

EXISTING SITE DATA (EAST + WEST)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
TOTAL IMPERVIOUS	2.94	127,870	83.4%
LANDSCAPE/ OPEN SPACE	0.58	25,413	16.6%

PROPOSED SITE DATA (EAST + WEST)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.54	23,494	15.3%
PAVEMENT (ASP. & CONC.)	2.26	98,615	64.3%
TOTAL IMPERVIOUS	2.80	122,109	79.7%
LANDSCAPE/ OPEN SPACE	0.72	31,174	20.3%

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652
CITY OF SHEBOYGAN PARCEL NUMBER: 59281215827

PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES)
PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES)
TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES)

EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK)
EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL)

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING:
NORTH: UC (URBAN COMMERCIAL)
EAST: SC (SUBURBAN COMMERCIAL)
SOUTH: ROW
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25'
SIDE = 10'
REAR = 10'

PAVEMENT: FRONT = 10'
SIDE = 5'
REAR = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)

PARKING PROVIDED: 213 STALLS

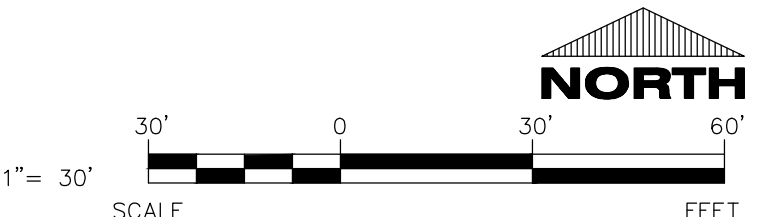
LANDSCAPE REQUIREMENTS:
MAXIMUM IMPERVIOUS SURFACE TOWN: 40%
MAXIMUM IMPERVIOUS SURFACE CITY: 75%

- SITE PLAN KEYNOTES**
- 1 STANDARD ASPHALT SECTION (TYP.)
 - 2 HEAVY DUTY ASPHALT SECTION (TYP.)
 - 3 CONCRETE SIDEWALK (TYP.)
 - 4 PUBLIC ROW DRIVEWAY CONCRETE
 - 7 DUMPSTER PAD/APRON CONCRETE (TYP.)
 - 8 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
 - 9 RAISED WALK (TYP.)
 - 10 FLUSH WALK (TYP.)
 - 12 CURB RAMP (TYP.)
 - 13 ADA CURB RAMP (TYP.)
 - 14 18" CURB & GUTTER (TYP.)
 - 16 CURB TAPER (TYP.)
 - 18 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
 - 19 HANDICAP SIGN (TYP.)
 - 20 HANDICAP STALL & STRIPING PER STATE CODES.
 - 22 PYLON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
 - 23 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
 - 24 6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
 - 28 DETECTABLE WARNING PLATE
 - 30 PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
 - 31 SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
 - 32 EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE)
 - 33 FUTURE EV CHARGERS TO BE INSTALLED. PROVIDE ROUGHED IN CONDUIT.
 - 34 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER
 - 35 TIRE STORAGE
 - X(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

PROPOSED FOR:

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

PRELIMINARY PLAN DATE	
NOV. 15, 2023	
DEC. 8, 2023	
DEC. 19, 2023	
PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
DRAWN BY:	KRW
EXPEDITOR:	E. GRAPER
SUPERVISOR:	M. HOYER
PRELIMINARY NO:	P22092
CONTRACT NO:	80870
DATE:	



CIVIL SITE PLAN
EXCEL JOB #: 2239780

C1.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

