

# CONSTRUCTION PLANS FOR NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN

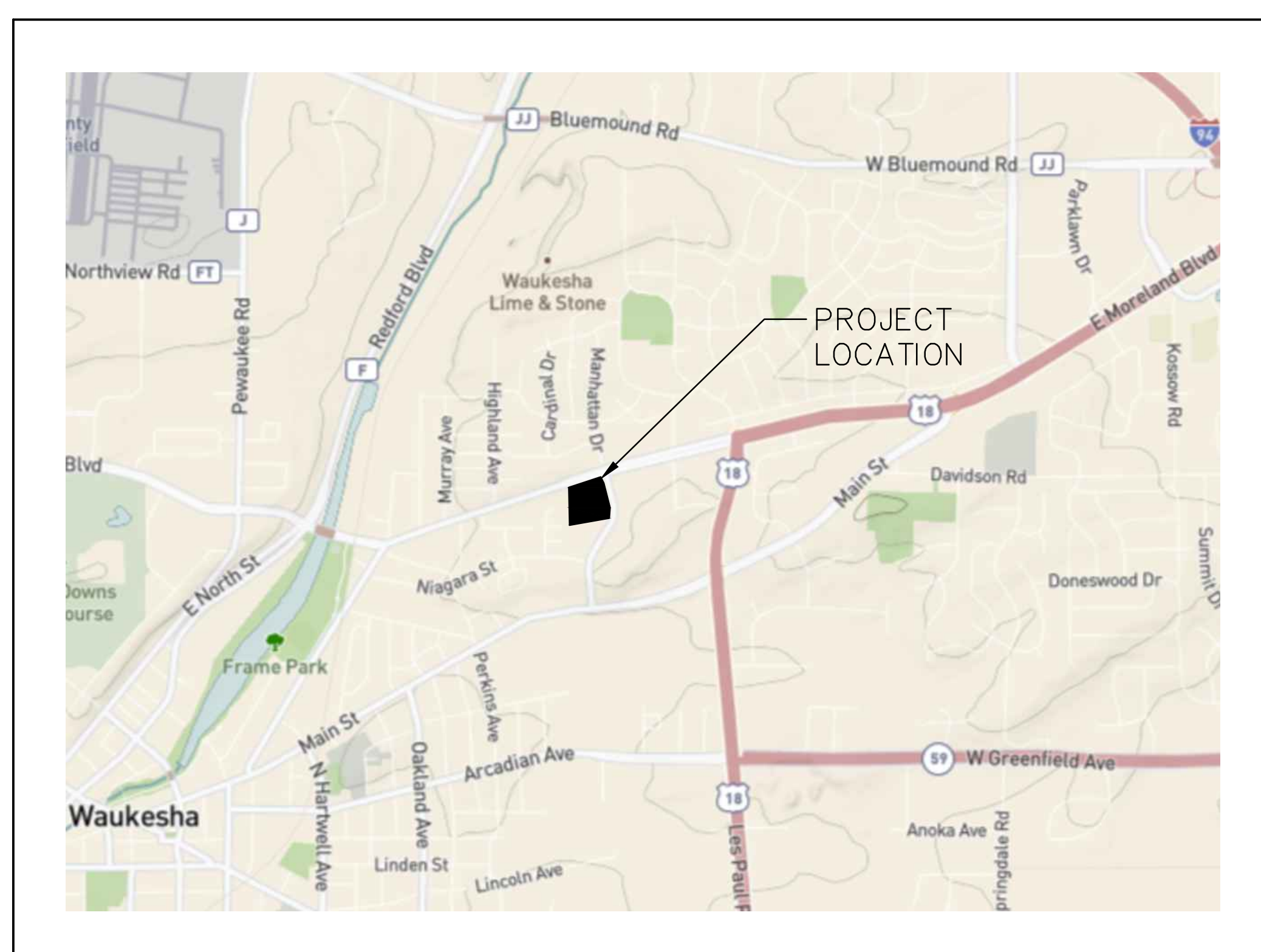
## LEGEND (PROPOSED FEATURES)

- 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
- 

## 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
- 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

## VICINITY MAP



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NISSAN WAUKESHA  
CITY OF WAUKESHA, WISCONSIN

COVER SHEET

## ENGINEER AND LANDSCAPE ARCHITECT:

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

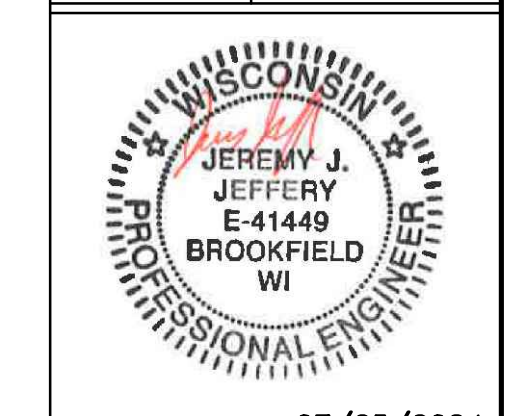
1610 MANHATTAN DR.  
WAUKESHA, WI 53186

## 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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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.

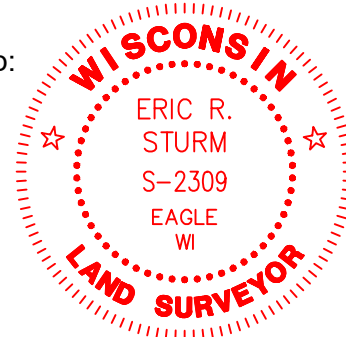
PREPARED FOR: PROFESSIONAL CONSULTANTS  
SURVEY NO: 168954-KAC

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, EL.: = 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
- ⊕ MARSH
- ⊕ CONIFEROUS 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
- UTILITY PER PLAN
- (P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.
- INDICATES EXISTING CONTOUR ELEVATION
- ⊕ INDICATES EXISTING SPOT ELEVATION

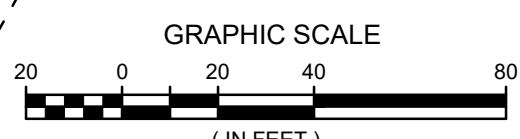
DIGGERS HOTLINE TICKET NOS: 20234508140 & 8143

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.

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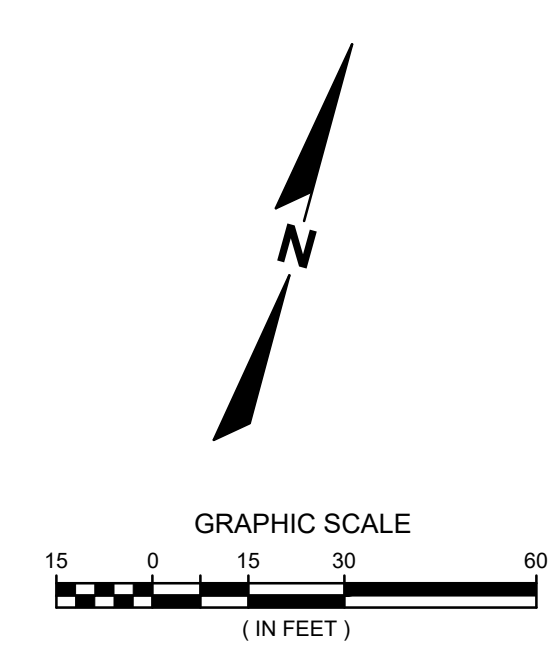
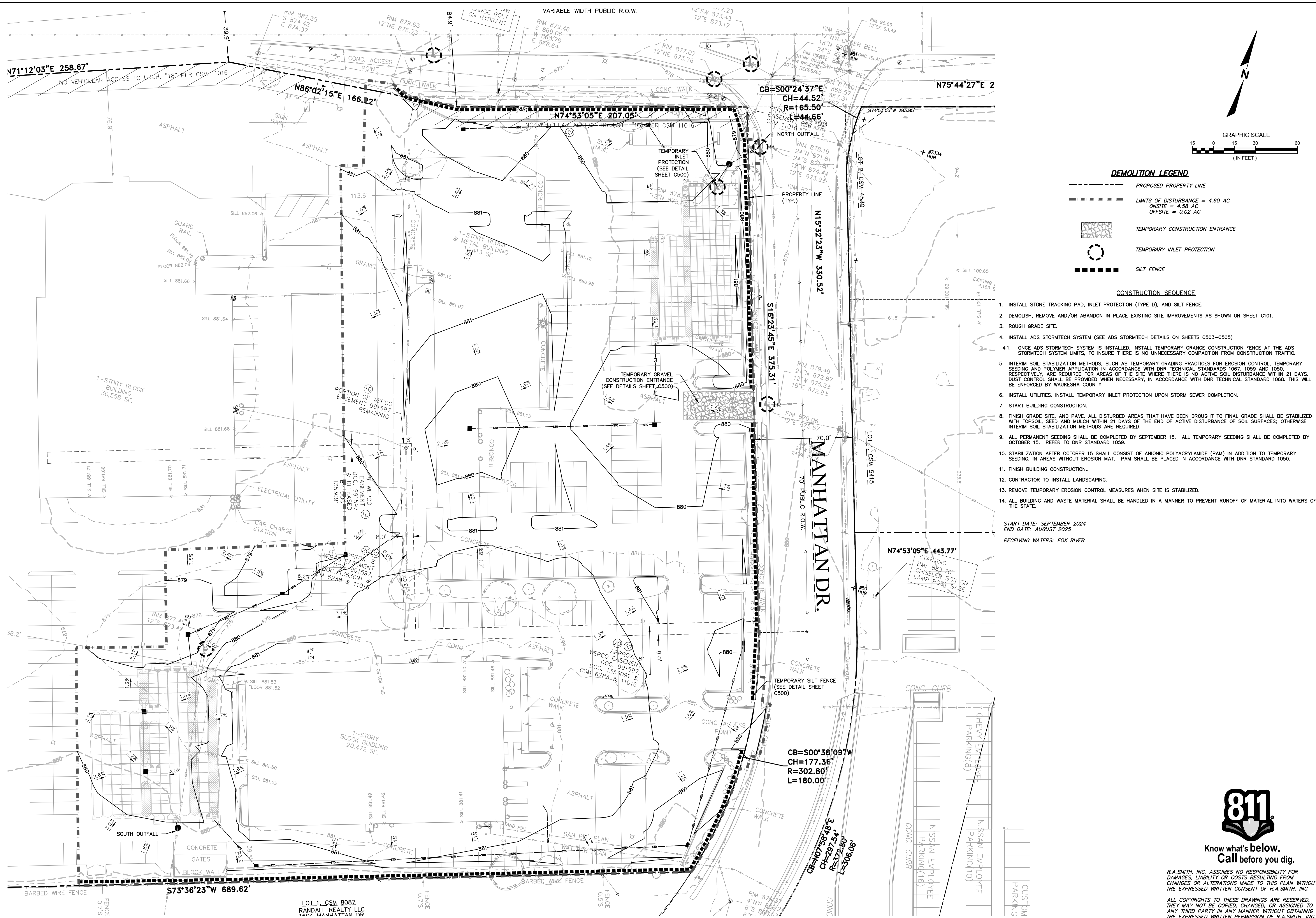
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C001



**DEMOLITION LEGEND**

- PROPOSED PROPERTY LINE
- LIMITS OF DISTURBANCE = 4.60 AC  
ON-SITE = 4.58 AC  
OFF-SITE = 0.02 AC
- [Hatched Box] TEMPORARY CONSTRUCTION ENTRANCE
- [Dashed Circle] TEMPORARY INLET PROTECTION
- [Dashed Line] 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

DATE	DESCRIPTION

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**NISSAN WAUKESHA**  
**CITY OF WAUKESHA, WISCONSIN**

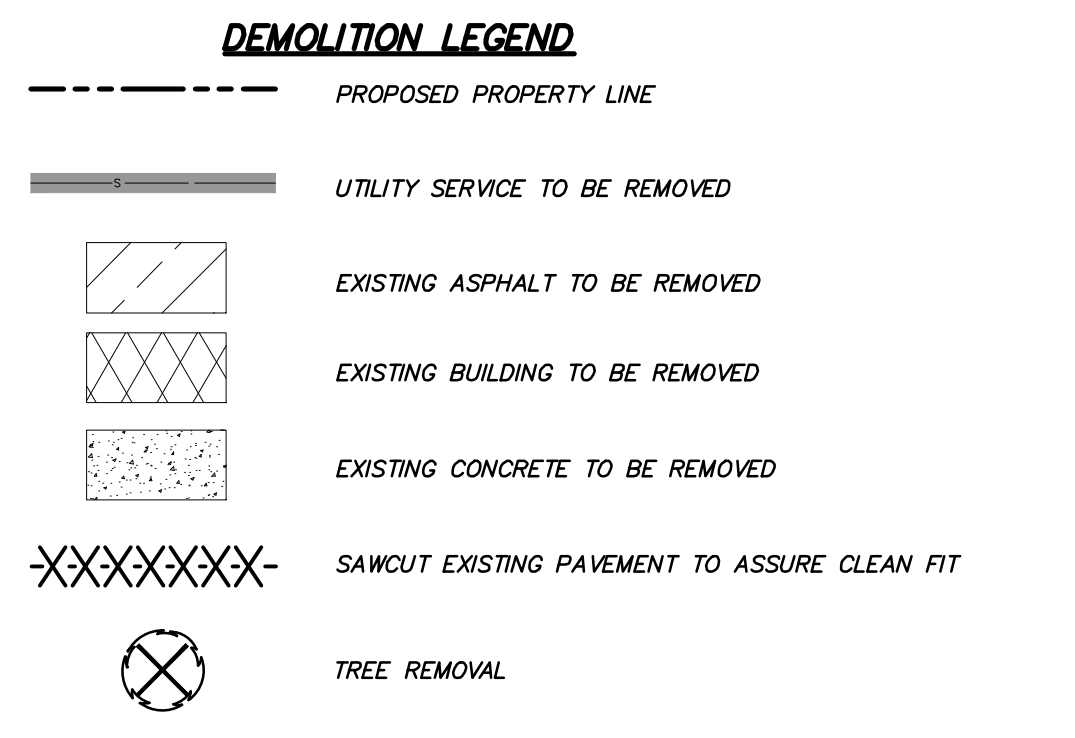
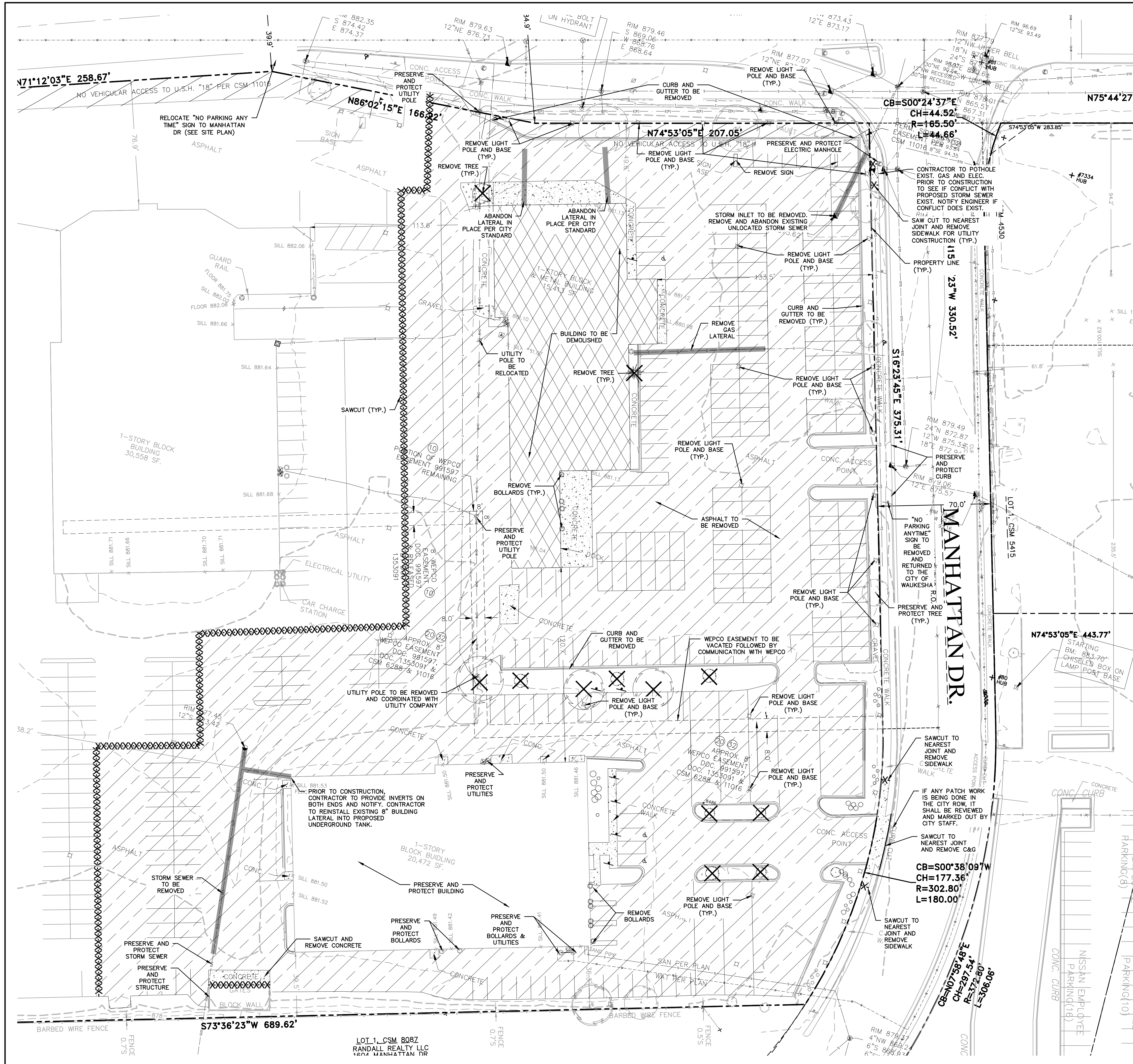
**EXISTING CONDITIONS & EROSION CONTROL PLAN**



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DATE: 07/25/2024
SCALE: 1" = 30'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
<b>SHEET NUMBER</b>
<b>C100</b>



#### 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.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. 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.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

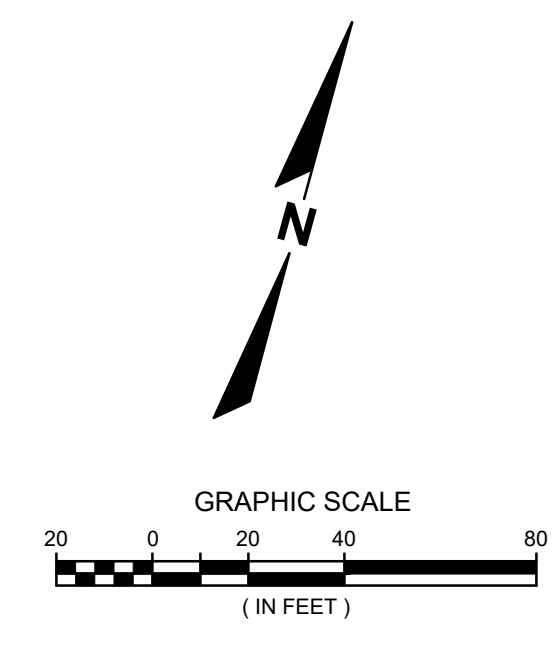
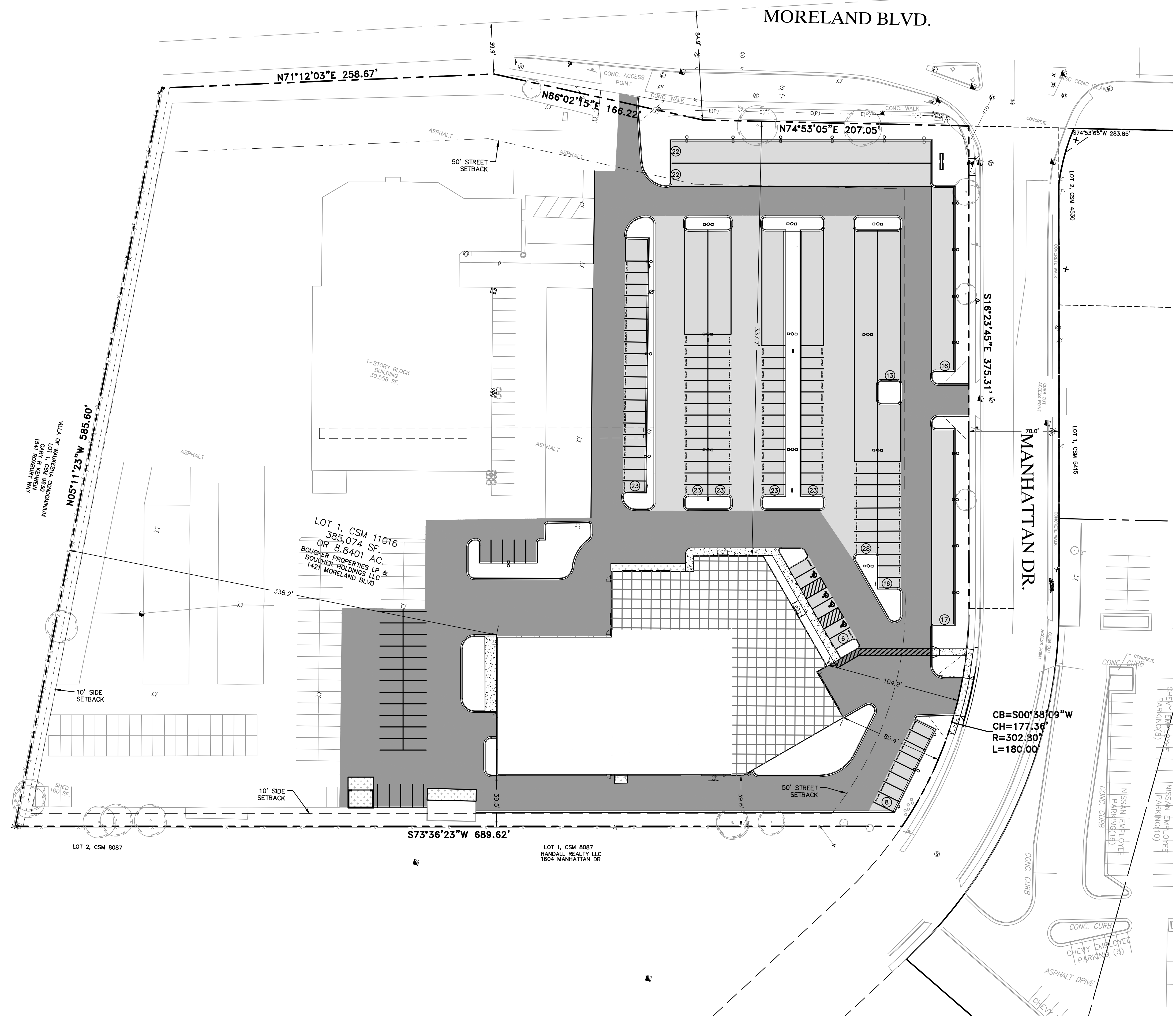


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DATE	
<p>16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com</p> <p><b>raSmith</b> CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI Cedarburg, WI   Naperville, IL   Irvine, CA</p>	
<p><b>NISSAN WAUKESHA</b> CITY OF WAUKESHA, WISCONSIN</p> <p><b>DEMOLITION PLAN</b></p>	
<p>© COPYRIGHT 2024 R.A. Smith, Inc. DATE: 07/25/2024 SCALE: 1" = 30' JOB NO. 3220213 PROJECT MANAGER: RYAN J. LANCCOUR, P.E. DESIGNED BY: CRR CHECKED BY: JJJ</p>	
SHEET NUMBER	C101



**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
<b>TOTAL PROVIDED PARKING</b>	<b>107</b>
<b>REQUIRED PARKING:</b>	
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	
<b>TOTAL STALLS REQUIRED = 106 STALLS (107 STALLS PROVIDED)</b>	
ADA CALCULATION: 25+(54-36)+12+16 = 71 STALLS PER ADA PARKING, FOR 71 STALLS 3 SHOULD BE ACCESSIBLE	
4 ADA STALLS PROVIDED	
<b>PROVIDED VEHICLE DISPLAY PARKING</b>	<b>155</b>

