

LEGAL DESCRIPTION

LOTS 22, 23, AND 24, IN BLOCK 3, IN J.F. LABOULE SUBDIVISION NO. 1, IN THE SOUTHEAST 1/4 OF SECTION 15, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

CONTAINING: 10,800 S.F. (0.25 ACRES)

NOTES:

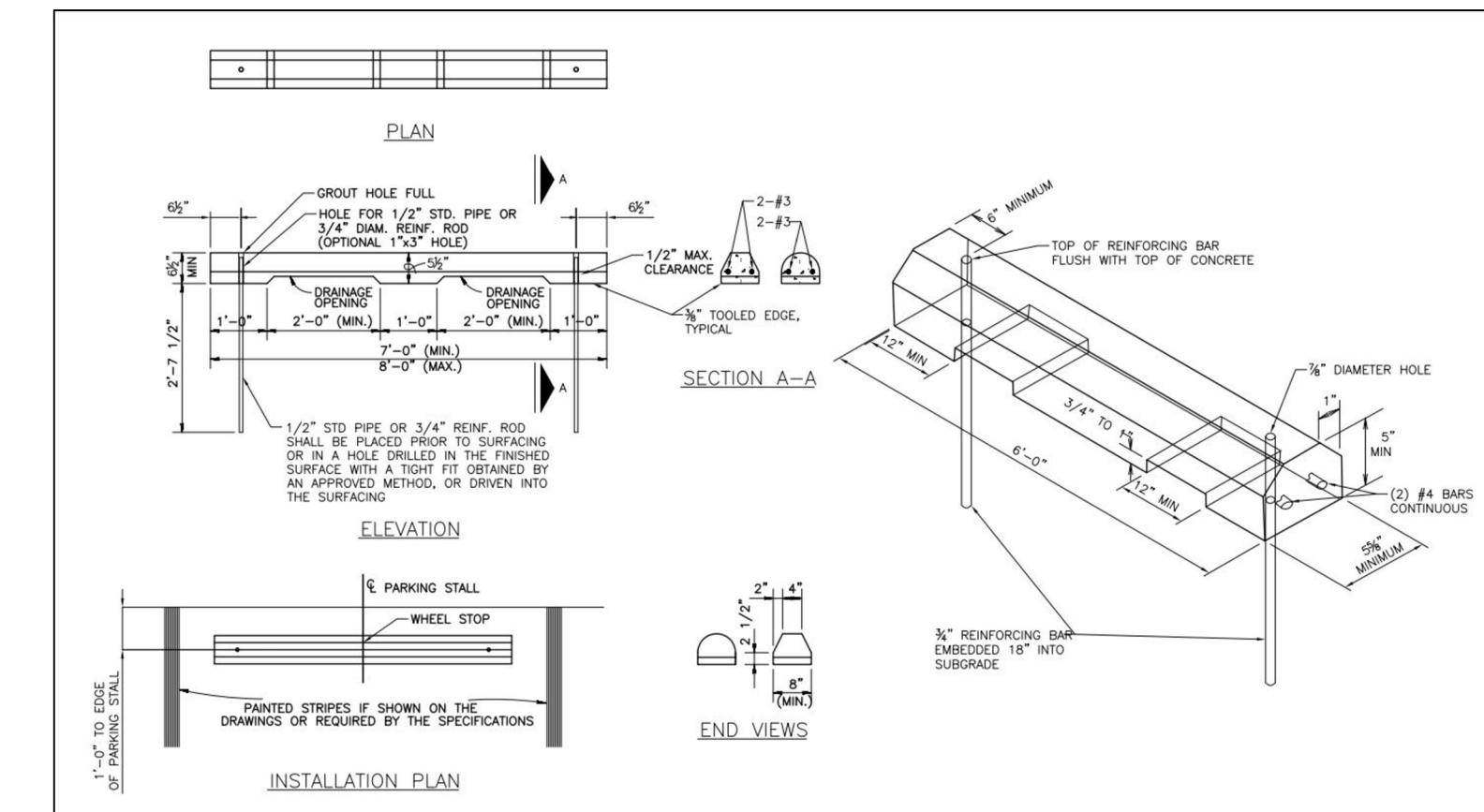
1. DISTURBED AREA = 2,022 S.F. (0.046 ACRES)
2. THERE IS AN INCREASE OF 78 S.F. OF IMPERVIOUS SURFACE ON THE SITE.
3. TAX ID NUMBERS: 3300171000
4. ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE TO THE CITY REQUIREMENTS AND SPECIFICATIONS AND REQUIRES A STREET OCCUPANCY PERMIT FROM THE CITY.
5. PAVEMENT MARKINGS SHALL BE 3" WIDE STRIPED IN WHITE OR YELLOW TRAFFIC PAINT.
6. PROPOSED DEVELOPMENT WILL NOT DISTURB MORE THAN 1 ACRE AND WILL INCREASE THE AMOUNT OF IMPERVIOUS SURFACE BY 78 S.F. THEREFORE A STORM WATER MANAGEMENT PLAN IS NOT REQUIRED.

