

SITE DEVELOPMENT PLANS
FOR
OSCAR'S CUSTARD
21165 EAST MORELAND BOULEVARD
WAUKESHA, WI

VICINITY MAP

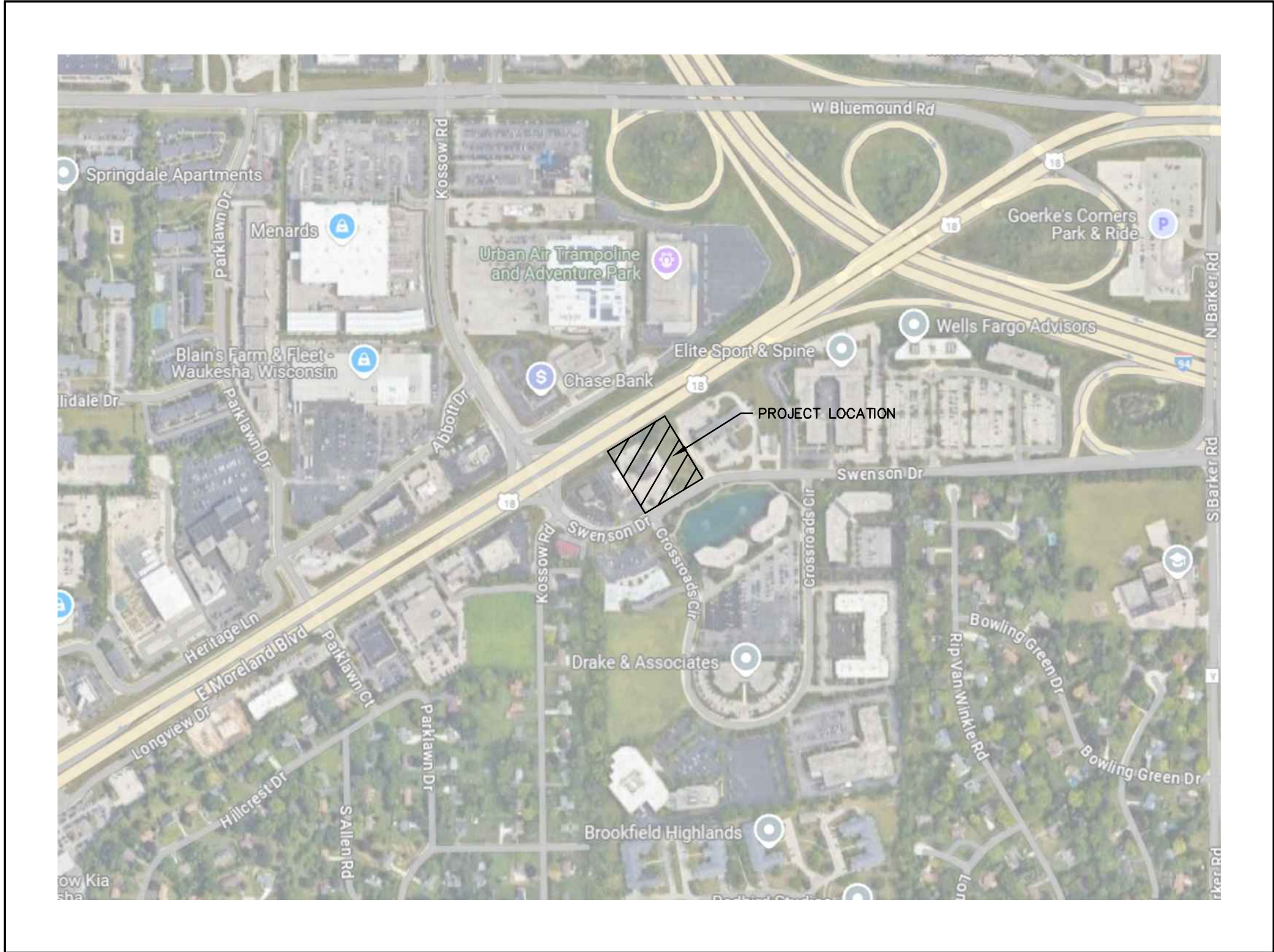
ENGINEER AND LANDSCAPE ARCHITECT:



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

DEVELOPER / OWNER:

JAMES TAYLOR
W279N2865 ROCKY POINT RD
PEWAUKEE, WI 53072



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
---	PLAT OF SURVEY
C100	DEMOLITION & EROSION CONTROL PLAN
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C600	SPECIFICATIONS
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1 OF 1	PHOTOMETRIC PLAN - BY OTHERS



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PLAN DATE: 06/02/2025

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:
1	7/23/2025	C400 & L100	REVISION 1

DESCRIPTION

DATE

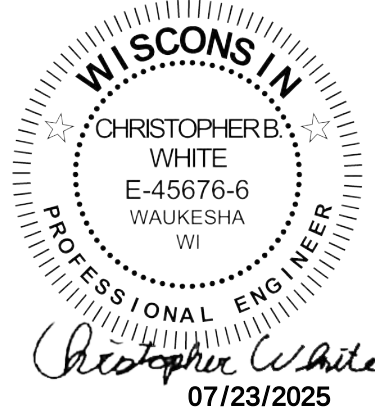
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CREATIVITY BEYOND ENGINEERING

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

OSCAR'S FROZEN CUSTARD
TOWN OF BROOKFIELD

TITLE SHEET



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R.A. Smith, Inc.
DATE: 06/02/2025
SCALE: N.T.S.
JOB NO. 3240290
PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.
DESIGNED BY: CBW
CHECKED BY: MAF

SHEET NUMBER

C000

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
- ⚡ WETLANDS FLAG
- ⚡ MARSH
- ⚡ CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S—SANITARY SEWER
- ST—STORM SEWER
- W—WATERMAIN
- E—MARKED GAS MAIN
- E—MARKED ELECTRIC
- OHW—OVERHEAD WIRES
- B—BUREAU ELEC. SERV.
- T—MARKED TELEPHONE
- TV—MARKED CABLE TV LINE
- FO—MARKED FIBER OPTIC
- (P)—UTILITY PER PLAN
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

PLAT OF SURVEY
W/ TOPOGRAPHIC DATA & UTILITIES

KNOWN AS: 21165 HIGHWAY "18", WAUKESHA, WISCONSIN

LOT 2 OF CERTIFIED SURVEY MAP NO. 3963, RECORDED ON JANUARY 15, 1981, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 31, PAGE 4-7, AS DOCUMENT NO. 1148662 AND LOT 1 OF CERTIFIED SURVEY MAP NO. 11799, RECORDED ON JANUARY 4, 2019, IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN BOOK 119, PAGE 9-13, AS DOCUMENT NO. 4378007, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR: JAMES TAYLOR
SURVEY NO: 154623-KAC

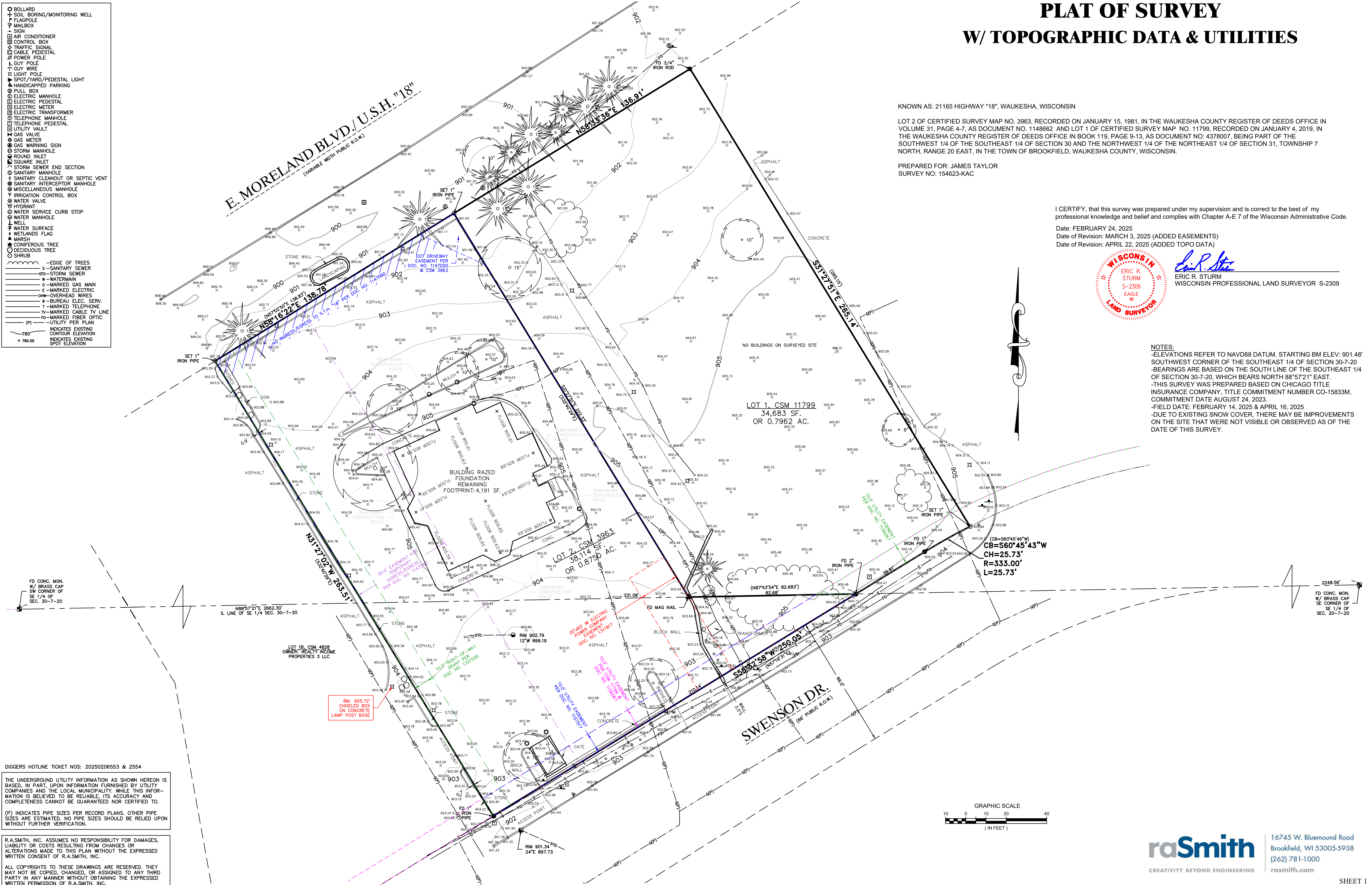
I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Date: FEBRUARY 24, 2025
Date of Revision: MARCH 3, 2025 (ADDED EASEMENTS)
Date of Revision: APRIL 22, 2025 (ADDED TOPO DATA)



