

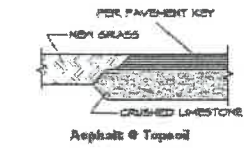
SITE INFORMATION

SITE AREA CALCULATIONS:

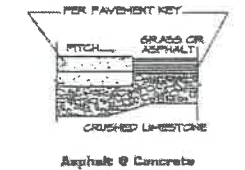
FULL SITE	419,873 S.F.
EXISTING BUILDING	25,020 S.F.
PROPOSED BUILDING	20,000 S.F.
EXISTING PAVEMENT	102,852 S.F.
PROPOSED PAVEMENT	88,122 S.F.
PROPOSED GRAVEL IN-FILL	4,747 S.F.
PROPOSED GRAVEL YARD	81,891 S.F.
TOTAL IMPERVIOUS *	289,582 S.F. (71%)

PROJECT DATA:

EXISTING / PROPOSED USE:	TRUCK CENTER
PROPOSED STRUCTURE:	MATCH EXISTING
NUMBER OF EMPLOYEES:	38 - 1ST / 2ND SHIFT
HOURS OF OPERATION:	8:00 - 7:00 AM - MIDNIGHT
CONSTRUCTION START:	04/30/2018
CONSTRUCTION COMPLETE:	01/02/2018



3 Typical Edge Detail
3/4" x 1/4"



2 Typical Edge Detail
3/4" x 1/4"

1 Site Plan - Proposed
7" = 40'-0"

Proposed Truck Bay Space

Proposed Office Location

Proposed Parking Area

RECEIVED
JUN 10 2024
RACINE COUNTY

Proposed Site Plan
18 Koenig Architects LLC - All Rights Reserved
1800 R. Sylvania, Franklin, WI 53126
June 11, 2018

TRUE NORTH
PLAN NORTH
SCALE: As Indicated
1.2

SYLVANIA AVENUE

Existing Building

EXISTING BUILDING

LOT 1
CSM 3773
VOL. 8, PG. 844

LOT 3
CSM 2694
VOL. 8, PG. 550

(N88° 08' 12"E 942.08')
(N88° 08' 12"E 915.60')

S88° 53' 58"W 2646.75'
NORTH LINE NE 1/4 1-3-21

466.50'

84° 27' 51"E 204.35'

NE COR. NE 1/4 1-3-21 CI
MOR. W/BRASS CAP

50° 04' 20"E 433.67'

S05° 04' 20"E
105.86'

S01° 49' 27"E 351.57'

S88° 21' 34"W 922.58'
S88° 21' 34"W 942.04'

INGRESS/EGRESS
EASEMENT
PER DOC 2078048

LAND COMPILED
TO WADOT
PER DOC 28233A

WETLAND/POND

WETLAND LIMITS FROM
RACINE COUNTY (SHOULD
DELINEATED IN THE FIELD)

(S2 S1 15) CHALK LINE SURVEY AND
GATES - ALTERNATE

STORMWATER PIPING
SEE SHEET P1.0

DRAINAGE EASEMENT
PER DOC 2078048

GRAVEL YARD
1" OF COMPACTED LIMESTONE
PER TOP SOIL SPECIFICATIONS

LOT 2
CSM 3773
VOL. 8 PG. 844
418,873 SQ. FT.
8.5 ACRES

RELOCATED DECANS CRANE
BY CONSTRUCTION MANAGER

(105 SQ. FT.) OF CONCRETE
OVER 3" CRUSHED STONE
CONCRETE TYPE C2

FIELD

UNPLATTED LAND

PER COR. NE 1/4 1-3-21 CI
MOR. W/BRASS CAP

CHIRLINK FENCE
ENCROACHES 8.00'

20' NEW PARKING STALLS - EMPLOYEE PARKING

DRAINAGE EASEMENT
PER DOC 2078048

1'-0" TO 2'-0" CONCRETE TRENCH
FOR ELECTRICAL FEED TO PMS PUMP
ROOM. SEE ELECTRICAL PLAN 18

LOADING DOCK

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