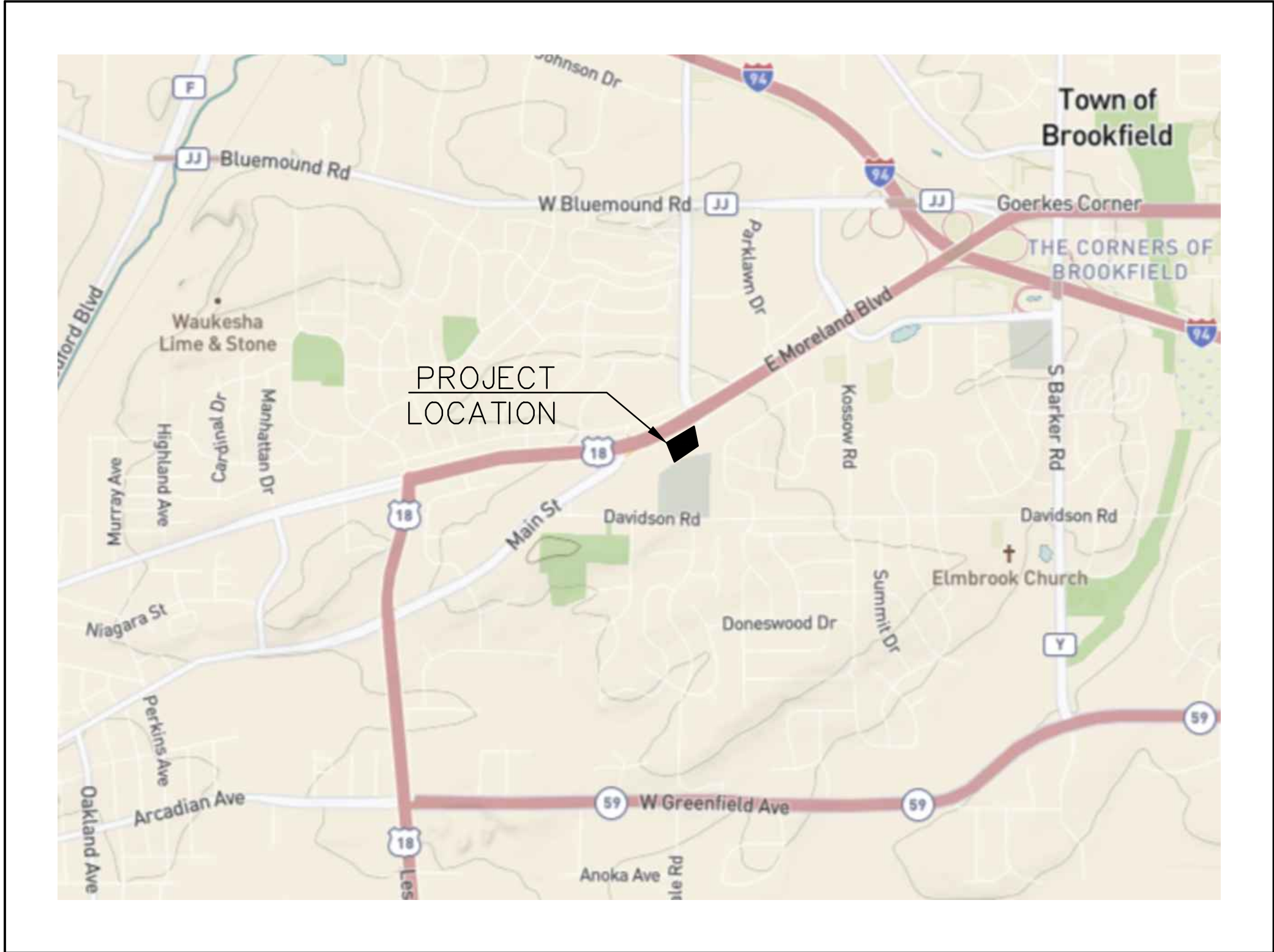


CONSTRUCTION PLANS FOR BOUCHER CADILLAC OF WAUKESHA CITY OF WAUKESHA, WISCONSIN

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
1 OF 1	PLAT OF SURVEY
C100	EROSION CONTROL PLANS
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	OVERALL SITE PLAN
C301	DETAILED SITE & LANDSCAPE PLAN
C400	GRADING PLAN
C600	SPECIFICATIONS

ADDRESS:

2145 E. MORELAND BLVD
WAUKESHA, WI 53186

CITY OF WAUKESHA NOTE

- ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON PLANS SHALL CONFORM TO THE CITY OF WAUKESHA DEVELOPMENT HANDBOOK & INFRASTRUCTURE SPECIFICATIONS. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.
- VERTICAL DATUM: NAVD 88, STARTING BENCHMARK: NORTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, FOUND CONCRETE MONUMENT WITH BRASS CAP, ELEVATION (CITY) 120.75+780.45= 901.20' NAVD 88
- HORIZONTAL DATUM: NAD83

PLAN DATE: 7/14/2025

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:



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BENCHMARK 1:

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

BENCHMARK 2:

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

SEWRPC BENCHMARK 1:

CONC. MON. W/ BRASS CAP
SW CORNER OF NW ¼ SEC.
31-7-20
ELEVATION = 954.57'
N: 378,688.03 USFT
E: 2,453,501.89 USFT

SEWRPC BENCHMARK 2:

CONC. MON. W/ CAP
NW CORNER OF NW ¼ SEC.
31-7-20
ELEVATION = 901.20'
N: 381,331.06 USFT
E: 2,453,478.14 USFT

LEGEND (PROPOSED FEATURES)

