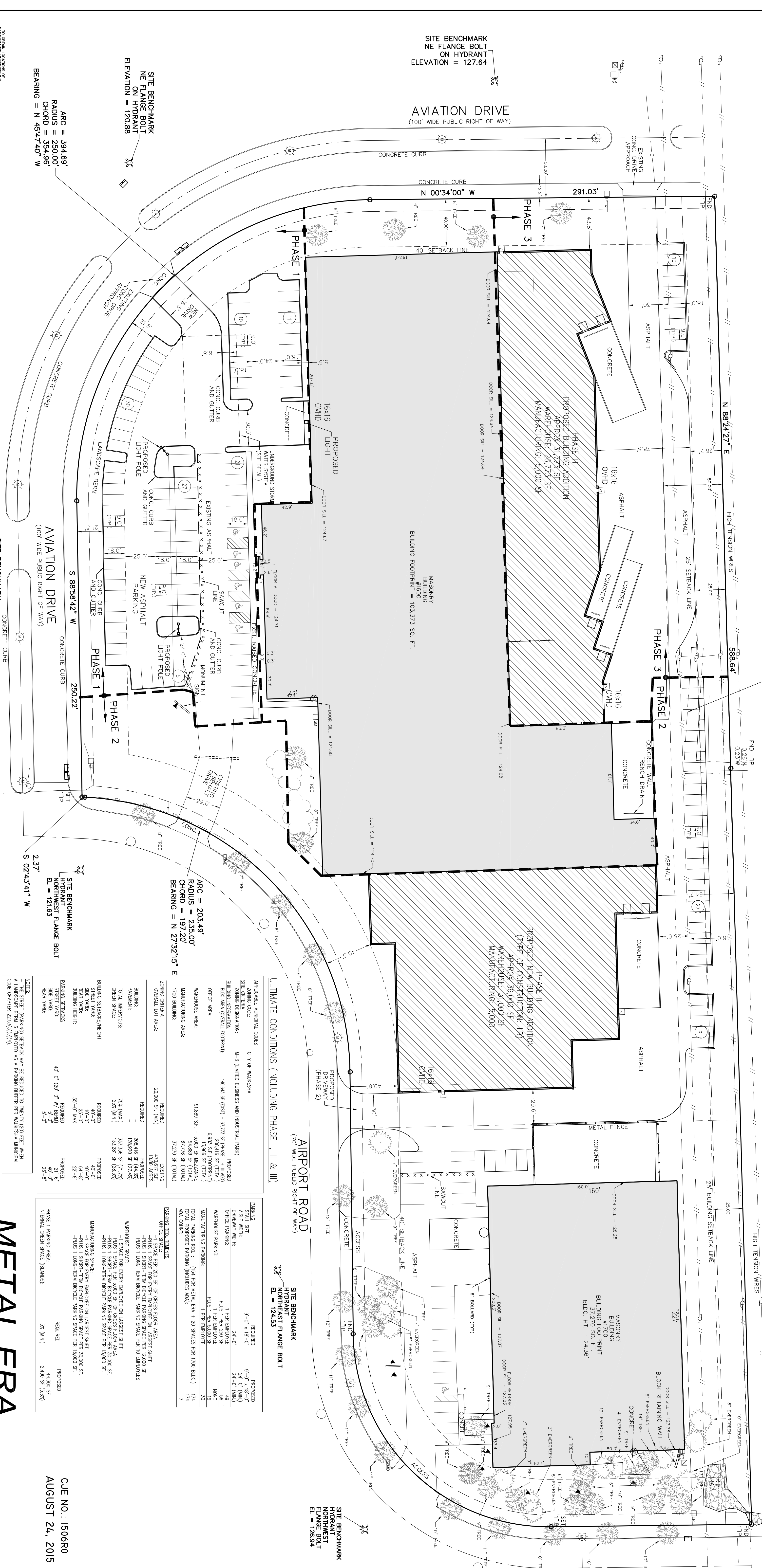


10' WIDE ELECTRIC EASEMENT  
 PER DOC. NO. 1687382

200' SETBACK  
 25' BUILDING SETBACK LINE  
 25' BUILDING SETBACK LINE  
 25' BUILDING SETBACK LINE

200' SETBACK  
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200' SETBACK  
 25' BUILDING SETBACK LINE  
 25' BUILDING SETBACK LINE  
 25' BUILDING SETBACK LINE



