

CONSTRUCTION PLANS FOR RUSS DARROW KIA WAUKESHA CITY OF WAUKESHA, WISCONSIN

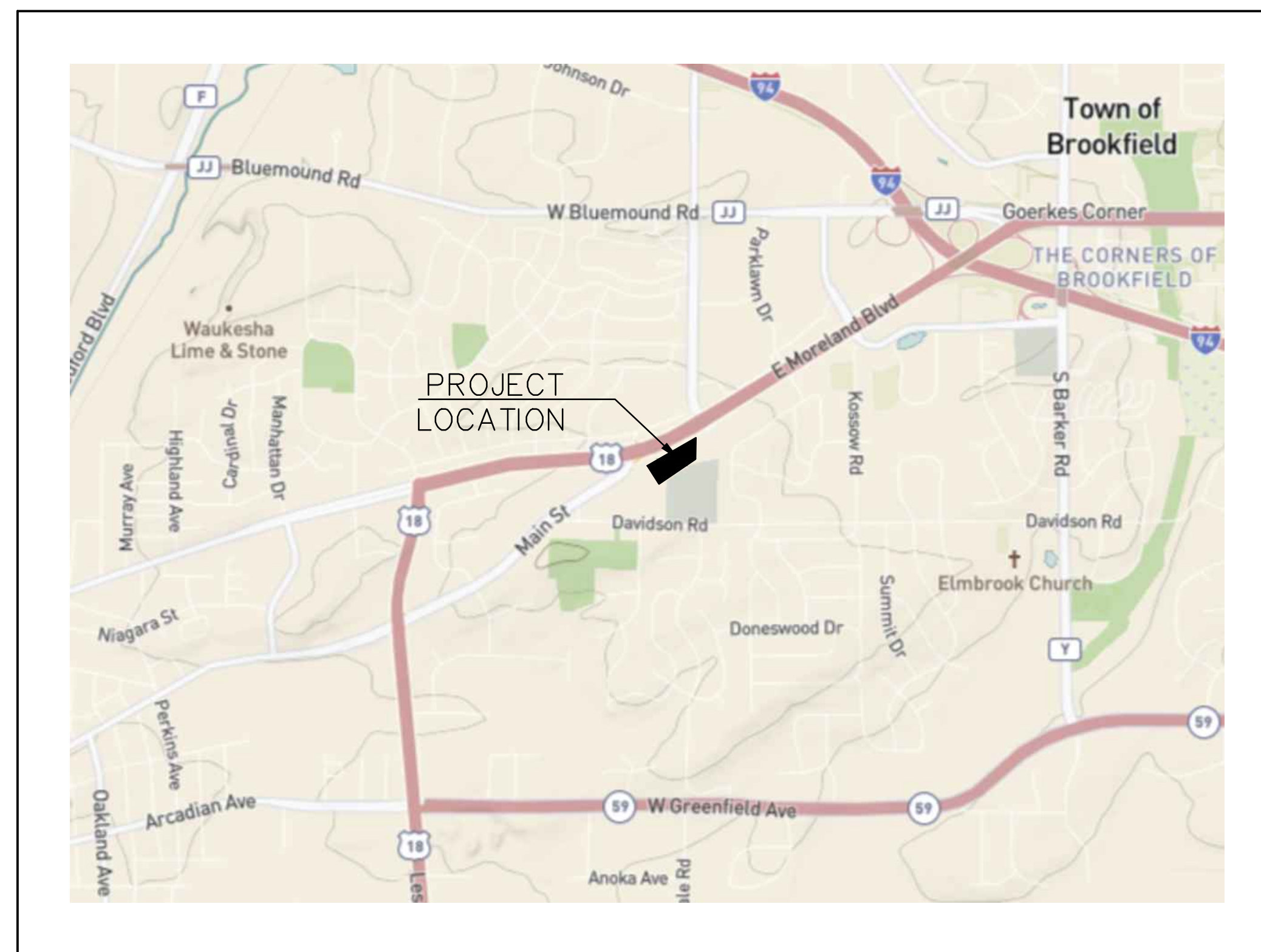
LEGEND (PROPOSED FEATURES)

- 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
- PROPOSED 18" RE-JECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED ACCESSIBLE PAVEMENT MARKING
- VAN ACCESSIBLE STALL
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
- PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
- PROPOSED 1-FOOT GRADE CONTOUR
- PROPOSED 5-FOOT GRADE CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- PROPOSED FINISHED SURFACE GRADE ADJACENT TO TOP OF WALL
- PROPOSED FINISHED SURFACE GRADE ADJACENT TO BASE OF WALL
- PROPOSED EROSION CONTROL BALE
- PROPOSED TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET / CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

LEGEND

- () 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
- 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
- WATERMAIN
- 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

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
1 OF 1	PLAT OF SURVEY
C100	EROSION CONTROL PLAN
C200	DEMOLITION PLAN
C300	OVERALL SITE & LANDSCAPE PLAN
C301	DETAILED SITE & LANDSCAPE PLAN
C400	GRADING PLAN
C500	SPECIFICATIONS

RUSS DARROW KIA WAUKESHA
WAUKESHA, WISCONSIN
COVER SHEET

ENGINEER AND LANDSCAPE ARCHITECT:

raSmith

CREATIVITY BEYOND ENGINEERING

RYAN J. LANCOUR, P.E. PROJECT MANAGER

PH: (262) 317-3259

PROPERTY OWNER:

RUSS DARROW

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

DEVELOPER:

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

BENCHMARK 1:

SW BOLT ON HYDRANT.
HYDRANT IS NW OF SITE.
ELEVATION = 953.41'
VERTICAL DATUM: NAVD 88

BENCHMARK 2:

TOP OF CONC BASE LP. LP IS
NE OF SITE
ELEVATION = 959.99'
VERTICAL DATUM: NAVD 88

SEWRPC BENCHMARK 1:

CONC. MON. W/ BRASS CAP
SW CORNER OF NW 1/4 SEC.
31-7-20
ELEVATION = 954.57'
N: 378,688.03 USFT
E: 2,453,501.89 USFT

SEWRPC BENCHMARK 2:

CONC. MON. W/ CAP
NW CORNER OF NW 1/4 SEC.
31-7-20
ELEVATION = 901.20'
N: 381,331.06 USFT
E: 2,453,478.14 USFT



Know what's below.
Call before you dig.