	TREE REMOVAL
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED
	EXISTING BUILDING/STRUCTURE TO BE REMOVED
	SAWCUT LINE
	PROPOSED PROPERTY LINE
	PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
	MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
	SIGN
	HEAVY-DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEAVY-DUTY ASPHALT PAVEMENT
	STANDARD-DUTY ASPHALT PAVEMENT
	COLORED AND STAMPED CONCRETE
	PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL
	PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	DOOR
	STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
	PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
	PROPOSED 1-FOOT GRADE CONTOUR
	PROPOSED 5-FOOT GRADE CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB
	PROPOSED FINISHED SURFACE GRADE ADJACENT TO TOP OF WALL
	PROPOSED FINISHED SURFACE GRADE ADJACENT TO BASE OF WALL
	PROPOSED EROSION CONTROL BALE
	PROPOSED TEMPORARY DITCH CHECK
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED TEMPORARY DIVERSION SWALE & BERM
	PROPOSED LEVEL SPREADER
	PROPOSED STONE TRACKING MAT
	PROPOSED PERMANENT TURF REINFORCEMENT MAT
	EROSION CONTROL BLANKET
	PROPOSED RIPRAP
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET / CB
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MANHOLE

LEGEND

()	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED	
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	
BOLLARD	
SOIL BORING/MONITORING WELL	
FLAGPOLE	
MAILBOX	
SIGN	
BILLBOARD	
AIR CONDITIONER	
CONTROL BOX	
TRAFFIC SIGNAL	
RAILROAD CROSSING SIGNAL	
CABLE PEDESTAL	
POWER POLE	
GUY POLE	
GUY WIRE	
LIGHT POLE	
SPOT/YARD/PEDESTAL LIGHT	
HANDICAPPED PARKING	
ELECTRIC MANHOLE	
ELECTRIC PEDESTAL	
ELECTRIC METER	
ELECTRIC TRANSFORMER	
TELEPHONE MANHOLE	
TELEPHONE PEDESTAL	
MARKED FIBER OPTIC	
GAS VALVE	
GAS METER	
GAS WARNING SIGN	
STORM MANHOLE	
ROUND INLET	
SQUARE INLET	
STORM SEWER END SECTION	
SANITARY MANHOLE	
SANITARY CLEANOUT OR SEPTIC VENT	
SANITARY INTERCEPTOR MANHOLE	
MISCELLANEOUS MANHOLE	
WATER VALVE	
HYDRANT	
WATER SERVICE CURB STOP	
WATER MANHOLE	
WELL	
WATER SURFACE	
WETLANDS FLAG	
MARSH	
CONIFEROUS TREE	
DECIDUOUS TREE	
SHRUB	
-S-	EDGE OF TREES
-STO-	SANITARY SEWER
-W-	STORM SEWER
-C-	WATERMAIN
-E-	MARKED GAS MAIN
-OHW-	MARKED ELECTRIC
-B-	OVERHEAD WIRES
-T-	BUREAU ELEC. SERV.
-TV-	MARKED TELEPHONE
-FO-	MARKED CABLE TV LINE
-750-	MARKED FIBER OPTIC
x 780.55	INDICATES EXISTING CONTOUR ELEVATION
-----	INDICATES EXISTING SPOT ELEVATION
-----	EXISTING PROPERTY LINE
-----	EXISTING EASEMENT LINE

ENGINEER AND LANDSCAPE ARCHITECT:

raSmith

CREATIVITY BEYOND ENGINEERING

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

PROPERTY OWNER:

BOUCHER REAL ESTATE, LLC
4141 S 108TH STREET
GREENFIELD, WI 53228

DEVELOPER:

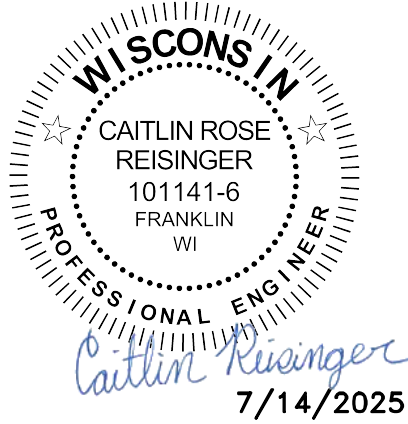
CHAD KEMNITZ, PRESIDENT
PROFESSIONAL CONSULTANTS, INC.
133 HILL ST.
HARTLAND, WI 53029
PH: (262) 367-6080

16745 W. Bluemound Road
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(262) 781-1000
rasmith.com

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CREATIVITY BEYOND ENGINEERING

BOUCHER CADILLAC OF WAUKESHA
WAUKESHA, WI
COVER SHEET



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R.A. Smith, Inc.

