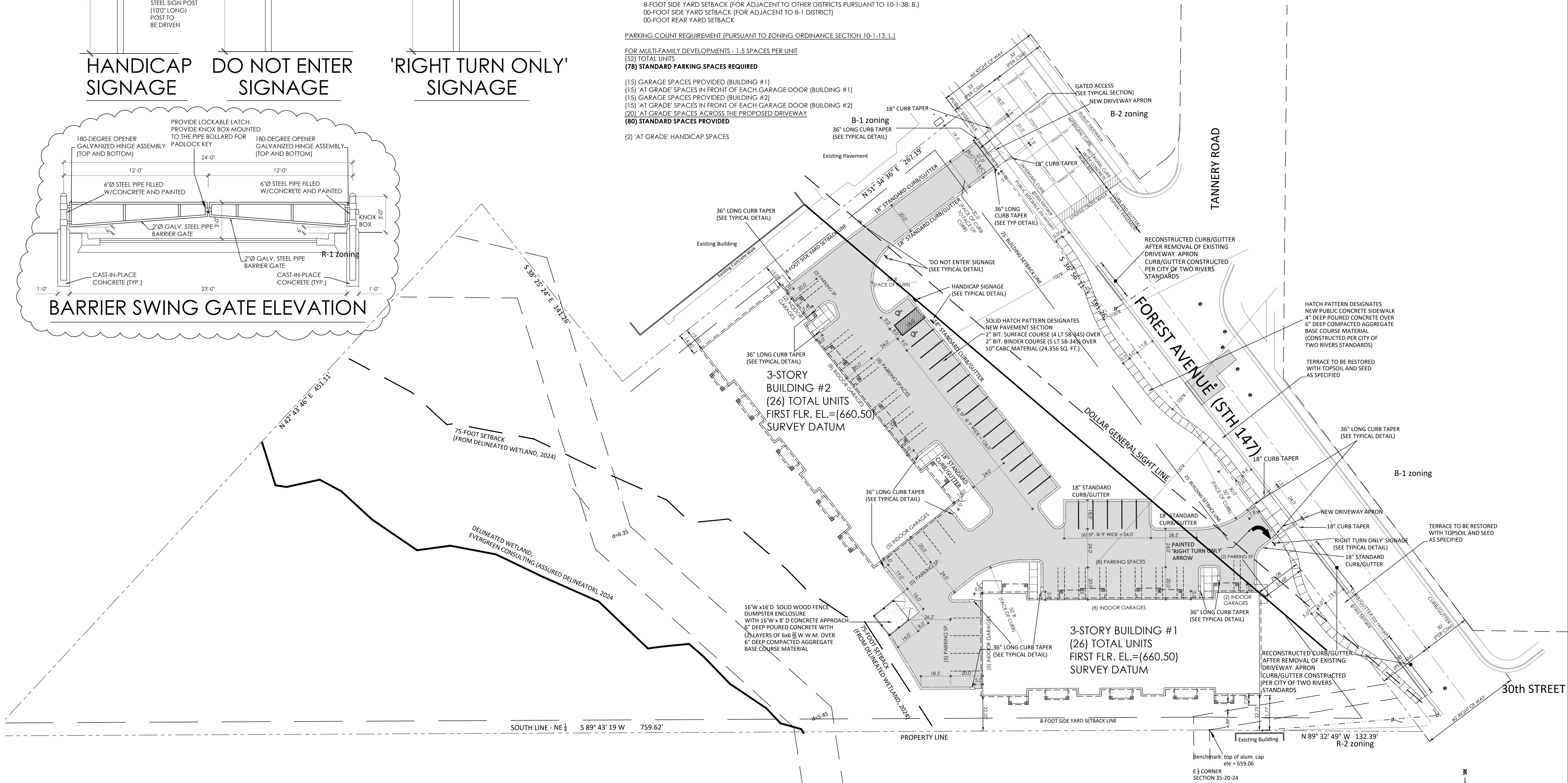
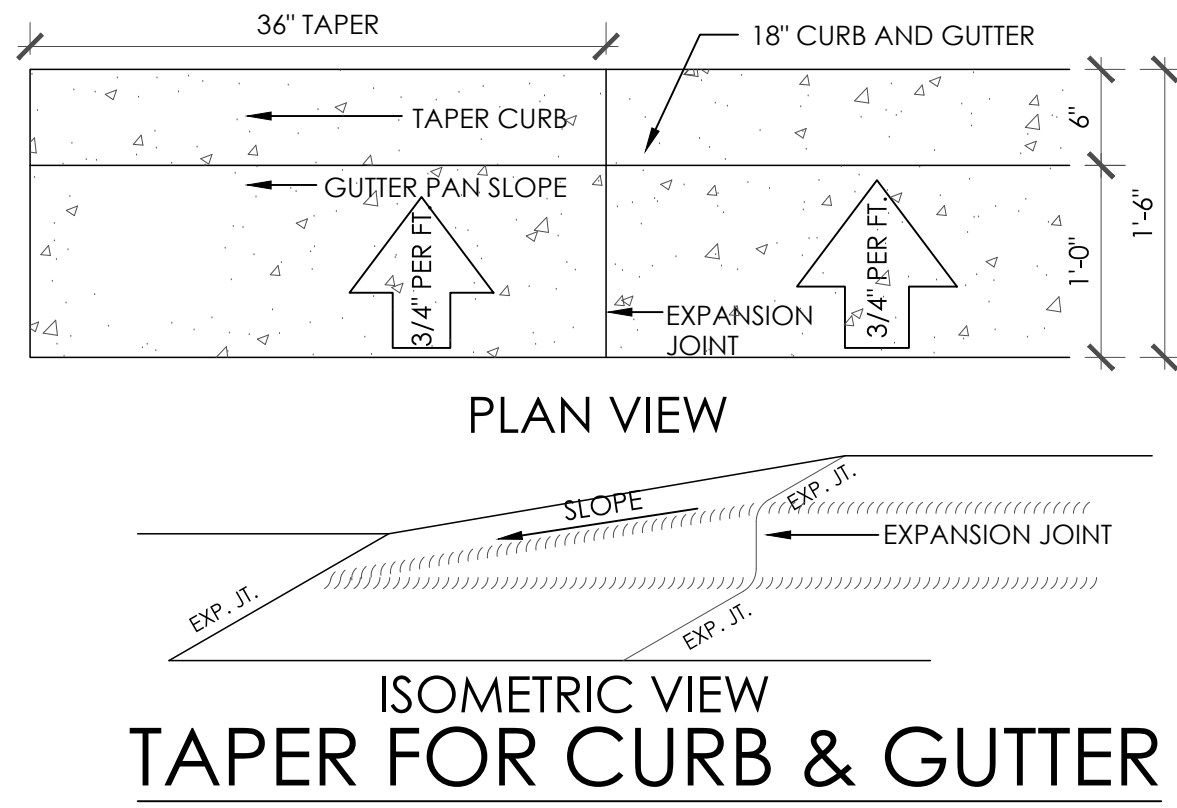