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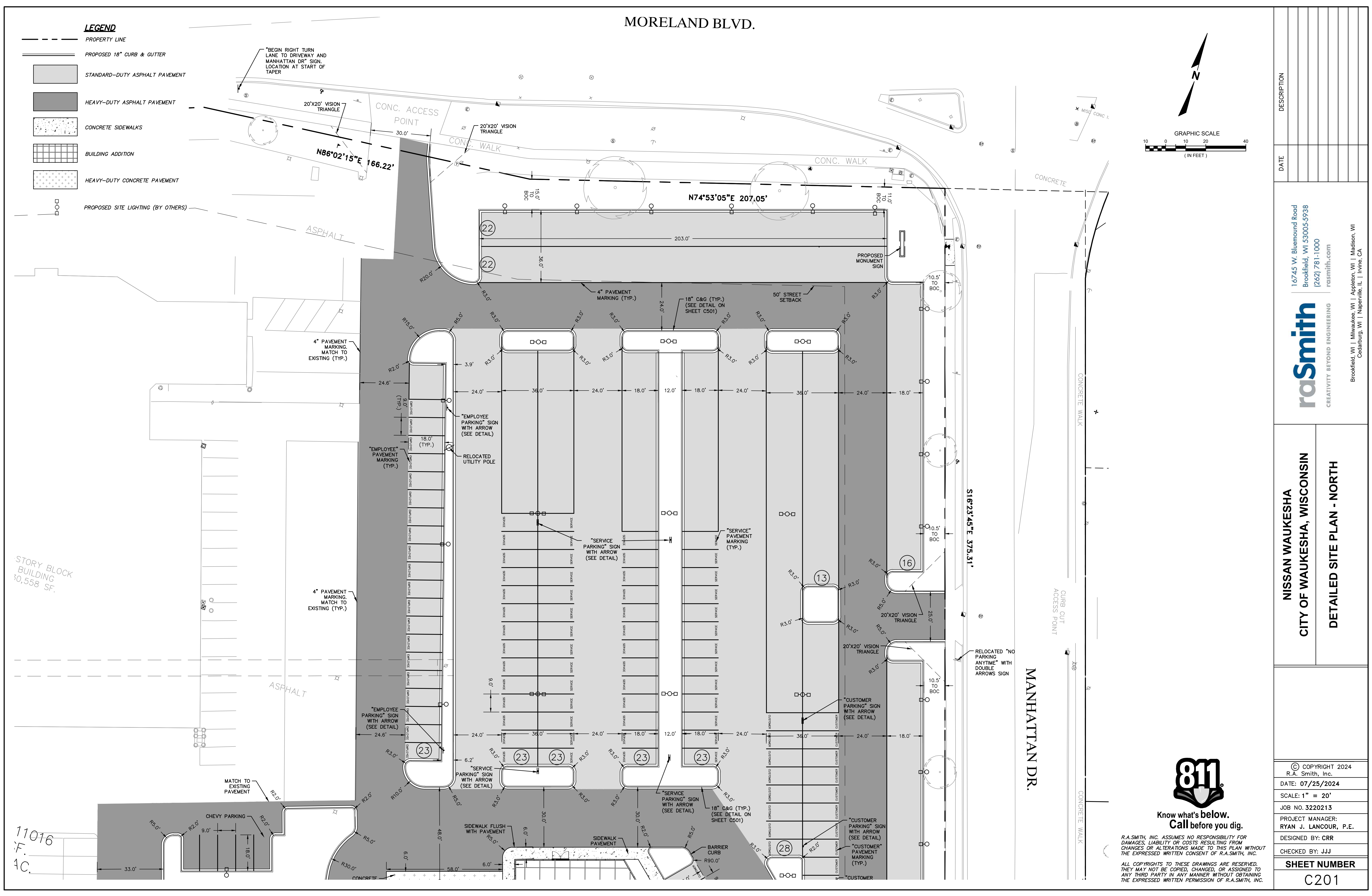
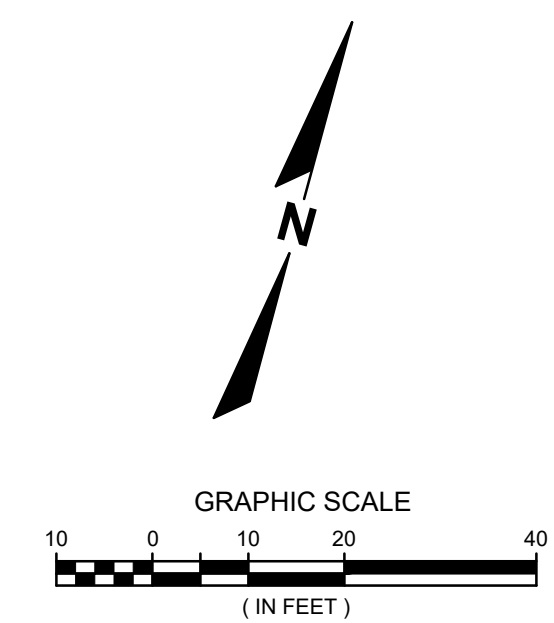
**NISSAN WAUKESHA  
CITY OF WAUKESHA, WISCONSIN  
OVERALL SITE PLAN**

© COPYRIGHT 2024 R.A. Smith, Inc.
DATE: 07/25/2024
SCALE: 1" = 40'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
<b>SHEET NUMBER</b>
<b>C200</b>

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)



STORY BLOCK BUILDING  
30,558 SF.

11016  
F.  
4C.

DATE	DESCRIPTION

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



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

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



Know what's below.  
Call before you dig.

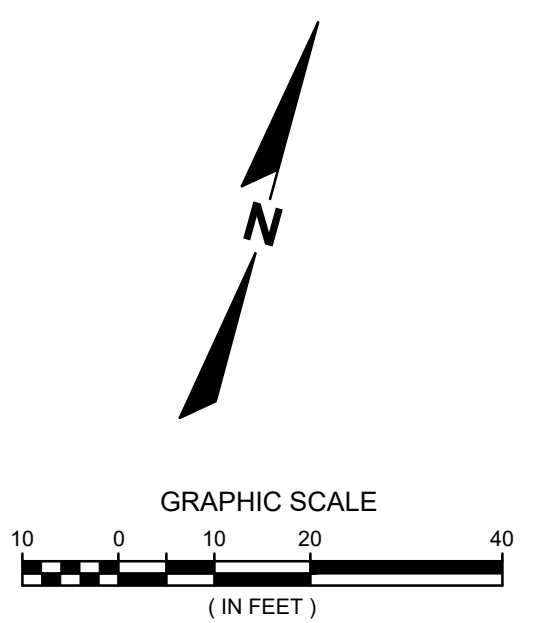
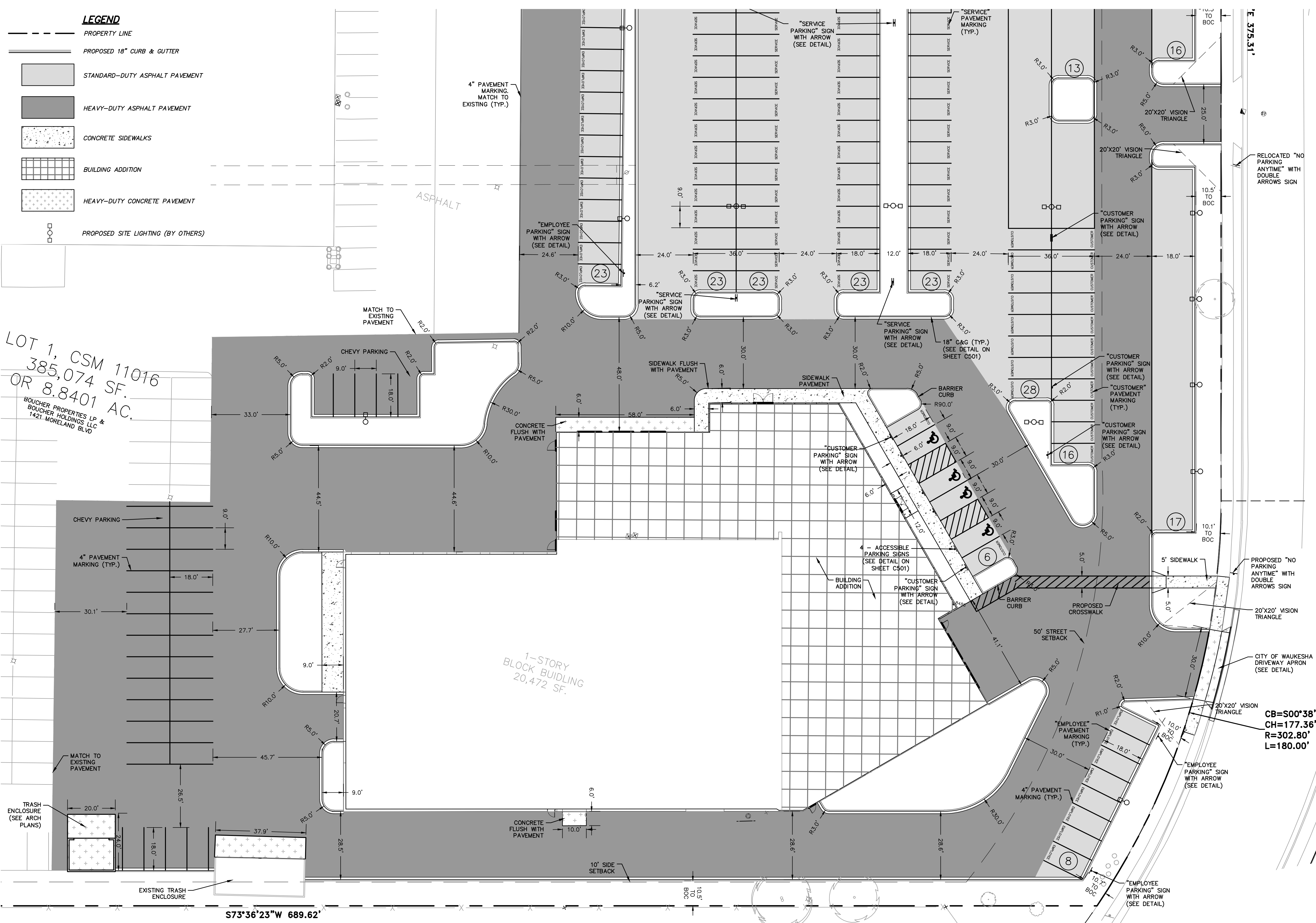
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SCALE: 1" = 20'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
<b>SHEET NUMBER</b> C201

**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.

DATE	DESCRIPTION

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

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

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



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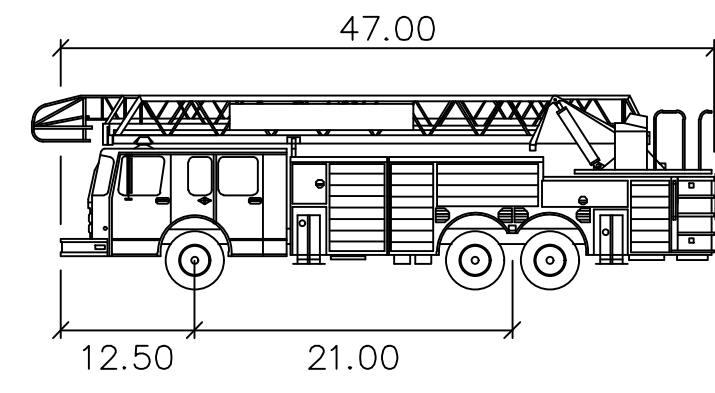
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DATE: 07/25/2024
SCALE: 1" = 20'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
<b>SHEET NUMBER</b>
C202



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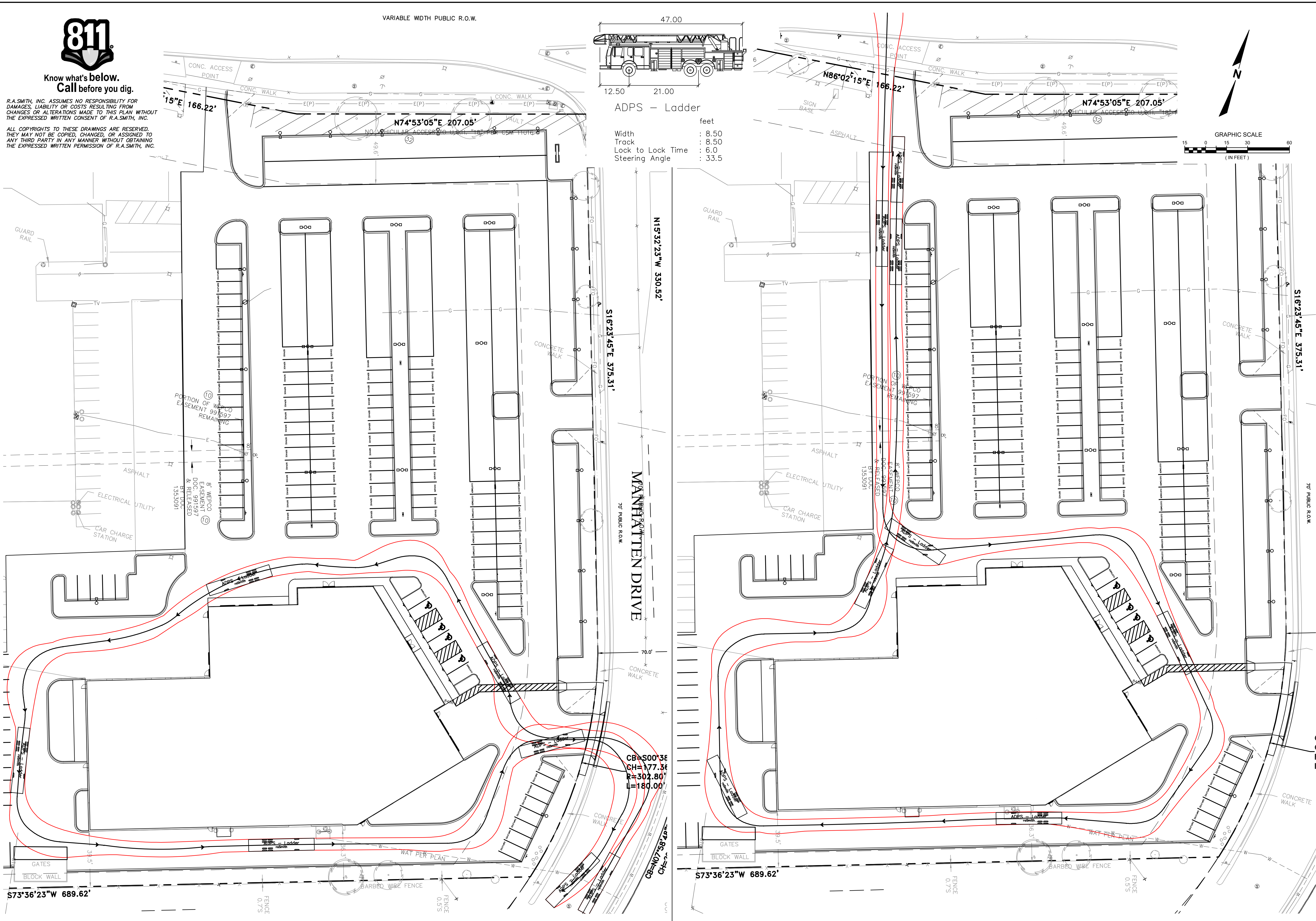
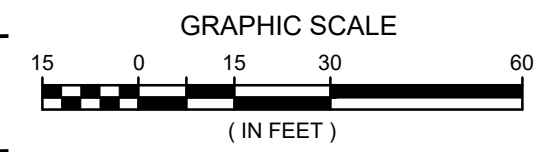
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VARIABLE WIDTH PUBLIC R.O.W.



ADPS - Ladder

- Width : 47.00 feet
- Track : 12.50 feet
- Lock to Lock Time : 6.0 seconds
- Steering Angle : 33.5 degrees



DATE	DESCRIPTION

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

### NISSAN WAUKESHA CITY OF WAUKESHA, WISCONSIN FIRE TRUCK TEMPLATE PLAN

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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

SHEET NUMBER  
C203

P:\3220213\3220213.01\Drawings\Fire Truck Template Plan\_7/23/2024 3:47:06 PM.crr

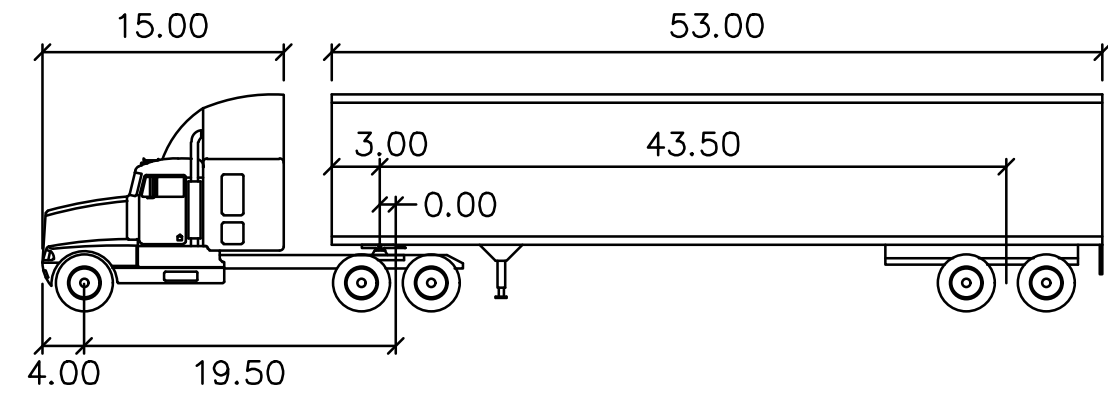
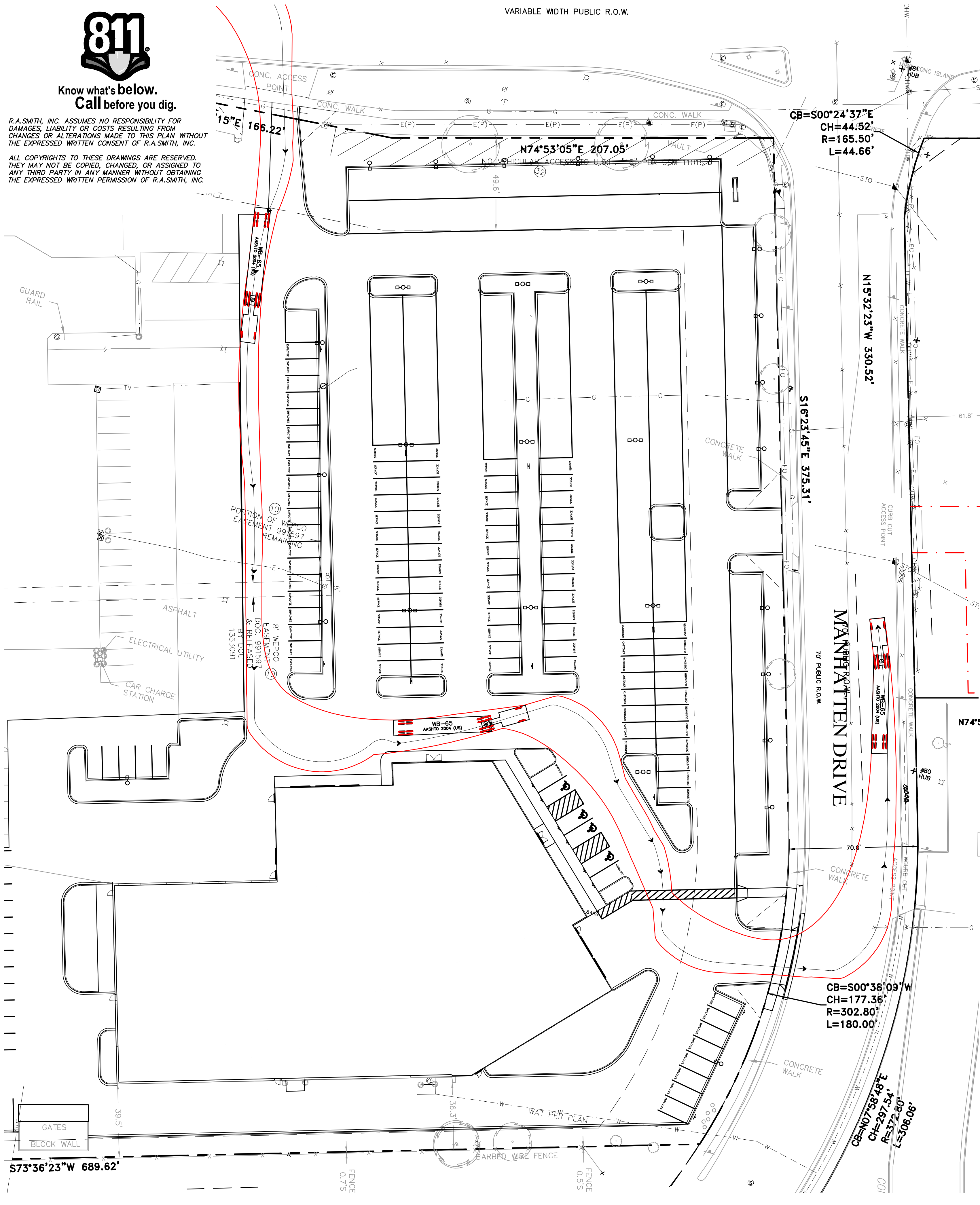




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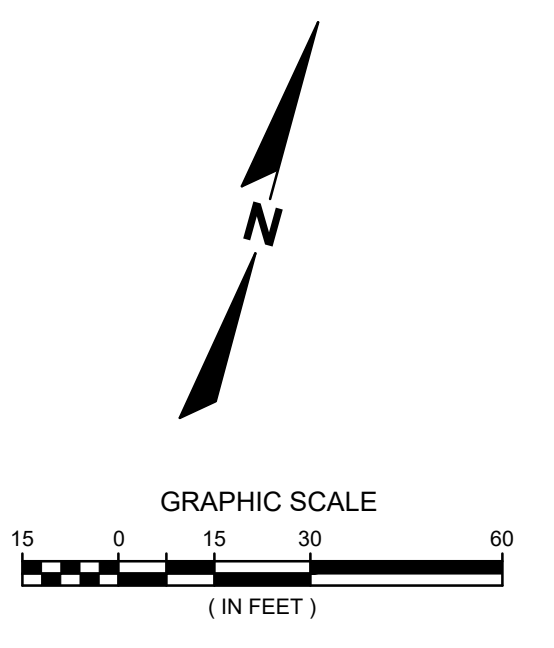
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VARIABLE WIDTH PUBLIC R.O.W.



