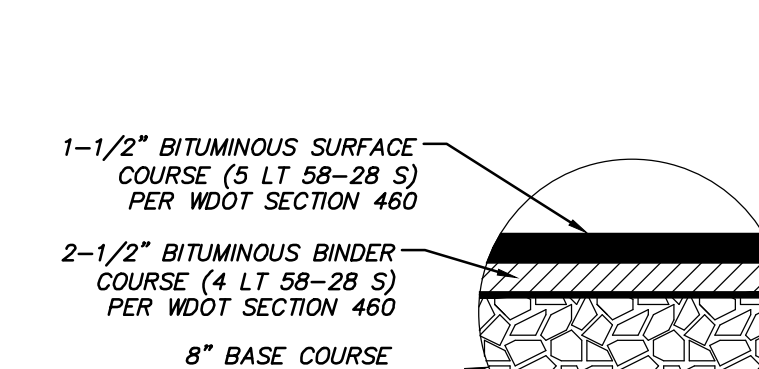
CONCRETE SIDEWALK PAVEMENT SECTION



CONCRETE PAVEMENT SECTION



ASPHALT PAVEMENT SECTION (STANDARD DUTY)



ASPHALT PAVEMENT SECTION (HEAVY DUTY)

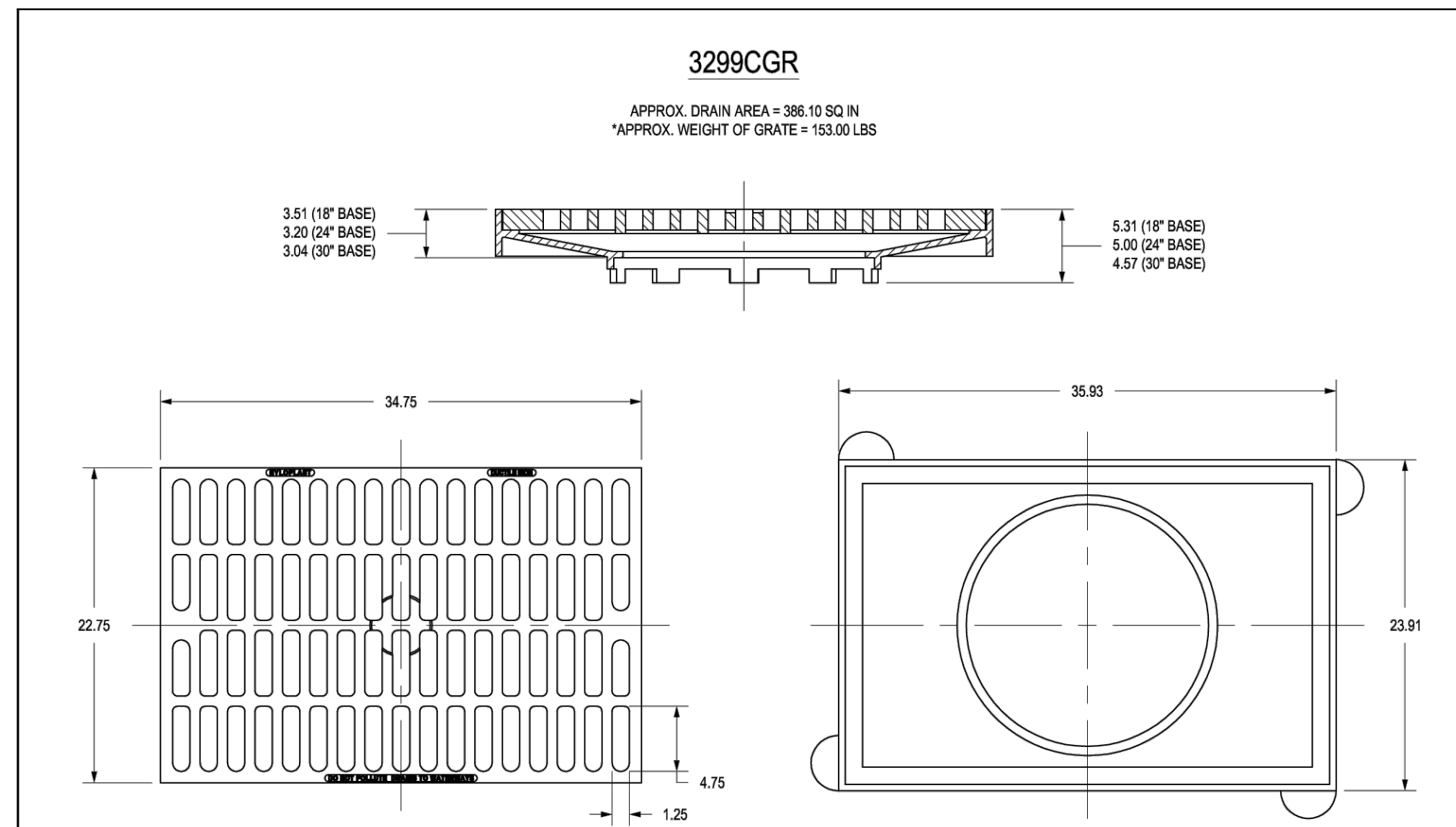


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16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN	SITE DETAILS
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SCALE: N.T.S.	
JOB NO. 3220213	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: CRR	
CHECKED BY: JJJ	
SHEET NUMBER	
C501	



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ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES

GRATE MEETS H-25 LOAD RATING
GRATE OPENINGS ARE MEET BICYCLE SAFE REQUIREMENTS
QUALITY: MATERIALS SHALL CONFORM TO ASTM A36 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-185
*WEIGHT DOES NOT INCLUDE GRATE
FRAME WITH 18" BASE: APPROX. 123.50 LBS
FRAME WITH 24" BASE: APPROX. 130.00 LBS
FRAME WITH 30" BASE: APPROX. 115.50 LBS

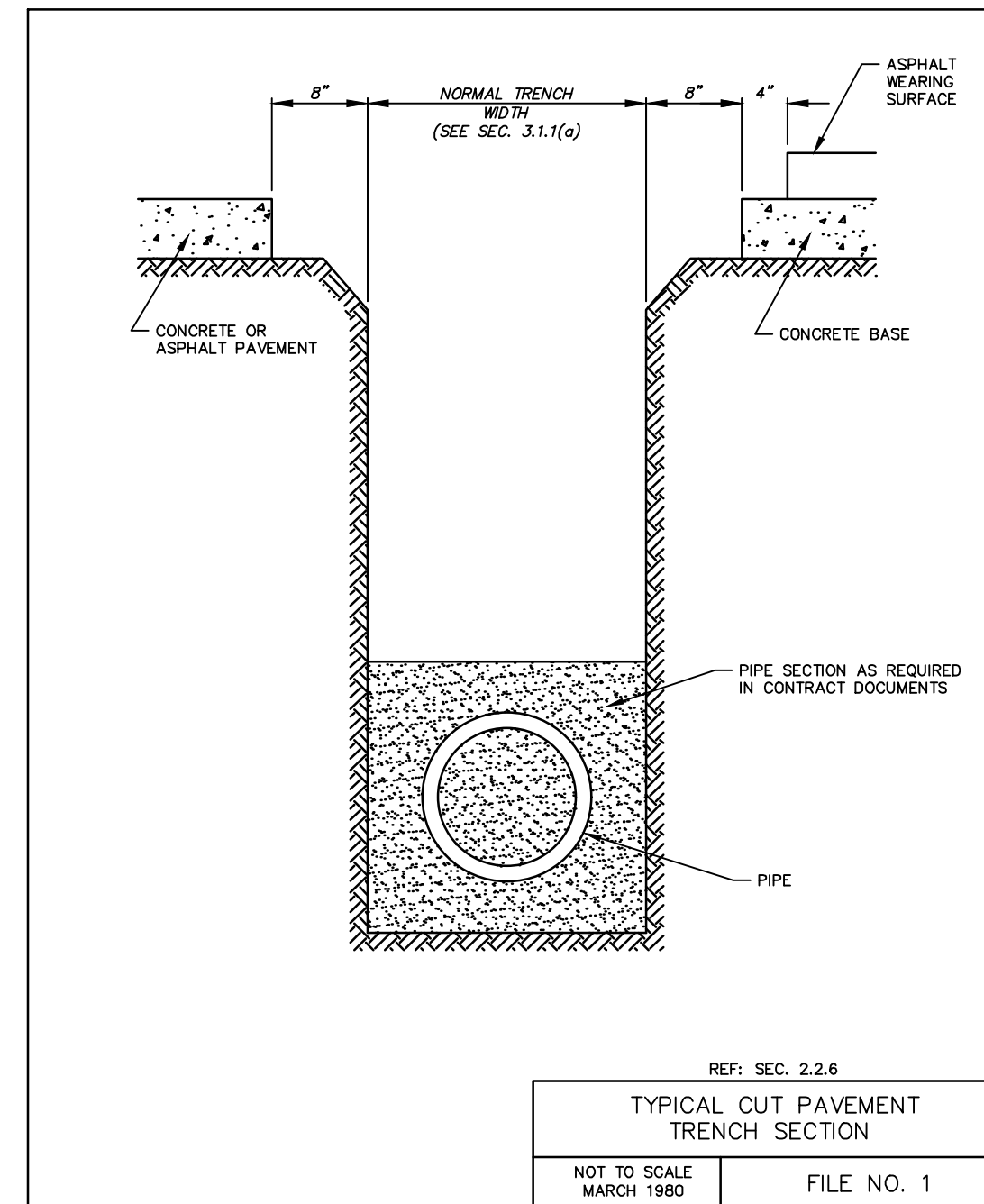
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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-20-06		
REVISOR BY	NMH	PROJECT NO.	
DATE	7-26-18		
DWG SIZE	A	SCALE	1:10 SHEET 1 OF 1

