

SITE CIVIL AND LANDSCAPE PLANS
FOR
STOR IT RIGHT
DOLPHIN DRIVE
WAUKESHA, WI

V I C I N I T Y M A P

ENGINEER AND LANDSCAPE ARCHITECT:



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

CHRISTOPHER WHITE, P.E.
PROJECT MANAGER
EMAIL: CHRISTOPHER.WHITE@RASMITH.COM
PHONE: (262) 317-3286

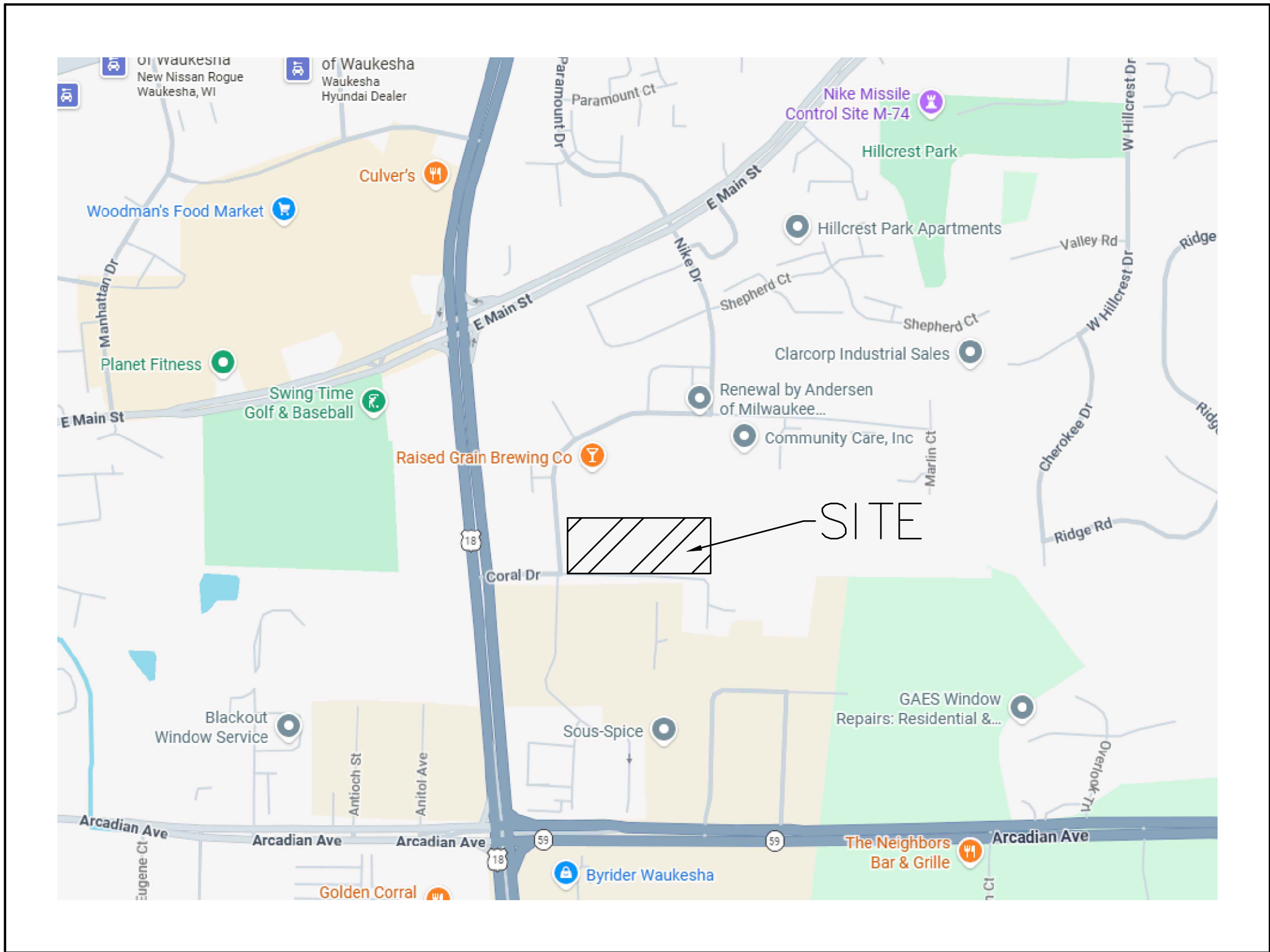
MADOLYN FLAHERTY, E.I.T.
CIVIL ENGINEER
EMAIL: MADOLYN.FLAHERTY@RASMITH.COM
PHONE: (262) 901-2222

ROB WILLIAMS, PLA, ASLA
LANDSCAPE ARCHITECT
EMAIL: ROB.WILLIAMS@RASMITH.COM
PHONE: (262) 317-3270

DEVELOPER:

HCI PROPERTIES
JOSEPH GRASCH
W284N3234 LAKESIDE ROAD
PEWAUKEE, WI 53072
PHONE: (262) 312-9080
EMAIL: JGRASCH@HCIPROPERTIESWI.COM

ALL RIGHT OF WAY WORK WILL REQUIRE INSPECTION TO BE COMPLETED BY THE CITY. ALL WORK IN THE RIGHT OF WAY WILL REQUIRE A ROW PERMIT. CONTACT MAT VINCENT - MVINCENT@WAUKESHA-WI.GOV FOR ROW PERMIT. INSPECTIONS SHALL BE SCHEDULED 48 HOURS IN ADVANCE OF WORK WITH MAT VINCENT.



BENCHMARKS:

BENCHMARK 1
N 1/4 CORNER SECTION 1-6-19
SEWRPC 06190020
CONC. MON. W/ BRASS CAP
EL = 854.98 (74.37)

BENCHMARK 2
S 1/4 CORNER SECTION 36-7-19
SEWRPC 07191580
CONC. MON. W/ BRASS CAP
EL = 855.57 (74.96)

HORIZONTAL: NAD 1983/2011
VERTICAL: CITY OF WAUKESHA

ALL IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE 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.



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	DEMOLITION & EROSION CONTROL PLAN
C200	SITE PLAN
C201	TRUCK ACCESS EXHIBIT
C300	GRADING PLAN - WEST
C301	GRADING PLAN - EAST
C302	CUT FILL EXHIBIT
C400	UTILITY PLAN
C500 - C503	DETAILS
C600	SPECIFICATIONS
L100	SITE LANDSCAPE PLAN
L200	LANDSCAPE NOTES AND DETAILS

STOR-IT RIGHT WAUKESHA
CITY OF WAUKESHA
TITLE SHEET

NOT FOR
CONSTRUCTION

© COPYRIGHT 2026 R.A. Smith, Inc.
DATE: 06/25/2026
SCALE: N.T.S.
JOB NO. 3250218
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW
SHEET NUMBER
C000

DESCRIPTION	DATE
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	

GENERAL NOTES

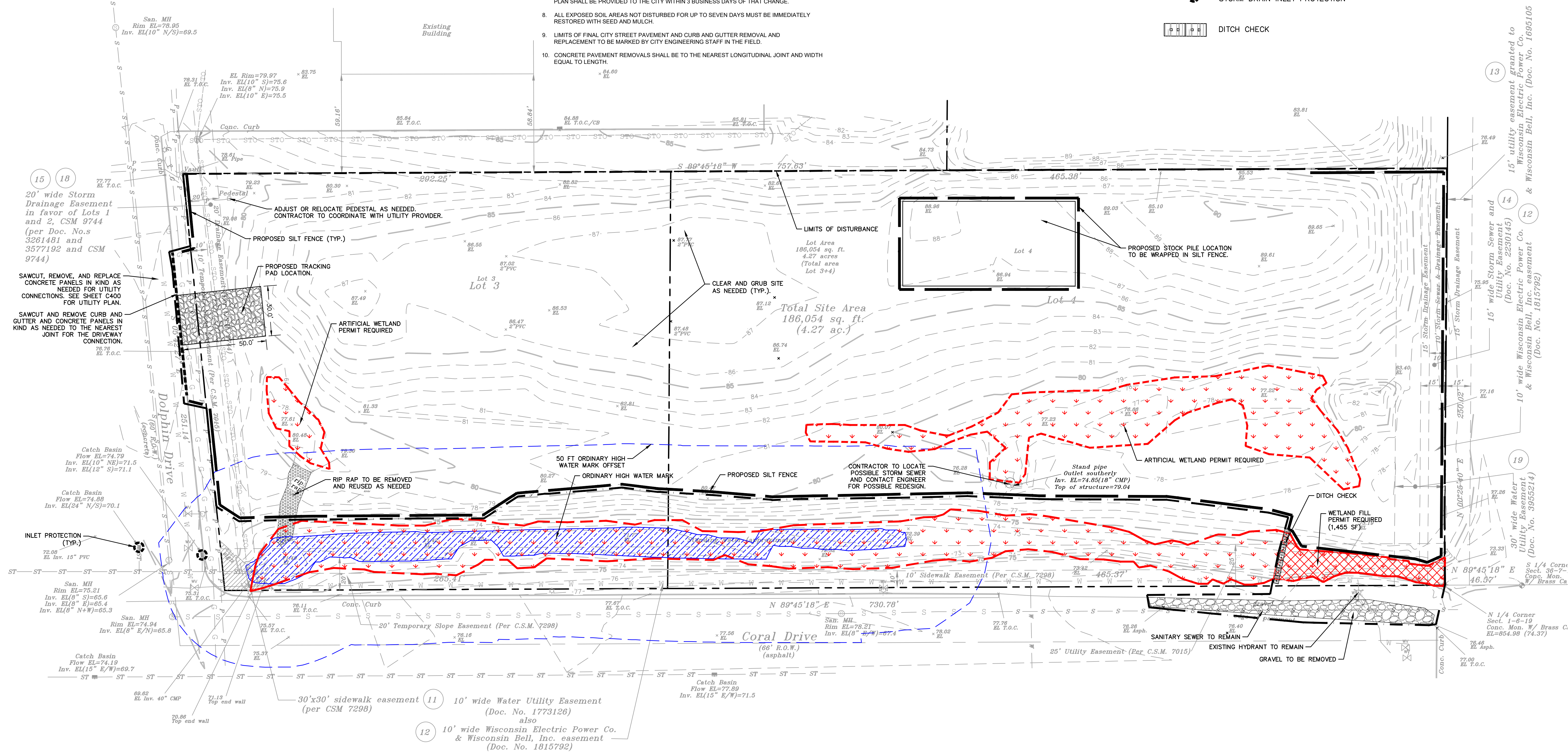
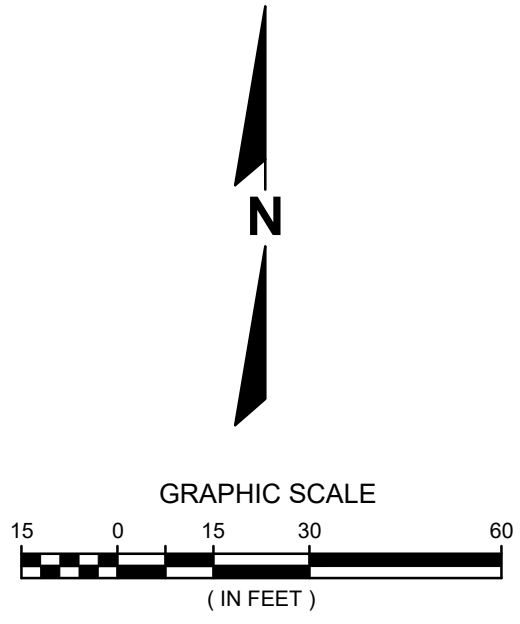
1. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
2. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
3. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
4. INITIAL EROSION CONTROL MEASURES (SILT FENCE, INLET PROTECTION) SHALL BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITY WITHIN PROJECT LIMITS.
5. DAMAGE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
6. THE EROSION CONTROL PLAN SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKESHA MUNICIPAL CODE AND STATE CODE, WHICHEVER IS MOST STRINGENT.
7. IF THE EROSION CONTROL PLAN IS REVISED DURING CONSTRUCTION, A COPY OF THE UPDATED PLAN SHALL BE PROVIDED TO THE CITY WITHIN 3 BUSINESS DAYS OF THAT CHANGE.
8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
9. LIMITS OF FINAL CITY STREET PAVEMENT AND CURB AND GUTTER REMOVAL AND REPLACEMENT TO BE MARKED BY CITY ENGINEERING STAFF IN THE FIELD.
10. CONCRETE PAVEMENT REMOVALS SHALL BE TO THE NEAREST LONGITUDINAL JOINT AND WIDTH EQUAL TO LENGTH.

EROSION CONTROL SEQUENCE

1. INSTALL SILT FENCE.
2. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
3. REMOVE PAVEMENT AND CURB AND GUTTER SECTIONS TO BE REMOVED.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
5. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
6. INSTALL CURB AND GUTTER AND PAVE SITE.
7. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
8. FLUSH STORM SEWER.
9. CONTRACTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- DEMO CURB AND GUTTER
- PROPOSED SILT FENCE
- EXISTING GRAVEL TO BE REMOVED
- STONE TRACKING PAD
- STORM DRAIN INLET PROTECTION
- DITCH CHECK



DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
STOR-IT RIGHT WAUKESHA CITY OF WAUKESHA	DEMO & INITIAL EROSION CONTROL PLAN
NOT FOR CONSTRUCTION	
© COPYRIGHT 2026 R.A. Smith, Inc. DATE: 06/25/2026 SCALE: 1" = 30' JOB NO. 3250218 PROJECT MANAGER: CHRISTOPHER WHITE, P.E. DESIGNED BY: MAF CHECKED BY: CBW	
SHEET NUMBER C100	



Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

GENERAL NOTES:

- EXISTING TOPOGRAPHY PROVIDED BY OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
- SEE ARCHITECTURAL PLANS FOR FIRE DEPARTMENT KNOX BOX FOR GATES.