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ADDRESS:

2141 E. MORELAND BLVD
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.

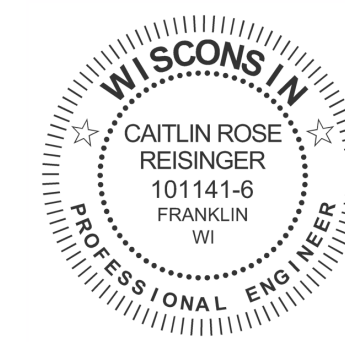
PLAN DATE: 7/25/2024

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

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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R.A. Smith, Inc.

DATE: 7/25/2024

SCALE: NTS

JOB NO. 3200102.01

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

DESIGNED BY: CRR

CHECKED BY: RJL

SHEET NUMBER

C000

PLAT OF SURVEY W/ TOPOGRAPHIC DATA

KNOWN AS: 2141 E. MORELAND BOULEVARD, WAUKESHA, WISCONSIN

LOT 1 OF CERTIFIED SURVEY MAP NO. 12184, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR: PROFESSIONAL CONSULTANTS, INC.
SURVEY NO: 16905-KAC

KNOWN AS: 2145 E MORELAND BLVD, WAUKESHA, WI

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5767, PART OF LOTS 1 AND 2 IN HULBERT HILLS SUBDIVISION, AND LANDS IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

METES & BOUNDS DESCRIPTION:
Parcel 1 of Certified Survey Map No. 5767, part of Lot 1 and Lot 2 of Hulbert Hills Subdivision, and unplatted lands in the Northwest 1/4 of Section 31, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

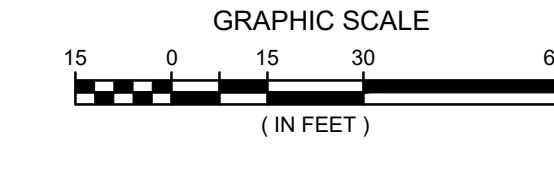
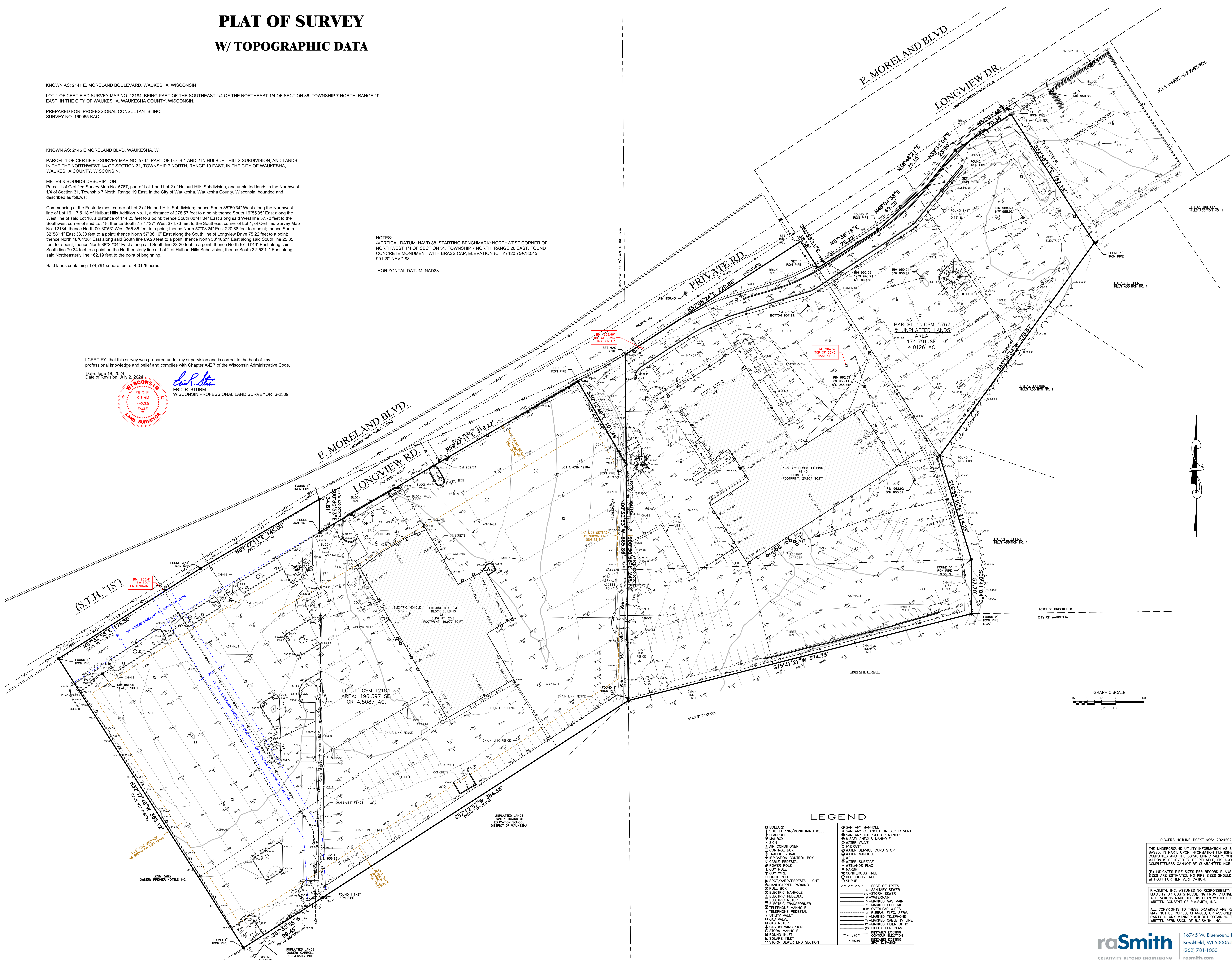
Commencing at the Easterly most corner of Lot 2 of Hulbert Hills Subdivision; thence South 35°59'34" West along the Northwest line of Lot 16, 17 & 18 of Hulbert Hills Addition No. 1, a distance of 278.57 feet to a point; thence South 16°55'35" East along the West line of said Lot 18, a distance of 114.23 feet to a point; thence South 00°41'19" East along said West line 57.70 feet to the Southwest corner of said Lot 18; thence South 75°47'27" West 374.73 feet to the Southeast corner of Lot 1, of Certified Survey Map No. 12184; thence North 00°30'53" West 365.86 feet to a point; thence North 57°08'24" East 220.88 feet to a point; thence South 32°58'11" East 33.38 feet to a point; thence North 57°38'10" East along the South line of Longview Drive 75.22 feet to a point; thence North 48°04'38" East along said South line 69.20 feet to a point; thence North 38°46'21" East along said South line 25.35 feet to a point; thence North 38°32'04" East along said South line 23.20 feet to a point; thence North 57°01'49" East along said South line 70.34 feet to a point on the Northeastly line of Lot 2 of Hulbert Hills Subdivision; thence South 32°58'11" East along said Northeastly line 162.19 feet to the point of beginning.