DATE: 7/14/2025

SCALE: NTS

JOB NO. 3230081

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

DESIGNED BY: CRR

CHECKED BY: JJJ

SHEET NUMBER

C000

PLAT OF SURVEY W/ TOPOGRAPHIC DATA

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

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

PREPARED FOR: PROFESSIONAL CONSULTANTS, INC.
SURVEY NO: 169065-KAC

KNOWN AS: 2145 E MORELAND BLVD, WAUKESHA, WI

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

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

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

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

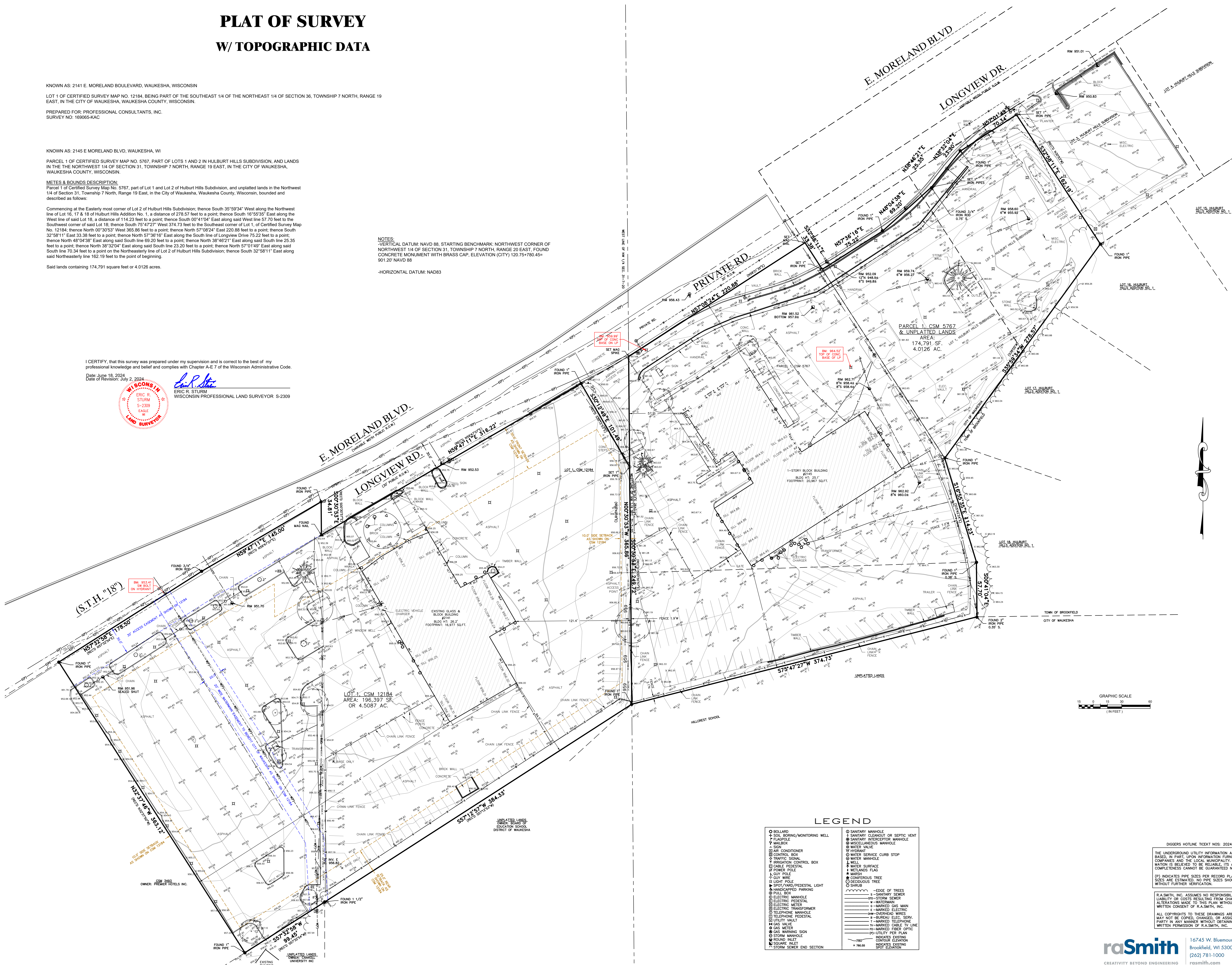
NOTES:
-VERTICAL DATUM: NAVD 88, STARTING BENCHMARK: NORTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST; FOUND CONCRETE MONUMENT WITH BRASS CAP, ELEVATION (CITY) 120.75+780.45= 901.20' NAVD 88
-HORIZONTAL DATUM: NAD83

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

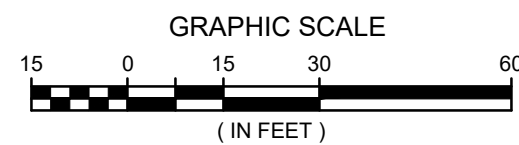
Date: June 18, 2024
Date of Revision: July 2, 2024



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



LEGEND	
○ BOLLARD	○ SANITARY MANHOLE
+ SOIL BORING/MONITORING WELL	○ SANITARY CLEANOUT OR SEPTIC VENT
△ FLAGPOLE	○ SANITARY INTERCEPTOR MANHOLE
□ MAILBOX	○ MISCELLANEOUS MANHOLE
- SIGN	○ WATER VALVE
□ AIR CONDITIONER	○ HYDRANT
□ CONTROL BOX	○ WATER SERVICE CURB STOP
□ TRAFFIC SIGNAL	○ WELL
□ IRRIGATION CONTROL BOX	○ WATER SURFACE
□ CABLE PEDESTAL	○ WETLANDS FLAG
□ POWER POLE	○ MARSH
□ GUY WIRE	○ CONIFEROUS TREE
□ LIGHT POLE	○ DECIDUOUS TREE
□ SPOT/MARK/PEDESTAL LIGHT	
△ HANDICAPPED PARKING	--- EDGE OF TREES
□ FILL BOX	--- STORM SEWER
○ ELECTRIC MANHOLE	--- MARKED GAS MAIN
○ ELECTRIC PEDESTAL	--- MARKED ELECTRIC
○ ELECTRIC METER	--- OVERHEAD WIRES
○ ELECTRIC TRANSFORMER	--- MARKED CABLE TV LINE
○ TELEPHONE MANHOLE	--- MARKED TELEPHONE
○ TELEPHONE PEDESTAL	--- MARKED FIBER OPTIC
○ UTILITY VAULT	--- UTILITY PER PLAN
○ GAS VALVE	--- INDICATES EXISTING
○ GAS METER	--- INDICATES EXISTING
○ FOUND MANHOLE	--- SPOT ELEVATION
○ STORM MANHOLE	
○ SQUARE INLET	
○ STORM SEWER END SECTION	