PARKING STATISTICS

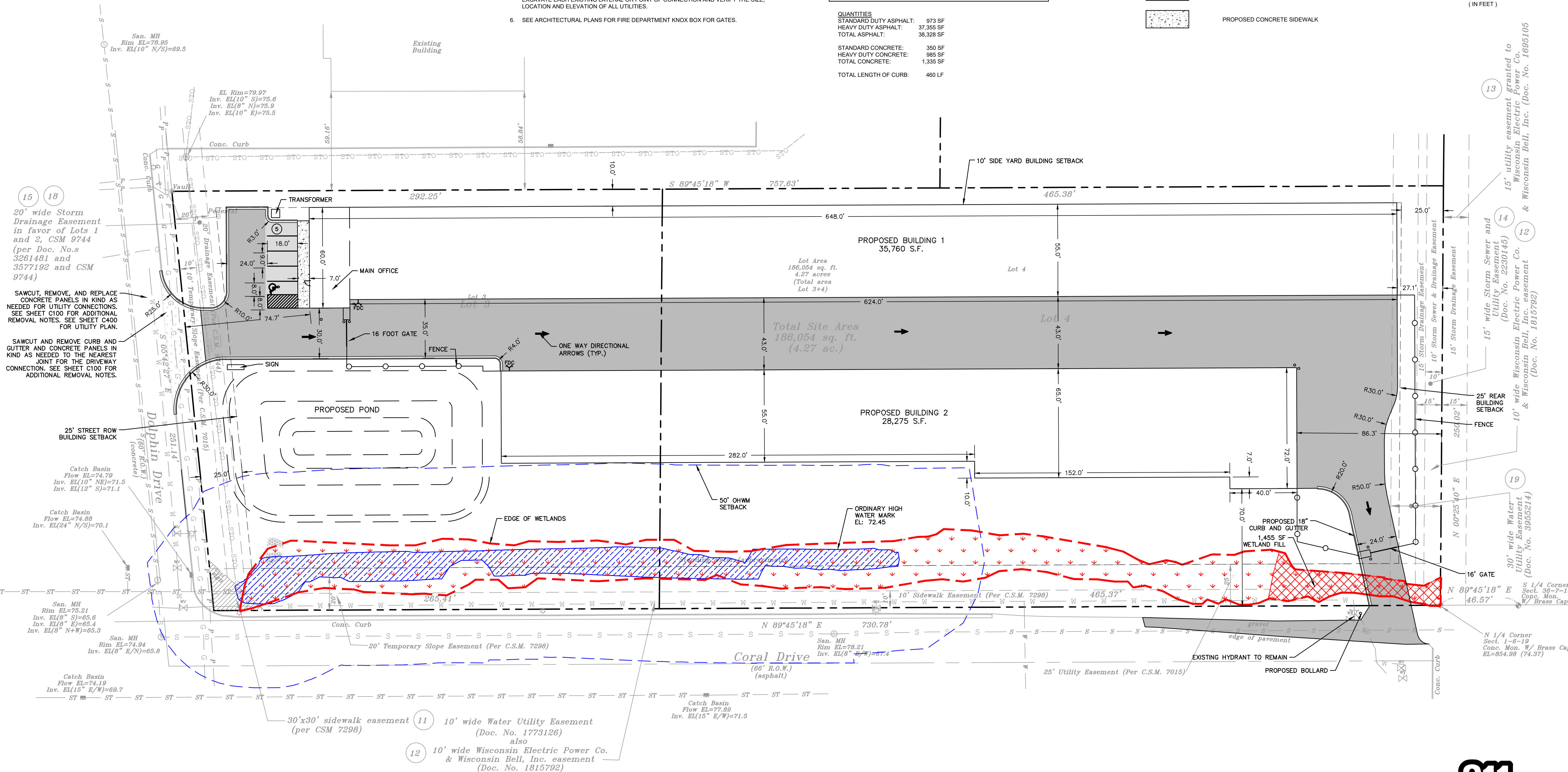
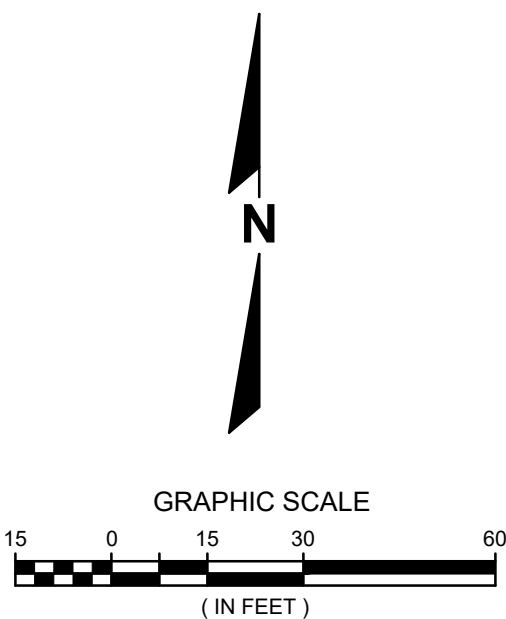
REGULAR STALLS	4
ADA STALLS	1
TOTAL	5

EXISTING CONDITIONS	SQ. FT.	ACRES	COVERAGE
TOTAL AREA	186,052	4.27	100.00%
PERVIOUS SPACE	186,052	4.27	100.00%
IMPERVIOUS SPACE	0	0.00	0.00%
PROPOSED CONDITIONS			
PERVIOUS SPACE	84,195	1.93	45.2%
IMPERVIOUS SPACE	101,857	2.34	54.8%

QUANTITIES	
STANDARD DUTY ASPHALT:	973 SF
HEAVY DUTY ASPHALT:	37,355 SF
TOTAL ASPHALT:	38,328 SF
STANDARD CONCRETE:	350 SF
HEAVY DUTY CONCRETE:	985 SF
TOTAL CONCRETE:	1,335 SF
TOTAL LENGTH OF CURB:	460 LF

LEGEND

	PROPERTY LINE
	PROPOSED 18" CURB & GUTTER
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK



DESCRIPTION

DATE

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

raSmith
CREATIVITY BEYOND ENGINEERING

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

STOR-IT RIGHT WAUKESHA
CITY OF WAUKESHA

SITE PLAN

NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

© COPYRIGHT 2026

R.A. Smith, Inc.

DATE: 06/25/2026

SCALE: 1" = 30'

JOB NO. 3250218

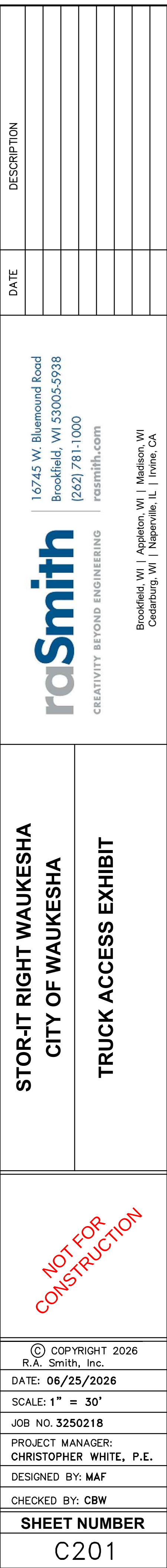
PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.

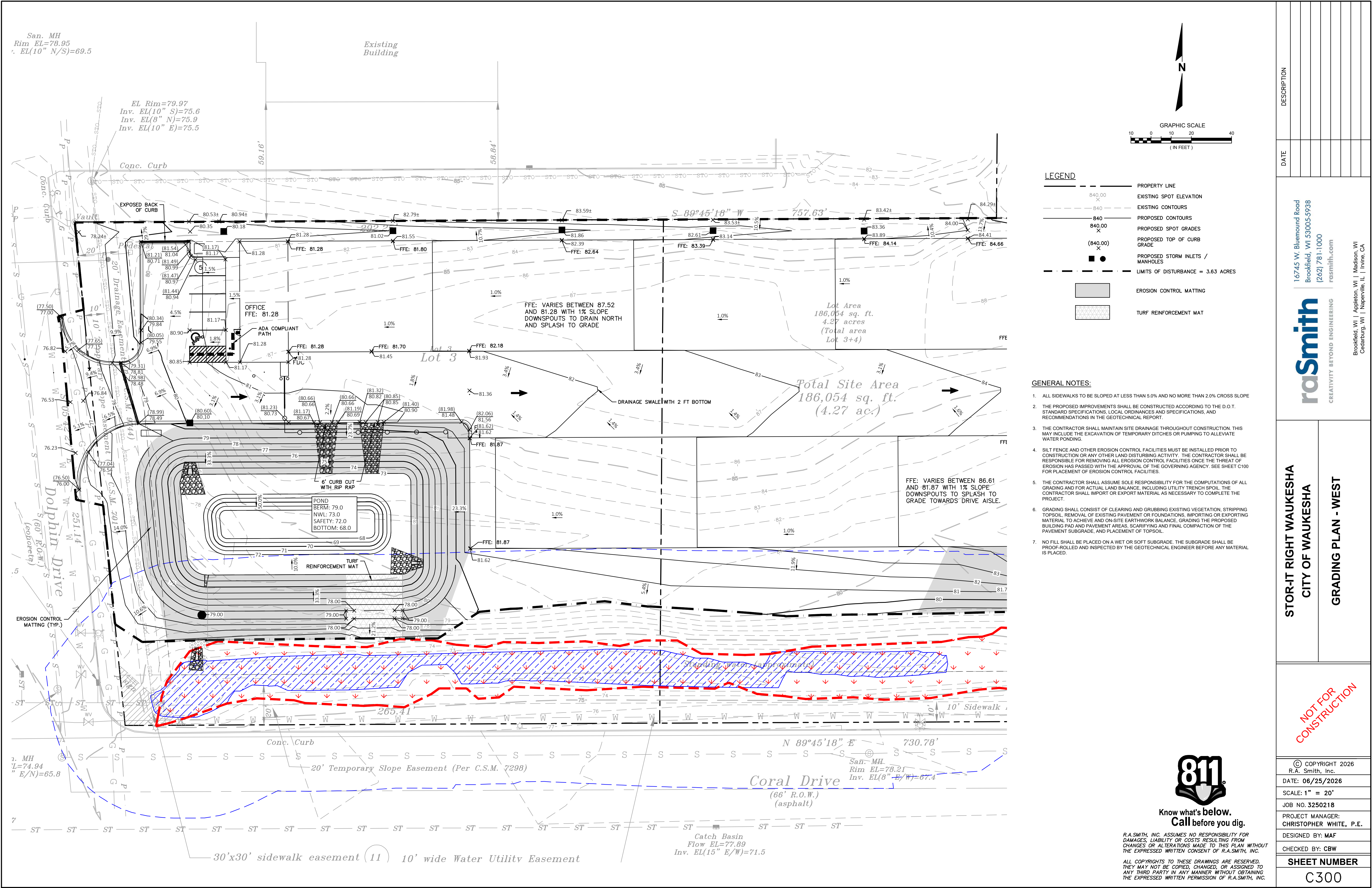
DESIGNED BY: MAF

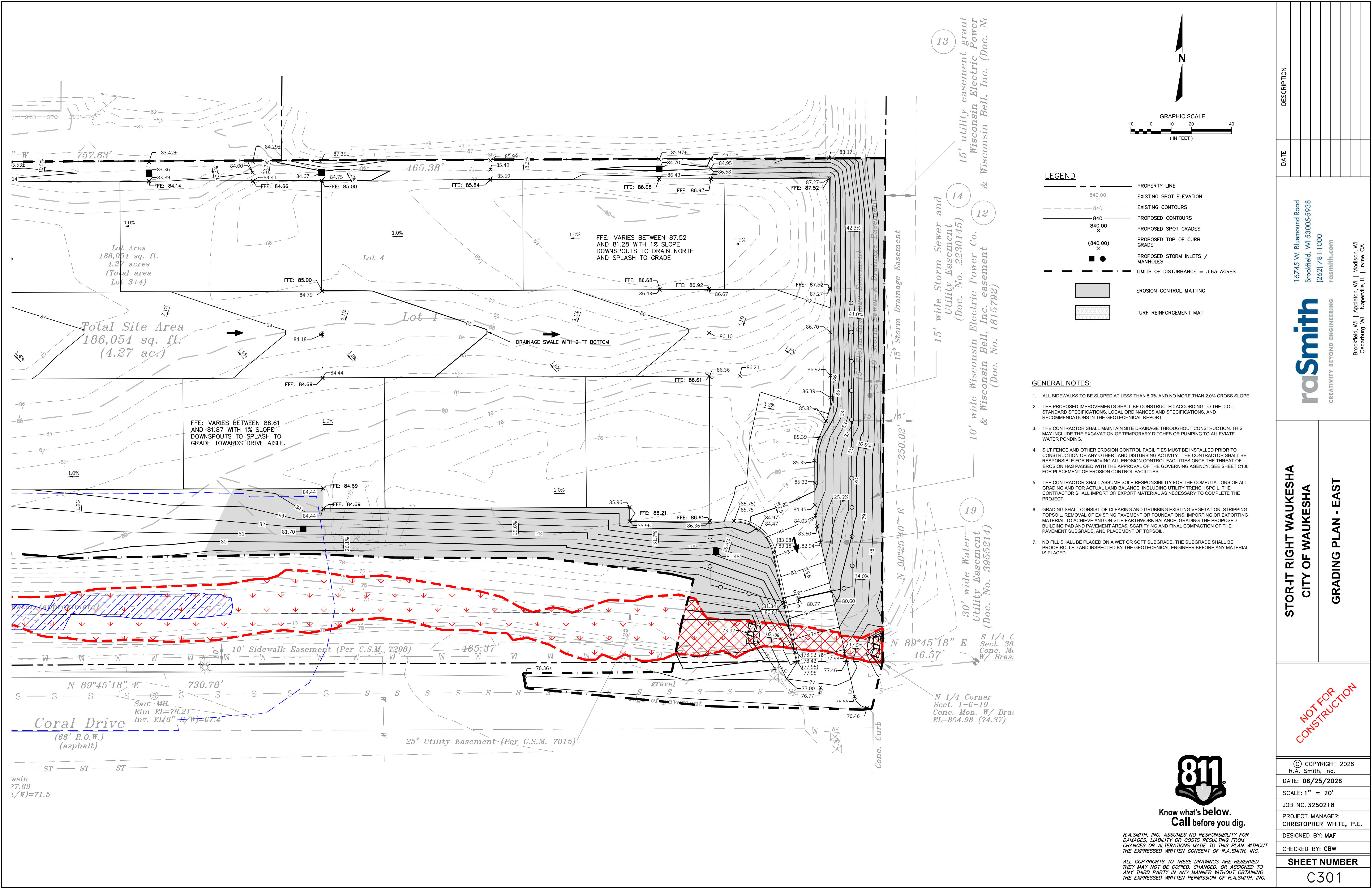
CHECKED BY: CBW

SHEET NUMBER

C200







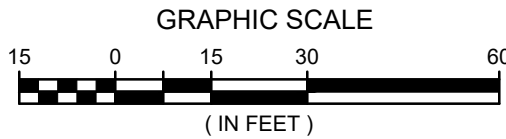
GENERAL NOTES:

