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ISSUE/REVISION RECORD

DATE	DESCRIPTION
01/09/17	PRELIMINARY CITY REVIEW
01/24/17	THD REVIEW
02/03/17	THD/CITY REVIEW

PROFESSIONAL IN CHARGE
KERI WILLIAMS
PROFESSIONAL ENGINEER
LICENSE NO. 42288

PROJECT MANAGER
JIM COYLE

QUALITY CONTROL
JIM COYLE

DRAWN BY
ERIC CARRANZA

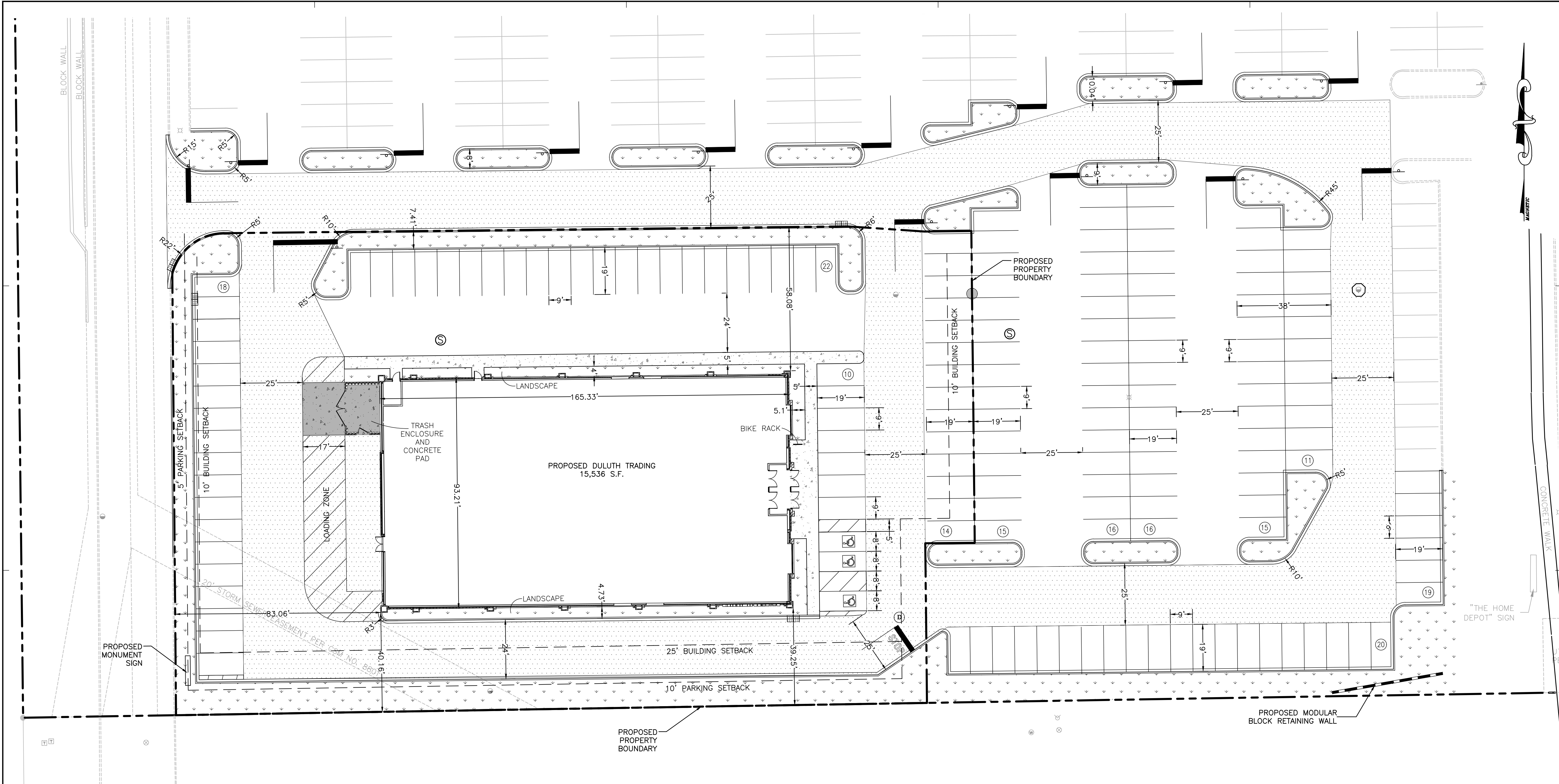
PROJECT NAME
DULUTH TRADING COMPANY

WAUKESHA WISCONSIN
2320 BLUEMOUND ROAD

PROJECT NUMBER
20161393.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
C2.0



SITE NOTES:

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 4', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- D. THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

PROJECT INFORMATION:

SITE AREA: 1.40 ACRES (61,151 S.F.)
DISTURBED AREA: 0.87 ACRES (37,980 S.F.)
PROPOSED LANDSCAPED AREA: 8,723 S.F.
PROPOSED IMPERVIOUS AREA: 52,428 S.F. (86.0%)
PROPOSED PERVIOUS AREA: 8723 S.F. (14.0%)
EXISTING ZONING: B5-COMMUNITY BUSINESS
PROPOSED BUILDING AREA: 15,536 S.F.
SALES FLOOR AREA: 11,703 S.F.
EXISTING USE: PARKING LOT
PROPOSED USE: RETAIL
PARKING REQUIRED: 64 STALLS (5.5 SPACES/1000 SF)
PARKING PROVIDED: 64 STALLS
ACCESSIBLE PARKING REQUIRED: 3 STALLS
ACCESSIBLE PARKING PROVIDED: 3 STALLS

PAVEMENT HATCH LEGEND:

- PROPOSED DETECTABLE WARNING PLATE
- PROPOSED LANDSCAPE AREA
(SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED PARKING STALL COUNT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED SANITARY SEWER STRUCTURES