WB-65

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



DATE	DESCRIPTION

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

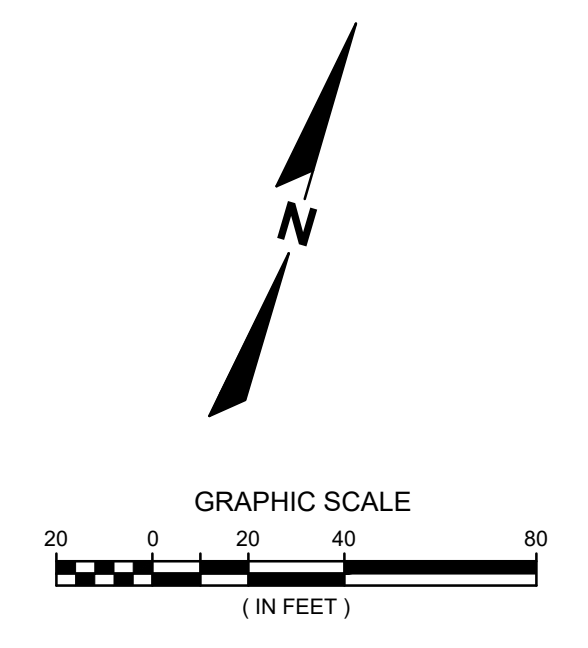
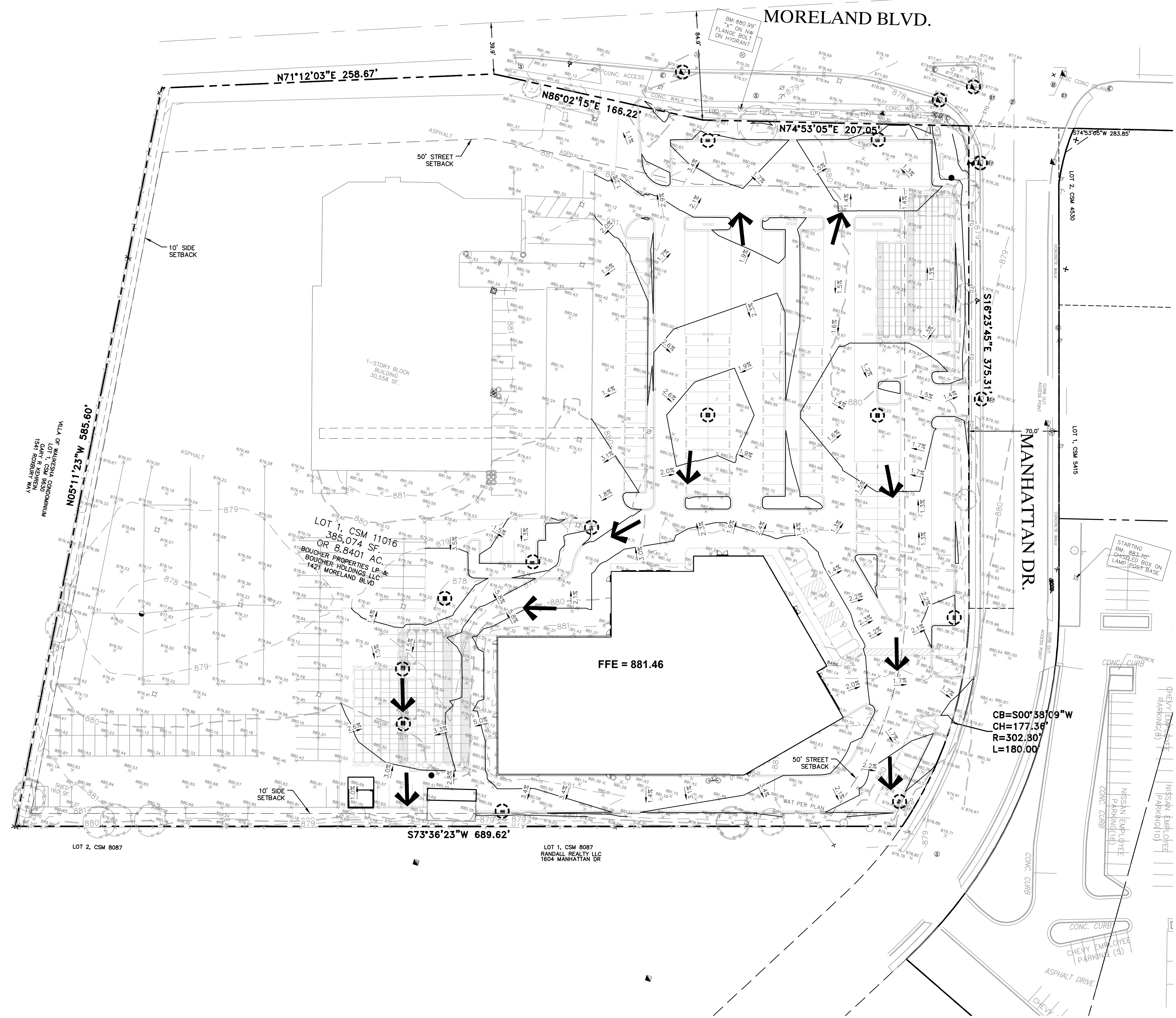


Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI  
Cedarburg, WI | Naperville, IL | Irvine, CA

**NISSAN WAUKESHA**  
**CITY OF WAUKESHA, WISCONSIN**  
**WB-65 TRUCK TEMPLATE PLAN**

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DATE: 07/25/2024
SCALE: 1" = 30'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
<b>SHEET NUMBER</b> C204

P:\3220213\3220213.01\Drawings\3220213.01A1.dwg, WB-65 Truck Template Plan (2), 7/25/2024, 3:47:07 PM, crr



**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.

DATE	DESCRIPTION

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

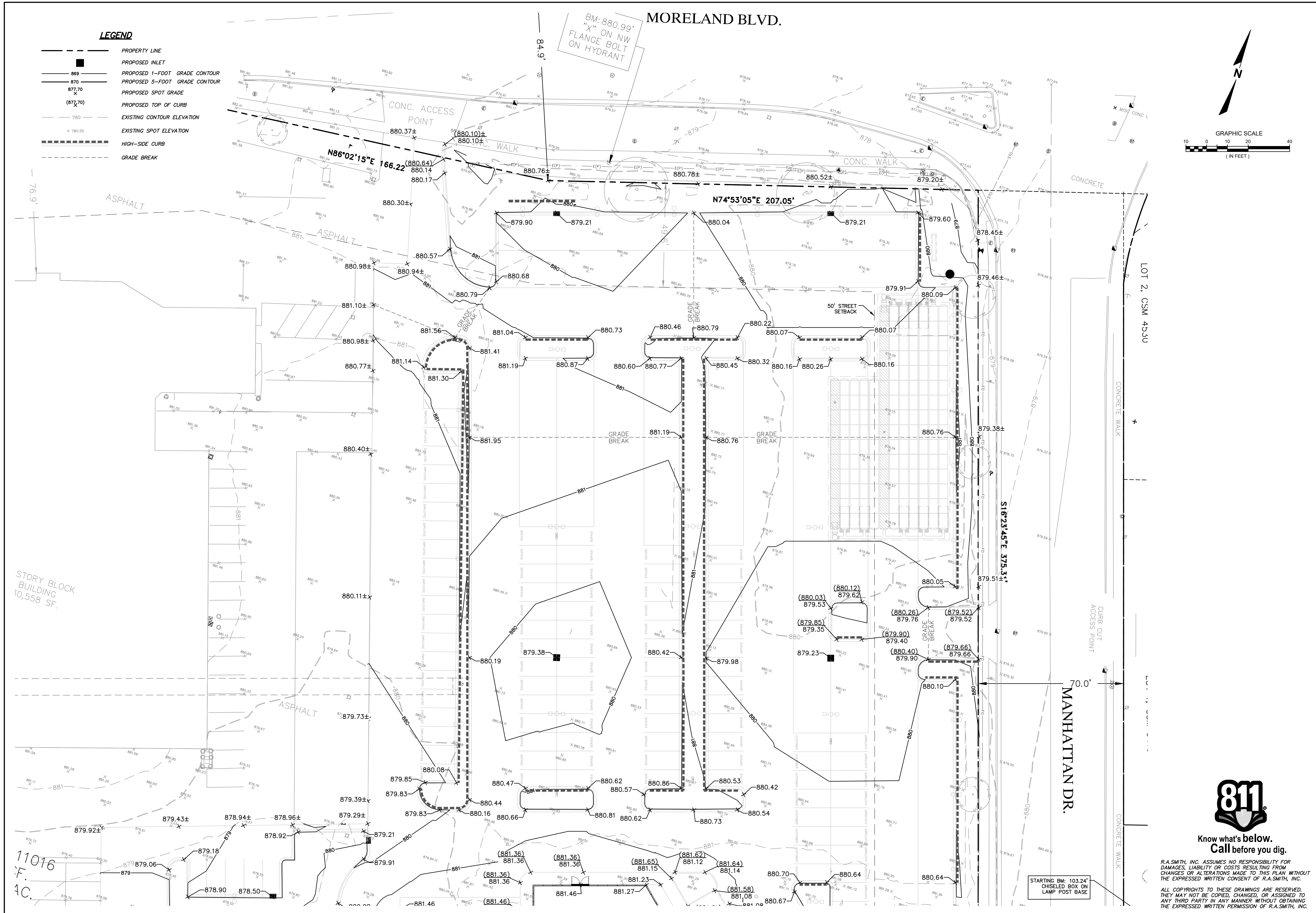
**NISSAN WAUKESHA**  
**CITY OF WAUKESHA, WISCONSIN**  
**OVERALL GRADING PLAN**



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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
<b>SHEET NUMBER</b>
<b>C300</b>



DATE	DESCRIPTION

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 Brookfield, WI 53005-5938  
 (262) 781-1000  
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 CREATIVITY BEYOND ENGINEERING

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

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

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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
<b>SHEET NUMBER</b> C301



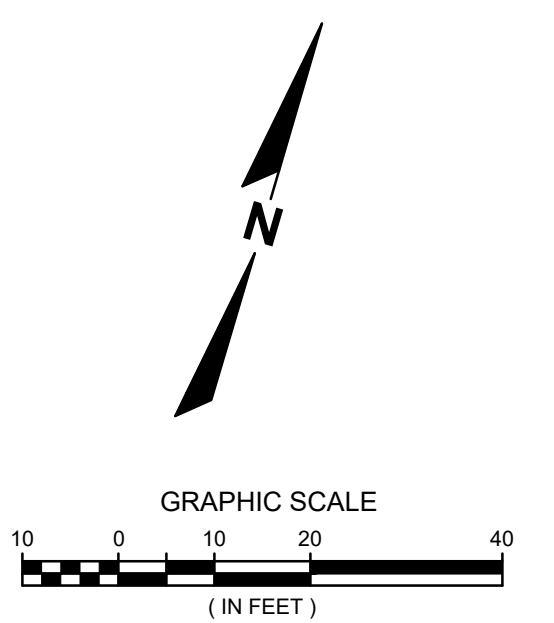
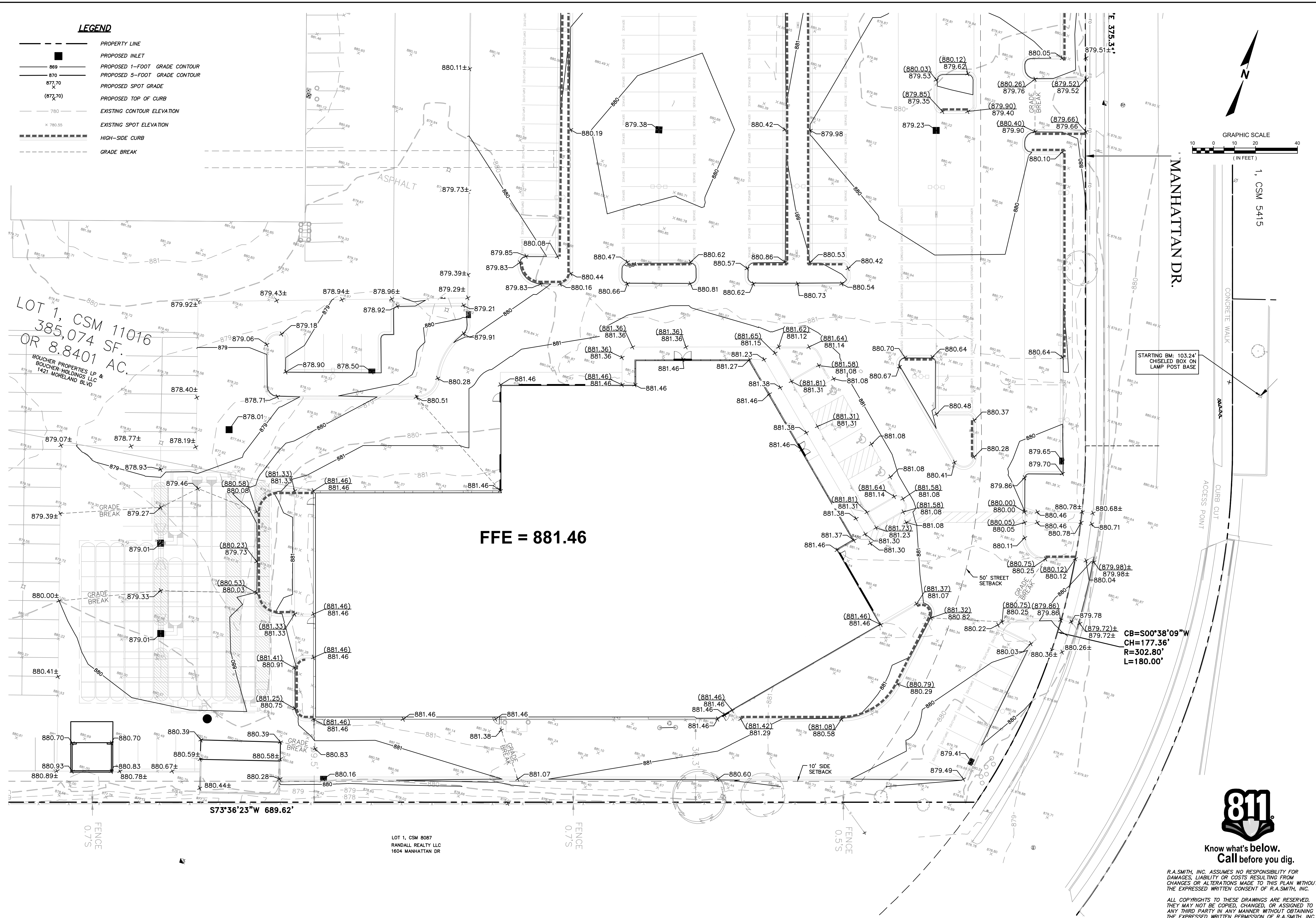
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P:\3220213\3220213\_01\Draw\Sheets\3220213\_01\_002.dwg, Grading Plan - North, 7/23/2024, 3:47:46 PM, crr

**LEGEND**

- PROPERTY LINE
- PROPOSED INLET
- 869 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



LOT 1, CSM 11076  
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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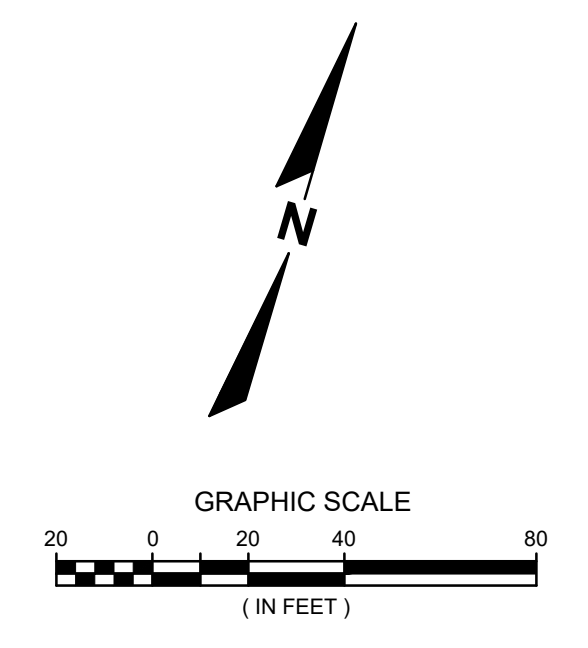
DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 <b>raSmith</b> CREATIVITY BEYOND ENGINEERING Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI Cedarburg, WI   Naperville, IL   Irvine, CA <a href="http://rasmith.com">rasmith.com</a>	
<b>NISSAN WAUKESHA</b> <b>CITY OF WAUKESHA, WISCONSIN</b> <b>DETAILED GRADING PLAN - SOUTH</b>	
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SHEET NUMBER	C302

P:\3220213\3220213.01\Drawings\Sheets\3220213.01\_07252024.dwg, Grading Plan - South, 7/25/2024, 3:47:48 PM, crr

LOT 1, CSM 8087  
RANDALL REALTY LLC  
1604 MANHATTAN DR

**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
- ST0 --- 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

**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**

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

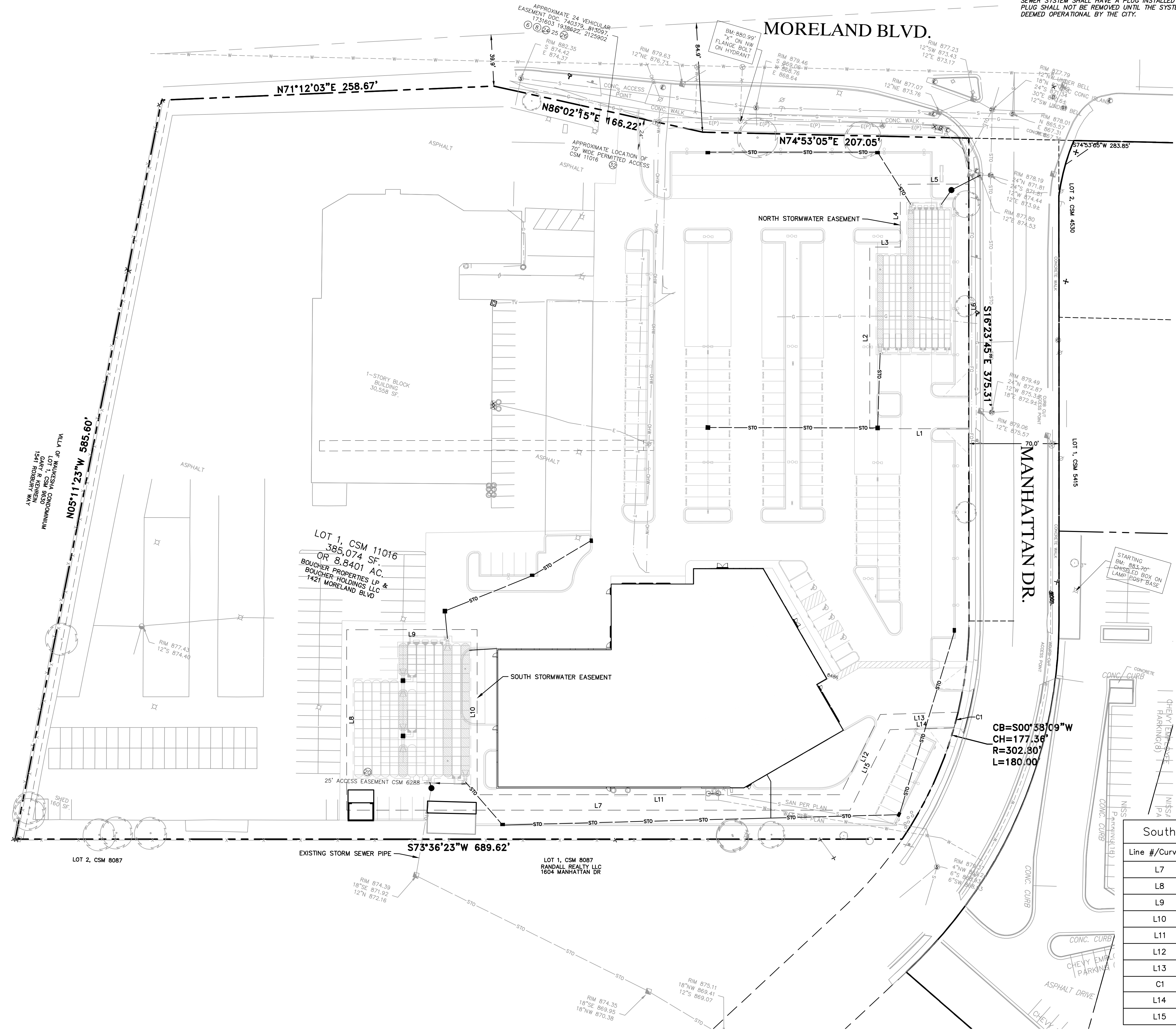


Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI  
Cedarburg, WI | Naperville, IL | Irvine, CA

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

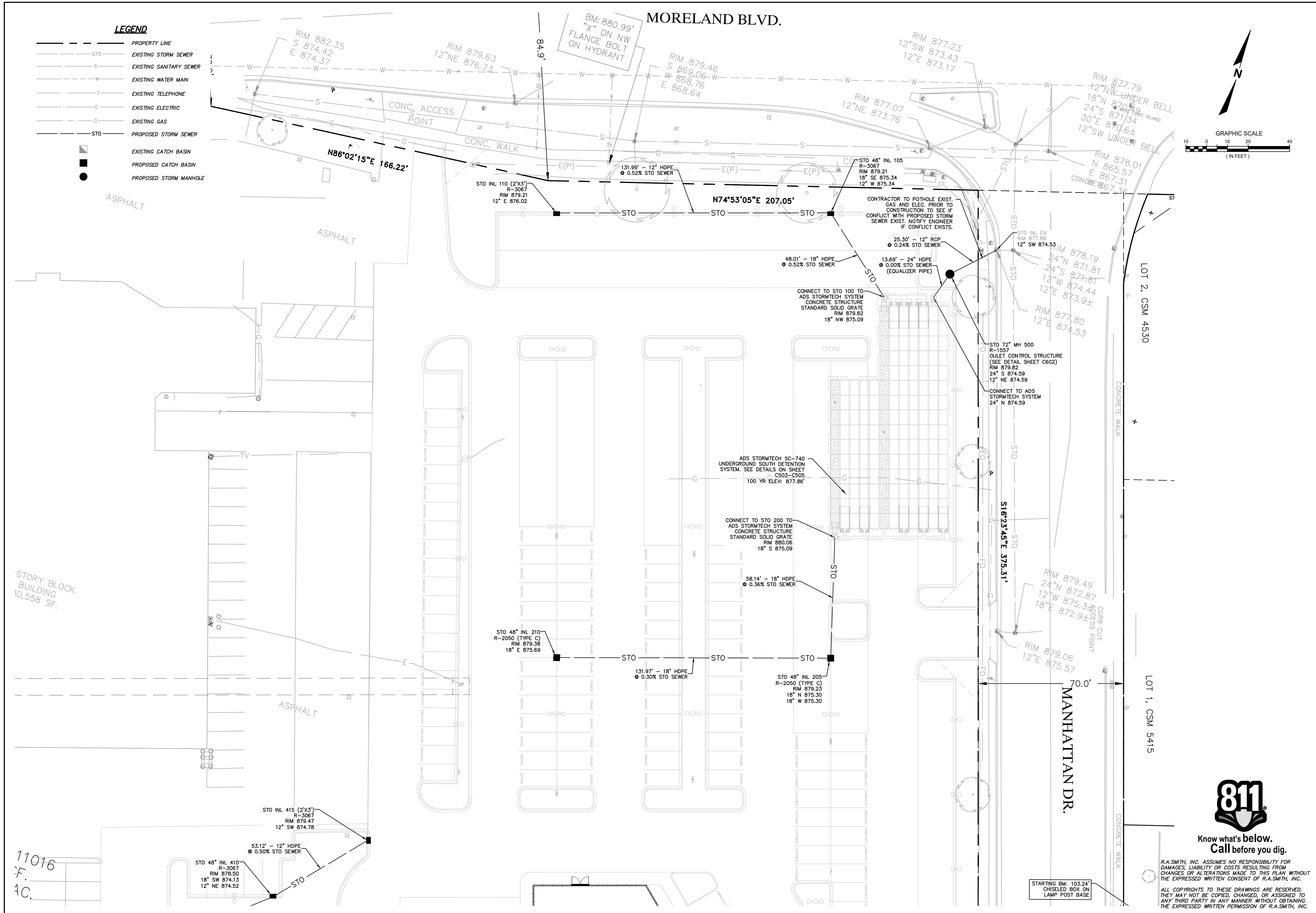
**SHEET NUMBER**  
C400

DESCRIPTION  
DATE



**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  
rasmith.com

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**NISSAN WAUKESHA  
CITY OF WAUKESHA, WISCONSIN**

**UTILITY PLAN - NORTH**

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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
<b>SHEET NUMBER</b> C401



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P:\3220213\3220213.01\Drawings\Sheets\3220213.01 UP02.dwg, Utility Plan - North, 7/23/2024 3:48:25 PM, crr

