



Civil Engineering Services

GENERAL DEVELOPMENT PLAN

Site Improvements
Science On a River - SOAR
826 South 8th Street, Sheboygan, WI 53081

June 2025

OWNER CONTACT:
Leslie Kohler – Project Manager
SOAR
826 South 8th Street
Sheboygan, WI 53081
(920) 629-8986
lkohler@windway.com

REGISTERED PROFESSIONAL ENGINEER:
Joel VanEss, P.E.
Abacus Architects, Inc.
1135A Michigan Avenue
Sheboygan, WI 53081
(920) 452-4444
jvaness@abacusarch.com

PROJECT DESCRIPTION

Tax Key Numbers: 59281110032

Zoning: Unit Development

A total of about 10,000 sq.ft. of site additions will be added to the outside of the existing building at 826 South 8th Street to bring in children/students for a series of outdoor learning experiences.

Proposed additions will include:

- Asphalt, limestone, concrete and pavers pathways throughout the site.
- A proposed solar tree and solar table.
- A proposed pavilion.
- A proposed greenhouse.
- A proposed bio-filtration pond and rain garden.

The current zoning of the site is Unit Development. No modifications are required for land use, density and intensity, or parking and loading requirements.

Civil plans found in the appendix show the extent of proposed changes for the 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 when received.

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LOCATION MAP

OWNER AND ZONING MAP

CIVIL PLAN SET

LANDSCAPING PLAN

LOCATION MAP



LOCATION MAP



SCALE: 1"=100'

