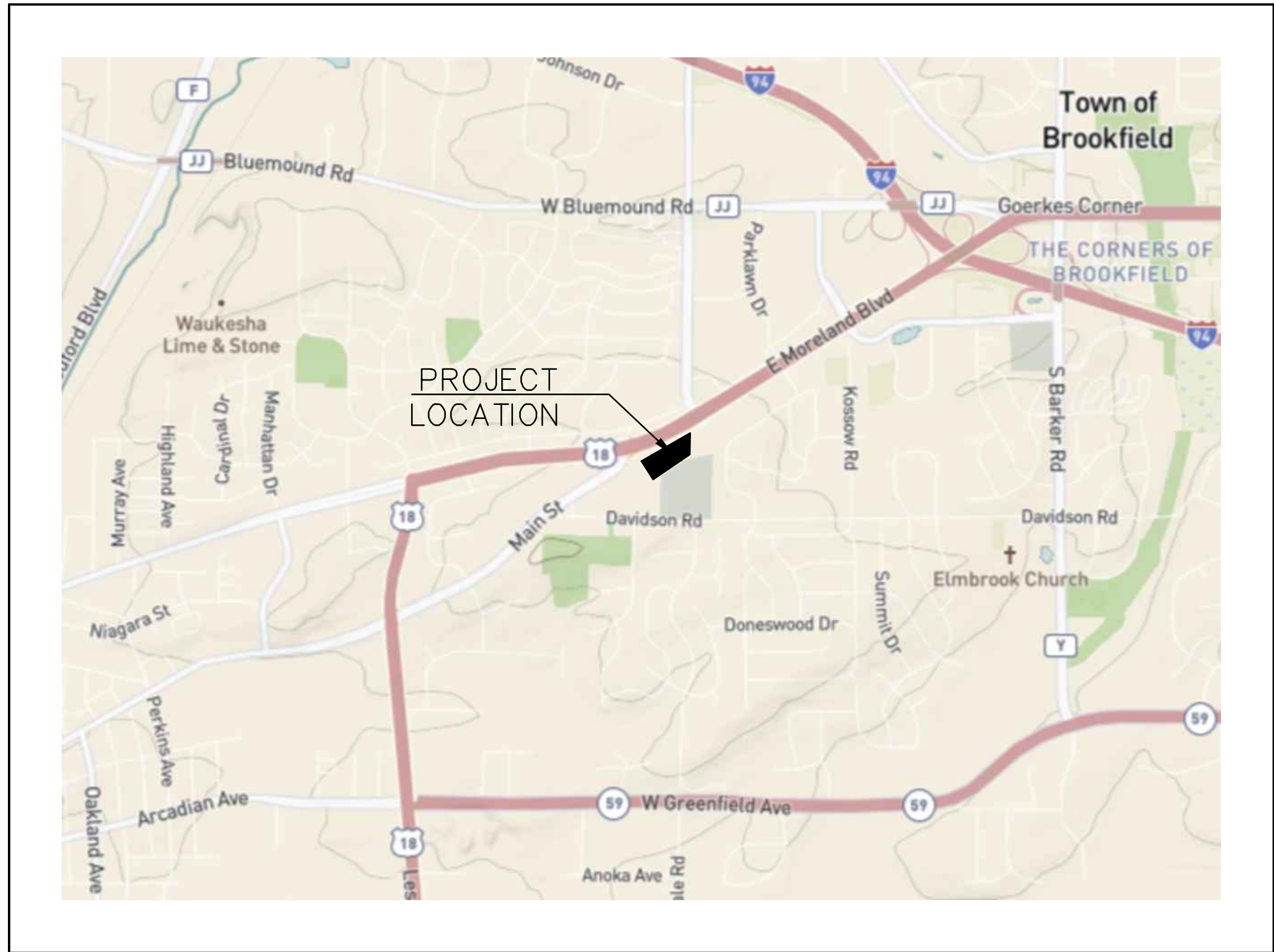


CONSTRUCTION PLANS FOR

RUSS DARROW KIA WAUKESHA - CAR WASH CITY OF WAUKESHA, WISCONSIN

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	COVER SHEET
1 OF 1	PLAT OF SURVEY
C100	EROSION CONTROL PLAN
C200	DEMOLITION PLAN
C300	OVERALL SITE & LANDSCAPE PLAN
C301	DETAILED SITE PLAN
C400	GRADING PLAN
C500	SPECIFICATIONS