SITE AREAS: EXISTING

PROPERTY AREA = 10,800 S.F. (0.248 ACRES)
EXISTING BUILDING = 4,767 S.F. (0.109 ACRES)
EXISTING PAVEMENT = 5,166 S.F. (0.119 ACRES)
EXISTING IMPERVIOUS = 9,933 S.F. (0.228 ACRES)
EXISTING OPEN = 867 S.F. (0.020 ACRES)
EXISTING DESIGNATED ON SITE SURFACE PARKING (TO BE RESTRIPTED):
8 REGULAR STALLS
1 ADA ACCESSIBLE STALL
9 TOTAL PARKING STALLS
0 BIKE PARKING STALLS

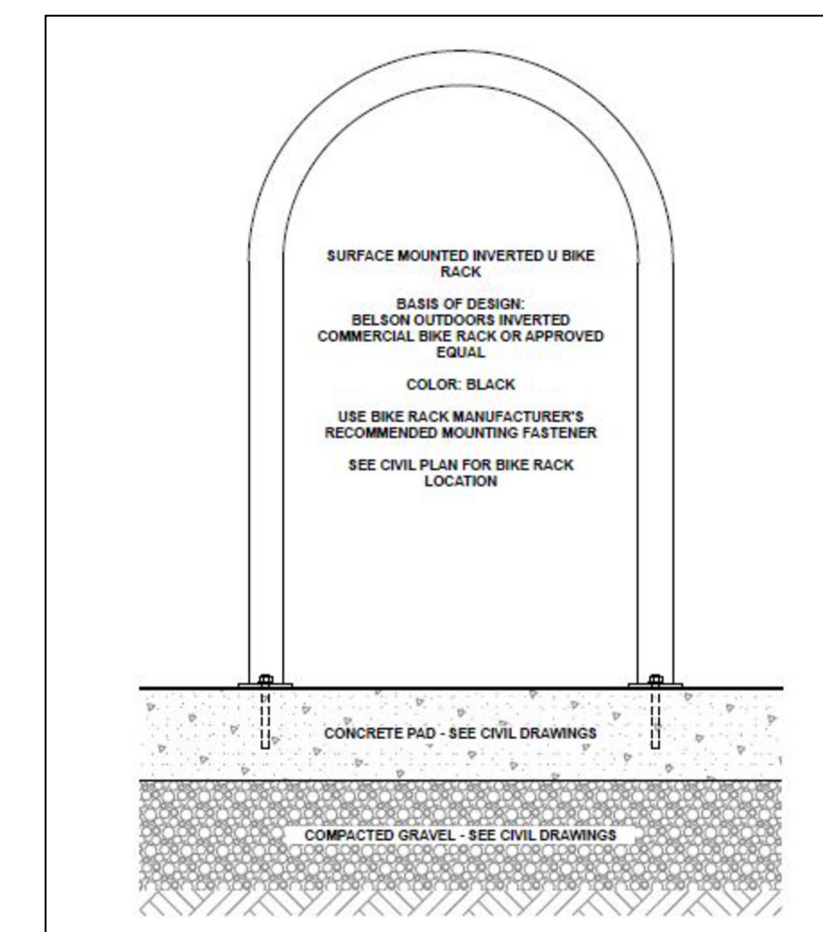
SITE AREAS: PROPOSED

PROPOSED BUILDING FOOTPRINT = 4,271 S.F. (0.098 ACRES)
PROPOSED PAVEMENT = 5,740 S.F. (0.138 ACRES)
PROPOSED IMPERVIOUS = 10,011 S.F. (0.236 ACRES)
PROPOSED OPEN = 789 S.F. (0.018 ACRES)
PROPOSED ON SITE SURFACE PARKING:
7 REGULAR STALLS
1 ACCESSIBLE STALL
8 TOTAL STALLS
4 SHORT TERM BIKE PARKING STALLS
2 LONG TERM BIKE PARKING STALLS (SEE ARCHITECTURAL PLANS FOR INTERIOR LOCATION)