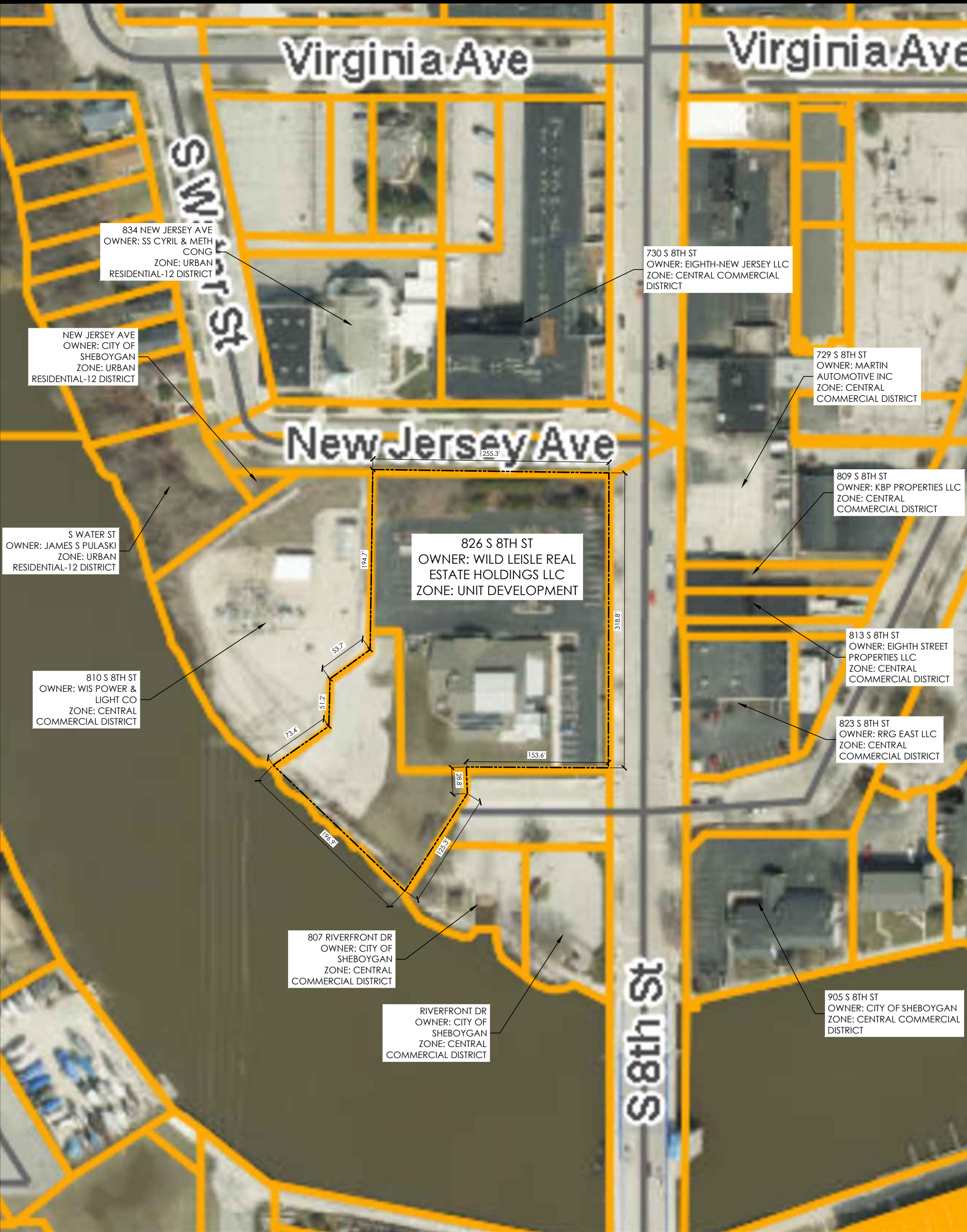
June 24, 2025
SOAR
Sheboygan, WI

Proj. No. 2024-147

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OWNERS AND ZONING MAP



ZONING MAP

