

SPECIFICATION NOTE:
SEE SHEET CO.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%

PAVEMENT HATCH KEY:

☐ SIDEWALK CONCRETE

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



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PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE: MAR. 25, 2021

REVISIONS

CB3 JUN. 25, 2021

JOB NUMBER

2053880

SHEET NUMBER

C1.1