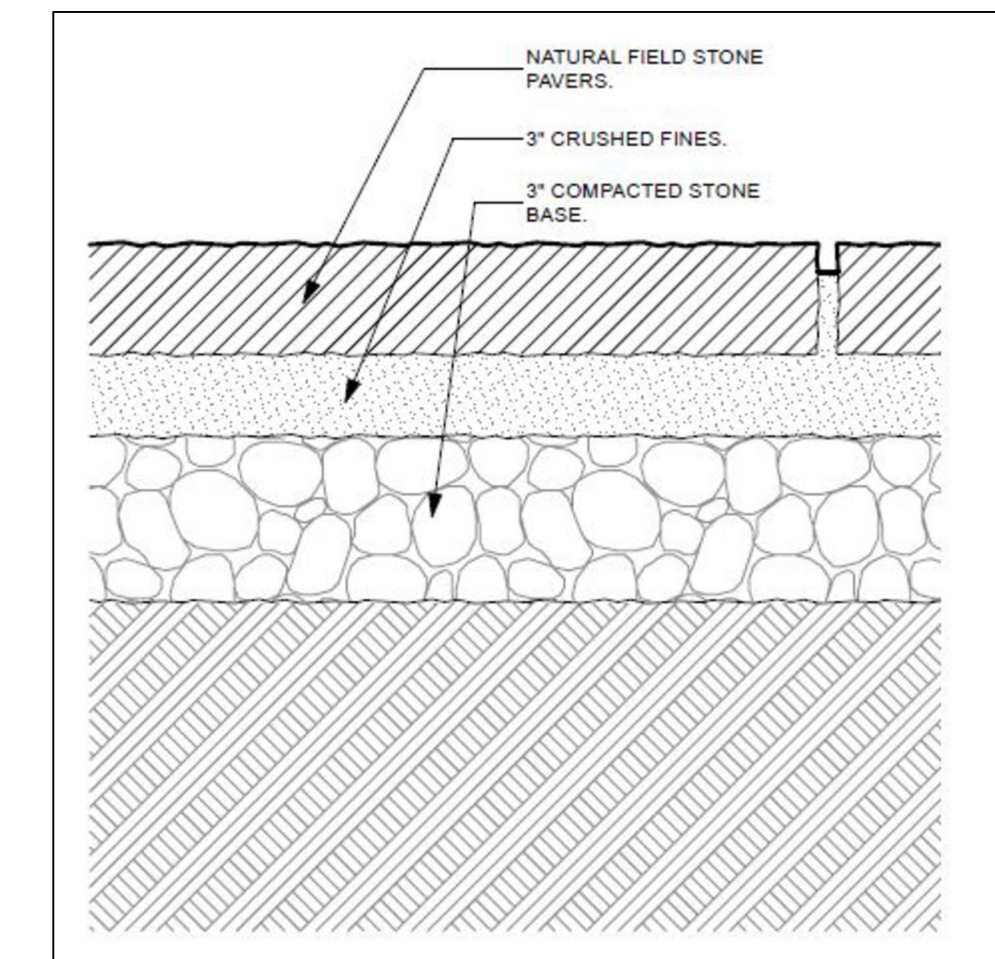


CONCRETE CURB DETAIL
NOT TO SCALE

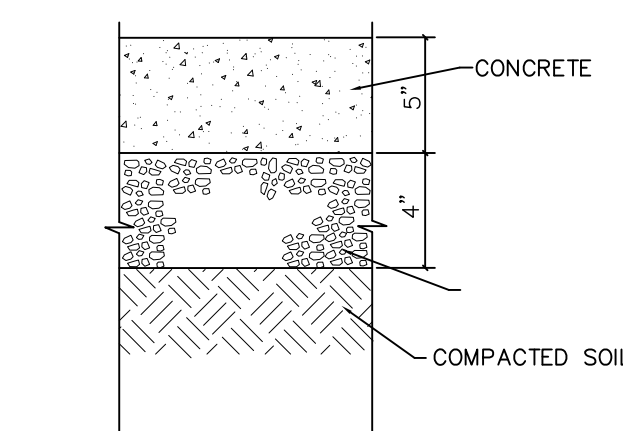
CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