DESCRIPTION
DATE

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
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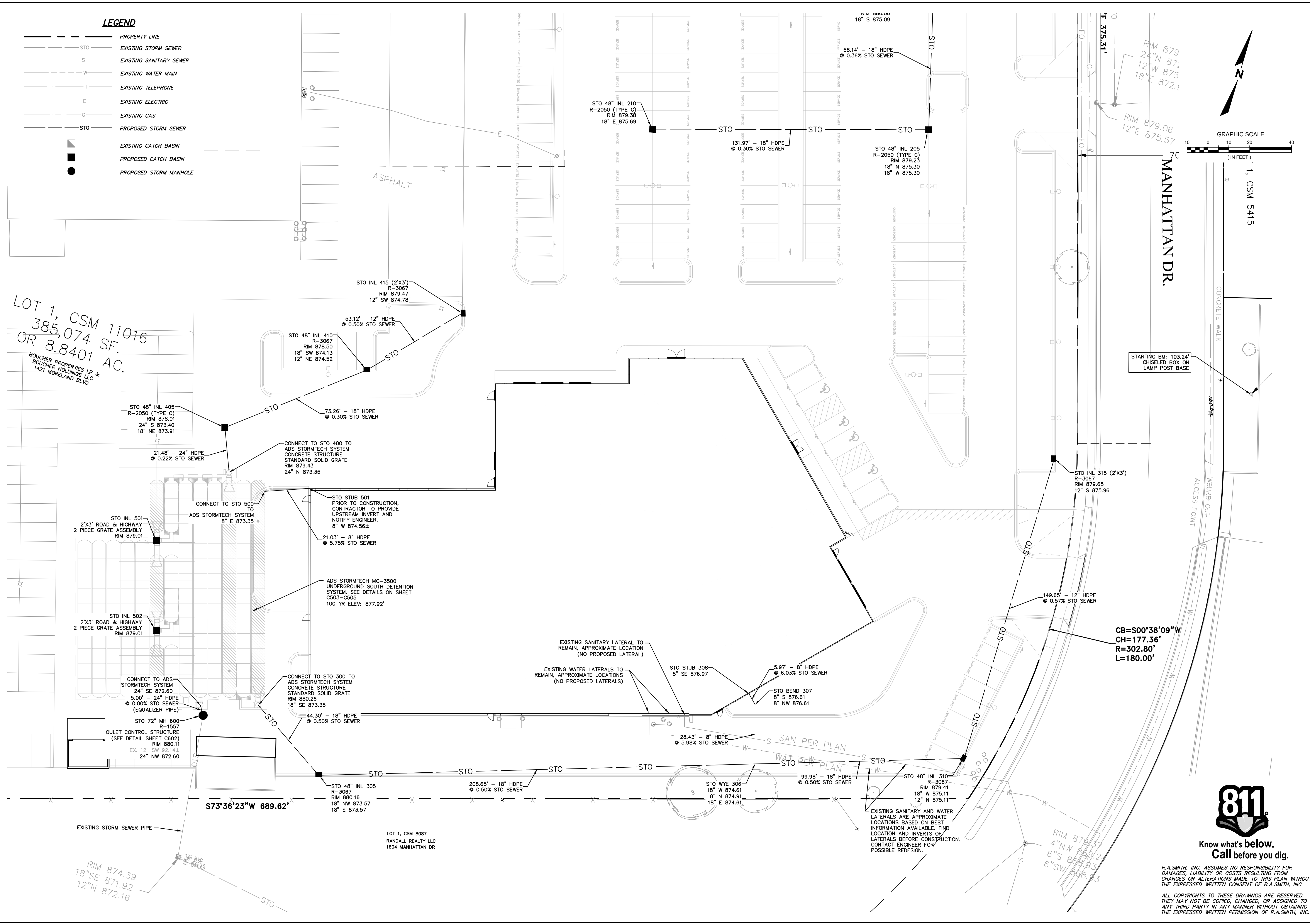
**NISSAN WAUKESHA  
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**UTILITY PLAN - SOUTH**

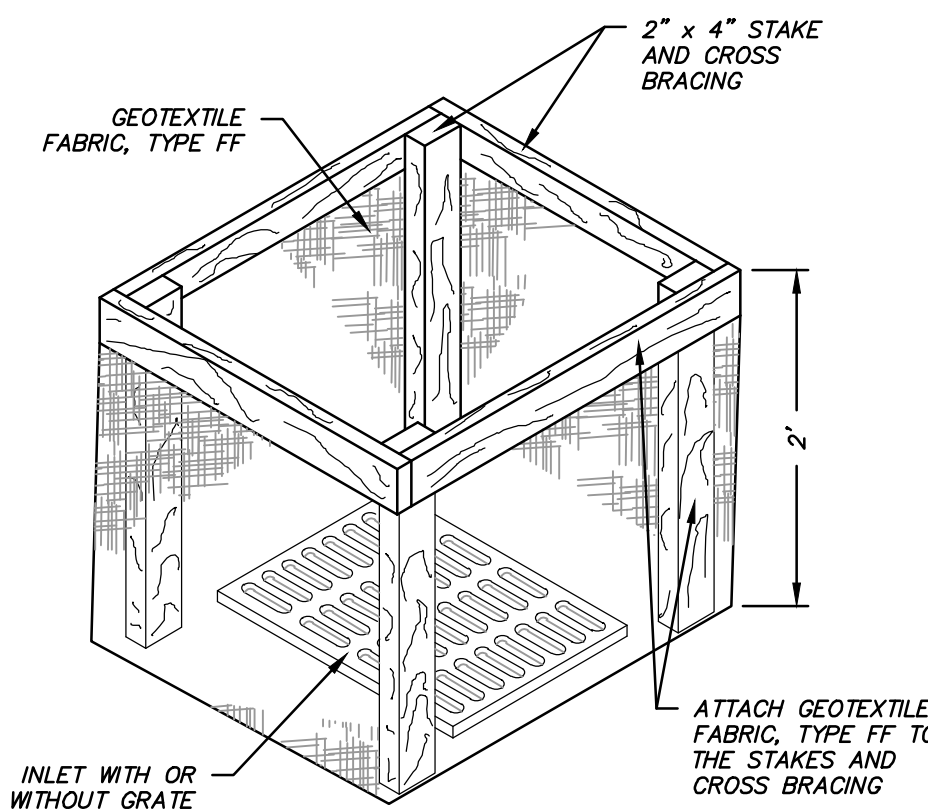
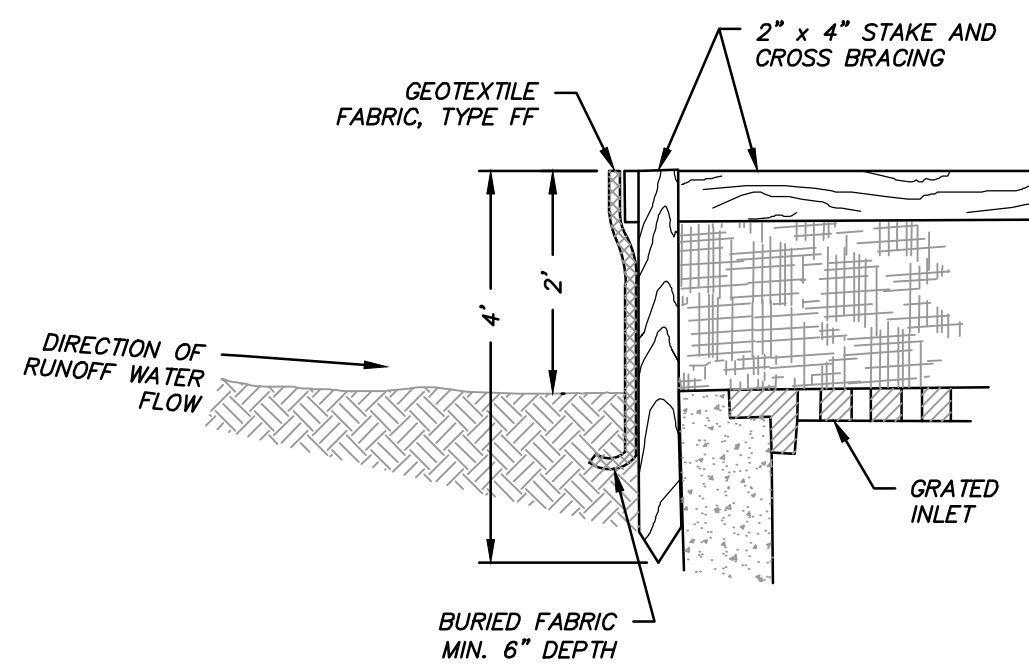
© COPYRIGHT 2024 R.A. Smith, Inc.
DATE: 07/25/2024
SCALE: 1" = 20'
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ
<b>SHEET NUMBER</b>
<b>C402</b>

**LEGEND**

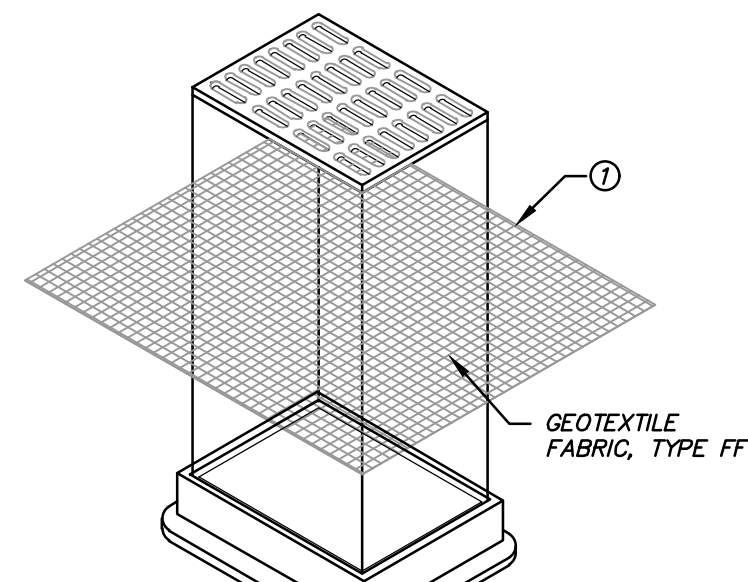
- PROPERTY LINE
- STO EXISTING STORM SEWER
- S EXISTING SANITARY SEWER
- W EXISTING WATER MAIN
- T EXISTING TELEPHONE
- E EXISTING ELECTRIC
- G EXISTING GAS
- STO PROPOSED STORM SEWER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE



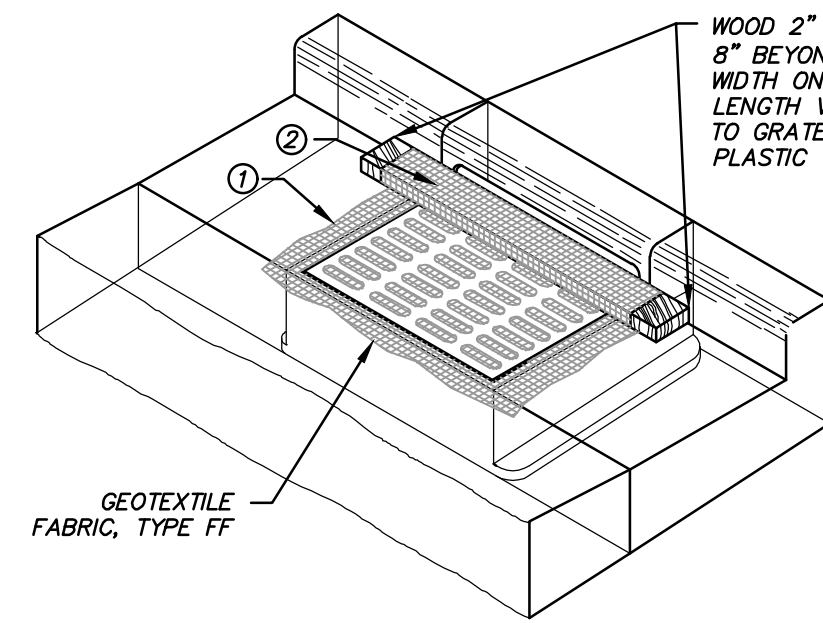
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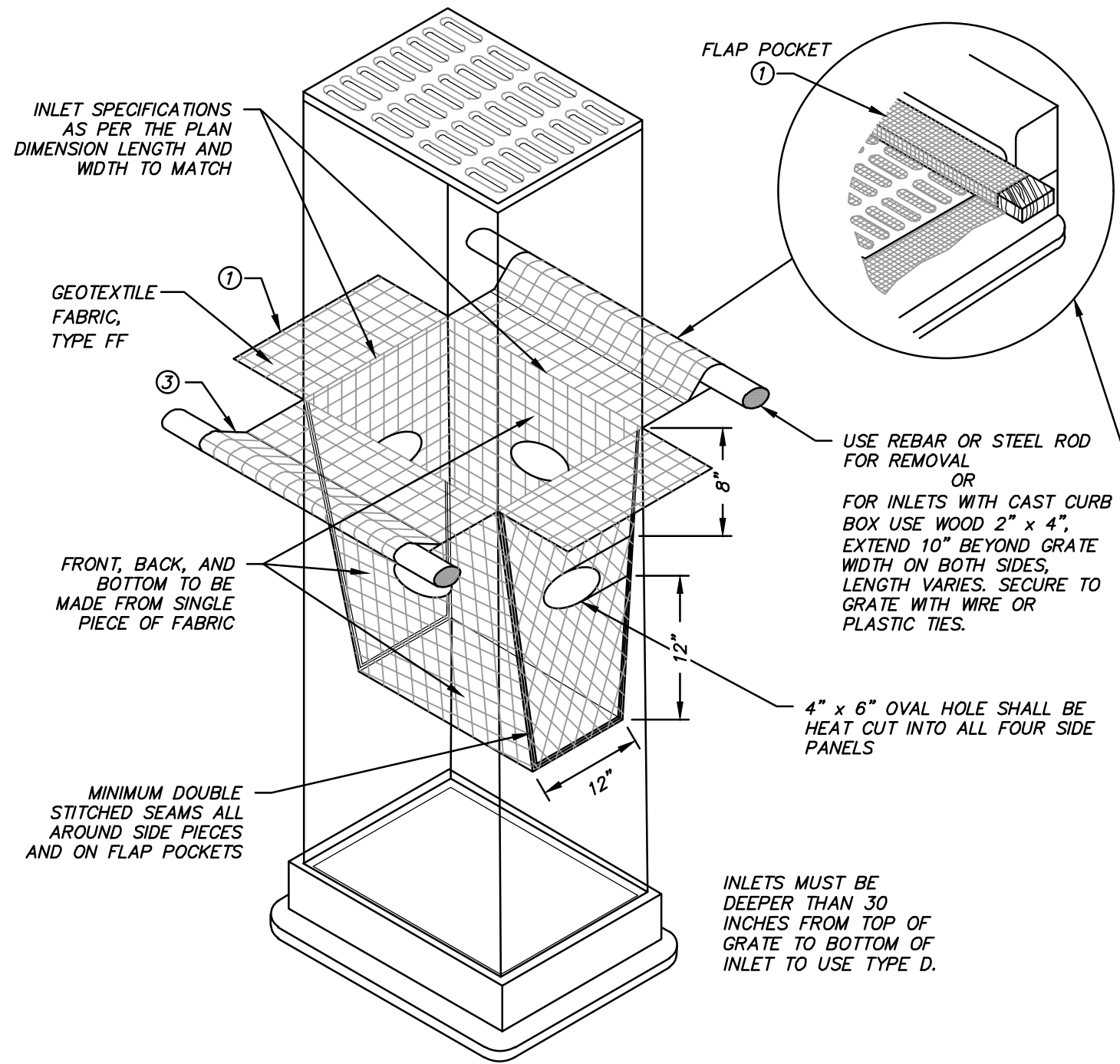
**INLET PROTECTION TYPE A**



**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.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

**GENERAL NOTES:**

INLET PROTECTION DEVICES SHALL CONFORM TO WNR CONSERVATION PRACTICE STANDARD 1056 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.

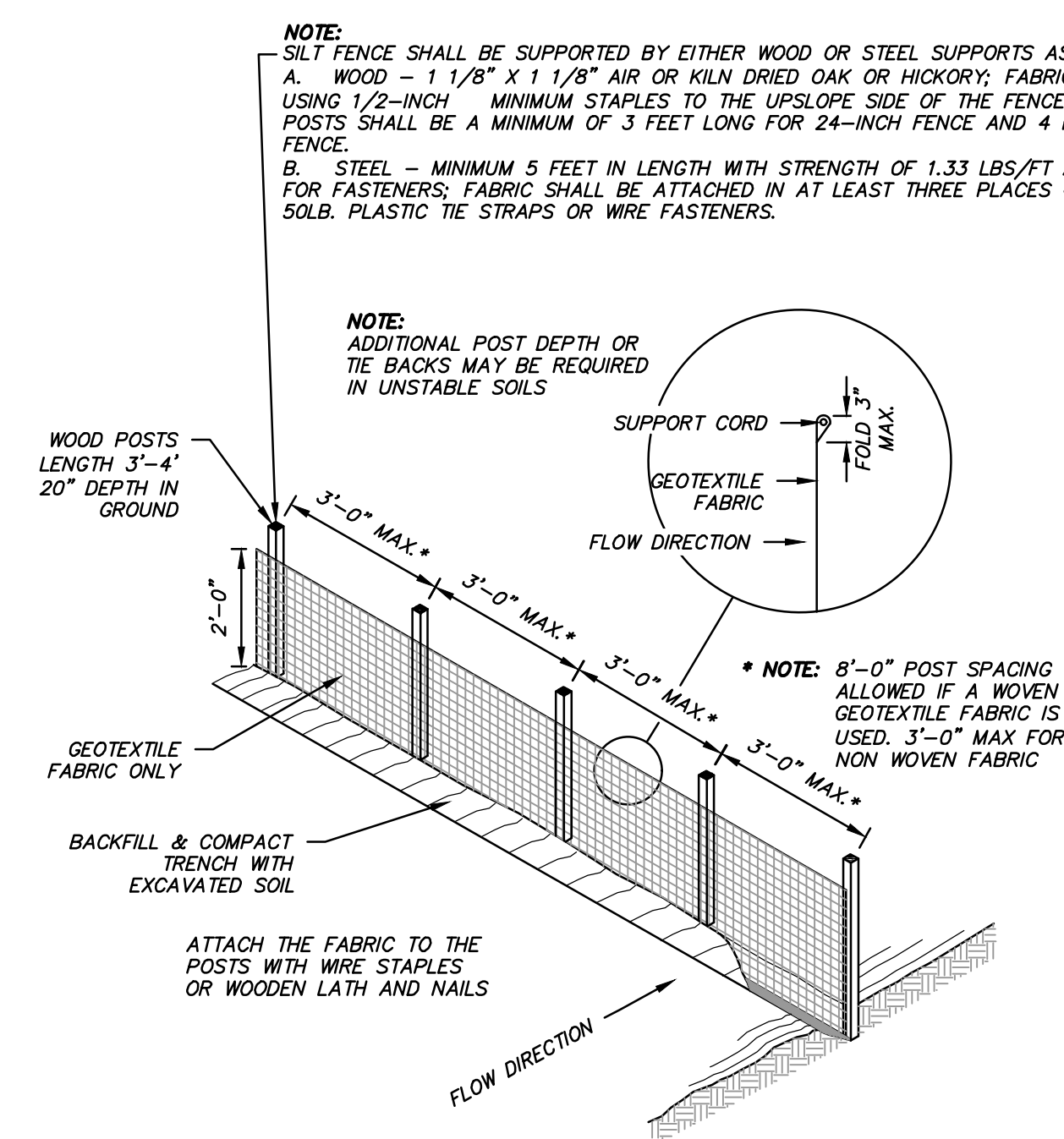
INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

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

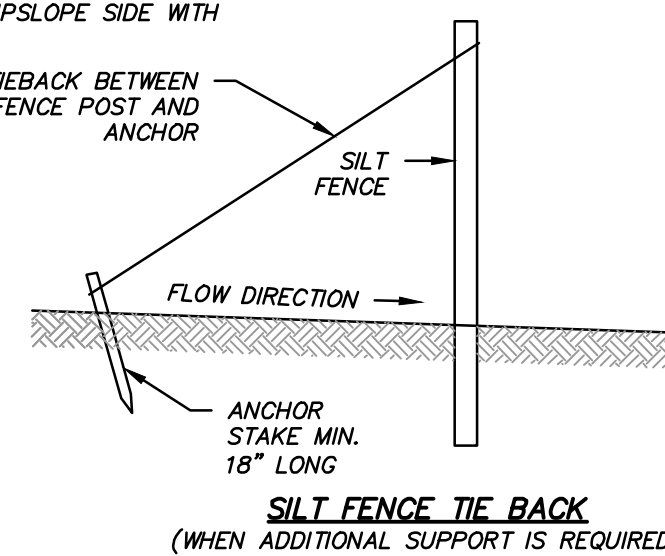
**STORM DRAIN INLET PROTECTION DETAILS**

(NOT TO SCALE)

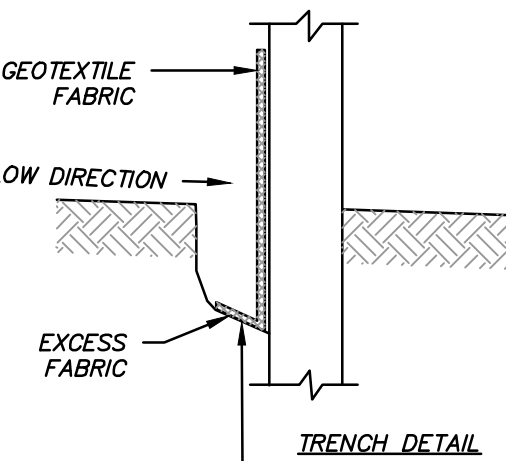


**SILT FENCE DETAIL**

(NOT TO SCALE)



**SILT FENCE TIE BACK**  
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



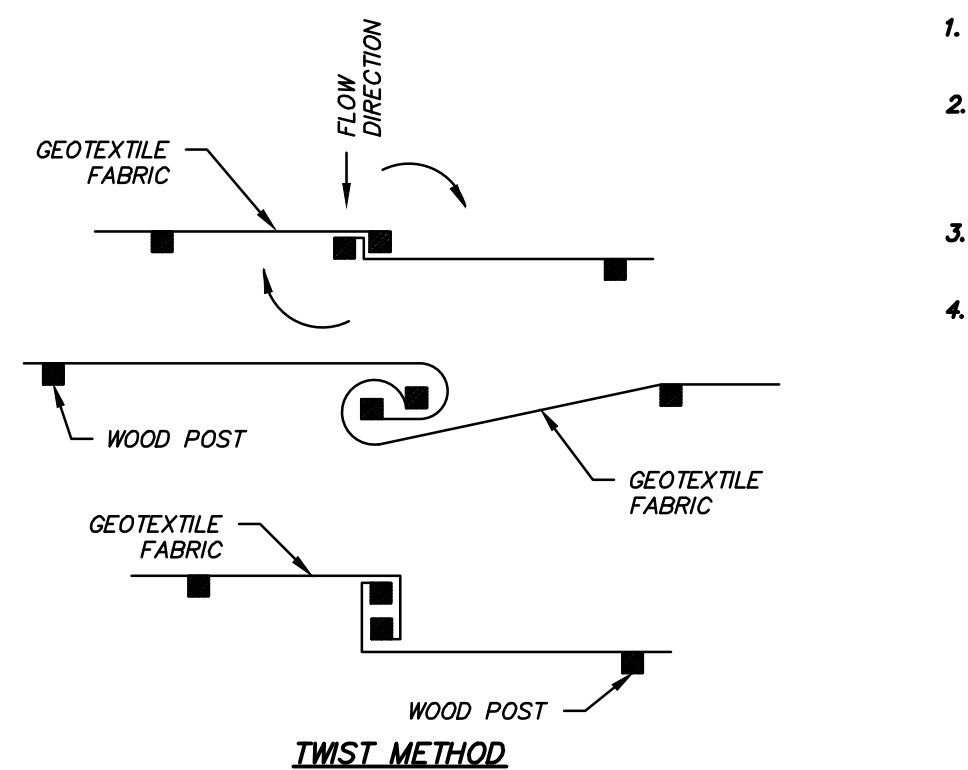
**NOTES:**

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.