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

NOTES:
-ELEVATIONS REFER TO NAVD88 DATUM. STARTING BM ELEV: 901.48'
-SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30-7-20
-BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30-7-20, WHICH BEARS NORTH 88°57'21" EAST.
-THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER CO-15833M, COMMITMENT DATE AUGUST 24, 2023.
-FIELD DATE: FEBRUARY 14, 2025 & APRIL 16, 2025
-DUE TO EXISTING SNOW COVER, THERE MAY BE IMPROVEMENTS ON THE SITE THAT WERE NOT VISIBLE OR OBSERVED AS OF THE DATE OF THIS SURVEY.



DIGGERS HOTLINE TICKET NOS: 20250206553 & 2554

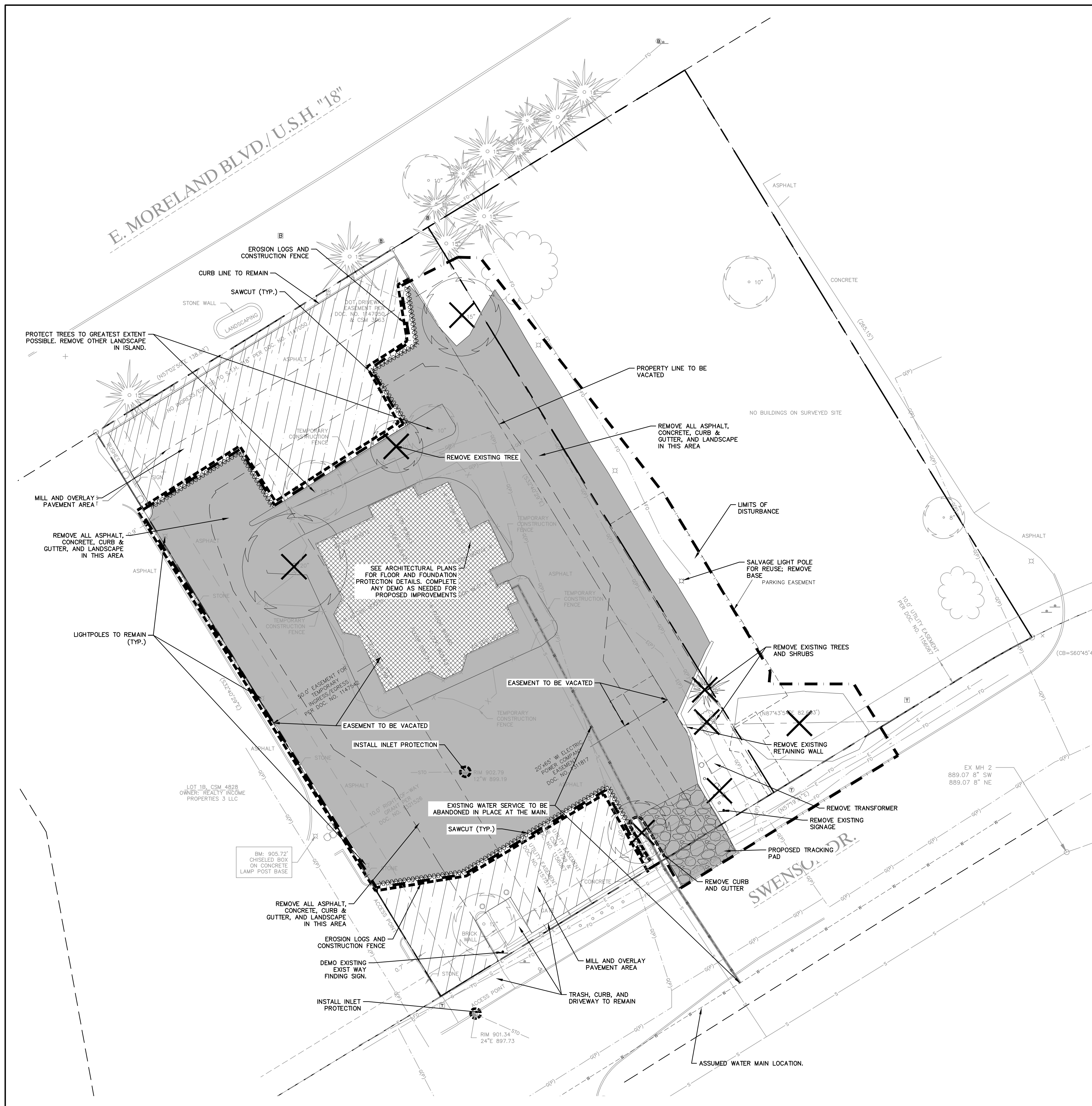
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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

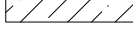
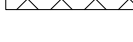
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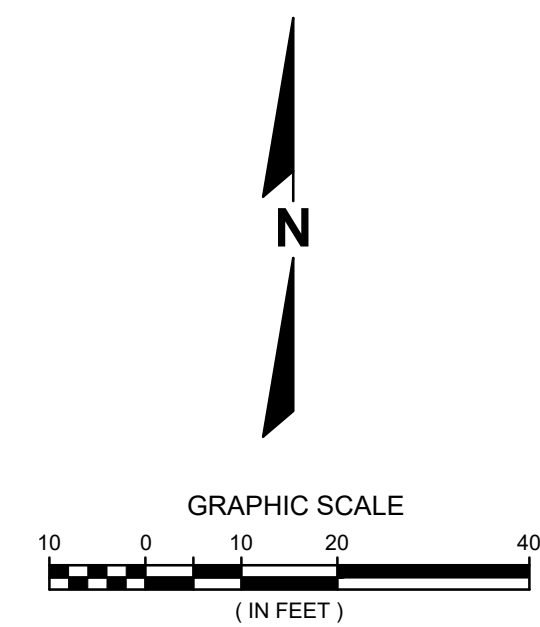
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LEGEND

- | | |
|---|---|
| --- | PROPERTY LINE/ RIGHT OF WAY |
| XXXXXXXXXXXXXXXXXXXX- | SAWCUT PAVEMENT |
| - . - . - . - . - . | LIMITS OF DISTURBANCE |
| | DEMO CURB AND GUTTER |
| ===== | UTILITY TO BE REMOVED OR ABANDONED |
| ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ | PROPOSED EROSION LOGS |
|  | STORM DRAIN INLET PROTECTION |
|  | STONE TRACKING PAD |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED |
|  | MILL AND OVERLAY PAVEMENT |
|  | EXISTING BUILDING/STRUCTURE TO BE REMOVED |
|  | TREE TO BE DEMO'ED |



DEMOLITION 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. INSTALL TEMPORARY CONSTRUCTION FENCE PRIOR TO ANY DEMOLITION ACTIVITY
5. INITIAL EROSION CONTROL MEASURES (SILT FENCE, ROCK CONSTRUCTION ENTRANCE, INLET PROTECTION) SHALL BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITY WITHIN PROJECT LIMITS.
6. ALL WORK WITHIN THE TOWN RIGHT OF WAY TO BE IN ACCORDANCE WITH CURRENT TOWN STANDARD SPECIFICATIONS AND DETAILS. NOTIFY TOWN ENGINEERING DEPT. 5 DAYS PRIOR TO WORK IN THE RIGHT OF WAY.

CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION
TRAFFIC USES ONLY THE ENTRANCE WITH THE STONE
TRACKING PAD

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND SILT LOGS.
2. INSTALL CONSTRUCTION ENTRANCES. THESE ARE THE ONLY EXITS TO BE USED FOR ALL CONSTRUCTION ACTIVITIES. CONTRACTOR MAY ADJUST LOCATIONS TO FACILITATE CONSTRUCTION PHASING
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWES.
5. PREPARE ROADWAY AND PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
6. APPLY SEED, FERTILIZER, AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
7. CONTRACTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION

-ALL SILT FENCE AND LOGS MUST BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY SITE WORK.

-SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDD AREAS MUST EXHIBIT MINIMUM OF 70% SOIL COVERAGE.

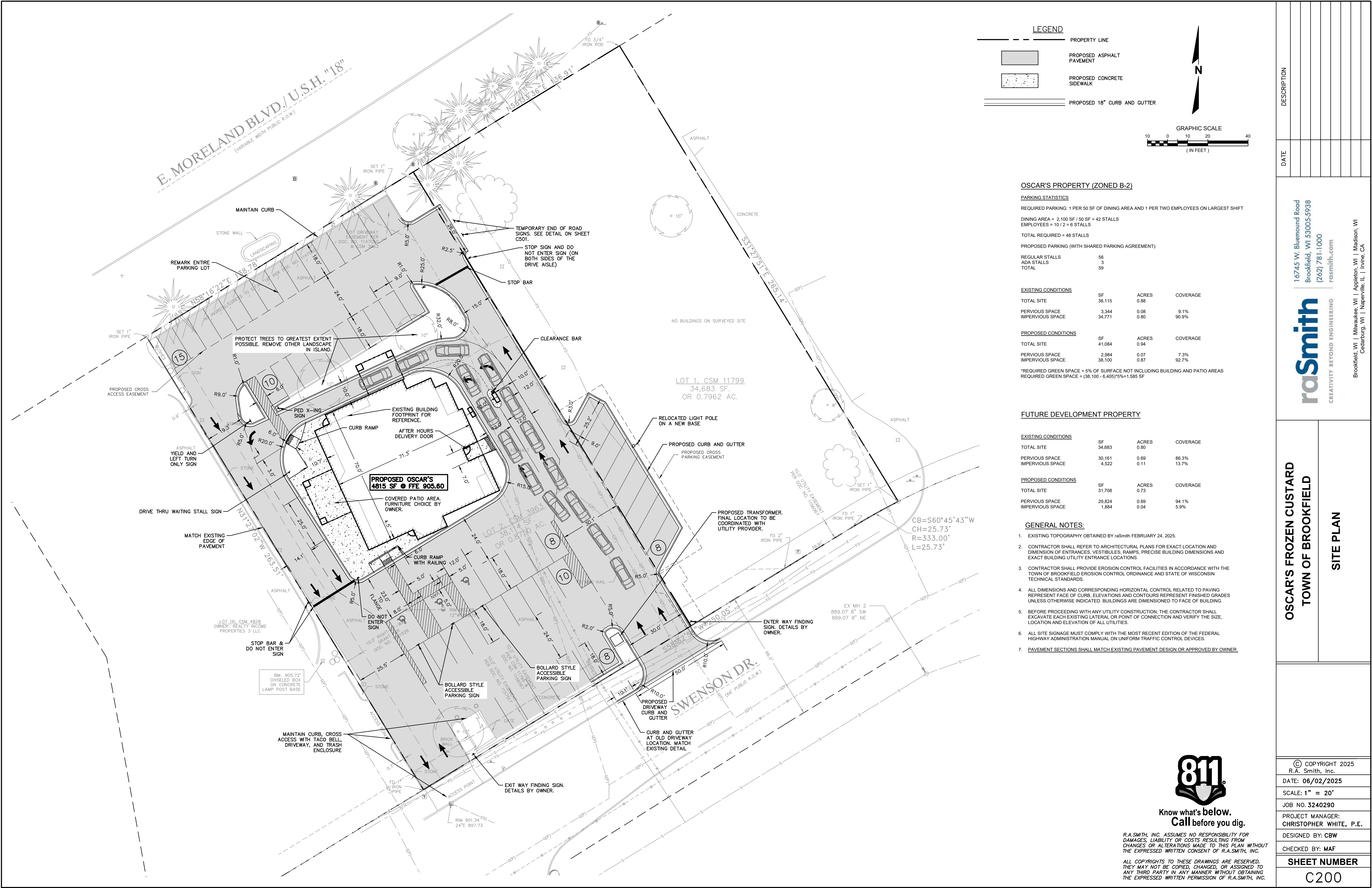


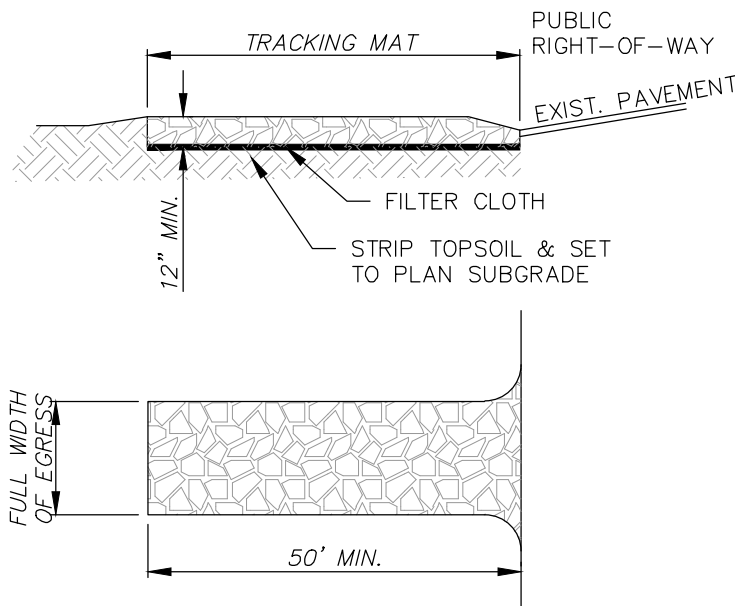
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Call before you dig.

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OSCAR'S FROZEN CUSTARD TOWN OF BROOKFIELD		DEMOLITION & EROSION CONTROL PLAN		raSmith CREATIVITY BEYOND ENGINEERING 16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA		DATE	DESCRIPTION
© COPYRIGHT 2025 R.A. Smith, Inc.		DATE: 06/02/2025					
SCALE: 1" = 20'		JOB NO. 3240290					
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.		DESIGNED BY: CBW					
CHECKED BY: MAF							
SHEET NUMBER							
C100							





CONSIDERATIONS:

1. TIRE WASHING AND TRACKING PAD TO CONFORM TO WDNr 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 THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
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 WISDOT 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:

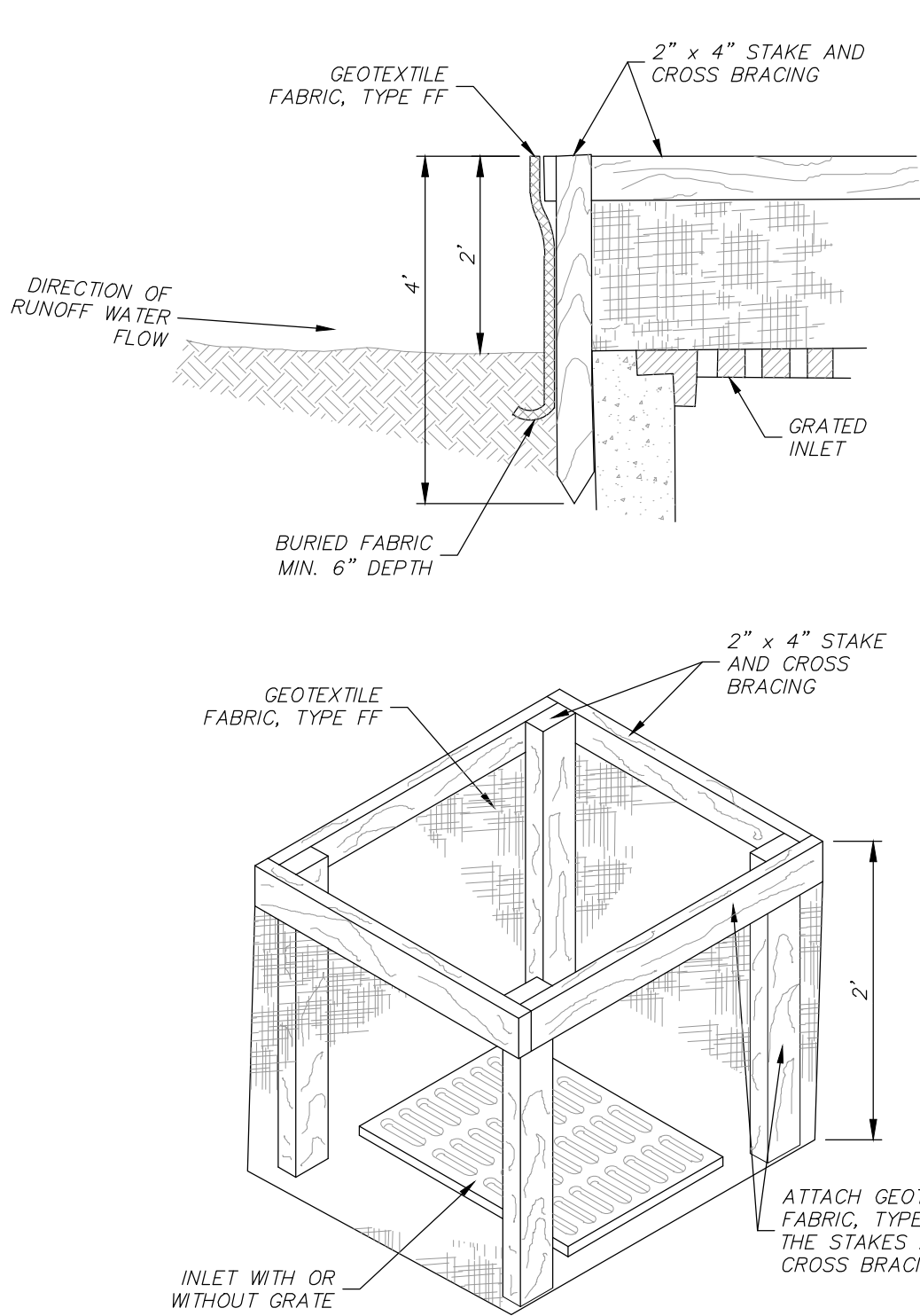
IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