- 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. SEE SHEET C100 FOR PLACEMENT OF EROSION CONTROL FACILITIES.
- 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.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-14.00	-12.00	766.64	
2	-12.00	-10.00	1397.57	
3	-10.00	-8.00	2307.98	
4	-8.00	-6.00	3080.43	
5	-6.00	-4.00	20244.62	
6	-4.00	-2.00	29136.30	
7	-2.00	0.00	31261.34	
8	0.00	2.00	31028.59	
9	2.00	4.00	12631.19	
10	4.00	6.00	10755.15	
11	6.00	8.00	9397.54	
12	8.00	10.00	5068.89	

LEGEND

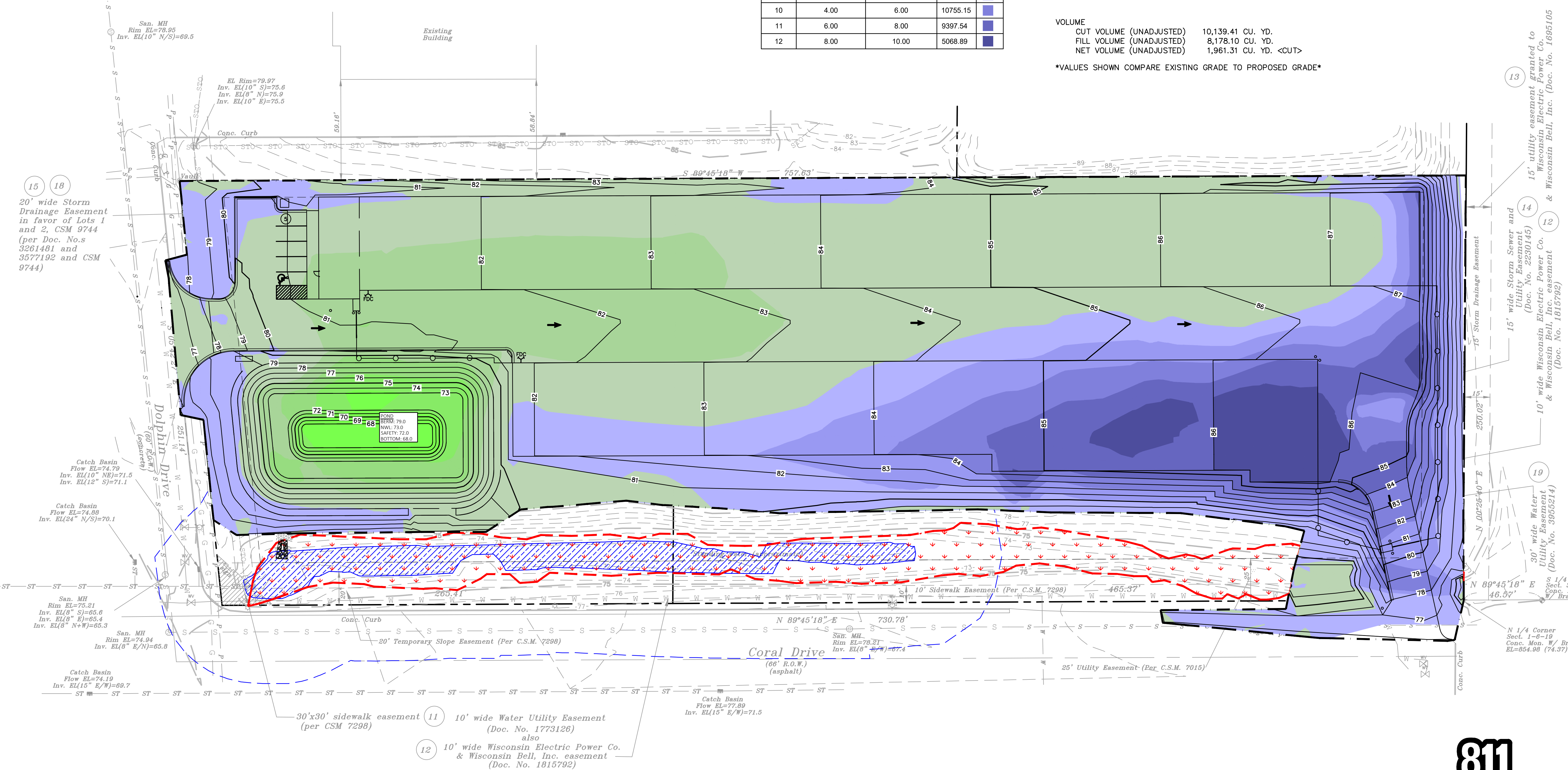
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT GRADES
- PROPOSED TOP OF CURB GRADE
- PROPOSED STORM INLETS / MANHOLES
- LIMITS OF DISTURBANCE = 3.63 ACRES



VOLUME

CUT VOLUME (UNADJUSTED)	10,139.41 CU. YD.
FILL VOLUME (UNADJUSTED)	8,178.10 CU. YD.
NET VOLUME (UNADJUSTED)	1,961.31 CU. YD. <CUT>

VALUES SHOWN COMPARE EXISTING GRADE TO PROPOSED GRADE



Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

STOR-IT RIGHT WAUKESHA
CITY OF WAUKESHA

CUT FILL EXHIBIT

NOT FOR
CONSTRUCTION

© COPYRIGHT 2026 R.A. Smith, Inc.
DATE: 06/25/2026
SCALE: 1" = 30'
JOB NO. 3250218
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW
SHEET NUMBER
C302

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

CREATIVITY BEYOND ENGINEERING

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

WATER UTILITY NOTES:

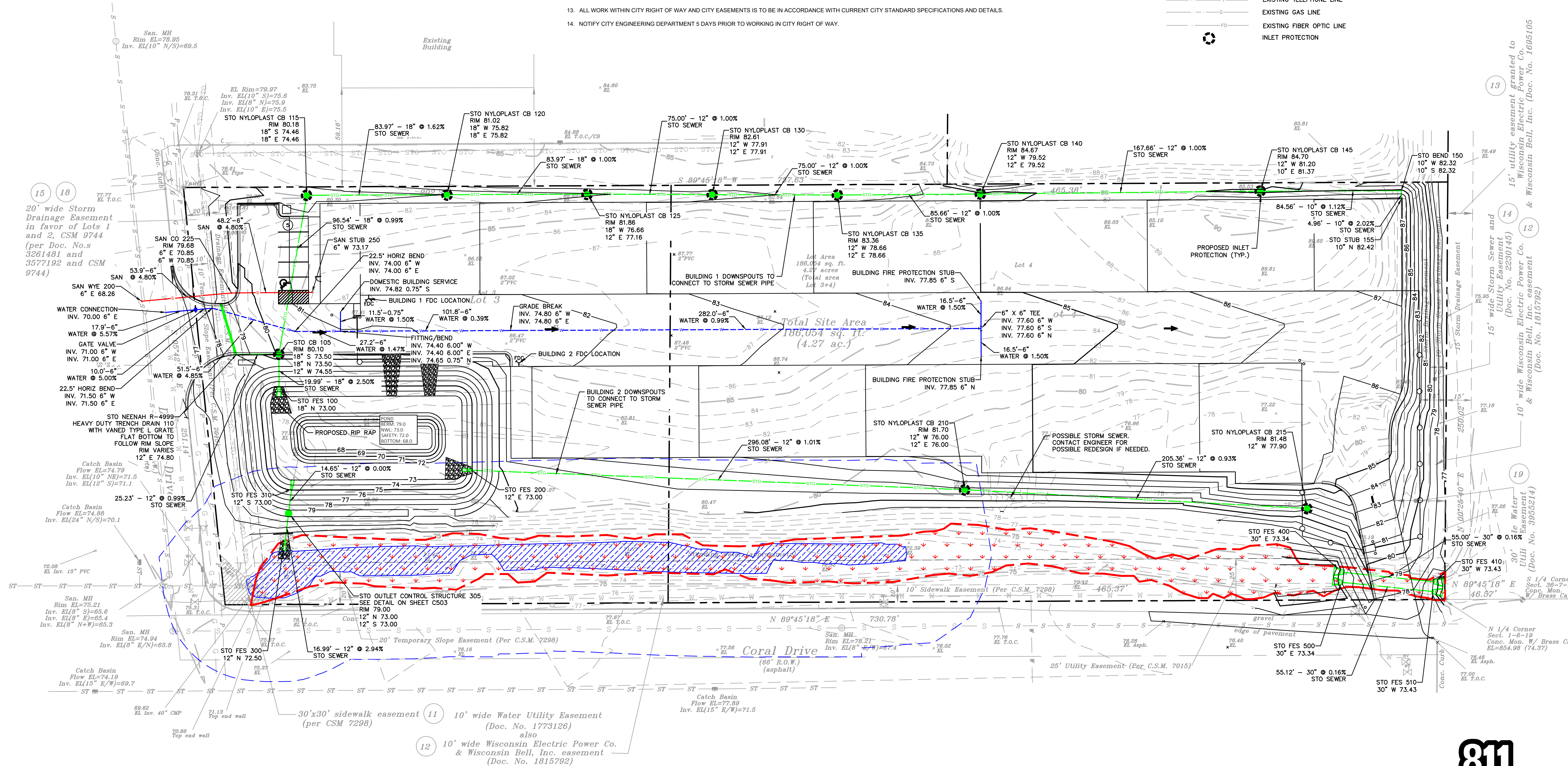
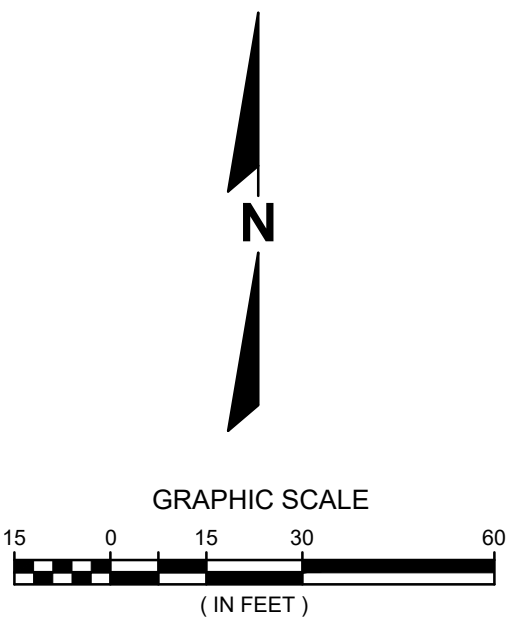
1. A WATER LATERAL APPLICATION IS REQUIRED TO BE SUBMITTED BY THE CONTRACTOR BEFORE CONSTRUCTION.
2. WAUKESHA WATER UTILITY WILL SUPPLY THE TAPPING SLEEVE, VALVE, AND VALVE BOX. WAUKESHA WATER UTILITY WILL ALSO MAKE THE TAP.
3. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, SHORING, AND MEANS TO LOWER VALVE AND TAP MACHINE INTO THE TRENCH.
4. WAUKESHA WATER UTILITY REQUIRES A 72-HOUR NOTICE FOR INSPECTION AND THE TAP.

GENERAL NOTES:

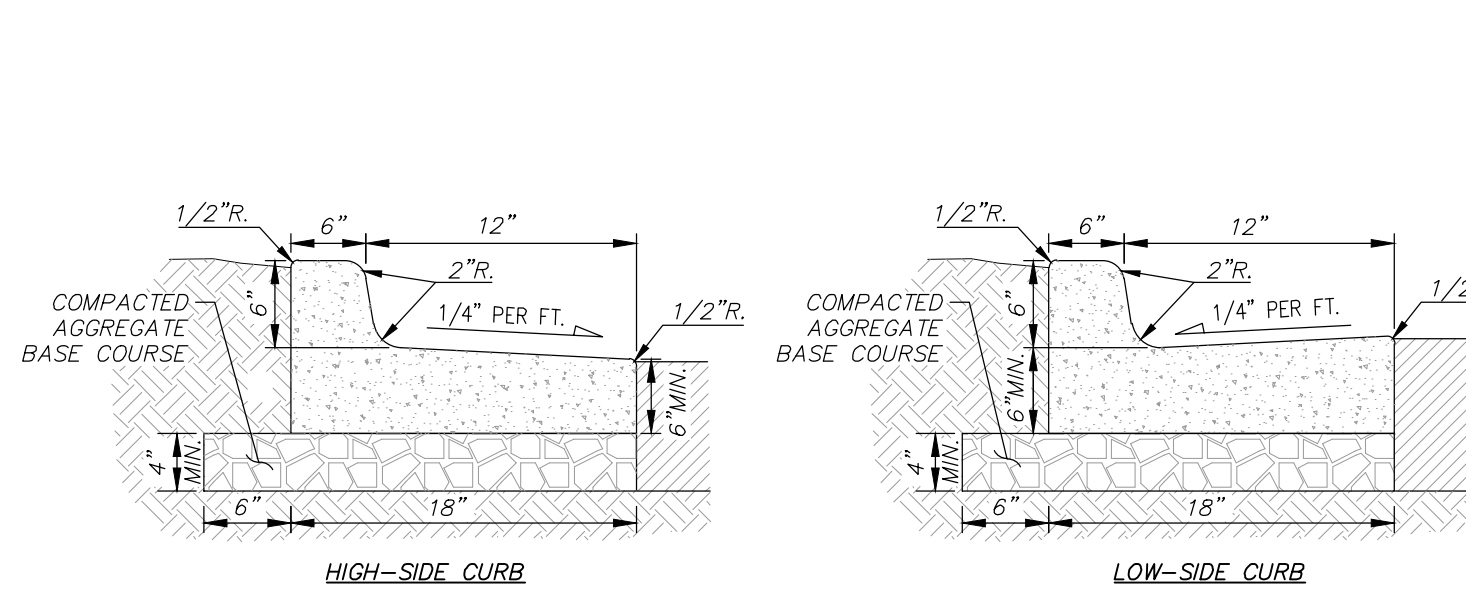
1. CONTRACTOR TO MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER MAIN CROSSES ABOVE SEWER. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES BELOW SEWER.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.
4. CONTRACTOR TO CONFIRM AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND/OR MEP PLANS.
5. EVERYTHING BEYOND THE SERVICE VALVE, CONNECTING THE PRIVATE FACILITY TO THE PUBLIC FACILITY FOR WATER MAIN, IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
6. CONTRACTOR TO INSTALL INLET PROTECTION AS STORM SEWER IS SET.
7. EXISTING WATER LINE SHOWN MAY VARY FROM SHOWN. CONTACT ENGINEER IF CONFLICTS ARE FOUND WITH PROPOSED SEWER ONCE LOCATION IS VERIFIED BY CONTRACTOR.
8. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION SHALL COMPLY WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE, AND THE CITY SPECIFICATIONS.
9. ALL SANITARY SEWER TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF WAUKESHA STANDARDS.
10. ALL APPLICATIONS AND FEES FOR SANITARY SEWER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO SEWER SYSTEMS.
11. ANY UTILITY WORK IN THE RIGHT-OF-WAY AND ALL SANITARY SEWER CONNECTIONS TO BE INSPECTED BY THE CITY. NOTIFY THE CITY OF WAUKESHA 72 HOURS IN ADVANCE OF CONNECTING TO SEWER.
12. 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 OF WAUKESHA.
13. ALL WORK WITHIN CITY RIGHT OF WAY AND CITY EASEMENTS IS TO BE IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
14. NOTIFY CITY ENGINEERING DEPARTMENT 5 DAYS PRIOR TO WORKING IN CITY RIGHT OF WAY.

