

**PRELIMINARY
NOT FOR
CONSTRUCTION**

APPROVED BY: _____ DATE: _____
DISCLAIMER: Information on this plan is deemed to be accurate, but is not guaranteed. "As Built" dimensions may vary slightly.

PARCEL 'A'	HAW'S OWNED TAX KEY: WAK0997083 1.9781 ACRES
PARCEL 'B'	COUNTY OWNED 1.8048 ACRES

CONSTRUCTION DATA

APPLICABLE CODES
BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE WITH WISCONSIN MODIFICATIONS
ZONING CODE: CITY OF WAUKESHA ZONING CODE
COVENANTS: WAUKESHA AIRPORT PARK

SITE CRITERIA
ZONING DESIGNATION: M-3 LIMITED BUSINESS AND INDUSTRIAL PARK DISTRICT

ZONING CRITERIA
BUILDING SETBACKS
STREET YARD: 40'-0"
SIDE YARD: 10'-0"
REAR YARD: 25'-0"
MAXIMUM BUILDING HEIGHT: 55'-0" (PER ZONING), 40'-0" (PER IBC)
AREA OF CONSTRUCTION: 0.0568 ACRES (2,474 S.F.)

LOT AREA:	PARCEL 'A'	PARCEL 'B'	PARCEL 'A' + PARCEL 'B' COMBINED	REQUIRED
LOT COVERAGE	1.9781 ACRES (86,166 S.F.)	1.8048 ACRES (78,617 S.F.)	3.7829 ACRES (164,783 S.F.)	
BUILDING FOOTPRINT				
EXISTING BUILDING:	21,068 S.F.		21,068 S.F.	
PROPOSED ADDITION:	4,828 S.F.		4,828 S.F.	
TOTAL:	25,896 S.F.		25,896 S.F.	15.7%
PAVING				
EXISTING PAVING:	20,417 S.F.	18,896 S.F.	39,303 S.F.	
PROPOSED PAVING:	2,413 S.F.	4,011 S.F.	6,424 S.F.	
TOTAL:	22,830 S.F.	22,897 S.F.	45,727 S.F.	27.8%
GREEN SPACE AREA:	37,440 S.F.	55,720 S.F.	93,160 S.F.	56.5%
	43.4%	70.9%		25% MIN.

PARKING REQUIRED:
1 SPACE PER FOUR (4) PATRONS BASED ON THE MAXIMUM CAPACITY OF THE FACILITY, PLUS ONE (1) SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES
- 168 PATRONS ÷ 4 = 42 PARKING STALLS
- 40 EMPLOYEES = 40 PARKING STALLS
- TOTAL = 82 PARKING STALLS REQUIRED