ADDRESS:

2141 E. MORELAND BLVD
WAUKESHA, WI 53186

CITY OF WAUKESHA NOTE

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

PLAN DATE: 6/27/2025

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

BENCHMARK 1:

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

BENCHMARK 2:

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

SEWRPC BENCHMARK 1:

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

SEWRPC BENCHMARK 2:

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



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LEGEND (PROPOSED FEATURES)

	TREE REMOVAL
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED
	EXISTING BUILDING/STRUCTURE TO BE REMOVED
	SAWCUT LINE
	PROPOSED PROPERTY LINE
	PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
	MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
	SIGN
	HEAVY-DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	HEAVY-DUTY ASPHALT PAVEMENT
	STANDARD-DUTY ASPHALT PAVEMENT
	COLORED AND STAMPED CONCRETE
	PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
	PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL
	PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	DOOR
	STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
	PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
	PROPOSED 1-FOOT GRADE CONTOUR
	PROPOSED 5-FOOT GRADE CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB
	PROPOSED FINISHED SURFACE GRADE ADJACENT TO TOP OF WALL
	PROPOSED FINISHED SURFACE GRADE ADJACENT TO BASE OF WALL
	PROPOSED EROSION CONTROL BALE
	PROPOSED TEMPORARY DITCH CHECK
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED TEMPORARY DIVERSION SWALE & BERM
	PROPOSED LEVEL SPREADER
	PROPOSED STONE TRACKING MAT
	PROPOSED PERMANENT TURF REINFORCEMENT MAT
	EROSION CONTROL BLANKET
	PROPOSED RIPRAP
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET / CB
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MANHOLE

LEGEND

()	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED	
1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	
1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)	
B	BILLBOARD
SOIL BORING/MONITORING WELL	
FLAGPOLE	
MAILBOX	
S	SIGN
B	BILLBOARD
A	AIR CONDITIONER
C	CONTROL BOX
T	TRAFFIC SIGNAL
R	RAILROAD CROSSING SIGNAL
G	GATE PEDESTAL
P	POWER POLE
G	GUY POLE
G	GUY WIRE
L	LIGHT POLE
S	SPOT YARD/PEDESTAL LIGHT
H	HANDICAPPED PARKING
M	MANHOLE
E	ELECTRIC PEDESTAL
E	ELECTRIC METER
T	TELEPHONE TRANSFORMER
M	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
F	MARKED FIBER OPTIC
G	GATE VALVE
G	GAS METER
G	GAS WARNING SIGN
S	STORM MANHOLE
R	ROUND INLET
S	SQUARE INLET
S	STORM SEWER END SECTION
M	MANHOLE
S	SANITARY CLEANOUT OR SEPTIC VENT
S	SANITARY INTERCEPTOR MANHOLE
M	MISCELLANEOUS MANHOLE
C	WATER VALVE
H	HYDRANT
C	WATER SERVICE CURB STOP
M	WATER MANHOLE
J	WELL
W	WATER SURFACE
W	WETLANDS FLAG
M	MARSH
C	CONIFEROUS TREE
D	DECIDUOUS TREE
S	SHRUB
S	EDGE OF TREES
S	SANITARY SEWER
STO	STORM SEWER
W	WATERMAIN
G	MARKED GAS MAIN
E	MARKED ELECTRIC
O	OVERHEAD WIRES
B	BUREAU L.C.D. SERV.
T	MARKED TELEPHONE
G	MARKED CABLE TV LINE
F	MARKED FIBER OPTIC
-780'	INDICATES EXISTING CONTOUR ELEVATION
+780.95'	INDICATES EXISTING SPOIL ELEVATION
	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE

ENGINEER AND LANDSCAPE ARCHITECT:

raSmith

CREATIVITY BEYOND ENGINEERING

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

PROPERTY OWNER:

REALTY INCOME PROPERTIES 24, LLC
C/O RUSS DARROW AUTO GROUP
W133N8569 EXECUTIVE PKWY
MENOMONEE FALLS, WI 53051

DEVELOPER:

