



SITE INFORMATION:

PROPERTY AREA: 85,297 S.F. (1.96 ACRES).  
EXISTING ZONING: SUBURBAN COMMERCIAL  
PROPOSED ZONING: SUBURBAN COMMERCIAL  
PROPOSED USE: AUTO COLLISION REPAIR CENTER  
AREA OF SITE DISTURBANCE: XXXXX  
SETBACKS:  
BUILDING: FRONT(SOUTH) = 25' (FROM EDGE OF PAVEMENT)  
SIDE(EAST) = 10'  
REAR(NORTH) = 10'  
STREET(WEST) = 25' (FROM EDGE OF PAVEMENT)  
PAVEMENT: FRONT(SOUTH) = 10'  
SIDE(EAST) = 5'  
REAR(NORTH) = 5'  
STREET(WEST) = 10'  
BUFFERYARDS:  
SIDE (EAST) = 10'  
REAR(NORTH) = 10'  
PROPOSED BUILDING HEIGHT: 21' (MAX. HEIGHT ALLOWED: 50')  
PARKING REQUIRED: 15 SPACE PER 50 S.F. (243 SPACES REQ.)  
PARKING PROVIDED: 50 SPACES (2 H.C. ACCESSIBLE)  
HANDICAP STALLS REQUIRED: 2. HANDICAP STALLS PROVIDED: 2  
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.39	16,785	19.7%
TOTAL IMPERVIOUS	0.39	16,785	19.7%
LANDSCAPE/ OPEN SPACE	1.57	68,512	80.3%
PROJECT SITE	1.96	85,297	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.28	12,117	14.2%
PAVEMENT (ASP. & CONC.)	1.10	48,036	56.3%
TOTAL IMPERVIOUS	1.38	60,153	70.5%
LANDSCAPE/ OPEN SPACE	0.58	25,144	29.5%
PROJECT SITE	1.96	85,297	100.0%

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
3	FLUSH WALK (SEE DETAIL)
6	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
8	CURB TAPER (SEE DETAIL)
9	CANE BOLT LOCATIONS FOR GATE OPEN AND CLOSED POSITIONS (TYP.)
10	6' TALL FENCE, MAINTAIN 3' MIN. OFF BACK OF CURB
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	(2) 10' SWING GATES
15	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAILS)
21	DETECTABLE WARNING PLATE PER STATE CODE

LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	HEAVY DUTY CONCRETE
	DUMPSTER PAD / APRON CONCRETE



CIVIL SITE PLAN



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

PROPOSED GERBER AUTO BODY FOR:  
**DSDH DEVELOPMENT**  
S BUSINESS DR II • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 6, 2025

JOB NUMBER

240269200

SHEET NUMBER

C1.1

NOT FOR CONSTRUCTION