Said lands containing 174,791 square feet or 4.0126 acres.

NOTES:
-VERTICAL DATUM: NAVD 88, STARTING BENCHMARK: NORTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, FOUND CONCRETE MONUMENT WITH BRASS CAP, ELEVATION (CITY) 120.75+780.45= 901.20' NAVD 88
-HORIZONTAL DATUM: NAD83

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 A-E 7 of the Wisconsin Administrative Code.

Date: June 18, 2024
Date of Revision: July 2, 2024
Eric R. Sturm
ERIC R. STURM
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2309



LEGEND

○ BOLLARD	○ SANITARY MANHOLE
⊕ SOIL BORING/MONITORING WELL	○ SANITARY CLEANOUT OR SEPTIC VENT
⊖ FLAGPOLE	○ SANITARY INTERCEPTOR MANHOLE
⊞ MAILBOX	○ MISCELLANEOUS MANHOLE
⊟ SIGN	○ WATER VALVE
⊠ AIR CONDITIONER	○ WATER SERVICE CURB STOP
⊡ CONTROL BOX	⊕ WELL
⊢ TRAFFIC SIGNAL	⊖ WATER SURFACE
⊣ IRRIGATION CONTROL BOX	⊗ WETLANDS FLAG
⊤ CABLE PEDESTAL	⊘ MARSH
⊥ POWER POLE	⊙ CONDENSING TREE
⊦ GUY WIRE	○ DECIDUOUS TREE
⊧ LIGHT POLE	○ SHRUB
⊨ SPOT/PANO/PEDestal LIGHT	⊖ EDGE OF TREES
⊩ HANDICAPPED PARKING	⊖ SANITARY SEWER
⊪ ELECTRIC MANHOLE	⊖ STORM SEWER
⊫ HELL BOX	⊖ WATER MAIN
⊬ ELECTRIC PEDESTAL	⊖ MARKED GAS MAIN
⊭ ELECTRIC METER	⊖ MARKED ELECTRIC
⊮ ELECTRIC TRANSFORMER	⊖ OVERHEAD WIRE
⊯ TELEPHONE MANHOLE	⊖ BURIED ELEC. SERV
⊰ TELEPHONE PEDESTAL	⊖ MARKED CABLE TV LINE
⊱ UTILITY VAULT	⊖ MARKED FIBER OPTIC
⊲ GAS VALVE	⊖ UTILITY PER PLAN
⊳ GAS METER	⊖ INDICATES EXISTING CONDUIT ELEVATION
⊴ GAS WARNING SIGN	⊖ INDICATES EXISTING SPOT ELEVATION
⊵ STORM MANHOLE	
⊶ SOUND INLET	
⊷ SQUARE INLET	
⊸ STORM SEWER END SECTION	

DIGGERS HOTLINE TICKET NOS: 2024022534 & 5345

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.

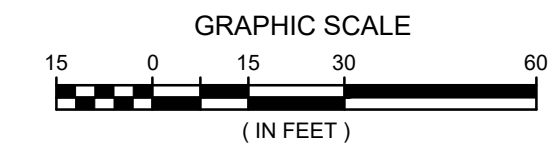
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(S.T.H. "18")

E. MORELAND BLVD.
(VARIABLE WIDTH PUBLIC R.O.W.)

LONGVIEW RD.
(30' PUBLIC R.O.W.)



EROSION CONTROL LEGEND

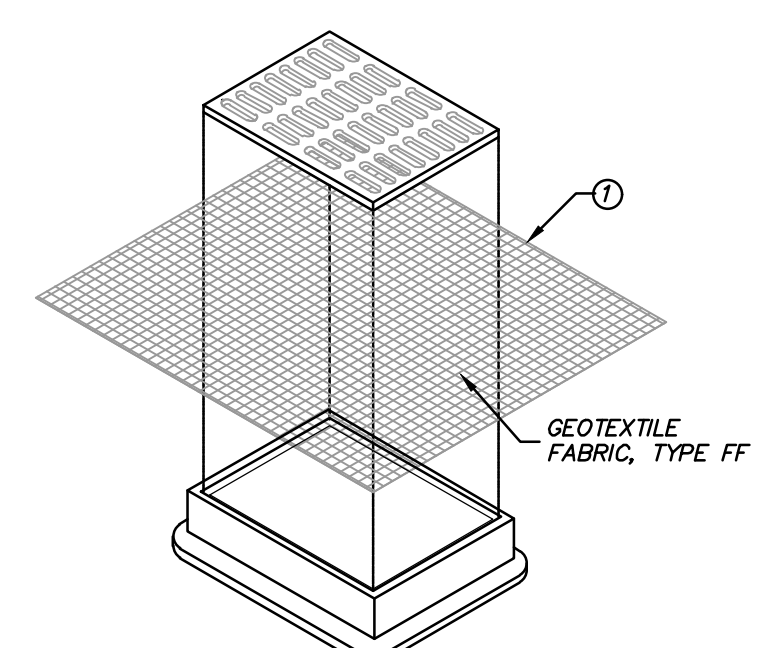
- PROPOSED PROPERTY LINE
- LIMITS OF DISTURBANCE = 0.16 AC
ONSITE = 0.16 AC
OFFSITE = 0.00 AC
- ⊙ TEMPORARY INLET PROTECTION

