

DEMOLITION LEGEND

X

APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION

XXXXXX

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

XXXXXX

HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE

XXXXXX

HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE

— X —

LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

ABACUS

ARCHITECTS

REVISIONS:

DATE

ISSUE

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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ISSUE DATE: FEBRUARY 10, 2025

PERRY WAY FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

1222 PERRY WAY, WATERLOO, WISCONSIN 53094

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 644 N VILL. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JMN

CHECKED BY: JRV

EXISTING CONDITION AND DEMO PLAN

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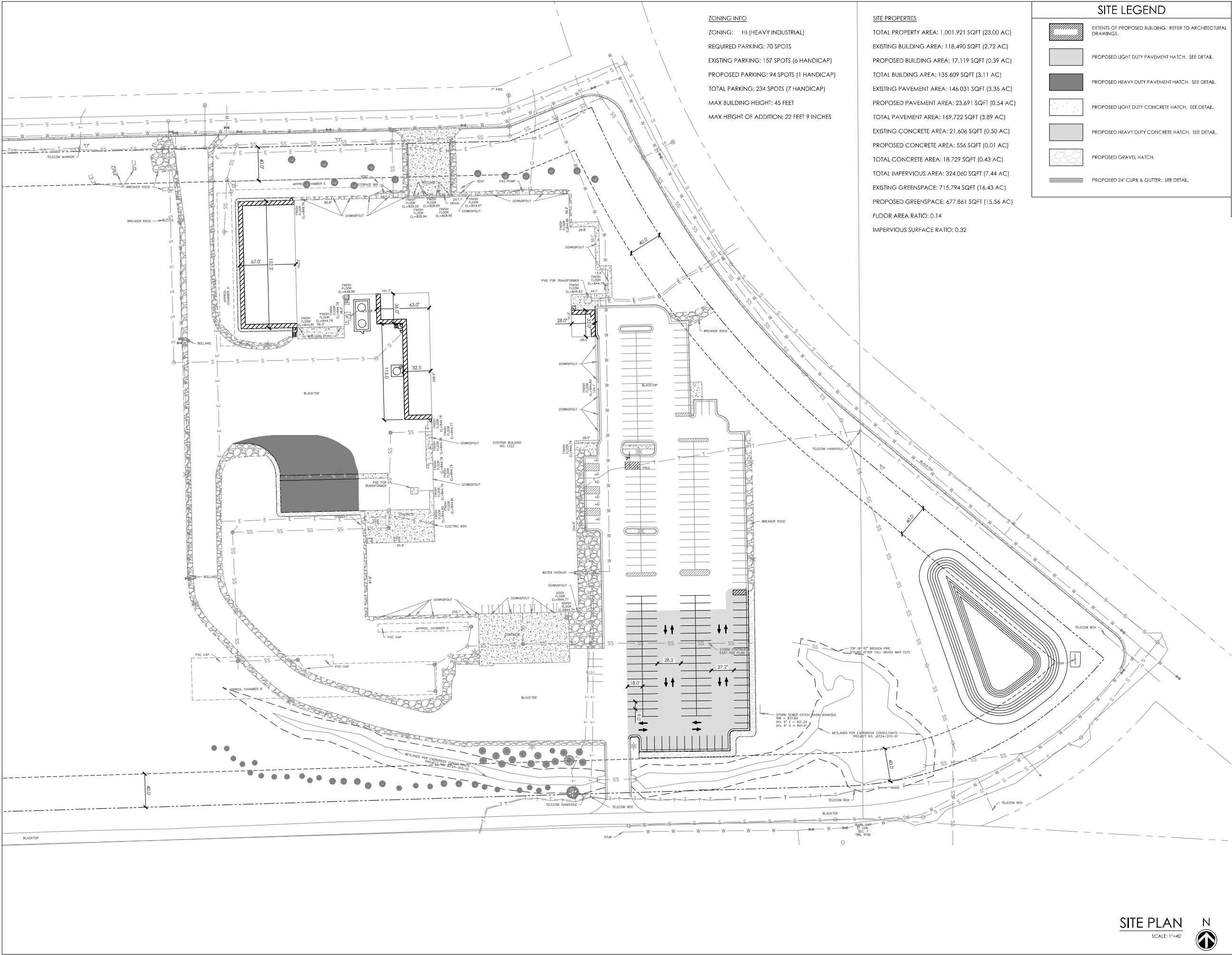
200