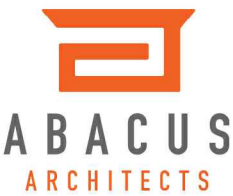


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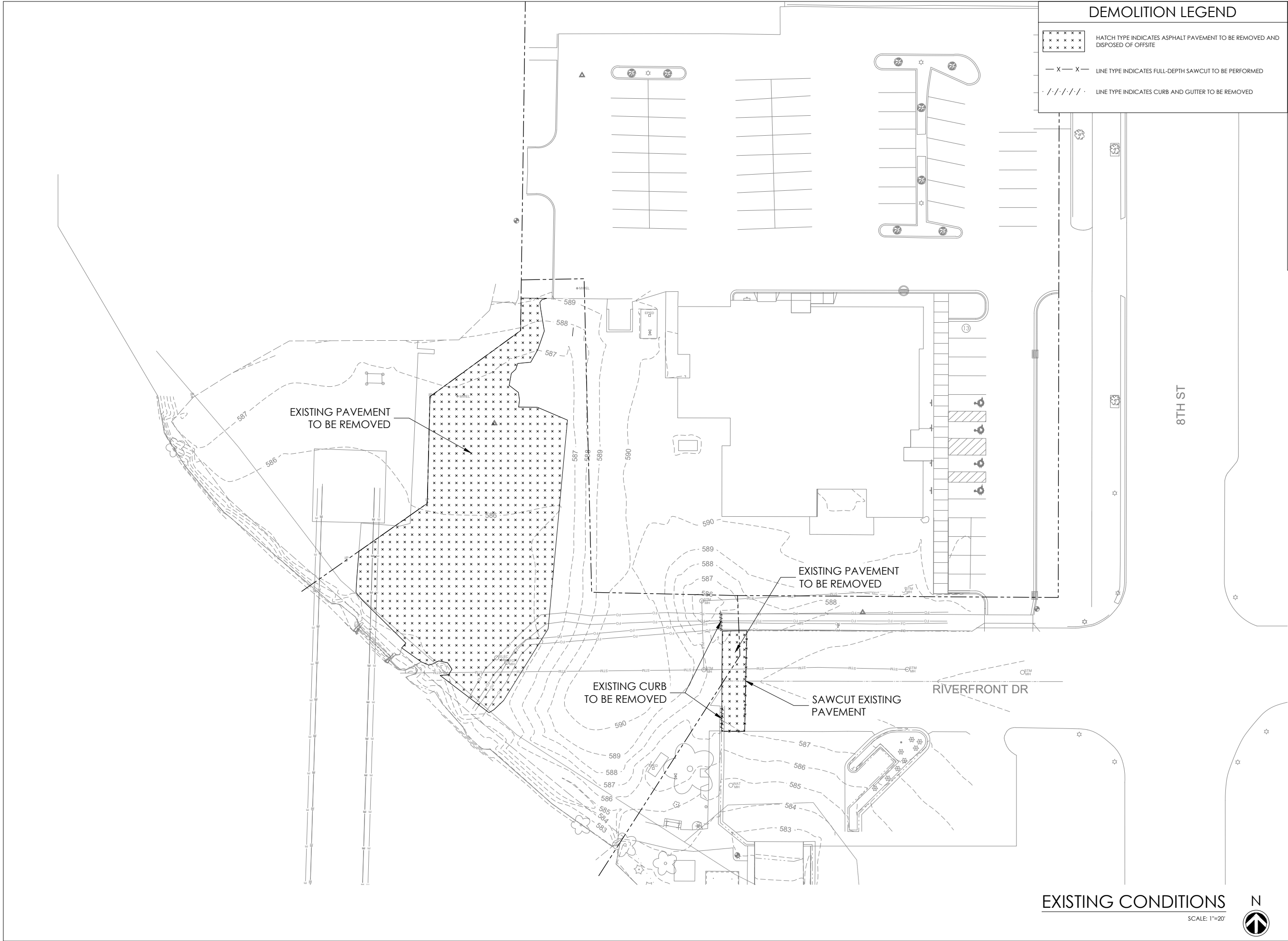
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CIVIL PLAN SET

