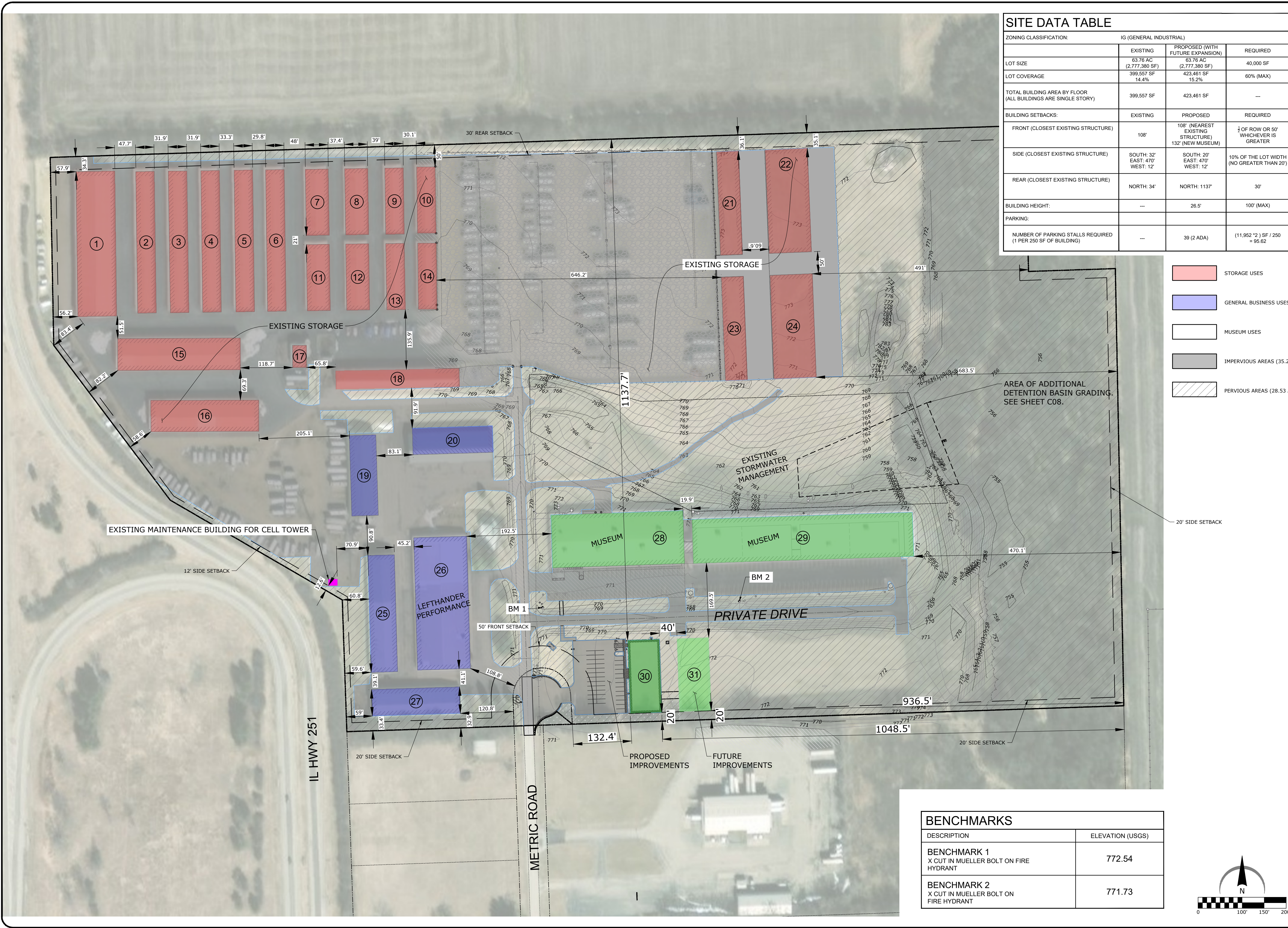
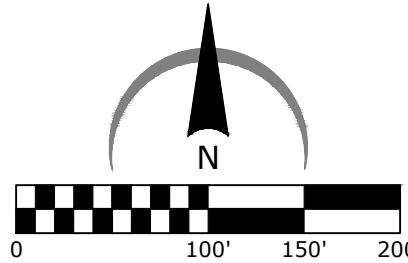




SITE DATA TABLE			
ZONING CLASSIFICATION:		IG (GENERAL INDUSTRIAL)	
	EXISTING	PROPOSED (WITH FUTURE EXPANSION)	REQUIRED
LOT SIZE	63.76 AC (2,777,380 SF)	63.76 AC (2,777,380 SF)	40,000 SF
LOT COVERAGE	399,557 SF 14.4%	423,461 SF 15.2%	60% (MAX)
TOTAL BUILDING AREA BY FLOOR (ALL BUILDINGS ARE SINGLE STORY)	399,557 SF	423,461 SF	---
BUILDING SETBACKS:		EXISTING	PROPOSED
FRONT (CLOSEST EXISTING STRUCTURE)	108'	108' (NEAREST EXISTING STRUCTURE) 132' (NEW MUSEUM)	1/2 OF ROW OR 50' WHICHEVER IS GREATER
SIDE (CLOSEST EXISTING STRUCTURE)	SOUTH: 32' EAST: 470' WEST: 12'	SOUTH: 20' EAST: 470' WEST: 12'	10% OF THE LOT WIDTH (NO GREATER THAN 20')
REAR (CLOSEST EXISTING STRUCTURE)	NORTH: 34'	NORTH: 1137'	30'
BUILDING HEIGHT:	---	26.5'	100' (MAX)
PARKING:			
NUMBER OF PARKING STALLS REQUIRED (1 PER 250 SF OF BUILDING)	---	39 (2 ADA)	(11,952 '2) SF / 250 = 95.62

- STORAGE USES
- GENERAL BUSINESS USES
- MUSEUM USES
- IMPERVIOUS AREAS (35.23 AC)
- PERVIOUS AREAS (28.53 AC)

BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 X CUT IN MUELLER BOLT ON FIRE HYDRANT	772.54
BENCHMARK 2 X CUT IN MUELLER BOLT ON FIRE HYDRANT	771.73



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

HISTORIC AUTO
ATTRactions -
FIRE TRUCK
MUSEUM

13825 METRIC ROAD
ROSCOE, IL
WINNEBAGO COUNTY

WAYNE LENSING
13825 METRIC ROAD
ROSCOE, IL 61073
(815) 369-7917

CONSULTANTS

ISSUED FOR		DATE
1. AGENCY REVIEW		01-28-2026
2. OWNER REVIEW		02-24-2026
3. OWNER REVIEW		03-06-2026
4. AGENCY REVIEW		03-10-2026
5. AGENCY REVIEW		06-04-2026
6. AGENCY REVIEW		07-08-2026
7. AGENCY REVIEW		07-23-2026
8. ---		---
9. ---		---
10. ---		---
11. ---		---
12. ---		---
REVISIONS		DATE
1. ---		---
2. ---		---
3. ---		---
4. ---		---
5. ---		---
6. ---		---

SHEET TITLE

OVERALL
SITE PLAN

DRAWN	JO
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20034
C03