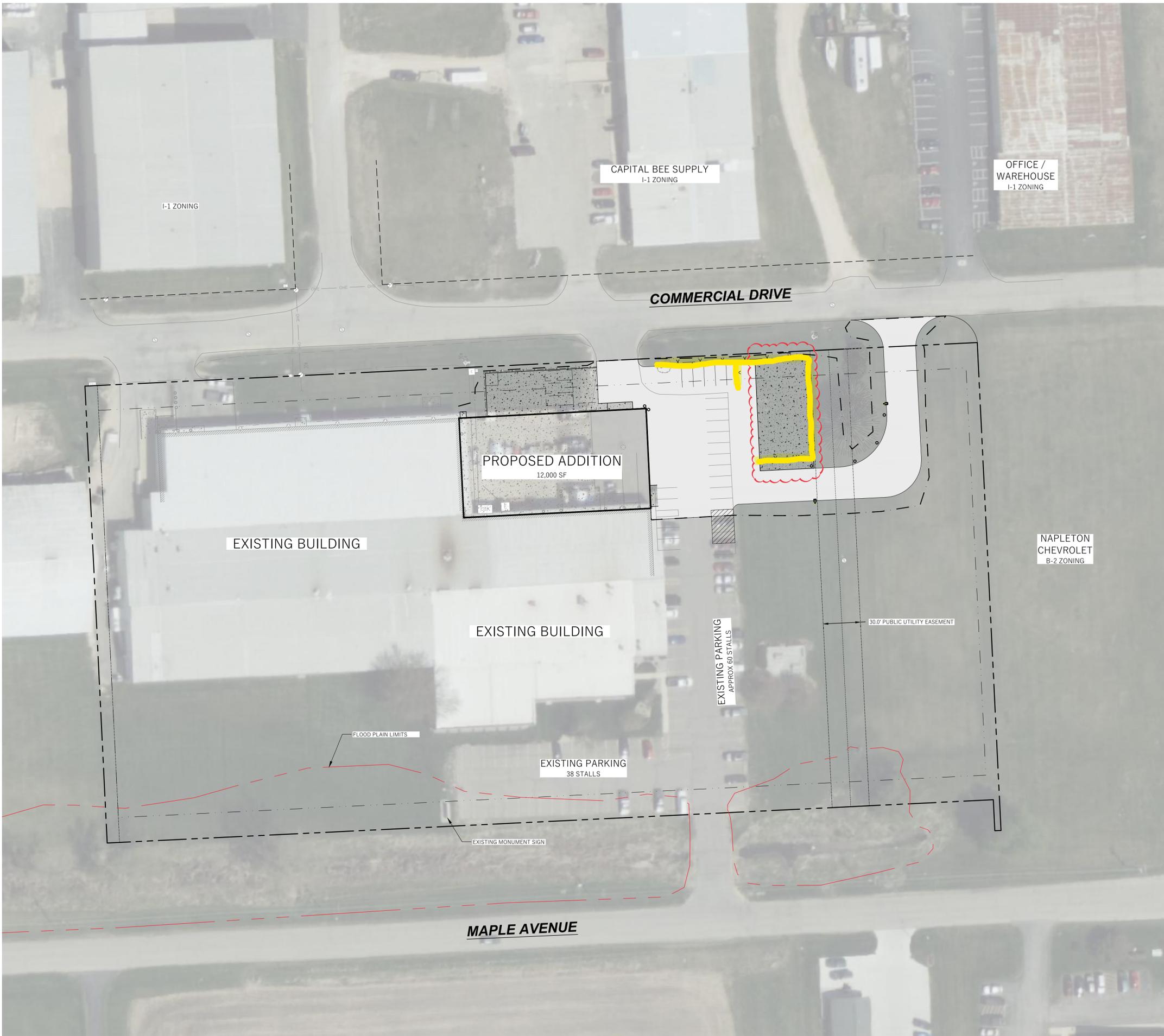


File: W:\2022\220979\_Ideal Builders - Lyco Manufacturing Addition\dwg\220979\_Civil\_Design.dwg Layout: Overall Site Plan User: Adam Plottek: Jul 17, 2024 - 7:31pm



**LEGEND (PROPOSED)**

	APPROXIMATE PROPERTY BOUNDARY
	BUILDING SETBACK LINE
	EASEMENT
	PROJECT BOUNDARY
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT



- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON NOVEMBER 16, 2022 AND FEBRUARY 20, 2023. 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.
  2. 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.
  3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
  4. 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.
  5. 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.
  6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF COLUMBUS STANDARD SPECIFICATIONS.

