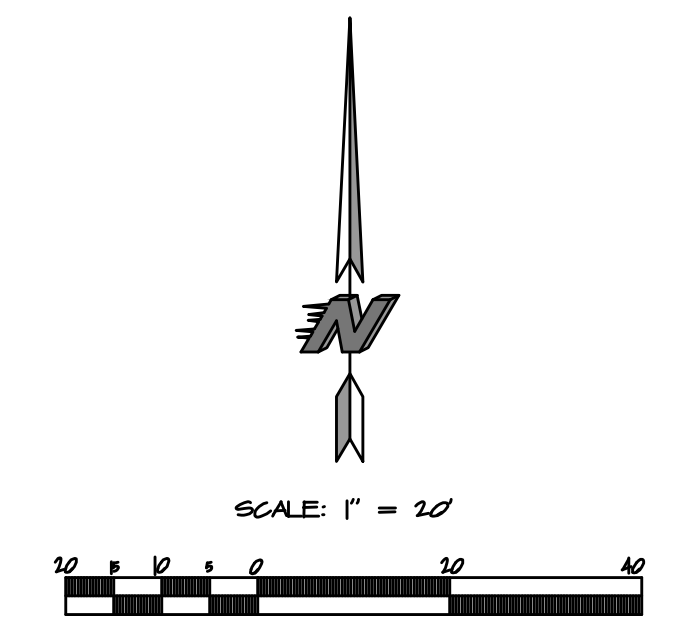


LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE PAVEMENT - 6 INCH
- PROPOSED CONCRETE PAVEMENT - 8 INCH
- PROPOSED CONCRETE SIDEWALK - 4" AND 6 INCH SEE SPT.1 FOR LOCATION
- PROPOSED PARKING SPACES
- STOP SIGN W/STOP BAR
- PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLAN)
- PROPOSED SIGN



CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:

1. PLAN PREPARED FROM raSmith ALTA/NSPS LAND TITLE SURVEY, DATED SEPTEMBER 17, 2018.
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE ALIGNED PARALLEL TO THE SOUTH AND EAST PROPERTY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX AND UNDER CANOPY TO BE ROUGH BROOM FINISHED. SIDEWALKS ADJACENT TO BUILDING SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
APR 15- OCT 31 USE: TK-26UV
NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL1

STREET AND SIDEWALK RESTORATION:

LIMITS OF FINAL CITY STREET PAVEMENT AND CURB & GUTTER REMOVAL AND REPLACEMENT TO BE MARKED BY CITY ENGINEERING STAFF IN THE FIELD.

SITE STATISTICS

	SQFT	AC	COVERAGE
PARCEL AREA	58,575	1.34	
PROPOSED BUILDING AREA	7,200	0.17	12.3%
PROPOSED PERVIOUS	11,927	0.27	20.4%
PROPOSED IMPERVIOUS	46,648	1.07	79.6%

KWIK TRIP PARKING STATISTICS

STANDARD PARKING STALLS	17
ACCESSIBLE STALLS	2
FUELING STALLS	18
ACCESSIBLE FUELING STALLS	2
TOTAL STANDARD PARKING SPACES	39

ZONING INFORMATION

PROPOSED ZONING	B-1
BUILDING SETBACK	
STREET	25'
SIDE	10'
REAR	25'
PARKING SETBACK	
STREET	15'
(CAN BE REDUCED TO 10' IF LANDSCAPED)	
NON-STREET	5'
PARKING ADJACENT TO RESIDENTIAL	25'
GAS PUMPS	
STREET	35'
SIDE & REAR	45'

SOIL MANAGEMENT

ALL PETROLEUM IMPACTED OR OTHER UNSUITABLE SOILS TO BE HANDLED BY APPROPRIATELY LICENSED AND CERTIFIED CONTRACTORS. COORDINATE WITH OWNER'S ENVIRONMENTAL CONSULTANT.
FOR MORE INFORMATION, SEE PHASE II ENVIRONMENTAL ASSESSMENT REPORTS FOR THE PROPERTY COMPLETED BY PIONEER ENVIRONMENTAL GROUP OF WISCONSIN, INC.

R.A.SMITH 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

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, NEAR PERMIT CONDITIONS, AND THESE DOCUMENTS, THE MOST STRINGENT TO APPLY.

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.



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SITE PLAN
CONVENIENCE STORE #527
1700 PEWAUKEE RD
WAUKESHA, WI

#	DATE	DESCRIPTION

DRAWN BY: RAS
SCALE: GRAPHIC
PROJ. NO.: 3190494
DATE: 2020-05-04
SHEET: SP1