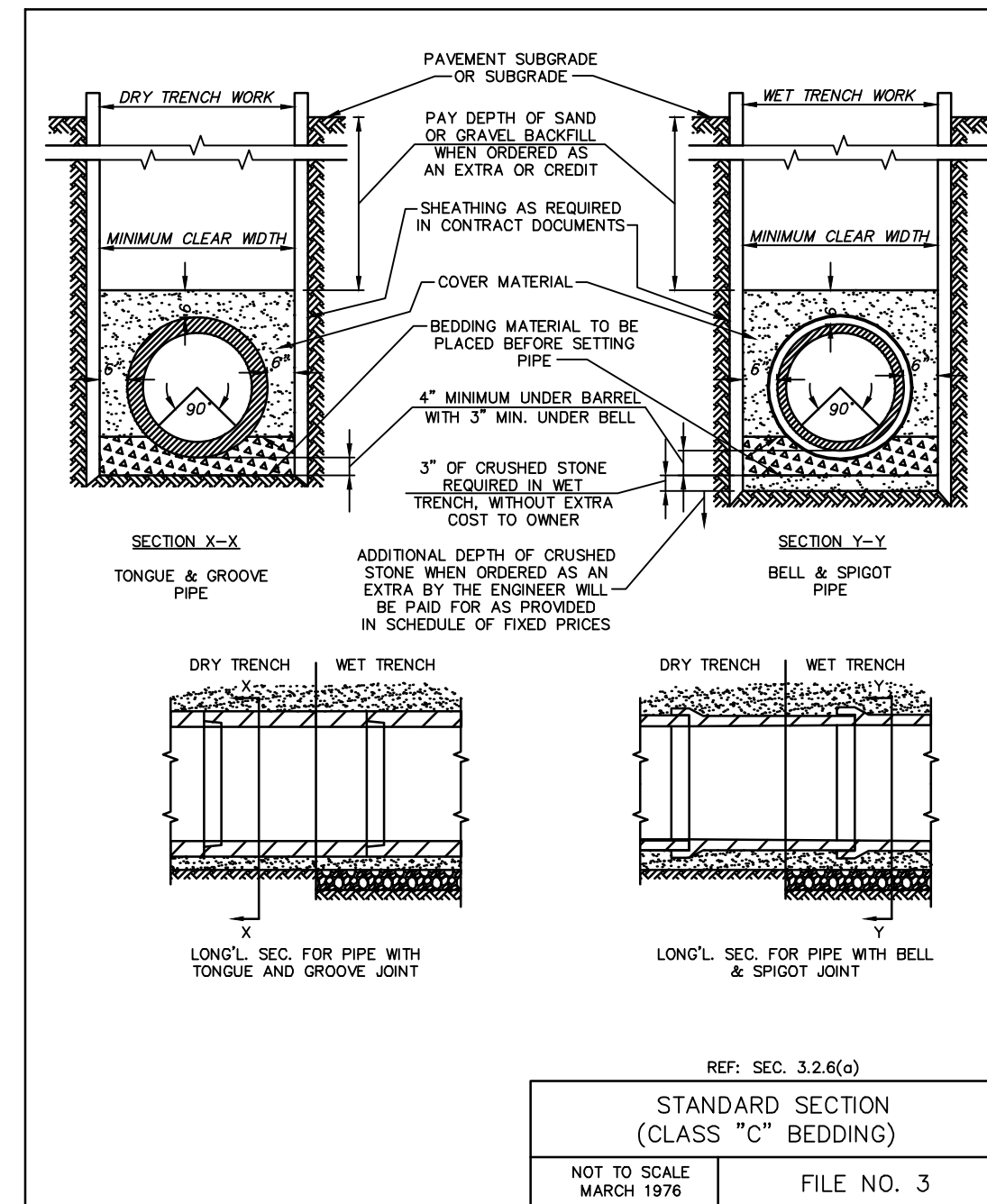
ADS
Nyloplast

3130 VERONA AVE
SUPOD, GA 30218
PHN (770) 932-2442
FAX (770) 932-2490
www.nyloplast-usa.com

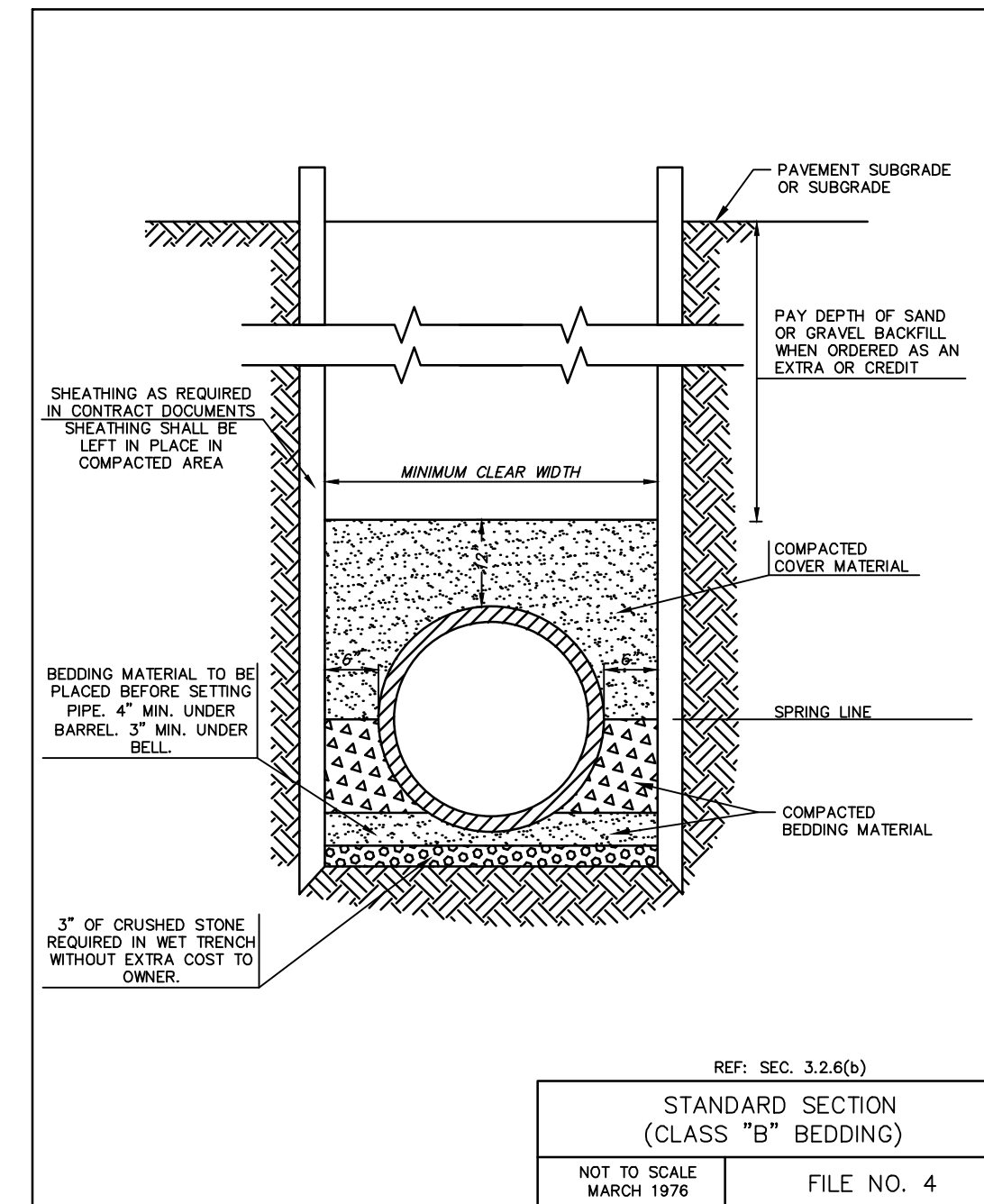
TITLE: 2 FT X 3 FT ROAD & HIGHWAY 2 PIECE GRATE ASSEMBLY
DWG NO. 7001-110-226 REV E