PROJ. NO. 2024-110

EXISTING CONDITION AND DEMO PLAN

SCALE: 1"=40'





ZONING INFO

ZONING: HI (HEAVY INDUSTRIAL)
REQUIRED PARKING: 70 SPOTS
EXISTING PARKING: 157 SPOTS (6 HANDICAP)
PROPOSED PARKING: 94 SPOTS (1 HANDICAP)
TOTAL PARKING: 234 SPOTS (7 HANDICAP)
MAX BUILDING HEIGHT: 45 FEET
MAX HEIGHT OF ADDITION: 22 FEET 9 INCHES

SITE PROPERTIES

TOTAL PROPERTY AREA: 1,001,921 SQFT (23.00 AC)
EXISTING BUILDING AREA: 118,490 SQFT (2.72 AC)
PROPOSED BUILDING AREA: 17,119 SQFT (0.39 AC)
TOTAL BUILDING AREA: 135,609 SQFT (3.11 AC)
EXISTING PAVEMENT AREA: 146,031 SQFT (3.35 AC)
PROPOSED PAVEMENT AREA: 23,691 SQFT (0.54 AC)
TOTAL PAVEMENT AREA: 169,722 SQFT (3.89 AC)
EXISTING CONCRETE AREA: 21,606 SQFT (0.50 AC)
PROPOSED CONCRETE AREA: 556 SQFT (0.01 AC)
TOTAL CONCRETE AREA: 18,729 SQFT (0.43 AC)
TOTAL IMPERVIOUS AREA: 324,060 SQFT (7.44 AC)
EXISTING GREENSPACE: 715,794 SQFT (16.43 AC)
PROPOSED GREENSPACE: 677,861 SQFT (15.56 AC)
FLOOR AREA RATIO: 0.14
IMPERVIOUS SURFACE RATIO: 0.32

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 HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED GRAVEL HATCH.
- PROPOSED 24" CURB & GUTTER. SEE DETAIL.



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SITE PLAN

A
201

PROJ. NO. 2024-110

SITE PLAN

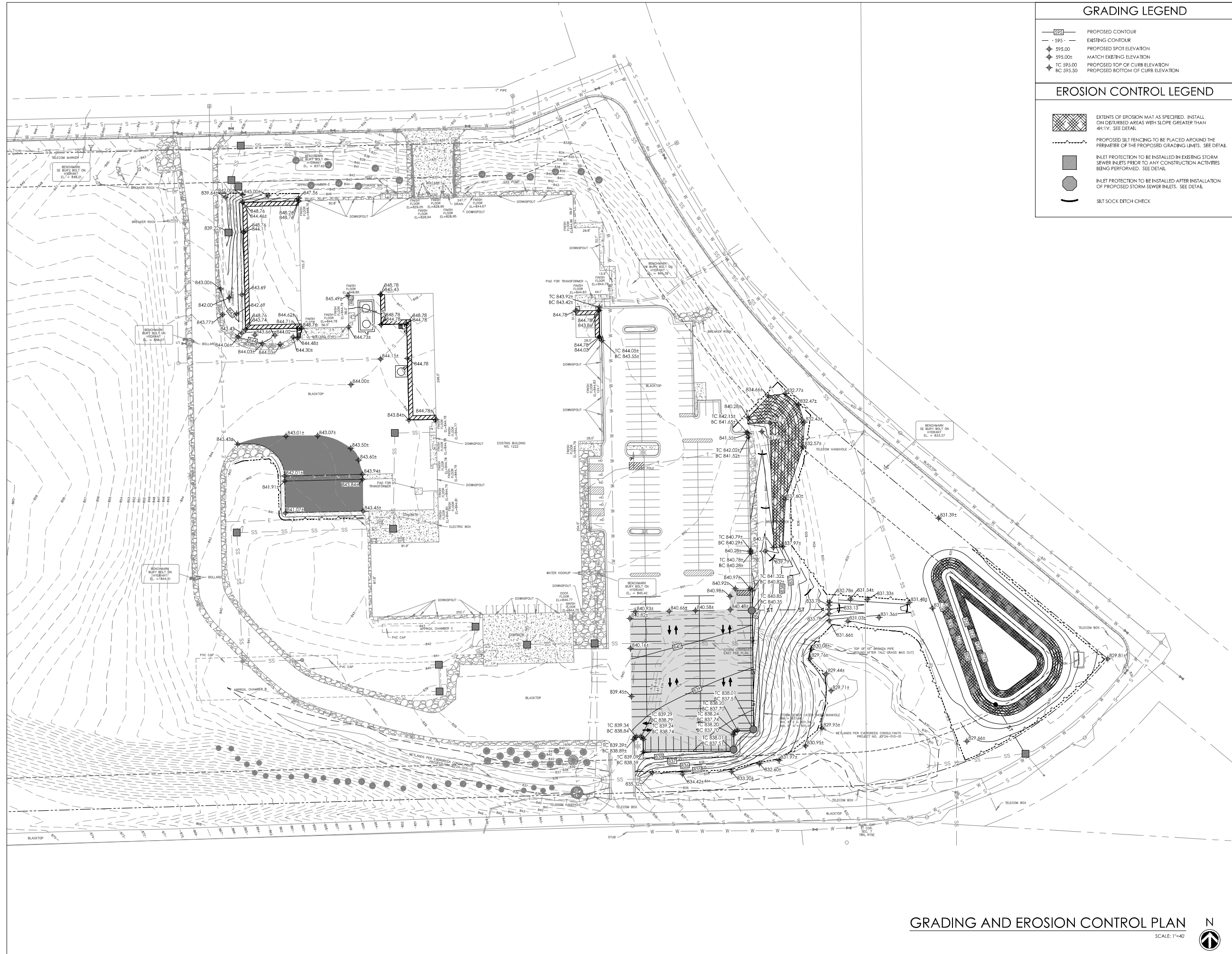
SCALE: 1"=40'