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 AT 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.

STONE TRACKING PAD AND TIRE WASHING
(NOT TO SCALE)



INLET PROTECTION, TYPE A

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4, THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2' LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNr CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

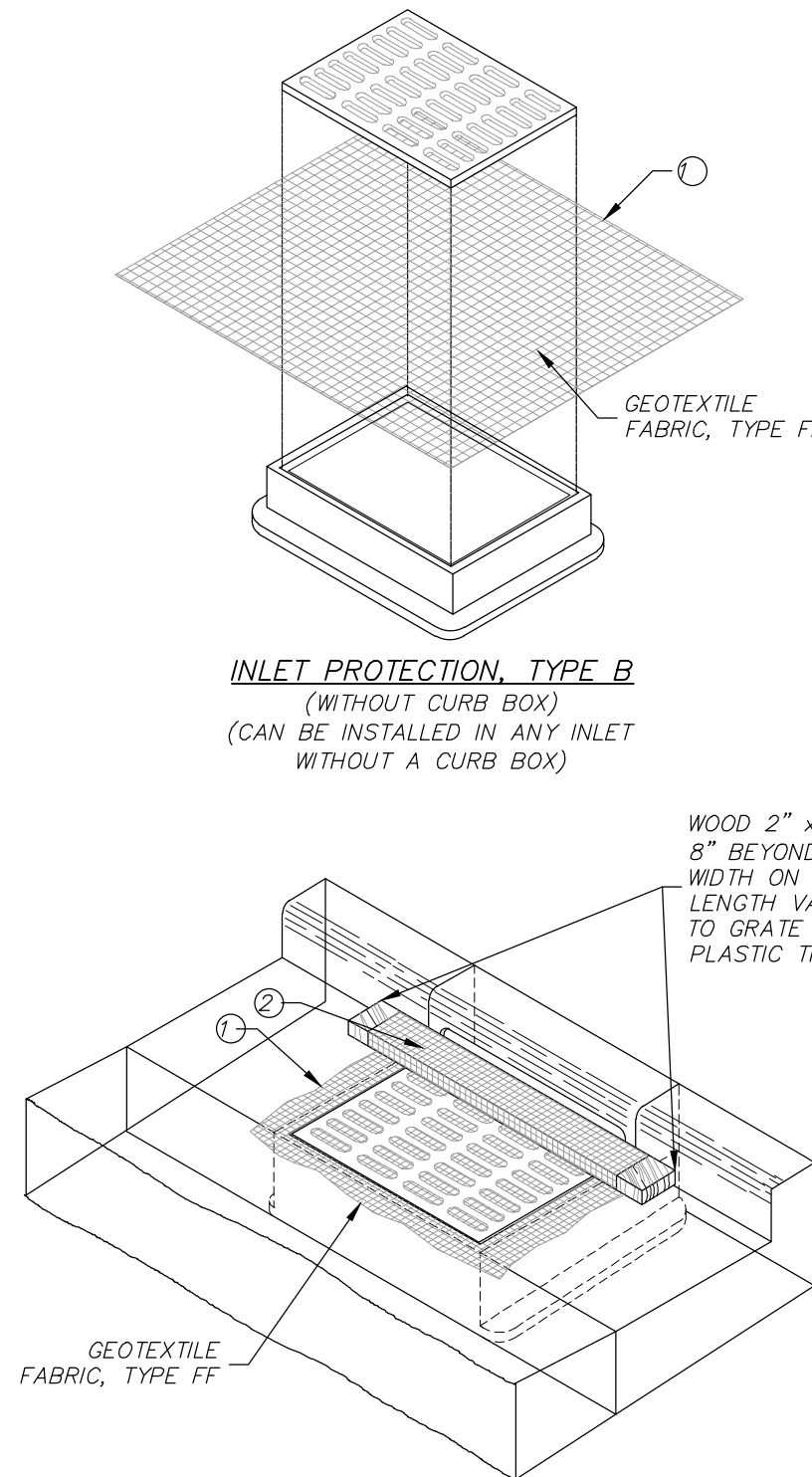
TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

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

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



INLET PROTECTION, TYPE C
(WITH CURB BOX)

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

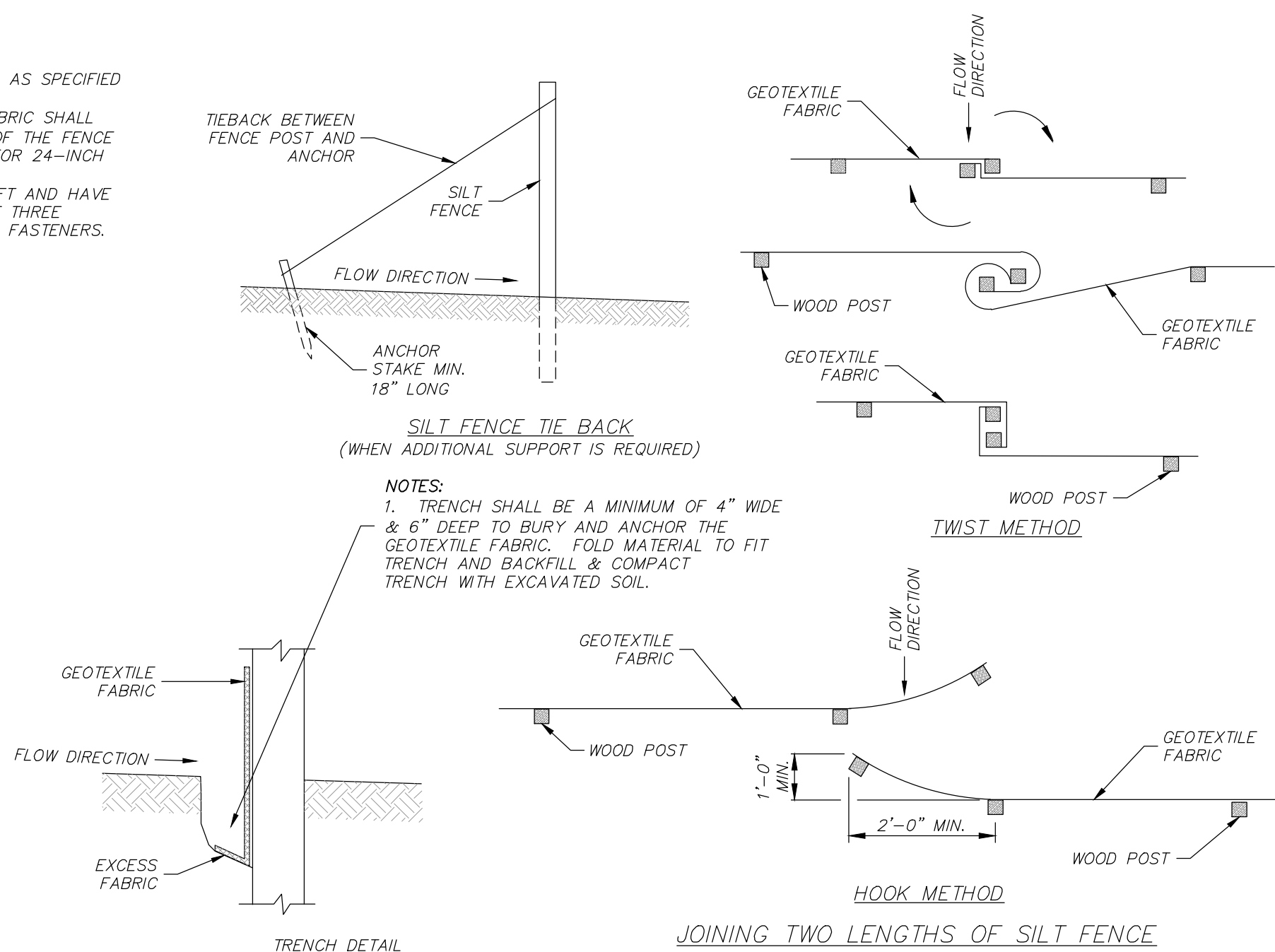
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP. HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

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 CATCH 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.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)



SILT FENCE
(NOT TO SCALE)

NOTES:

1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNr 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.