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DEMOLITION LEGEND

XXXXXX
XXXXXX
XXXXXX
HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE

— X — X —
LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

- - - - -
LINE TYPE INDICATES CURB AND GUTTER TO BE REMOVED



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ARCHITECTS

REVISIONS:

NOTICE TO BIDDERS
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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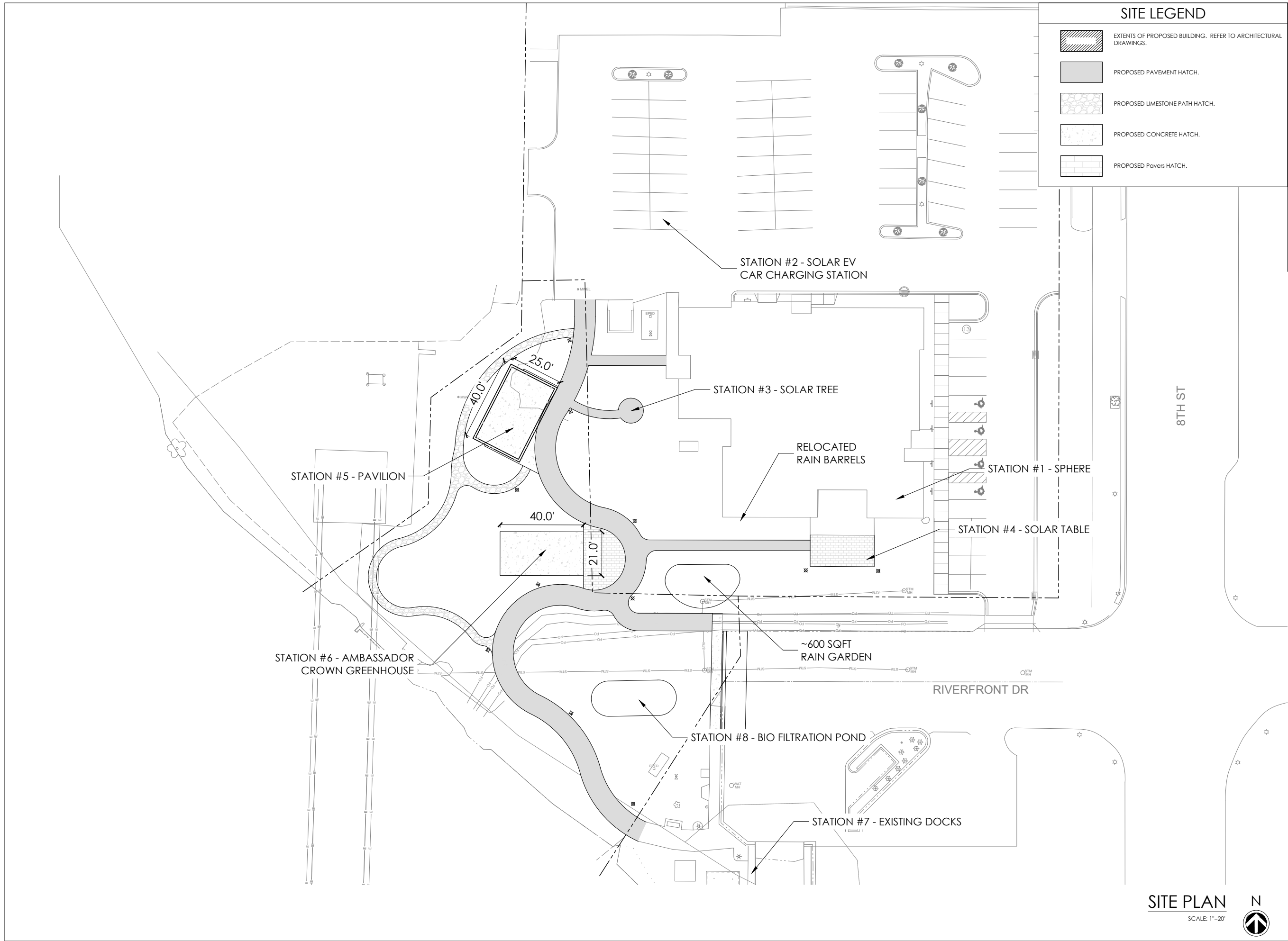
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SITE ADDITIONS
VISIT SHEBOYGAN SOAR
824 SOUTH 8TH STREET, SHEBOYGAN, WI
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE WI 53202 (414) 837-6450