- 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:

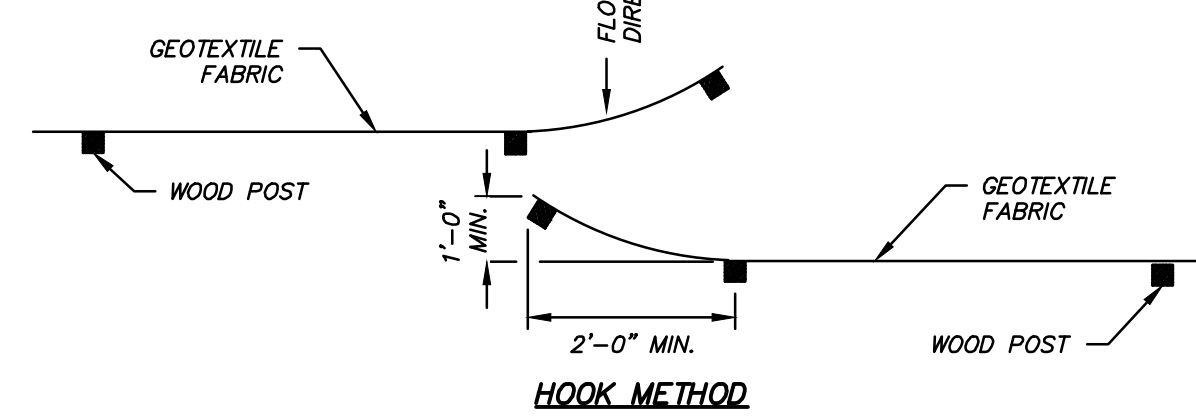
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

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.



**STONE TRACKING PAD AND TIRE WASHING DETAIL**

(NOT TO SCALE)



**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.

DESCRIPTION	
DATE	

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**NISSAN WAUKESHA**  
**CITY OF WAUKESHA, WISCONSIN**

**EROSION CONTROL DETAILS**

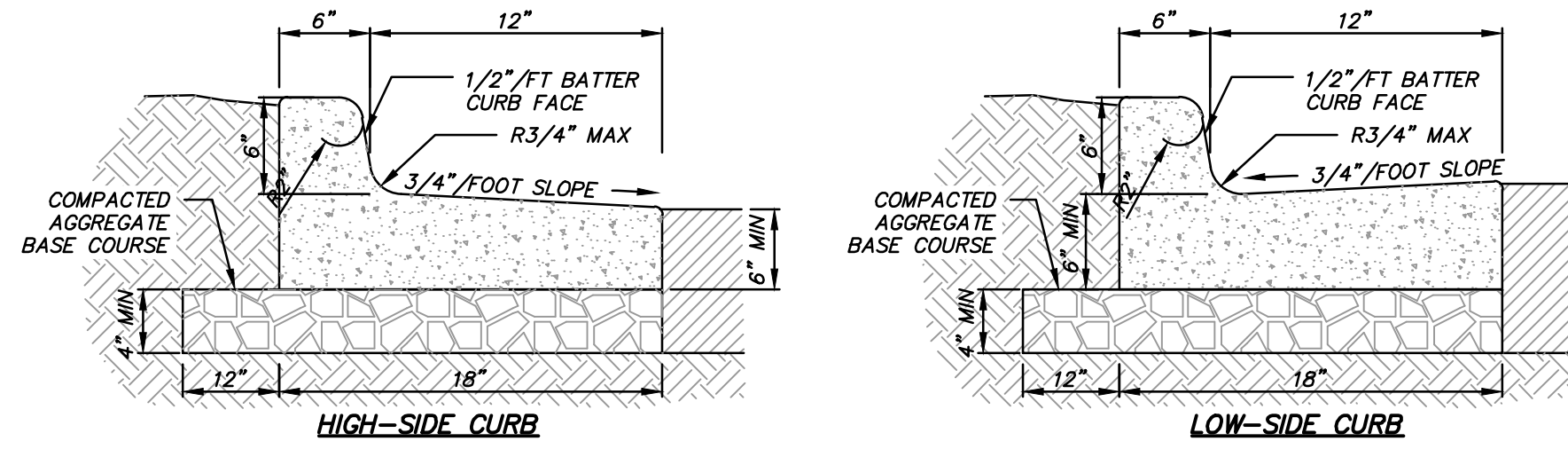
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DATE: 07/25/2024
SCALE: N.T.S.
JOB NO. 3220213
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL
<b>SHEET NUMBER</b>
<b>C500</b>



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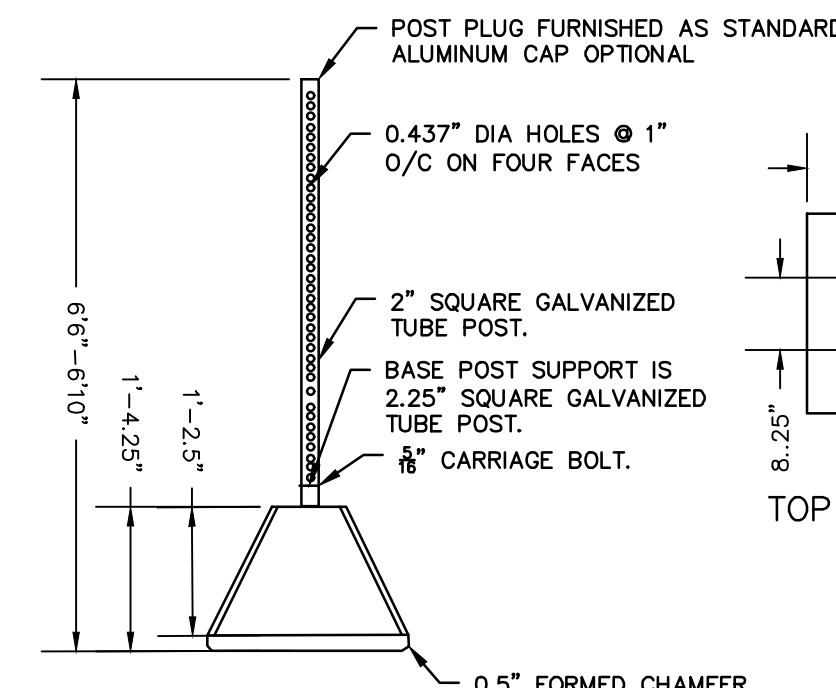
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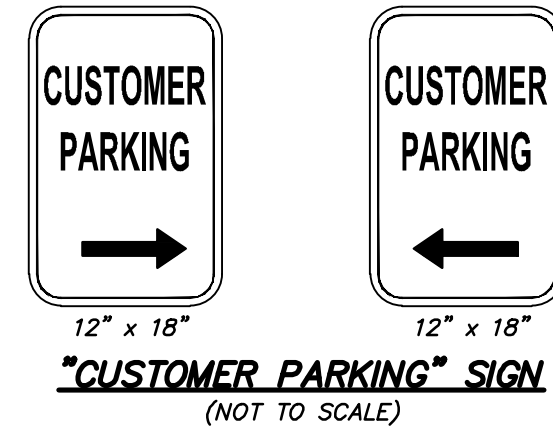
- NOTES:**
- 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
  - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
  - FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
  - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER 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**



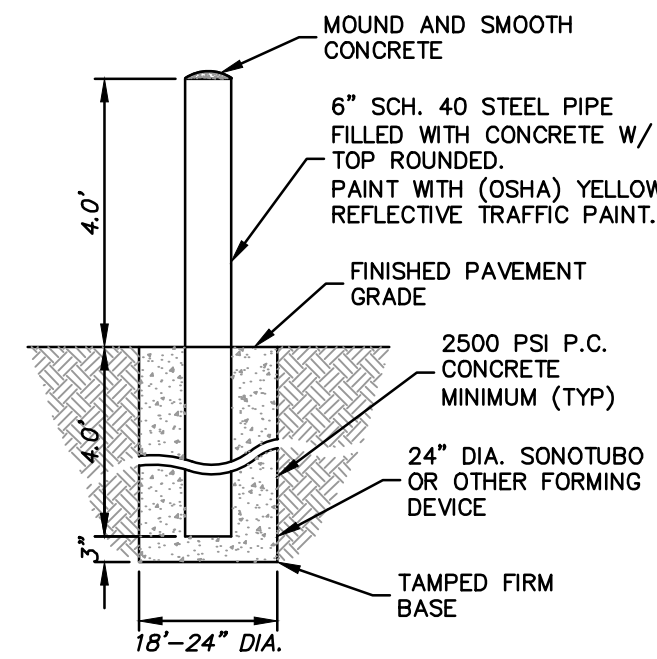
**PORTABLE CONCRETE SIGN BASE**  
(NOT TO SCALE)

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



**"CUSTOMER PARKING" SIGN**  
(NOT TO SCALE)

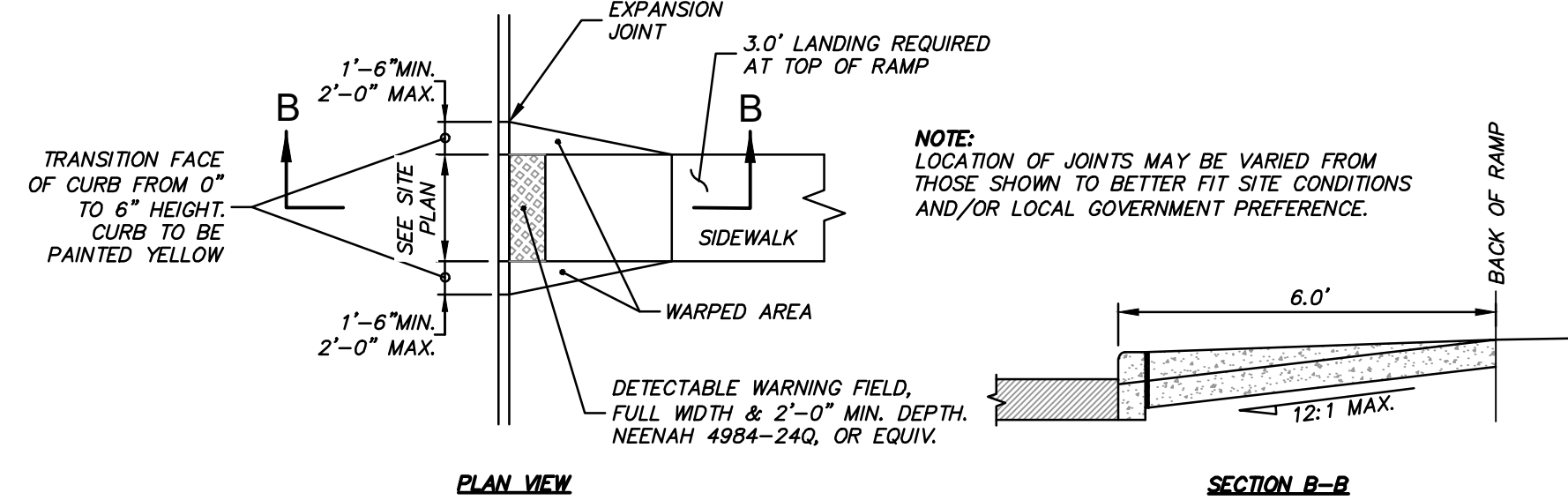
- CUSTOMER PARKING (R ARROW) = 3  
CUSTOMER PARKING (L ARROW) = 3  
SERVICE PARKING (R ARROW) = 4  
SERVICE PARKING (L ARROW) = 4  
EMPLOYEE PARKING (R ARROW) = 2  
EMPLOYEE PARKING (L ARROW) = 2



**BOLLARD DETAIL**

- 6" SCH. 40 STEEL PIPE FILLED WITH CONCRETE W/ TOP ROUNDED. PAINT WITH (OSHA) YELLOW REFLECTIVE TRAFFIC PAINT.  
2500 PSI P.C. CONCRETE MINIMUM (TYP)  
24" DIA. SONOTUBO OR OTHER FORMING DEVICE  
TAMPED FIRM BASE

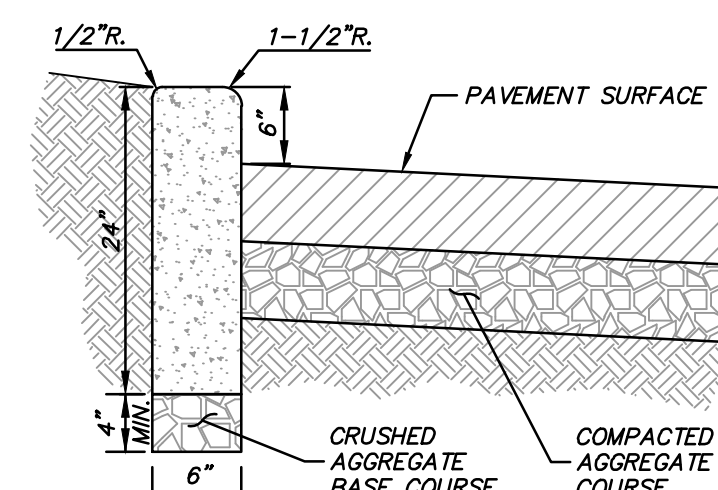
**FLARED END CURB RAMP (PRIVATE SITE)**  
(NOT TO SCALE)



**"NO PARKING ANY TIME" SIGN TYPE R7-1D**  
(NOT TO SCALE)

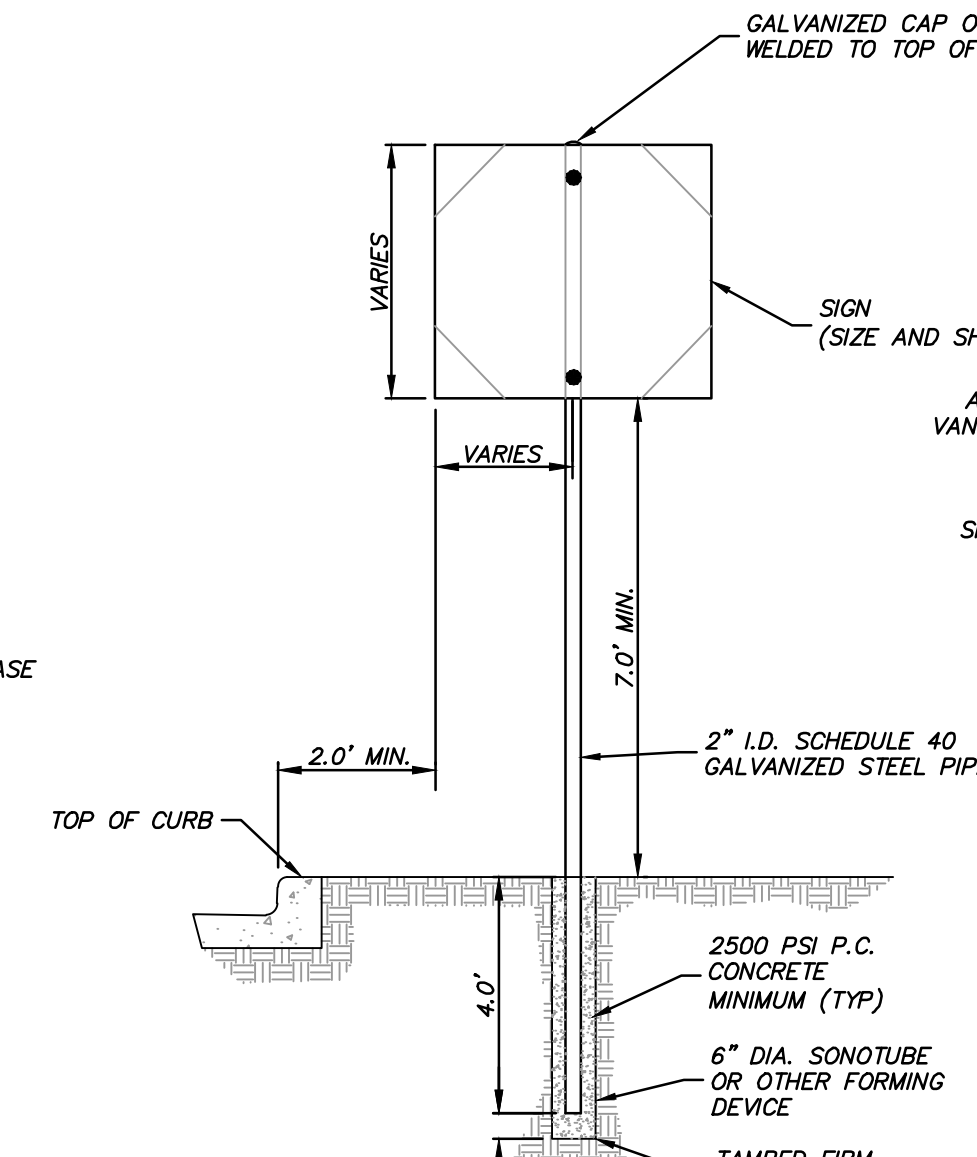


**"NO PARKING ANY TIME" SIGN TYPE R7-1D**  
(NOT TO SCALE)



**6" BARRIER CURB DETAIL**  
(NOT TO SCALE)

- 6" SCH. 40 STEEL PIPE FILLED WITH CONCRETE W/ TOP ROUNDED. PAINT WITH (OSHA) YELLOW REFLECTIVE TRAFFIC PAINT.  
2500 PSI P.C. CONCRETE MINIMUM (TYP)  
24" DIA. SONOTUBO OR OTHER FORMING DEVICE  
TAMPED FIRM BASE



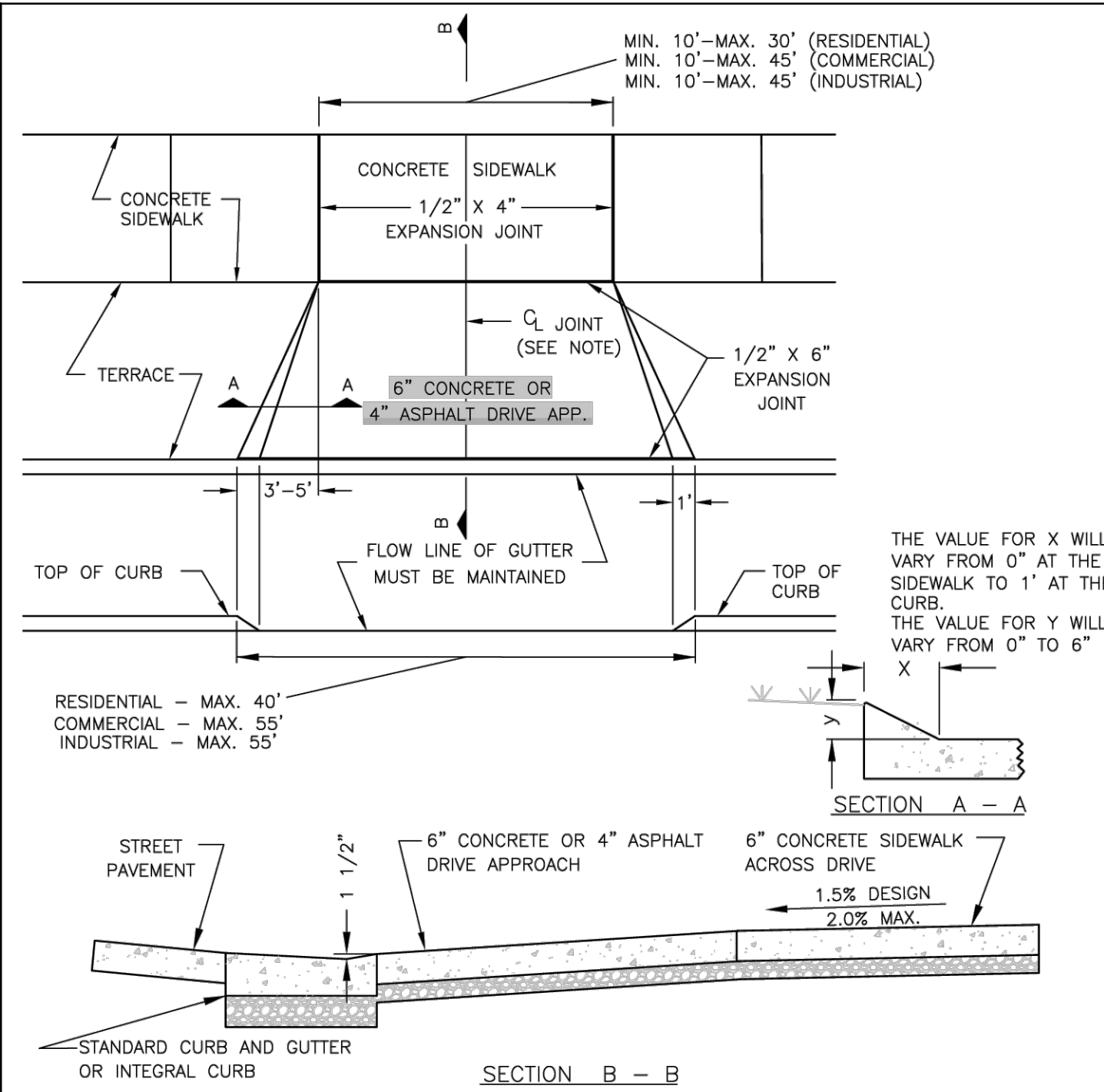
**SIGN AND POST INSTALLATION - TYPE 2**  
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB  
(NOT TO SCALE)

- 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)

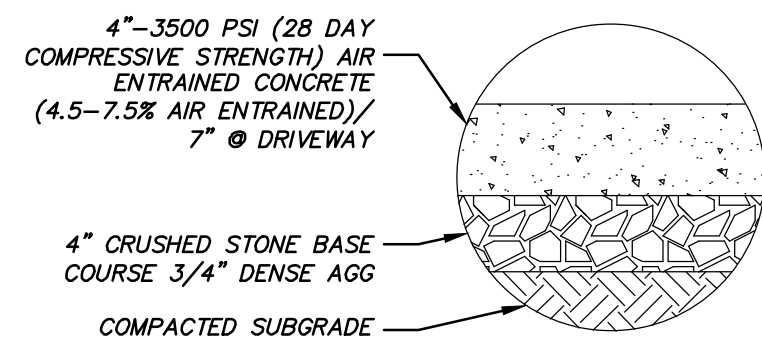
- 2" I.D. SCHEDULE 40 GALVANIZED STEEL PIPE  
6" DIA. SCHEDULE 40 STEEL PIPE BOLLARD (FILL WITH NON-SHRINK GROUT, ROUNDED TOP) WITH YELLOW PLASTIC BOLLARD COVER GRANGER 2GT69 OR EQUIVALENT  
2500 PSI P.C. CONCRETE MINIMUM (TYP)  
24" DIA. SONOTUBE OR OTHER FORMING DEVICE  
TAMPED FIRM BASE

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

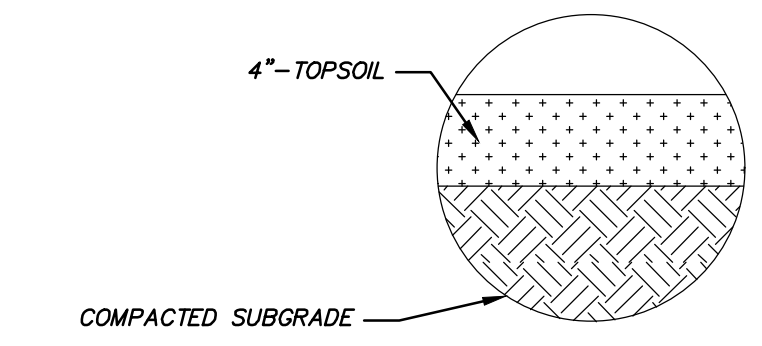


- NOTES:**
- DRIVEWAYS 10' TO 20' WIDE SHALL HAVE ONE  $\emptyset$  JOINT.
  - DRIVEWAYS 21' TO 30' WIDE SHALL HAVE TWO  $\emptyset$  JOINTS EQUALLY SPACED.
  - DRIVEWAYS 31'-40' WIDE SHALL HAVE THREE  $\emptyset$  JOINTS EQUALLY SPACED.
  - 1/2" X 6" EXPANSION JOINT AT THE FACE OF WALK AND BACK OF CURB 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.

