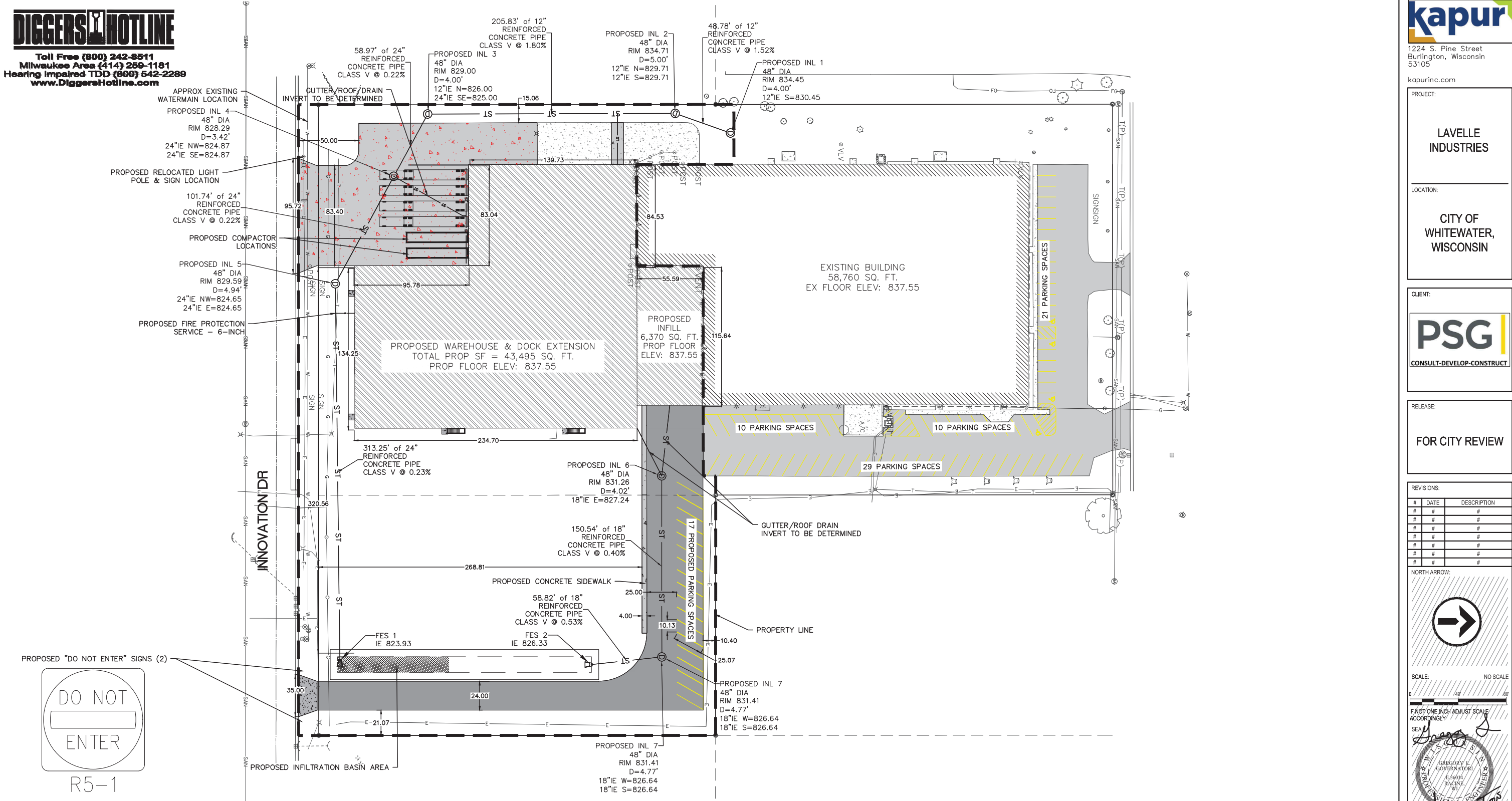


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SITE PLAN NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WHITEWATER LAND DEVELOPMENT STANDARDS. THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, AND THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION; LATEST ADDITIONS AND REVISIONS
- A SAWED JOINT IS REQUIRED WHERE NEW ASPHALTIC CONCRETE SURFACES MEET EXISTING ASPHALTIC CONCRETE SURFACES. MATCH EXISTING PAVEMENT ELEVATION AT ALL SAWCUT LOCATIONS UNLESS OTHERWISE NOTED.
- PROOF ROLL NECESSARY PRIOR TO PAVING. POOR MATERIAL SHALL BE REMOVED (COMMON EXCAVATION) AND REPLACED WITH SUITABLE MATERIAL. CONFIRM MATERIAL WITH ENGINEER. PROOF ROLL INCIDENTAL TO PAVING COSTS.
- ALL LINEAR DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR BUILDING OUTSIDE WALL UNLESS OTHERWISE NOTED
- SITE CONSTRUCTION AND PAVEMENT MARKING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL PARKING SPACES SHALL BE PAINTED 4" TRAFFIC YELLOW. PAVEMENT MARKINGS TO BE ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY LOCAL CODES AND ORDINANCES. MARKINGS AND SIGNAGE TO BE IN ACCORDANCE WITH MUTCD.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS

- BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY AND FIELD LOCATES. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY UTILITY INFORMATION. UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.
- ALL EXCESS TOPSOIL TO BE HAULED OFF BY LANDSCAPE CONTRACTOR. TOPSOIL DEPTHS CAN BE FOUND IN SOIL BORING LOGS.
 - CONCRETE PAVING TO BE COMPLETED IN MULTIPLE MOBILIZATIONS TO ACCOMMODATE PROJECT PHASING

SITE DATA

ZONING M-1
GENERAL MANUFACTURING