DIGGERS HOTLINE TICKET NOS: 2024202534 & 5345

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

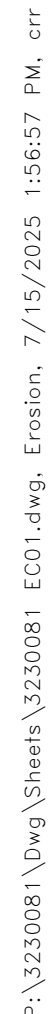
(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

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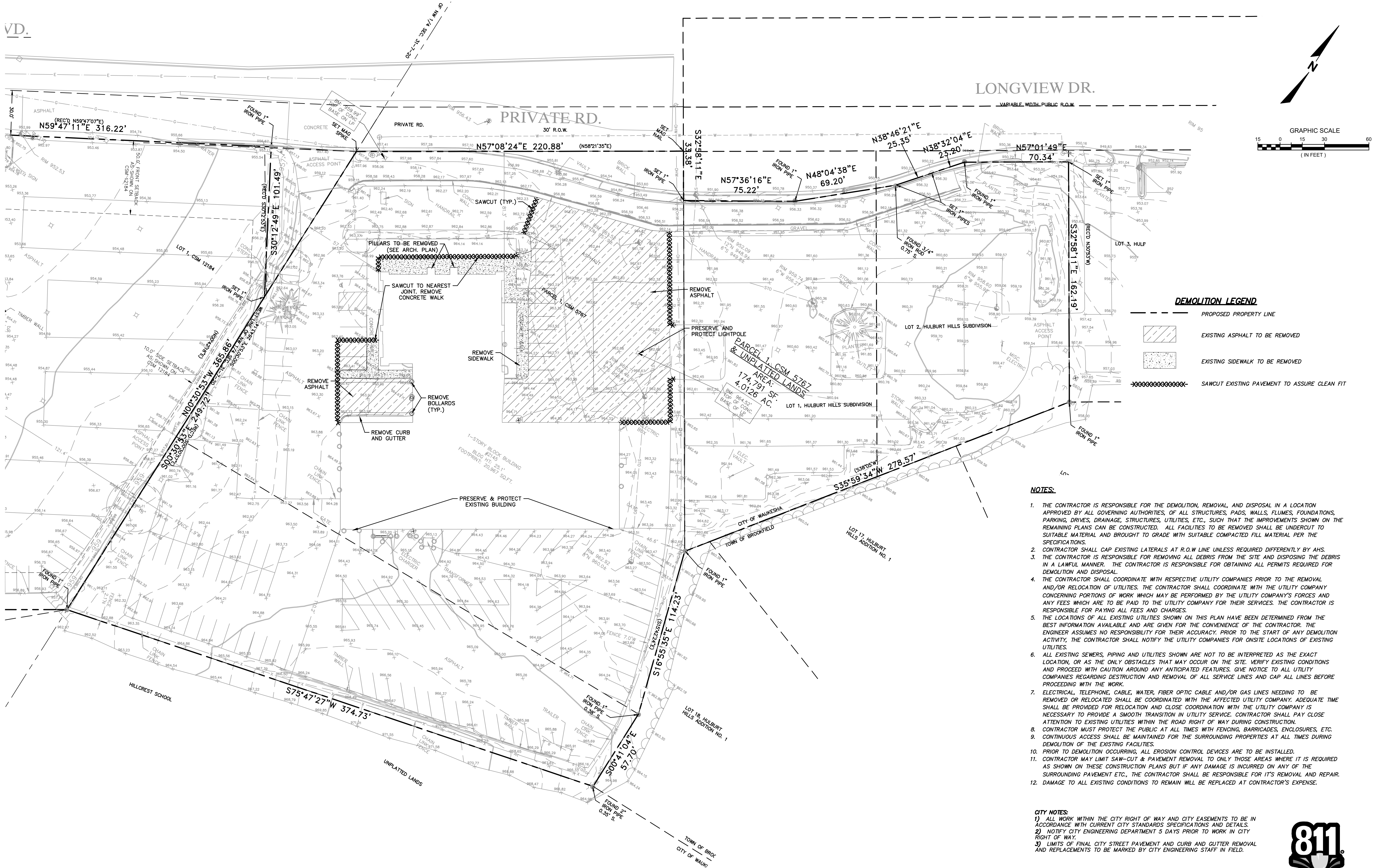
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raSmith
CREATIVITY BEYOND ENGINEERING

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



VD.



- NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL COVERING 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.

CITY NOTES:

- 1) ALL WORK WITHIN THE CITY RIGHT OF WAY AND CITY EASEMENTS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARDS SPECIFICATIONS AND DETAILS.
- 2) NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORK IN CITY RIGHT OF WAY.
- 3) LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENTS TO BE MARKED BY CITY ENGINEERING STAFF IN FIELD.



