

LEGEND

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| | PROPERTY LINE |
| | PROPOSED 18" CURB & GUTTER |
| | PROPOSED BITUMINOUS PAVEMENT - 5 INCH |
| | PROPOSED CONCRETE PAVEMENT - 8 INCH |
| | PROPOSED CONCRETE PAVEMENT - 8 INCH |
| | PROPOSED CONCRETE SIDEWALK - 6 INCH |
| | PROPOSED PARKING SPACES |
| | STOP SIGN |
| | ACCESSIBLE SIGN |
| | VAN ACCESSIBLE SIGN |
| | PROPOSED LIGHT POLES (SEE PHOTOMETRIC PLAN) |

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| SITE AREA = | 375,025 SF (8.61 AC.) |
| BUILDING AREA = | 7,908 SF (0.18 AC.) |
| GREENSPACE = | 193,599 SF (4.44 AC.) |
| PARKING/PAVEMENT = | 173,519 SF (3.98 AC.) |

SITE DATA:

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|---------------------------------|------------------------------------|
| ZONING DISTRICT: | M-2 GENERAL MANUFACTURING DISTRICT |
| SITE AREA: | 375,025 SF OR 8.61 AC |
| PARKING REQUIREMENTS | |
| BUILDING GROSS FLOOR AREA (GFA) | 7,908 SF |
| PARKING REQUIRED | 1 STALL/100 SF OF GFA = 48 STALLS |
| PARKING PROVIDED: | |
| STORE | 25 |
| GAS PUMPS | 20 |
| DIESEL PUMPS | 7 |
| DIESEL PARKING | 11 |
| TOTAL PARKING | 63 |
| PRINCIPAL STRUCTURE SETBACKS | |
| FRONT YARD | 25 |
| REAR YARD | 25 |
| SIDE YARD | 10 |
| PARKING SETBACKS | |
| FRONT YARD | 10 (WITH LANDSCAPE BERM) |
| REAR YARD | 5 |
| SIDE YARD | 5 |
| MAX STRUCTURE HEIGHTS | |
| CONVENIENCE STORE | 50 |
| ACCESSORY BUILDING | 15 |

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF WAUKESHA EROSION CONTROL ORDINANCE. THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, MNR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

R.A.SMITH NATIONAL 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 NATIONAL

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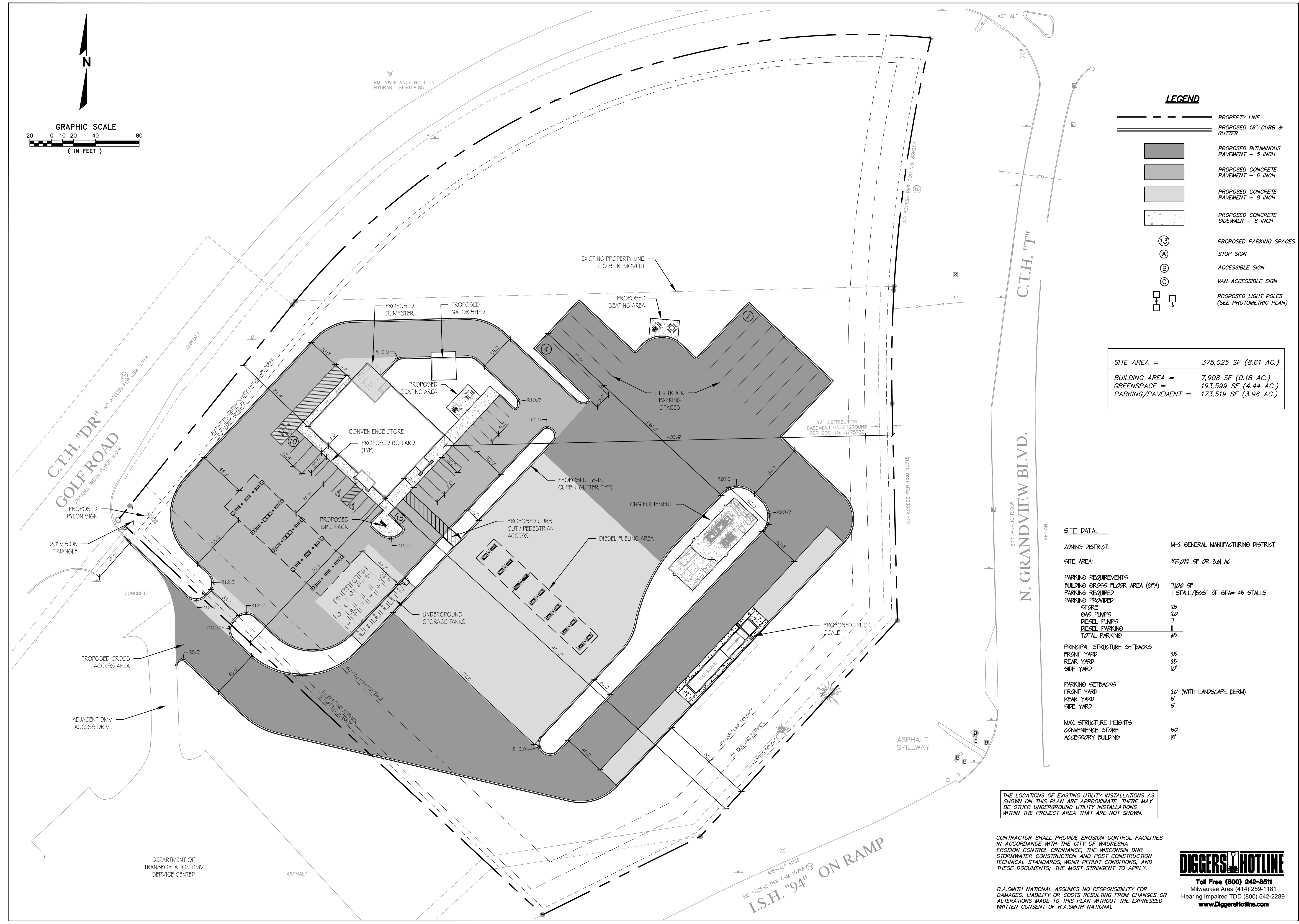
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**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SITE PLAN
**CONVENIENCE STORE
 WITH DIESEL**
CITY OF WAUKESHA, WISCONSIN

| NO. | DATE | DESCRIPTION |
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DRAWN BY: RASN
 SCALE: GRAPHIC
 PROJ. NO: 3142412
 DATE: 03-11-2015
 SHEET: **SP1**



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