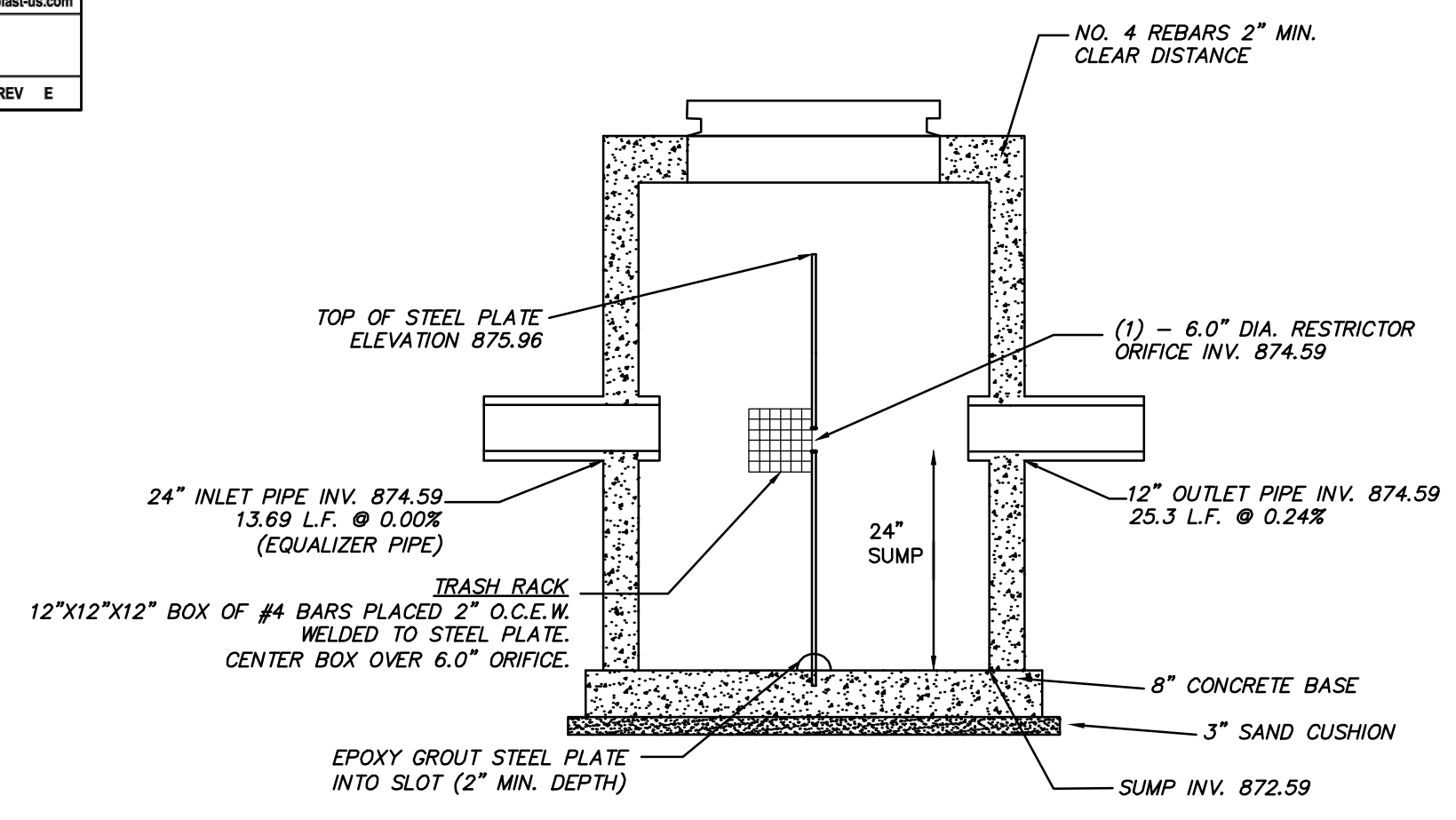
REF. SEC. 3.2.6
TYPICAL CUT PAVEMENT TRENCH SECTION
NOT TO SCALE MARCH 1990 FILE NO. 1



REF. SEC. 3.2.6(c)
STANDARD SECTION (CLASS "C" BEDDING)
NOT TO SCALE MARCH 1976 FILE NO. 3

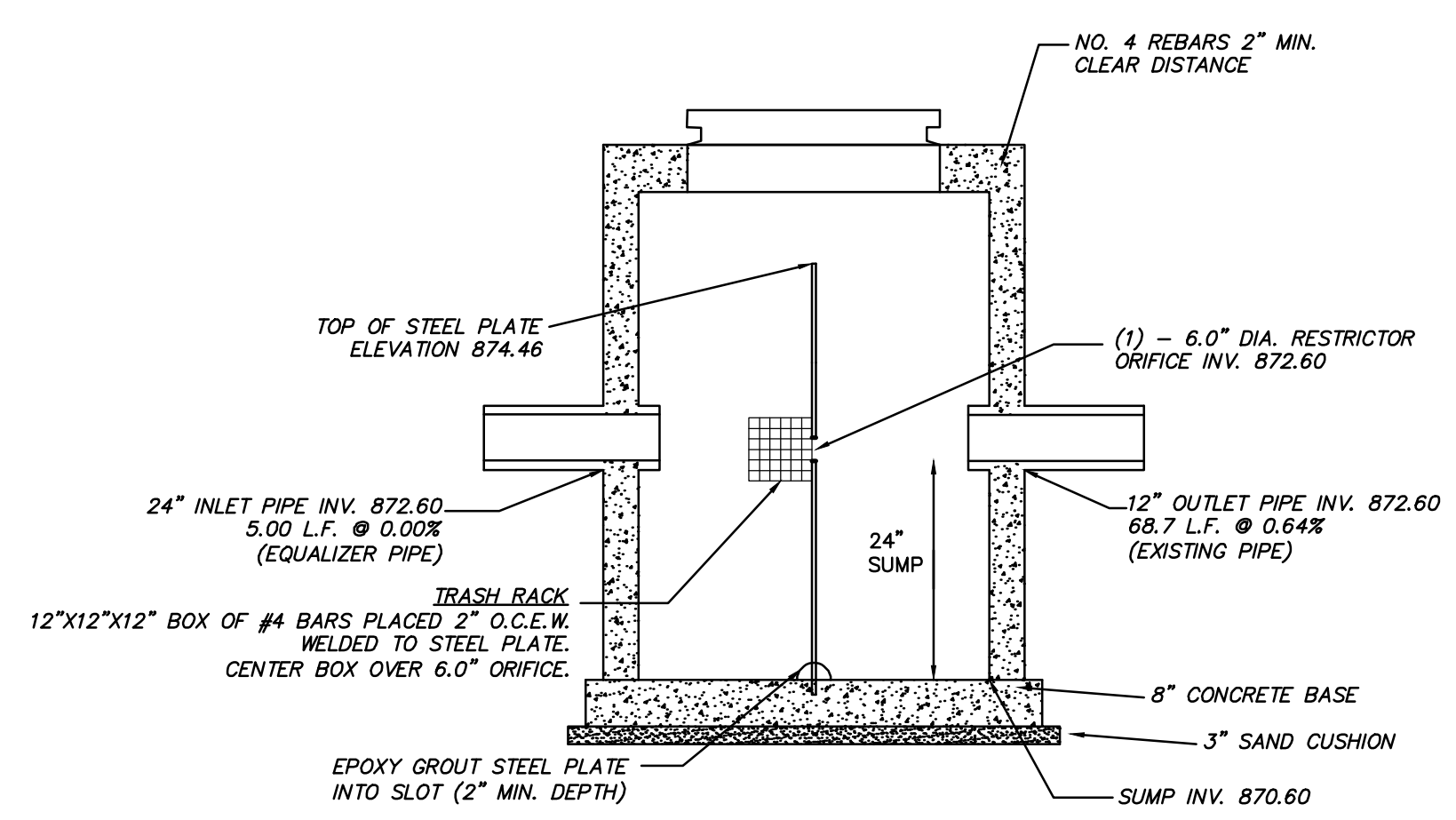
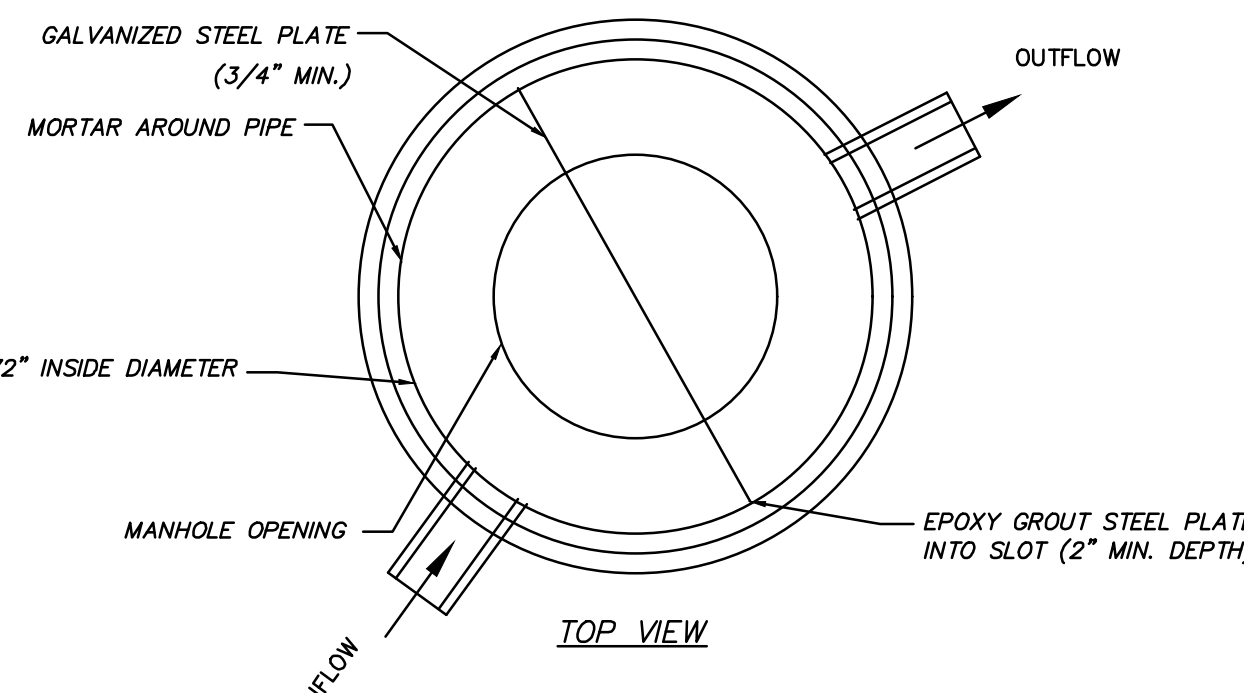