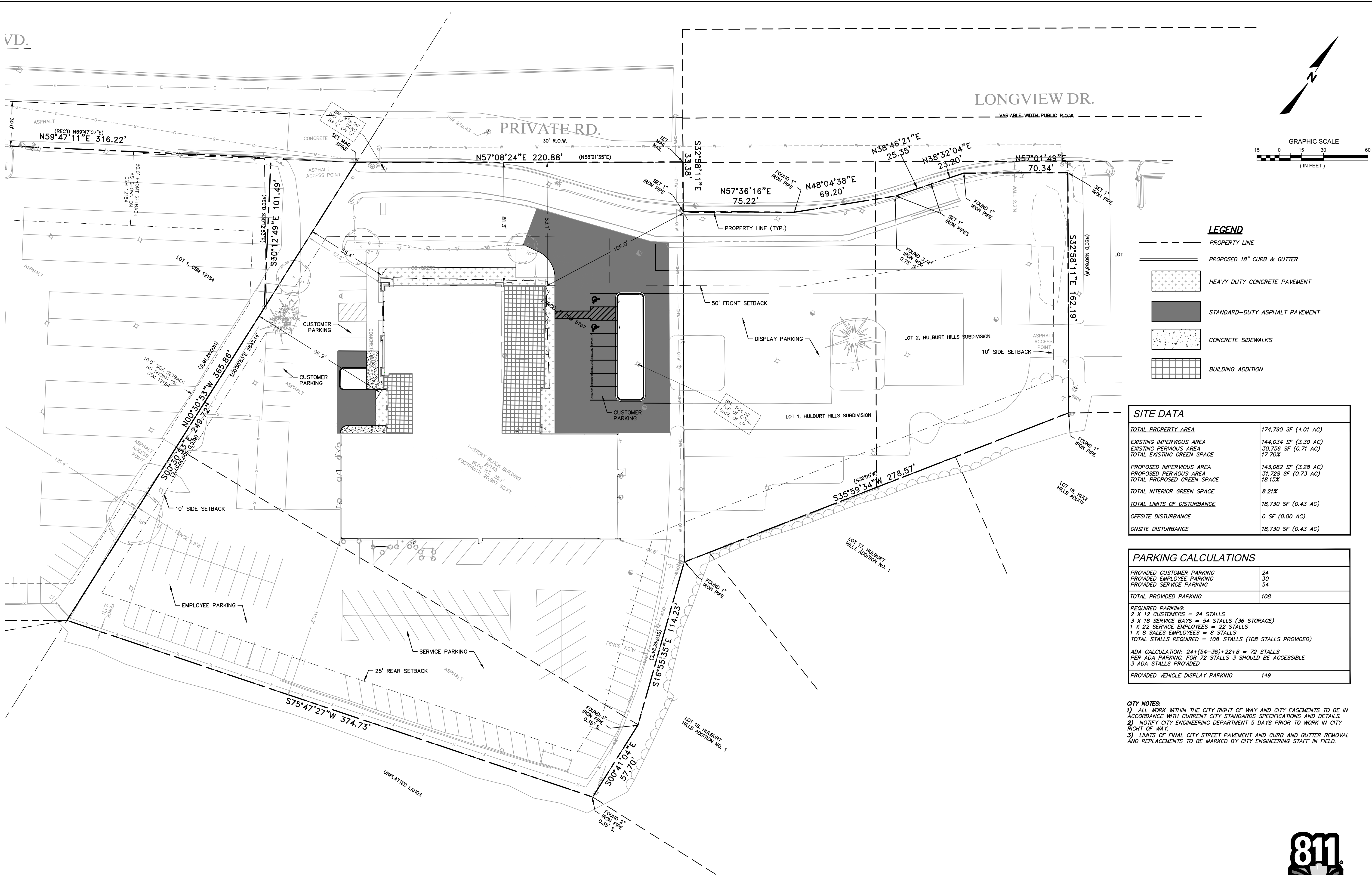
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DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BOUCHER CADILLAC OF WAUKESHA WAUKESHA, WI	
EXISTING CONDITIONS & DEMOLITION PLAN	
© COPYRIGHT 2025 R.A. Smith, Inc.	
DATE: 7/14/2025	
SCALE: 1" = 30'	
JOB NO. 3230081	
PROJECT MANAGER: RYAN J. LANCOUR, P.E.	
DESIGNED BY: CRR	
CHECKED BY: JJJ	
SHEET NUMBER	
C200	

VD.