PARKING PROVIDED
PARKING STALLS: 100 STALLS
HANDICAPPED STALLS: 5 STALLS
TOTAL: 105 STALLS

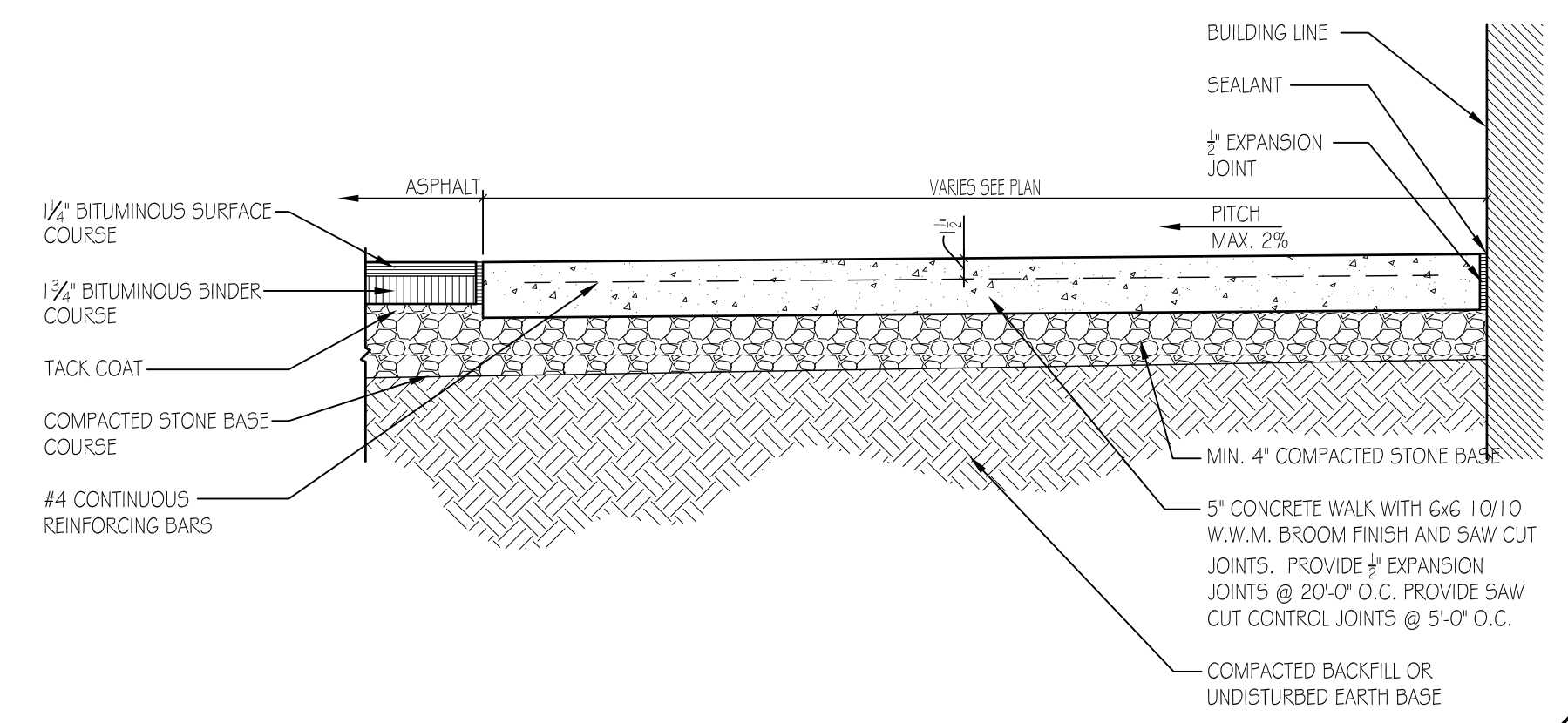
- SITE PLAN NOTES:**
- RELOCATED ADA PARKING SIGN - BY ASPHALT CONTRACTOR
 - RESTRIPE PER PLAN - BY ASPHALT CONTRACTOR
 - INSTALL SALVAGED CONCRETE WHEEL STOPS (TYP. OF 5, BY ASPHALT CONTRACTOR)
 - SITE WORK CONTRACTOR TO PROVIDE FILL FOR PARKING LOT SUBGRADE AND AT LANDSCAPE AREAS (TO ALLOW FOR 4" OF SCREENED TOPSOIL, TOPSOIL SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR)
 - 1 1/2" ASPHALT BINDER COURSE ON 8" COMPACTED STONE BASE LAID SUMMER 1'6" + 1/2" ASPHALT TOP COURSE LAID IN FALL '16
 - CONCRETE SToop, SLAB AND SIDEWALKS BY CONCRETE CONTRACTOR (SEE DETAIL 3A1.1.1, FOOTING AND FOUNDATION BY OTHERS)
 - REMOVE EXISTING PAVING + STONE BASE, EXTEND 6" EXTRUDED CURB AND FILL WITH TOPSOIL + SEED
 - NEW ADA PARKING SIGN (SEE DETAIL 2A1.1.1, BY ASPHALT CONTRACTOR)
 - 4" CONCRETE SLAB ON 6" COMPACTED STONE, (BY CONCRETE CONTRACTOR)