**SITE INFORMATION BLOCK:**  
 SITE ADDRESS: 115 COMMERCIAL DRIVE  
 SITE ACREAGE: 6.08 AC  
 USE OF PROPERTY: MANUFACTURING  
 ZONING: I-1  
 SETBACKS:  
 FRONT YARD: 20 FEET  
 REAR YARD: 20 FEET  
 SIDE YARD: 10 FEET  
 NEW IMPERVIOUS AREA: 17,466 SQ. FT.  
 DISTURBED AREA: 40,000 SQ. FT.



115 COMMERCIAL DRIVE  
COLUMBUS, WI 53925

LYCO MANUFACTURING ADDITION  
CITY OF COLUMBUS, COLUMBIA COUNTY, WI

Sheet Title:  
OVERALL SITE PLAN

Revisions:

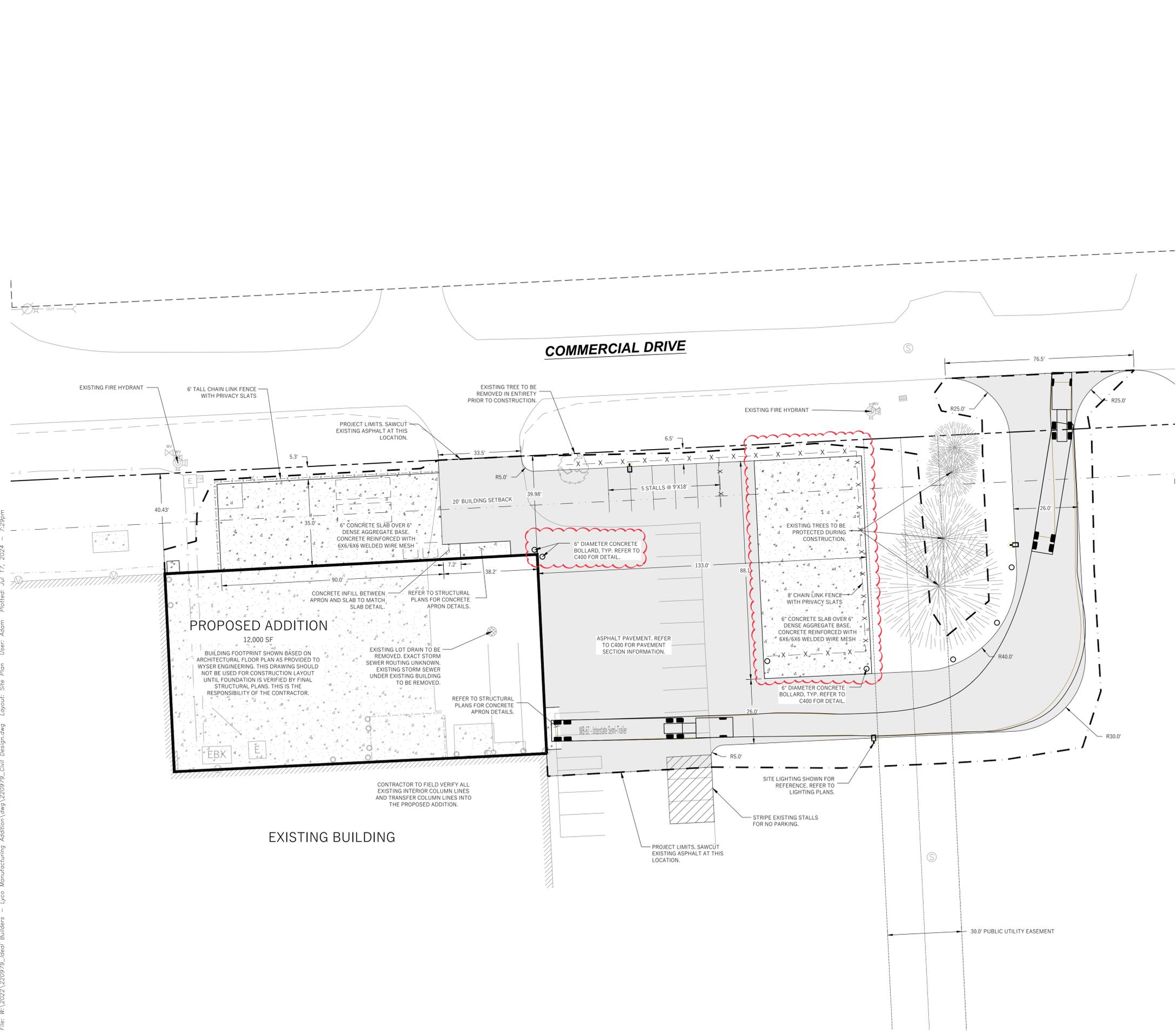
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04/05/2023	Plan Updates	
06/08/2023	Plan Updates	
06/27/2023	Plan Updates	
05/03/2024	Plan Updates	
07/17/2024	Plan Updates	