MAINTENANCE:

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

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

FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

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

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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DESCRIPTION

DATE

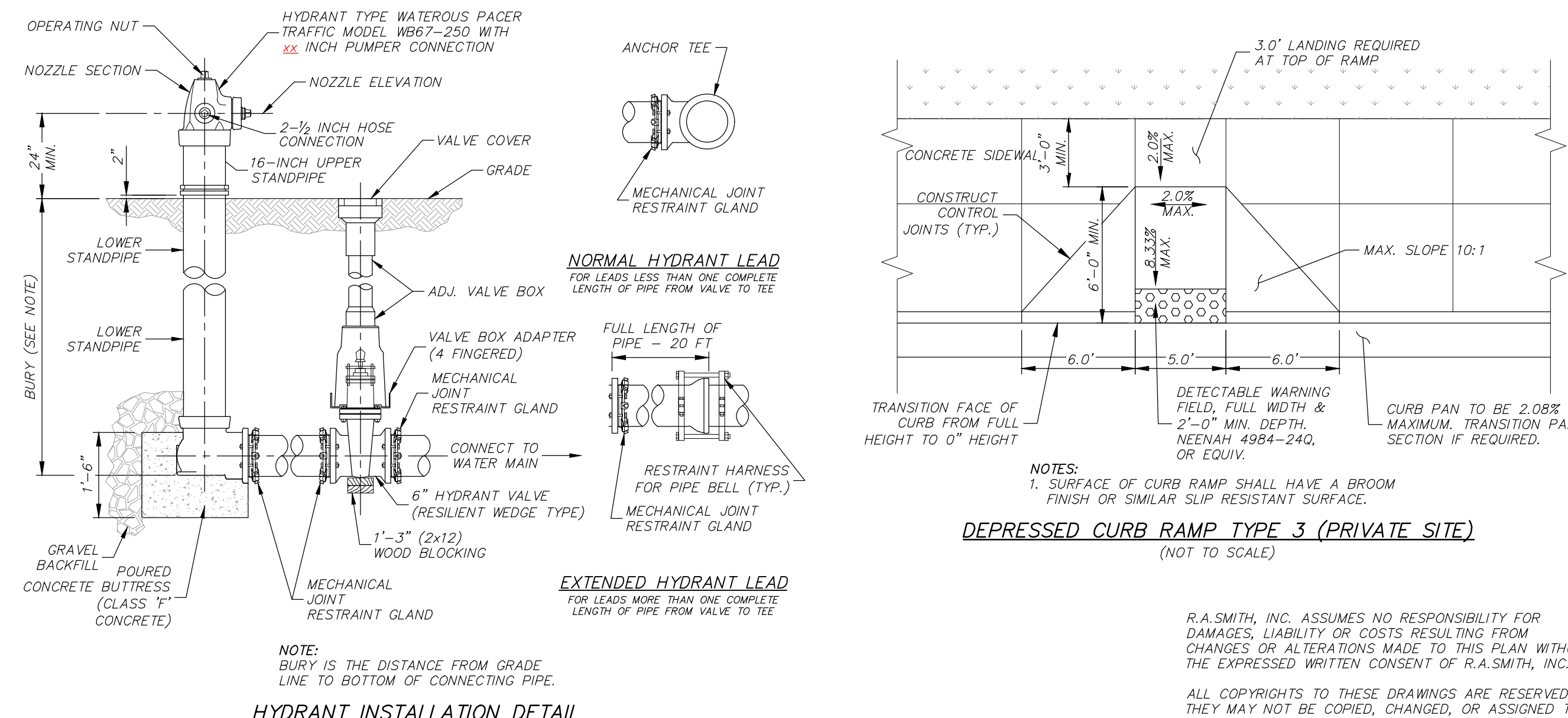
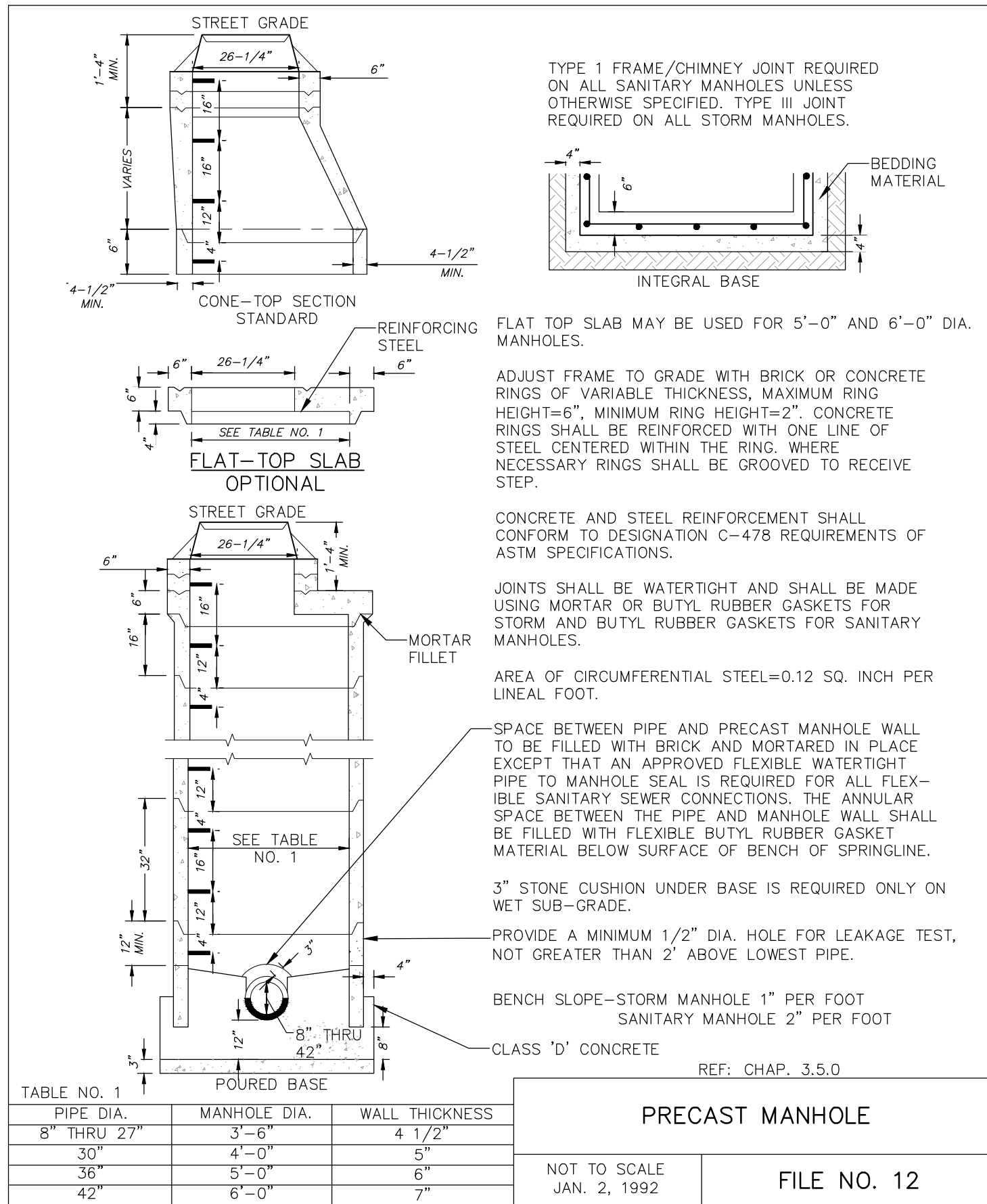
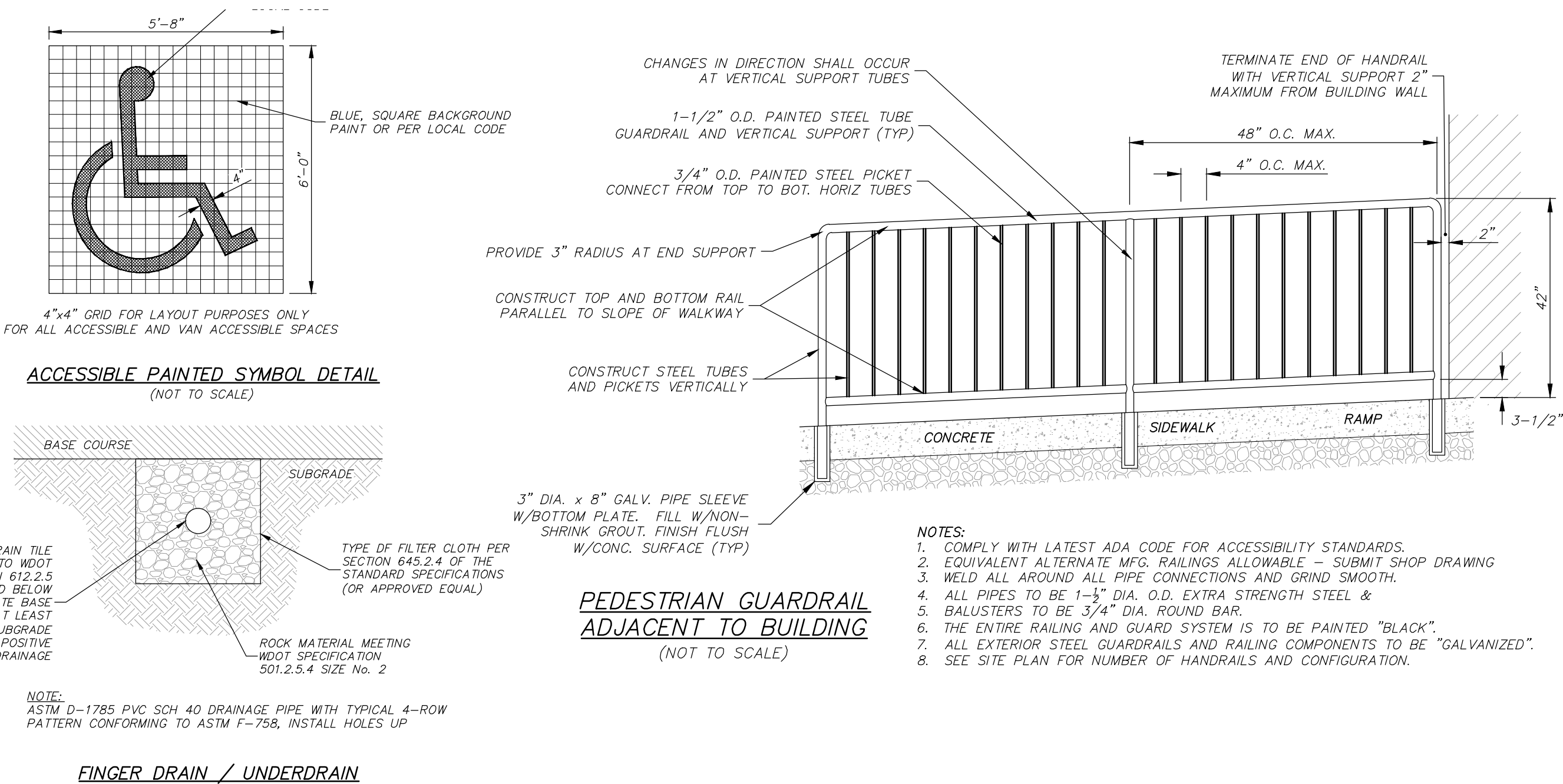
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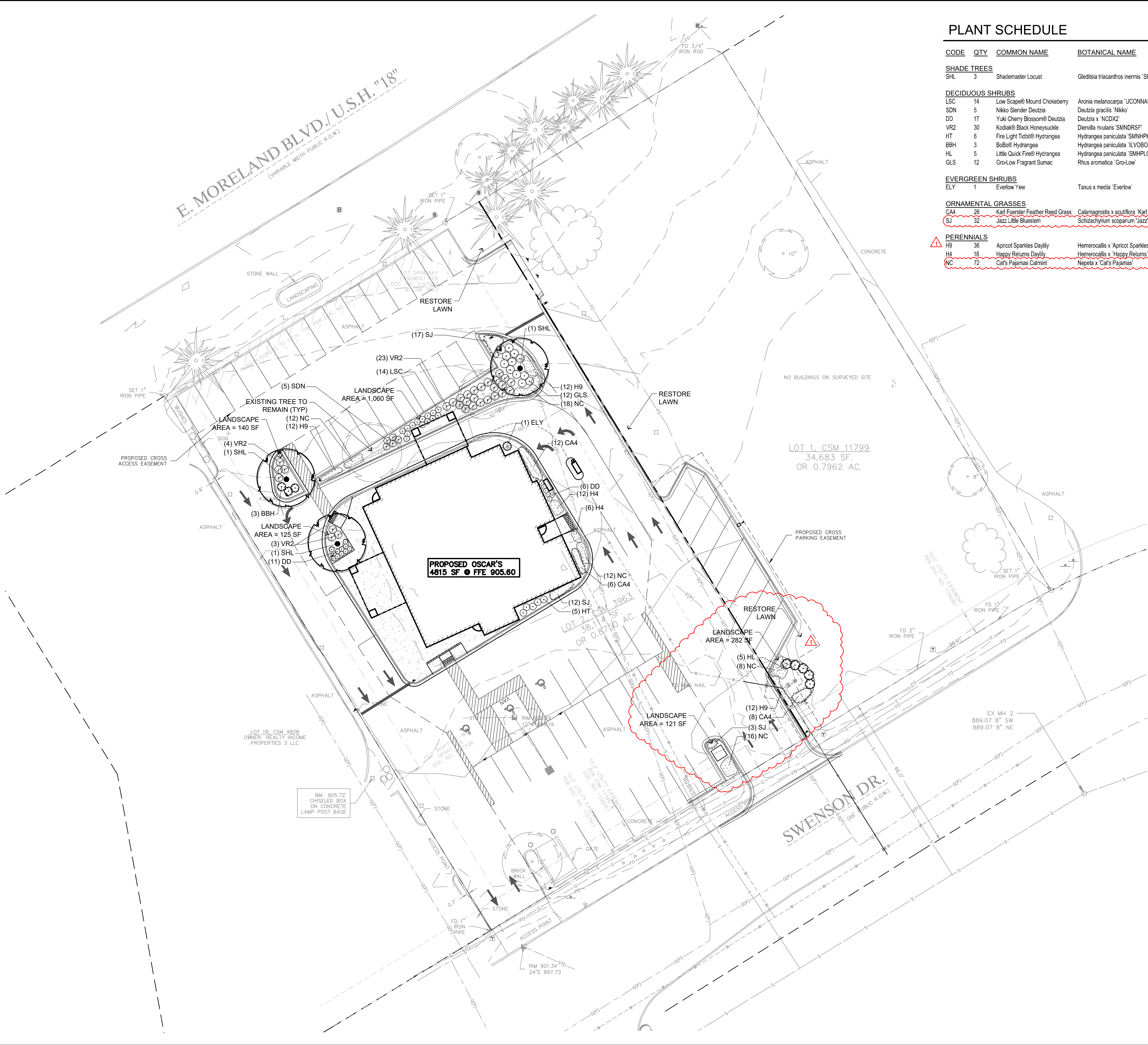
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CREATIVITY BEYOND ENGINEERING

