KEY

TREES TO REMAIN - PRESERVE AND PROTECT DURING CONSTRUCTION

TREES TO BE REMOVED

SITE DATA

PROPOSED IMPERVIOUS AREA	213,024 SF (4.89 AC)
PROPOSED PERVIOUS AREA	21,147 SF (0.49 AC)
TOTAL GREEN SPACE	9.03%
TOTAL PROPERTY AREA	234,171 SF (5.38 AC)

PLANT SCHEDULE NORTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	9	Autumn Fantasy Maple	Acer freemanii `Autumn Fantasy`	2" CAL	B&B	Full, matching heads
CHH	3	Chicagoland Hackberry	Celtis occidentalis `Chicagoland`	2" CAL	B&B	Full, matching heads
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2" CAL	B&B	Full, matching heads
FXE	1	Frontier Elm	Ulmus x `Frontier`	2 1/2" CAL	B&B	Full and evenly branched
ORNAMENTAL TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
JTL	7	Ivory Silk Japanese Tree Lilac	Syringa reticulata `Ivory Silk`	2" CAL	B&B	Full, matching heads
DECIDUOUS SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
SDN	38	Nikko Slender Deutzia	Deutzia gracilis `Nikko`	15" HT	CONT.	
DBH	22	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
DBC	21	Cool Splash False Honeysuckle	Diervilla sessilifolia `Cool Splash`	15" HT	CONT.	
LDN	10	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
GLS	69	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	15" HT	CONT.	
MCS	68	Magic Carpet Spirea	Spiraea japonica `Magic Carpet`	15" HT	CONT.	
LPS	20	Little Princess Spirea	Spiraea x japonica `Little Princess`	15" HT	CONT.	
DKL	15	Dwarf Korean Lilac	Syringa meyeri `Palibin`	24" HT	CONT.	
EVERGREEN SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PJC	52	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`	18"SPD	CONT.	
BCJ	42	Blue Chip Juniper	Juniperus horizontalis `Blue Chip`	18"SPD	CONT.	
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PV2	90	Cheyenne Sky Switch Grass	Panicum virgatum `Cheyenne Sky`	1 GAL	POT	18" Spacing
SH2	117	Tara Prairie Dropseed	Sporobolus heterolepis `Tara`	1 GAL	POT	18" Spacing
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
EC5	54	Kim`s Knee High Purple Coneflower	Echinacea purpurea `Kim`s Knee High` TM	1 GAL	POT	18" Spacing
H6	104	Little Business Daylily	Hemerocallis x `Little Business`	1 GAL	POT	24" Spacing

NORTH

0 10 20 40

GRAPHIC SCALE

Know what's **below.** **Call** before you dig.