LEGEND

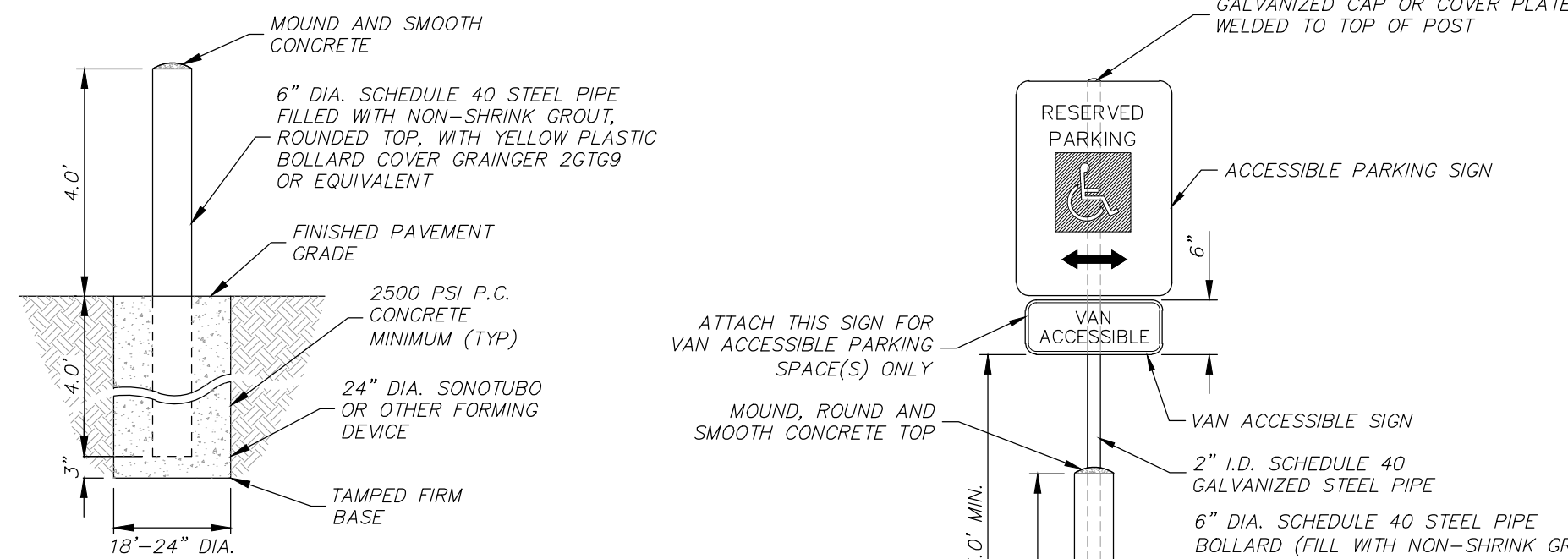
- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED GAS LINE
- PROPOSED ELECTRICAL LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD WIRING
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- INLET PROTECTION



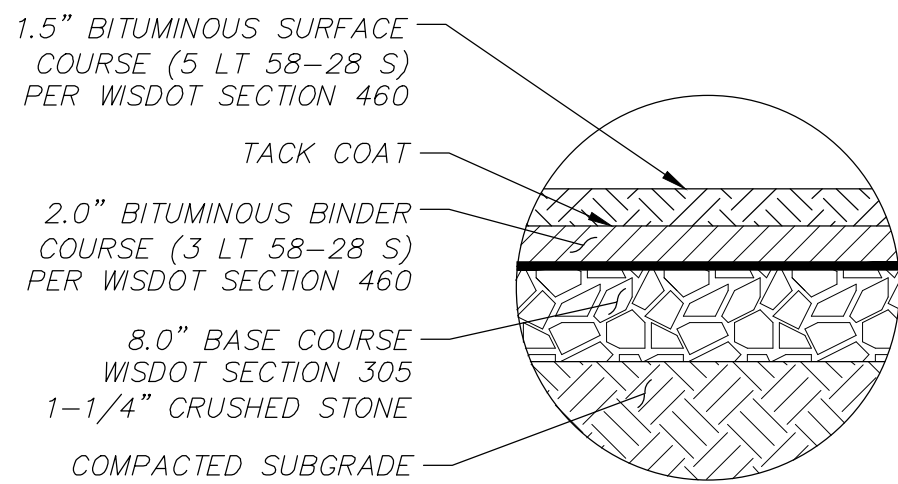
DESCRIPTION	DATE
16745 W. Blumound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
STOR-IT RIGHT WAUKESHA CITY OF WAUKESHA	
UTILITY PLAN	
NOT FOR CONSTRUCTION	
© COPYRIGHT 2026 R.A. Smith, Inc.	
DATE: 06/25/2026	
SCALE: 1" = 30'	
JOB NO. 3250218	
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.	
DESIGNED BY: MAF	
CHECKED BY: CBW	
SHEET NUMBER	
C400	



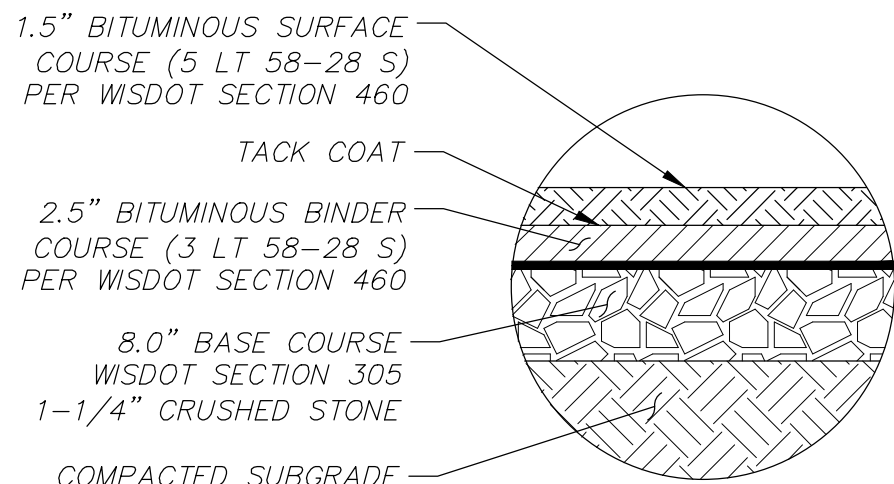
18" CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)



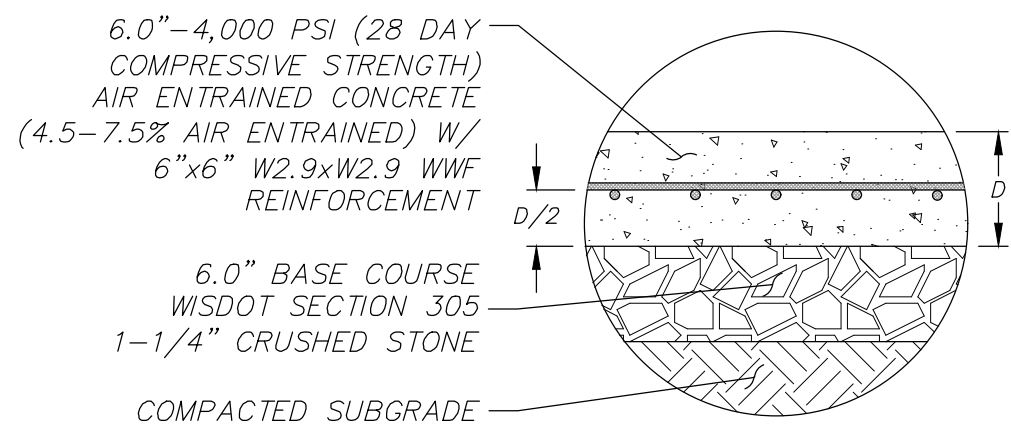
BOLLARD DETAIL
(NOT TO SCALE)



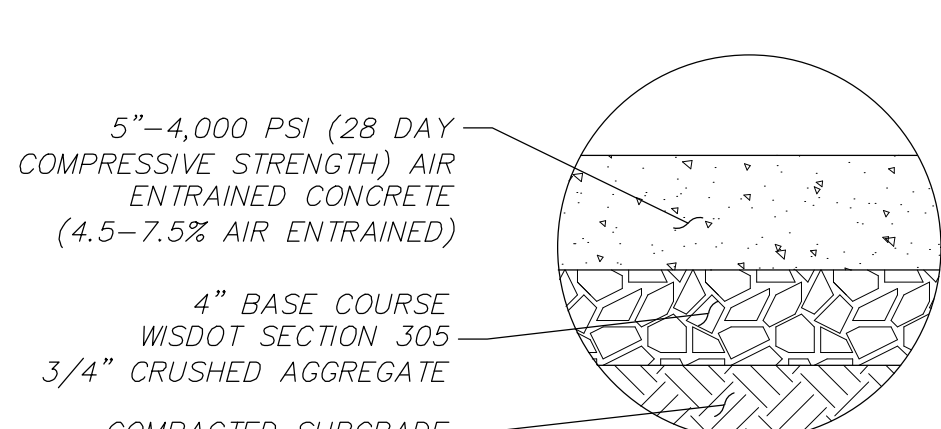
ASPHALT PAVEMENT SECTION
(STANDARD DUTY)
(NOT TO SCALE)



ASPHALT PAVEMENT SECTION
(HEAVY DUTY)
(NOT TO SCALE)

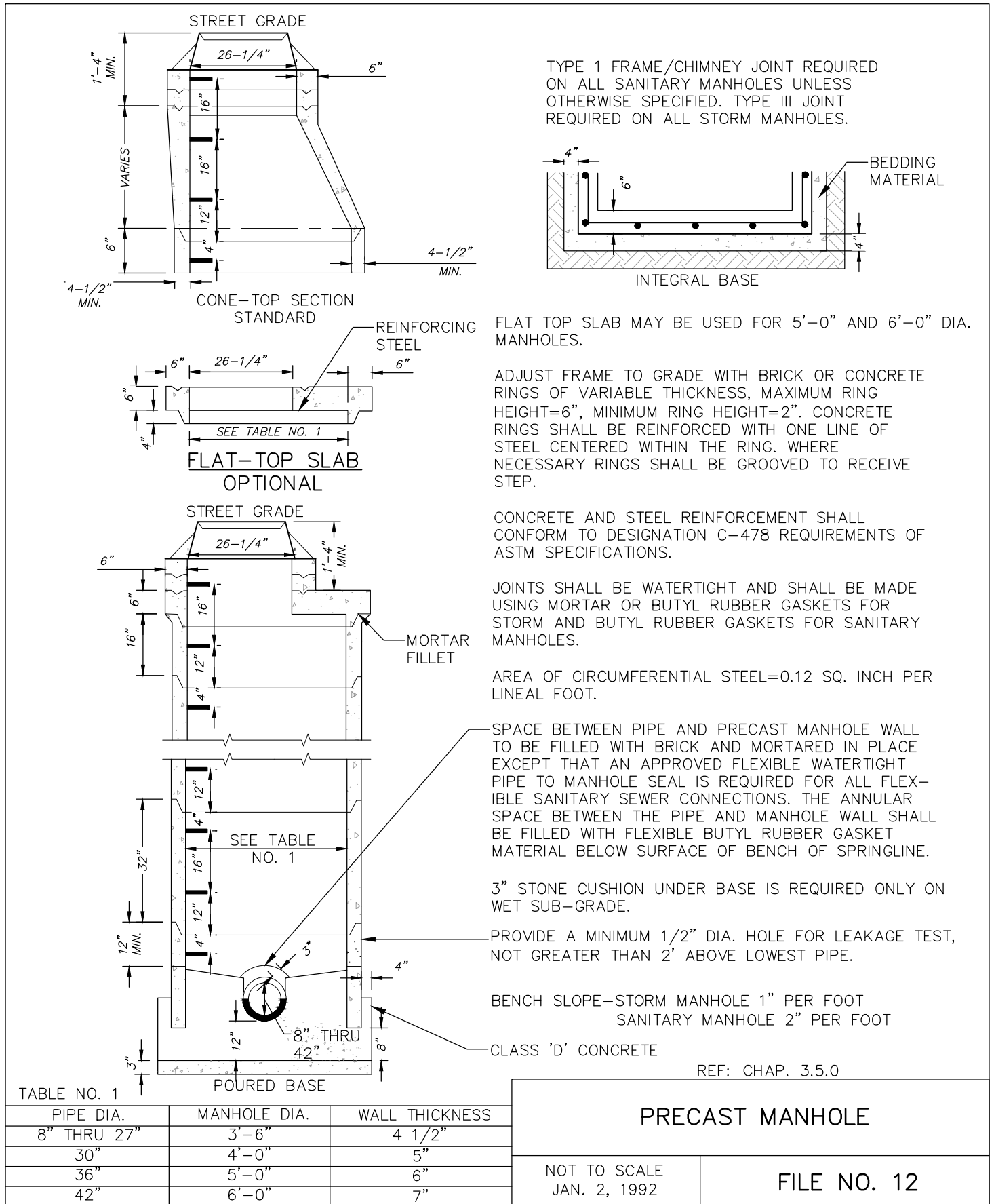


CONCRETE PAVEMENT SECTION
(HEAVY DUTY)
(NOT TO SCALE)



CONCRETE SIDEWALK PAVEMENT SECTION
(NOT TO SCALE)

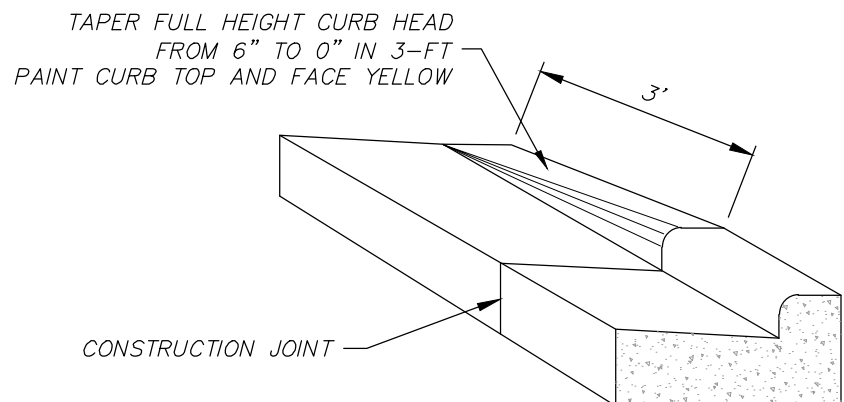
NOTE: ALL PAVEMENT SECTIONS ARE FOR REPRESENTATIVE PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FROM GILES DATED APRIL 21, 2026 AND GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS TO BE CONSTRUCTED.