OSCAR'S FROZEN CUSTARD
TOWN OF BROOKFIELD

EROSION CONTROL DETAILS

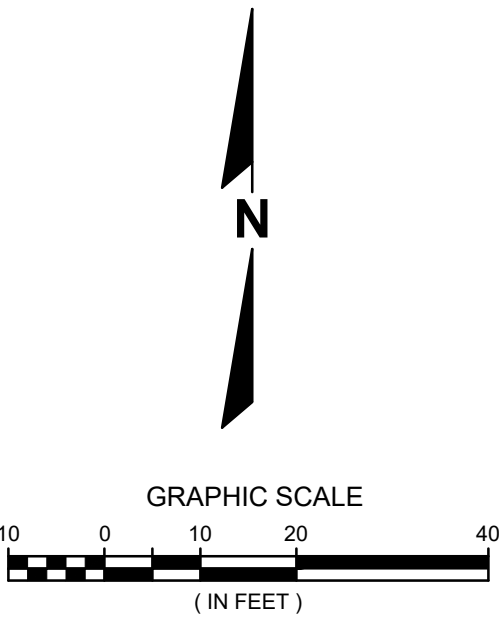
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R.A. Smith, Inc.
DATE: 06/02/2025
SCALE: N.T.S.
JOB NO. 3240290
PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.
DESIGNED BY: CBW
CHECKED BY: MAF
SHEET NUMBER
C500

[illegible]



PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING
SHADE TREES						
SHL	3	Shademaster Locust	Gleditsia triacanthos inermis 'Shademaster'	2 1/2" CAL	B&B	Spacing as shown
DECIDUOUS SHRUBS						
LSC	14	Low Scape® Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	18" SPD	CONT	Spacing as shown
SDN	5	Nikko Stender Deutzia	Deutzia gracilis 'Nikko'	18" HT	CONT	Spacing as shown
DD	17	Yuki Cherry Blossom® Deutzia	Deutzia x 'NCDX2'	18" HT	CONT	Spacing as shown
VR2	30	Kodiak® Black Honeysuckle	Diervilla rivularis 'SMNDRSF'	18" HT	CONT	Spacing as shown
HT	6	Fire Light Tidbit® Hydrangea	Hydrangea paniculata 'SMNHPK'	18" HT	CONT	Spacing as shown
BBH	3	BoBo® Hydrangea	Hydrangea paniculata 'ILVOBO'	18" HT	CONT	Spacing as shown
HL	5	Little Quick Fire® Hydrangea	Hydrangea paniculata 'SMHPLQF'	18" HT	CONT	Spacing as shown
GLS	12	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" SPD	CONT	Spacing as shown
EVERGREEN SHRUBS						
ELY	1	Everlow Yew	Taxus x media 'Everlow'	18" SPD	B&B	Spacing as shown
ORNAMENTAL GRASSES						
CA4	26	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	24" Spacing
SJ	52	Jazz Little Bluestem	Schizachyrium scoparium 'Jazz'	1 GAL	CONT	18" Spacing
PERENNIALS						
H9	36	Apricot Sparkles Daylily	Hemerocallis x 'Apricot Sparkles'	1 GAL	POT	18" Spacing
H4	18	Haggy Returns Daylily	Hemerocallis x 'Haggy Returns'	1 GAL	POT	18" Spacing
NC	72	Cat's Pajamas Catmint	Nepeta x 'Cat's Pajamas'	1 GAL	POT	18" Spacing



DESCRIPTION

Revision 1

DATE

07-23-25

16745 W. Bluemound Road
Brookfield, WI 53005-5938
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CREATIVITY BEYOND ENGINEERING

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OSCAR'S FROZEN CUSTARD
TOWN OF BROOKFIELD

SITE LANDSCAPE PLAN

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R.A. Smith, Inc.

DATE: 06/02/2025

SCALE: 1" = 20'

JOB NO. 3240290

PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.

DESIGNED BY: REW

CHECKED BY: REW

SHEET NUMBER

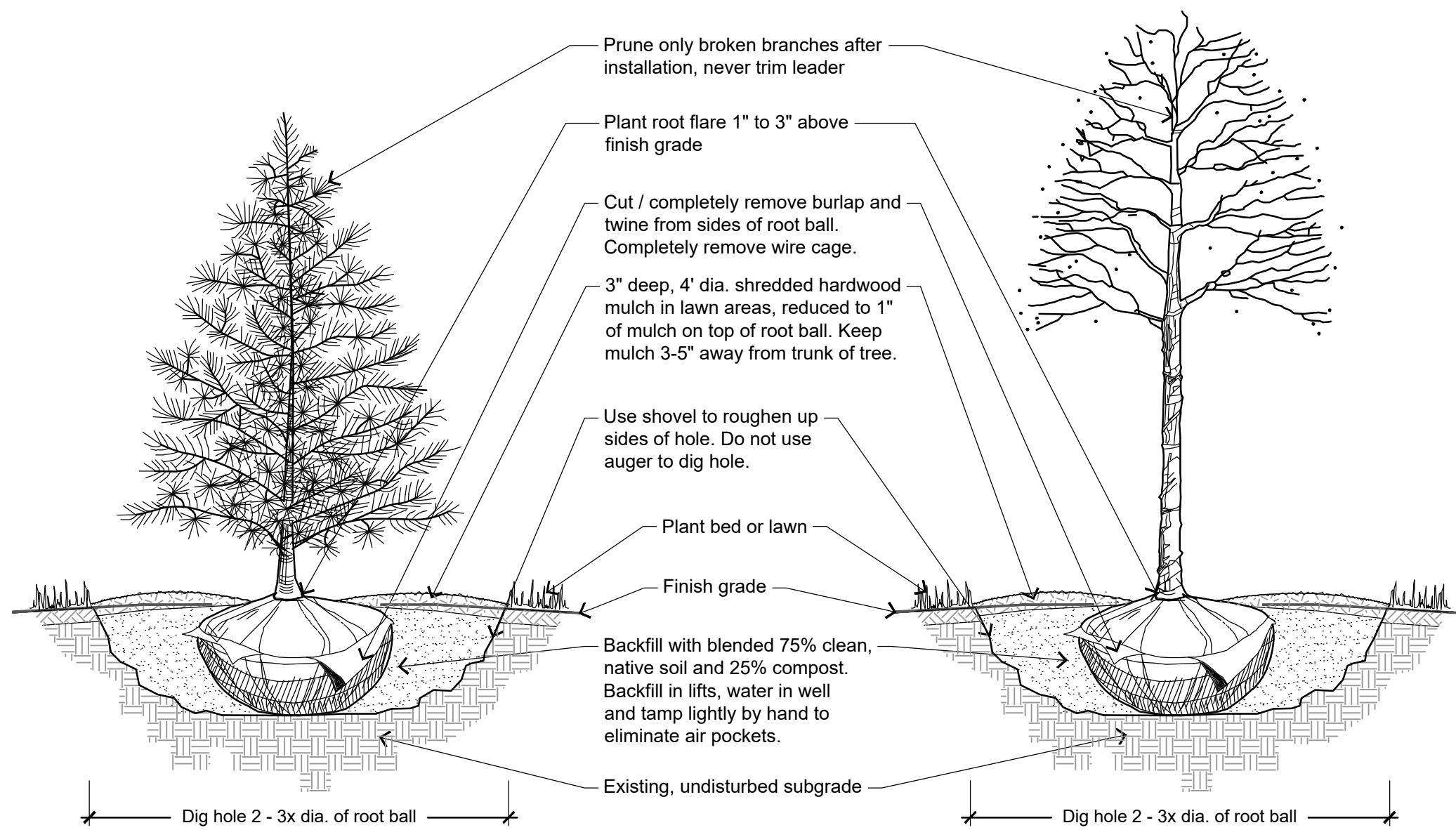
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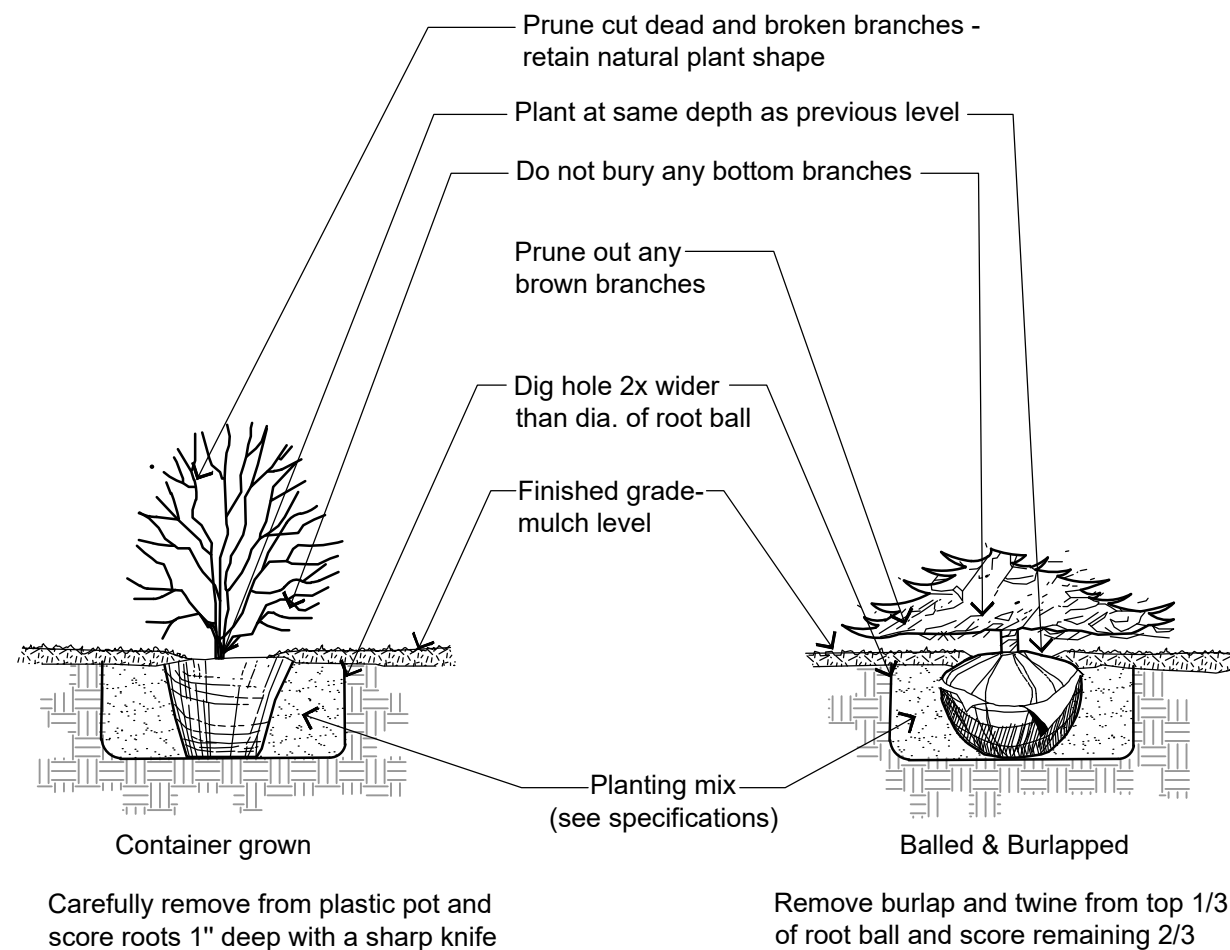
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PLANTING DETAILS