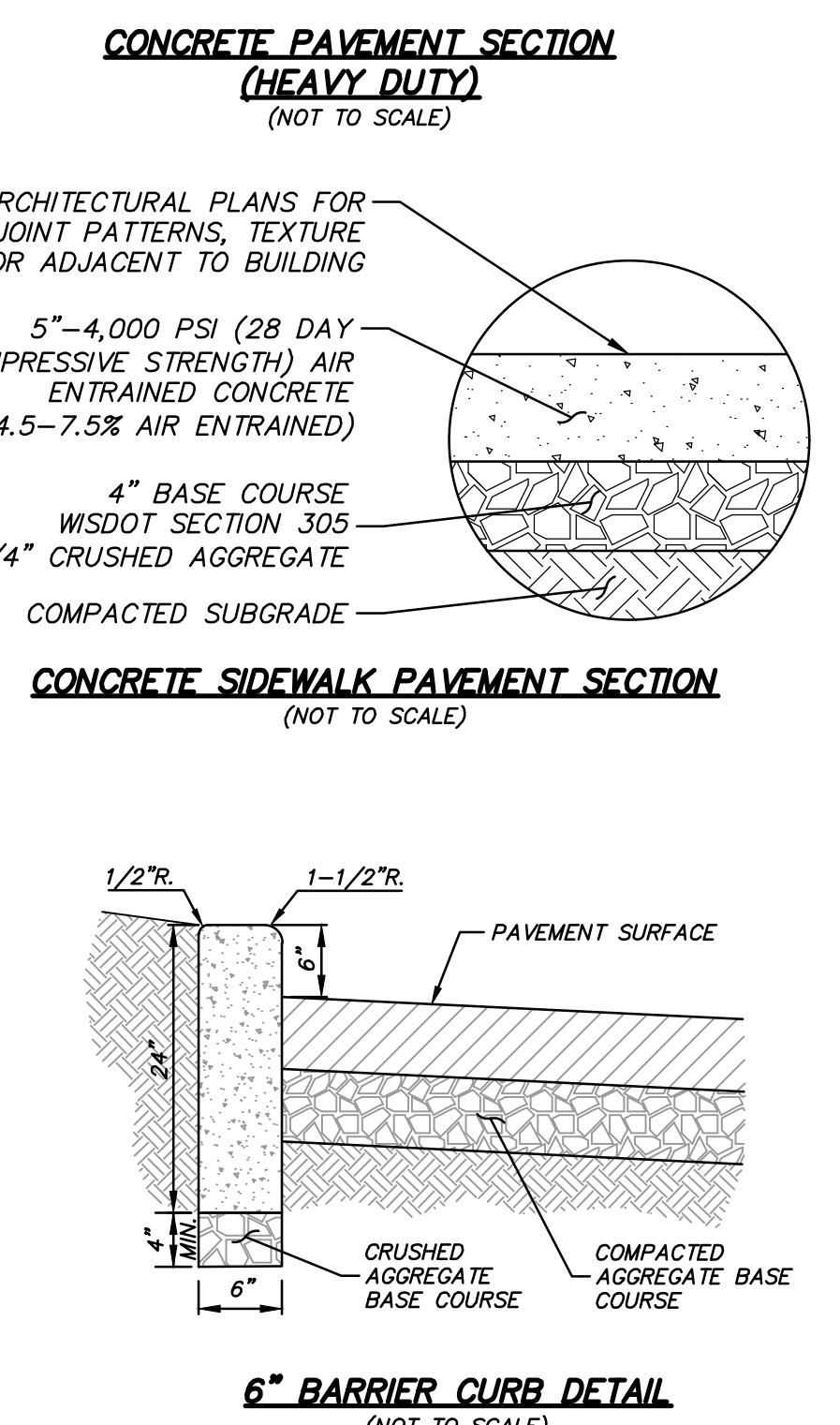
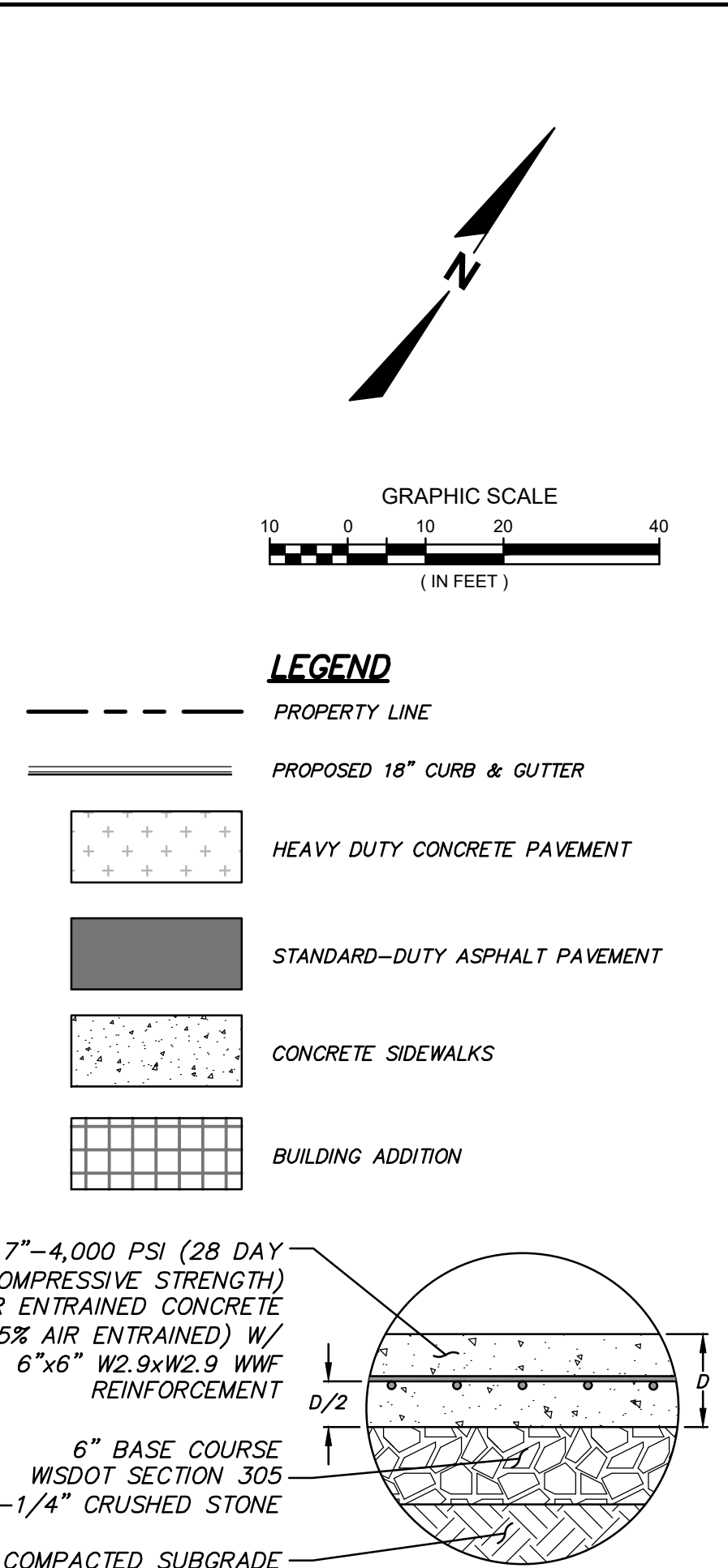
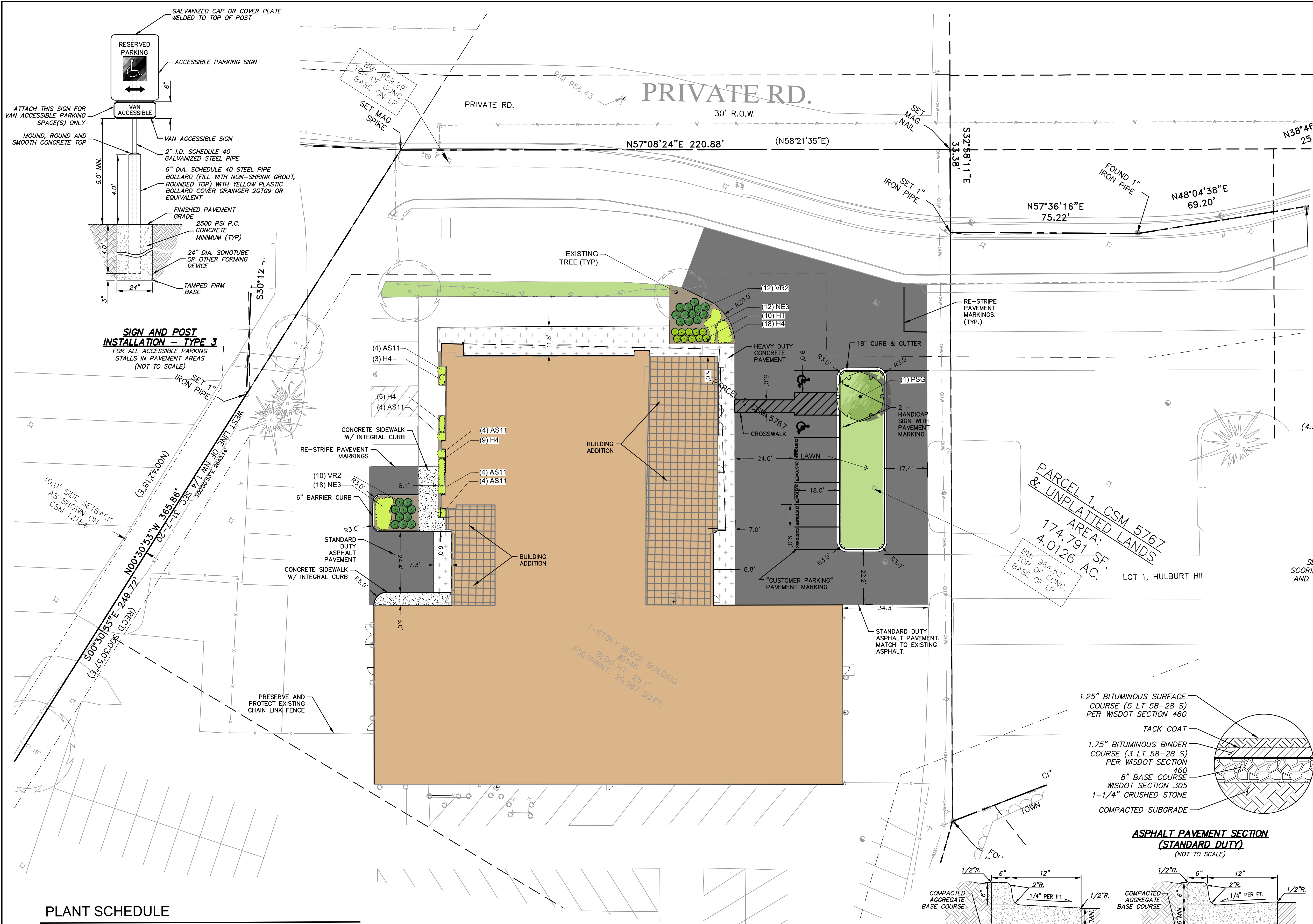