N



February 10, 2023

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GRADING LEGEND

- PROPOSED CONTOUR
- - - EXISTING CONTOUR
- + 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

- [Hatched Box] EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
- [Dashed Line] PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
- [Square with X] INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
- [Circle with X] INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
- [Line with Flag] SILT SOCK DITCH CHECK



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GRADING AND
EROSION CONTROL
PLAN

A
202

PROJ. NO. 2024-110

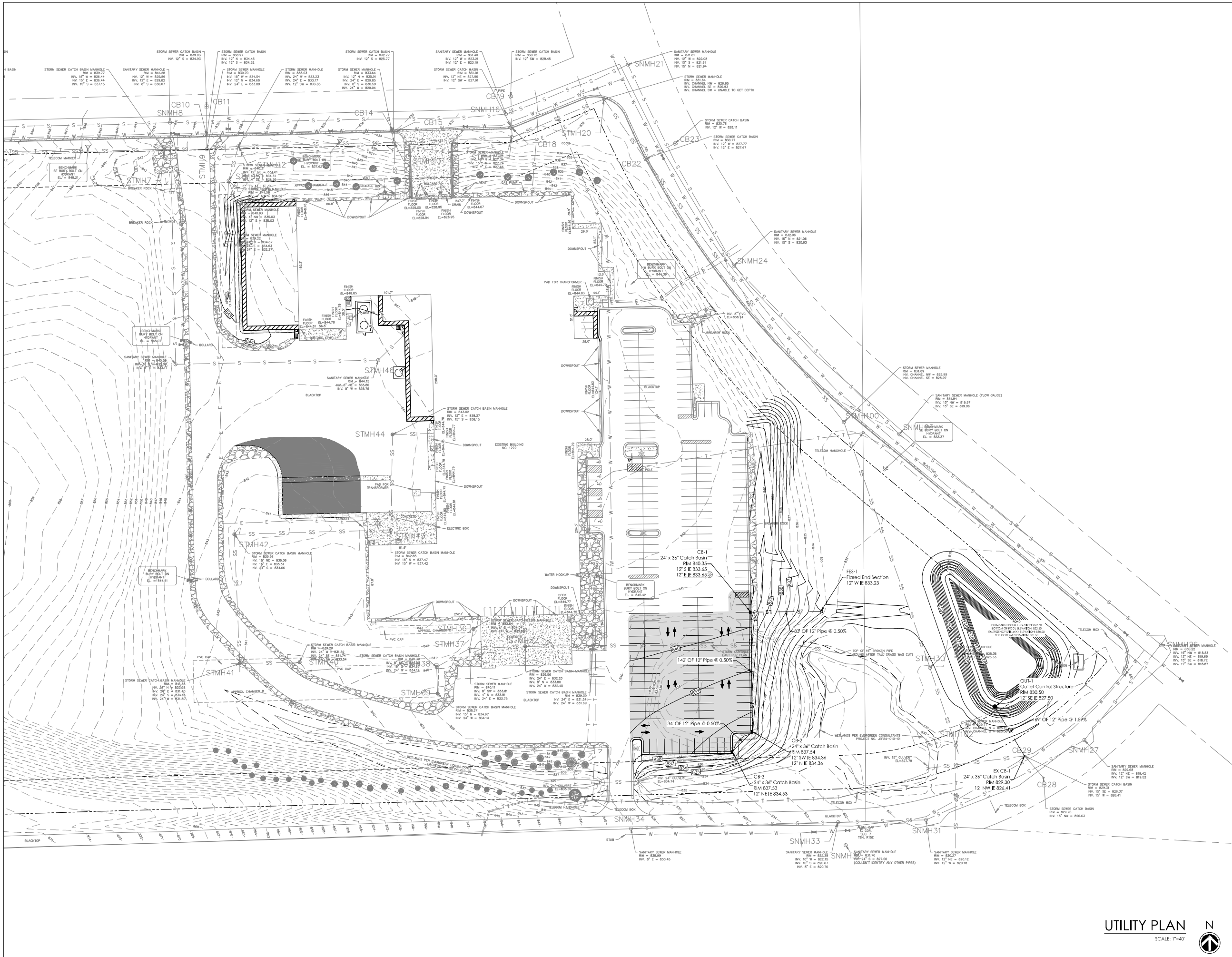
GRADING AND EROSION CONTROL PLAN

SCALE: 1"=40'



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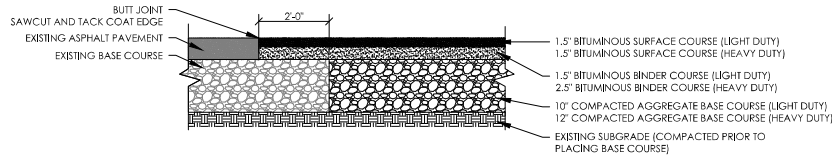
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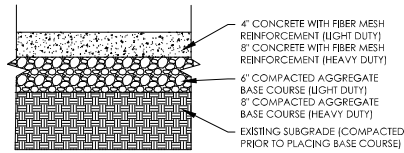
UTILITY PLAN
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203
PROJ. NO. 2024-110

PRELIMINARY - NOT FOR CONSTRUCTION

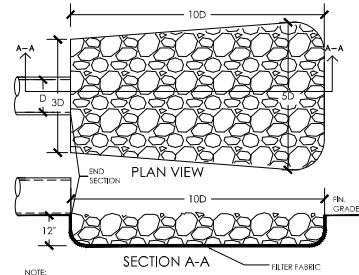
UTILITY PLAN
SCALE: 1"=40'