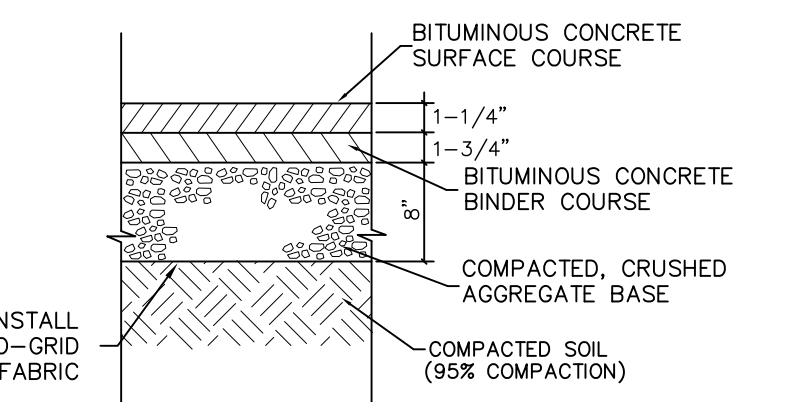
BIKE RACK
NOT TO SCALE



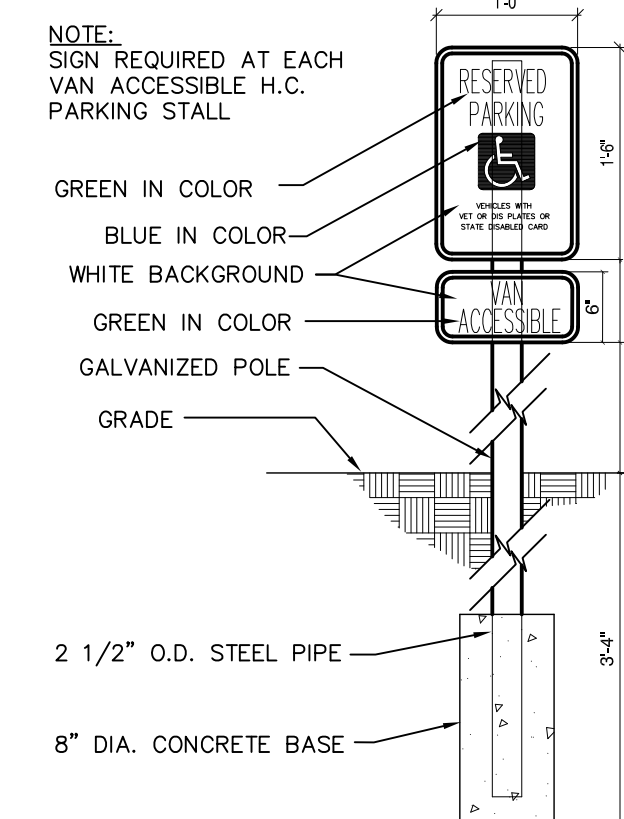
FIELD STONE PAVERS
NOT TO SCALE



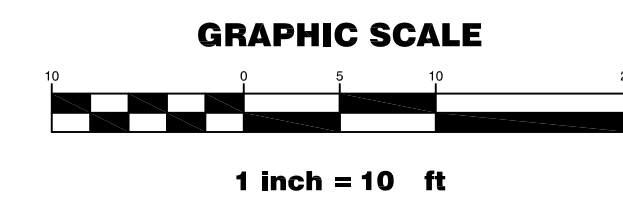
CONCRETE SIDEWALK
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)
NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL (VAN ACCESSIBLE)
NOT TO SCALE