START DATE: XX 2024
END DATE: XX 2025
RECEIVING WATERS: FOX RIVER

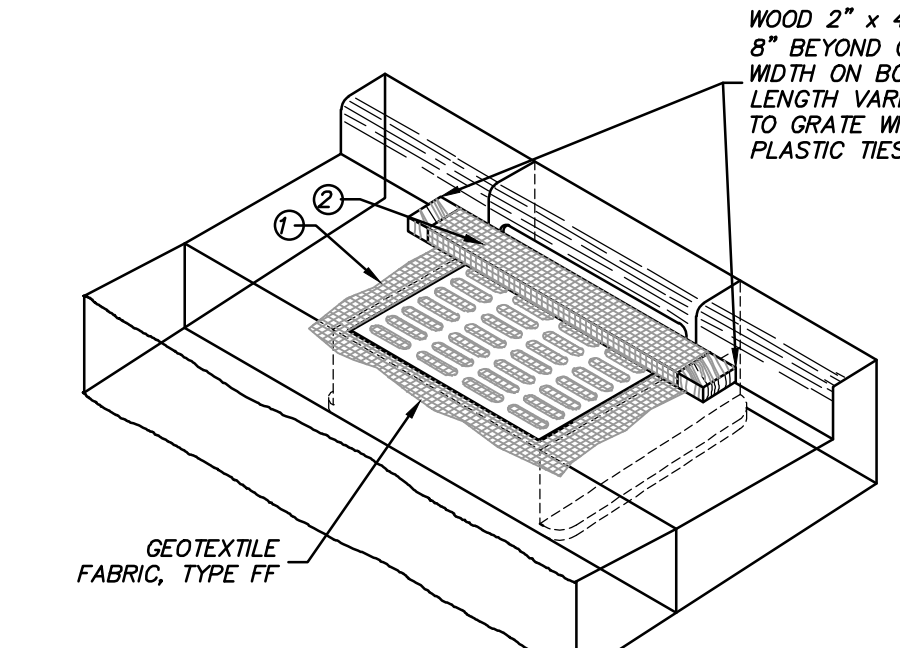
SEQUENCE OF CONSTRUCTION

ON SITE RUNOFF WILL BE CONTAINED WITHIN THE LIMITS OF THE PROJECT. ALL DEWATERING SHALL BE DONE IN ACCORDANCE TO WDNR AND LOCAL SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL FOR TRAFFIC ENTERING AND LEAVING THE SITE. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH STATE, COUNTY AND LOCAL REGULATIONS. SEQUENCE AND TIMING FOR INSTALLATION OF EROSION CONTROL MEASURES & SITE IMPROVEMENTS SHALL BE AS LISTED BELOW OR AS SITE CONDITIONS WARRANT DURING CONSTRUCTION. ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MOST EXTENT PRACTICABLE. (ALL CONSTRUCTION DATES ARE BEST ESTIMATES)

- TO OBTAIN CITY STORM WATER PERMIT AND PERFORM WEEKLY EROSION CONTROL INSPECTIONS AND SUBMIT INSPECTIONS TO CITY EROSION CONTROL INSPECTOR.
- INSTALL ROCK CONSTRUCTION ENTRANCES.
- INSTALL SILT FENCE AS SHOWN ON THE PLAN.
- INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
- STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs AS NOTED WHEN SITE WORK AND GRADING ALLOWS.
- CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
- TEMPORARILY SEED AND MULCH SITE.
- PREPARE PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
- APPLY SEED, FERTILIZER, AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE. (THROUGHOUT CONSTRUCTION)
- FLUSH STORM SEWER.
- AT END OF PROJECT, COORDINATE PERMIT TERMINATION WITH CITY EROSION INSPECTOR. ONCE THE PROJECT SITE IS 80% STABILIZED, ALL REMAINING TEMPORARY EROSION CONTROL BMPs SHALL BE REMOVED AND RESTORED AS NECESSARY.



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



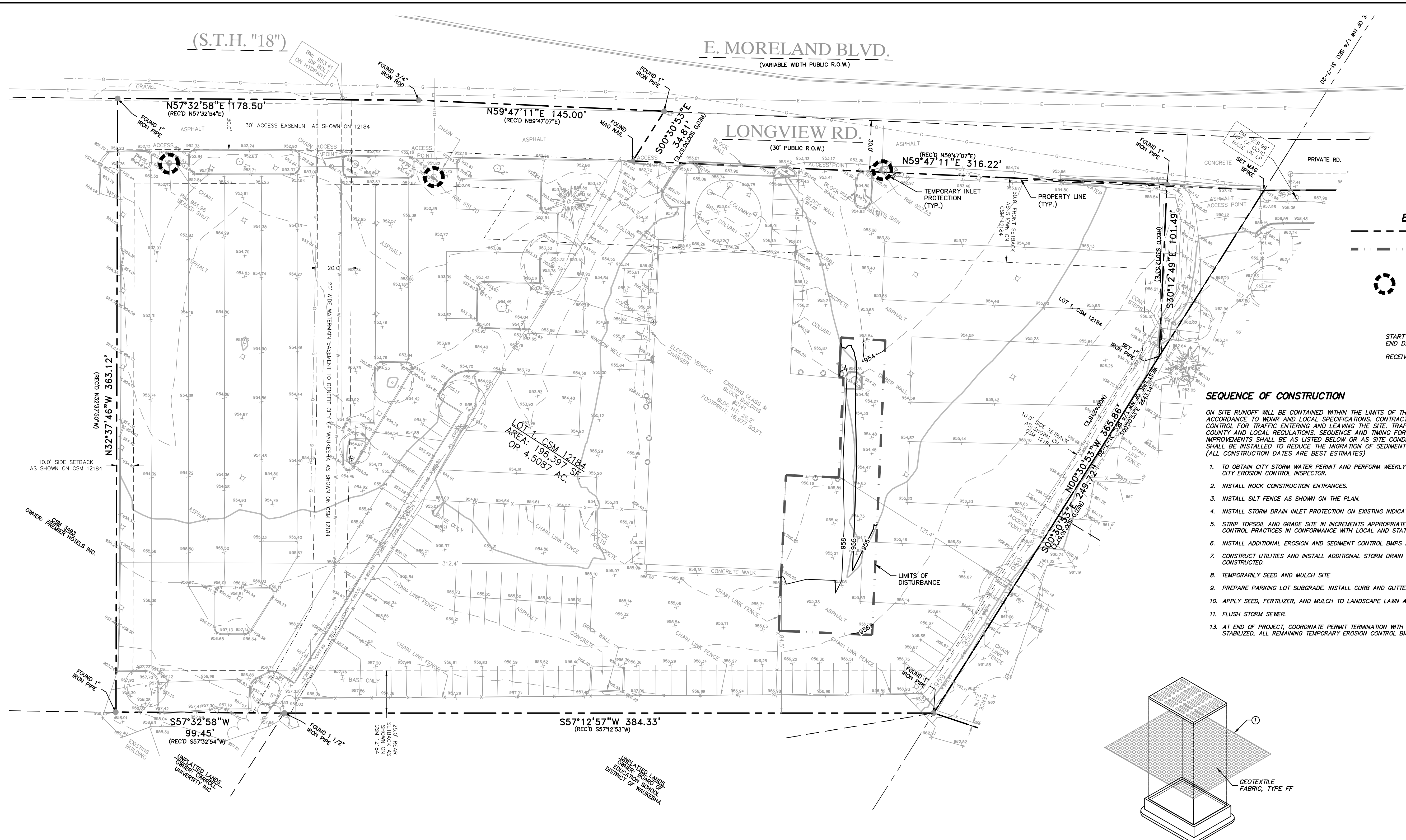
INLET PROTECTION TYPE C
(WITH CURB BOX)

WOOD 2" x 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES



Know what's below.
Call before you dig.