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DATE	DESCRIPTION

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

WAUKESHA HYUNDAI
CITY OF WAUKESHA, WISCONSIN

LANDSCAPE PLAN NORTH

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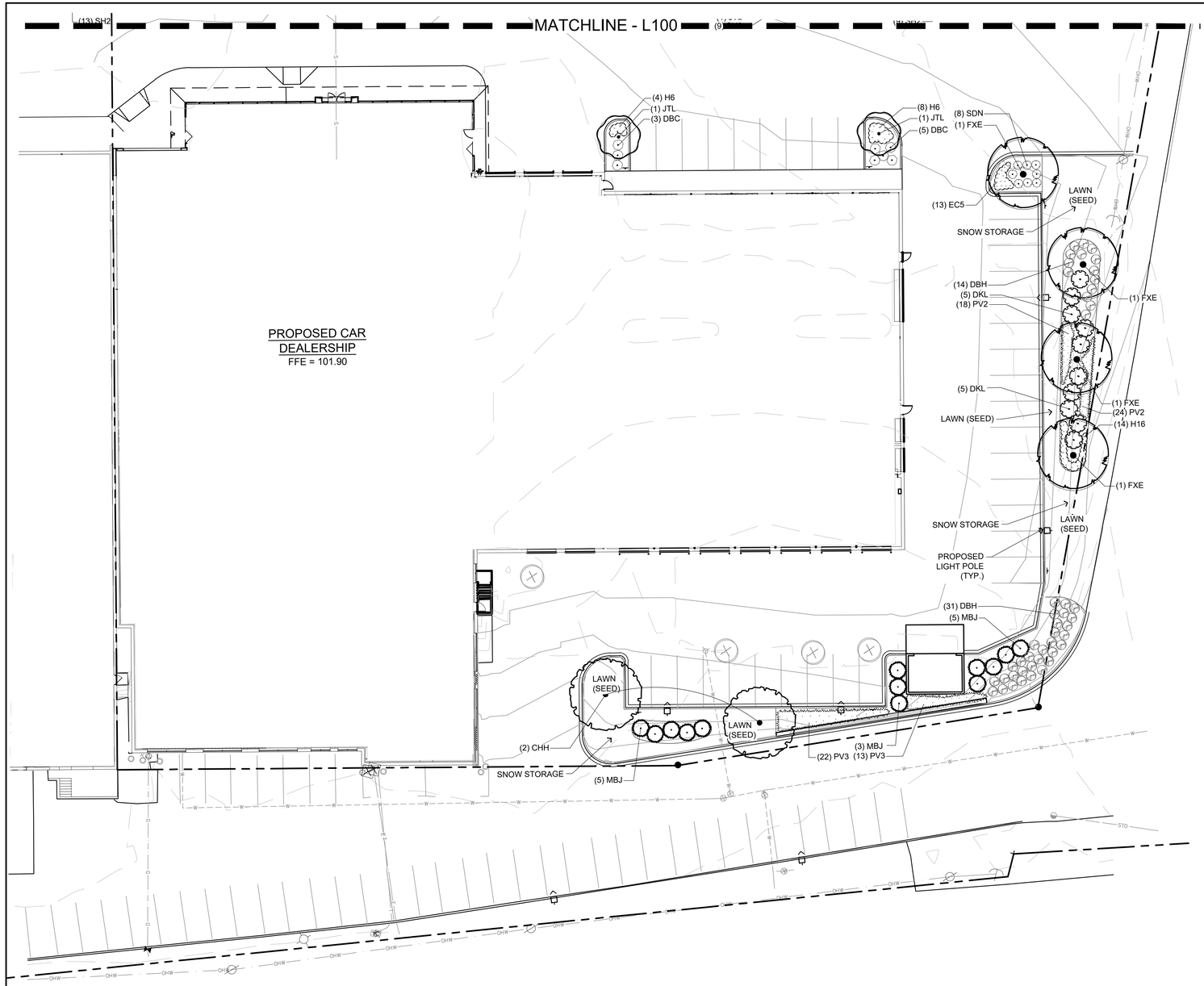
R.A. Smith, Inc.

DATE: 02/18/2022
SCALE: 1" = 20'
JOB NO. 3210204
PROJECT MANAGER: RYAN J. LANCOUR P.E.
DESIGNED BY: NJW
CHECKED BY: RJL

SHEET NUMBER
L100

P:\3210204\Dwg\Sheets\3210204-LSP01.dwg, L100 LANDSCAPE PLAN - NORTH, 3/10/2022 4:10:46 PM, cor



PLANT SCHEDULE SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CHH	2	Chicagoland Hackberry	Celtis occidentalis `Chicagoland`	2" CAL	B&B	Full, matching heads
FXE	4	Frontier Elm	Ulmus x `Frontier`	2 1/2" CAL	B&B	Full and evenly branched

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MBJ	13	Mountbatten Juniper	Juniperus chinensis `Mountbatten`	6` HT	B&B	Semi-sheared, fully branched to ground

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
JTL	2	Ivory Silk Japanese Tree Lilac	Syringa reticulata `Ivory Silk`	2" CAL	B&B	Full, matching heads

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SDN	8	Nikko Slender Deutzia	Deutzia gracilis `Nikko`	15" HT	CONT.	
DBH	45	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
DBC	8	Cool Splash False Honeysuckle	Diervilla sessilifolia `Cool Splash`	15" HT	CONT.	
DKL	10	Dwarf Korean Lilac	Syringa meyeri `Palibin`	24" HT	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PV2	42	Cheyenne Sky Switch Grass	Panicum virgatum `Cheyenne Sky`	1 GAL	POT	18" Spacing
PV3	35	Heavy Metal Switch Grass	Panicum virgatum `Heavy Metal`	1 GAL	POT	30" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	13	Kim`s Knee High Purple Coneflower	Echinacea purpurea `Kim`s Knee High` TM	1 GAL	POT	18" Spacing
H6	12	Little Business Daylily	Hemerocallis x `Little Business`	1 GAL	POT	24" Spacing
H16	14	Pardon Me Daylily	Hemerocallis x `Pardon Me`	1 GAL	POT	18" Spacing

KEY

TREES TO BE REMOVED

NORTH

0 10 20 40
GRAPHIC SCALE

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WAUKESHA HYUNDAI
CITY OF WAUKESHA, WISCONSIN

LANDSCAPE PLAN
SOUTH

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R.A. Smith, Inc.