Graphic Scale: 0' 20' 40' 60'

Wyser Number	22-0979
Set Type	REVIEW
Date Issued	03/24/2023
Sheet Number	C100



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**LEGEND (PROPOSED)**

- APPROXIMATE PROPERTY BOUNDARY
- - - EASEMENT
- - - PROJECT BOUNDARY
- ▬ BUILDING FOOTPRINT
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT



- GENERAL NOTES**
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**SITE INFORMATION BLOCK:**  
 SITE ADDRESS: 115 COMMERCIAL DRIVE  
 SITE ACREAGE: 6.08 AC  
 USE OF PROPERTY: MANUFACTURING  
 ZONING: I-1

**SETBACKS:**  
 FRONT YARD: 20 FEET  
 REAR YARD: 20 FEET  
 SIDE YARD: 10 FEET

NEW IMPERVIOUS AREA: 17,466 SQ. FT.  
 DISTURBED AREA: 40,000 SQ. FT.



115 COMMERCIAL DRIVE  
 COLUMBUS, WI 53925

LYCO MANUFACTURING ADDITION  
 CITY OF COLUMBUS, COLUMBIA COUNTY, WI

Sheet Title:  
 SITE PLAN

Revisions:

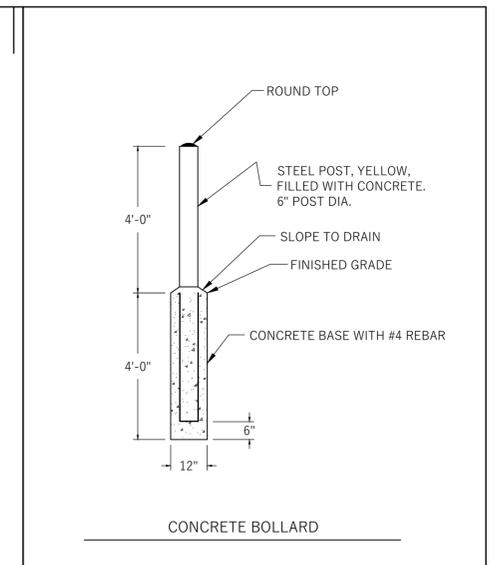
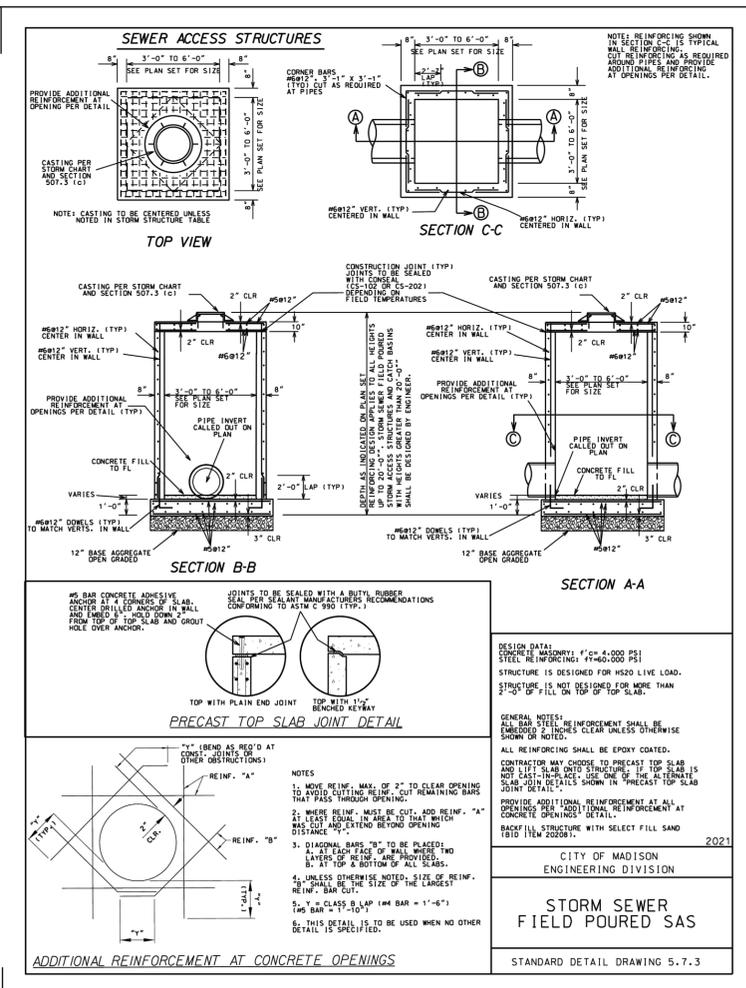