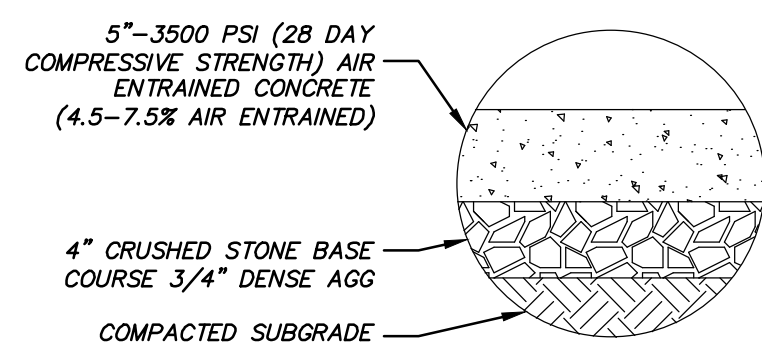
**STANDARD CONSTRUCTION DETAILS --STANDARD DRIVE APPROACH--**



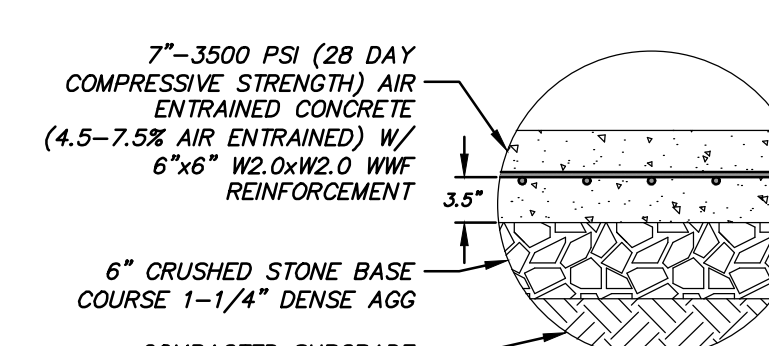
**PUBLIC CONCRETE SIDEWALK SECTION**



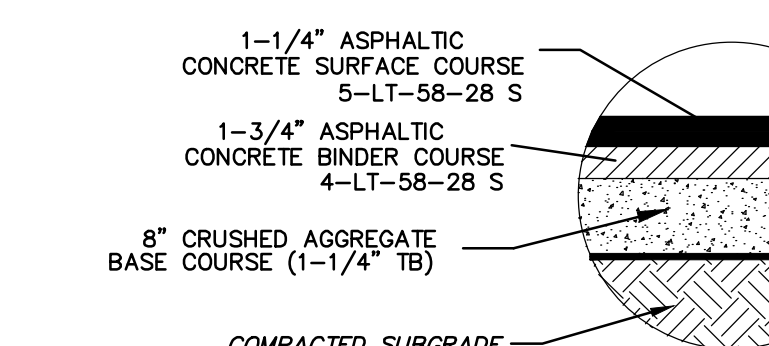
**LANDSCAPED AREAS (ALL NON-PAVED AREAS)**



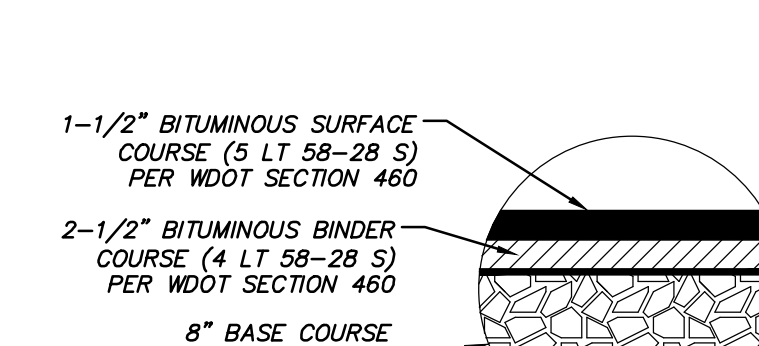
**CONCRETE SIDEWALK PAVEMENT SECTION**



**CONCRETE PAVEMENT SECTION**



**ASPHALT PAVEMENT SECTION (STANDARD DUTY)**



**ASPHALT PAVEMENT SECTION (HEAVY DUTY)**



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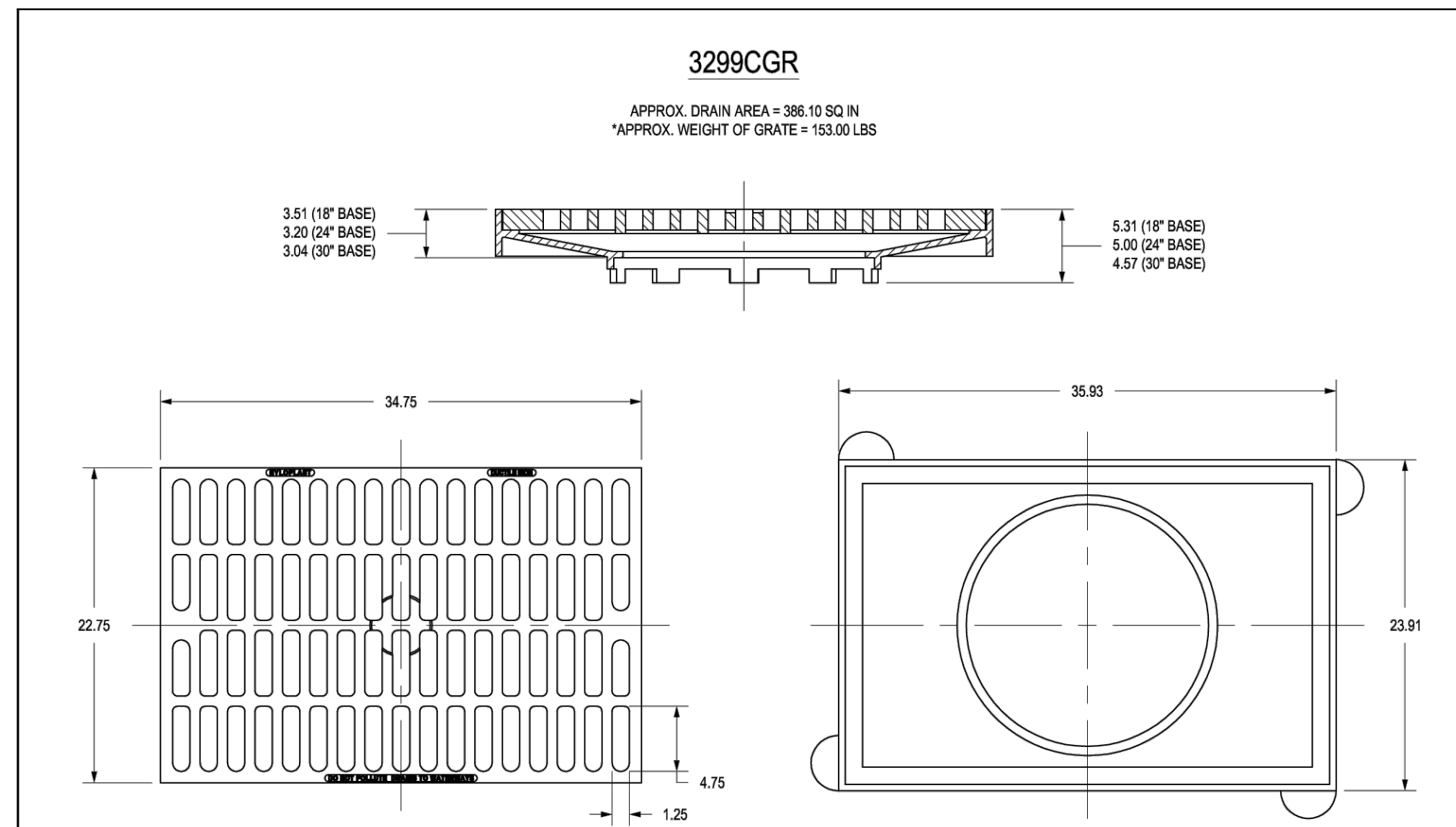
**SITE DETAILS**

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DESIGNED BY: CRR
CHECKED BY: JJJ
<b>SHEET NUMBER</b>
C501

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CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS --CURB TAPER--	DETAIL NUMBER: <b>07-0252</b>
APPROVED: ALEX DAMEN DATE:	DRAWN BY: JMEJL DATE: 12/13/2018	PLOT SCALE: 3" = 1' PLOT DATE: 12/13/2018 8:42 AM

CITY OF WAUKESHA DEPARTMENT OF PUBLIC WORKS	STANDARD CONSTRUCTION DETAILS --STANDARD DRIVE APPROACH--	DETAIL NUMBER: <b>07-0320</b>
APPROVED: ALEX DAMEN DATE:	DRAWN BY: DSB DATE:	PLOT SCALE: 3/8" = 1' PLOT DATE: 1/10/2019 11:29 AM



DIMENSIONS ARE FOR REFERENCE ONLY  
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 A336 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

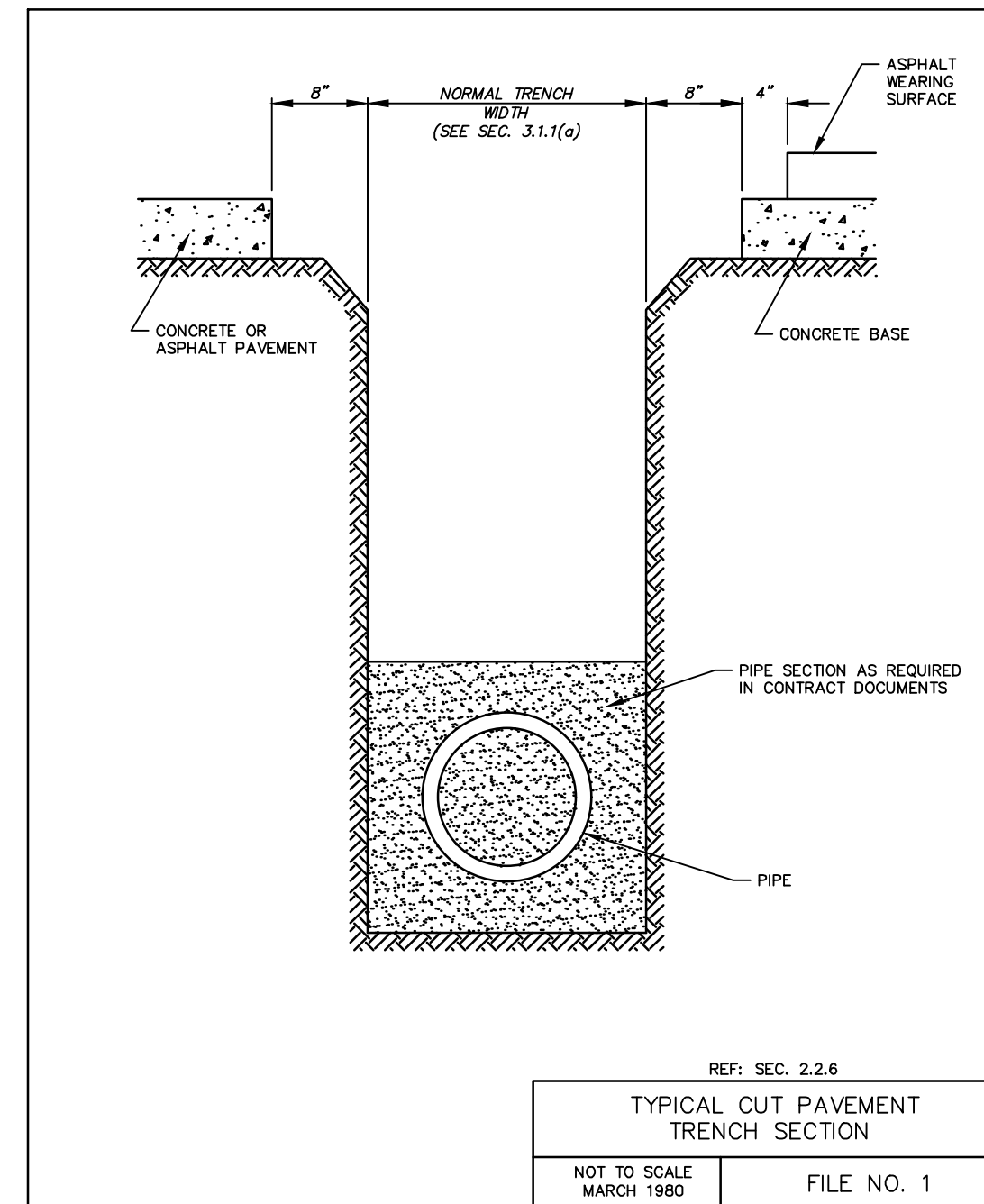
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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-23-06		
REVISOR BY	NMH	PROJECT NO.	
DATE	7-26-18		
DWG SIZE	A	SCALE	1:10 SHEET 1 OF 1

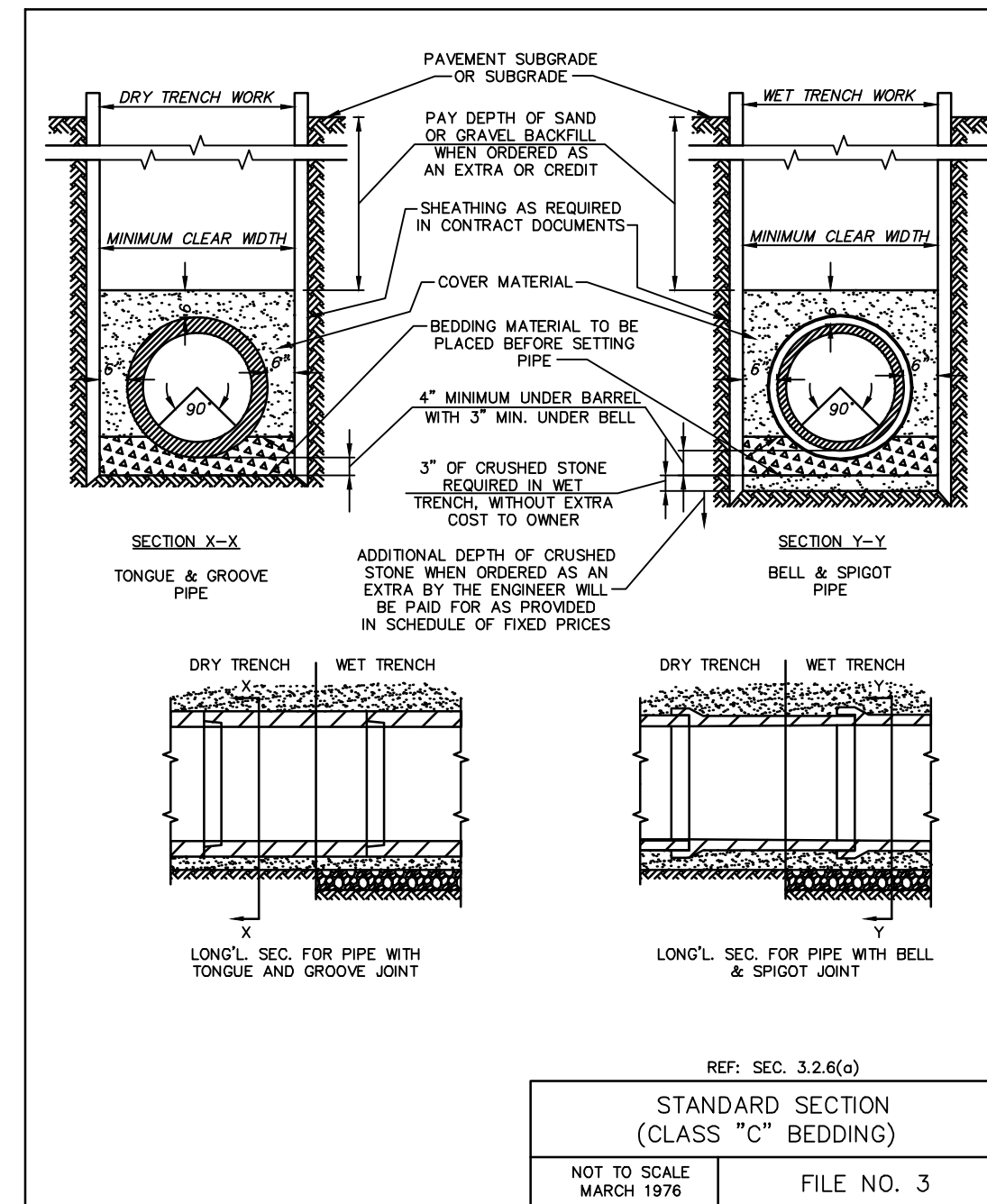
**ADS**  
Nyloplast

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

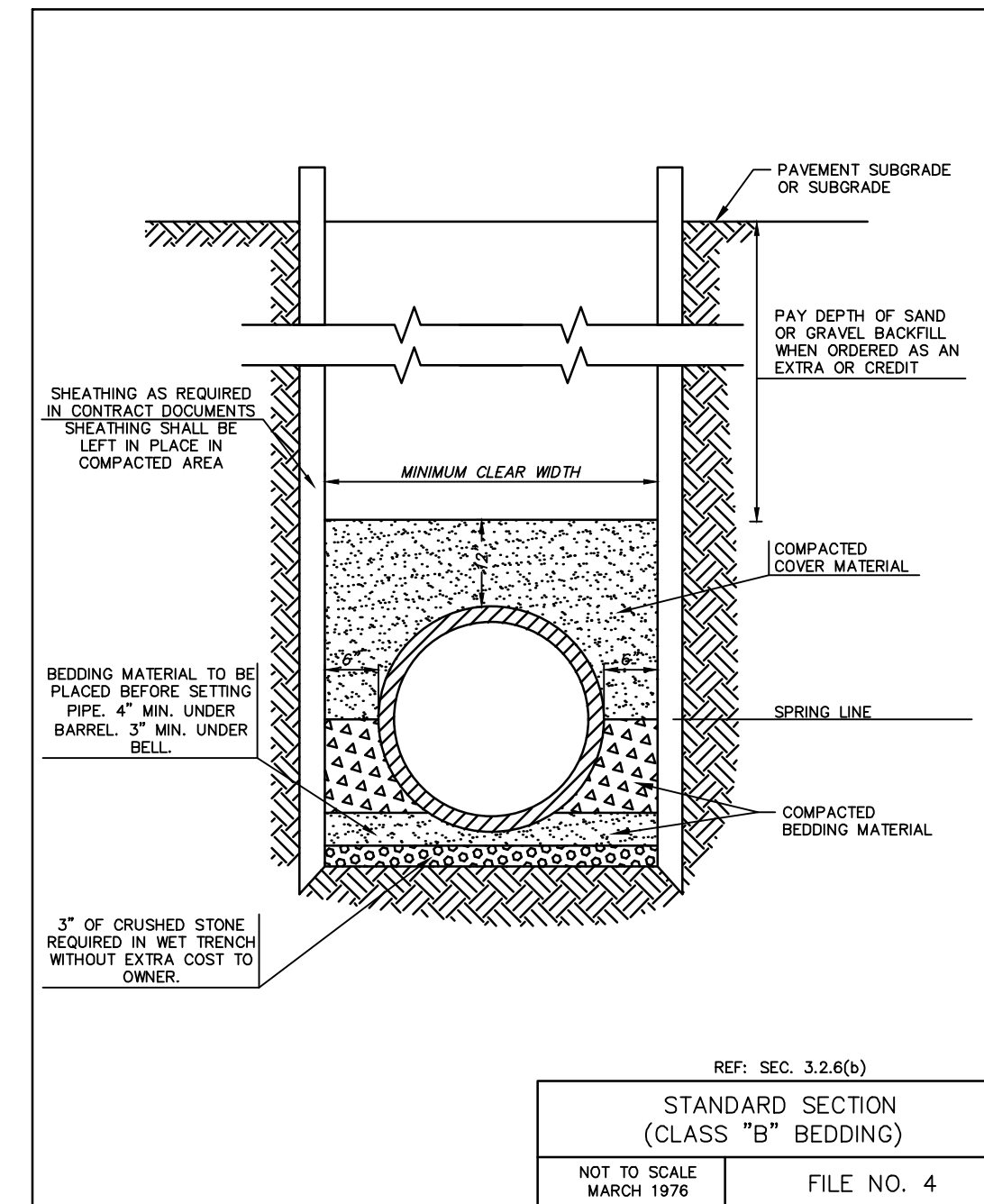
TITLE: 2 FT X 3 FT ROAD & HIGHWAY 2 PIECE GRATE ASSEMBLY  
DWG NO. 7001-110-226 REV. E



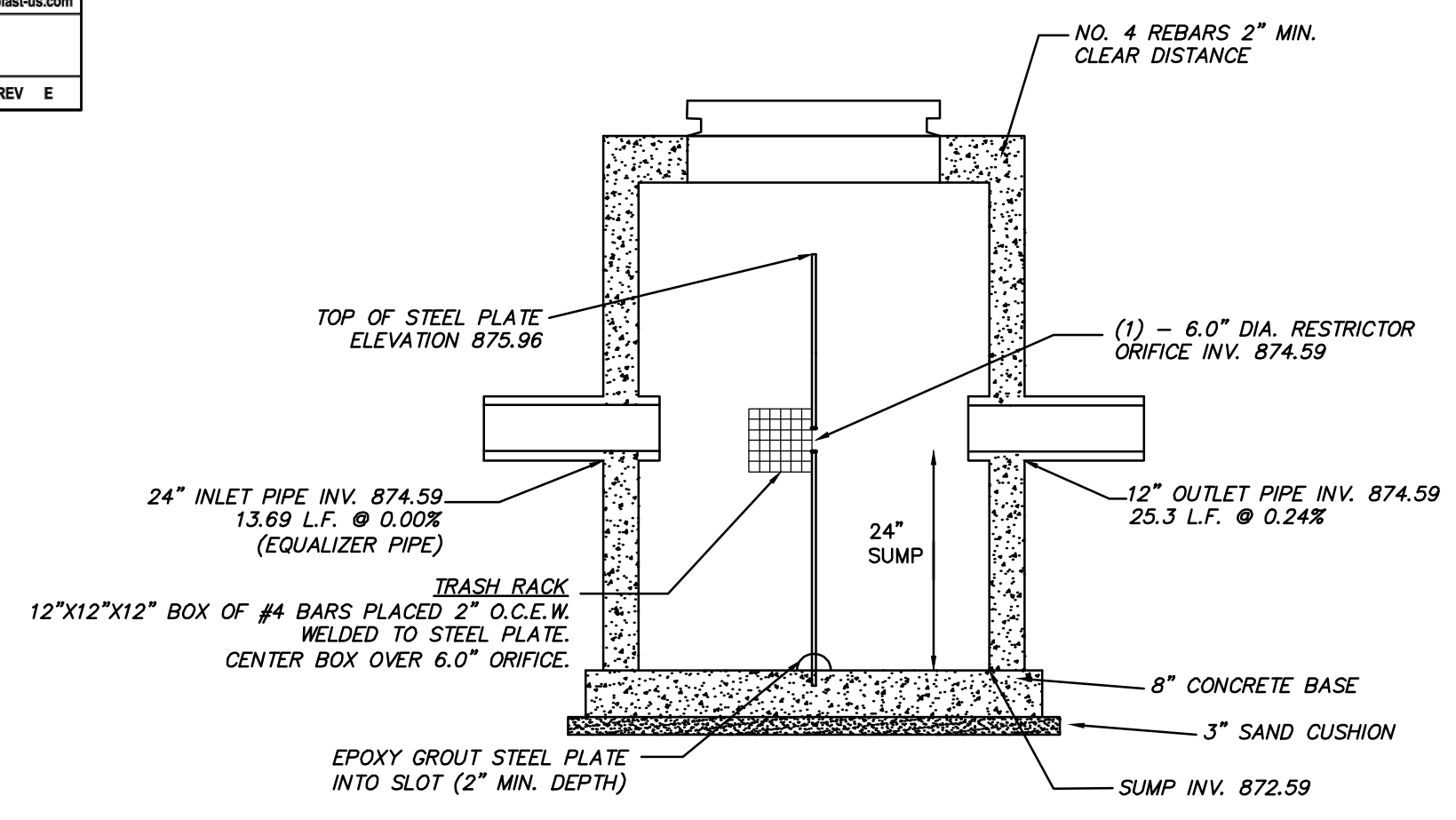
REF. SEC. 3.2.6(a)  
TYPICAL CUT PAVEMENT TRENCH SECTION  
NOT TO SCALE MARCH 1990 FILE NO. 1