DATE: **02/18/2022**
SCALE: **1" = 20'**
JOB NO. **3210204**
PROJECT MANAGER:
RYAN J. LANCOUR P.E.
DESIGNED BY: **NJW**
CHECKED BY: **RJL**

SHEET NUMBER
L101

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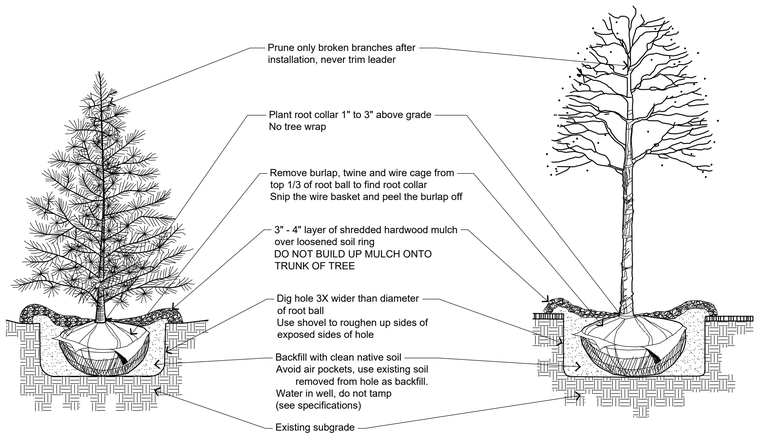
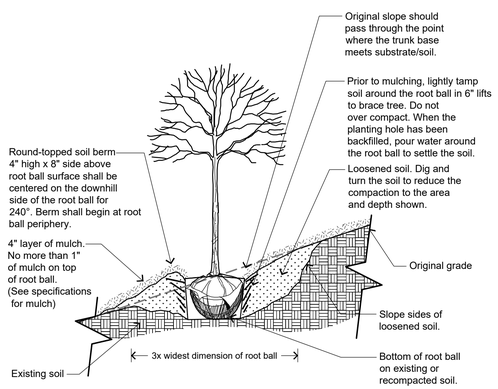


1 TREE PLANTING DETAIL

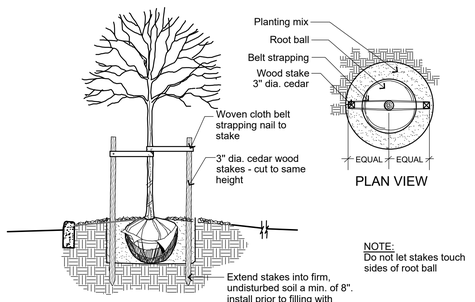
NOT TO SCALE



2 TREE PLANTING ON SLOPE DETAIL

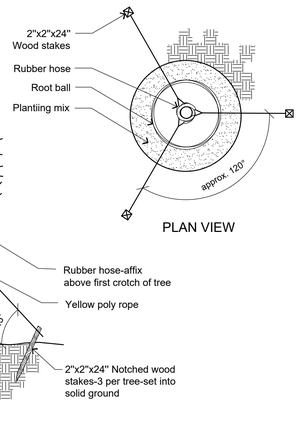
NOT TO SCALE

ras-2021-3210204-01



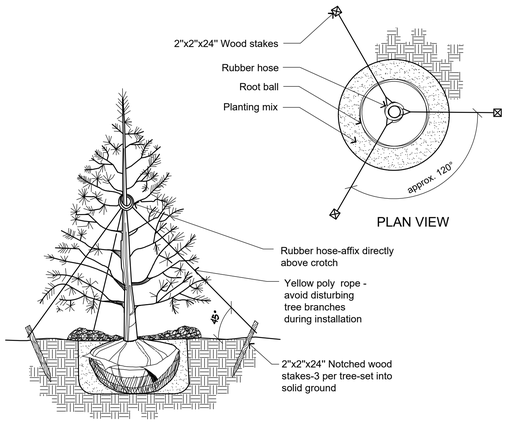
3 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS

NOT TO SCALE



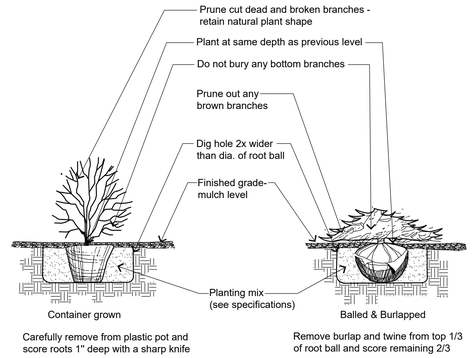
4 DECIDUOUS TREE STAKING DETAIL

NOT TO SCALE



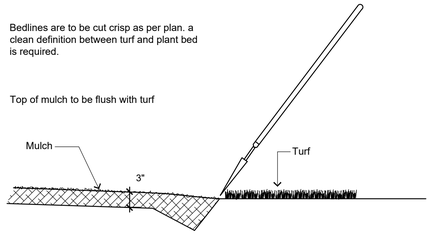
5 EVERGREEN STAKING DETAIL

NOT TO SCALE



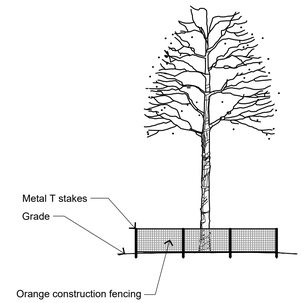
6 SHRUB PLANTING DETAIL

NOT TO SCALE



7 SHOVEL CUT PLANT BED EDGING DETAIL

NOT TO SCALE



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.

8 TREE PROTECTION FENCING DETAIL

NOT TO SCALE

ras-2021-3210204-08

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DIVISION 1 - GENERAL REQUIREMENTS

01 5 00 Substitution Procedures

1. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the landscape architect and general contractor prior to installation.

01 11 13 Work Covered by Contract Documents

1. All trees, evergreens, and shrubs to be guaranteed (100% replacement free of cost to owner) for a minimum of one (1) year from the date of substantial project completion. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size.

2. Upon substantial completion of the project, landscape contractor is responsible to conduct a final review of the project with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor shall provide watering and general ongoing maintenance instructions (in writing) for the new plantings and seeded/sodded areas.

012 16 Work Sequence

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.

2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor. Inform landscape architect and general contractor of date(s) when planting shall commence.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 91 00 - PLANTING PREPARATION

32 91 13 Soil Preparation

1. Areas to be seeded: remove / kill off any existing unwanted vegetation prior to seeding with a glyphosate herbicide, applied only by a state certified applicator no sooner than 2 weeks prior to seed installation. Prepare seed bed areas to a maximum depth of 1 inch. Prepare the topsoil by removing all surface stones 1" or larger. Soil's surface should be loose and free of any soil clumps exceeding 1 inch in diameter. Do not fertilize native seeding areas.

2. Erosion control measures are to be used in swales and on steep grades, where applicable.

3. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

   Per every 100 square feet of bed area add:

   2 cu. ft. bale of peat moss
   2 lbs. of 5-10-5 slow release fertilizer
   1/4 cu. yard of composted manure

32 91 13.16 Mulching

1. All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). All perennial and ornamental grass planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

2. If straw mulch is used as a mulch covering for seeding, a tackifier may be necessary to avoid wind damage.

32 91 19 LANDSCAPE GRADING

32 91 19.13 Topsoil Placement and Grading

1. The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.

2. Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. Planting islands and planting beds to be backfilled with screened topsoil (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health.

3. Topsoil shall be: screened existing stockpiled topsoil, screened existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. The soil shall closely match the mechanical analysis (percentage sand, silt and clay) of the existing subsoil. Soil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds.

4. Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.

5. Seeded areas: to receive a settled minimum depth of 3" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.

32 92 00 - TURF AND GRASSES

32 92 19 Seeding

1. Seed lawn areas - use only a premium quality seed mix. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.

2. Erosion control measures are to be used in swales and on steep grades, where applicable.

3. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf and evenly seeded native areas.

