



Civil Engineering Services

GENERAL DEVELOPMENT PLAN

Building Additions and Site Improvements
Sheboygan Christian School
929 Greenfield Avenue, Sheboygan, WI 53081

March 2024

OWNER CONTACT:

Ann Steenwyk – Director of Education and Instruction
Sheboygan Christian School
929 Greenfield Avenue
Sheboygan, WI 53081
(920) 458-9981
ann.steenwyk@sheboyganchristian.com

REGISTERED PROFESSIONAL ENGINEER:

Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920) 452-4444
jvaness@abacusarchitects.net

PROJECT DESCRIPTION

Tax Key Numbers: 59281321763

Zoning: Suburban Residential – 5 (SR-5)

A total of about 103,000 sq.ft. of new building additions will be added to the existing Sheboygan Christian High School over multiple phases to bring K through 8th grade students into the same building as the high school students and to add an auditorium and new gym.

Proposed additions will include:

- The reconstruction of the west side of the existing building and a portion of the existing parking lot.
- New building additions to the south and southeast of the existing building.
- Pavement additions and restriping of the west parking lot.
- A new drive exit and restriping of the north parking lot.
- A new drive and turnaround on the south side of the building.
- Relocation of the stormwater pond.
- A new proposed gym building to the south of the west parking lot.

PUD zoning is proposed to help streamline the review process for the future additions to the proposed site through its multiple phases. No modifications are required for land use, density and intensity, or parking and loading requirements. However, the proposed future building addition to the southeast falls within the SR-5 nonresidential building to residential side lot line setback of 50 feet at approximately 15 feet from the property line.

Civil plans found in the appendix show the extent of changes for the proposed project, as well as a proposed grading plan, and a proposed stormwater and utility plan.

The original landscape plan for the project can be found in the appendix. A future landscape plan will be updated and sent by April 3rd.

APPENDIX TABLE OF CONTENTS

LOCATION MAP

OWNER AND ZONING MAP

CIVIL PLAN SET

LANDSCAPING PLAN

LOCATION MAP



3/18/2024

P:\2023\CONTRACTS\2023\96 Shelbygan Children School - Phase 3\Phase - 2\Construction Documents\3.3 Site\2023\96 - Base Field.dwg

LOCATION MAP



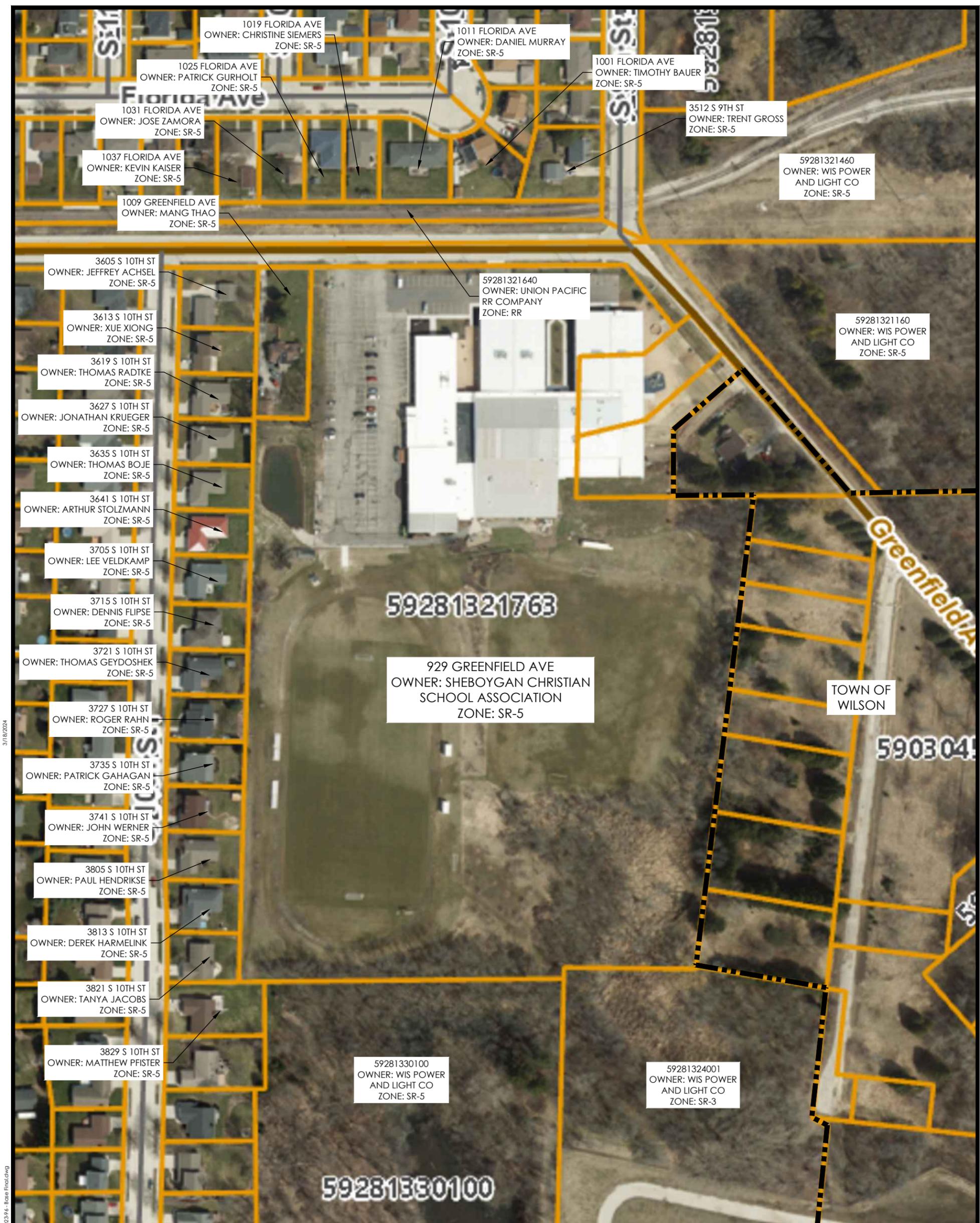
SCALE: 1"=150'