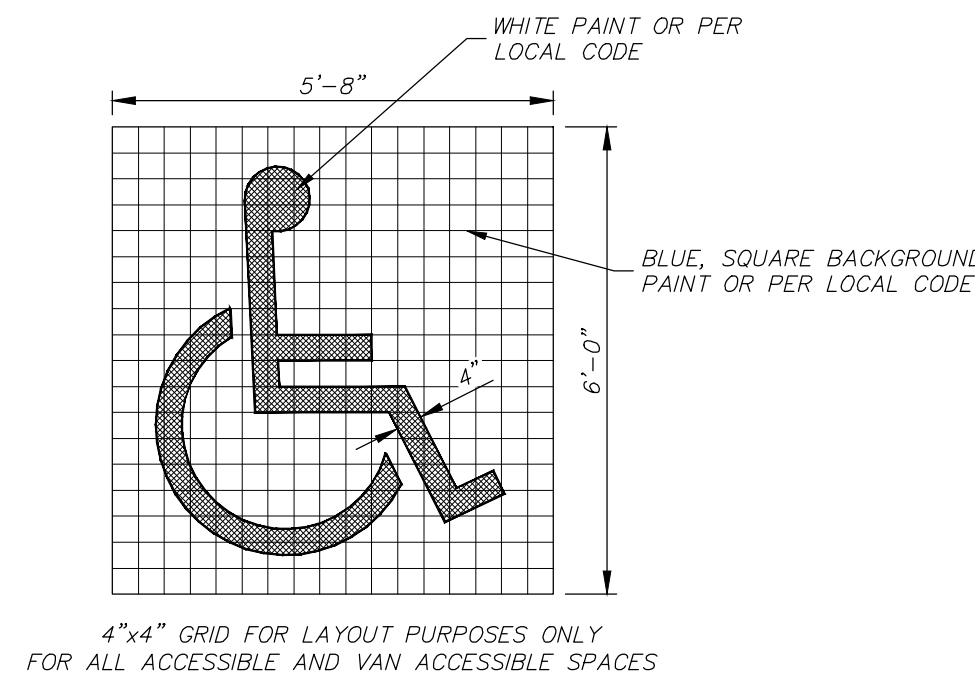
MANHOLE & INLET & CATCH BASIN NOTES:

- INLET (INL)**
REFER TO FILE NO. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET - ABOVE) EXCEPT:
- USE NEENAH CASTING R-3067 WITH TYPE C GRATE AT ALL CURB INLET LOCATIONS. USE NEENAH CASTING R-2050 WITH TYPE C GRATE AT ALL PAVED FIELD INLET AREAS UNLESS OTHERWISE NOTED ON PLANS.
 - USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
- CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- CATCH BASIN (CB)**
REFER TO FILE NO. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET - ABOVE) EXCEPT:
- USE NEENAH CASTING R-3067 WITH TYPE C GRATE AT ALL CURB INLET LOCATIONS. USE NEENAH CASTING R-2050 WITH TYPE C GRATE AT ALL PAVED FIELD INLET AREAS UNLESS OTHERWISE NOTED ON PLANS.
 - USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
 - STRUCTURE SHALL HAVE 1" DEEP SUMP UNLESS INDICATED OTHERWISE ON PLAN.
- CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- MANHOLE (MH)**
REFER TO FILE NO. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:
- USE NEENAH R-1661 FRAME AND GRATE WITH SELF SEALING LID AND CONCEALED PICK-UP HOLES, OR EQUIVALENT.
 - CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
 - USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
 - CONCRETE BENCHES ARE OPTIONAL UNLESS INDICATED OTHERWISE ON PLAN.
 - CONCRETE ADJUSTING RINGS SHALL BE SET IN A FULL BED OF MORTAR. A MINIMUM THICKNESS OF 1/2-INCH OF MORTAR SHALL BE PLACED AND MAINTAINED BETWEEN THE ADJUSTING RINGS AND THE INLET MASONRY AND BETWEEN ALL CONCRETE ADJUSTING RINGS.

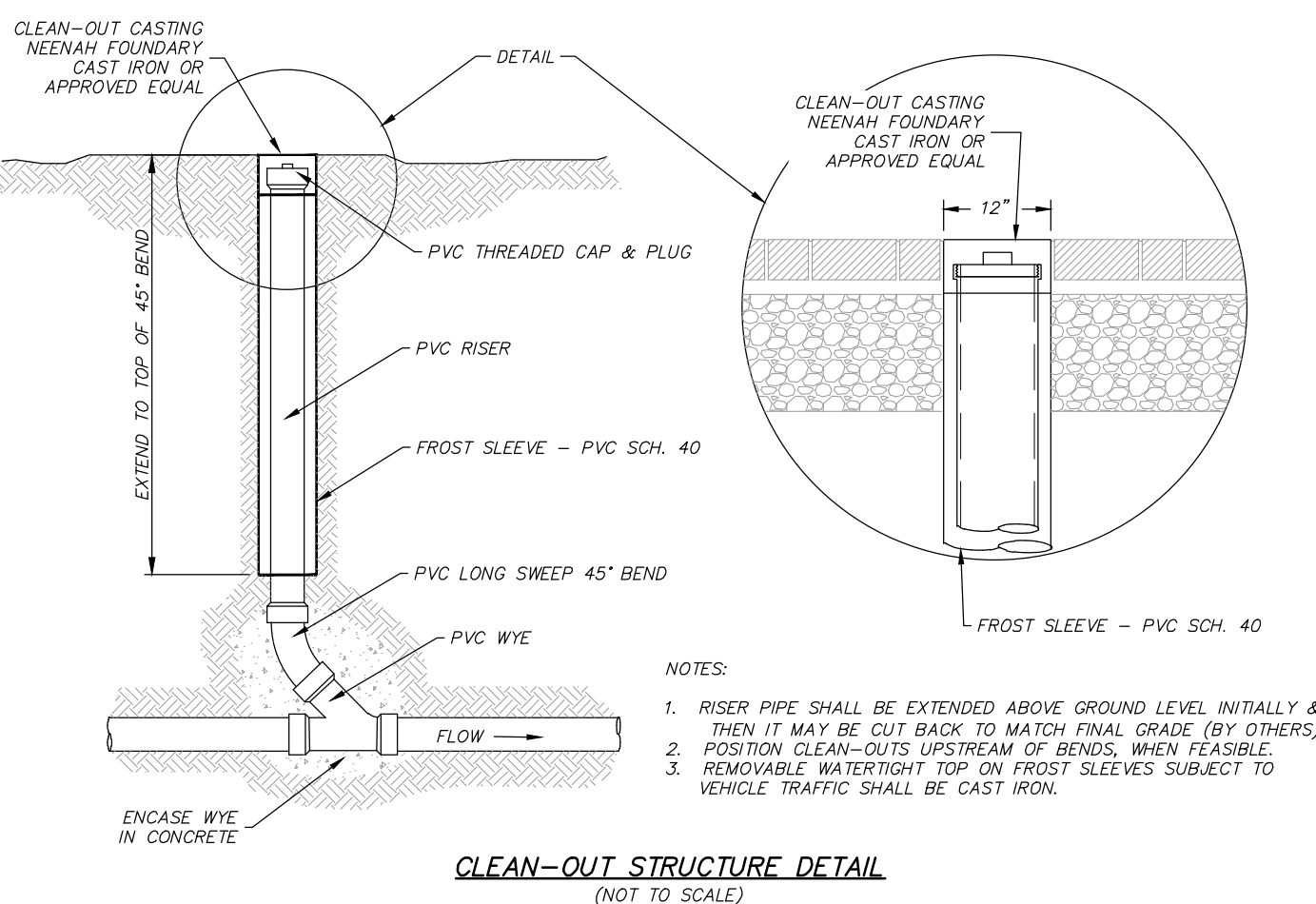
MANHOLE & INLET & CATCH BASIN STRUCTURE DETAIL PER FILE NO. 12
STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN
(NOT TO SCALE)



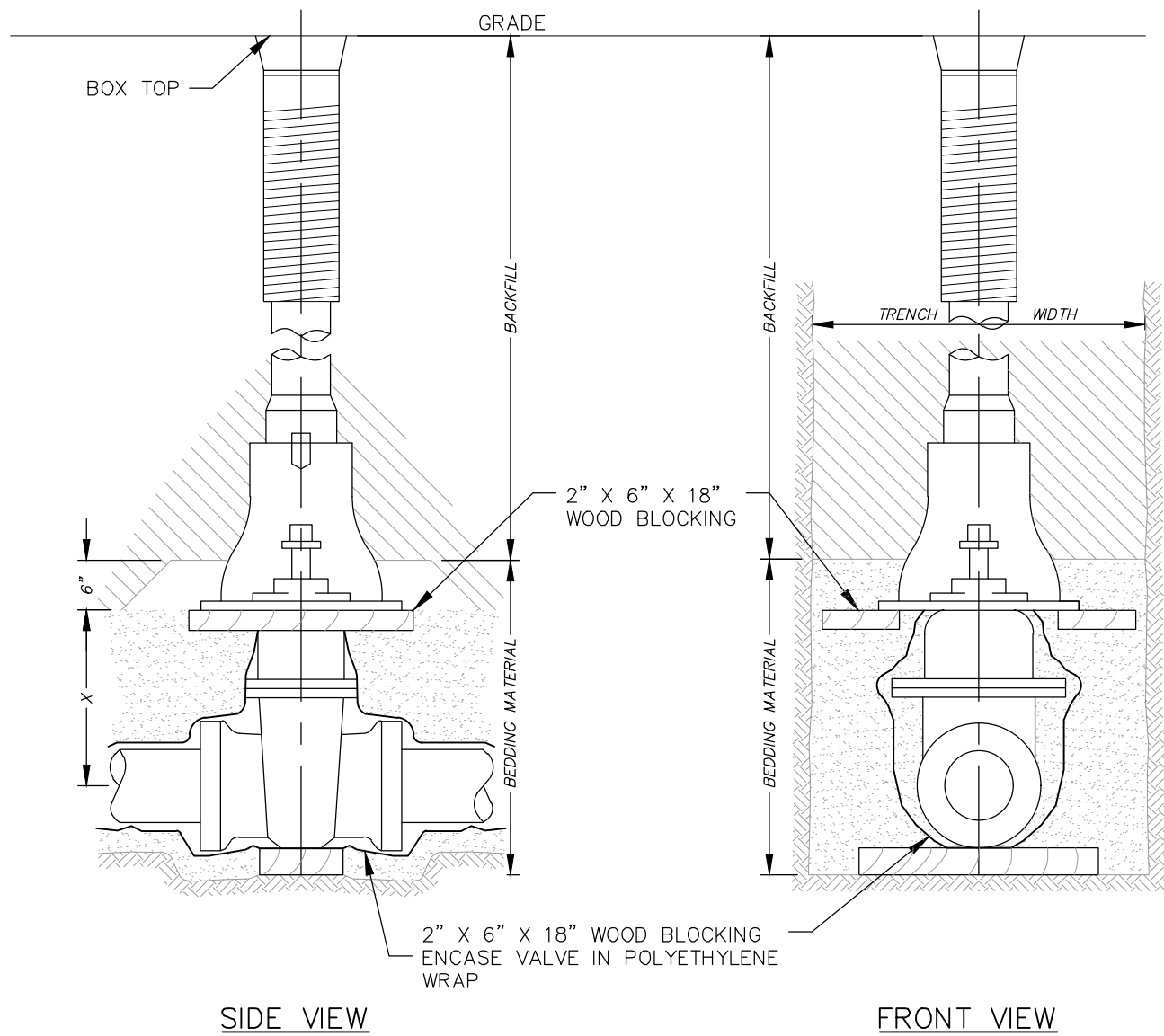
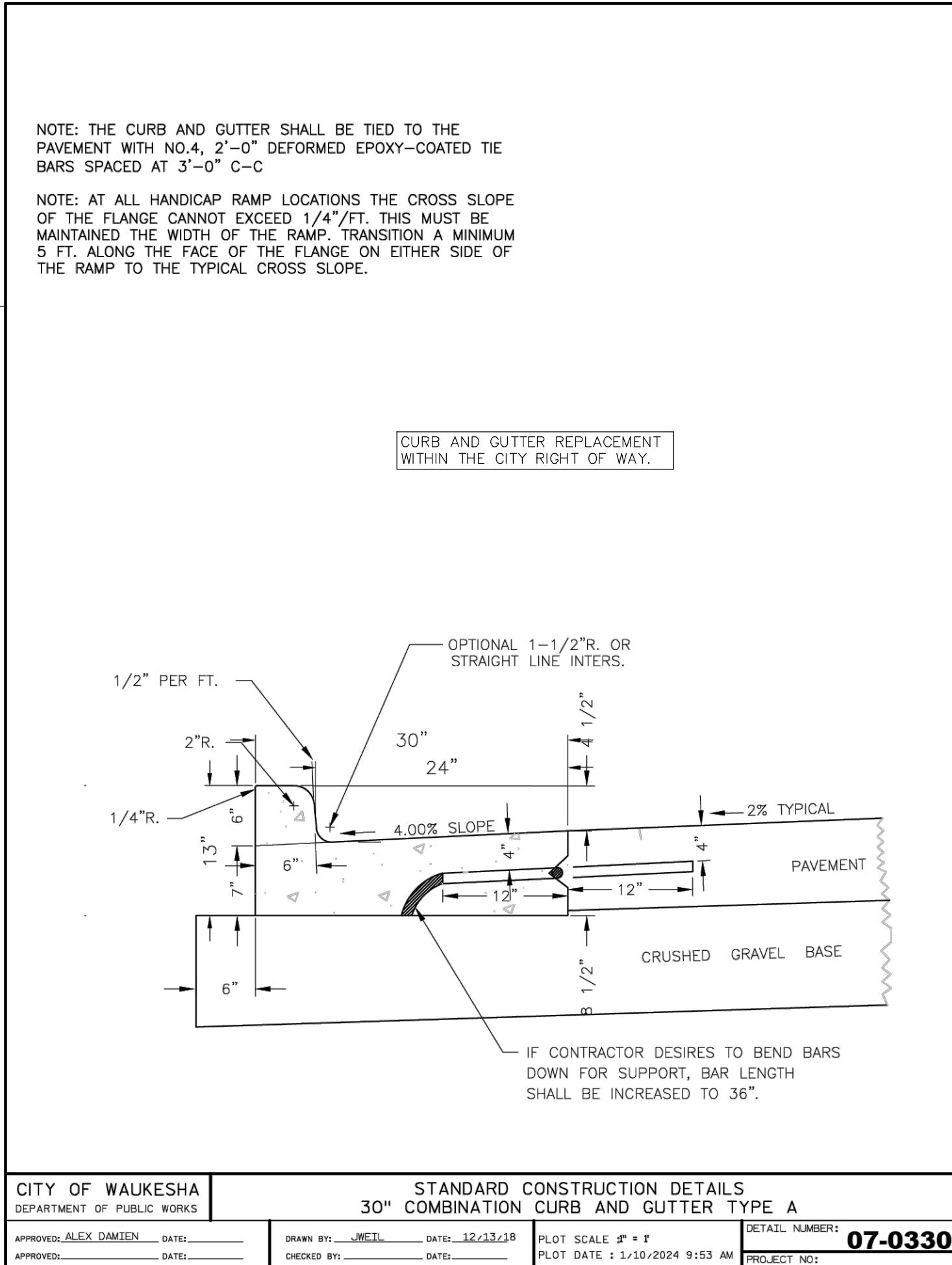
CURB HEAD TAPER DETAIL
(NOT TO SCALE)



