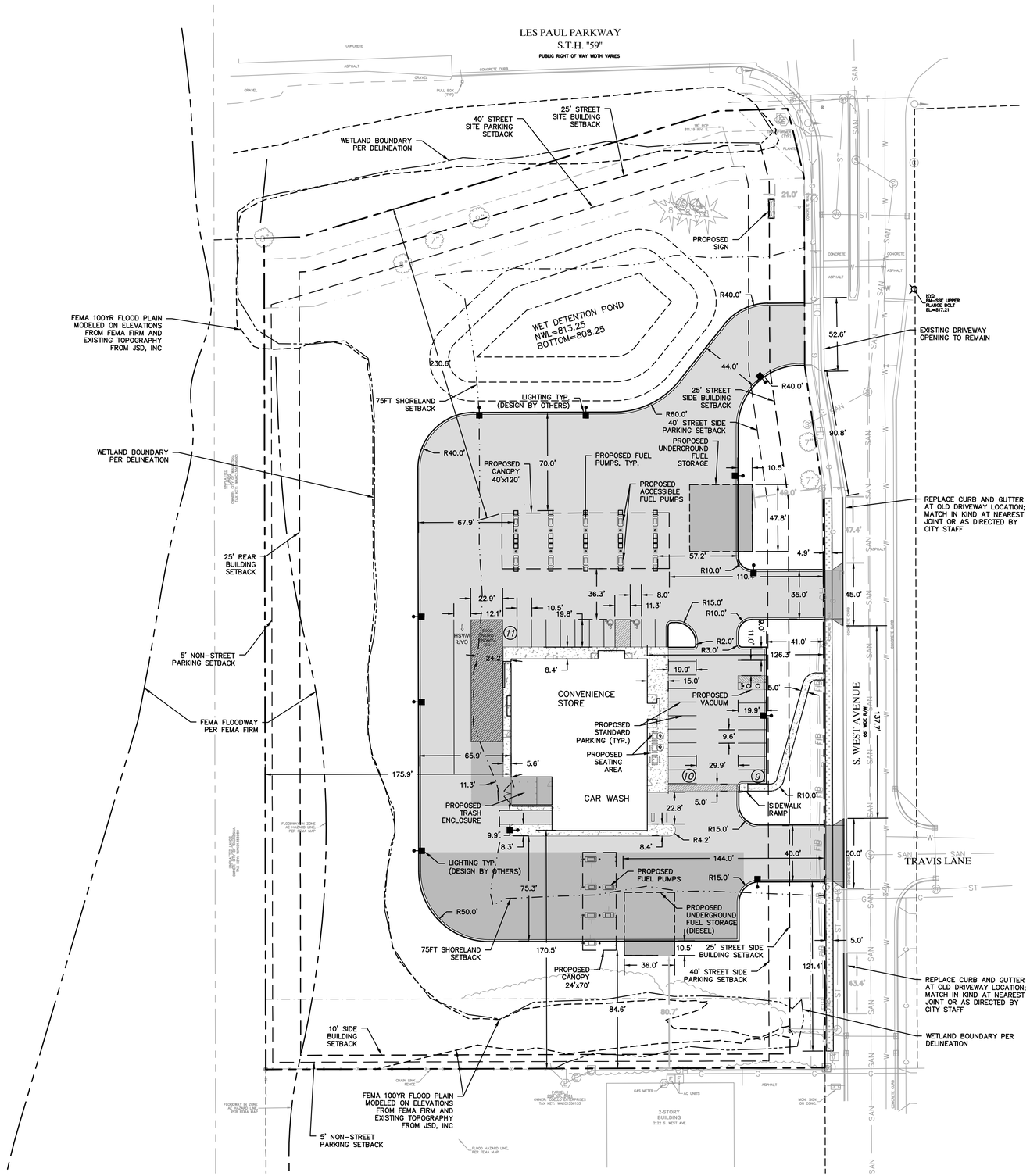

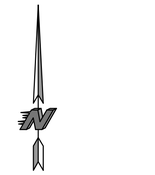

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=80'.

SITE STATISTICS

	SQFT	AC	COVERAGE
PARCEL AREA	254,737	5.85	
PROPOSED BUILDING AREA	11,122	0.26	4.4%
PROPOSED PERVIOUS	155,811	3.58	61.2%
PROPOSED IMPERVIOUS	98,926	2.27	38.8%

KWIK TRIP STANDARD PARKING STATISTICS

STANDARD PARKING STALLS	28
ACCESSIBLE STALLS	2
FUELING STALLS	18
ACCESSIBLE FUELING STALLS	2
TOTAL STANDARD PARKING SPACES	50

KWIK TRIP DIESEL STATISTICS

DIESEL FUELING STALLS	3

ZONING INFORMATION

CURRENT ZONING	M-2
BUILDING SETBACK	
STREET	25'
SIDE	10'
REAR	25'
PARKING SETBACK	
STREET	40'
NON-STREET	5'

LEGEND

- PROPERTY LINE
- 75FT SHORELAND BUFFER
- WETLAND LIMITS
- FEMA 100YR FLOODPLAIN
- PROPOSED CONCRETE PAVEMENT - 8 INCH
- PROPOSED CONCRETE PAVEMENT - 6 INCH
- PROPOSED CONCRETE SIDEWALK SEE SP1.1 FOR LOCATION & TYPE
- PROPOSED CONCRETE SIDEWALK - PUBLIC:
  - 4 INCH CONCRETE
  - 6" AGGREGATE BASE
  - JOINTS 5' O.C.
- (11) PROPOSED PARKING SPACES
- 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 LDS ALTA/NSPS LAND TITLE SURVEY, DATED JUNE 5, 2019 & SEPTEMBER 20, 2017.
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. 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.
4. CONCRETE IN ISLAND COMPLEX AND UNDER CANOPY TO BE ROUGH BROOM FINISHED. SIDEWALKS ADJACENT TO BUILDING SHALL BE SMOOTH BROOM FINISHED.
5. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15- OCT 31 USE: TK-26UV
   NOV 1- DEC 31 USE: TK-290
6. 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.

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 LIMITED SITE INVESTIGATION REPORTS FOR THE PROPERTY COMPLETED BY TERRACON CONSULTANTS, INC.

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, WDNR 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.

811 Know what's **below.** **Call** before you dig.

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

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KWIK STAR

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SITE PLAN

CONVENIENCE STORE #970

2106 S. WEST AVENUE
WAUKESHA, WI

#	DATE	DESCRIPTION

DRAWN BY	RAS
SCALE	GRAPHIC
PROJ. NO.	3190495
DATE	2020-05-04
SHEET	SP1