SITE PLAN LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	GAS - BURIED GAS MAIN
---	STO - STORM SEWER
---	W - WATERMAIN
---	ELEC - UNDERGROUND ELECTRIC LINE
○	IRON PIPE
○	EXISTING HYDRANT
○	EXISTING WATER VALVE
○	EXISTING SANITARY MANHOLE
○	EXISTING FLOOD LIGHT
○	EXISTING LIGHT POLE
○	EXISTING GAS METER
○	EXISTING TELEPHONE PEDESTAL
○	EXISTING FLAG POLE
○	EXISTING SIGN
○	EXISTING CONIFEROUS TREE
○	EXISTING DECIDUOUS TREE
○	EDGE OF TREES
---	EXISTING ASPHALT PAVING - NO WORK
---	EXISTING CONCRETE
---	PROPOSED ASPHALT PAVING TO BE 3" THICK (2 LIFTS) ON 8" COMPACTED STONE BASE, BINDER TO BE LAID IN SUMMER, TOP COAT TO BE LAID IN FALL 2016
---	PROPOSED CONCRETE

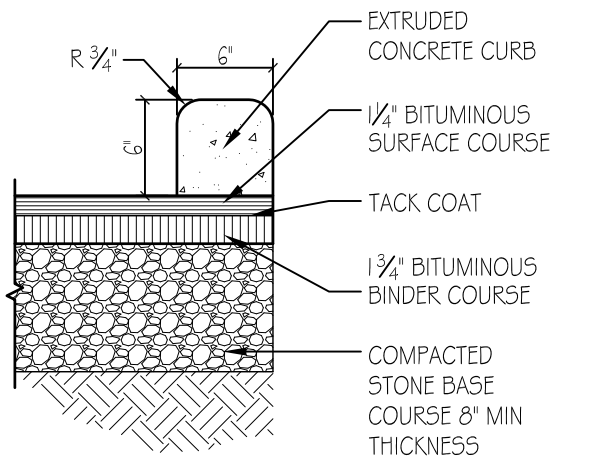
LUMINAIRE SCHED.

SYMBOL	LABEL	DESCRIPTION
⊙	EG	EXTERIOR EGRESS FIXTURE
⊙	A	EXTERIOR H.P.S. FIXTURE (WALL MOUNTED)