REF. SEC. 3.2.6(b)
STANDARD SECTION (CLASS "B" BEDDING)
NOT TO SCALE MARCH 1976 FILE NO. 4



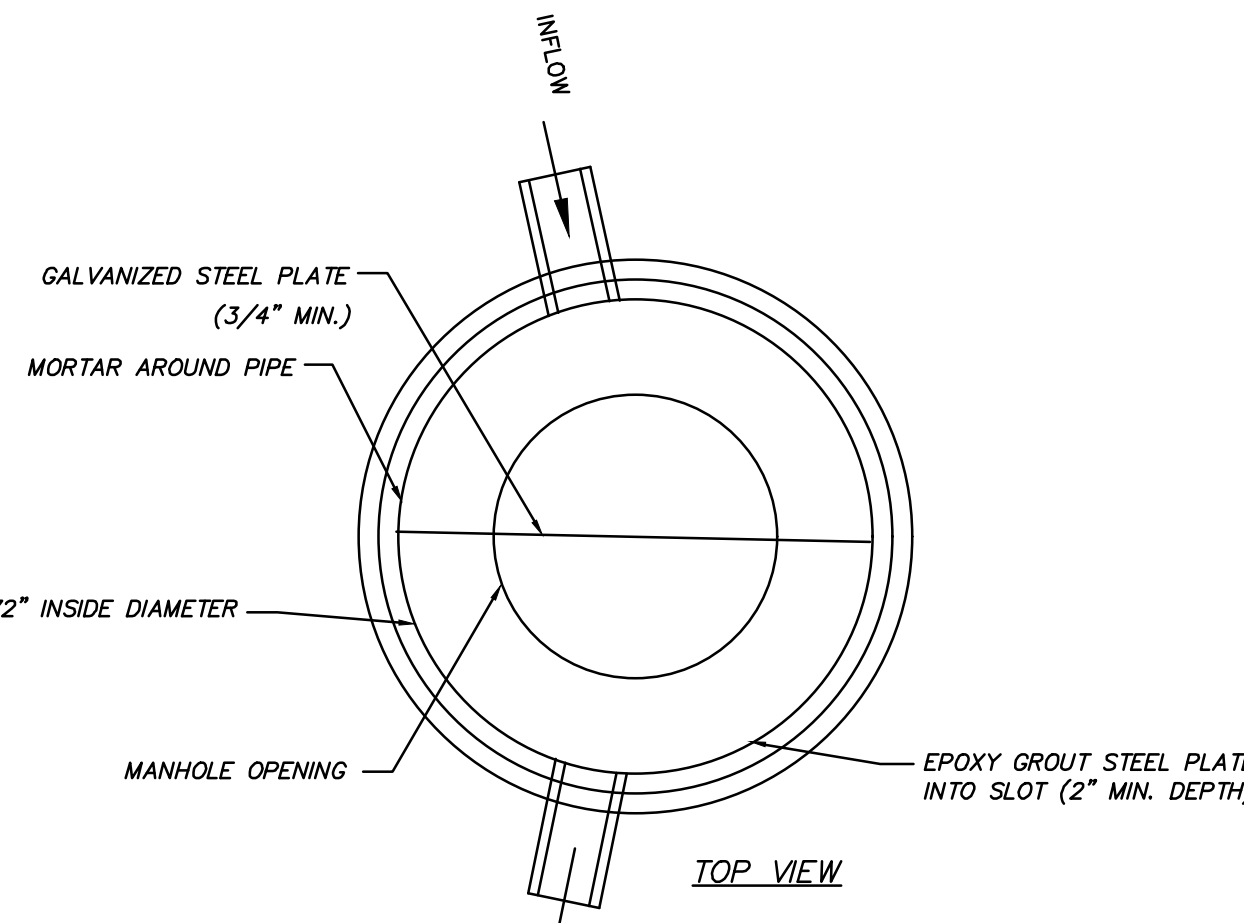
- NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

STO 500 OUTLET STRUCTURE DETAIL



- NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

STO 600 OUTLET STRUCTURE DETAIL



Know what's below.
Call before you dig.

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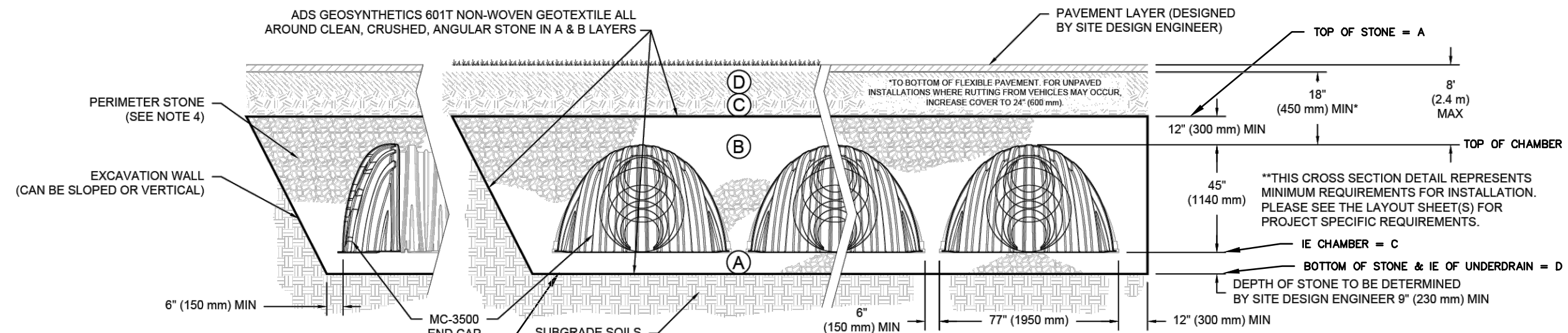
DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN	UTILITY DETAILS
© COPYRIGHT 2024 R.A. Smith, Inc.	
DATE: 07/25/2024	
SCALE: N.T.S.	
JOB NO. 3220213	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: CRR	
CHECKED BY: JJJ	
SHEET NUMBER	
C502	

P:\3220213\3220213.01\00mg\Sheets\3220213.01_0101.dwg, UTILITY DETAILS, 7/23/2024, 3:48:59 PM, crr