ACCESSIBLE PAINTED SYMBOL DETAIL
(NOT TO SCALE)



CLEAN-OUT STRUCTURE DETAIL
(NOT TO SCALE)



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

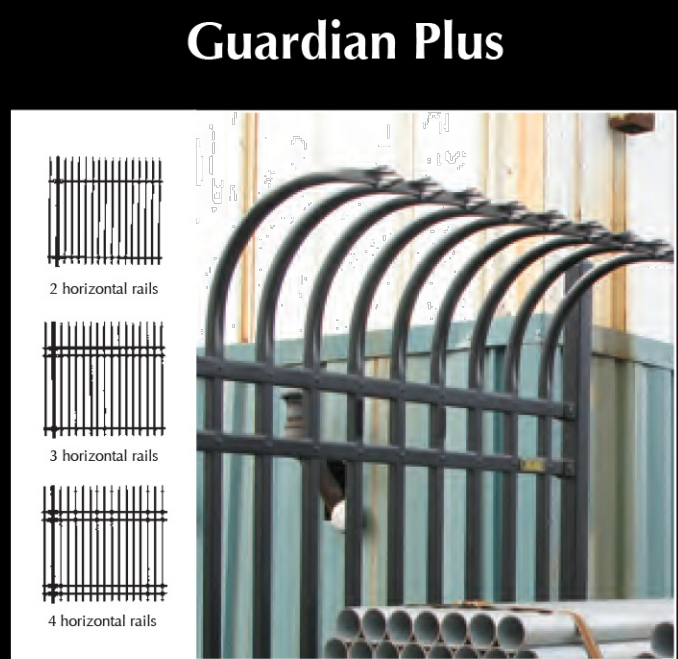
STOR-IT RIGHT WAUKESHA
CITY OF WAUKESHA

DETAILS

NOT FOR
CONSTRUCTION

© COPYRIGHT 2026
R.A. Smith, Inc.
DATE: 06/25/2026
SCALE: N.T.S.
JOB NO. 3250218
PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW
SHEET NUMBER
C501

The Maverick™ - C (Commercial) is the Maverick™ - I (Industrial) with a 15 gauge channel. The commercial line is available in both 3/4 and 1 inch steel pickets. These pickets are available in 16 gauge and 18 gauge steel. Industrial Aircraft Rivets are used to attach each individual picket to the rail allowing the section to rack to your job specifications. These rivets provide the strength of a welded product without the rusting that accompanies them. The Maverick™ - C can rack up to 24 inches on a standard punch channel. The following styles are available in Maverick™ - C:



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

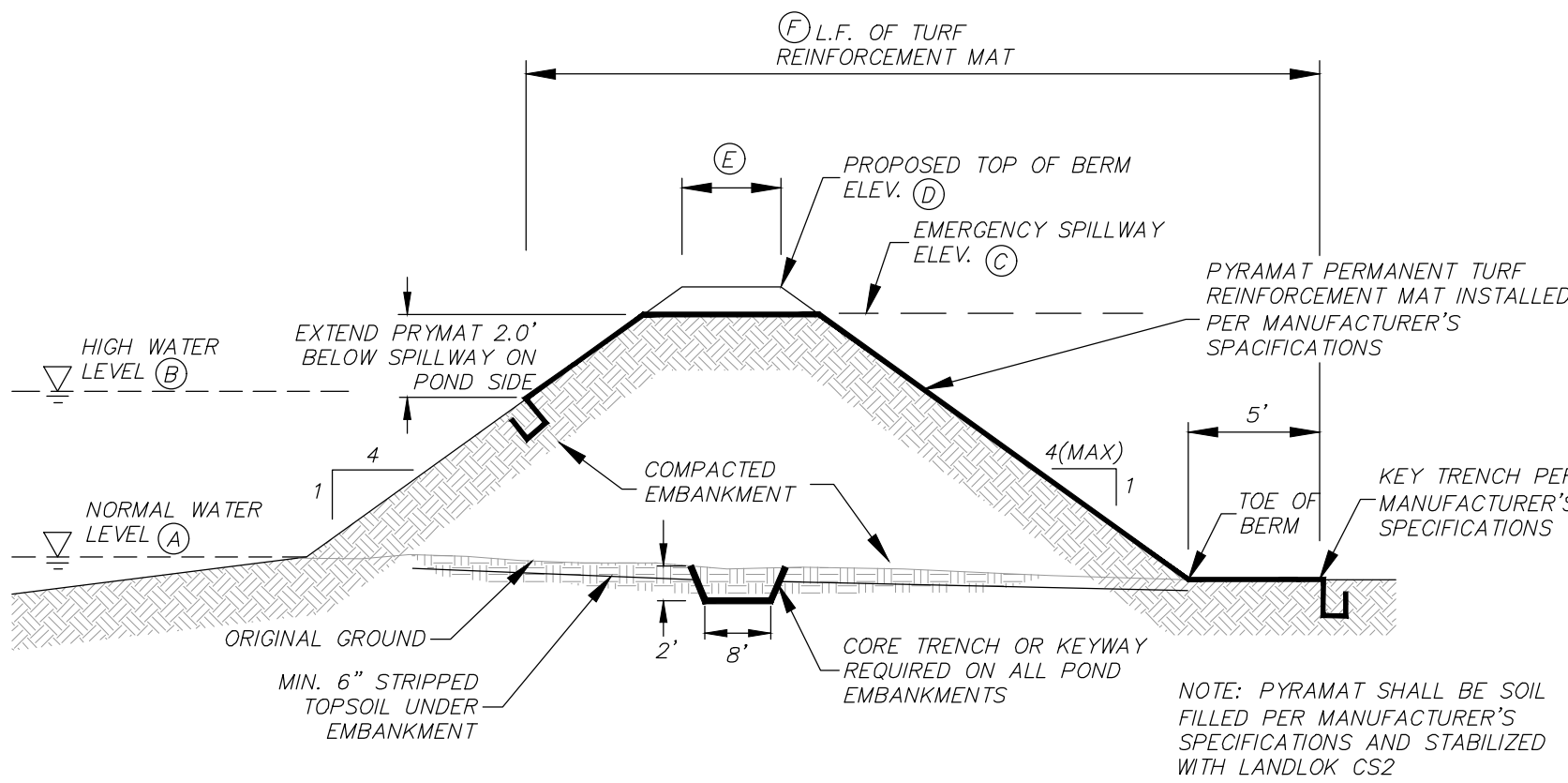
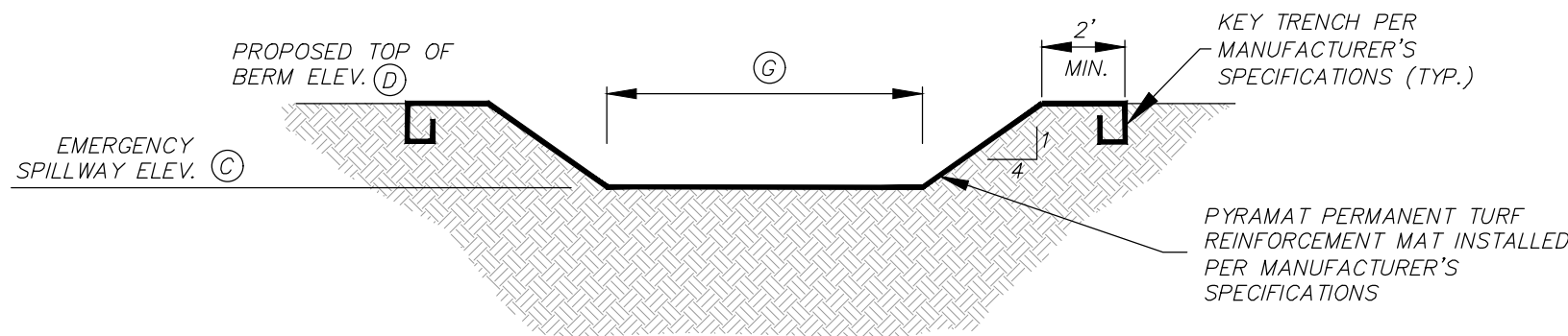
STOR-JIT RIGHT WAUKESHA CITY OF WAUKESHA DETAILS		raSmith CREATIVITY BEYOND ENGINEERING 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA		DATE	DESCRIPTION
NOT FOR CONSTRUCTION					
		© COPYRIGHT 2026 R.A. Smith, Inc.			
		DATE: 06/25/2026			
		SCALE: N.T.S.			
		JOB NO. 3250218			
		PROJECT MANAGER: CHRISTOPHER WHITE, P.E.			
		DESIGNED BY: MAF			
		CHECKED BY: CBW			
		SHEET NUMBER			
		C502			

POND CLAY LINER & EMBANKMENT

THE ENTIRE POND AREA, FROM THE BASE OF THE EMERGENCY SPILLWAY TO THE POND BOTTOM SHALL BE UNDERCUT, SCARIFIED AND COMPACTED. THE UNDERCUT AREA SHALL THEN BE FILLED WITH CLAY AND COMPACTED AS CLAY LINER. THE CLAY LINER SHALL BE 2 FT THICK TYPE A PER DNR TECHNICAL STANDARD 1001.

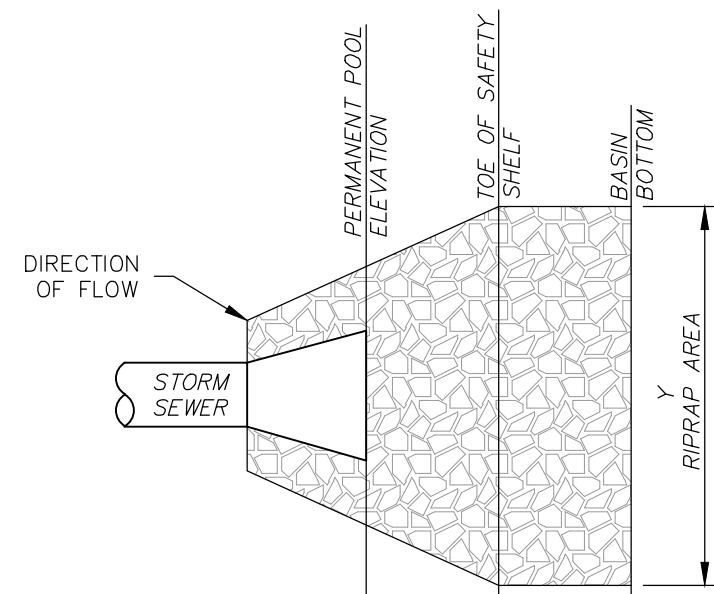
GEOTECHNICAL TESTING & SUPERVISION

A ENGINEER SHALL SUPERVISE THE EXCAVATION AND CONSTRUCTION OF ALL STORM WATER PONDS AND EMBANKMENTS. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.

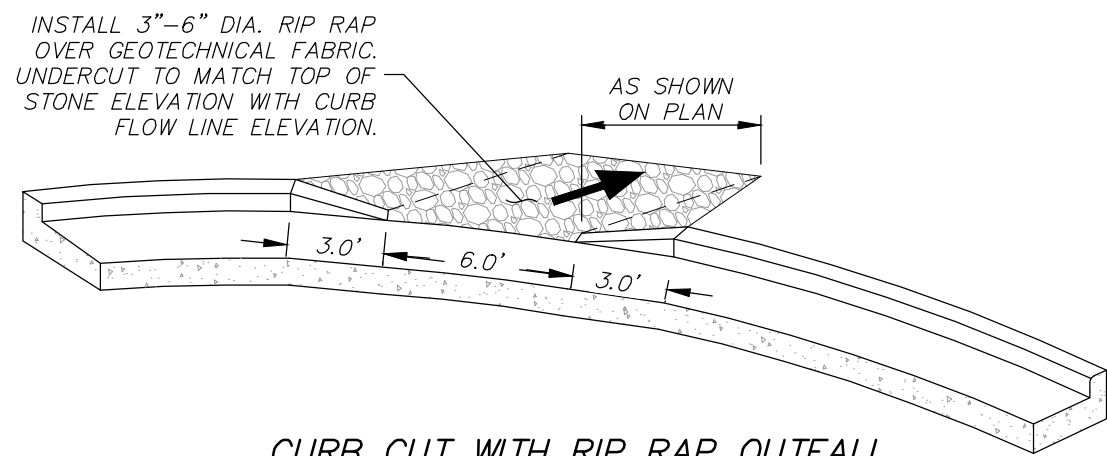


PROPOSED EMERGENCY SPILLWAY DIMENSIONS						
	A	B	C	D	E	F
POND 1	73.00	77.31	78.00	79.00	4'	32'

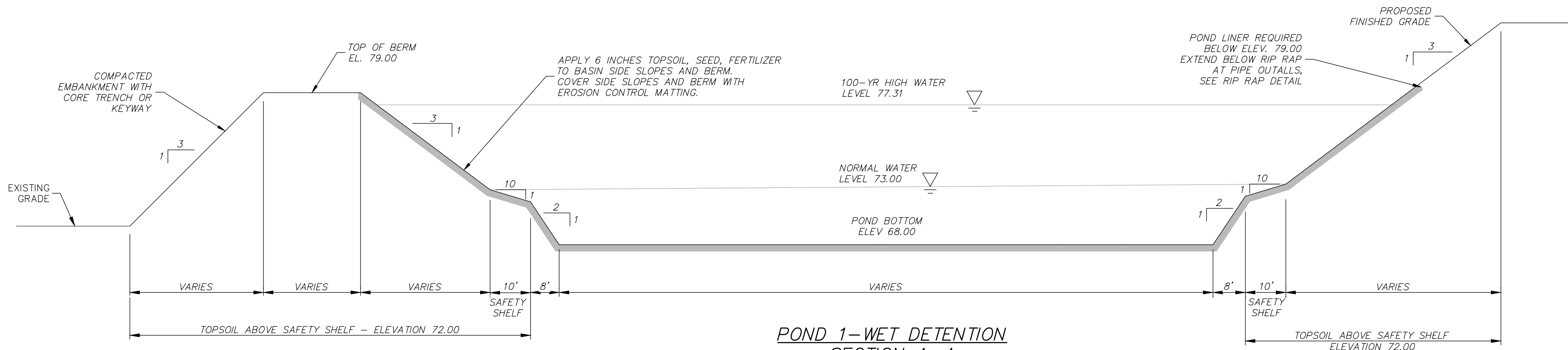
PROPOSED EMERGENCY SPILLWAY DETAIL
N.T.S.