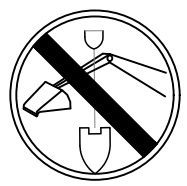
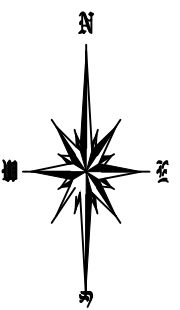
SITE DATA

- LOT 2 - 192,933 SQUARE FEET (4.429 AC.)
- EXISTING PAVED PARKING LOT (TO BE REMOVED) = 4,500 SQUARE FEET
 - EXISTING BUILDING FOOTPRINT (TO BE REMOVED) = 4,100 SQUARE FEET
 - EXISTING CONCRETE SLAB (TO BE REMOVED) = 740 SQUARE FEET
 - PRE DEVELOPED IMPERVIOUS AREA = 9,340 SQUARE FEET
 - PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG) = 10,900 SQUARE FEET
 - PROPOSED BUILDING #2 ROOF AREA (WITH OVERHANG) = 10,900 SQUARE FEET
 - PROPOSED PAVEMENT AREA = 24,356 SQUARE FEET
 - POST DEVELOPED IMPERVIOUS AREA = 46,156 SQUARE FEET (36,816 SQ. FT. ADDITION)
 - TOTAL LAND DISTURBANCE = 97,000 SQUARE FEET (+/-) (2.23 AC.)
 - 23.9% PROPOSED LOT COVERAGE
- PARCEL CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT)
- SETBACK REQUIREMENTS:
- 25-FOOT FRONT YARD SETBACK (PURSUANT TO 10-1-38, A., (1))
 - 8-FOOT SIDE YARD SETBACK (FOR ADJACENT TO OTHER DISTRICTS PURSUANT TO 10-1-38, B.)
 - 00-FOOT SIDE YARD SETBACK (FOR ADJACENT TO B-1 DISTRICT)
 - 00-FOOT REAR YARD SETBACK
- PARKING COUNT REQUIREMENT (PURSUANT TO ZONING ORDINANCE SECTION 10-1-13, L.)
- FOR MULTI-FAMILY DEVELOPMENTS - 1.5 SPACES PER UNIT
- (52) TOTAL UNITS
- (78) STANDARD PARKING SPACES REQUIRED
- (15) GARAGE SPACES PROVIDED (BUILDING #1)
 - (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #1)
 - (15) GARAGE SPACES PROVIDED (BUILDING #2)
 - (15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #2)
 - (20) 'AT GRADE' SPACES ACROSS THE PROPOSED DRIVEWAY
 - (60) STANDARD SPACES PROVIDED
 - (2) 'AT GRADE' HANDICAP SPACES



SITE PLAN

1"=30'



CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

NO.	REVISIONS	DATE

J&B
SITE DESIGN AND ENGINEERING, LLC
P.O. BOX 1827
WISCONSIN 54668
(920) 207-8977
jbsledesign@gmail.com

Issue Dates

Revision	Date
#1	11-22-24
CITY OF TWO RIVERS REVIEW COMMENTS DATED 11-07-24	
#3	03-26-26
REVISED LANDSCAPE PLAN TO ELIMINATE ALL PROPOSED LANDSCAPING WITHIN SIGHT LINE	

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE
DRAWN BY
CHECKED BY
DATE 10/22/2024
PROJECT NO. 2023-15
SHEET NO. C 3