EXISTING CONDITIONS:
PROPERTY SIZE: 6.439 ACRES (280,490 SF)
PARCEL /A455700001 - 4.924 ACRES (214,490 SF)
PARCEL /A455500003 - 1.515 ACRES (66,000 SF)
IMPERVIOUS AREA: 2.76 ACRES (120,284 SF) - 42.9%
OPEN SPACE AREA: 3.68 ACRES (160,206 SF) - 57.1%
BUILDING AREA: 58,760 SF - 20.9%

PROPOSED CONDITIONS:
PROPERTY SIZE: 6.439 ACRES (280,490 SF)
PARCEL /A455700001 - 4.924 ACRES (214,490 SF)
PARCEL /A455500003 - 1.515 ACRES (66,000 SF)
IMPERVIOUS AREA: 4.22 ACRES (184,000 SF) - 65.6%
OPEN SPACE AREA: 2.215 ACRES (96,490 SF) - 34.4%
BUILDING AREA: 108,625 SF - 38.7%

PARKING BREAKDOWN:
EXISTING: 112 SPACES
REMOVING 41 PARKING SPACES
PROPOSED: 88 SPACES (UNDER CURRENT LEVEL)
ADA SPACES REQUIRED - 4

POINTS OF CONTACT

LAND OWNER:
LAVELLE INDUSTRIES
LAVELLE INDUSTRIES
1215 UNIVERSAL BLVD
WHITEWATER, WI 53190
PHONE: (608) 837-5141

PROJECT ENGINEER:
GREG GOVERNATORI, P.E.
KAPUR & ASSOCIATES, INC
1224 SOUTH PINE STREET
BURLINGTON, WI 53105
PHONE: (262) 758-6010

HATCH LEGEND

	PROPOSED ASPHALTIC CONCRETE		PROPOSED CONCRETE
	PROPOSED BUILDING ADDITIONS		EXISTING ASPHALT
	EXISTING BUILDINGS		EXISTING CONCRETE
	PROJECT LIMITS		

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.



1224 S. Pine Street
Burlington, Wisconsin
53105

kapurinc.com

PROJECT:

LAVELLE
INDUSTRIES

LOCATION:

CITY OF
WHITEWATER,
WISCONSIN

CLIENT:



RELEASE:

FOR CITY REVIEW

REVISIONS:

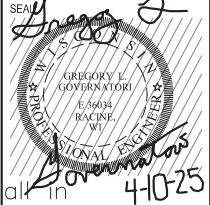
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NORTH ARROW:



SCALE: NO SCALE
0 100 200

IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY



SHEET:

SITE PLAN &
UTILITY

PROJECT MANAGER: GLG
PROJECT NUMBER: 25.0046.01
DATE: 4-9-2025

SHEET NUMBER:

4.0