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

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

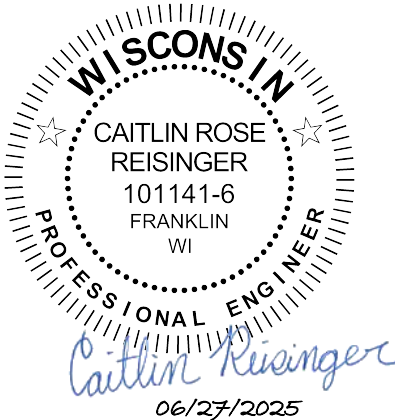
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CREATIVITY BEYOND ENGINEERING

RD WAUKESHA KIA-CAR WASH
CITY OF WAUKESHA

COVER SHEET



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R.A. Smith, Inc.

DATE: 6/27/2025

SCALE: NTS

JOB NO. 3200102.02

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

DESIGNED BY: CRR

CHECKED BY: RJL

SHEET NUMBER

C000

PLAT OF SURVEY W/ TOPOGRAPHIC DATA

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

LOT 1 OF CERTIFIED SURVEY MAP NO. 12184, RECORDED IN WAUKESHA COUNTY REGISTER OF DEEDS OFFICE ON May 28, 2021, IN BOOK 124, PAGES 327-330, AS DOCUMENT NO. 4588107, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

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

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

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

Date: June 18, 2024
Date of Revision: January 15, 2025

Eric R. Sturm

ERIC R. STURM
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2309



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
- STO—STORM SEWER
- W—WATERMAIN
- G—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
- 780.55 INDICATES EXISTING SPOT ELEVATION

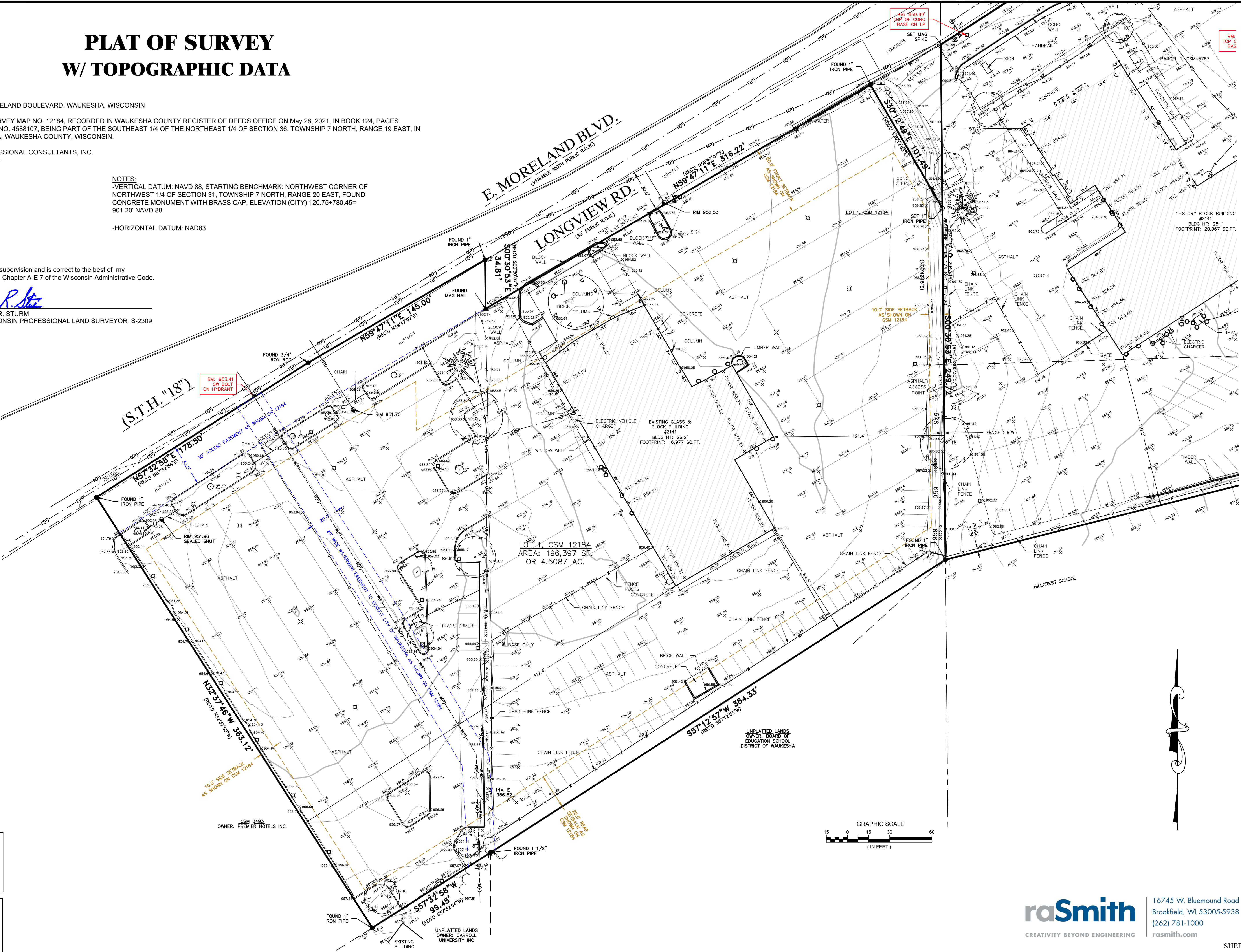
DIGGERS HOTLINE TICKET NOS: 20242025334 & 5345