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

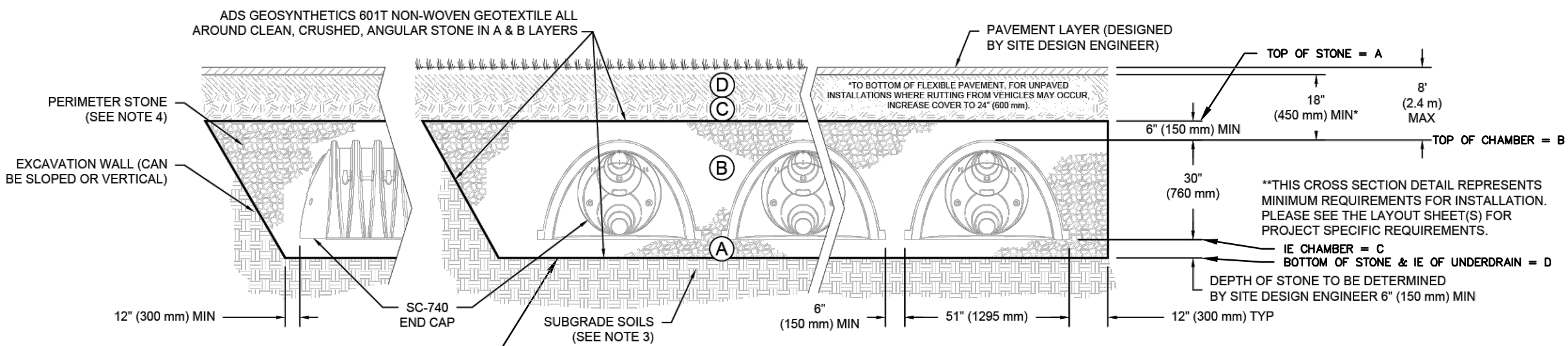
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- PLACE 40 MIL (HDPE) POND AND CANAL LINER OR EQUAL ON SUBGRADE EXTENDING THE ENTIRE EXCAVATED AREA AND UP EXCAVATED WALLS ONE FOOT PRIOR TO PLACING GEOSYNTHETIC FABRIC.

SOUTH SYSTEM	
A	878.10
B	877.10
C	873.35
D	872.60

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE. AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

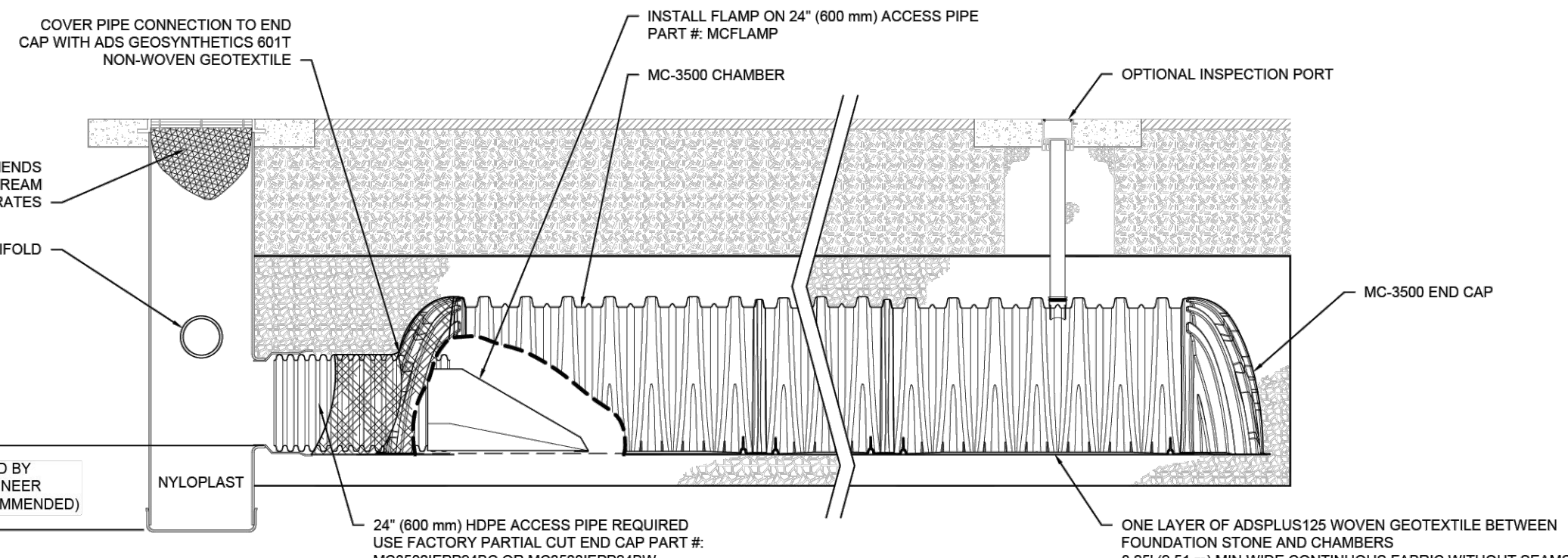
PLEASE NOTE:
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 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- PLACE 40 MIL (HDPE) POND AND CANAL LINER OR EQUAL ON SUBGRADE EXTENDING THE ENTIRE EXCAVATED AREA AND UP EXCAVATED WALLS ONE FOOT PRIOR TO PLACING GEOSYNTHETIC FABRIC.

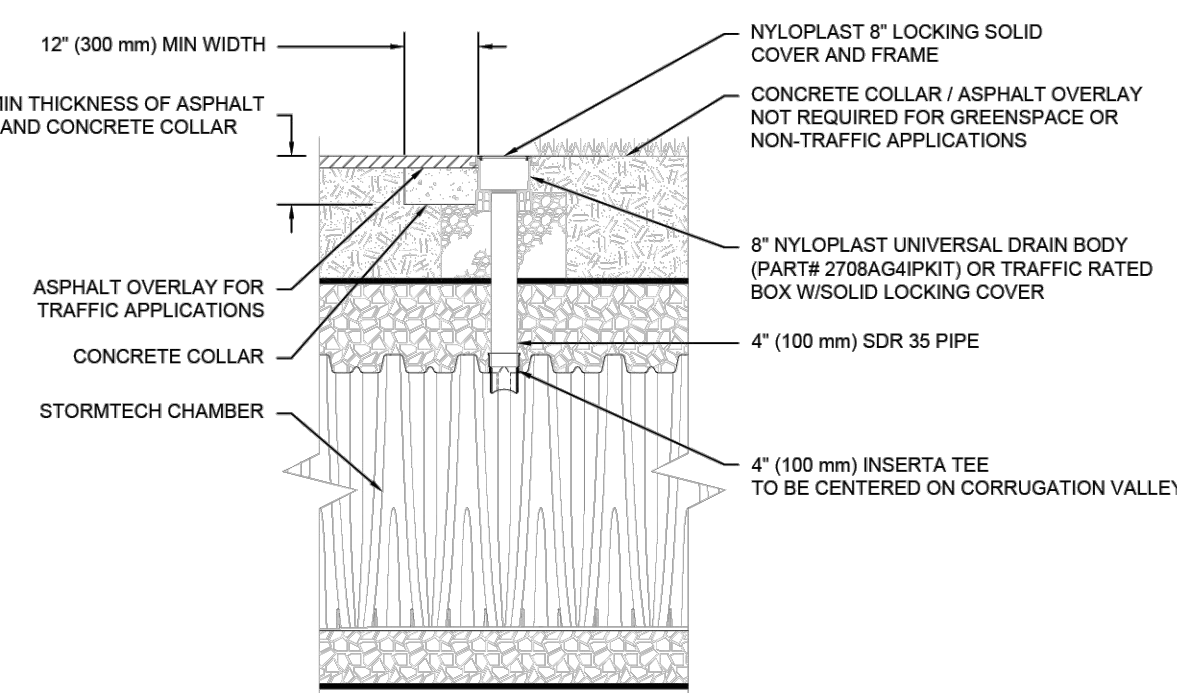
NORTH SYSTEM	
A	878.09
B	877.59
C	875.09
D	874.59



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JET/VAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JET/VAC UNTIL BACKFLOW WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