4. An acceptable quality seed installation is defined as having:
   a. No bare spots larger than 1 square foot
   b. No more than 10% of the total area with bare spots larger than 1 square foot
   c. A uniform coverage throughout all areas

32 93 00 - PLANTS

1. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.

2. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading. Refer to the maintenance sections and specifications for more information.

32 93 43 Trees

1. Trees shall be planted per planting details.
2. Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.
3. Scarify side walls of tree pit prior to installation.
4. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third (1/3) of root ball. Carefully bend remaining wire down to the bottom of the hole once the tree has been placed into the hole and will no longer be moved. Biodegradable burlap and twine is preferred over non-biodegradable ball-wrapping.
5. Score the remaining two-thirds of burlap and remove twine.
6. Backfill tree planting holes with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Avoid any air pockets and do not tamp soil down. Discard any gravel, heavy clay or stones.
7. When hole is two-thirds full, trees shall be watered thoroughly and water left to soak in before proceeding.
8. Provide a 3" deep, 4 ft. Diameter shredded hardwood bark mulch ring around all trees. Do not build up any mulch onto trunk of any tree.
9. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.
10. If Trees too large for two people to lift in and out of holes shall be placed with sling. Do not rock the trees in holes to raise them.
11. Stake trees if site conditions warrant, to promote the long term establishment of the tree.

32 94 00 - PLANTING ACCESSORIES

32 94 13 Landscape Edging

1. Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn and plant bed is required.

DESCRIPTION	DATE

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WAUKESHA HYUNDAI
CITY OF WAUKESHA, WISCONSIN

LANDSCAPE NOTES AND DETAILS

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PROJECT MANAGER: RYAN J. LANCOUR P.E.
DESIGNED BY: NJW
CHECKED BY: RJL

