

**SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS**

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.86	37,455	
BUILDING FLOOR AREA	0.18	7,770	20.7%
PAVEMENT (ASP. & CONC.)	0.57	24,967	66.7%
TOTAL IMPERVIOUS	0.75	32,737	87.4%
LANDSCAPE/ OPEN SPACE	0.11	4,718	12.6%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.86	37,455	
BUILDING FLOOR AREA	0.21	9,236	24.7%
PAVEMENT (ASP. & CONC.)	0.42	18,160	48.5%
TOTAL IMPERVIOUS	0.63	27,396	73.1%
LANDSCAPE/ OPEN SPACE	0.23	10,059	26.9%

SITE INFORMATION:

PROPERTY AREA: 37,455 S.F. (0.86 ACRES).

EXISTING ZONING: B-2 (CENTRAL BUSINESS DISTRICT)

PROPOSED ZONING: B-2 (CENTRAL BUSINESS DISTRICT)

PROPOSED USE: COBBLESTONE HOTEL WITH CHOP HOUSE (RESTAURANT)

AREA OF SITE DISTURBANCE: 0.84 ACRES

SETBACKS: BUILDING: FRONT = 1'
SIDE/REAR = 0'
STREET = 1'

PARKING: FRONT = 15' (REDUCED TO 10' W/ LANDSCAPING)
SIDE = 5'
STREET = 15' (REDUCED TO 10' W/ LANDSCAPING)

PROPOSED BUILDING HEIGHT: 48' (MAX. HEIGHT ALLOWED: N/A)

PARKING REQUIRED: 1 SPACE PER ROOM + 1/2 PER EMPLOYEE + 1/3 OF MAX CAPACITY OF MEETING/BANQUET SPACE (106 SPACES REQ.)

PARKING PROVIDED: 20 SPACES (1 H.C. ACCESSIBLE) REMAINDER TO USE PUBLIC PARKING GARAGE

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1



EXCEL

Always a Better Plan

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COLLABORATION



**BriMark
Builders, LLC**

PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
WISCONSIN AVE & N GRAND AVE. • WAUKESHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE OCT. 13, 2023

