

**SITE PLAN NOTES**

TOTAL SITE AREA = .907 ACRES±  
TOTAL BUILDING AREA: 5,665 S.F.  
STARBUCKS: 2,200 S.F.  
FUTURE TENANT(S): 3,465 S.F.

CITY OF WAUKESHA:  
B-5 (PUD) ZONING, B-5 COMMUNITY BUSINESS DISTRICT

**BUILDING SETBACKS:**  
STREET ROW: 50'  
SIDE YARD: 10'  
REAR YARD: 25'

**PARKING ACCESS:**  
TWO WAY DRIVES - 24 FEET  
ONE WAY DRIVES - 12 FEET

**PARKING STALL REQUIREMENTS:**  
9'-0" X 18'-0" STALLS.

**PARKING LOT SETBACKS PER B-5 DISTRICT:**  
15' FROM STREET RIGHT-OF-WAY AND MIN. 5' FROM ALL OTHER LOT LINES. CURBS TO BE 4' FROM PROPERTY LINE. PARKING LOTS SHALL BE LOCATED IN SUCH A MANNER TO PROVIDE BUFFERING FROM STREET RIGHTS-OF-WAY AND ADJACENT USES. ADDITIONAL PARKING SETBACKS MAY BE REQUIRED TO ADDRESS THE NEED FOR SNOW STORAGE, PRESERVATION OF EXISTING VEGETATION, SLOPES, DRAINAGE, VISIBILITY, OR UTILITY LOCATION.

**DRIVE-THROUGH FACILITIES STACKING SPACE:** FOUR (4) SPACES PER DRIVE-THROUGH SERVICE LANE FOR A DRIVE-THROUGH RESTAURANT.

**BICYCLE PARKING (RESTAURANT):**  
ONE (1) SHORT-TERM BICYCLE PARKING SPACE PER 2,000 S.F. PLUS ONE (1) LONG-TERM BICYCLE PARKING SPACE PER 20 EMPLOYEES.

**BICYCLE PARKING (RETAIL):** ONE (1) SHORT-TERM BICYCLE PARKING SPACE PER 2,000 S.F. PLUS ONE (1) LONG-TERM BICYCLE PARKING SPACE PER 12,000 S.F. OF FLOOR AREA.

**REQUIRED BICYCLE PARKING:**  
RESTAURANT: SHORT TERM = 1.1, LONG TERM = 1  
RETAIL: SHORT TERM = 1.7, LONG TERM = 1  
TOTAL REQUIRED: 2.8 + 2 = 4.8 REQUIRED  
TOTAL BICYCLE SPACES PROVIDED: = 5 PROVIDED

**REQUIRED NUMBER OF PARKING SPACES PER PUD:**

**RETAIL:** FOUR (4) SPACES PER 1,000 S.F. OF RETAIL SALES AREA

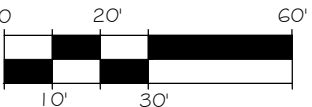
**RESTAURANTS:** ONE (1) SPACE PER THREE (3) SEATS (NOT INCLUDING PATIO).

**PARKING STALLS REQUIRED PER PUD:**  
STARBUCKS = 40 SEATS X 1 STALL PER 3 SEATS = 13.3  
14 STALLS REQUIRED  
FUTURE TENANT(S) (RETAIL) = 3,465 S.F. X 4 STALLS PER 1,000 S.F. = 13.9  
14 STALLS REQUIRED  
PARKING STALLS REQUIRED: 28  
PARKING STALLS PROVIDED: 43 (7.59/K)

REVISED 11-02-18



**SITE PLAN**  
SCALE: 1" = 20'-0"



**PRELIMINARY**  
NOT FOR CONSTRUCTION

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PROJECT FOR ALLIANCE DEVELOPMENT:

**RETAIL DEVELOPMENT**

LES PAUL PARKWAY / S.T.H. 164  
WAUKESHA, WISCONSIN

REVISIONS

DRAWN BY  
LAK  
CHECKED BY  
TFM

DATE  
10/12/18

PROJECT NO.  
185016

**SP1.1**