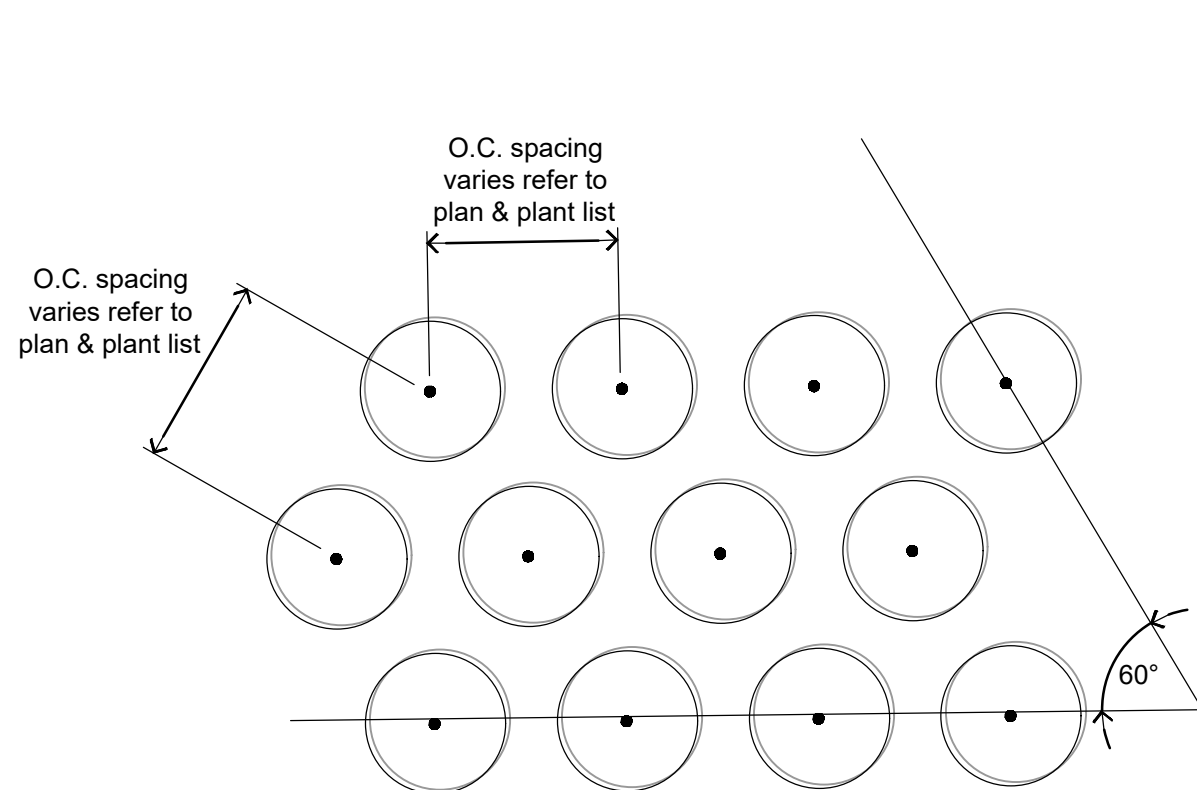
1 TREE PLANTING DETAIL

NOT TO SCALE



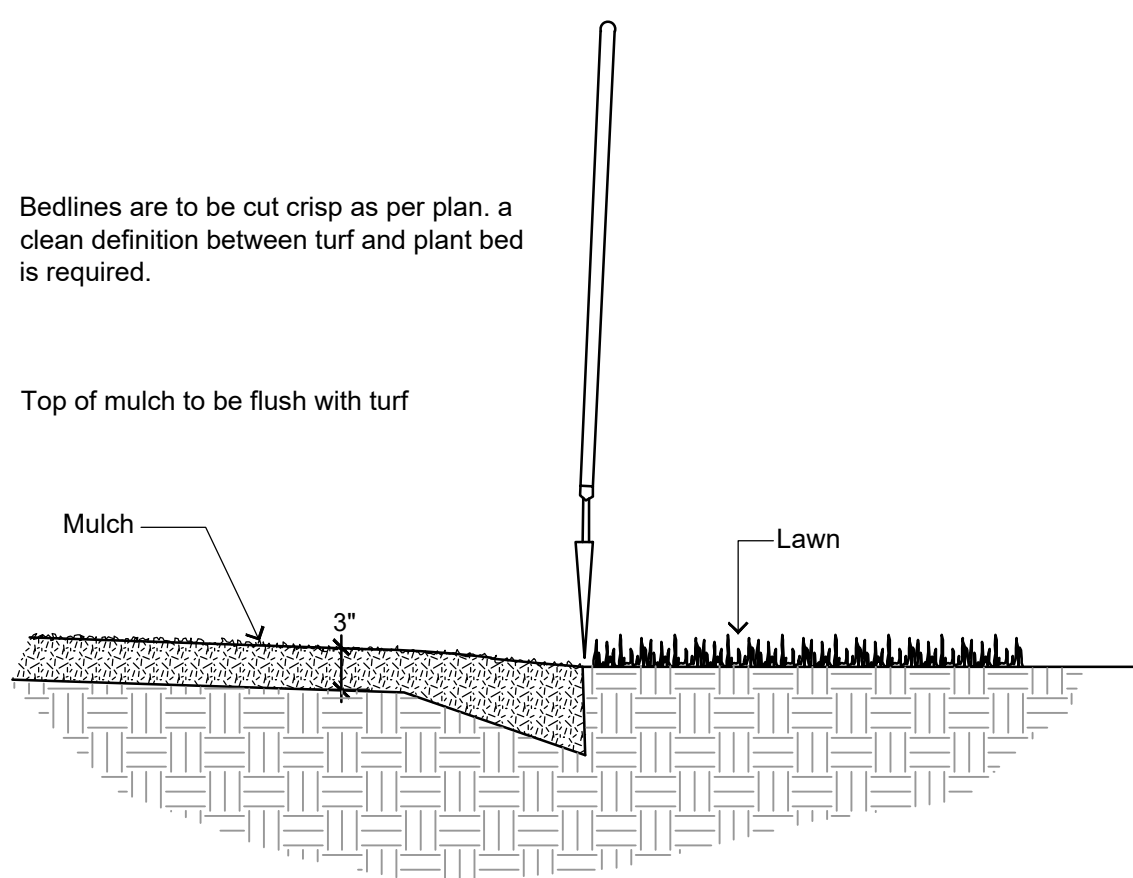
2 SHRUB PLANTING DETAIL

NOT TO SCALE



3 PLANTING LAYOUT

NOT TO SCALE



4 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting utility and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard Nursery Schedule - 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.
4. 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.
5. The subsequent requirements regarding topsoil must be coordinated between the general contractor, grading contractor and landscape contractor.
6. Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
7. 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).
8. 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 must be free of rocks, coarse fragmash shell, coarse plant matter, weeds, roots, debris, and any other substance to cause mechanical or pneumatic damage to plants. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
9. 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 topsoil depth. Coarse plant matter and planting beds not adjacent to buildings will require a minimum of 2" of topsoil 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.
10. 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.
11. Tree planting (see planting details): 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. Scarcely 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 or back of hand tools to settle backfill, support tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay soils, 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 winch. Do not rock the trees in holes to raise them.
12. Shrub planting (see planting details): all shrubs to be potted/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.
13. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high-quality shredded hardwood bark mulch (not environmental 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 debris and twines and large grubs. All perennial and annual grass planting areas to receive a 2" layer of mulch and lawn 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.
14. Edging: edge all planting beds with a 4" deep spaced 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.
15. Plant bed preparation: the soil in all perennial, ornamental grass, lawn 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".
16. 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 510.01 Compost Specification.
17. 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 for germination and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used on swales and steep grades. All perennial and annual grass planting areas may vary at the discretion of the landscape contractor on whether responsibility to establish and guarantee a smooth, uniform, quality turf, if a straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing seed 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.
18. Seed mix 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 ryegrass applied at 5 lbs per 1,000 SF or at recommended rates for supplier. Provide seed specifications to general contractor prior to installation.
19. Lawn installation for all sodded turfgrass areas (OPTIONAL): remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and seed 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 completion due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots (larger than 3 square feet) until acceptance by owner.
20. 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 slopes and 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.
21. 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.
22. Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor (i.e. 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.

OSCAR'S FROZEN CUSTARD TOWN OF BROOKFIELD		 CREATIVITY BEYOND ENGINEERING	16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	DATE	DESCRIPTION
LANDSCAPE NOTES AND DETAILS					
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