Date _____
Project Name _____
Location _____ Proj. No. _____

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OWNERS AND ZONING MAP



3/18/2024

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OWNER MAP



SCALE: 1"=150'

March 18, 2024

Sheboygan Christian School

929 Greenfield Avenue, Sheboygan, WI

Proj. No. 2023-96

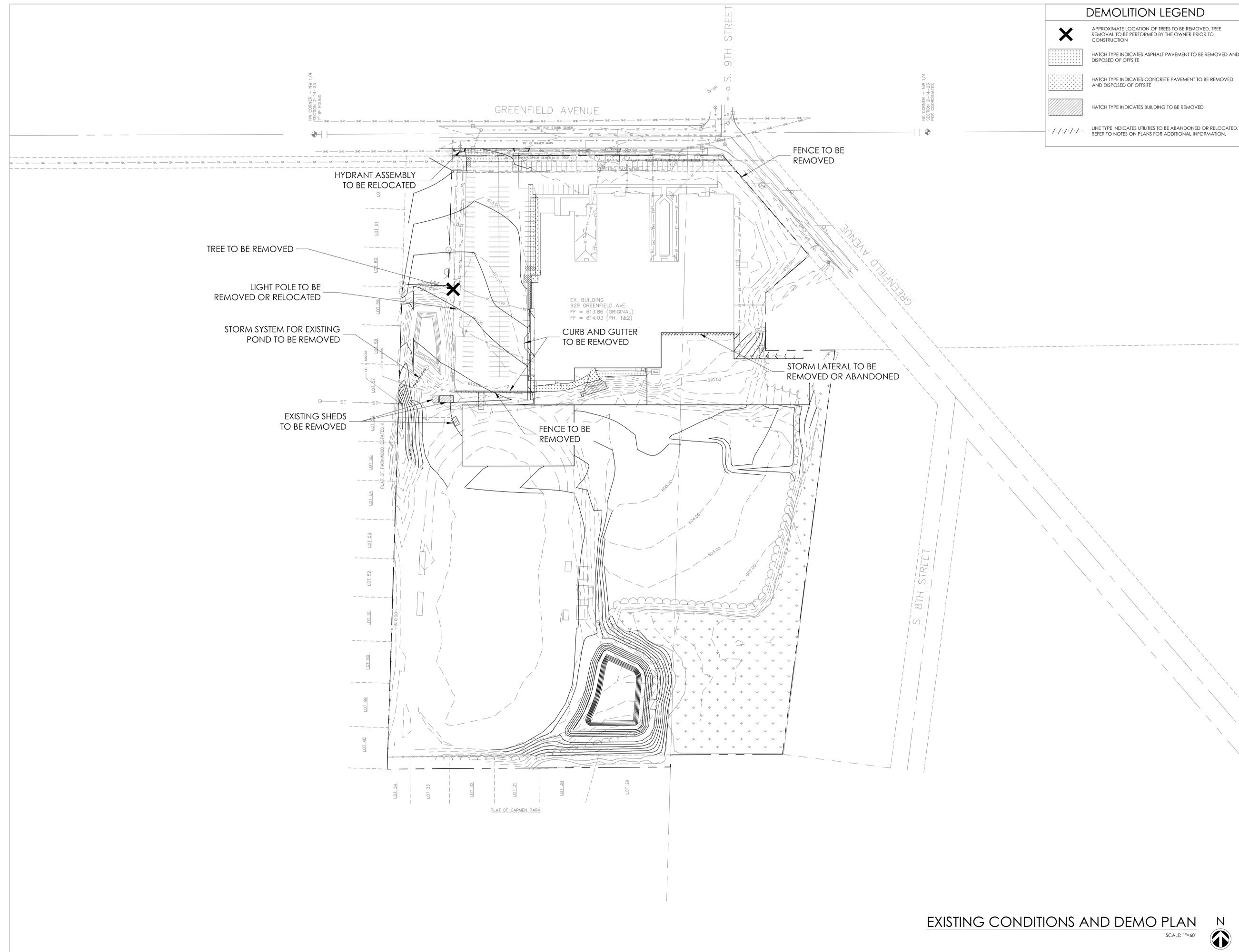
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CIVIL PLAN SET