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

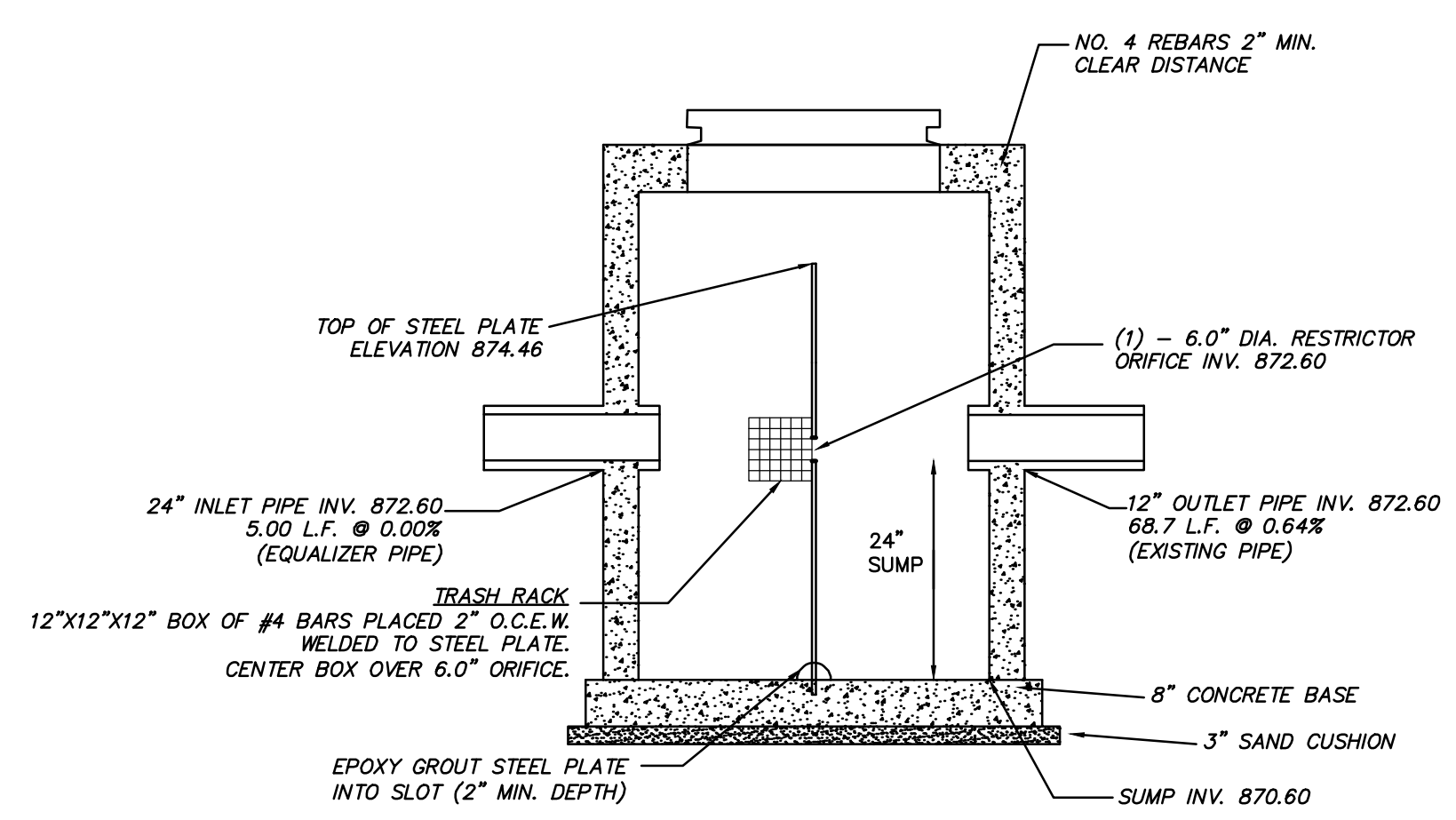
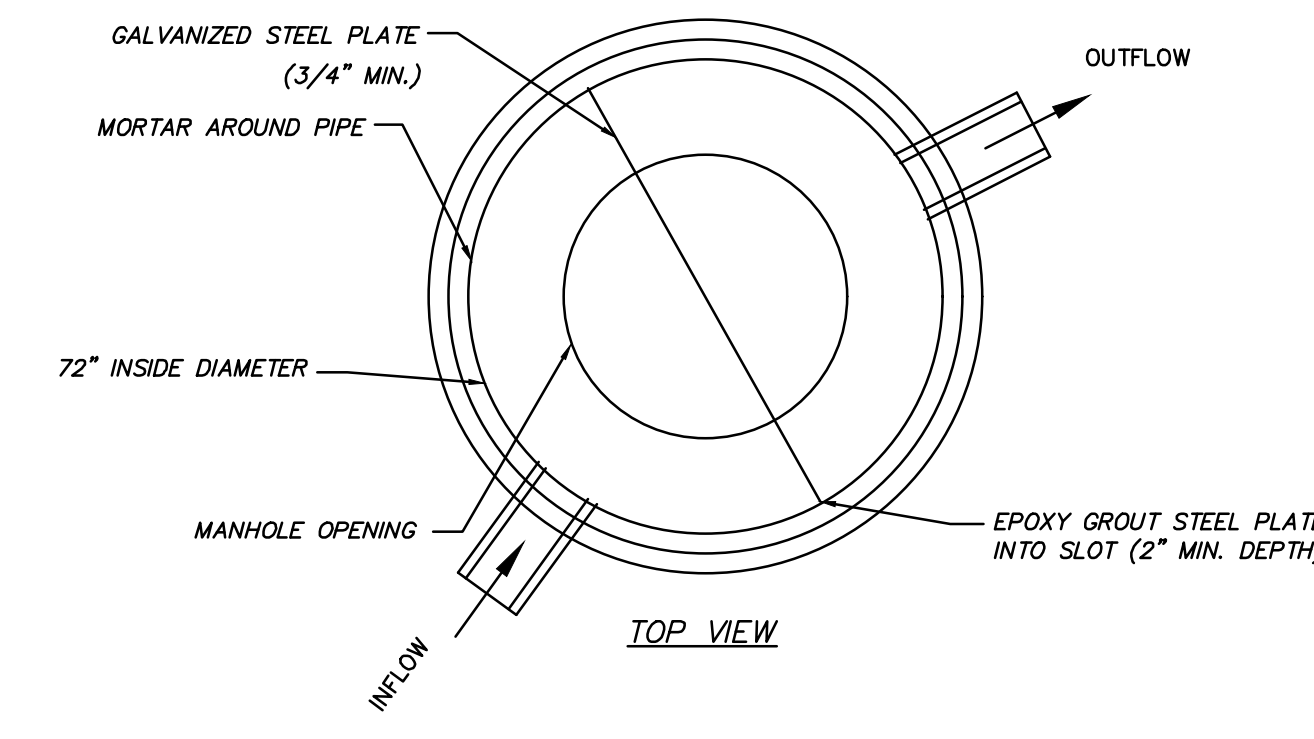


REF. SEC. 3.2.6(b)  
STANDARD SECTION (CLASS "B" BEDDING)  
NOT TO SCALE MARCH 1976 FILE NO. 4



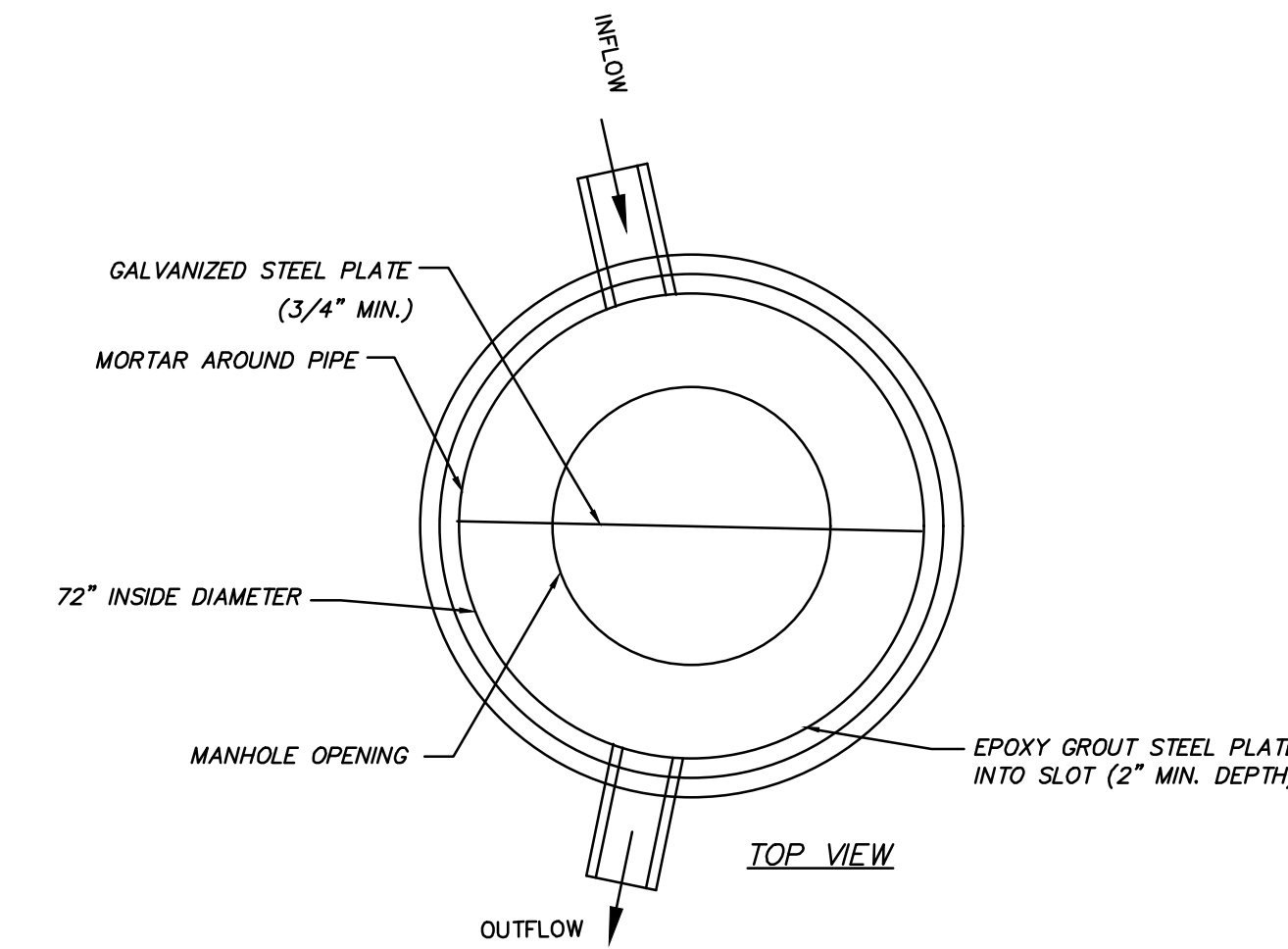
- NOTES:  
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.  
2. REINFORCING STEEL NOT SHOWN

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	
<b>raSmith</b> CREATIVITY BEYOND ENGINEERING	
Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI Cedarburg, WI   Naperville, IL   Irvine, CA	
<b>NISSAN WAUKESHA</b> CITY OF WAUKESHA, WISCONSIN	<b>UTILITY DETAILS</b>
© 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	
<b>SHEET NUMBER</b>	
C502	

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PROJECT INFORMATION table with columns for ENGINEERED PRODUCT MANAGER, ADS SALES REP, and PROJECT NO.



NISSAN WAUKESHA, WI, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- 1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'...

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- 1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE'...

NOTES FOR CONSTRUCTION EQUIPMENT

- 1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE'.
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
- NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
- NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED...

PROJECT INFORMATION table with columns for ENGINEERED PRODUCT MANAGER, ADS SALES REP, and PROJECT NO.



NISSAN WAUKESHA, WI, USA

SC-740 STORMTECH CHAMBER SPECIFICATIONS

- 1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'...

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

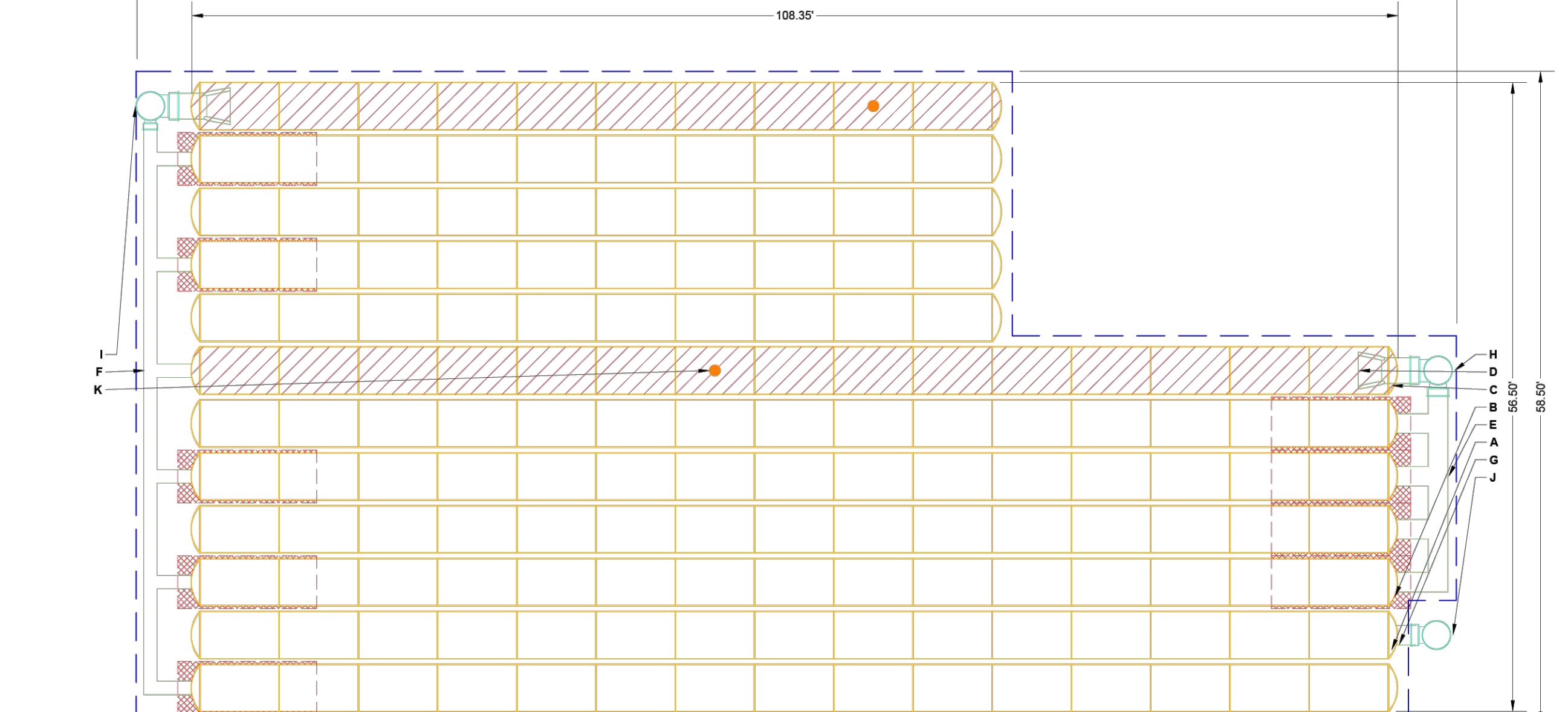
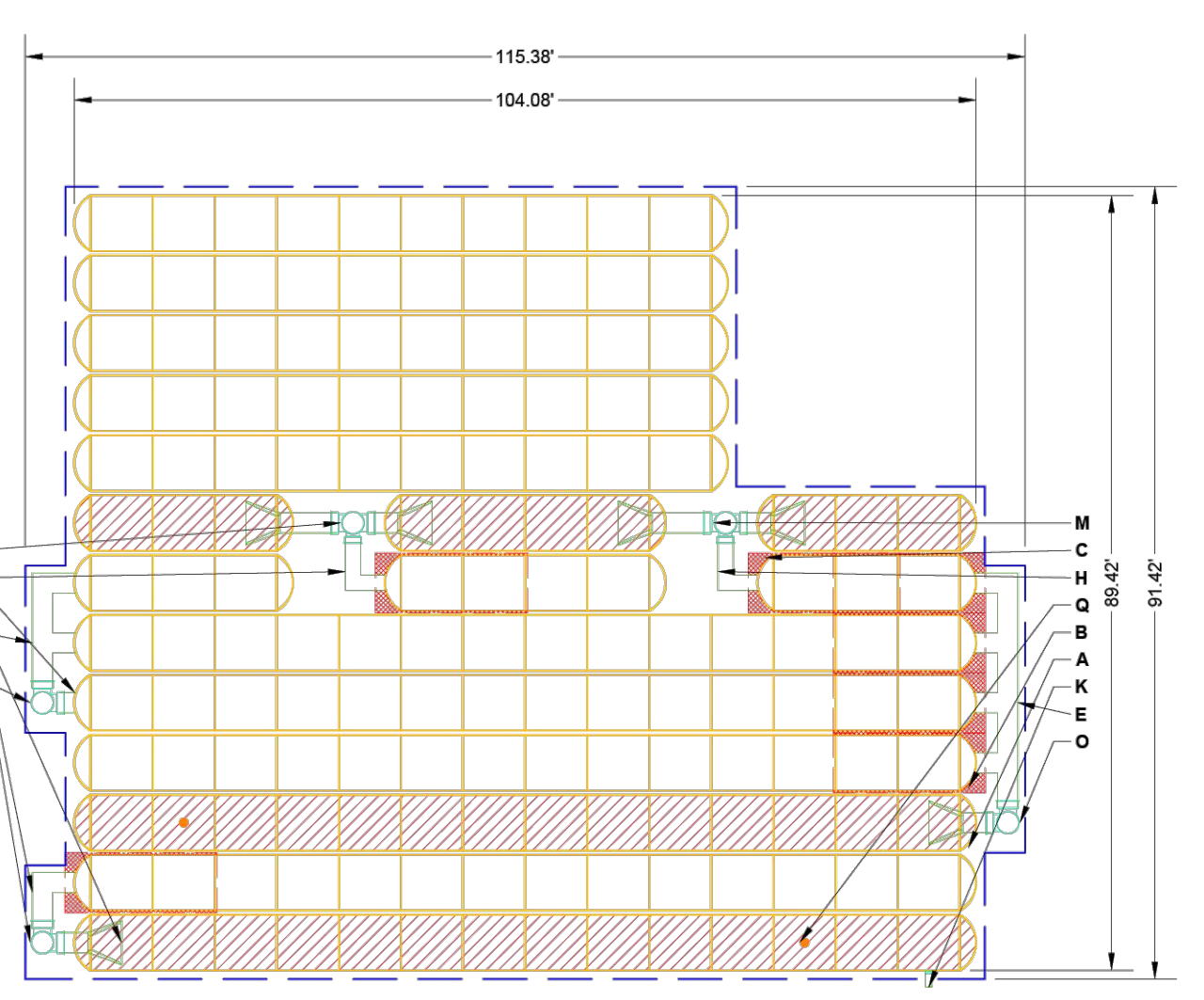
- 1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE'...

NOTES FOR CONSTRUCTION EQUIPMENT

- 1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE'.
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
- NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
- NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED...

Table with columns: PROPOSED LAYOUT: SOUTH, PROPOSED ELEVATIONS, PART TYPE, ITEM ON LAYOUT, DESCRIPTION, INVERT ABOVE BASE OF CHAMBER, MAX FLOW.

Table with columns: PROPOSED LAYOUT: NORTH, PROPOSED ELEVATIONS, PART TYPE, ITEM ON LAYOUT, DESCRIPTION, INVERT ABOVE BASE OF CHAMBER, MAX FLOW.



NOTES: MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANHOLE SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.

NOTES: MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANHOLE SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.

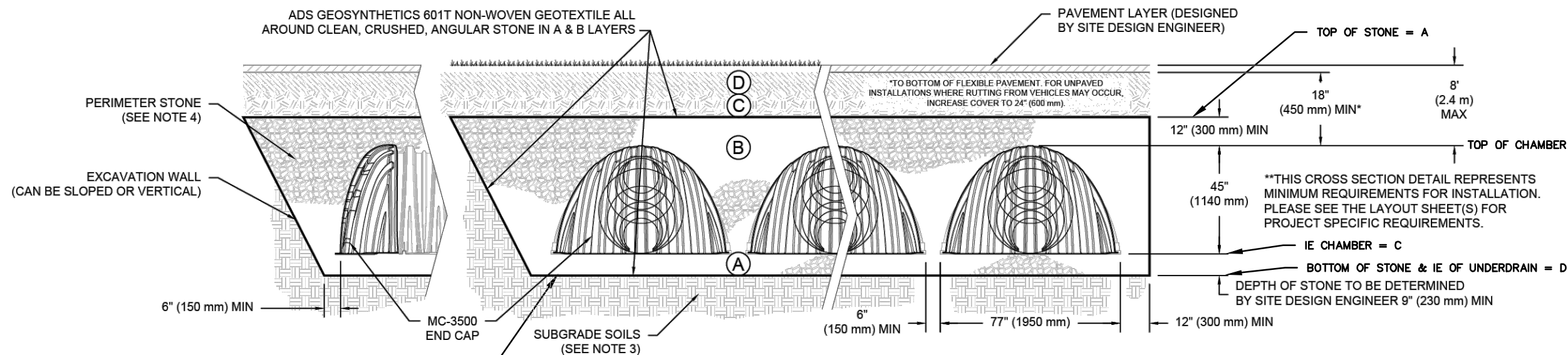
DESCRIPTION, DATE, and project details including address (16745 W. Bluemound Road), contact info (raSmith, R.A. Smith, Inc.), and sheet number (C503).

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ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

Table with 4 columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, COMPACTION / DENSITY REQUIREMENT. Rows include Final Fill, Initial Fill, Embedment Stone, and Foundation Stone.

- PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY... 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS... 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION...



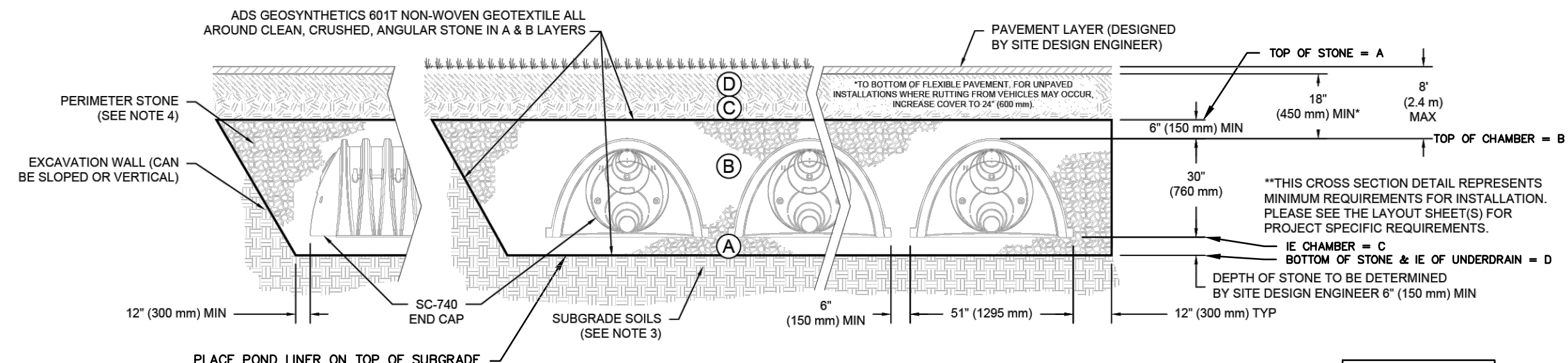
- NOTES: 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418... 2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787... 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE...