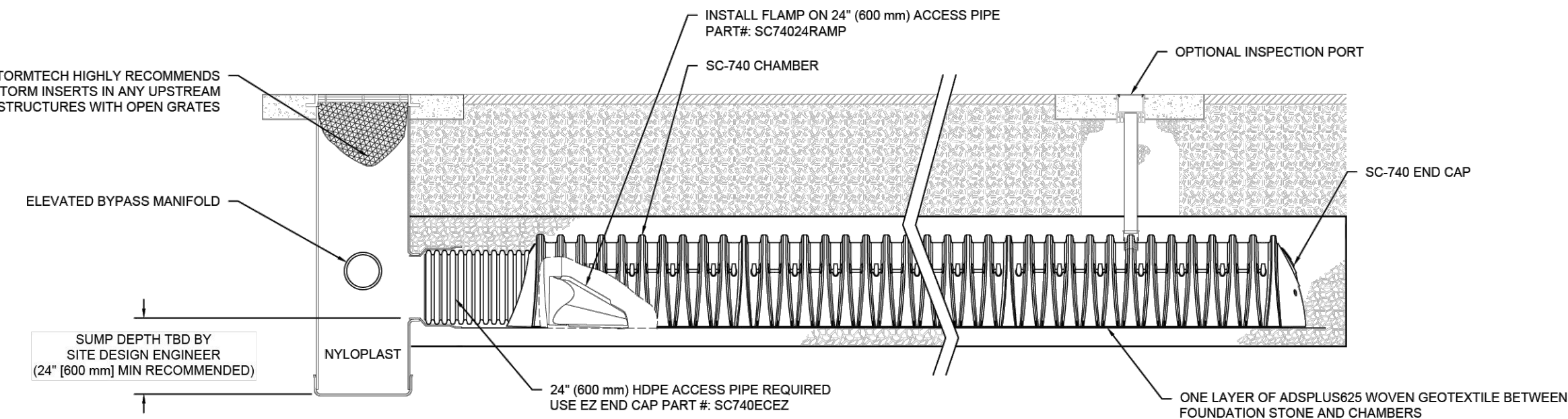


4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

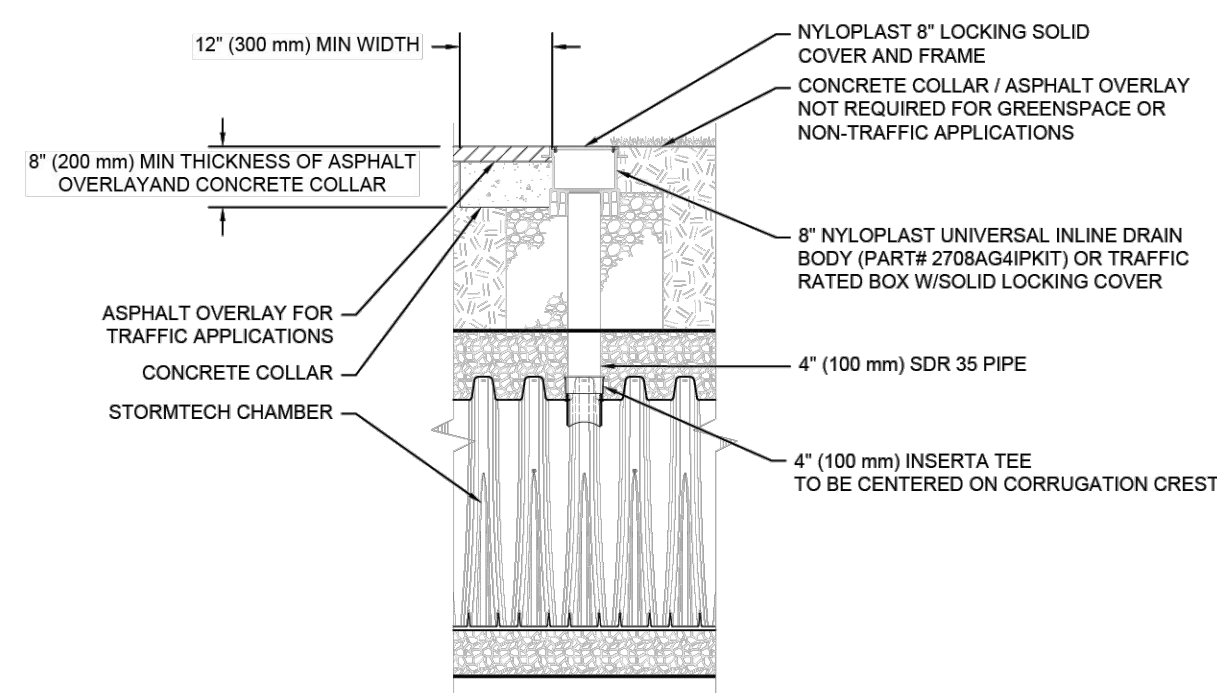
NOTES:

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.



SC-740 ISOLATOR ROW PLUS DETAIL
NTS



4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

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NISSAN WAUKESHA, WI, USA
 DRAWN: N/A
 CHECKED: N/A
 DATE: PROJECT #:
 DESCRIPTION:
 4640 TRUBMAN BLVD HILLIARD, OH 43026 1-800-733-7473
 SHEET 5 OF 11

NISSAN WAUKESHA, WI, USA
 DRAWN: N/A
 CHECKED: N/A
 DATE: PROJECT #:
 DESCRIPTION:
 4640 TRUBMAN BLVD HILLIARD, OH 43026 1-800-733-7473
 SHEET 6 OF 11

NISSAN WAUKESHA, WI, USA
 DRAWN: N/A
 CHECKED: N/A
 DATE: PROJECT #:
 DESCRIPTION:
 4640 TRUBMAN BLVD HILLIARD, OH 43026 1-800-733-7473
 SHEET 7 OF 11

NISSAN WAUKESHA, WI, USA
 DRAWN: N/A
 CHECKED: N/A
 DATE: PROJECT #:
 DESCRIPTION:
 4640 TRUBMAN BLVD HILLIARD, OH 43026 1-800-733-7473
 SHEET 8 OF 11

DESCRIPTION:
 DATE:
 PROJECT MANAGER: RYAN J. LANCOUR, P.E.
 DESIGNED BY: CRR
 CHECKED BY: JJJ
 SHEET NUMBER: C504
 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com
 raSmith CREATIVITY BEYOND ENGINEERING
 Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Naperville, IL | Irvine, CA

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MC-3500 TECHNICAL SPECIFICATION

NTS

NOMINAL CHAMBER SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH) 77.0' X 45.0' X 86.0' (1956 mm X 1143 mm X 2184 mm)
 CHAMBER STORAGE 109.9 CUBIC FEET (3.11 m³)
 MINIMUM INSTALLED STORAGE* 173.0 CUBIC FEET (4.96 m³)
 WEIGHT 134 lbs. (60.8 kg)

NOMINAL END CAP SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH) 75.0' X 45.0' X 22.2' (1905 mm X 1143 mm X 564 mm)
 END CAP STORAGE 14.9 CUBIC FEET (0.42 m³)
 MINIMUM INSTALLED STORAGE* 45.1 CUBIC FEET (1.28 m³)
 WEIGHT 49 lbs. (22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 6" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 END CAPS WITH A WELDED CROWN PLATE END WITH "C"
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B	8" (200 mm)	---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B	10" (250 mm)	---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B	12" (300 mm)	---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B	15" (375 mm)	---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW	18" (450 mm)	---	1.77" (45 mm)
MC3500IEPP18BC	18" (450 mm)	---	---
MC3500IEPP18BW	18" (450 mm)	---	1.77" (45 mm)
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW	24" (600 mm)	---	---
MC3500IEPP24BC	24" (600 mm)	---	2.06" (52 mm)
MC3500IEPP24BW	24" (600 mm)	---	2.75" (70 mm)
MC3500IEPP30BC	30" (750 mm)	---	---

NOTE: ALL DIMENSIONS ARE NOMINAL.

MC-SERIES END CAP INSERTION DETAIL

NTS

NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

NYLOPLAST DRAIN BASIN

NTS

NOTES

- 6-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOCK DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS
6"	2808AG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
10"	2810AG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
12"	2812AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
15"	2815AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
18"	2818AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
24"	2824AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
30"	2830AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20

INSERTA TEE DETAIL

NTS

NOTES

- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-600 OR DUCTILE IRON

SC-740 TECHNICAL SPECIFICATION

NTS

NOMINAL CHAMBER SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH) 51.0' X 30.0' X 85.4' (1295 mm X 762 mm X 2169 mm)
 CHAMBER STORAGE 21.6 CUBIC FEET (0.61 m³)
 MINIMUM INSTALLED STORAGE* 74.9 CUBIC FEET (2.12 m³)
 WEIGHT 75.0 lbs. (33.6 kg)

NOMINAL END CAP SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH) 45.9' X 29.3' X 9.6" (1166 mm X 744 mm X 244 mm)
 END CAP STORAGE 21.6 CUBIC FEET (0.61 m³)
 MINIMUM INSTALLED STORAGE** 13.5 CUBIC FEET (0.38 m³)
 WEIGHT 11.7 lbs. (5.3 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS
 **ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
 PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.6" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B / SC740EPE12BPC	12" (300 mm)	---	1.2" (30 mm)	---
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	---	---	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B / SC740EPE18BPC	18" (450 mm)	---	---	1.6" (41 mm)
SC740ECEZ*	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2884.