March 18, 2024

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BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK. ON THEIR OWN WORK
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FEBRUARY 9, 2024
BUILDING ADDITION - PHASE 3
SHEBOYGAN CHRISTIAN SCHOOL
929 GREENFIELD AVENUE, SHEBOYGAN, WI 53081
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 400 N. VEL R. PHILLIPS AVE., SUITE 210, MILWAUKEE, WI 53022 | (414) 837-4450

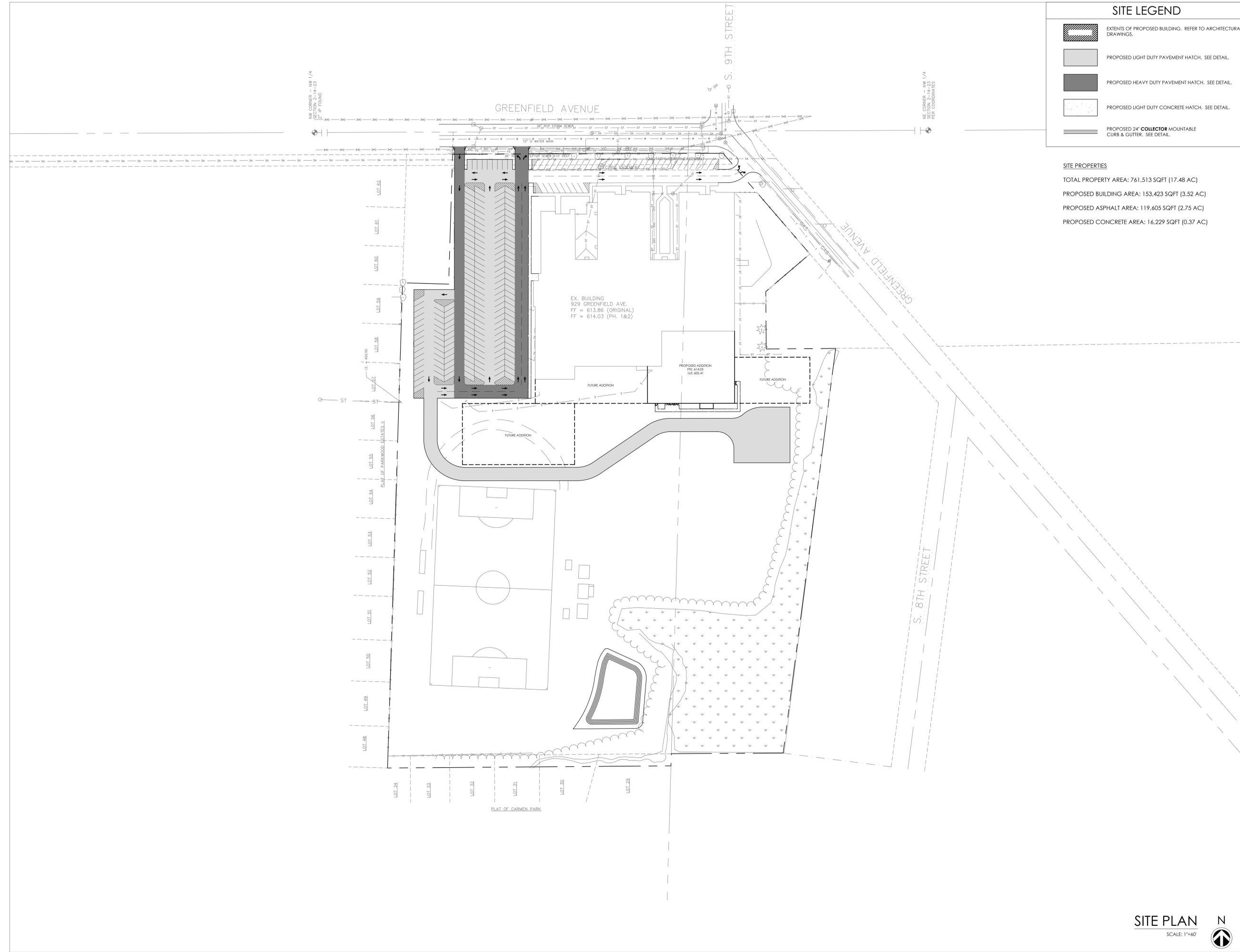
DRAWN BY: JMN
CHECKED BY: JRV

EXISTING CONDITIONS AND DEMO PLAN

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200
PROJ. NO. 2023-96

EXISTING CONDITIONS AND DEMO PLAN
SCALE: 1"=60'





SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED 24" COLLECTOR MOUNTABLE CURB & GUTTER. SEE DETAIL.