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- 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.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
- ④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 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 INSTALLATION OF CURB AND GUTTER, AND TYPES 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, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, 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), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

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:
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.

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

MAINTENANCE:

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

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.

FOR TYPE A, B OR C INLET PROTECTION, 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.

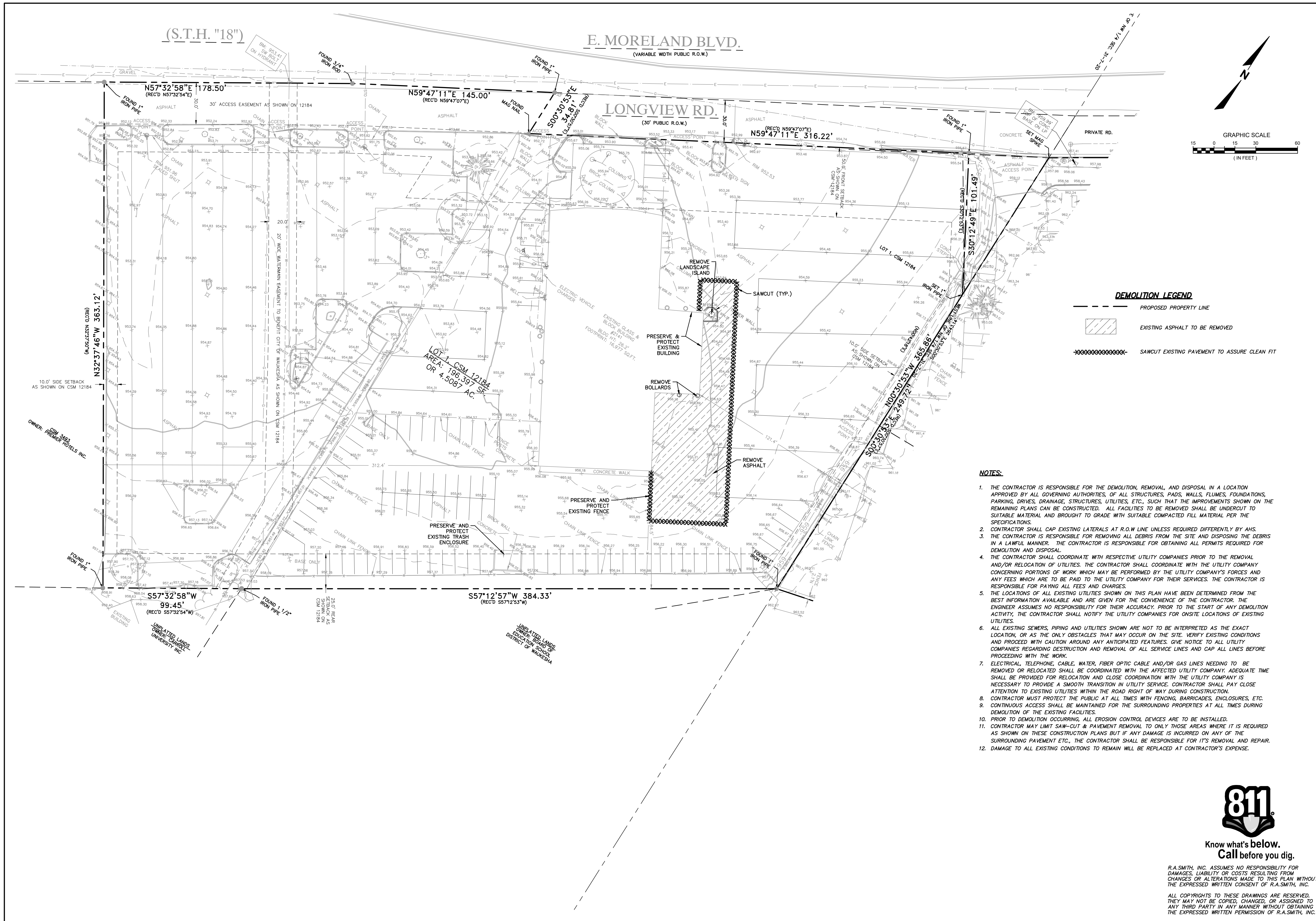
FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

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 IMPEDS THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)

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 Naperville, IL Irvine, CA	
raSmith CREATIVITY BEYOND ENGINEERING	
RUSS DARROW KIA WAUKESHA WAUKESHA, WISCONSIN	
EROSION CONTROL PLAN	
© COPYRIGHT 2024 R.A. Smith, Inc. DATE: 7/25/2024 SCALE: 1" = 30' JOB NO. 3200102.01 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CRR CHECKED BY: RJL	
SHEET NUMBER C100	

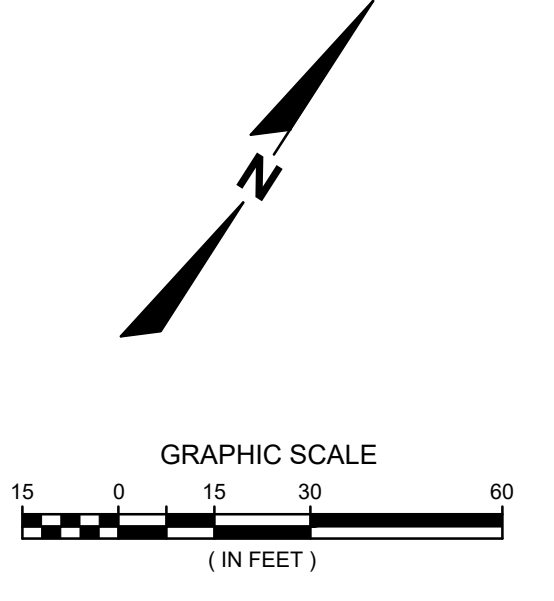


DESCRIPTION	DATE
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
RUSS DARROW KIA WUKESHA WUKESHA, WISCONSIN	DEMOLITION PLAN
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DATE: 7/25/2024	
SCALE: 1" = 30'	
JOB NO. 3200102.01	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: CRR	
CHECKED BY: RJL	
SHEET NUMBER	
C200	