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CHECKED BY: JRV

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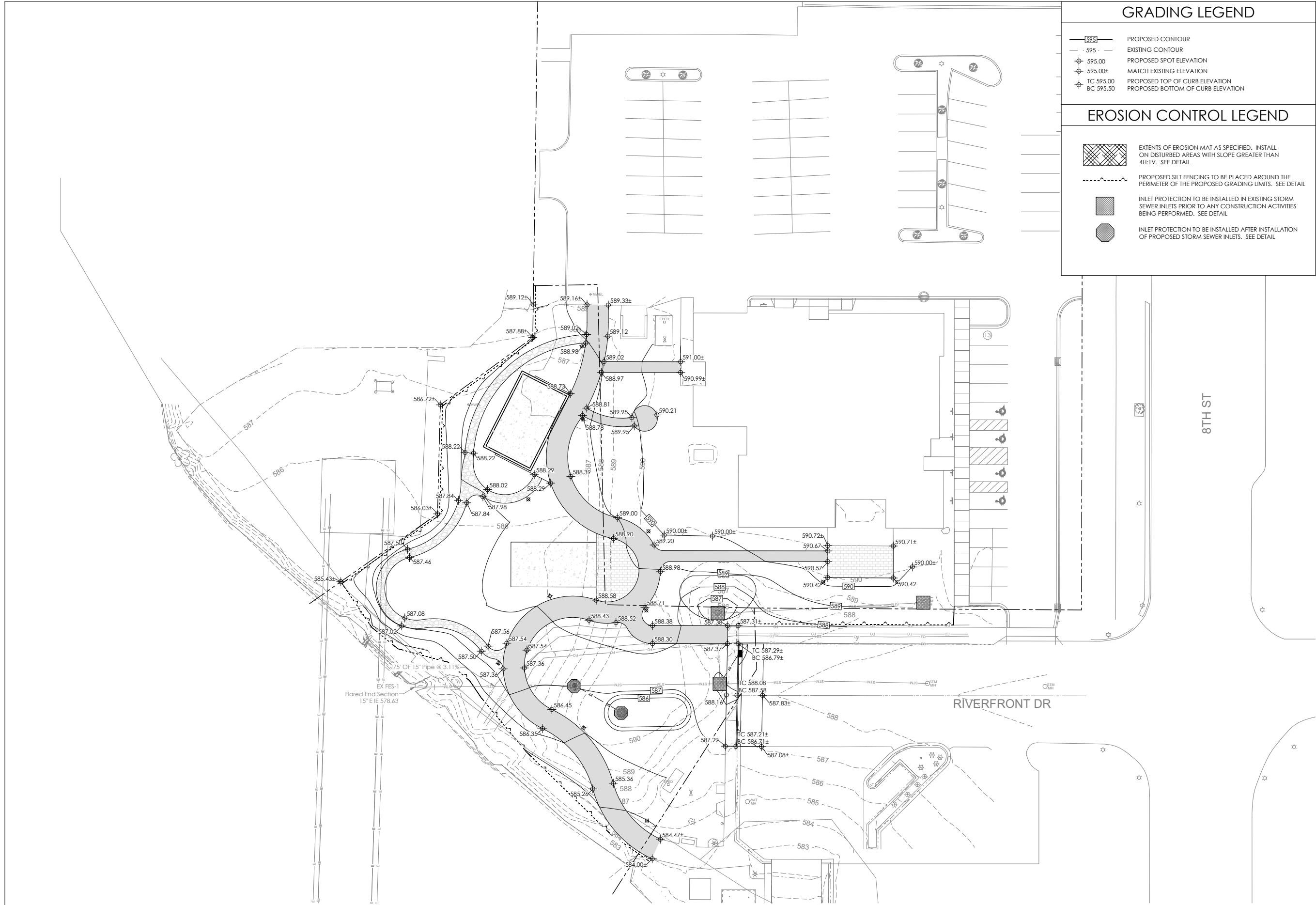
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GRADING LEGEND