SITE PROPERTIES

TOTAL PROPERTY AREA: 761,513 SQFT (17.48 AC)
 PROPOSED BUILDING AREA: 153,423 SQFT (3.52 AC)
 PROPOSED ASPHALT AREA: 119,605 SQFT (2.75 AC)
 PROPOSED CONCRETE AREA: 16,229 SQFT (0.37 AC)



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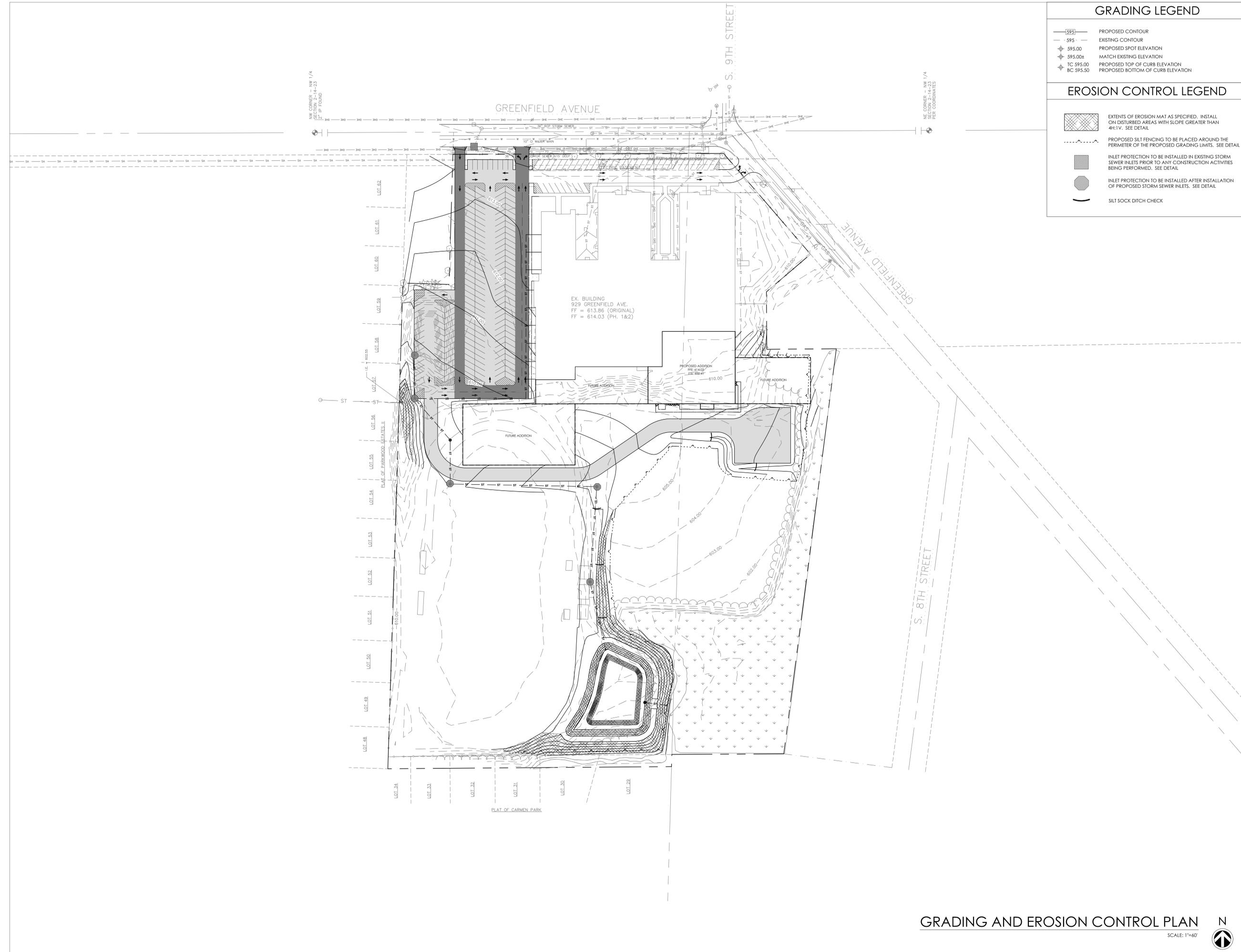
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SITE PLAN

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SITE PLAN
 SCALE: 1"=60'



GRADING LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND	
	EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
	PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
	INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
	INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
	SILT SOCK DITCH CHECK



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GRADING AND EROSION CONTROL PLAN

