

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

**SITE INFORMATION:**

**LEGAL DESCRIPTION:** CSM NO. 2280 & PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**PROPERTY AREA:** AREA = 366,662 S.F. (8.42 ACRES).

**PROPOSED ZONING:** I-1 INSTITUTIONAL

**PROPOSED USE:** SCHOOL

**AREA OF SITE DISTURBANCE:** 21,100 S.F. (0.48 ACRES).

**SETBACKS:** BUILDING: FRONT = 25'  
SIDE = 10'  
REAR = 40'

PAVEMENT: FRONT = 15'  
SIDE = 5'  
REAR = 5'  
\*\*RESIDENTIAL = 25' OR 10' WITH 3' HIGH BERM

**PROPOSED BUILDING HEIGHT:** 18'-0" (MAX. HEIGHT: NONE)

**PARKING REQUIRED:** 1 STALL/TEACHER (48) OR STAFF PLUS 1 PER EACH 5 STUDENTS AGE 16 OR OLDER (30) = 54 STALLS REQ'D

**PARKING PROVIDED:** EXISTING 113 SPACES (6 H.C. ACCESSIBLE)

**HANDICAP STALLS REQUIRED:** 5, **HANDICAP STALLS PROVIDED:** 6

**LANDSCAPE REQUIREMENTS:** MIN. INTERNAL LANDSCAPE SURFACE RATIO: 5%

**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.42	366,662	
BUILDING FLOOR AREA	0.55	23,958	6.5%
PAVEMENT (ASP. & CONC.)	1.49	64,748	17.7%
TOTAL IMPERVIOUS	2.04	88,706	24.2%
LANDSCAPE / OPEN SPACE	6.38	277,956	75.8%

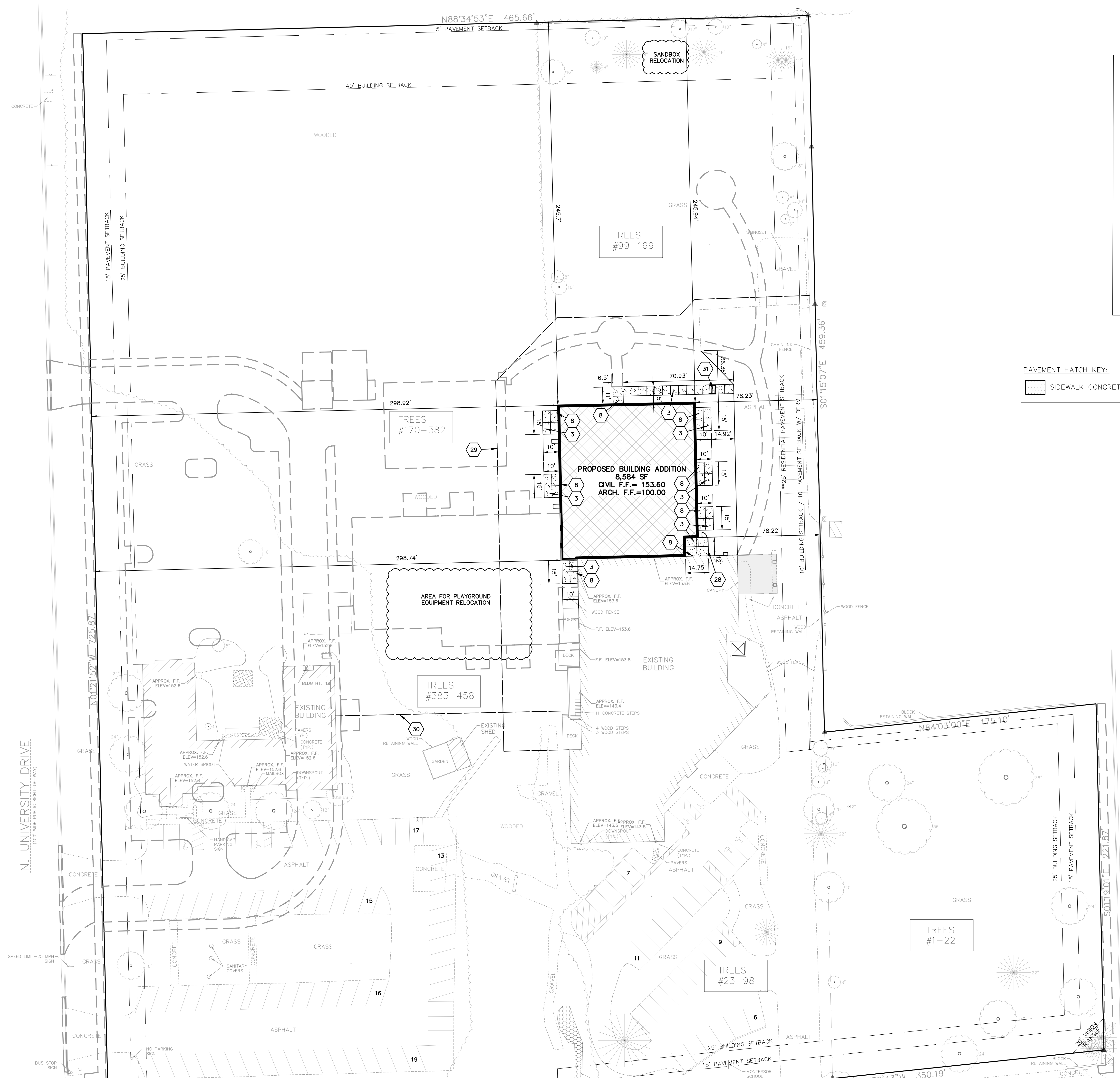
**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.42	366,662	
BUILDING FLOOR AREA	0.74	32,444	8.8%
PAVEMENT (ASP. & CONC.)	1.46	63,668	17.4%
TOTAL IMPERVIOUS	2.21	96,112	26.2%
LANDSCAPE / OPEN SPACE	6.21	270,550	73.8%



**SITE PLAN KEYNOTES**

3	CONCRETE SIDEWALK (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
28	PATIO RAILING (SEE ARCH. PLANS FOR DETAILS)
29	500' OF TEMPORARY CONSTRUCTION FENCE
30	PERMANENT SITE FENCE (TYPE & DETAILS BY OWNER)
31	(5) 6" RISE X 11" TREAD STAIRS W/ RAILING (SEE ARCH PLANS FOR STAIR DESIGN & C1.2 FOR GRADING)
X(X)	IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO ( ) = QUANTITY IS 1



**EXCEL**  
ARCHITECTS • ENGINEERS • SURVEYORS  
**Always a Better Plan**  
100 Camelot Drive  
Fond Du Lac, WI 54935  
Phone: (920) 926-9800  
www.EXCELENGINEER.com

**PROJECT INFORMATION**

PROPOSED MASTER PLAN FOR:  
**MONTESSORI SCHOOL OF WAUKESHA**  
2600 SUMMIT AVE. • WAUKESHA, WI 53188

PROFESSIONAL SEAL  
**WISCONSIN**  
ERIC DRAZKOWSKI  
0026356-006  
FOND DU LAC  
WISCONSIN  
PROFESSIONAL ENGINEER

**PRELIMINARY DATES**  
FEB. 22, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
2053880

**SHEET NUMBER**  
**C1.1**