*FOR THE SC740ECEZ THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

NISSAN WAUKESHA, WI, USA
 DRAWN: J.A.
 CHECKED: N.A.
 DATE: _____
 PROJECT # _____
 DESCRIPTION _____

StormTech Chamber System
 888-892-2884 | WWW.STORMTECH.COM
 4640 TRUBMAN BLVD
 HELLARD, OH 43026
 1-800-233-7473

4640 TRUBMAN BLVD
 HELLARD, OH 43026
 1-800-233-7473

NISSAN WAUKESHA, WI, USA
 DRAWN: J.A.
 CHECKED: N.A.
 DATE: _____
 PROJECT # _____
 DESCRIPTION _____

Nyloplast®
 770-882-2443 | WWW.NYLOPLAST-US.COM
 4640 TRUBMAN BLVD
 HELLARD, OH 43026
 1-800-233-7473

ADSE
 4640 TRUBMAN BLVD
 HELLARD, OH 43026
 1-800-233-7473

SHEET 9 OF 11

NISSAN WAUKESHA, WISCONSIN
 CITY OF WAUKESHA, WISCONSIN
 UNDERGROUND STORAGE DETAILS

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 R.A. Smith, Inc.
 DATE: 07/25/2024
 SCALE: N.T.S.
 JOB NO. 3220213
 PROJECT MANAGER:
 RYAN J. LANCOUR, P.E.
 DESIGNED BY: CRR
 CHECKED BY: JJJ

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SHEET NUMBER
 C505

NISSAN WAUKESHA, WI, USA
 DRAWN: J.A.
 CHECKED: N.A.
 DATE: _____
 PROJECT # _____
 DESCRIPTION _____

Nyloplast®
 770-882-2443 | WWW.NYLOPLAST-US.COM
 4640 TRUBMAN BLVD
 HELLARD, OH 43026
 1-800-233-7473

ADSE
 4640 TRUBMAN BLVD
 HELLARD, OH 43026
 1-800-233-7473

SHEET 10 OF 11

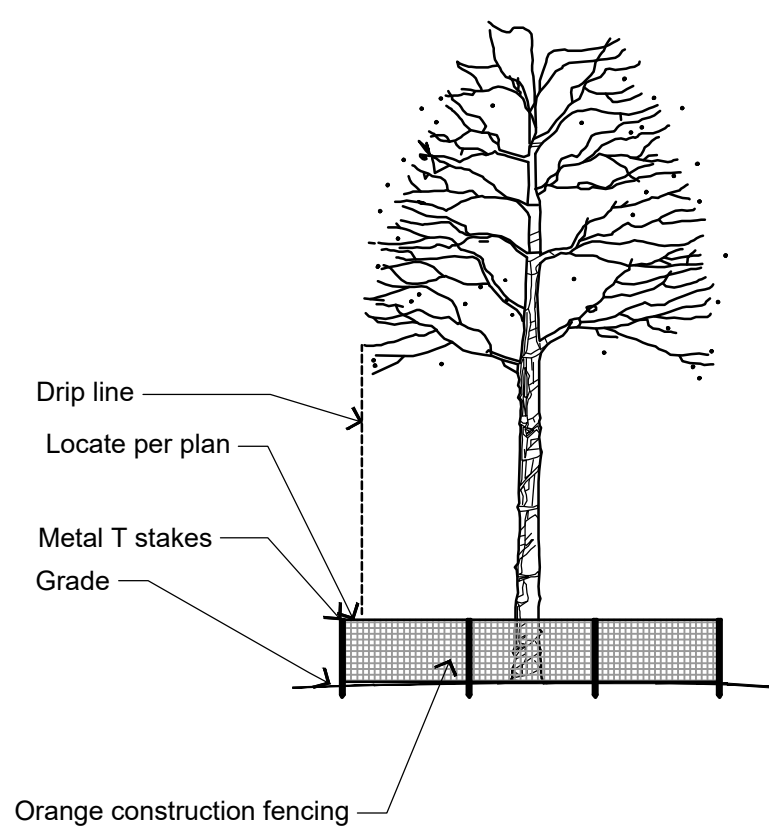
raSmith
 CREATIVITY BEYOND ENGINEERING

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

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
 Cedarburg, WI | Naperville, IL | Irvine, CA

PLANT SCHEDULE NORTH

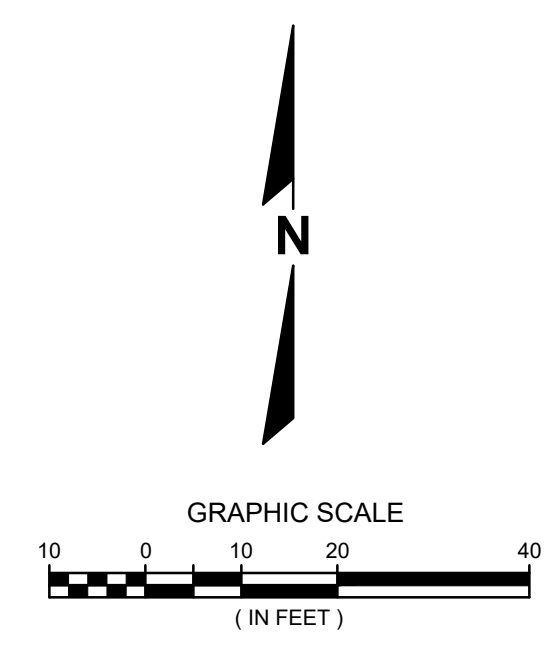
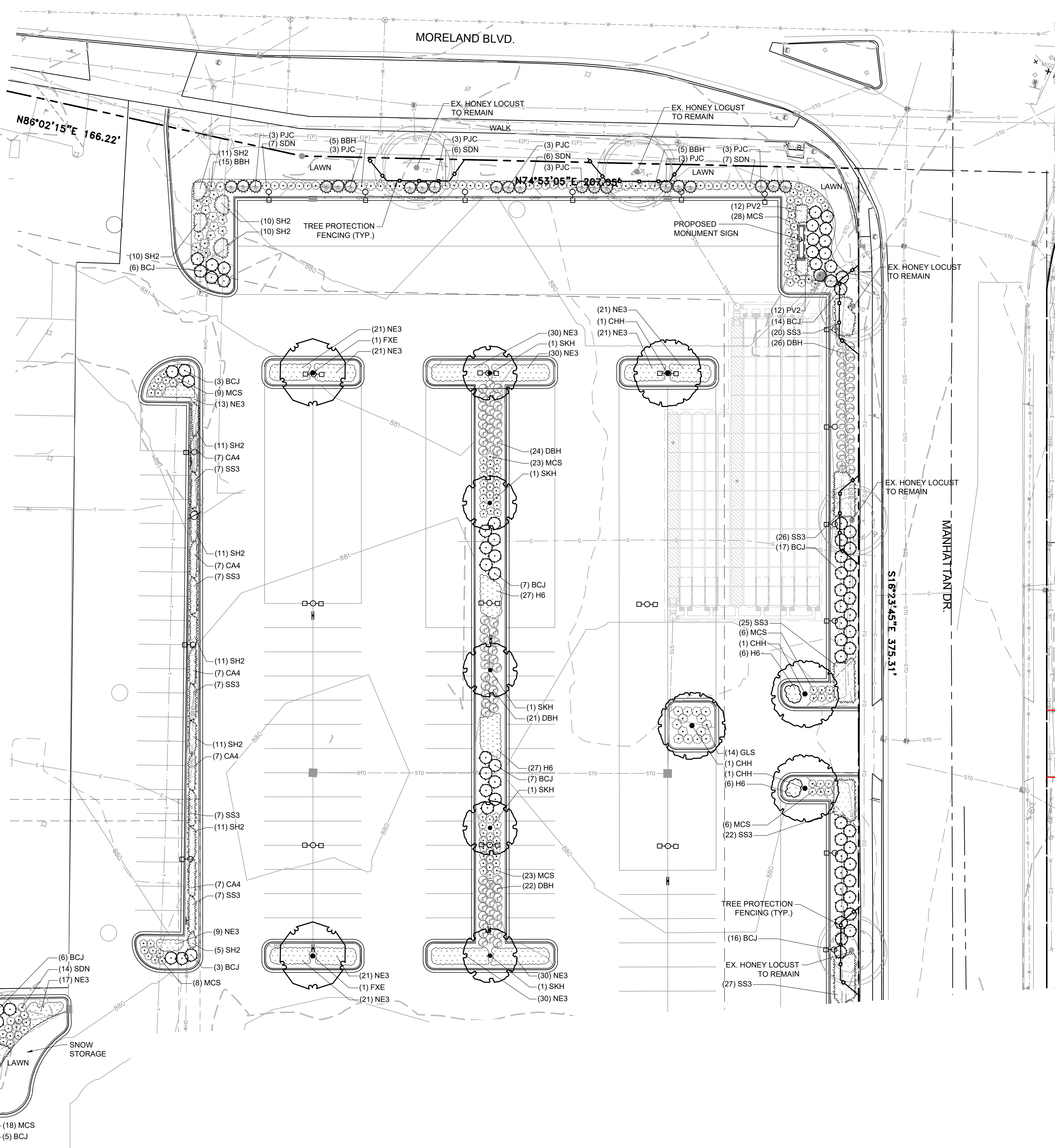
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES						
CHH	4	Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	2" CAL	B&B	Full, matching heads
SKH	5	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2" CAL	B&B	Full, matching heads
FXE	2	Frontier Elm	Ulmus x 'Frontier'	2 1/2" CAL	B&B	Full and evenly branched
DECIDUOUS SHRUBS						
SDN	50	Nikko Stender Deutzia	Deutzia gracilis 'Nikko'	15' HT	CONT.	Spacing as shown
DBH	93	Dwarf Bush Honeysuckle	Diervilla ionicera	15' HT	CONT.	Spacing as shown
BBH	25	BoBo Hydrangea	Hydrangea paniculata 'LVOBO'	24' HT	CONT.	Spacing as shown
GLS	14	Go-Low Fragrant Sumac	Rhus aromatica 'Go-Low'	15' HT	CONT.	Spacing as shown
MCS	121	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	15' HT	CONT.	Spacing as shown
EVERGREEN SHRUBS						
PJC	21	Kaliya Compact Pflizer Juniper	Juniperus chinensis 'Kaliyas Compact'	18"SPD	CONT.	
BCJ	89	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	18"SPD	CONT.	
ORNAMENTAL GRASSES						
CA4	35	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	24" Spacing
PV2	24	Cheyenne Sky Switch Grass	Panicum virgatum 'Cheyenne Sky'	1 GAL	POT	18" Spacing
PV3	39	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	1 GAL	POT	30" Spacing
SS3	155	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	POT	24" Spacing
SH2	101	Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	1 GAL	POT	18" Spacing
PERENNIALS						
H6	82	Little Business Daylily	Hemerocallis x 'Little Business'	1 GAL	POT	24" Spacing
NE3	297	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	4 1/2"	POT	24" Spacing