- 595 — PROPOSED CONTOUR
- - - 595 - - - EXISTING CONTOUR
- ⊕ 595.00 PROPOSED SPOT ELEVATION
- ⊕ 595.00± MATCH EXISTING ELEVATION
- ⊕ TC 595.00 PROPOSED TOP OF CURB ELEVATION
- ⊕ BC 595.50 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.



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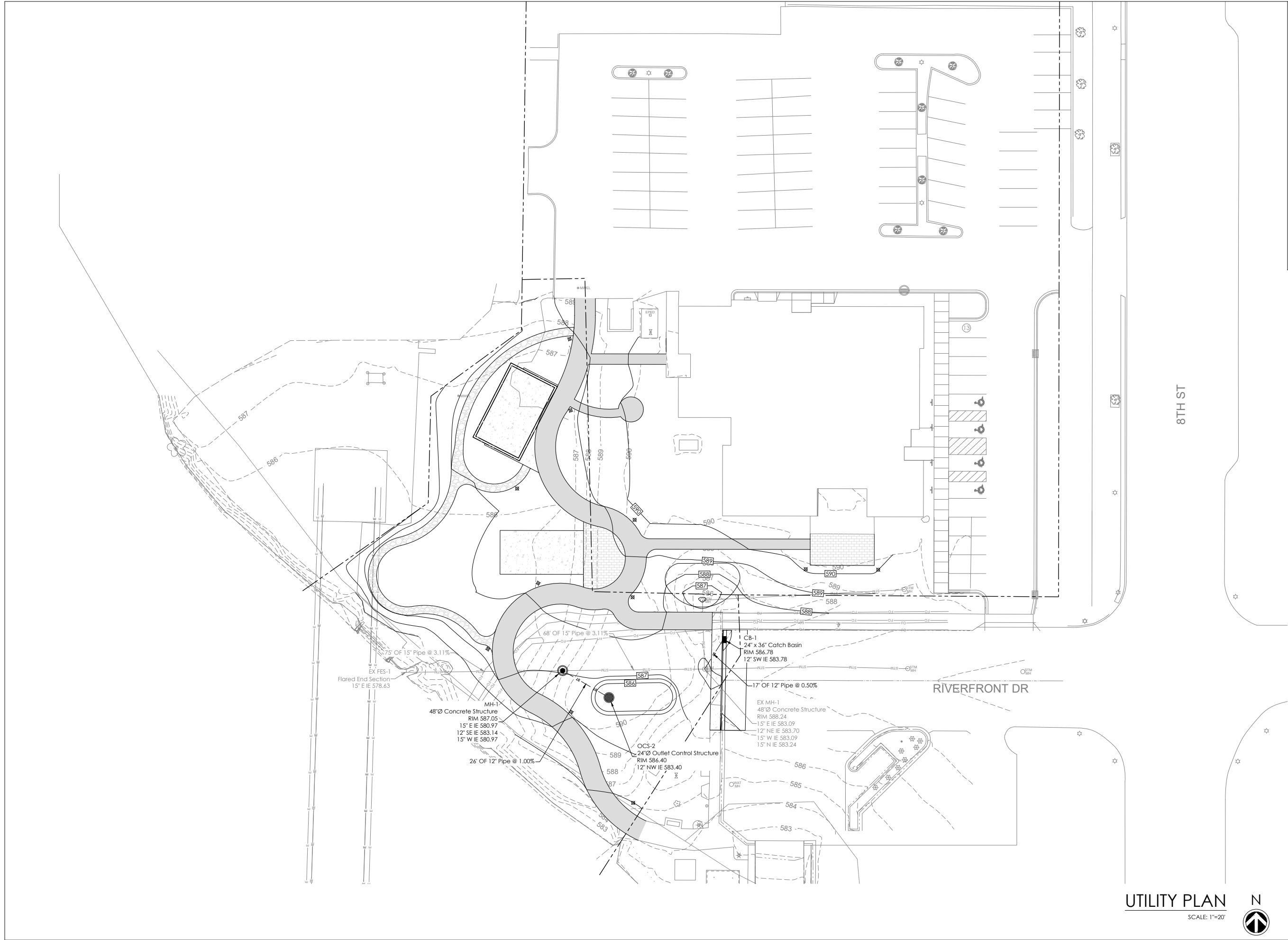
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GRADING AND EROSION CONTROL PLAN