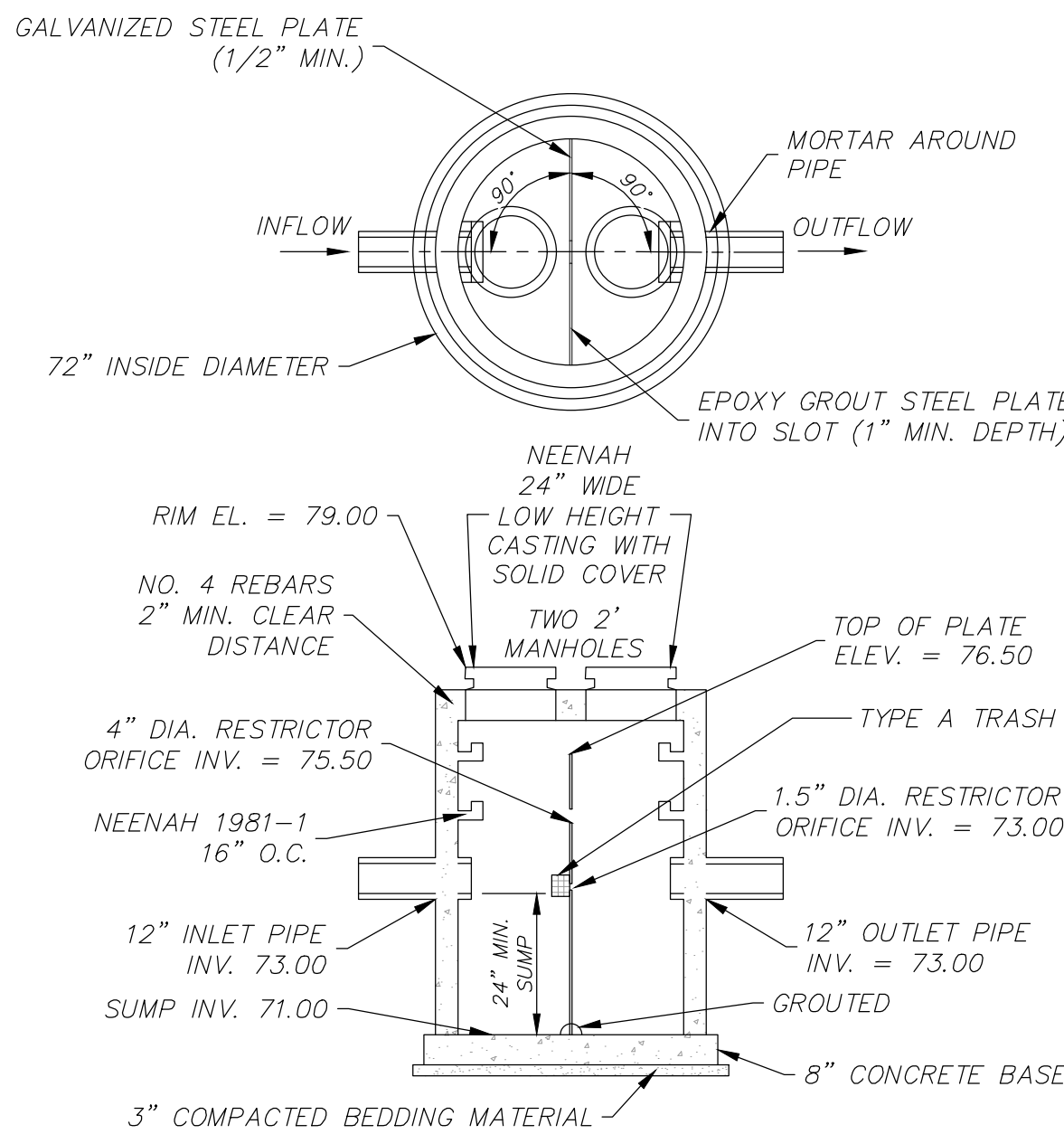
NOTE:
RIPRAP SHALL CONTINUE TO BASIN BOTTOM AT THE SAME WIDTH PRESCRIBED AT THE TOE OF THE SAFETY SHELF (Y).
RIPRAP AT SAFETY SHELF
(NOT TO SCALE)



CURB CUT WITH RIP RAP OUTFALL
(NOT TO SCALE)

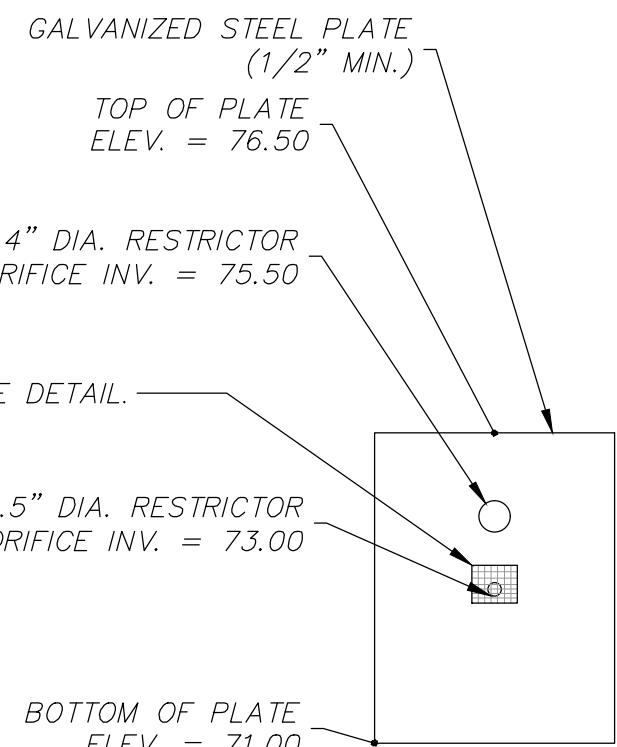


POND 1-WET DETENTION
SECTION A-A
(NOT TO SCALE)

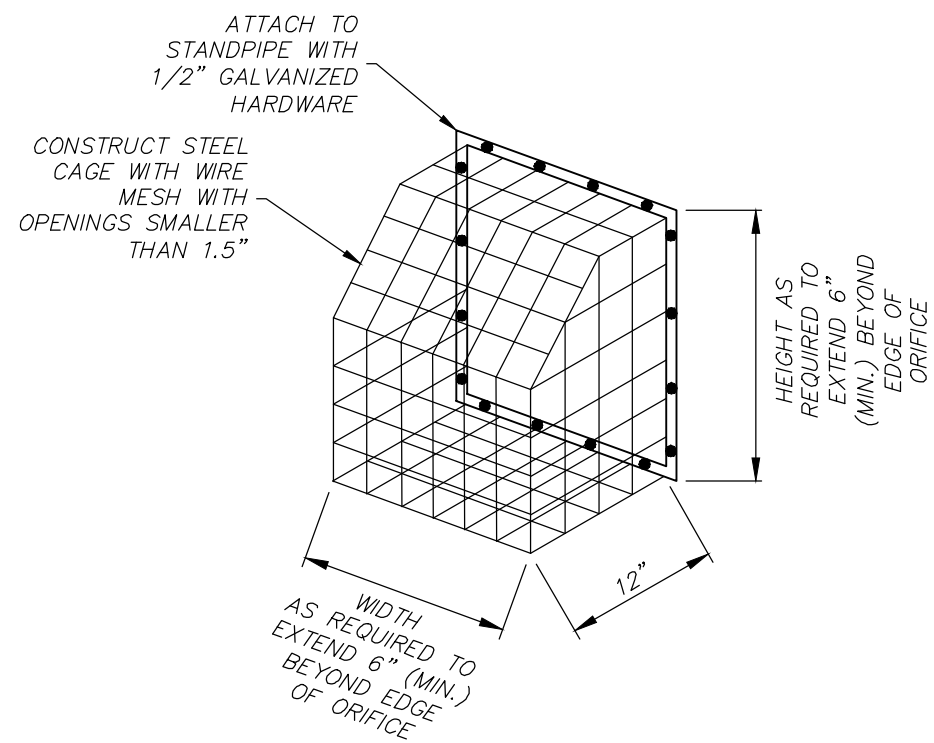


NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

POND OUTLET CONTROL STRUCTURE DETAIL
(NOT TO SCALE)



OUTLET CONTROL
STEEL PLATE DETAIL
(NOT TO SCALE)



TYPE A TRASH RACK
(NOT TO SCALE)

STOR-IT RIGHT WAUKESHA
CITY OF WAUKESHA

DETAILS

NOT FOR
CONSTRUCTION

DESCRIPTION

DATE

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

raSmith
CREATIVITY BEYOND ENGINEERING

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

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 06/25/2026

SCALE: N.T.S.

JOB NO. 3250218

PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.