- Notes**
1. Install 4' high orange vinyl snow / construction fencing or similar fencing as shown on this plan.
 2. Erect fence with 5' metal t-stakes at least every 10'.
 3. The fencing shall be in place before construction activity begins and remain until all exterior work has been completed.
 4. No construction activity shall take place nor shall any equipment be stored inside of the fencing.

1 TREE PROTECTION FENCING DETAIL

NOT TO SCALE ras-2022-3220213-10



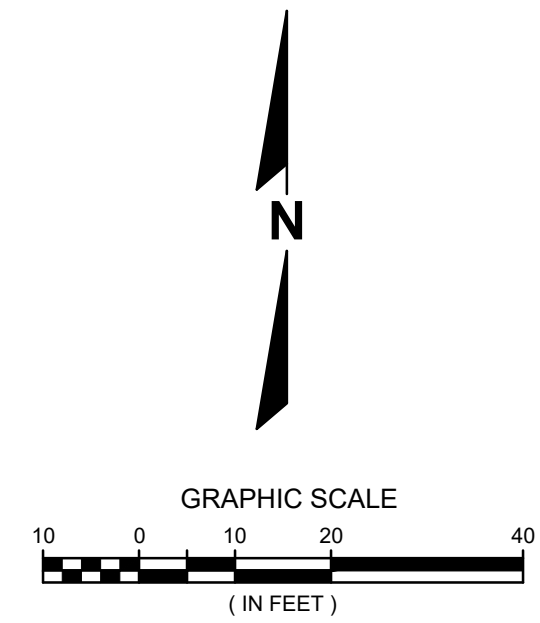
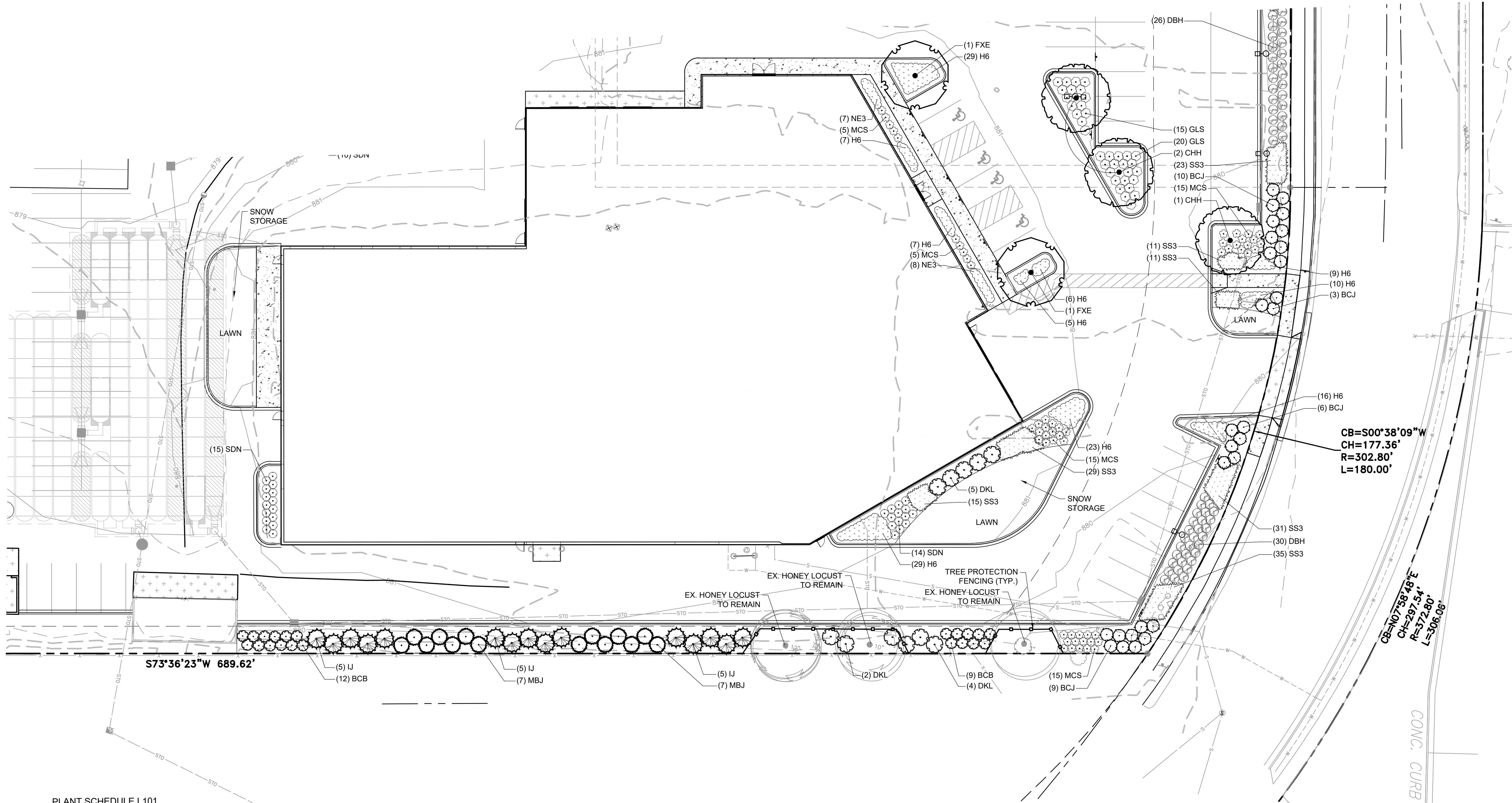
DESCRIPTION	
DATE	
<p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p>raSmith CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA</p>	
<p>NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN</p> <p>LANDSCAPE PLAN - NORTH</p>	
<p>© COPYRIGHT 2024 R.A. Smith, Inc. DATE: 07/25/2024 SCALE: 1" = 20' JOB NO. 3220213 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: ERM CHECKED BY: REW</p>	
<p>SHEET NUMBER L100</p>	



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PLANT SCHEDULE L101

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES						
CHH	3	Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	2" CAL	B&B	Full, matching heads
FXE	2	Frontier Elm	Ulmus x 'Frontier'	2 1/2" CAL	B&B	Full and evenly branched
EVERGREEN TREES						
IJ	15	Iowa Juniper	Juniperus chinensis 'Iowa'	6' HT	B&B	Spacing as shown
MBJ	14	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	6' HT	B&B	Semi-sheared, fully branched to ground
DECIDUOUS SHRUBS						
BCB	21	Glossy Black Chokeberry	Aronia melanocarpa var. elata	24" HT	CONT.	Spacing as shown
SDN	29	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	15" HT	CONT.	Spacing as shown
DBH	56	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	Spacing as shown
GLS	35	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	Spacing as shown
MCS	55	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	15" HT	CONT.	Spacing as shown
DKL	11	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	24" HT	CONT.	Spacing as shown
EVERGREEN SHRUBS						
BCJ	28	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	18" SPD	CONT.	
ORNAMENTAL GRASSES						
SS3	155	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	POT	24" Spacing
PERENNIALS						
H6	141	Little Business Daylily	Hemerocallis x 'Little Business'	1 GAL	POT	24" Spacing
NE3	15	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	4 1/2"	POT	24" Spacing



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DESCRIPTION

DATE

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

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CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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NISSAN WAUKESHA
CITY OF WAUKESHA, WISCONSIN

LANDSCAPING PLAN - SOUTH

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R.A. Smith, Inc.

DATE: 07/25/2024

SCALE: 1" = 20'

JOB NO. 3220213

PROJECT MANAGER:

RYAN J. LANCOUR, P.E.

DESIGNED BY: ERM

CHECKED BY: REW

SHEET NUMBER

L101