SHEET NUMBER
L200

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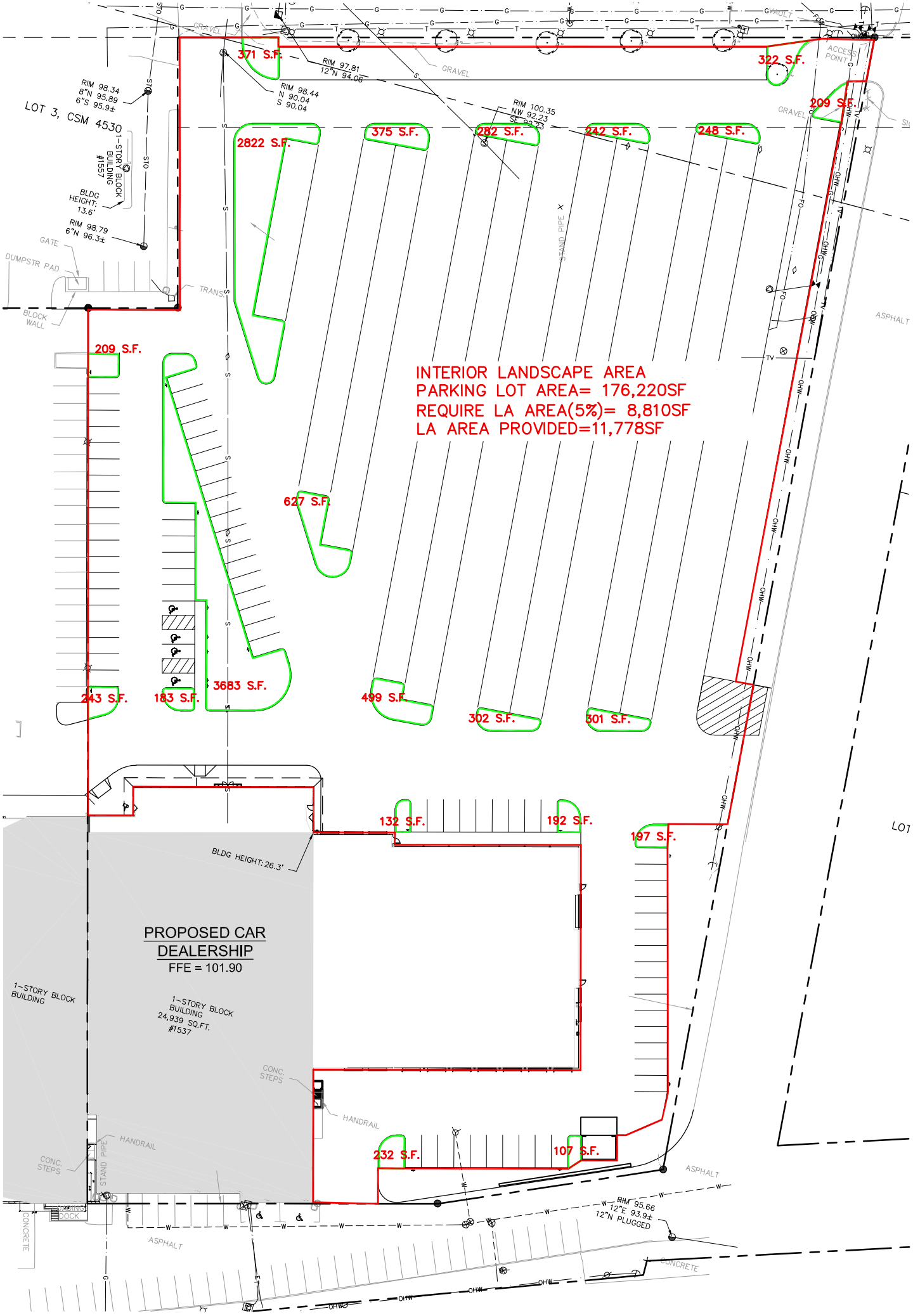
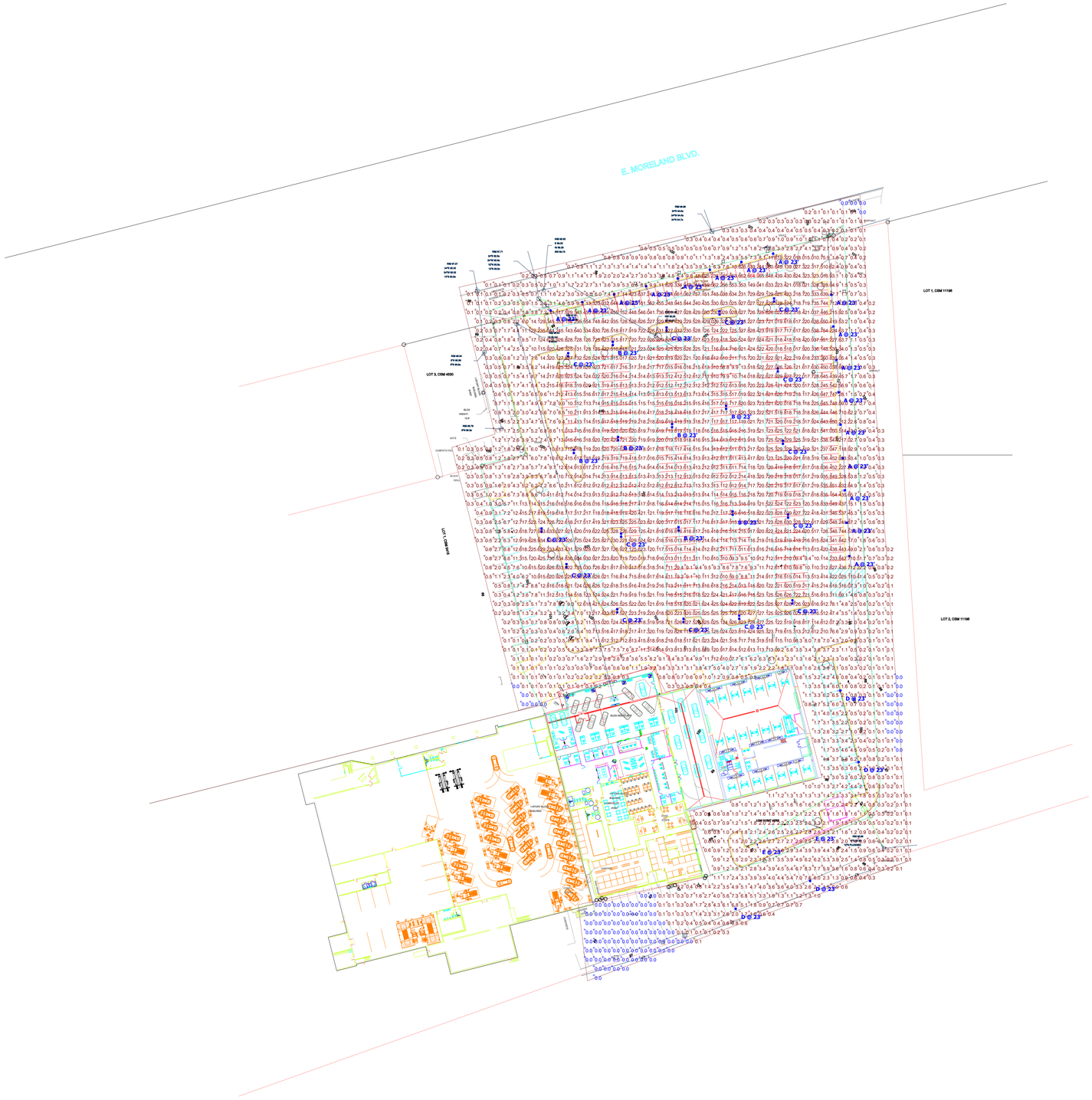