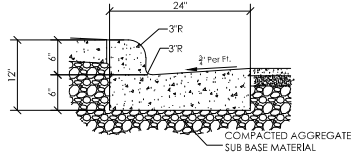
ASPHALT PAVEMENT CROSS SECTION



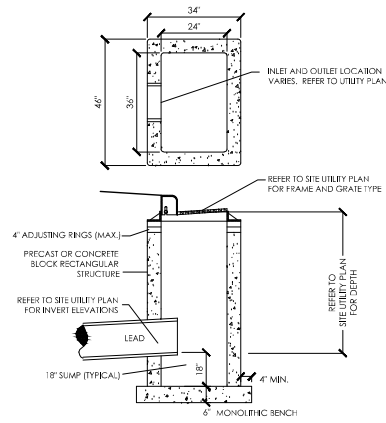
CONCRETE PAVEMENT CROSS SECTION



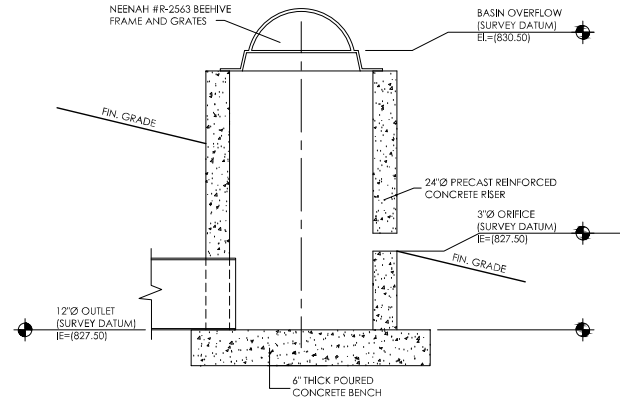
STORM SEWER OUTFALL



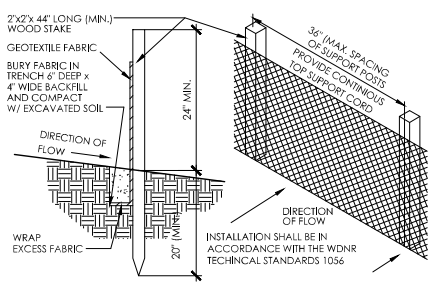
24" CURB & GUTTER SECTION



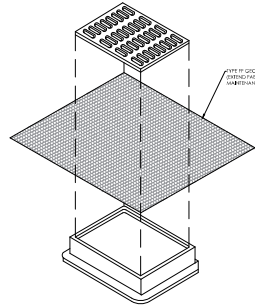
PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION



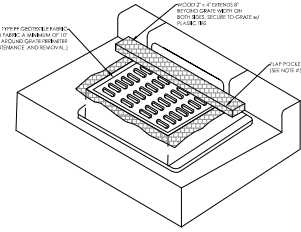
POND OUTLET SECTION



SILT FENCE SECTION & DETAIL

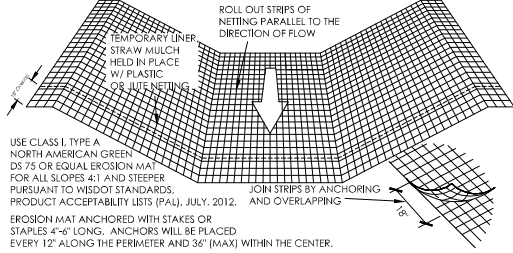


INLET PROTECTION TYPE "B"

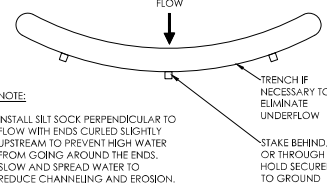


INLET PROTECTION TYPE "C"

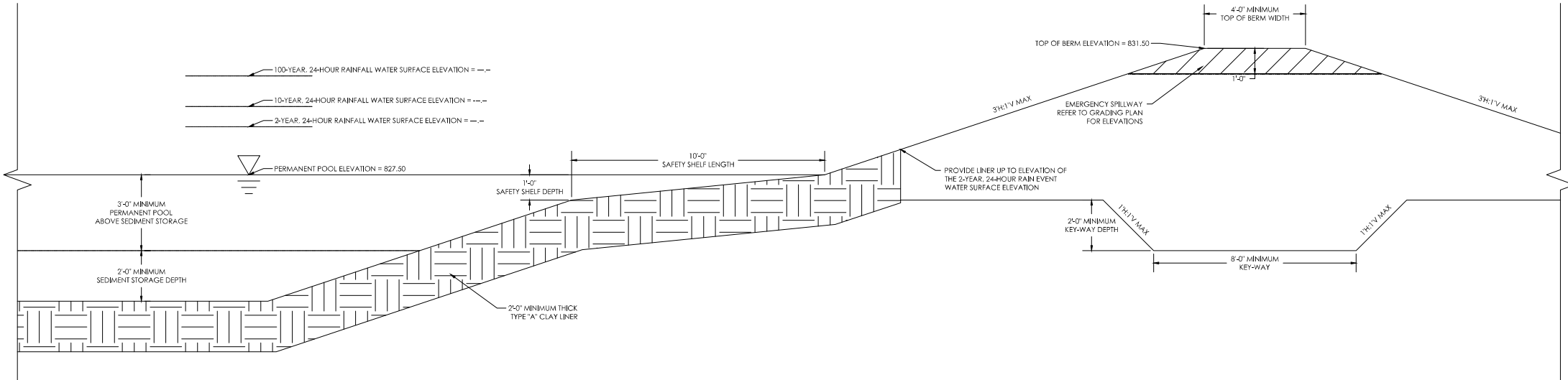
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN TO THAT THE SEDIMENT TRAPPED BY THE FABRIC DOES NOT FALL INTO THE CULVERT. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