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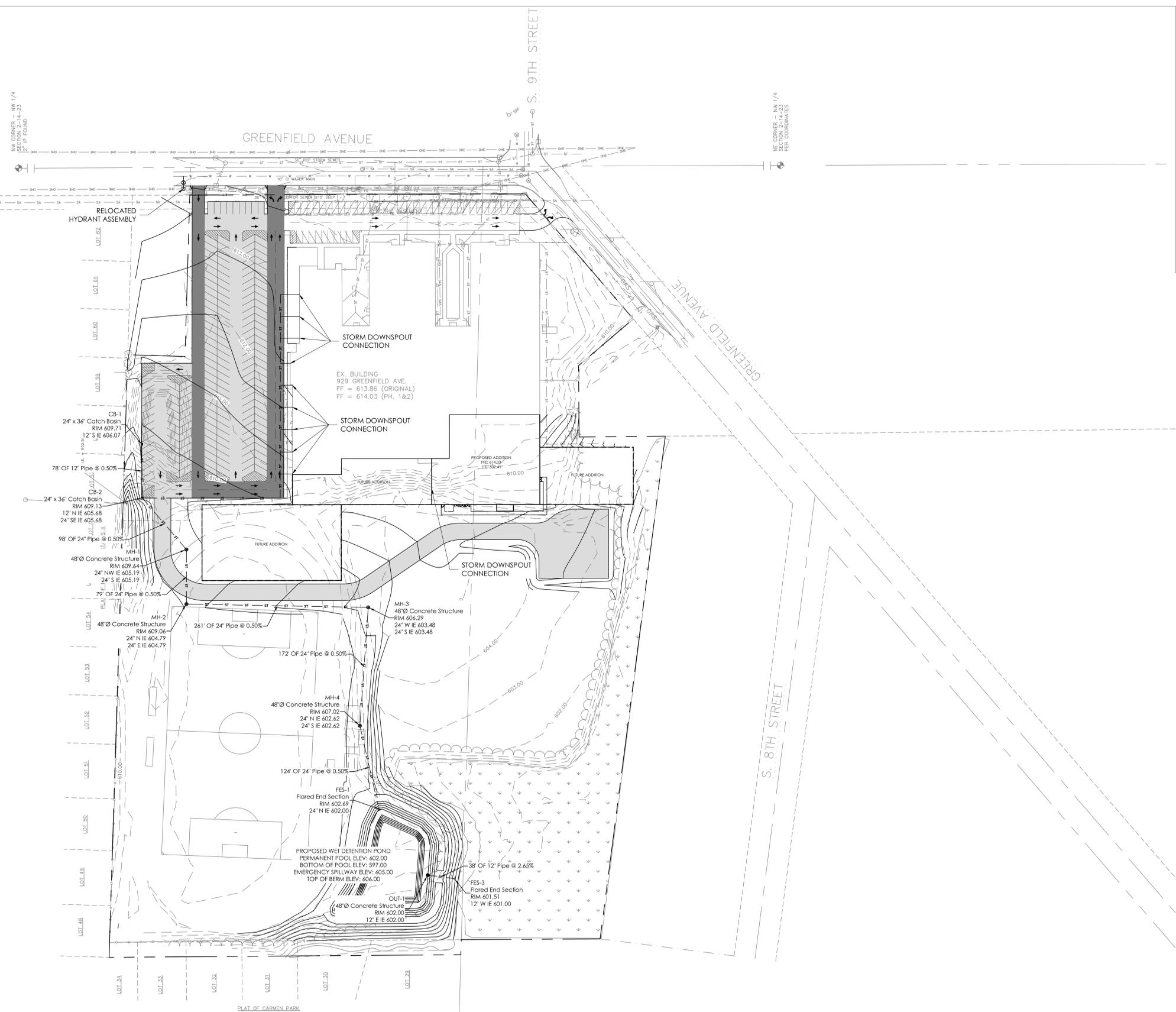
UTILITY PLAN

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203

PROJ. NO. 2023-96

UTILITY PLAN

SCALE: 1"=60'



GREENFIELD AVENUE

S. 9TH STREET

S. 8TH STREET

PLAT OF CARMEN PARK

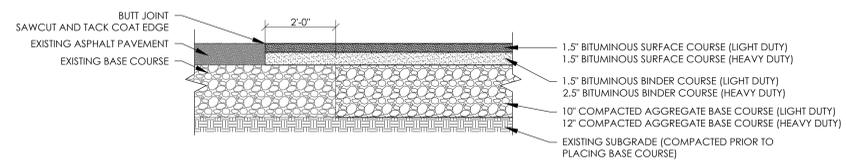
NW CORNER - NW 1/4
SECTION 2-H-23
12\"/>

NE CORNER - NW 1/4
SECTION 2-H-23
PER. COORDINATES

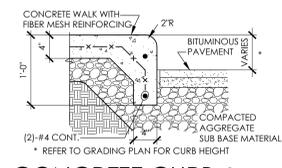
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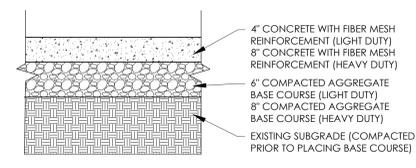
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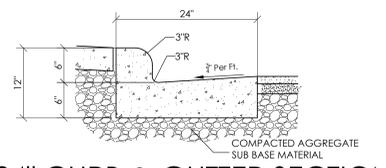
ASPHALT PAVEMENT CROSS SECTION