LOT 3, CSM 4530
1-STORY BLOCK BUILDING #1557
BLDG HEIGHT: 13.6'
RIM 98.34
8"N 95.89
6"S 95.9±
RIM 98.79
6"N 96.3±
GATE
DUMPSTR PAD
BLOCK WALL
TRANS
GRAVEL
STO
371 S.F.
RIM 97.81
12"N 94.06
RIM 98.44
N 90.04
S 90.04
RIM 100.35
NW 92.23
SE 92.23
322 S.F.
ACCESS POINT
209 S.F.
2822 S.F.
375 S.F.
282 S.F.
242 S.F.
248 S.F.
STAND PIPE
INTERIOR LANDSCAPE AREA
PARKING LOT AREA= 176,220SF
REQUIRE LA AREA(5%)= 8,810SF
LA AREA PROVIDED=11,778SF
209 S.F.
627 S.F.
243 S.F.
183 S.F.
3683 S.F.
499 S.F.
302 S.F.
301 S.F.
ASPHALT
TV
OHW
FO
MHO
132 S.F.
192 S.F.
197 S.F.
BLDG HEIGHT: 26.3'
PROPOSED CAR DEALERSHIP
FFE = 101.90
1-STORY BLOCK BUILDING
1-STORY BLOCK BUILDING
24,939 SQ.FT.
#1537
CONC. STEPS
HANDRAIL
232 S.F.
107 S.F.
RIM 95.66
12"E 93.9±
12"N PLUGGED
CONCRETE
DOCK
LOT



Plan View
Scale - 1" = 60ft

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		17	Lithonia Lighting	ASW LED PA 40K 40% 4G	PEA LED Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4G Distribution with 40% shield	1	41096	0	436.42	Max: 3333fc0
	B		7	Lithonia Lighting	ASW LED PA 40K 4G	PEA Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4G Distribution	1	36823	1	861.2378	Max: 2175fc0
				Lithonia Lighting	ASW LED PA 40K 4G	PEA Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4G Distribution	1	36823	1	436.6189	Max: 2175fc0
				Lithonia Lighting	ASW LED PA 40K 4G	PEA Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4G Distribution	1	36823	1	436.6189	Max: 2175fc0
	C		14	Lithonia Lighting	ASW LED PA 40K 4GS	PEA Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4GS Distribution	1	36844	1	861.2378	Max: 2920fc0
				Lithonia Lighting	ASW LED PA 40K 4GS	PEA Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4GS Distribution	1	36844	1	436.6189	Max: 2920fc0
				Lithonia Lighting	ASW LED PA 40K 4GS	PEA Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4GS Distribution	1	36844	1	436.6189	Max: 2920fc0
	D		4	Lithonia Lighting	ASW LED PA 40K 4GS 4G	PEA LED Area Luminaire Size 4 Pit Lumen Package 40000 CCT Type 4GS Distribution with 40% shield	1	12268	1	114.07	Max: 1850fc0
	E		2	Lithonia Lighting	ASW LED PA 40K 4G	PEA Area Fixture Size 2 Pit Lumen Package 40000 CCT Type 4G Distribution	1	12268	1	114.07	Max: 4747fc0

ENTERPRISE
Lighting & Control

WAUKESHA HYUNAI

Designer

Date
02/03/2022
Scale
Not to Scale
Drawing No.

Summary