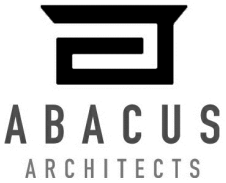
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UTILITY PLAN
SCALE: 1"=20'



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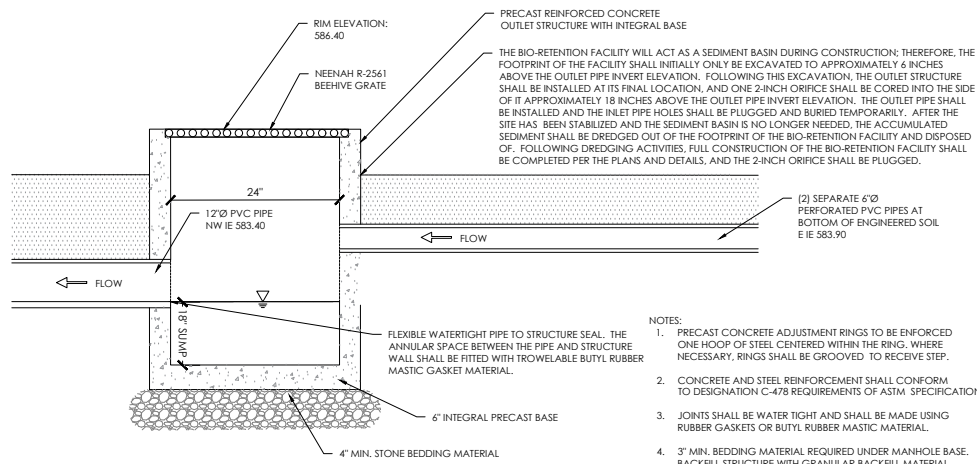
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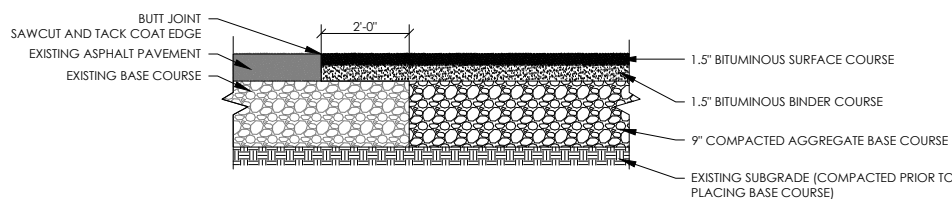
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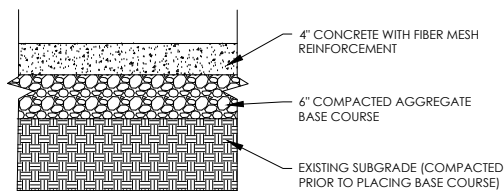
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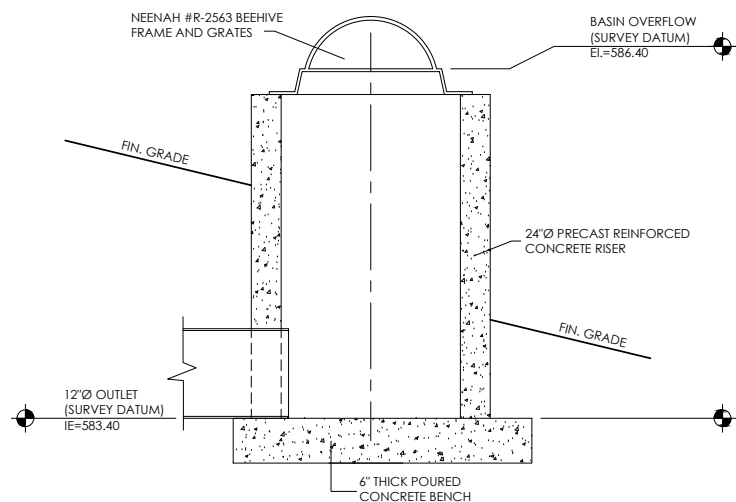
BIO-RETENTION OUTLET STRUCTURE DETAIL