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

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

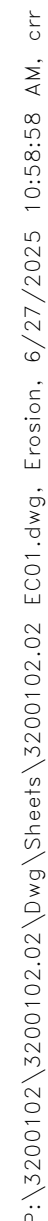
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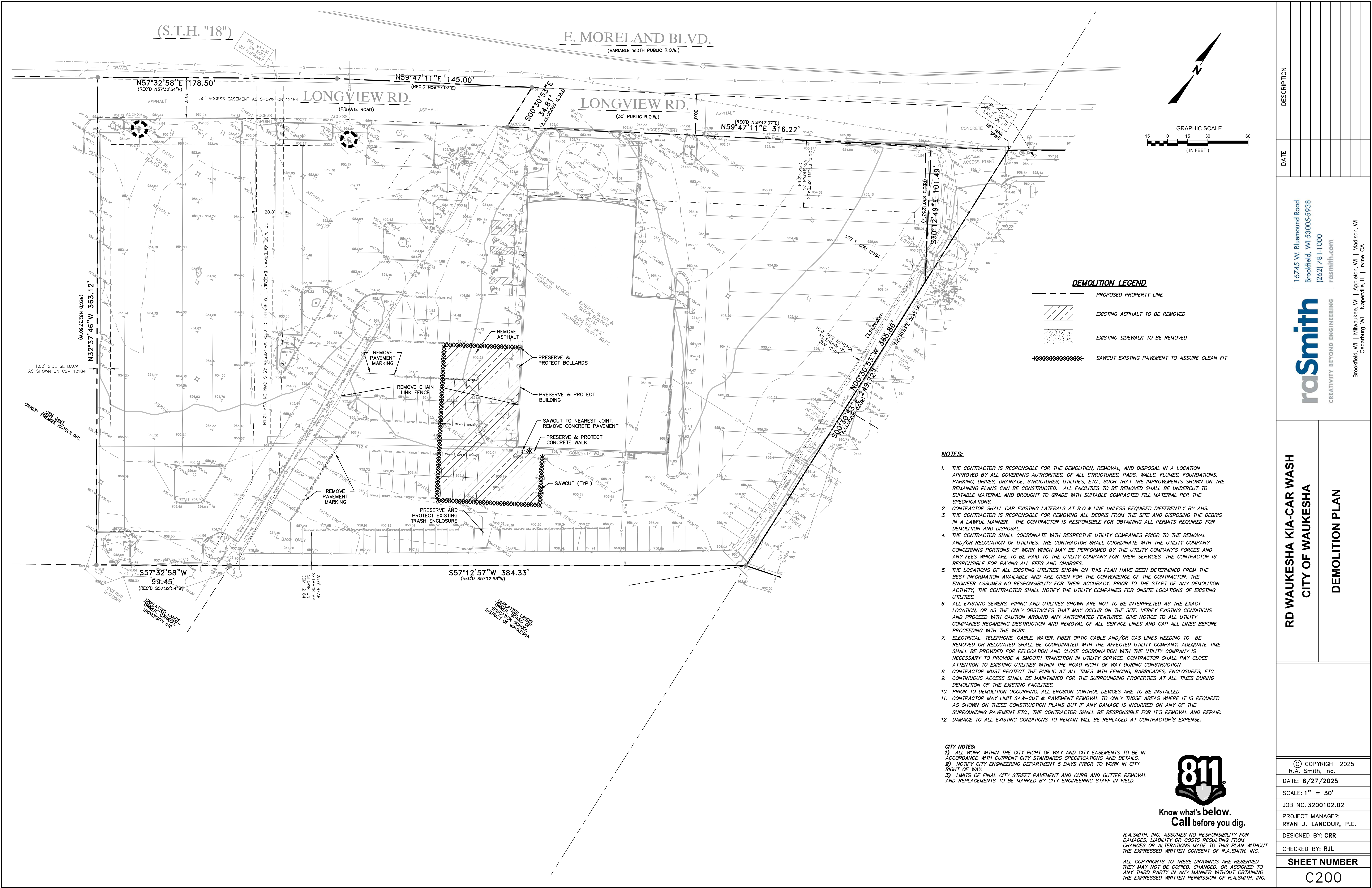
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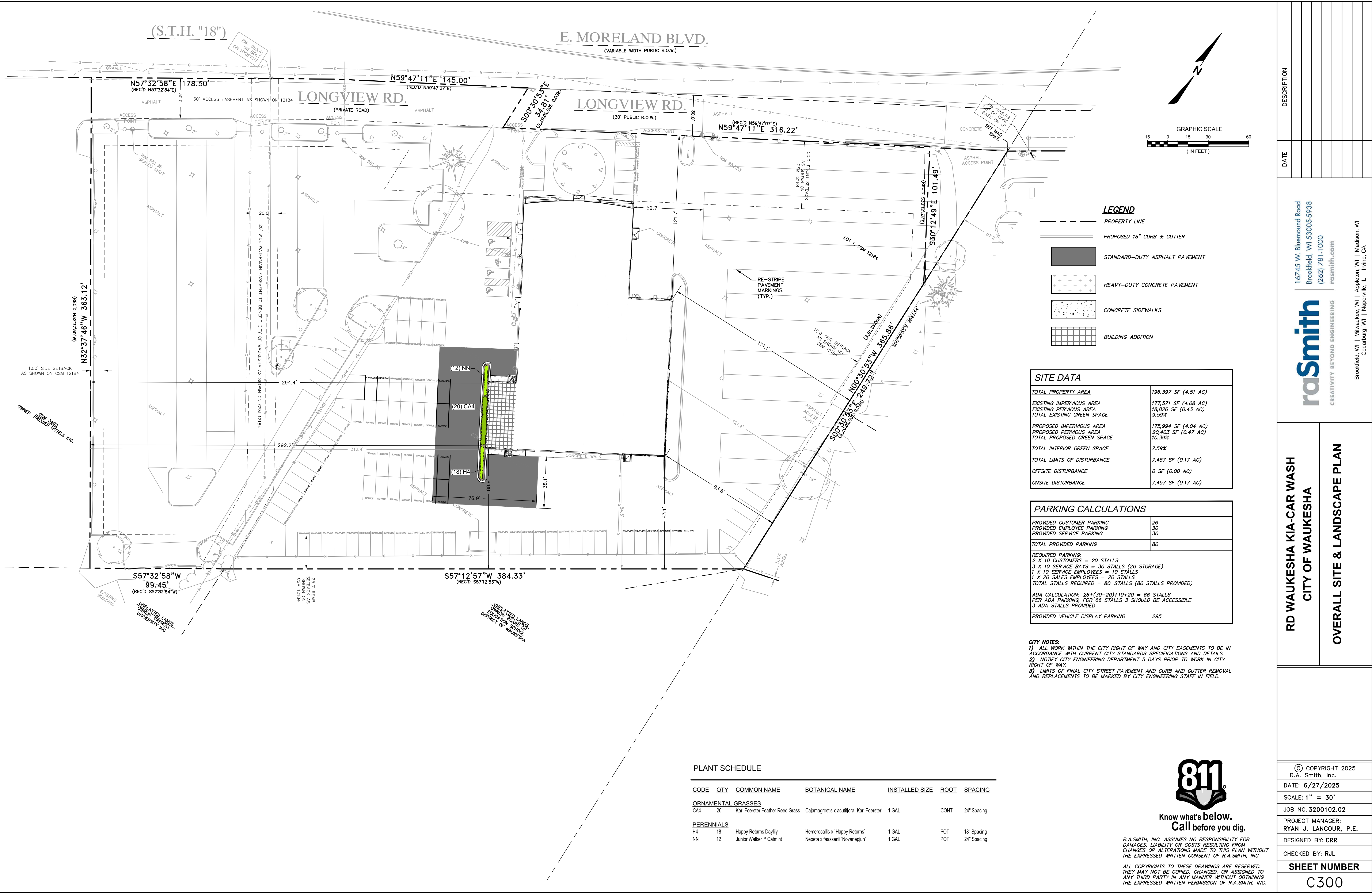