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DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BOUCHER CADILLAC OF WAUKESHA WAUKESHA, WI	OVERALL SITE PLAN
© COPYRIGHT 2025 R.A. Smith, Inc. DATE: 7/14/2025 SCALE: 1" = 30' JOB NO. 3230081 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CRR CHECKED BY: JJJ	
SHEET NUMBER C300	

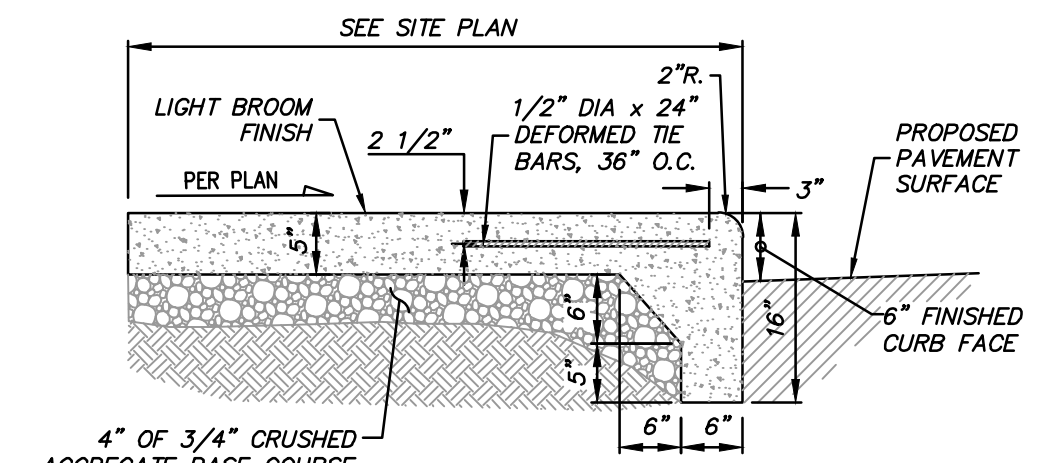


NOTES:
4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF ALL CURB & GUTTER DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE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