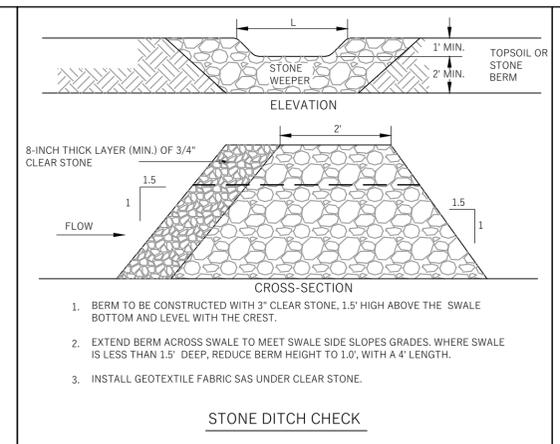
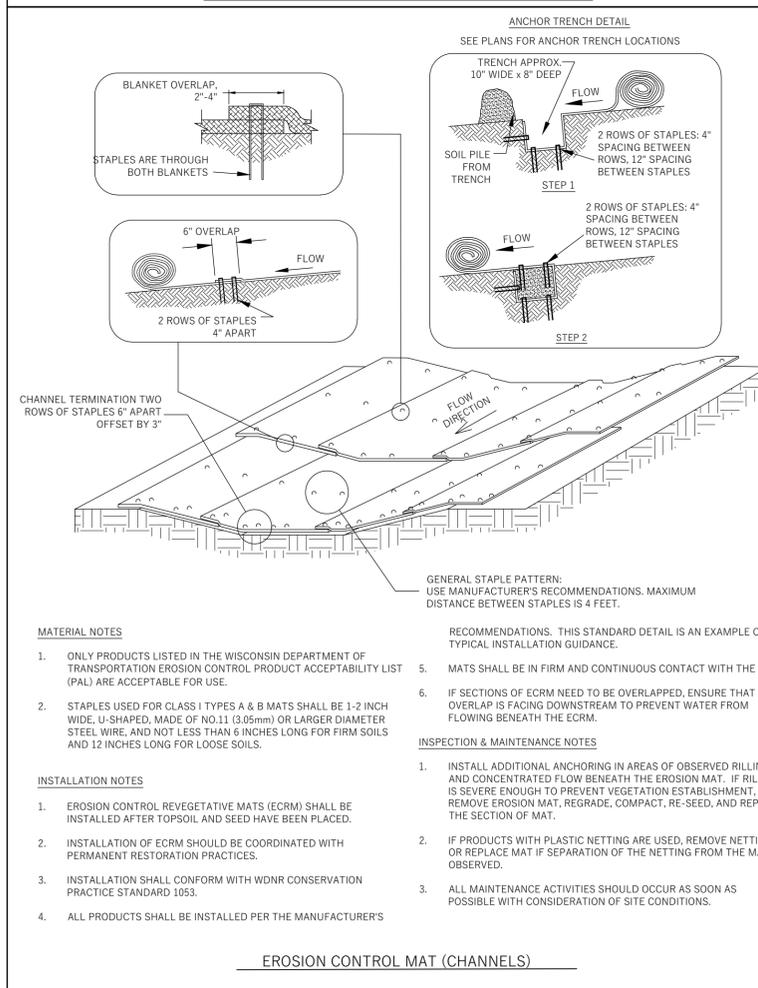
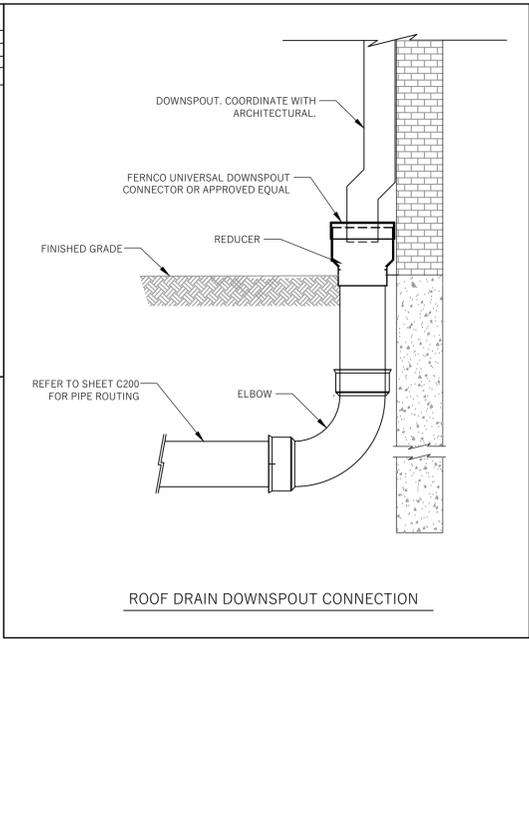
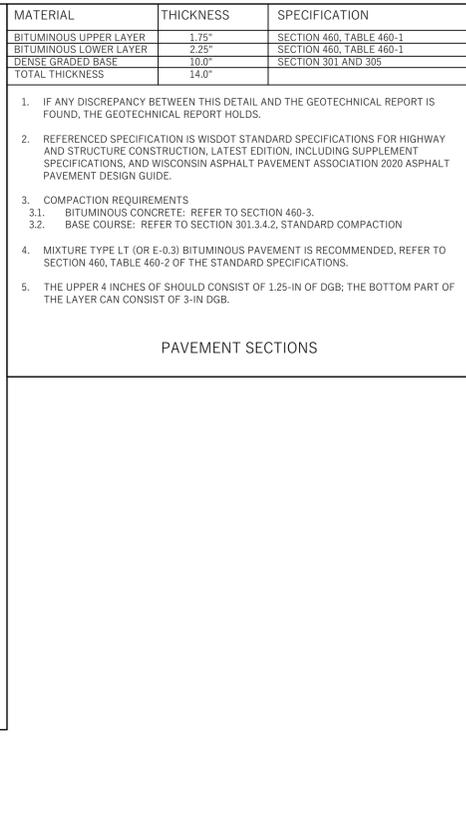
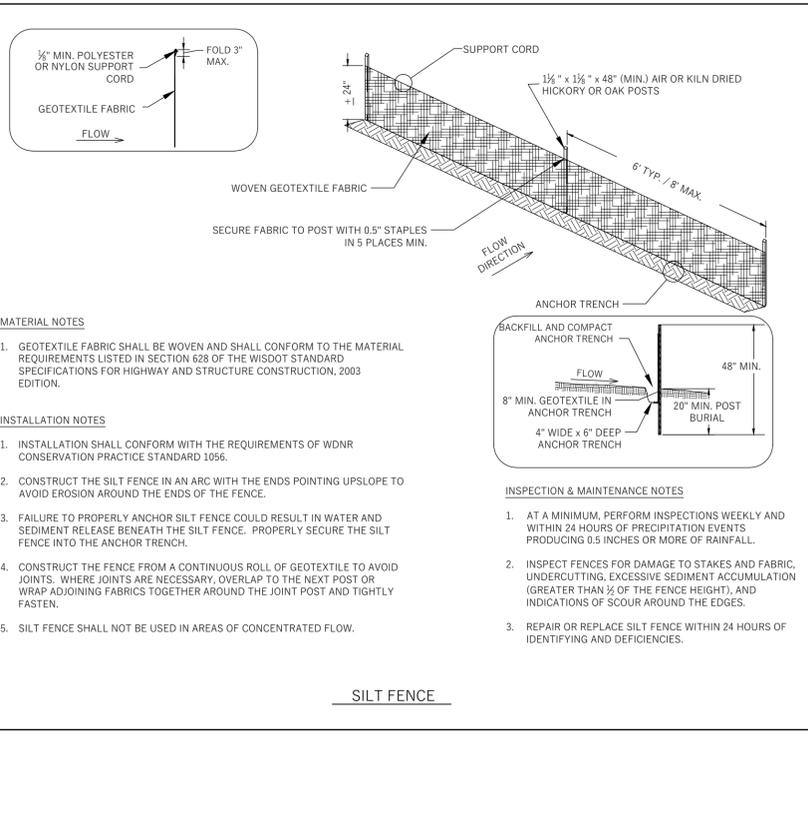
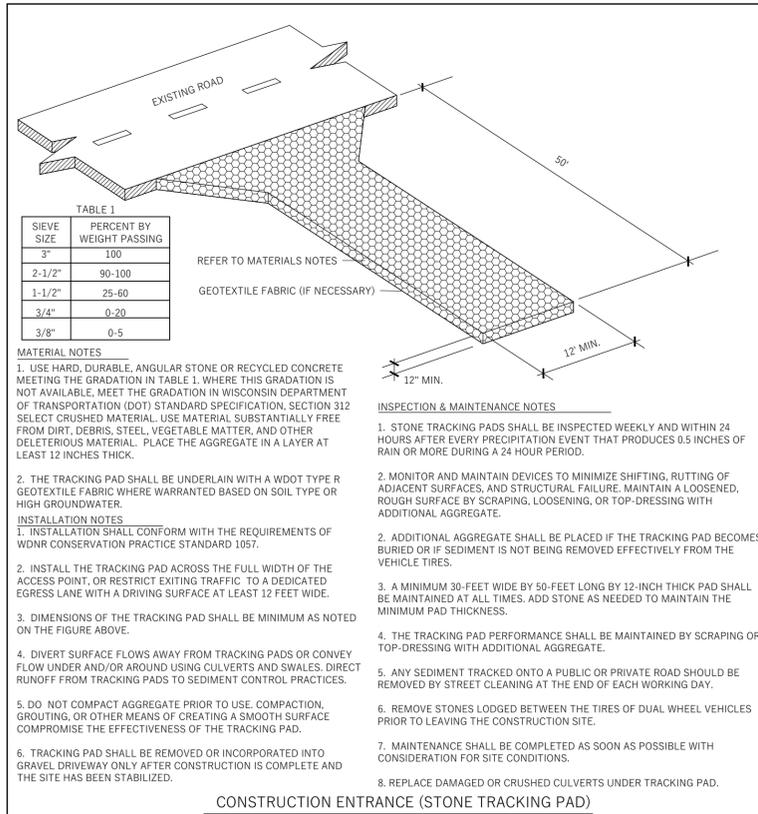
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04/05/2023	04/05/2023	Plan Updates
06/08/2023	06/08/2023	Plan Updates
06/27/2023	06/27/2023	Plan Updates
05/03/2024	05/03/2024	Plan Updates
07/17/2024	07/17/2024	Plan Updates

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number	22-0979
Set Type	REVIEW
Date Issued	03/24/2023
Sheet Number	C101

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No.	Date:	Description:
	04/05/2023	Plan Updates
	06/08/2023	Plan Updates
	06/27/2023	Plan Updates
	05/03/2024	Plan Updates
	07/17/2024	Plan Updates

Graphic Scale	0' 5' 10' 20' 30'
Wysen Number	22-0979
Set Type	REVIEW
Date Issued	03/24/2023
Sheet Number	C400

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