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LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- SEAL COAT
- STANDARD-DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALKS
- BUILDING ADDITION

SITE DATA

TOTAL PROPERTY AREA	196,397 SF (4.51 AC)
EXISTING IMPERVIOUS AREA	177,571 SF (4.08 AC)
EXISTING PERVIOUS AREA	18,826 SF (0.43 AC)
TOTAL EXISTING GREEN SPACE	9.53%
PROPOSED IMPERVIOUS AREA	176,275 SF (4.05 AC)
PROPOSED PERVIOUS AREA	20,122 SF (0.46 AC)
TOTAL PROPOSED GREEN SPACE	10.23%
TOTAL INTERIOR GREEN SPACE	6.10%
TOTAL LIMITS OF DISTURBANCE	7,117 SF (0.16 AC)
OFFSITE DISTURBANCE	0 SF (0.00 AC)
ONSITE DISTURBANCE	7,117 SF (0.16 AC)

DATE	DESCRIPTION

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

**RUSS DARROW KIA WUKESHA
WUKESHA, WISCONSIN
OVERALL SITE & LANDSCAPE PLAN**



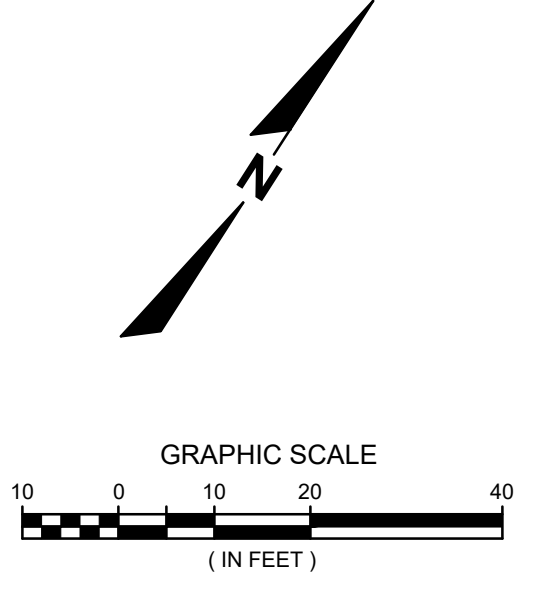
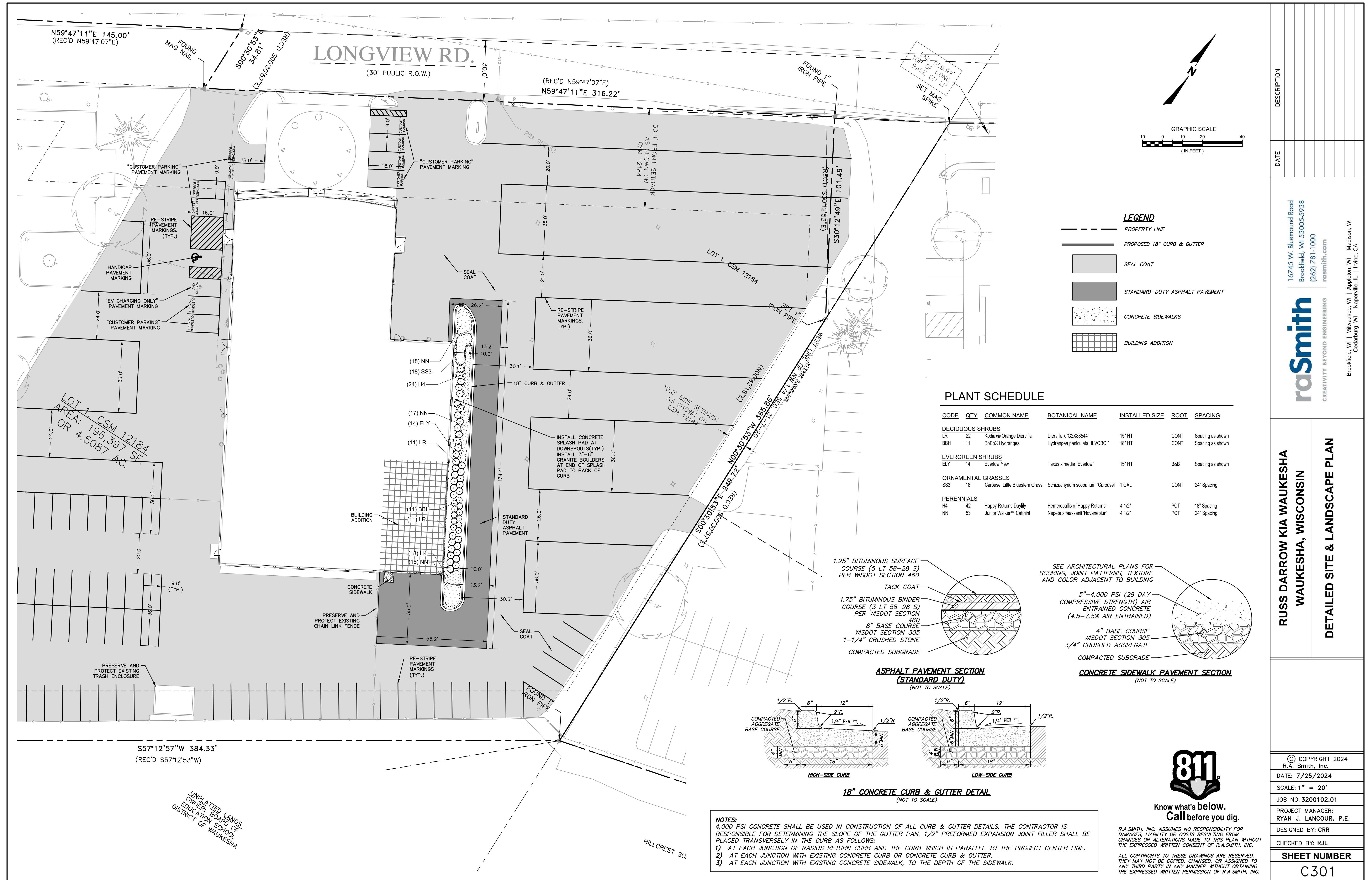
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DATE: 7/25/2024
SCALE: 1" = 30'
JOB NO. 3200102.01
PROJECT MANAGER: RYAN J. LANCAUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL
SHEET NUMBER
C300