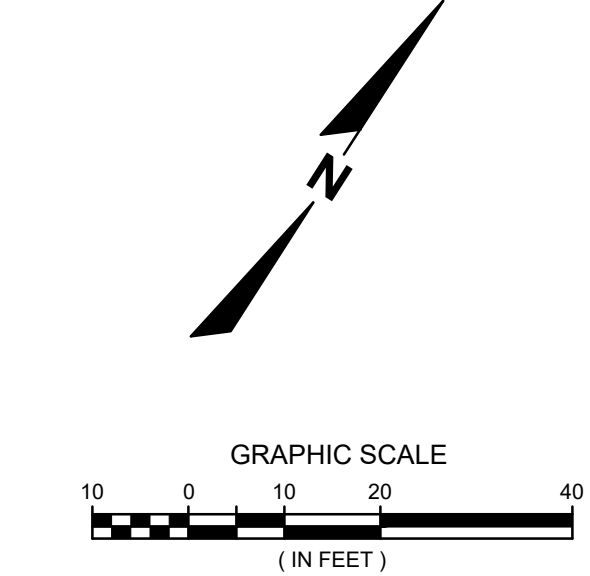
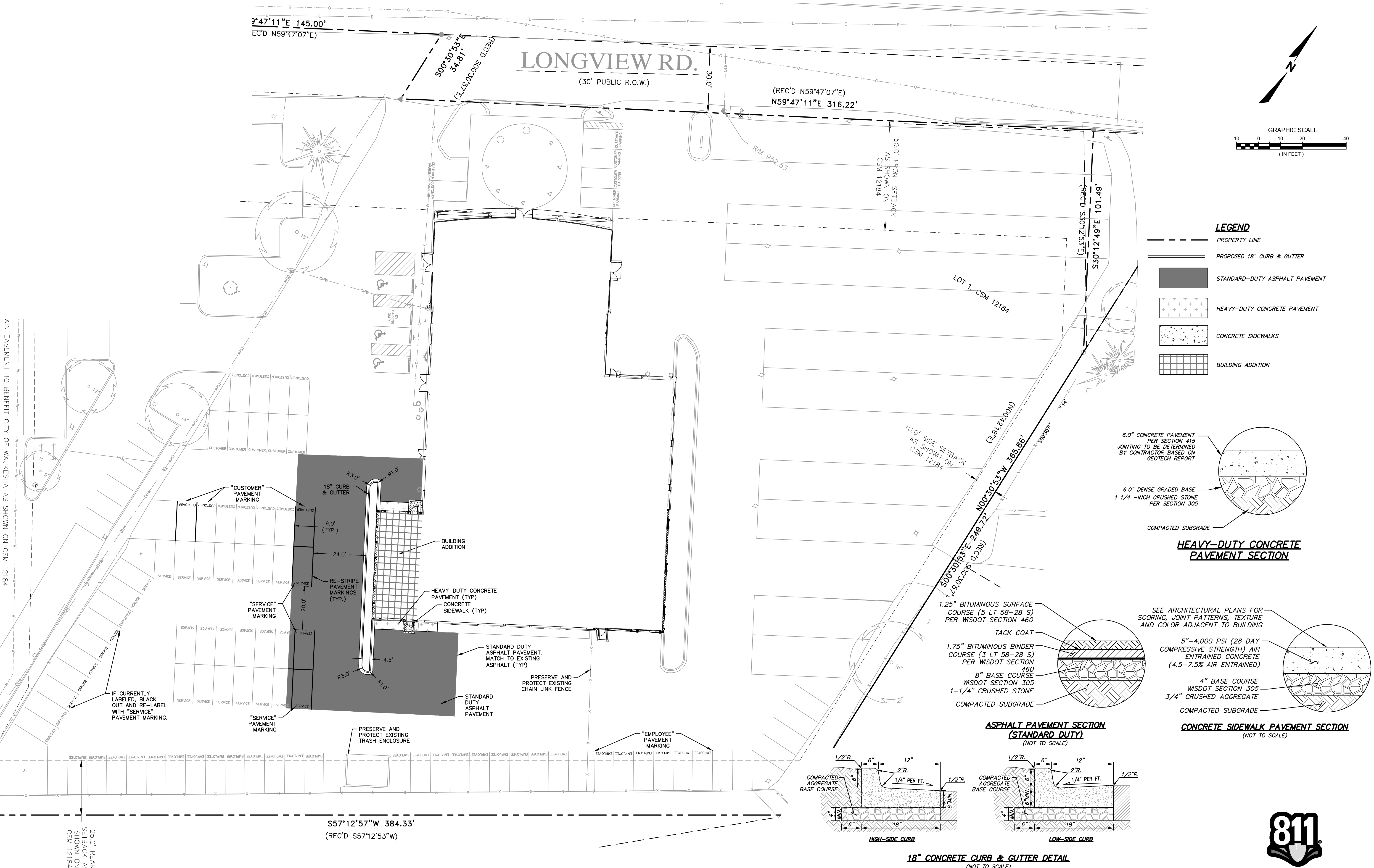
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16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
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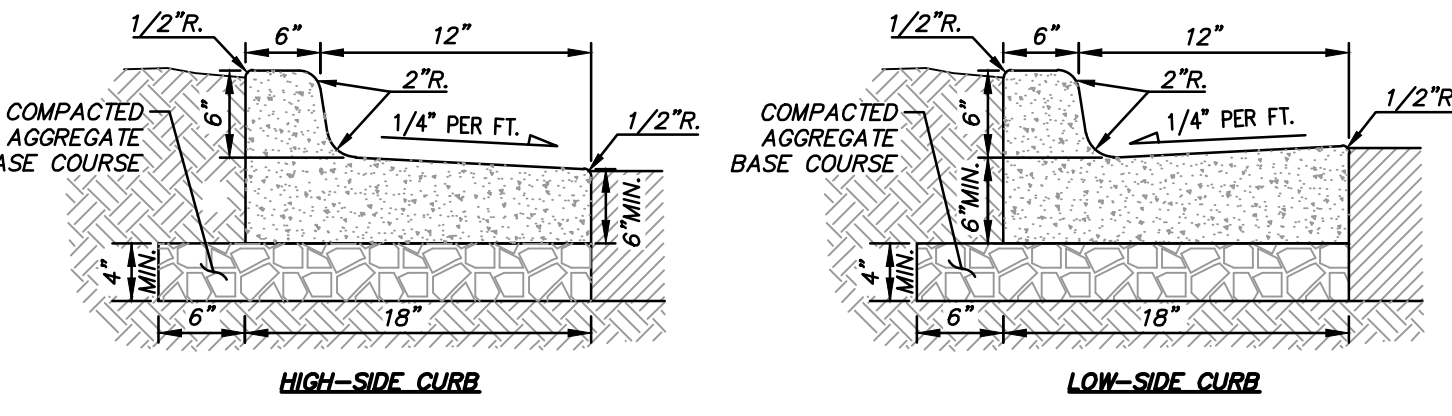
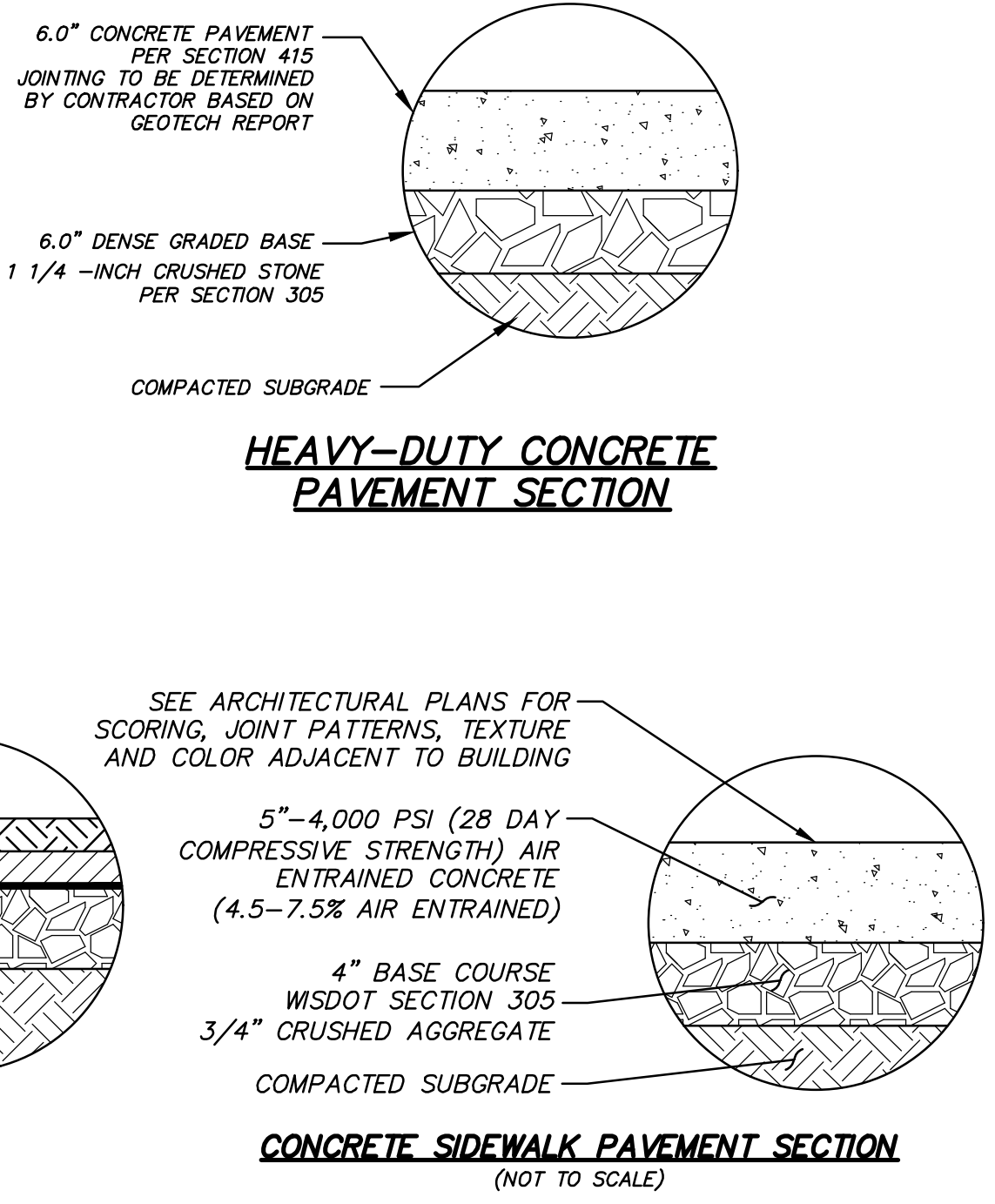








- LEGEND**
- PROPERTY LINE
 - PROPOSED 18" CURB & GUTTER
 - STANDARD-DUTY ASPHALT PAVEMENT
 - HEAVY-DUTY CONCRETE PAVEMENT
 - CONCRETE SIDEWALKS
 - BUILDING ADDITION



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

811
Know what's below.
Call before you dig.

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DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
RD WAUKESHA KIA-CAR WASH CITY OF WAUKESHA	
DETAILED SITE PLAN	
© COPYRIGHT 2025 R.A. Smith, Inc. DATE: 6/27/2025 SCALE: 1" = 20' JOB NO. 3200102.02 PROJECT MANAGER: RYAN J. LANCOUR, P.E. DESIGNED BY: CRR CHECKED BY: RJL	
SHEET NUMBER C301	

