

ARC DESIGN
RESOURCES INC.

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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

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.		
8.		
9.		
10.		
11.		
12.		

REVISIONS

ITEM	DATE
1.	
2.	
3.	
4.	
5.	
6.	

SHEET TITLE

OVERALL
SITE PLAN

DRAWN _____ JO
CHECKED _____ LND
PM _____ RCS

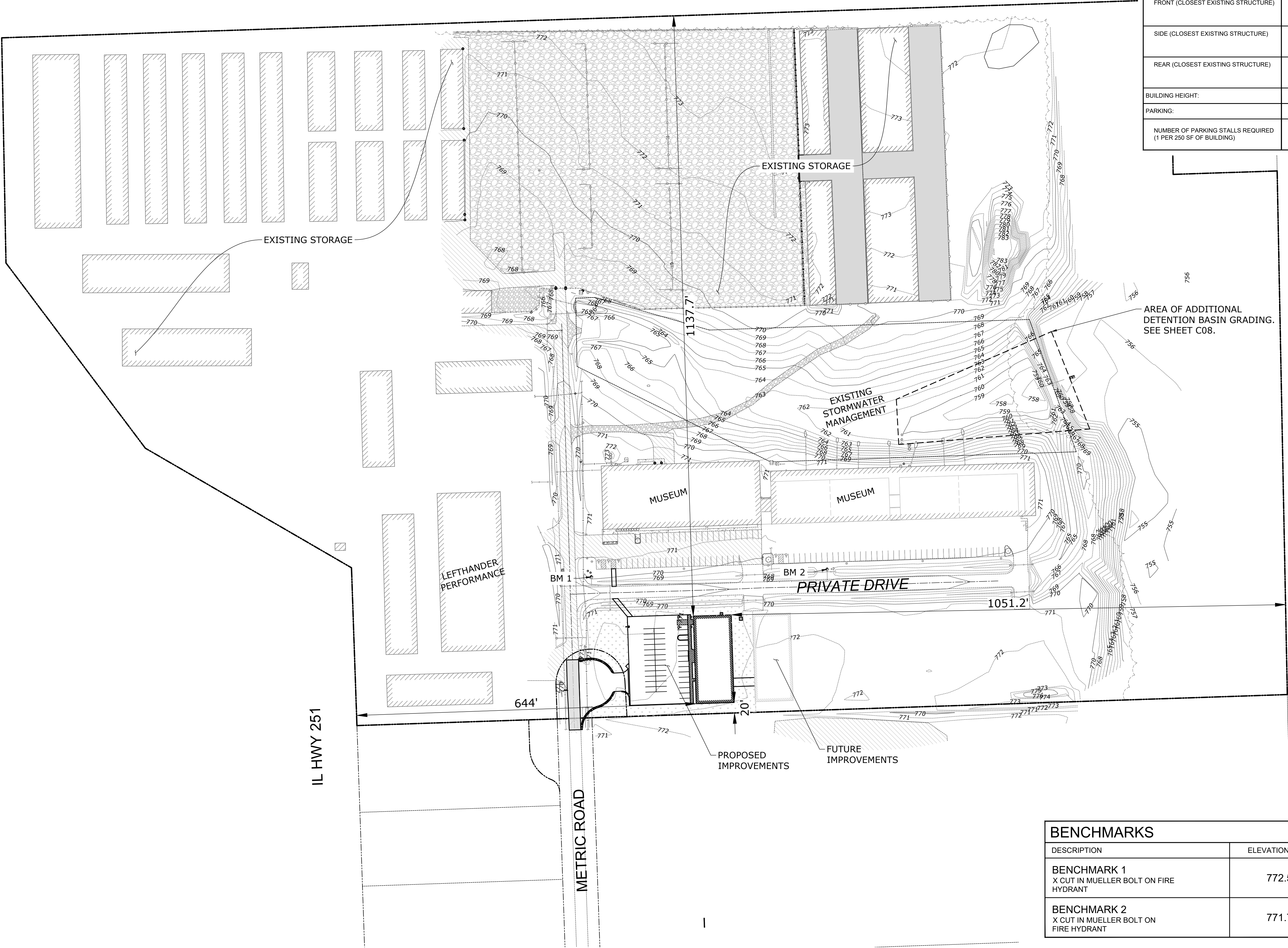
PROJECT NUMBER
SHEET NUMBER

20034

C03

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	REQUIRED
FRONT (CLOSEST EXISTING STRUCTURE)	108'	108' (NEAREST EXISTING STRUCTURE) 132' (NEW MUSEUM)	1/4 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



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