DESIGNED BY: MAF

CHECKED BY: CBW

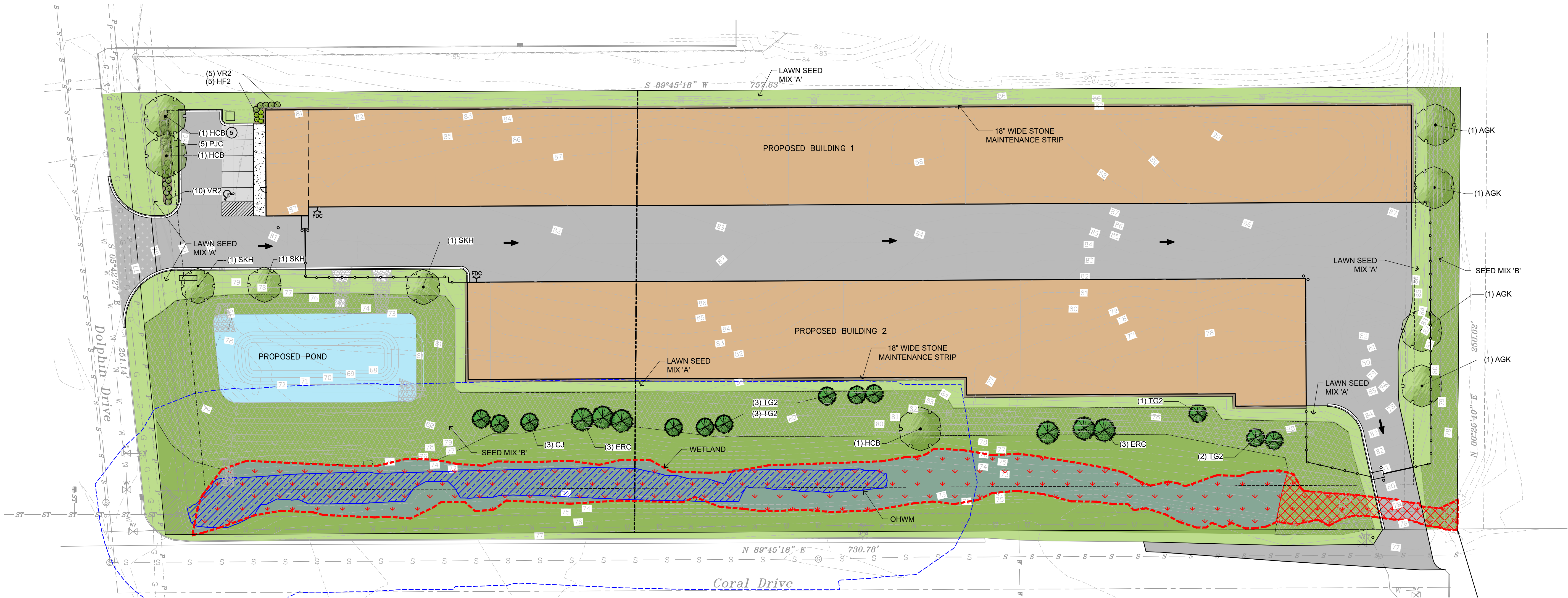
SHEET NUMBER

C503

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

DIVISION 1 – GENERAL REQUIREMENTS		DIVISION 31 – EARTHWORK		DIVISION 32 – EXTERIOR IMPROVEMENTS		DIVISION 33 – UTILITIES			
01 41 00 – REGULATORY REQUIREMENTS		31 10 00 – SITE CLEARING & DEMOLITION		32 10 00 – WATER DISTRIBUTION		33 00 00 – STORMWATER DRAINAGE			
1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED: a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW) d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 381–387 e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION f. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED PRODUCT LISTS (APL) g. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) h. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD) i. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS j. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES k. MUNICIPALITY DEVELOPMENT STANDARDS l. COUNTY DEVELOPMENT STANDARDS		1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION. 2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. 3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES. 4. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER. 7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. 8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH. 9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE. 10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS. 11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS. 12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER. 13. VOIDS LEFT BY REMOVALS SHALL BE LEVELLED TO PREVENT PONDING OF WATER. 14. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.		1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL. 2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. 3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS AND OBSERVATIONS. 4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED AS DEBRIS. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE. 5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL. 6. EXCAVATED MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE. UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL. 7. EXCAVATION DEPTHS SHALL BE WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION. 8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDUM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. 10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING, SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND AROUND EXCAVATIONS. 11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. 12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF SIX INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN. 13. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY DRY MEASURE TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.		1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY. 2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. 3. THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED. 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT. 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.		1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES. 2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. 3. ALL PUBLIC WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 811, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. 4. ALL PRIVATE WATER DISTRIBUTION WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. 5. POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.2.0.0 OF SSSWCW. 6. DUCTILE IRON PIPE SHALL BE SDR 30, CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.1.8.0 OF SSSWCW. 7. POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.2.4.0 OF SSSWCW AND CONFORM TO AWWA C901. 8. COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.2.4.0 OF SSSWCW AND CONFORM TO ASTM B88. 9. BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.3.0.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62. 10. GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.7.0 OF SSSWCW AND CONFORM TO AWWA C500. 11. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.2.8.0 OF SSSWCW AND CONFORM TO AWWA C504. 12. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.2.9.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE TYPE DD, SORREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED "WATER". ALL VALVE BOXES SHALL BE TO PROPOSED GRADE, FULLY VENTED, AND REPORTED BY USE OF THE FOLLOWING: 13. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.2.6.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF TEE AND HAVE A GROUND WIRE 1/4 INCH IN DIAMETER AND CENTER DISTANCE OF 18 TO 21 INCHES. 14. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.2.2.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS. 15. MECHANICAL JOINTS SHALL BE MADE WITH "COR TEN" NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111. 16. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.2.1.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS. 17. TRACES SHALL BE IN ACCORDANCE WITH SECTION 4.3.1.3 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES. 18. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES. 19. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES. 20. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. 21. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. 22. TRACER WIRE SHALL BE BLUE AND INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 400 FEET. 23. PROPOSED WATER SERVICES SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE MADE IN ACCORDANCE WITH SECTION 8.3.9.0 OF SSSWCW. 24. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF BENDS REQUIRED TO COMPLETE CONSTRUCTION, WHICH SHALL BE INCIDENTAL AND INCLUDED IN THE COST OF WORK. 25. THE CONTRACTOR SHALL PROVIDE ALL VALVE BOXES TO FINISHED SURFACE. 26. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C851. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.	
01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS		DIVISION 32 – EXTERIOR IMPROVEMENTS		33 30 00 – SANITARY SEWERAGE					
1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN. 2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. 3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. 5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK. 6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE. 7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. 8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED THEREIN. 9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE. 10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE. 11. REQUESTS FOR CLARIFICATION MUST BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE. 12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED. 13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.		32 12 00 – ASPHALT PAVING 1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP. 2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. 3. ASPHALT PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW SHALL BE FORMATTED USING WISDOT MIX DESIGN STANDARD DATA INPUT FORM/REPORT 249. 4. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS. 5. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS. 6. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS. 7. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP. TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE. 8. APPLICATION: TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION. 9. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE. (NO MINUS). 10. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL./SQ. 11. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED. 12. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE. 13. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.		33 30 00 – SANITARY SEWERAGE 1. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES. 2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. 3. ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE NR 110, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. 4. ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE SPS 382, MUNICIPALITY DEVELOPMENT STANDARDS AND SSSWCW. 5. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.1.0.6 AND 8.4.1.4 OF SSSWCW. 6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.3.9.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. 7. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES. 8. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.4.3.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES. 9. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.4.3.5 OF SSSWCW BENEATH GREENSPACE AREAS, UNLESS ALTERNATIVE COMPACTION IS RECOMMENDED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, IN WHICH CASE THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. 10. CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. 11. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.					
		32 13 00 – CONCRETE PAVING							
		1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP. 2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE. 3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS. 4. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS: a. SECTION 405- COLORED AND STAMPED CONCRETE PAVING b. SECTION 415- CONCRETE PAVEMENT c. SECTION 416- CONCRETE PAVEMENT REPAIR d. SECTION 601- CONCRETE CURBING e. SECTION 602- CONCRETE SIDEWALK AND PATIO PAVING 5. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS. 6. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS. 7. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M. 8. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.							

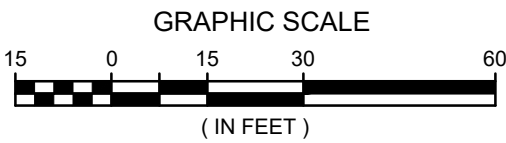


PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
EVERGREEN TREES						
ERC	6	Eastern Red Cedar	Juniperus virginiana	5' HT	B&B	Spacing as shown
CJ	3	Canaert Juniper	Juniperus virginiana 'Canaerti'	6' HT	B&B	Spacing as shown
TG2	9	Green Giant Western Arborvitae	Thuja standishii x plicata 'Green Giant'	7' HT	B&B	Spacing as shown
SHADE TREES						
HCB	3	Common Hackberry	Celtis occidentalis	2 1/2" CAL	B&B	Spacing as shown
AGK	4	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold' TM	2 1/2" CAL	B&B	Spacing as shown
SKH	3	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2 1/2" CAL	B&B	Spacing as shown
DECIDUOUS SHRUBS						
VR2	15	Kodiak® Black Honeysuckle	Diervilla rivularis 'SMNDRSP'	18" HT	CONT	Spacing as shown
HF2	5	Tiny Quick Fire™ Hydrangea	Hydrangea paniculata 'SMNHPSB'	18" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
PJC	5	Kallay Compact Pfizer Juniper	Juniperus chinensis 'Kallays Compact'	18" SPD	CONT	Spacing as shown

LEGEND

	PROPERTY LINE
	PROPOSED 18" CURB & GUTTER
	PROPOSED SD ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK



STOR-IT RIGHT WAUKESHA
CITY OF WAUKESHA
SITE LANDSCAPE PLAN

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

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

NOT FOR
CONSTRUCTION

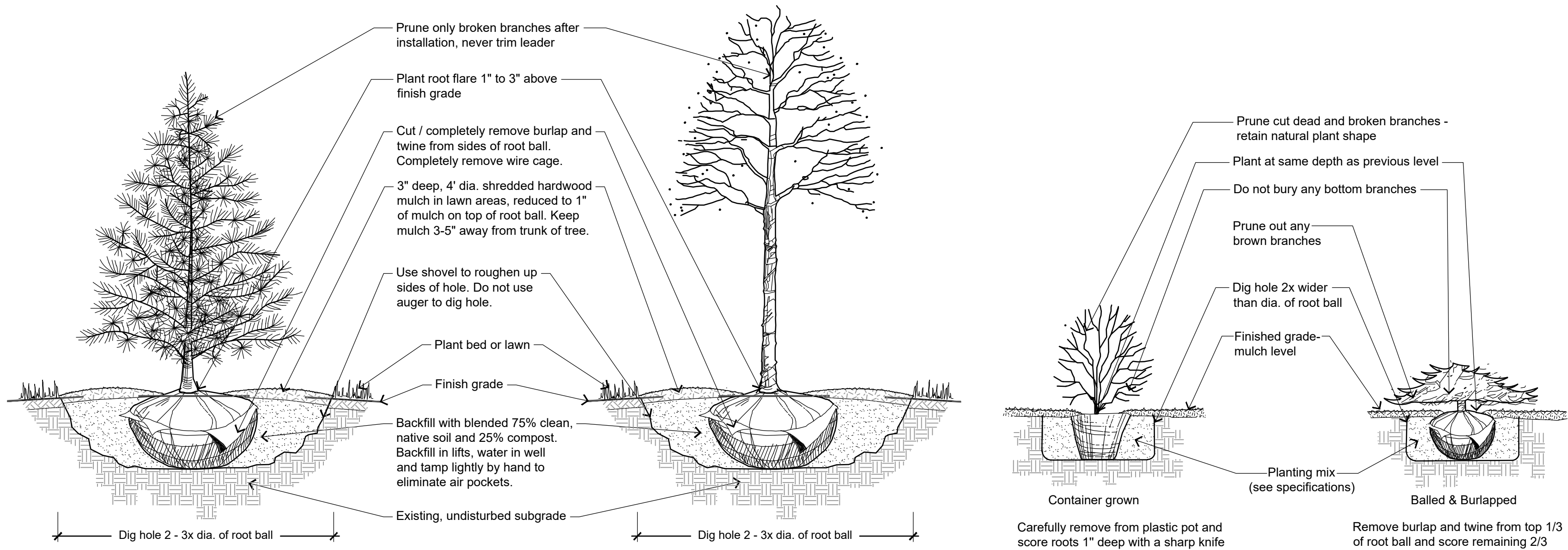


Know what's below.
Call before you dig.

R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR
DAMAGES, LIABILITY OR COSTS RESULTING FROM
CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT
THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED.
THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO
ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING
THE EXPRESSED WRITTEN PERMISSION OF R.A. SMITH, INC.

© COPYRIGHT 2026 R.A. Smith, Inc.
DATE: 06/25/2026
SCALE: 1" = 30'
JOB NO. 3250218
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: REW
CHECKED BY: REW
SHEET NUMBER L100

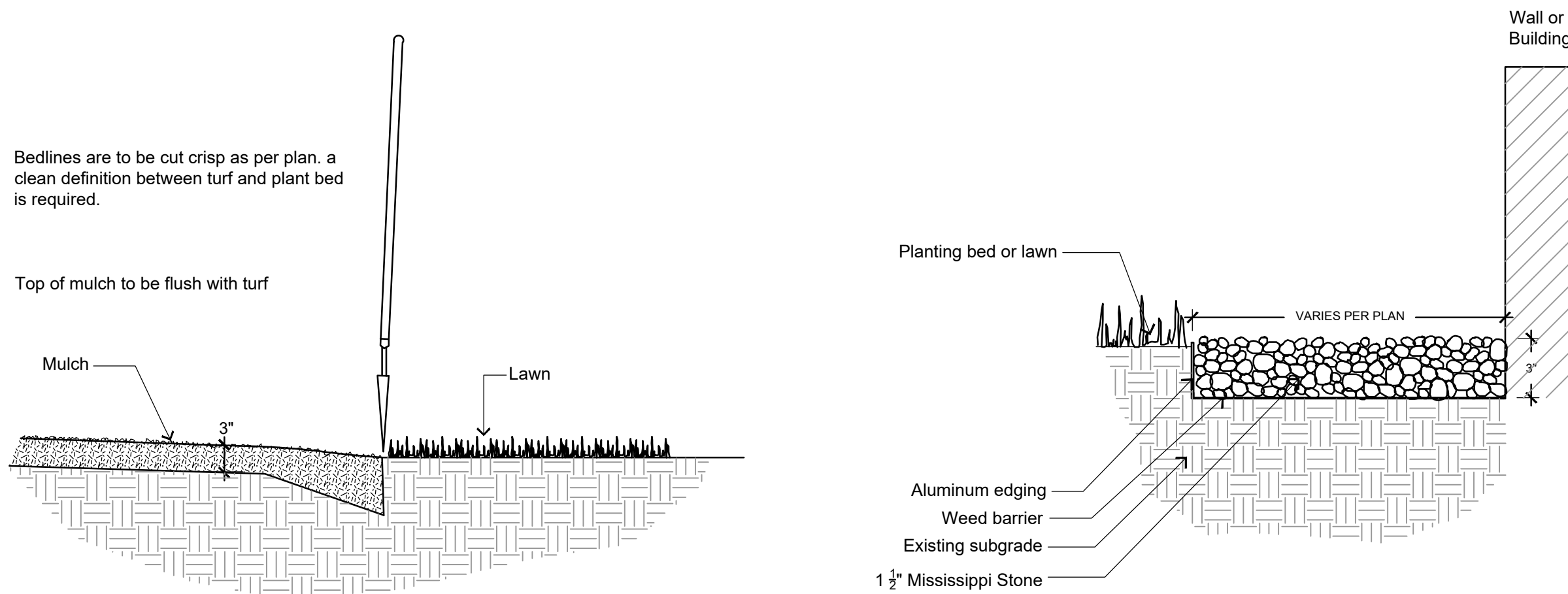
PLANTING DETAILS



1 TREE PLANTING DETAIL
NOT TO SCALE

P-PL-TREE-07

2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE

P-PL-BDEG-01

4 STONE MAINTENANCE STRIP
AT BUILDING/WALL CURB

NOT TO SCALE

RAS-2025-3250223-01

GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by the owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.
- The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
- Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
- Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with clean topsoil free of debris (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 6" of clean topsoil (per note below).
- Topsoil shall be: screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
- Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
- Seeded areas: to receive a settled minimum depth of 6" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.
- Tree planting (see planting detail): plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. An auger is not an acceptable method of digging tree planting holes. Scarify side walls of tree pit prior to installation. Once tree has been placed into the hole, is at the correct depth and vertical alignment and will no longer be moved: brace root ball by tamping soil around the lower portion of the root ball. Remove and discard twine / rope, burlap and support wire from the sides of root ball. Backfill pit with 75% existing soil removed from excavation and 25% compost blended prior to backfilling holes, in six-inch lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay or stones. When hole has been backfilled to three-quarters of its depth, pour water around the root ball and allow to soak into soil to settle the soil. Continue backfilling until soil is brought to grade level.

Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all trees in lawn areas, reduced to 1" deep on top of root ball. Keep mulch 3", 5" away from trunk of tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Trees too large for two people to lift in and out of holes, shall be placed with sling. Do not rock the trees in holes to raise them.
- Shrub planting (see planting detail): all shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high-quality shredded hardwood bark mulch (not enviromulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: the soil in all perennial, ornamental grass, annual and groundcover areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".
- Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed, ensure good seed to soil contact, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all turf areas.
- Seed mix type 'A' for lawn areas - use only a premium quality seed mix. Premium blend seed mix (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
- Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade, allowing for thickness of sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots (larger than 1/2 square foot) until acceptance by owner.
- Seed mix type 'B' for edge of wet ponds and no mow areas: Wisconsin Short Native Grass Mix (available from Reinders or approved equivalent). Apply at 0.3 lbs / 1000 sf or 15-20 lbs / acre or at recommended rates from supplier. A minimum depth of 6" of blended, prepared and non-compacted topsoil is required for all native seeding areas. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality native seeding. An acceptable quality native seeding is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all native seeding areas.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, and seeded turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), and any other needs that are required to keep the landscape healthy and well maintained.
- Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
- Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

DESCRIPTION		DATE



Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES, OR ALTERATIONS MADE TO THIS PLAN, WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.