IDYLL COFFEE
TAX KEY: 3300171000
6330 W. NORTH AVENUE WAUWATOSA, WI

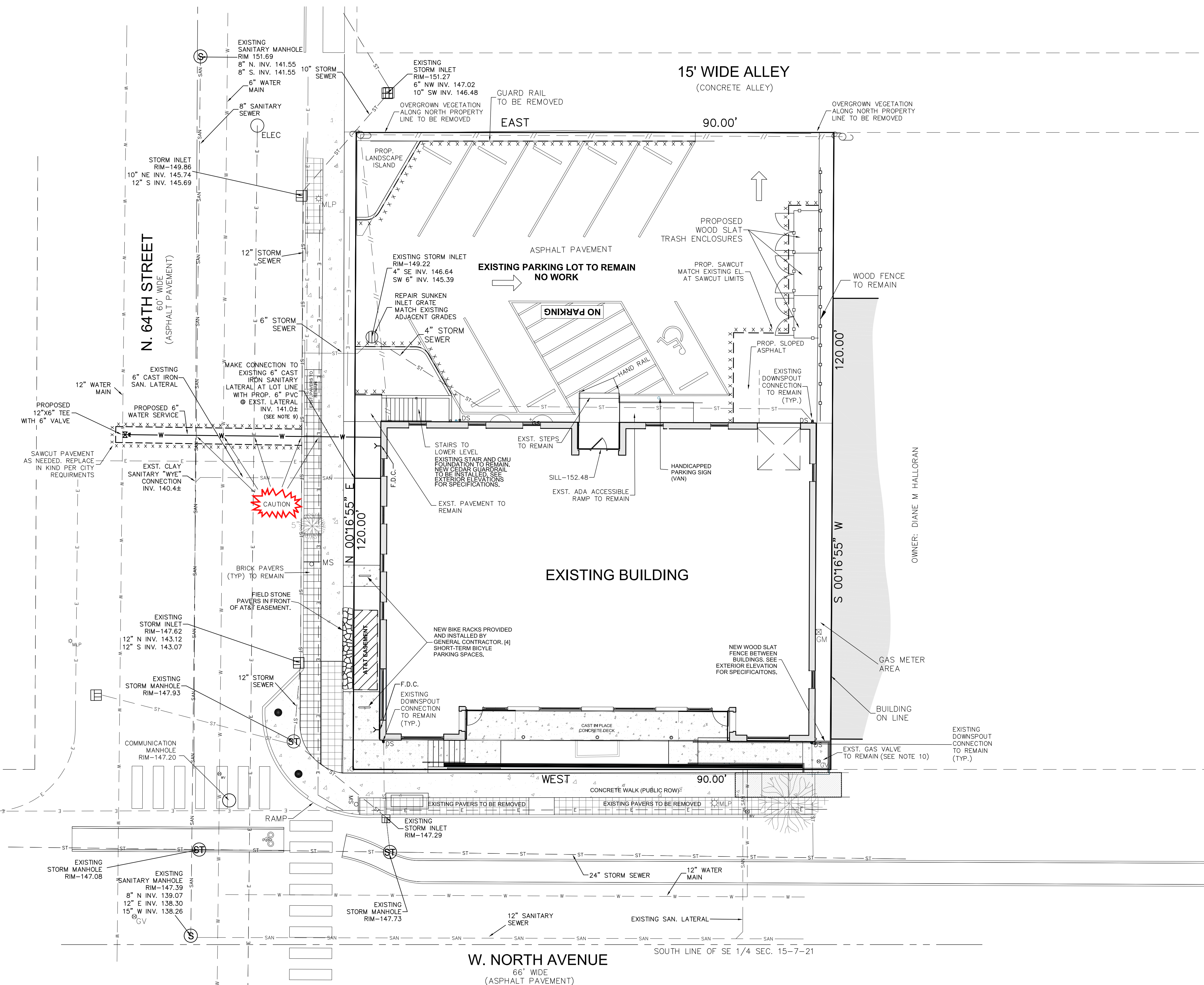
CJE NO.: 2342R4
AUGUST 24, 2023
REV.:09/07/23
REV.:11/01/23
REV.:12/05/23
REV.:01/02/24

NOTES:

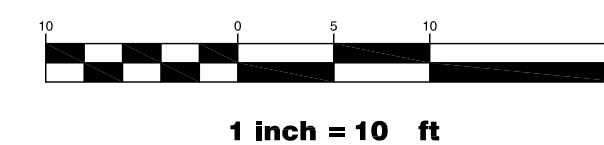
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF WAUWATOSA REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
5. STORM SEWER:
SANITARY SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADSN-12 HDPE
*WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)
*MATERIAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.
6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER. MINIMUM VERTICAL SEPARATION FOR WATER SERVICE CROSSINGS SHALL BE 12" WHEN CROSSING ABOVE STORM AND SEWER LINES AND 24" WHEN CROSSING BELOW STORM AND SEWER LINES.
7. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2).
8. SANITARY BUILDING SEWERS 6" OR LESS IN DIAMETER SHALL BE PROVIDED WITH CLEANOUTS OR MANHOLES SUCH THAT A CLEANOUT IS LOCATED NOT MORE THAN 100 FEET APART.
9. CONTRACTOR TO REPAIR AND RELINE EXISTING SANITARY SEWER AS NEEDED PER CITY REQUIREMENTS.
10. CONTRACTOR TO ADJUST EXISTING GAS VALVE HEIGHT AS NEEDED FOR RAMP LANDING.

LEGEND

—ST—	EXISTING STORM SEWER
—ST—	PROPOSED STORM SEWER
—SAN—	EXISTING SANITARY SEWER
—SAN—	PROPOSED SANITARY SEWER
—W—	EXISTING WATER MAIN
—W—	PROPOSED WATER MAIN
—G—	BURIED GAS MAIN
—//—	OVER HEAD WIRE
—E—	BURIED ELECTRIC



GRAPHIC SCALE



SITE UTILITY PLAN C3.0