Table with 2 columns: SOUTH SYSTEM, Values for A, B, C, D.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

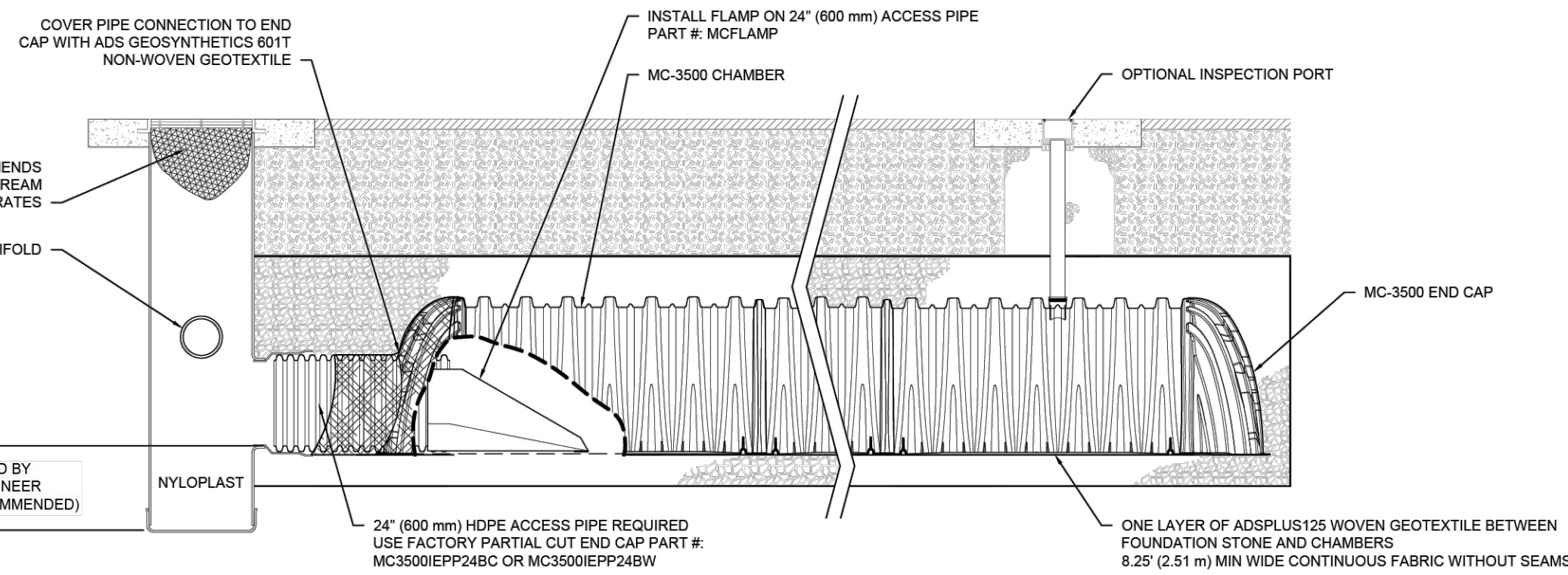
Table with 4 columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, COMPACTION / DENSITY REQUIREMENT. Rows include Final Fill, Initial Fill, Embedment Stone, and Foundation Stone.

- PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY... 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS... 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION...



- NOTES: 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418... 2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787... 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE...

Table with 2 columns: NORTH SYSTEM, Values for A, B, C, D.

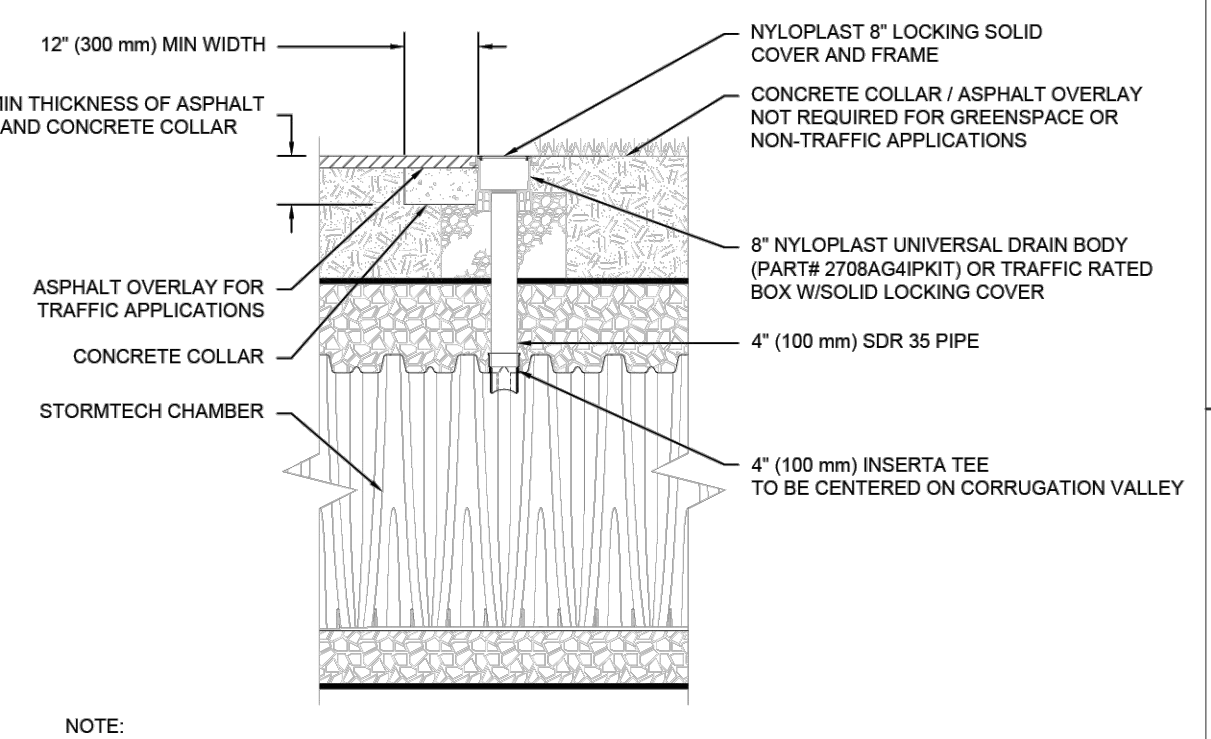


MC-3500 ISOLATOR ROW PLUS DETAIL NTS

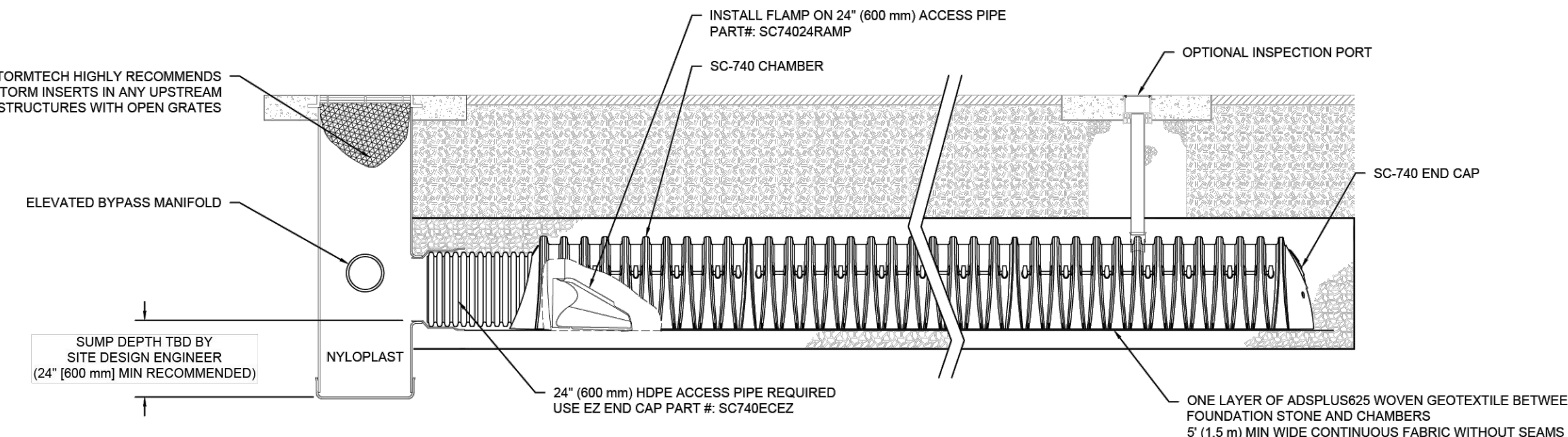
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT... STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JET/VAC PROCESS... STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS...

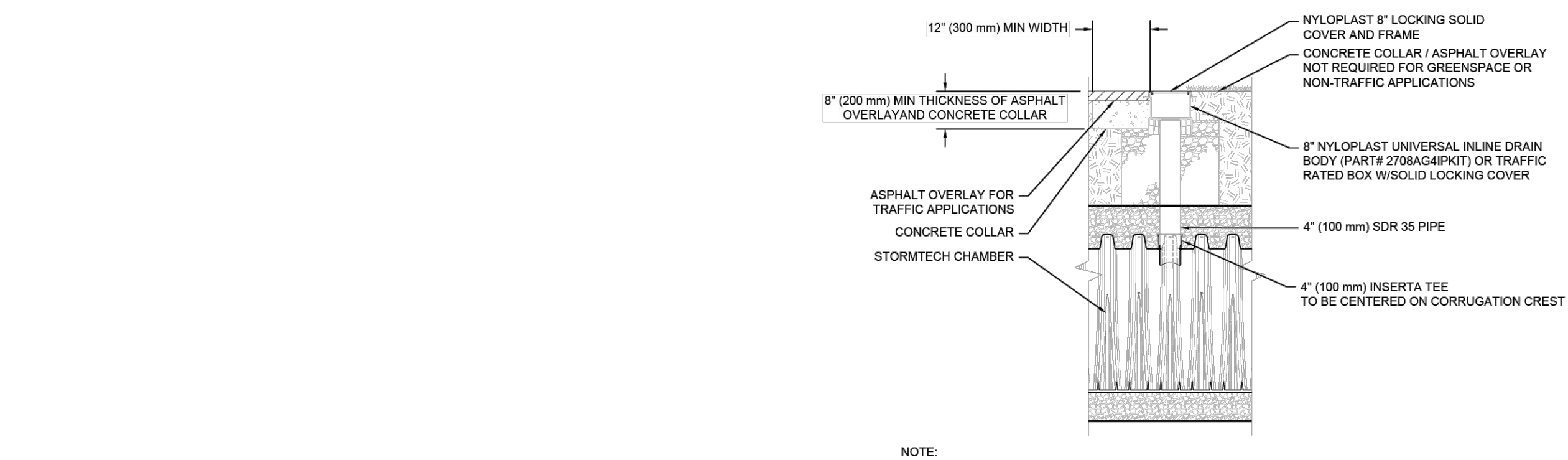
- NOTES: 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION... 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



4\"/>



SC-740 ISOLATOR ROW PLUS DETAIL NTS



4\"/>

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Project information including: NISSAN WAUKESHA, WI, USA; StormTech Chamber System; 16745 W. Bluemound Road Brookfield, WI 53005-5938; raSmith; CITY OF WAUKESHA, WISCONSIN; UNDERGROUND STORAGE DETAILS; SHEET 7 OF 11; PROJECT MANAGER: RYAN J. LANCOUR, P.E.; SHEET NUMBER C504.

### 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)	---	---
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 2.6 CUBIC FEET (0.07 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)	10.9" (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

ADS  
 4640 TRUBMAN BLVD  
 HELLARD, OH 43026  
 1-800-733-7473

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

Nyloplast®  
 770-852-2443 | WWW.NYLOPLAST-US.COM  
 4640 TRUBMAN BLVD  
 HELLARD, OH 43026  
 1-800-733-7473

SHEET 9 OF 11

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

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 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  
 C505

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

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16745 W. Bluemound Road  
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 (262) 781-1000  
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 CREATIVITY BEYOND ENGINEERING

SHEET 10 OF 11

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

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

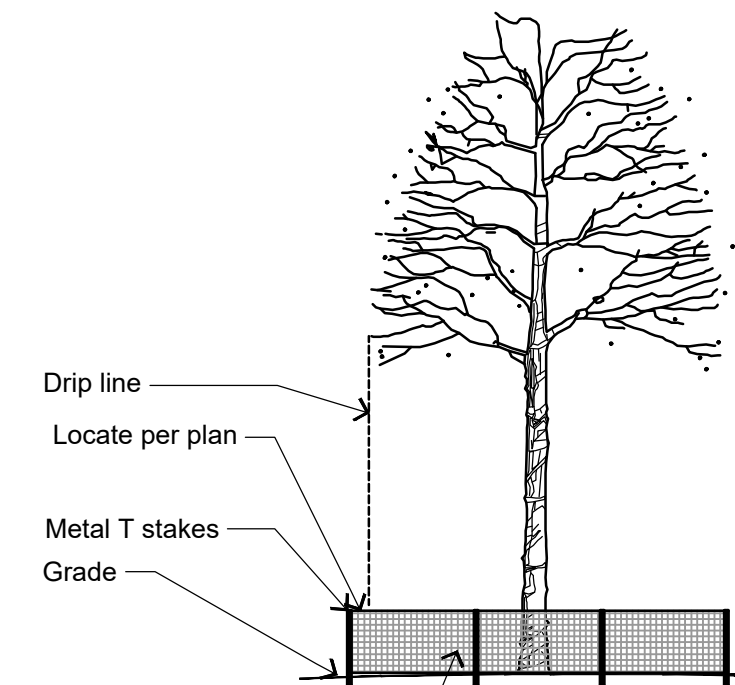
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PLANT SCHEDULE NORTH

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

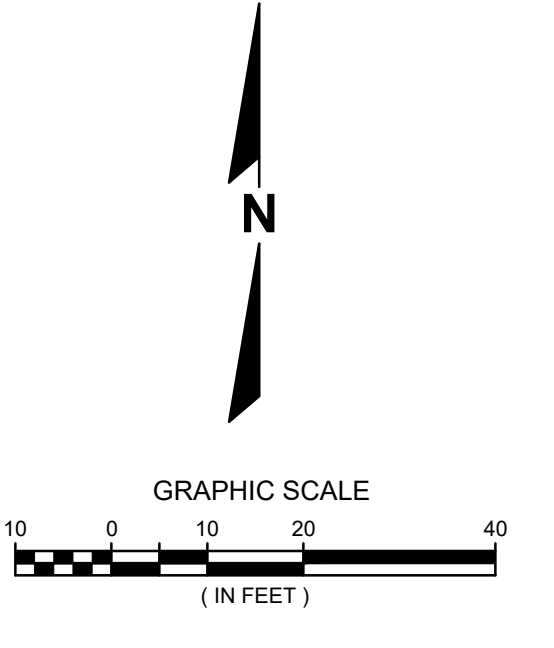
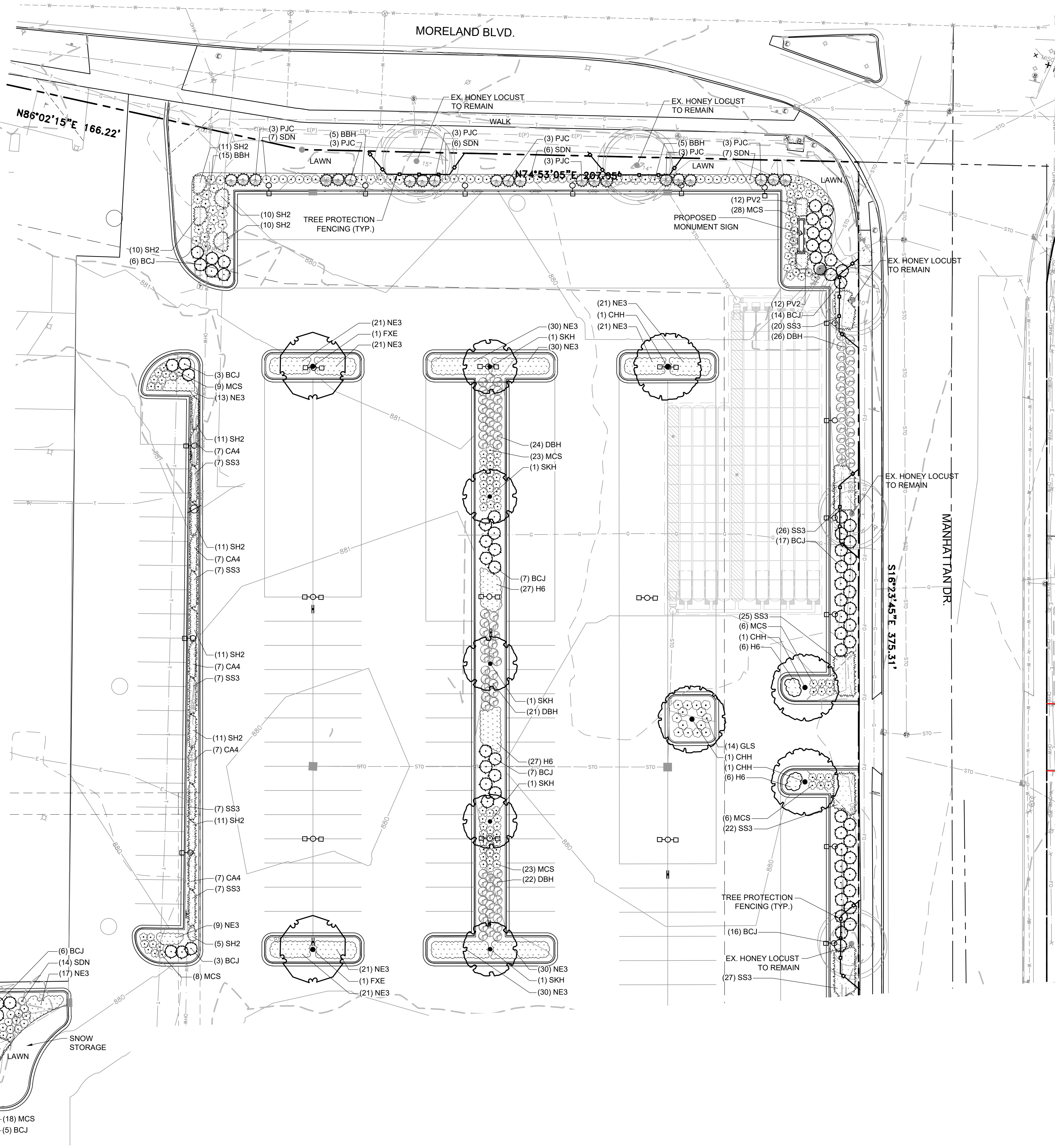


Notes

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

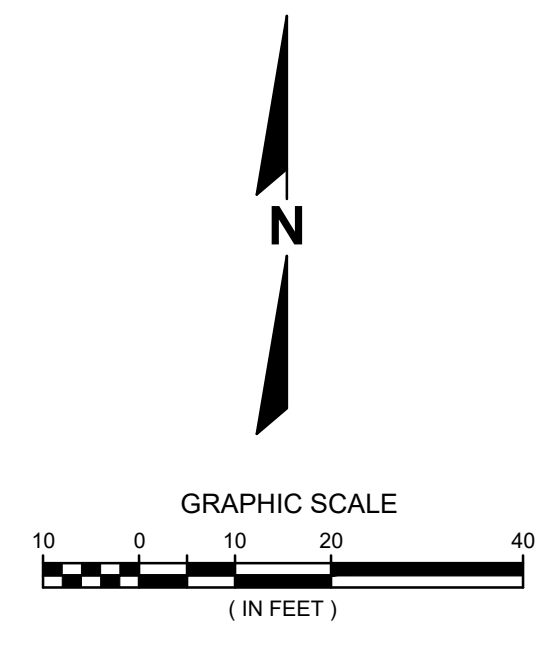
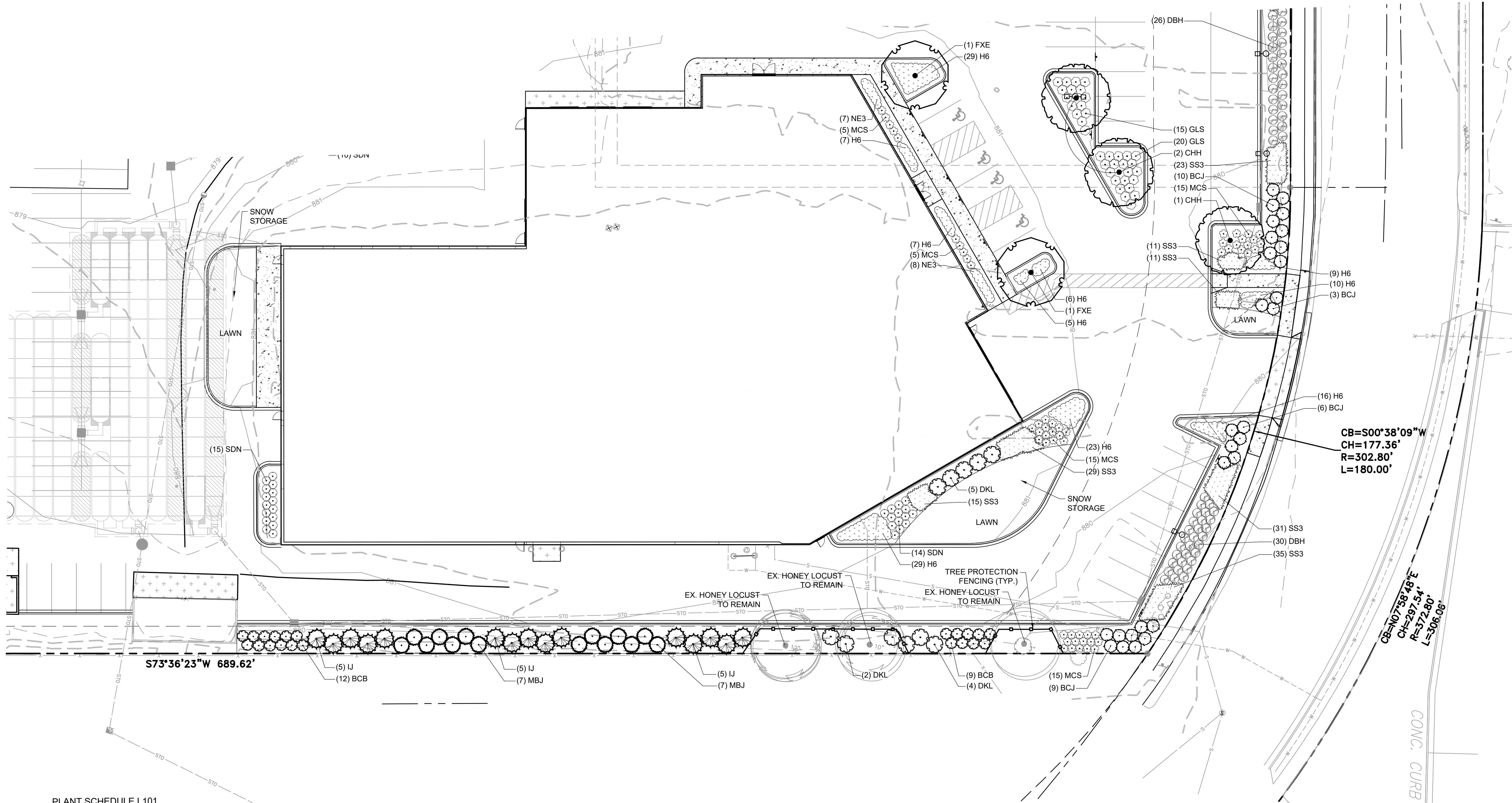
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<p>16745 W. Bluemound Road Brookfield, WI 53005-9938 (262) 781-1000 rasmith.com</p> <p><b>raSmith</b> CREATIVITY BEYOND ENGINEERING</p> <p>Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI Cedarburg, WI   Naperville, IL   Irvine, CA</p>	
<p><b>NISSAN WAUKESHA</b> CITY OF WAUKESHA, WISCONSIN <b>LANDSCAPE PLAN - NORTH</b></p>	
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<p><b>SHEET NUMBER</b> L100</p>	



**PLANT SCHEDULE L101**

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
<b>DECIDUOUS TREES</b>						
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
<b>EVERGREEN TREES</b>						
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
<b>DECIDUOUS SHRUBS</b>						
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
<b>EVERGREEN SHRUBS</b>						
BCJ	28	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	18" SPD	CONT.	
<b>ORNAMENTAL GRASSES</b>						
SS3	155	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	POT	24" Spacing
<b>PERENNIALS</b>						
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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CREATIVITY BEYOND ENGINEERING Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI Cedarburg, WI   Naperville, IL   Irvine, CA	
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<b>SHEET NUMBER</b> <b>L101</b>	

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