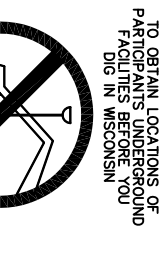


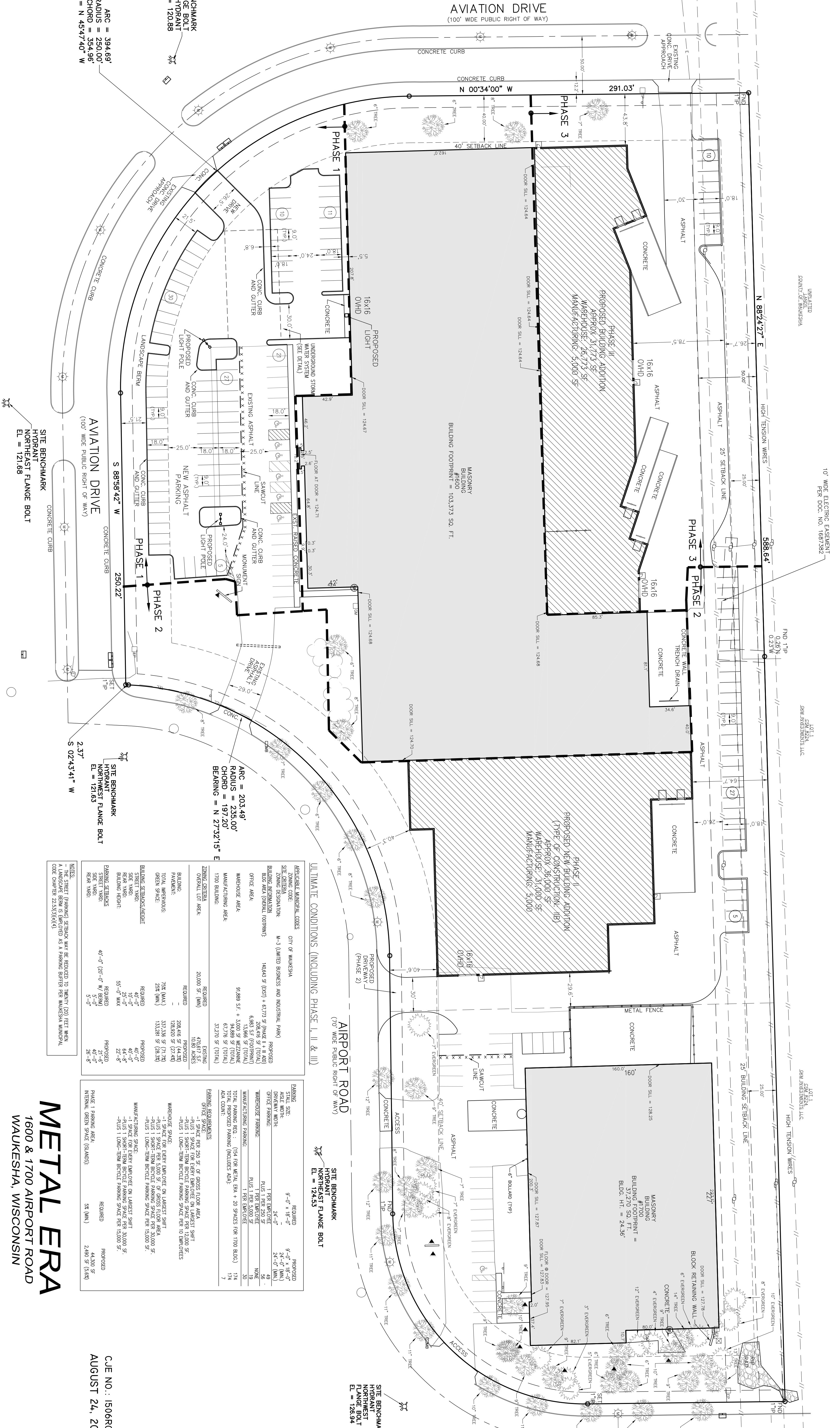


SITE BENCHMARK
 NE FLANGE BOLT
 ON HYDRANT
 ELEVATION = 127.64

SITE BENCHMARK
 NE FLANGE BOLT
 ON HYDRANT
 ELEVATION = 120.88
 BEARING = N 45°47'40" W
 RADIUS = 394.69'
 CHORD = 354.96'