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



SILT SOCK DITCH CHECK



WET DETENTION POND CROSS SECTION

DETAILS



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DETAILS

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TRUCK TURN PLAN

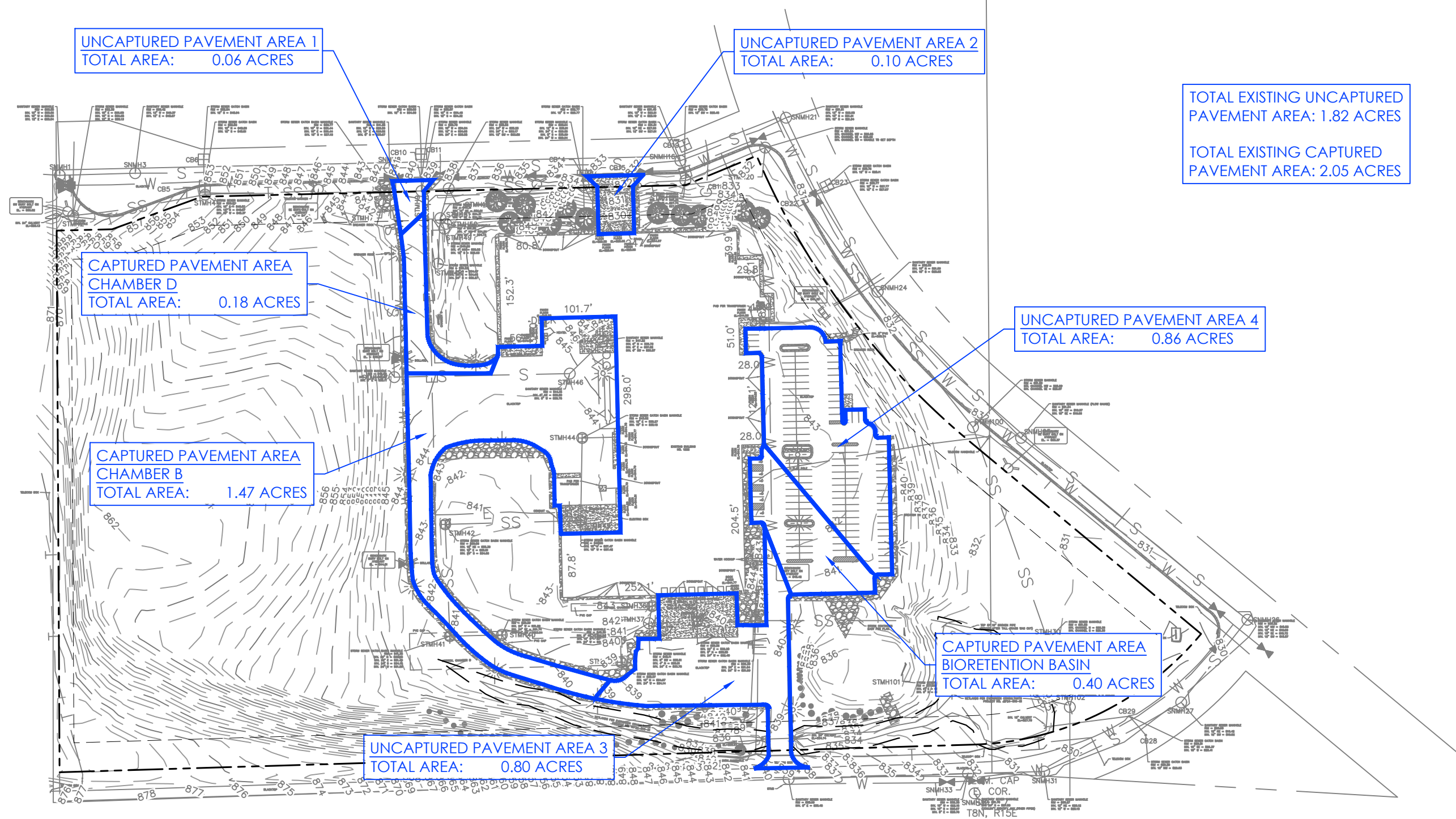
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TRUCK TURN PLAN

SCALE: 1"=40'