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PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT
SHADE TREES					
PSG	1	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2 1/2" CAL	B&B
DECIDUOUS SHRUBS					
VR2	22	Kodak® Black Honeysuckle	Diervilla rivularis 'SMNDRSF'	15" HT	CONT
HT	10	Fire Light Tidbi® Hydrangea	Hydrangea paniculata 'SMNHPK'	15" HT	CONT
PERENNIALS					
AS11	20	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	1 GAL	POT
H4	35	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	1 GAL	POT
NE3	30	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	1 GAL	POT



CONCRETE WALK W/ INTEGRAL CURB DETAIL
(NOT TO SCALE)

DESCRIPTION

DATE

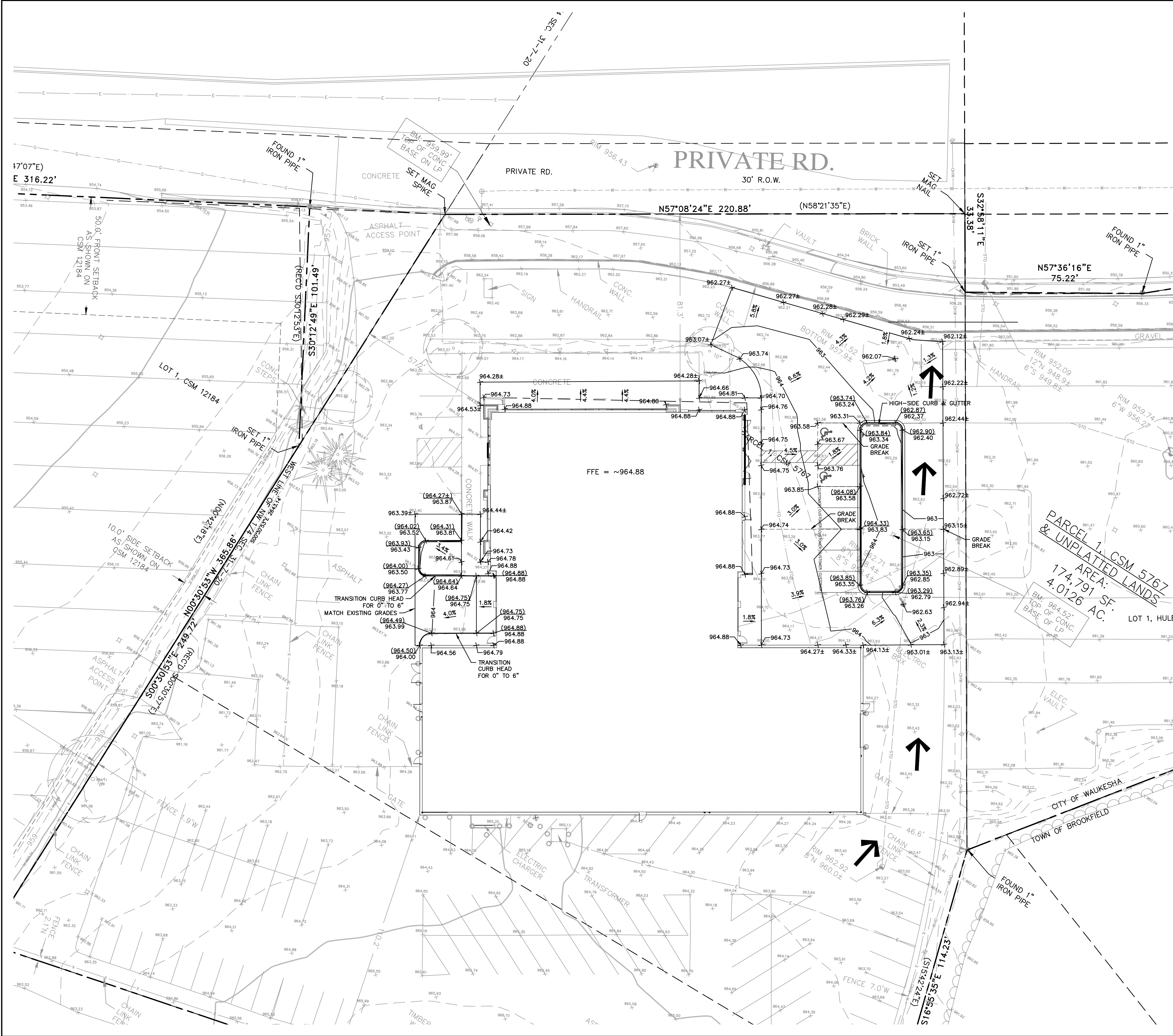
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rasmith.com

BOUCHER CADILLAC OF WAUKESHA
WAUKESHA, WI

DETAILED SITE & LANDSCAPE PLAN

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R.A. Smith, Inc.
DATE: 7/14/2025
SCALE: 1" = 20'
JOB NO. 3230081
PROJECT MANAGER:
RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: JJJ

SHEET NUMBER
C301



LEGEND

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

GRADING NOTES:

- 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, SCARPING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.



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DESCRIPTION	
DATE	
BOUCHER CADILLAC OF WAUKESHA WAUKESHA, WI	
GRADING PLAN	
© COPYRIGHT 2025 R.A. Smith, Inc. DATE: 7/14/2025 SCALE: 1" = 20' JOB NO. 3230081 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CRR CHECKED BY: JJJ	
SHEET NUMBER C400	