DATE: 08/28/2015
 TIME: 10:00 AM
 PROJECT: METAL ERA
 SHEET: C1.0
 DRAWN: J. WILSON
 CHECKED: J. WILSON
 DATE: 08/28/2015



APPLICABLE MUNICIPAL CODES

CITY OF WAUKESHA	M-3 (LIMITED BUSINESS AND INDUSTRIAL PARK)
ZONING RESOLUTION	14643 OF (05/17) & 67173 OF (04/20/11)
BUILDING REGULATIONS	68483 SF (FOOTPRINT)
OFFICE AREA	206,416 SF (TOTAL)
WAREHOUSE AREA	91,889 SF + 13,868 SF (TOTAL)
MANUFACTURING AREA	67,776 SF (TOTAL)
1700 BUILDING	37,270 SF (TOTAL)

ULTIMATE CONDITIONS (INCLUDING PHASE I, II & III)

APPROXIMATE TOTAL AREA	20,000 SF (MIN)	REQUIRED	47,617 SF	EXISTING
BUILDING	208,416 SF (44,520)	REQUIRED	208,416 SF (44,520)	
PAVEMENT	128,920 SF (27,442)	REQUIRED	128,920 SF (27,442)	
TOTAL WAREHOUSE	726 (MAX)	REQUIRED	337,136 SF (71,742)	
GREEN SPACE	226 (MIN)	REQUIRED	133,281 SF (28,343)	
BUILDING SETBACKS/SCREENS	REQUIRED	REQUIRED	40'-0" (20'-0" W/ BERM)	
STREET WIDTH	REQUIRED	REQUIRED	40'-0" (20'-0" W/ BERM)	
STREET WIDTH	REQUIRED	REQUIRED	40'-0" (20'-0" W/ BERM)	
STREET WIDTH	REQUIRED	REQUIRED	40'-0" (20'-0" W/ BERM)	
STREET WIDTH	REQUIRED	REQUIRED	40'-0" (20'-0" W/ BERM)	
STREET WIDTH	REQUIRED	REQUIRED	40'-0" (20'-0" W/ BERM)	
STREET WIDTH	REQUIRED	REQUIRED	40'-0" (20'-0" W/ BERM)	

PARKING REQUIREMENTS

STALL SIZE	9'-0" x 18'-0"	REQUIRED	9'-0" x 18'-0"	PROPOSED
DRIVEWAY WIDTH	24'-0"	REQUIRED	24'-0"	PROPOSED
OFFICE PARKING	PLUS 1 PER 250 SF	REQUIRED	49	PROPOSED
WAREHOUSE PARKING	PLUS 1 PER 5,000 SF	REQUIRED	36	PROPOSED
MANUFACTURING PARKING	PLUS 1 PER 5,000 SF	REQUIRED	30	PROPOSED
TOTAL PARKING REQ. (154 FOR METAL ERA + 20 SPACES FOR 1700 BLDG.)		REQUIRED	114	PROPOSED
1700 BLDG. AREA		REQUIRED	174	PROPOSED
1700 BLDG. AREA		REQUIRED	174	PROPOSED

NOTES

- THE STREET (PARKING) SETBACK MAY BE REDUCED TO TWENTY (20) FEET WHEN A LANDSCAPE BERM IS EMPOWERED AS A PARKING BARRIER PER WAUKESHA MUNICIPAL CODE CHAPTER Z23.03(04/04)

METAL ERA
 1600 & 1700 AIRPORT ROAD
 WAUKESHA, WISCONSIN

C1.0

CJE NO.: 150650
 AUGUST 24, 2015
 SHEET 1 OF 5