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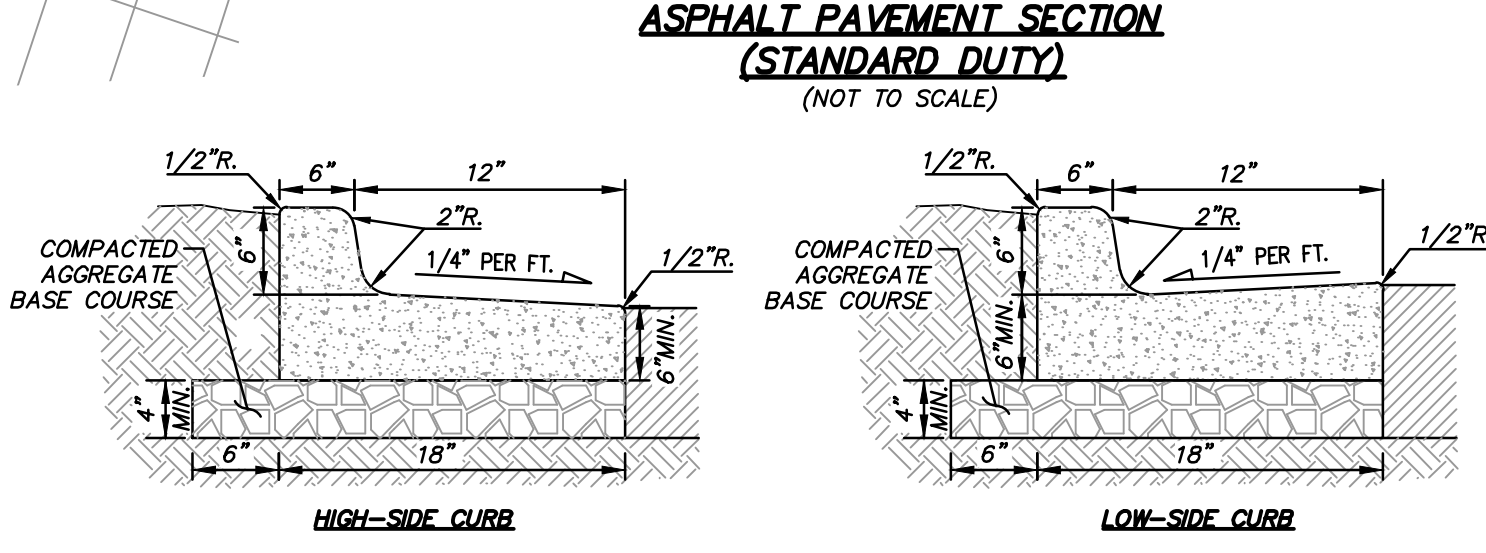
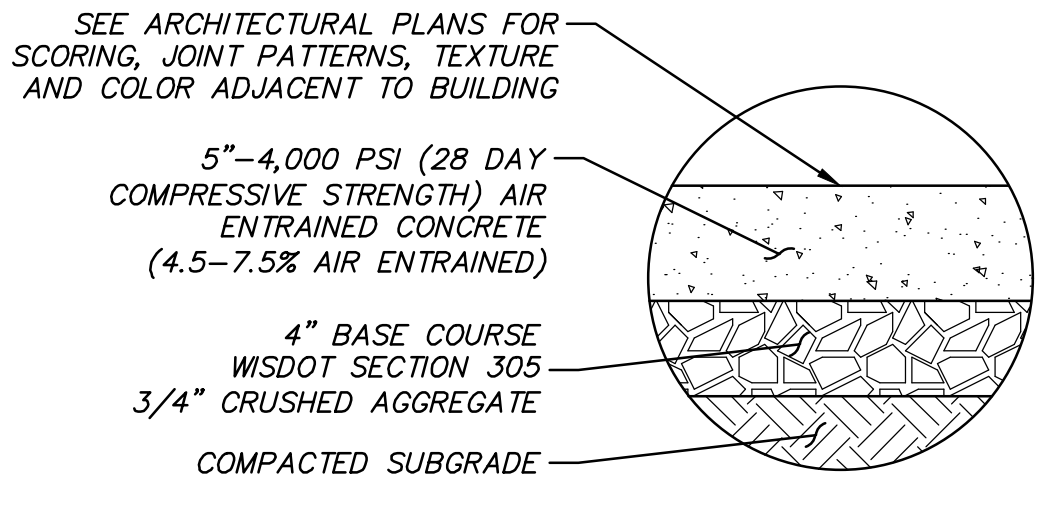
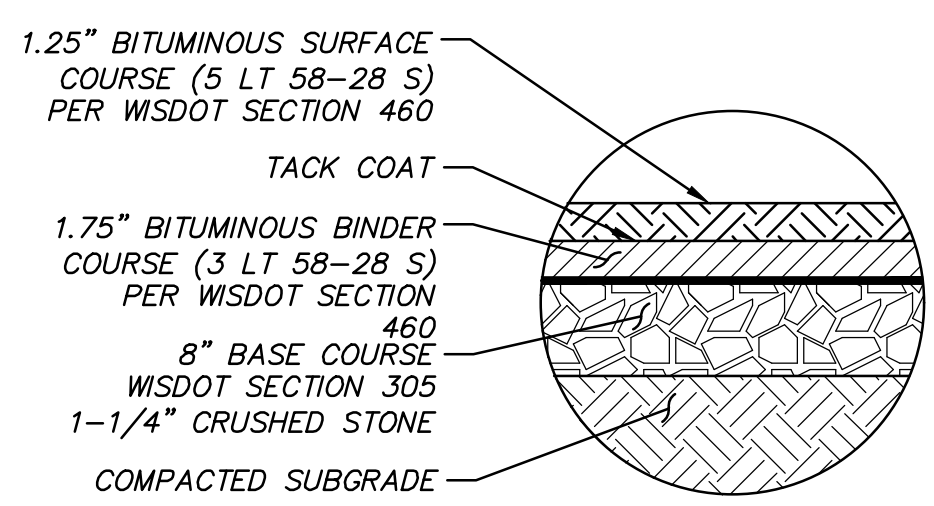


LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- SEAL COAT
- STANDARD-DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALKS
- BUILDING ADDITION

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
DECIDUOUS SHRUBS						
LR	22	Kodak® Orange Diervilla	Diervilla x 'G2X8854'	15" HT	CONT	Spacing as shown
BBH	11	BoBo® Hydrangea	Hydrangea paniculata 'ILVOBO'	18" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
ELY	14	Everlow Yew	Taxus x media 'Everlow'	15" HT	B&B	Spacing as shown
ORNAMENTAL GRASSES						
SS3	18	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing
PERENNIALS						
H4	42	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
NN	53	Junior Walker™ Catmint	Nepeta x faassenii 'Novanepjun'	4 1/2"	POT	24" Spacing



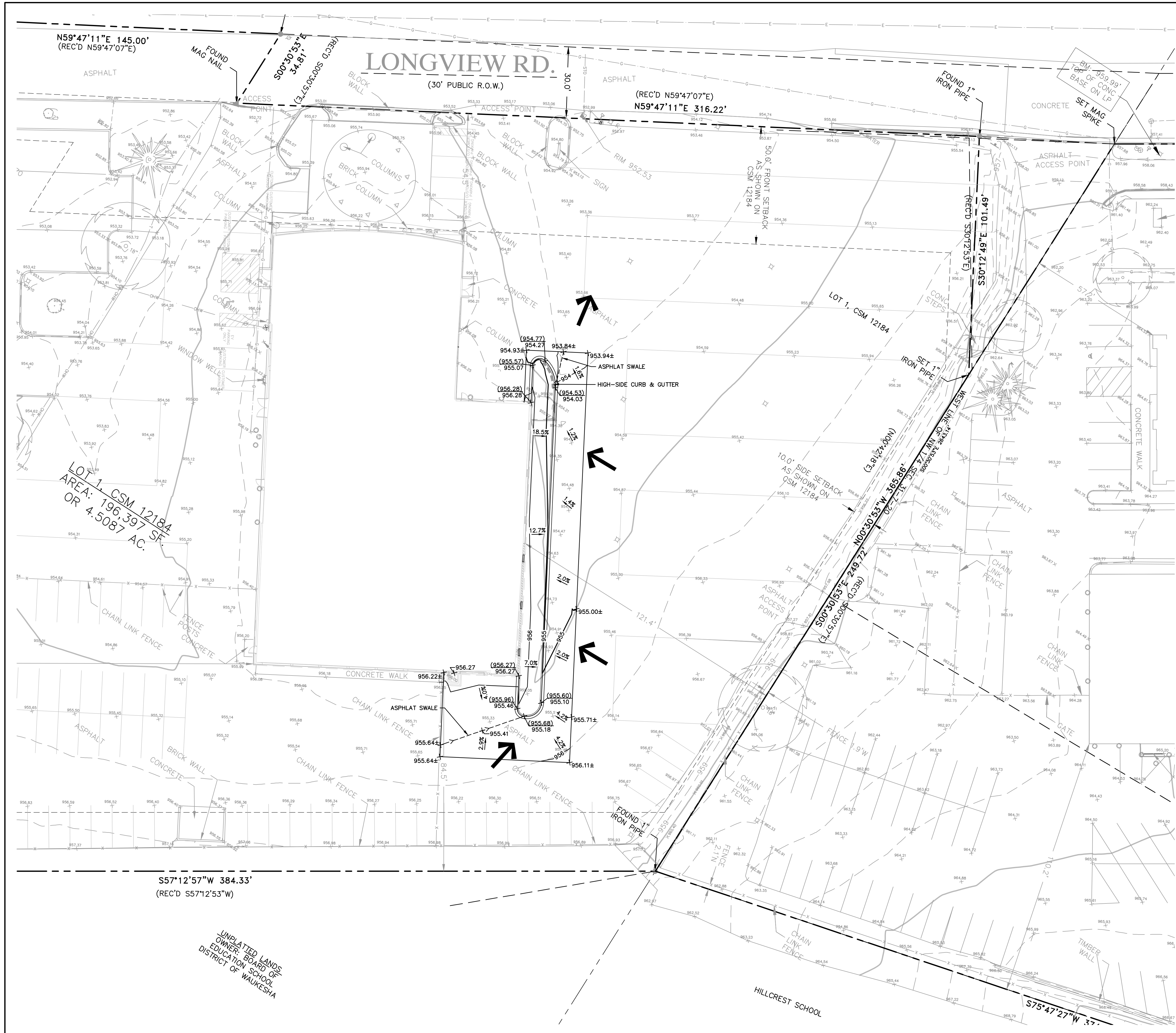
NOTES:
 4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF ALL CURB & GUTTER DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
 1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
 2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR WHICH IS CURB & GUTTER.
 3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.



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<p>DESCRIPTION</p> <p>DATE</p> <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>RUSS DARROW KIA WAUKESHA WAUKESHA, WISCONSIN</p> <p>DETAILED SITE & LANDSCAPE PLAN</p> <p>© COPYRIGHT 2024 R.A. Smith, Inc. DATE: 7/25/2024 SCALE: 1" = 20' JOB NO. 3200102.01 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CRR CHECKED BY: RJL</p> <p>SHEET NUMBER C301</p>
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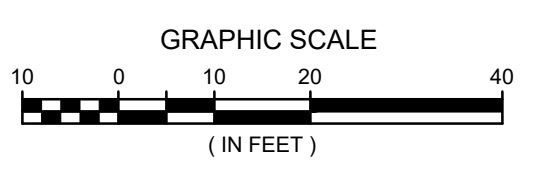


LEGEND

- PROPERTY LINE
- PROPOSED 18" HIGH-SIDE CURB & GUTTER
- PROPOSED 1-FOOT GRADE CONTOUR
- PROPOSED 5-FOOT GRADE CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- EXISTING CONTOUR ELEVATION
- EXISTING SPOT ELEVATION
- OVERLAND FLOW ROUTE

GRADING NOTES:

1. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
4. 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.
5. 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.
6. 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.
7. 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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Cedarburg, WI | Naperville, IL | Irvine, CA

**RUSS DARROW KIA WUKESHA
WUKESHA, WISCONSIN**

GRADING PLAN

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DATE: 7/25/2024
SCALE: 1" = 20'
JOB NO. 3200102.01
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL
SHEET NUMBER
C400

UNPLATTED LANDS
OWNER: BOARD OF
EDUCATION SCHOOL
DISTRICT OF WAUKESHA

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