



NOTE: EACH UNIT IS HANDICAP ACCESSIBLE

**LEGEND (PROPOSED)**

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING SETBACK
- BUILDING FOOTPRINT
- DISTURBANCE LIMITS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
  - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
  - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
  - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MEQUON STANDARD SPECIFICATIONS.

**SITE INFORMATION BLOCK:**

SITE ADDRESS: BALDEV COURT  
 SITE ACREAGE (PROPOSED LOT 2): 69,564 SQ.FT. (1.597 AC)  
 USE OF PROPERTY: OFFICE / WAREHOUSE / STORAGE / BUSINESS  
 ZONING: LIGHT INDUSTRIAL / GENERAL CONSERVANCY (B-5 / C-2)  
 CODE REFERENCES: 58-298, 58-441

**BUILDING SETBACKS:**  
 FRONT YARD: 60-FEET  
 REAR YARD: 20- FEET  
 SIDE YARD: 20- FEET (30- FEET TO RESIDENTIAL PROPERTY)

MINIMUM OPEN SPACE RATIO: 40%

**PAVEMENT SETBACKS:**  
 FRONT YARD: 25- FEET  
 REAR YARD: 20- FEET  
 SIDE YARD: 20- FEET

NUMBER OF PARKING STALLS PER UNITS: 4  
 TOTAL NUMBER OF PARKING STALLS: 16

EXISTING IMPERVIOUS SURFACE AREA: - SQ.FT.  
 NEW IMPERVIOUS SURFACE AREA (INCLUDING ROW): 18,480 SQ.FT. (19,169 SQ.FT. - 0.44 AC)  
 ROOFTOP: 10,080 SQ.FT.  
 PAVED (INCLUDING ROW): 8,400 SQ.FT. (9,089 SQ.FT.)

PERCENT IMPERVIOUS: 26.6%  
 DISTURBANCE LIMITS (INCLUDING ROW): 38,385 SQ.FT. (40,500 SQ. FT. - 0.93 AC)

**PAVEMENT SECTION:**  
 3.0" ASPHALT (WDOT SECTION 460, TABLE 460-1, 12.5 MM SURFACE COURSE, 19 MM BINDER COURSE) OVER 8" CRUSHED STONE (WDOT SECTION 301 AND 305, 31.5 MM AND 75 MM).

REPLACE BALDEV COURT PER CITY OF MEQUON REQUIREMENTS. MINIMUM 4" ASPHALT OVER 12" BASE.

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STORAGESHOP USA - MEQUON

CITY OF MEQUON, OZAUKEE COUNTY, WI

Sheet Title:  
SITE PLAN

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Revisions:		
No.	Date:	Description:

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Toll Free (800) 242-8511 -or- 811  
 Hearing Impaired TDD (800) 542-2289  
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