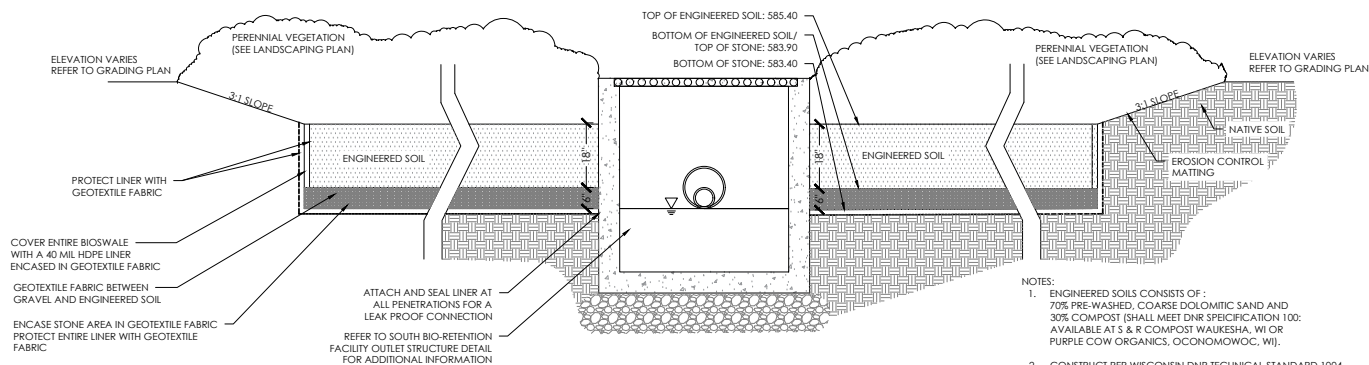
PATH ASPHALT PAVEMENT CROSS SECTION



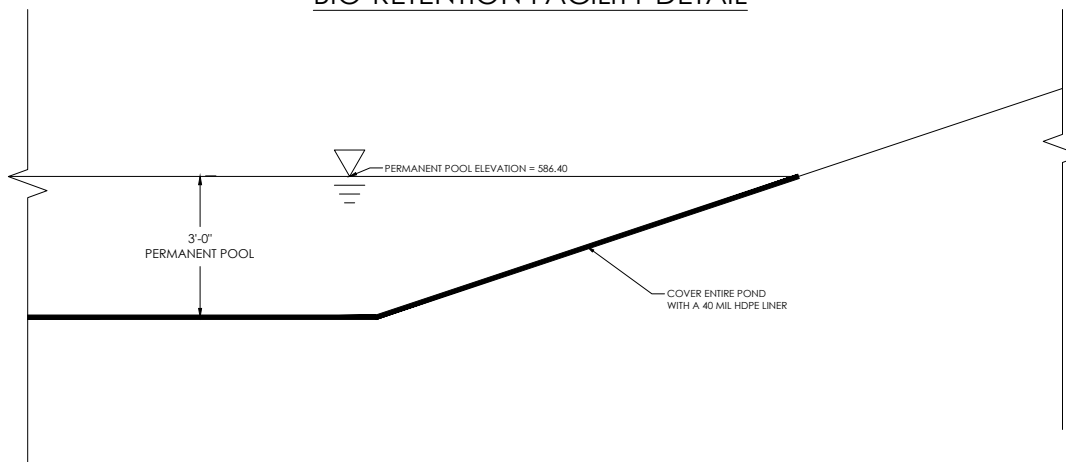
CONCRETE PAVEMENT CROSS SECTION



POND OUTLET SECTION

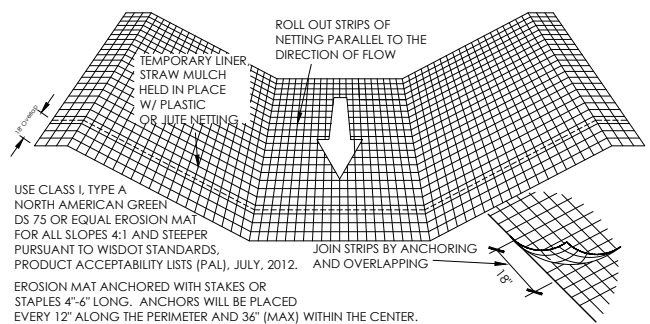
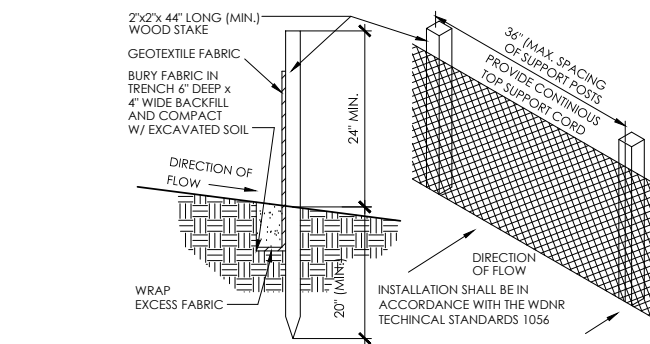


BIO-RETENTION FACILITY DETAIL

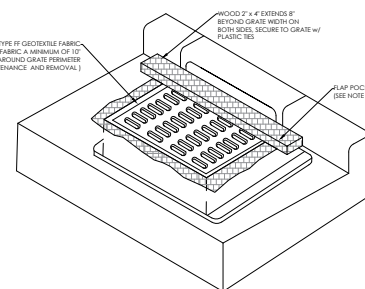


WET DETENTION POND CROSS SECTION

SILT FENCE SECTION & DETAIL



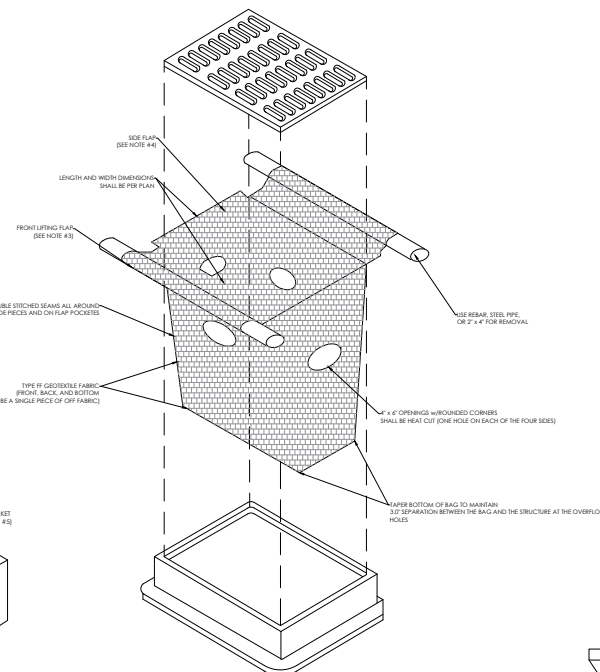
EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



INLET PROTECTION TYPE "C"

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.



INLET PROTECTION TYPE "D"

DETAILS

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LANDSCAPING PLAN

