

**PAVEMENT HATCH KEY:**

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- MILL AND OVERLAY

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**PARKING REQUIREMENT CALCULATION:**

1 SPACE PER EMPLOYEE AT LARGEST SHIFT  
15 EMPLOYEES = 15 SPACES

1 SPACE PER EVERY 6 STUDENTS:  
112 STUDENTS / 6 = 19 SPACES

15+19 = 34 PARKING SPACES REQUIRED

**SITE INFORMATION:**

LEGAL DESCRIPTION: LOT 8 OF CERTIFIED SURVEY MAP NO. 7970 RECORDED ON MARCH 20, 1996 IN VOLUME 69 OF CERTIFIED SURVEY MAPS ON PAGES 40 TO 46 INCLUSIVE, AS DOCUMENT NO. 2109194, BEING A REDIVISION OF PARCEL 6 OF CERTIFIED SURVEY MAP NO. 7850, SAME BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

PROPERTY AREA: AREA = 139,564 S.F. (3.20 ACRES).

EXISTING ZONING: I-1 LIGHT INDUSTRIAL

PROPOSED ZONING: I-1 LIGHT INDUSTRIAL (CONDITIONAL USE PERMIT REQUIRED)

PROPOSED USE: DAYCARE/CHILD CARE

MAXIMUM BUILDING HEIGHT: 60'

AREA OF SITE DISTURBANCE: 30,000 S.F. (0.69 ACRES)

SETBACKS: BUILDING: FRONT = 30'  
SIDE = 30'  
REAR = 30'

PAVEMENT: FRONT = 10'  
SIDE = 3'  
REAR = 3'

PARKING REQUIRED: 34 SPACES REQUIRED (CALC. ABOVE)

PARKING PROVIDED: 47 SPACES PROVIDED (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

GREEN SPACE REQUIRED: 15% OF LOT AREA = 20,935 S.F.

GREEN SPACE PROVIDED: 101,139 S.F.

**SITE PLAN KEYNOTES**

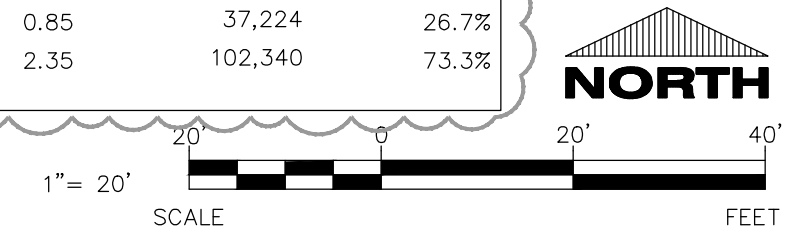
- 1 STANDARD ASPHALT SECTION (TYP.)
- 3 CONCRETE SIDEWALK (TYP.)
- 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
- 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS
- 10 FLUSH WALK (TYP.)
- 13 18" CURB & GUTTER (TYP.)
- 15 CURB TAPER (TYP.)
- 17 CONCRETE UTILITY PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION) PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
- 18 HANDICAP SIGN (TYP.)
- 21 MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- 22 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 29 6' TALL WROUGHT IRON FENCE
- 30 4' TALL WHITE VINYL FENCE
- 31 FENCE GATE
- 32 PANIC HARDWARE
- 33 POURED RUBBER PLAYGROUND SURFACE OVER 4-6" CLEAR STONE AGGREGATE BASE (FOLLOW DESIGN SPECS. BY SUPPLIER)
- 34 MILL AND OVERLAY ASPHALT PARKING LOT. RE-STRIPE TO MATCH EXISTING.
- 35 REPAIR ANY CRACKS/GAPS IN EXISTING SIDEWALK
- 36 REPLACE ASPHALT/CONCRETE AS NEEDED FOR UTILITY CONSTRUCTION. MATCH EXISTING.
- 37 PAINT WHITE DIRECTIONAL ARROWS ON TRIKE LOOPS
- 38 WOOD FIBER SURFACE BY PLAYGROUND VENDOR

**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.20	139,564	
BUILDING FLOOR AREA	0.16	6,908	4.9%
PAVEMENT (ASP. & CONC.)	1.05	45,832	32.8%
TOTAL IMPERVIOUS	1.21	52,740	37.8%
LANDSCAPE/ OPEN SPACE	1.99	86,824	62.2%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.20	139,564	
BUILDING FLOOR AREA	0.19	8,304	5.9%
PAVEMENT (ASP. & CONC.)	0.66	28,920	20.7%
TOTAL IMPERVIOUS	0.85	37,224	26.7%
LANDSCAPE/ OPEN SPACE	2.35	102,340	73.3%



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COLLABORATION

**Quattro**  
Development

**PROJECT INFORMATION**

PROPOSED BUILDING REMODEL FOR

**QUATTRO DEVELOPMENT**

16949 RIDGEWOOD DRIVE • MENOMONEE FALLS, WI 53051

PROFESSIONAL SEAL

**SHEET DATES**

SHEET ISSUE SEPT. 28, 2022

**REVISIONS**

CB1	OCT. 7, 2022
CB2	DEC. 13, 2022
CB4	JAN. 6, 2023
CB9	MAY 23, 2023

**JOB NUMBER**

2206100

**SHEET NUMBER**

**C1.1**

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SILVER SPRING DRIVE

CIVIL SITE PLAN