SITE BENCHMARK  
 NE FLANGE BOLT  
 ON HYDRANT  
 ELEVATION = 127.64

SITE BENCHMARK  
 NE FLANGE BOLT  
 ON HYDRANT  
 ELEVATION = 120.88

ARC = 394.69'  
 RADIUS = 250.00'  
 CHORD = 354.96'  
 BEARING = N 45°47'40" W

SITE BENCHMARK  
 HYDRANT  
 NORTHEAST FLANGE BOLT  
 EL = 121.88

SITE BENCHMARK  
 HYDRANT  
 NORTHEAST FLANGE BOLT  
 EL = 121.53

ARC = 203.49'  
 RADIUS = 235.00'  
 CHORD = 197.20'  
 BEARING = N 27°32'15" E

SITE BENCHMARK  
 HYDRANT  
 NORTHEAST FLANGE BOLT  
 EL = 124.53

SITE BENCHMARK  
 HYDRANT  
 NORTHEAST FLANGE BOLT  
 EL = 128.59

ULTIMATE CONDITIONS (INCLUDING PHASE I, II & III)

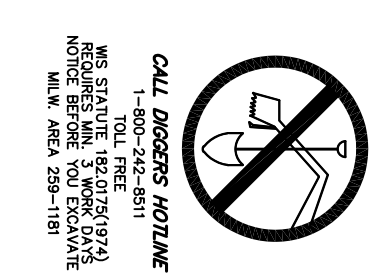
APPLICABLE MUNICIPAL CODES	CITY OF WAUKESHA	PROPOSED	REQUIREMENTS
ZONING RESOLUTION	M-3 (LIMITED BUSINESS AND INDUSTRIAL PARK)	PROPOSED	20,000 SF (MIN)
BUILDING MINIMUM AREA	14,643 SF (GSI) + 67,713 SF (PARKING)	PROPOSED	208,416 SF (44,320)
OFFICE AREA	6,484 SF (FOOTPRINT)	PROPOSED	128,920 SF (27,442)
WAREHOUSE AREA	9,189 SF + 13,868 SF (TOTAL)	PROPOSED	337,136 SF (71,742)
MANUFACTURING AREA	67,716 SF (TOTAL)	PROPOSED	133,281 SF (28,343)
OVERALL LOT AREA	20,000 SF (MIN)	PROPOSED	479,817 SF
BUILDING	REQUIRED	PROPOSED	208,416 SF (44,320)
PAVEMENT	REQUIRED	PROPOSED	128,920 SF (27,442)
TOTAL WAREHOUSE	726 (MAX)	PROPOSED	337,136 SF (71,742)
GREEN SPACE	226 (MIN)	PROPOSED	133,281 SF (28,343)
BUILDING SETBACKS	REQUIRED	PROPOSED	40'-0" (20'-0" W/ BEHN)
STREET WID.	REQUIRED	PROPOSED	40'-0"
STREET WID.	REQUIRED	PROPOSED	55'-0" (MAX)
BUILDING HEIGHT	REQUIRED	PROPOSED	22'-8"
EXISTING SETBACKS	REQUIRED	PROPOSED	40'-0"
STREET WID.	REQUIRED	PROPOSED	40'-0"
STREET WID.	REQUIRED	PROPOSED	5'-0"

APPLICABLE MUNICIPAL CODES	CITY OF WAUKESHA	PROPOSED	REQUIREMENTS
ZONING RESOLUTION	M-3 (LIMITED BUSINESS AND INDUSTRIAL PARK)	PROPOSED	9'-0" x 18'-0"
BUILDING MINIMUM AREA	14,643 SF (GSI) + 67,713 SF (PARKING)	PROPOSED	24'-0"
OFFICE AREA	6,484 SF (FOOTPRINT)	PROPOSED	49'-6"
WAREHOUSE AREA	9,189 SF + 13,868 SF (TOTAL)	PROPOSED	56'-0"
MANUFACTURING AREA	67,716 SF (TOTAL)	PROPOSED	49'-6"
OVERALL LOT AREA	20,000 SF (MIN)	PROPOSED	174,000 SF (37,000)
BUILDING	REQUIRED	PROPOSED	37,270 SF (8,000)
PAVEMENT	REQUIRED	PROPOSED	174,000 SF (37,000)
TOTAL WAREHOUSE	726 (MAX)	PROPOSED	174,000 SF (37,000)
GREEN SPACE	226 (MIN)	PROPOSED	174,000 SF (37,000)
BUILDING SETBACKS	REQUIRED	PROPOSED	40'-0" (20'-0" W/ BEHN)
STREET WID.	REQUIRED	PROPOSED	40'-0"
STREET WID.	REQUIRED	PROPOSED	55'-0" (MAX)
BUILDING HEIGHT	REQUIRED	PROPOSED	22'-8"
EXISTING SETBACKS	REQUIRED	PROPOSED	40'-0"
STREET WID.	REQUIRED	PROPOSED	40'-0"
STREET WID.	REQUIRED	PROPOSED	5'-0"

**METAL ERA**  
 1600 & 1700 AIRPORT ROAD  
 WAUKESHA, WISCONSIN

ULTIMATE CONDITIONS  
 SITE PLAN



NO OTHER LOCATIONS OF  
 PUBLIC UTILITY RECORDS  
 HAVE BEEN IDENTIFIED  
 OR RECORDED  
 DATE: 08/24/15  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 DATE: 08/24/15

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