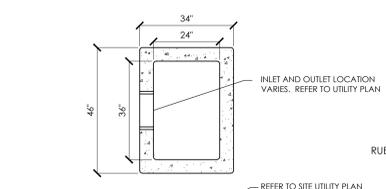
CONCRETE CURB & SIDEWALK SECTION



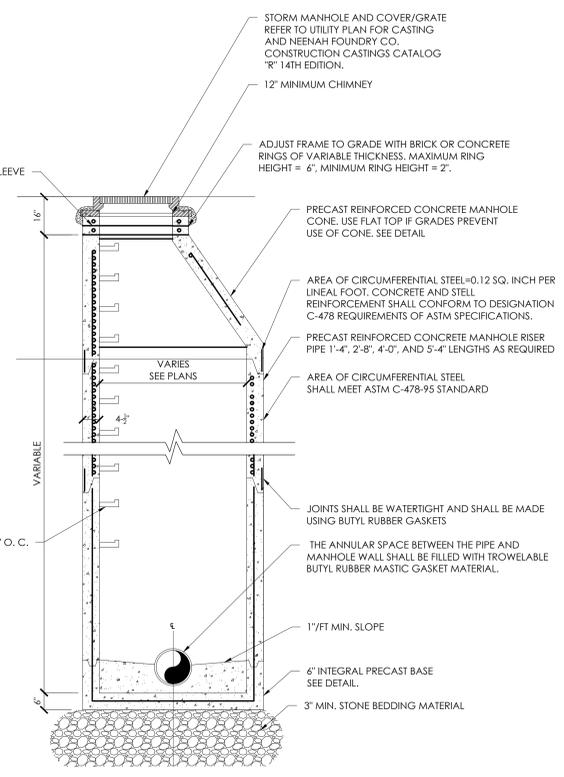
CONCRETE PAVEMENT CROSS SECTION



24\"/>

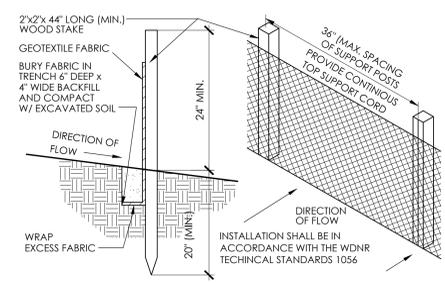


PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION

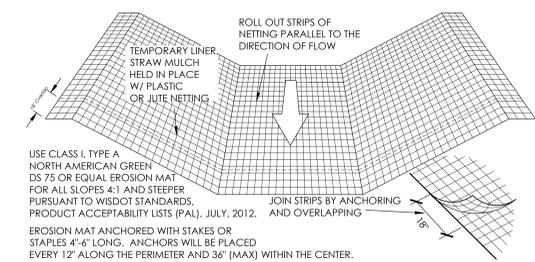


STORM MANHOLE NOTES:

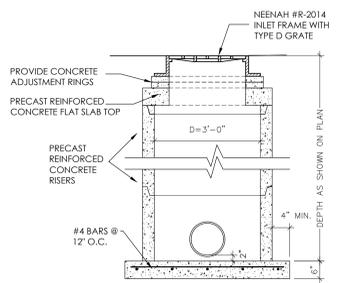
1. PRECAST ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITH THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. 3\"/>



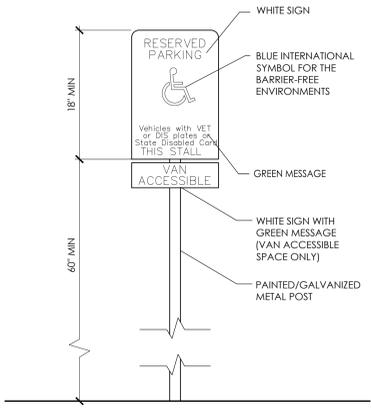
SILT FENCE SECTION & DETAIL



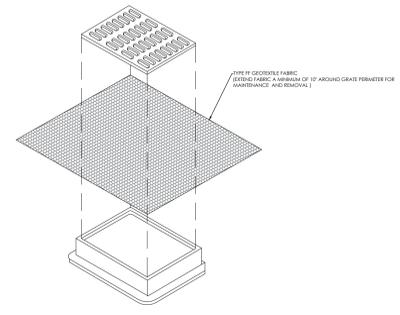
EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