February 10, 2025

Johnsonville

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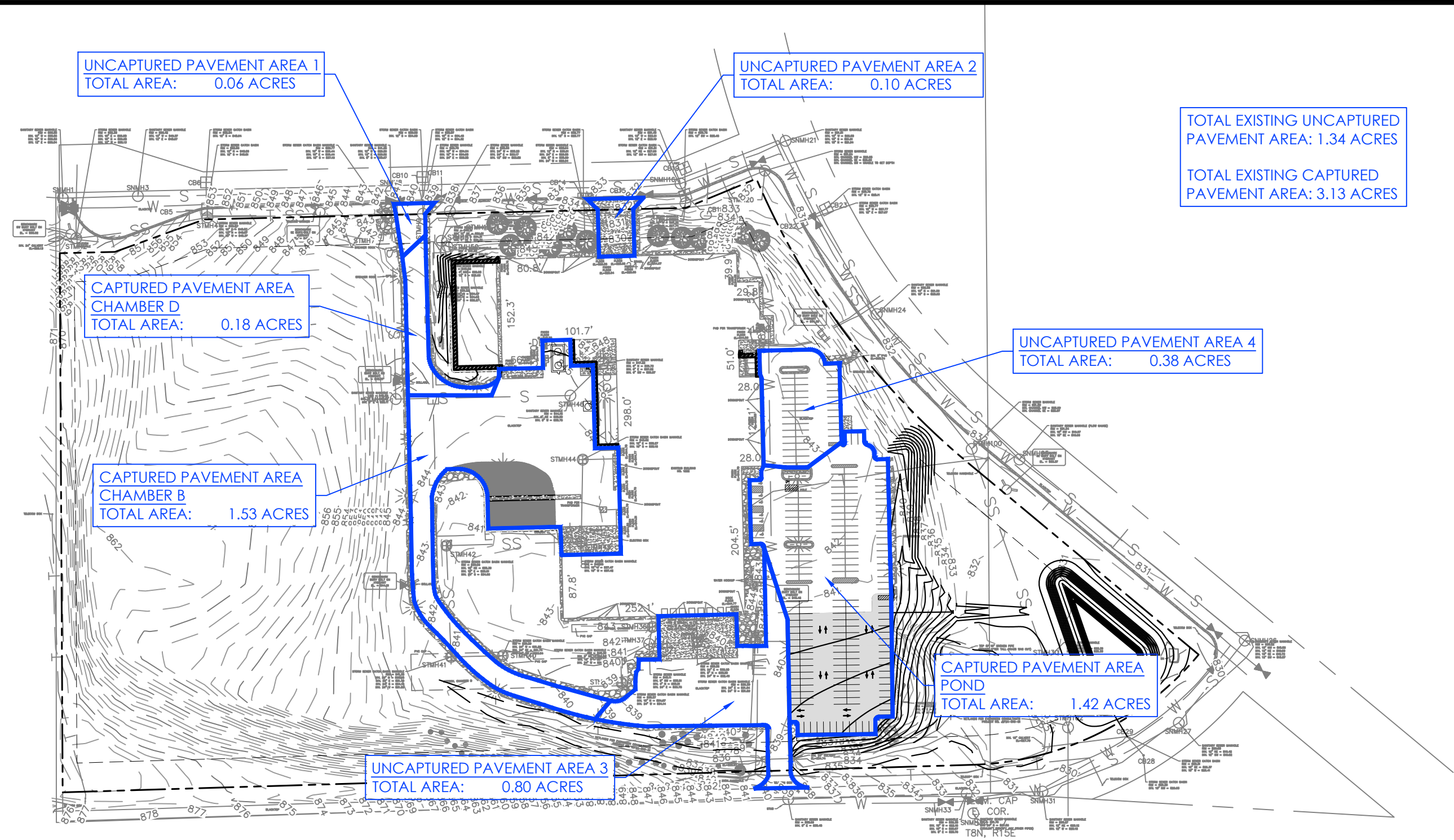


SCALE: 1"=150'

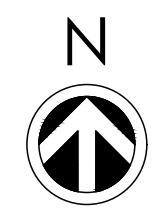
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PROPOSED STORMWATER DRAINAGE MAP



SCALE: 1"=150'

February 10, 2025
Johnsonville
Watertown, WI

Proj. No. 2024-110

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