REVISIONS

CB1 OCT. 31, 2023

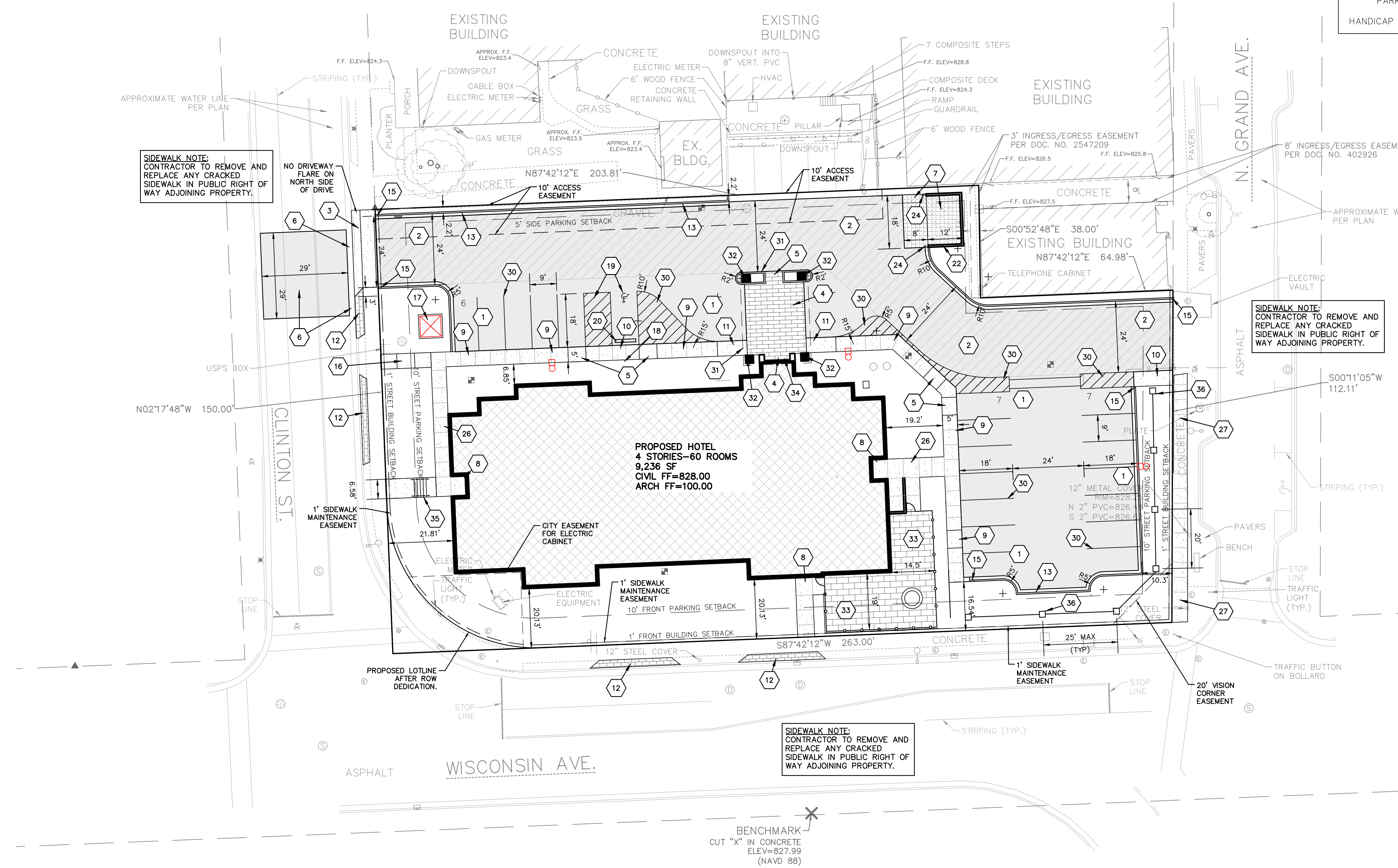
REVISIONS

JOB NUMBER

2269000

SHEET NUMBER

C1.1



SITE PLAN KEYNOTES

1	STANDARD PAVEMENT SECTION (TYP.) (SEE PAVING SECTION TABLE)
2	HEAVY DUTY PAVEMENT SECTION (TYP.) (SEE PAVING SECTION TABLE)
3	PROPOSED NEW CONCRETE DRIVEWAY PER CITY STANDARDS AND SPECIFICATIONS
4	STAMPED LIGHT DUTY CONCRETE (TYP.)
5	HANDICAP RAMP
6	REPLACE EXISTING ASPHALT PAVEMENT AND CURB WITHIN ROW PER CITY STANDARDS AND SPECIFICATIONS. (TYP.)
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	THICKENED EDGE CONCRETE SIDEWALK (TYP.) (SEE DETAIL)
10	FLUSH CONCRETE WALK (TYP.)
11	WARP ASPHALT UP 6" IN 10' (FLUSH). SEE SHEET C1.2 FOR ELEVATIONS.
12	CLOSE EXISTING DRIVEWAY PER CITY STANDARDS AND SPECIFICATIONS. PROVIDE STAMPED CONCRETE IN TERRACE PER CITY STANDARDS. (TYP.)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
16	SIDEWALK WITH STEPS. SEE C1.2 FOR STEP ELEVATIONS.
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (3 TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES. (TYP.)
20	PRECAST CONCRETE WHEEL STOP
21	GROUND MOUNTED REFRIGERATION UNIT (20" TALL)
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
26	CONCRETE SIDEWALK (TYP.)
27	CONCRETE SIDEWALK PER CITY STANDARDS (TYP.)
30	PAINTED PAVEMENT STRIPING. (TYP.)
31	CANOPY. (SEE ARCH PLANS)
32	COLUMN (TYP.) (SEE ARCH/STRUCT PLANS)
33	4" CONCRETE PATIO W/ FENCE. SEE ARCH PLANS FOR FENCE SPECIFICATION. (TYP.) (FIREPIT ON PATIO FOR FUTURE USE)
34	KNOX BOX LOCATION (TYP.)
35	EXTERIOR CONCRETE STAIRS W/ HANDRAILS (TYP.)
36	DECORATIVE COLUMNS W/ ALUMINUM PICKET FENCING. SEE ARCH PLANS FOR COLUMN/FENCING DETAIL. (TYP.)

(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

PAVING SECTIONS:

BRIMARK STANDARD PAVING BASED UPON GEOTECHNICAL REPORT:

STANDARD ASPHALT: 3.5 INCHES ASPHALTIC CONCRETE OVER 8 INCHES CRUSHED AGGREGATE BASE.

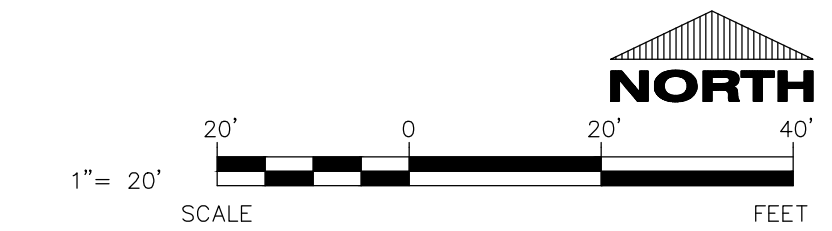
HEAVY DUTY ASPHALT: 4 INCHES ASPHALTIC CONCRETE OVER 9 INCHES CRUSHED AGGREGATE BASE.

PAVEMENT HATCH KEY:

[Hatch]	STANDARD ASPHALT
[Hatch]	HEAVY DUTY ASPHALT
[Hatch]	SIDEWALK CONCRETE
[Hatch]	HEAVY DUTY CONCRETE

CURB & GUTTER MARKING KEY:

[Hatch]	INVERTED CURB & GUTTER
[Hatch]	SHEDDING CURB & GUTTER



CIVIL SITE PLAN