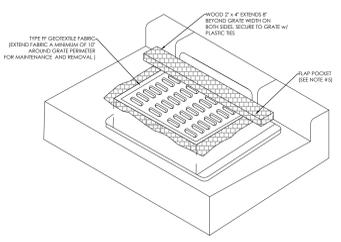
PRECAST REINFORCED CONCRETE ACCEPTABLE STORM INLET SECTION



ACCESSIBLE PARKING SIGNAGE DETAIL



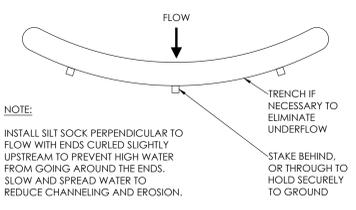
INLET PROTECTION TYPE \"/>



INLET PROTECTION TYPE \"/>

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

STORM MANHOLE DETAIL



NOTE:
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

SILT SOCK DITCH CHECK

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DETAILS

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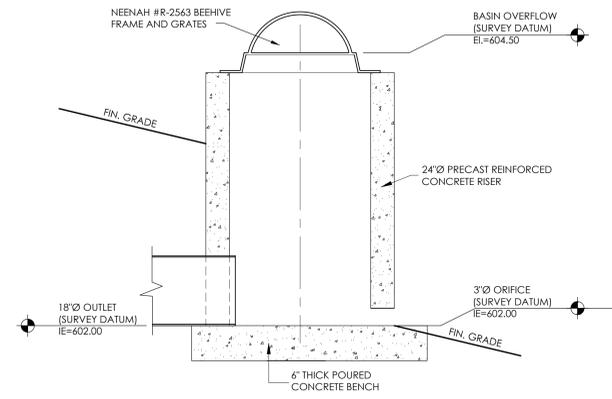
DETAILS

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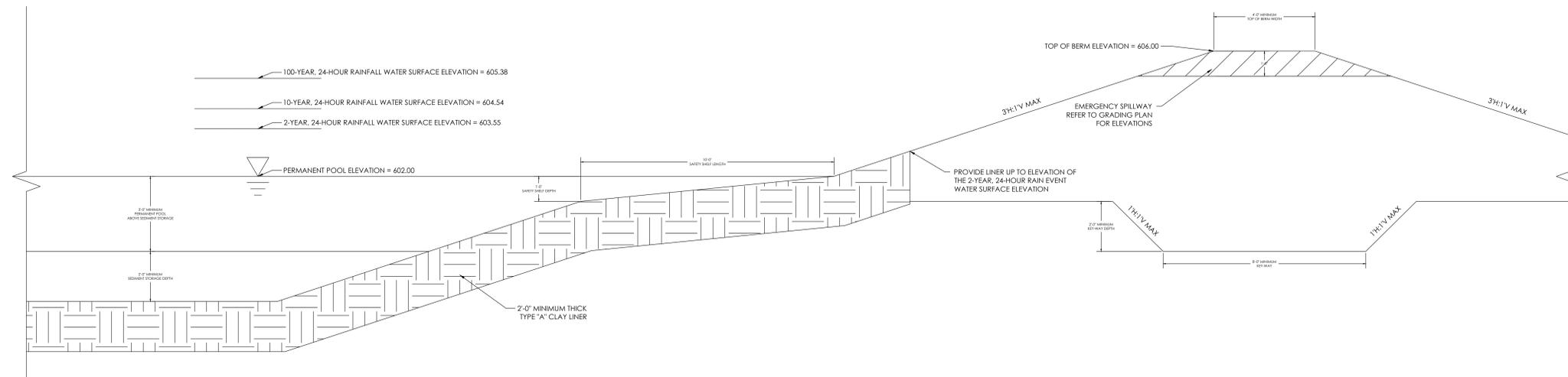
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POND OUTLET SECTION