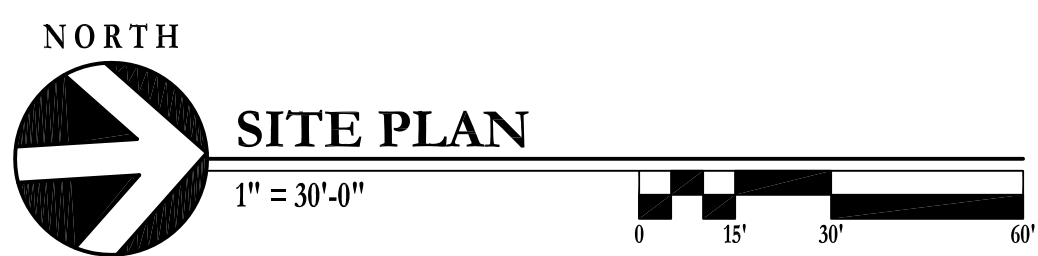
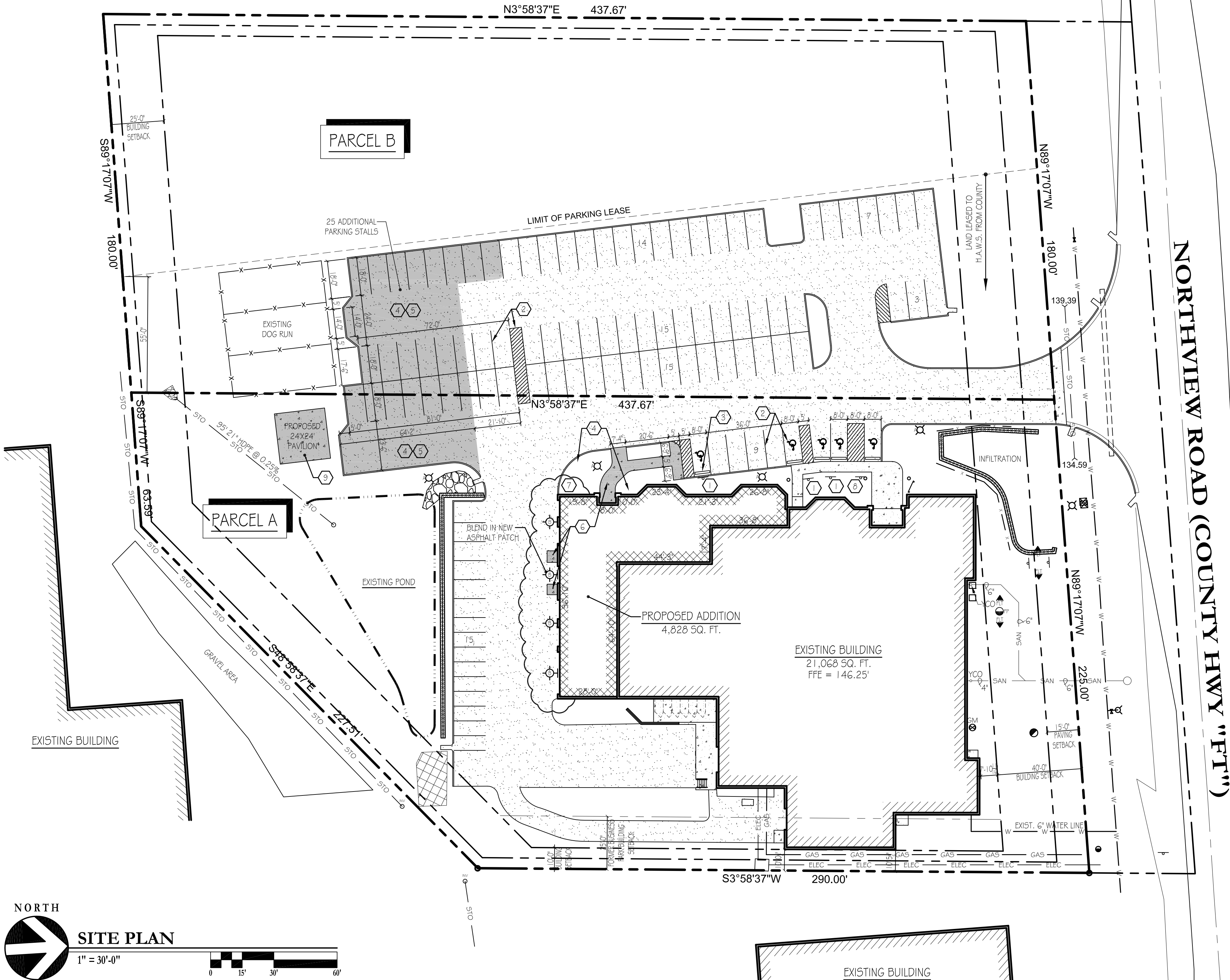
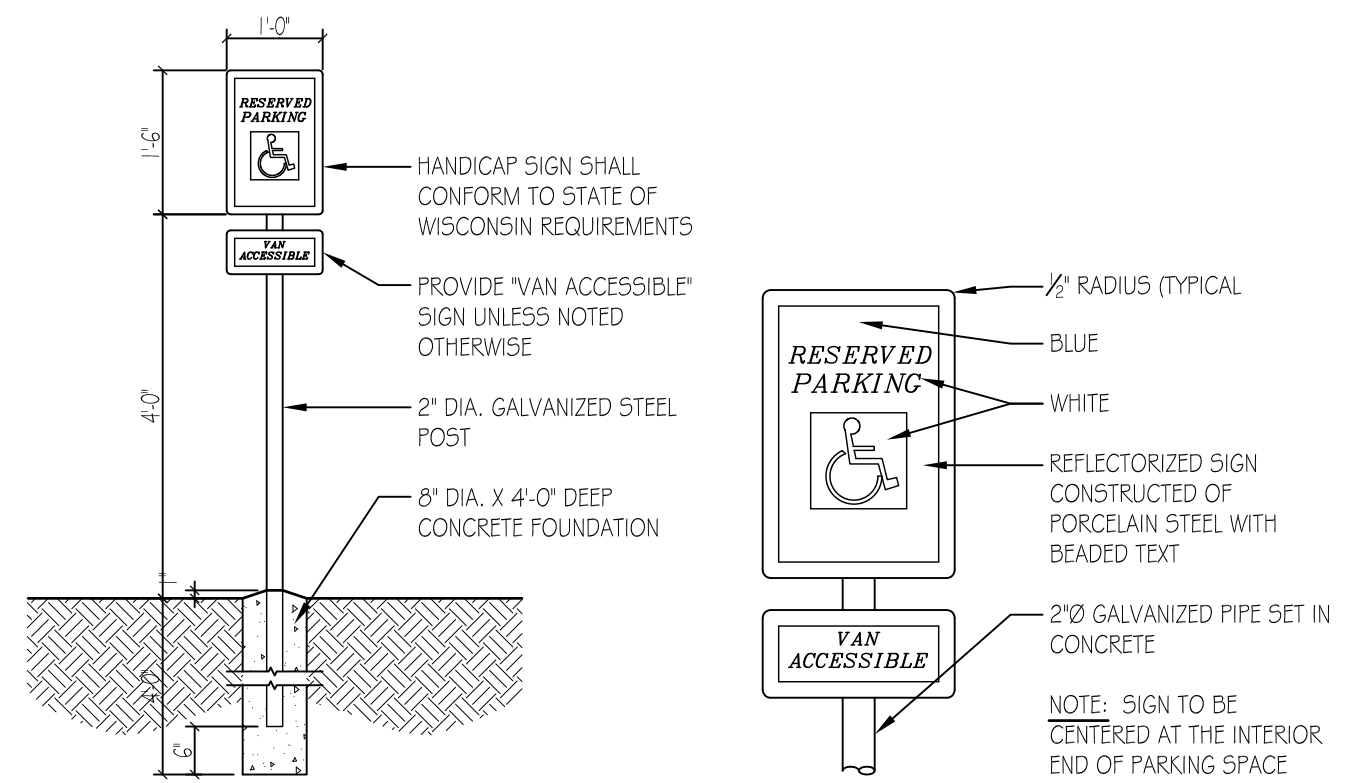


3 SIDEWALK DETAIL
A1.1 1" = 1'-0"

1 APPLIED CURB DETAIL
A1.1 1" = 1'-0"



2 ADA PARKING SIGN DETAIL
A1.1 1/2" = 1'-0"

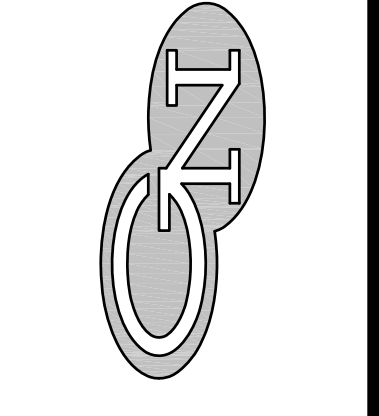


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REVISIONS

Rev.	Date	Description	By

GERALD NELL INC.
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WAUKESHA, WI 53186-1152
262-513-3750



H.A.W.S.
701 NORTHVIEW ROAD
WAUKESHA, WISCONSIN

Drawn By
BLM
Date
05-09-16
Scale
1" = 30'-0"
Job Number
Sheet Name
SITE PLAN

Sheet Number
A1.2
SHEET OF TOTAL SHEETS

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