WET DETENTION POND CROSS SECTION

DETAILS

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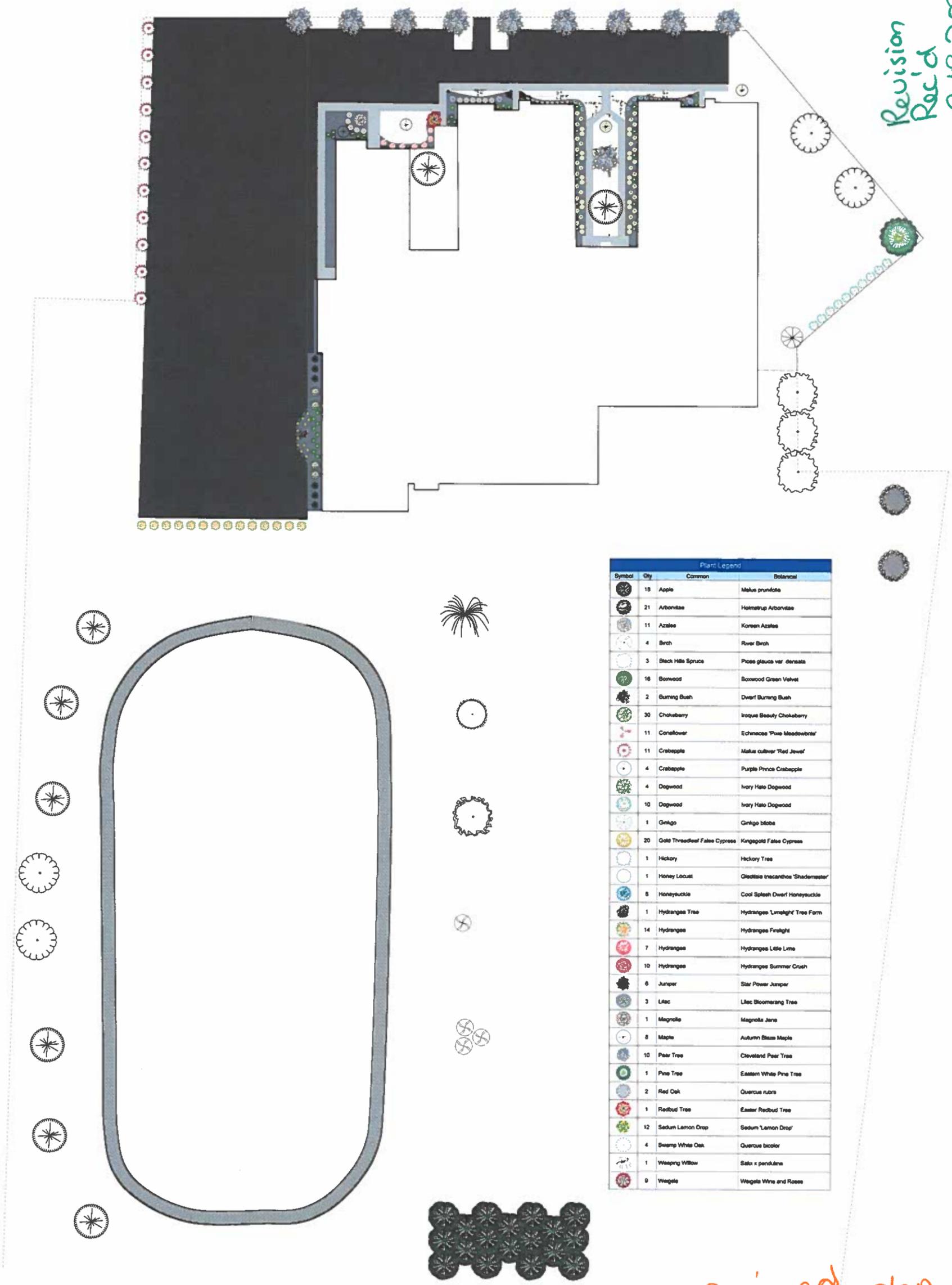
DETAILS

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205

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LANDSCAPING PLAN



Revision
Rec'd
8-18-2021
jmc

Plant Legend			
Symbol	Qty	Common	Botanical
	18	Apple	Malus prunifolia
	21	Arbutus	Hormetrum Arbutus
	11	Azalea	Korean Azalea
	4	Birch	River Birch
	3	Black Hills Spruce	Picea glauca var. densata
	18	Boxwood	Boxwood Green Velvet
	2	Burning Bush	Dwarf Burning Bush
	30	Chokeberry	Iroquo Beauty Chokeberry
	11	Cornflower	Echinacea 'Pure Meadowbrite'
	11	Crabapple	Malus cultivar 'Red Jewel'
	4	Crabapple	Purple Prince Crabapple
	4	Dogwood	Ivory Halo Dogwood
	10	Dogwood	Ivory Halo Dogwood
	1	Ginkgo	Ginkgo biloba
	20	Gold Threaded False Cypress	Kinggold False Cypress
	1	Hickory	Hickory Tree
	1	Honey Locust	Gleditsia inaequalis 'Shademaster'
	8	Honeysuckle	Cool Splash Dwarf Honeysuckle
	1	Hydrangea Tree	Hydrangea 'Lunelight' Tree Form
	14	Hydrangea	Hydrangea Frelight
	7	Hydrangea	Hydrangea Little Lime
	10	Hydrangea	Hydrangea Summer Crush
	6	Juniper	Star Power Juniper
	3	Lilac	Lilac Blooming Tree
	1	Magnolia	Magnolia Jane
	8	Maple	Autumn Blaze Maple
	10	Pear Tree	Cleveland Pear Tree
	1	Pine Tree	Eastern White Pine Tree
	2	Red Oak	Quercus rubra
	1	Redbud Tree	Easter Redbud Tree
	12	Sedum Lemon Drop	Sedum 'Lemon Drop'
	4	Swamp White Oak	Quercus bicolor
	1	Weeping Willow	Salix x pendulina
	9	Wiegata	Wiegata Wine and Roses

Designed by:
**Texture
Not Found**

Designer:
Jeremy Jensema
920-917-0673
proflandscapejj@gmail.com
proflandscape.com

Designed For:
Sheboygan Christian
School

Revised
Landscape Plan
Approved w/
Conditions
8-20-2021
jmc