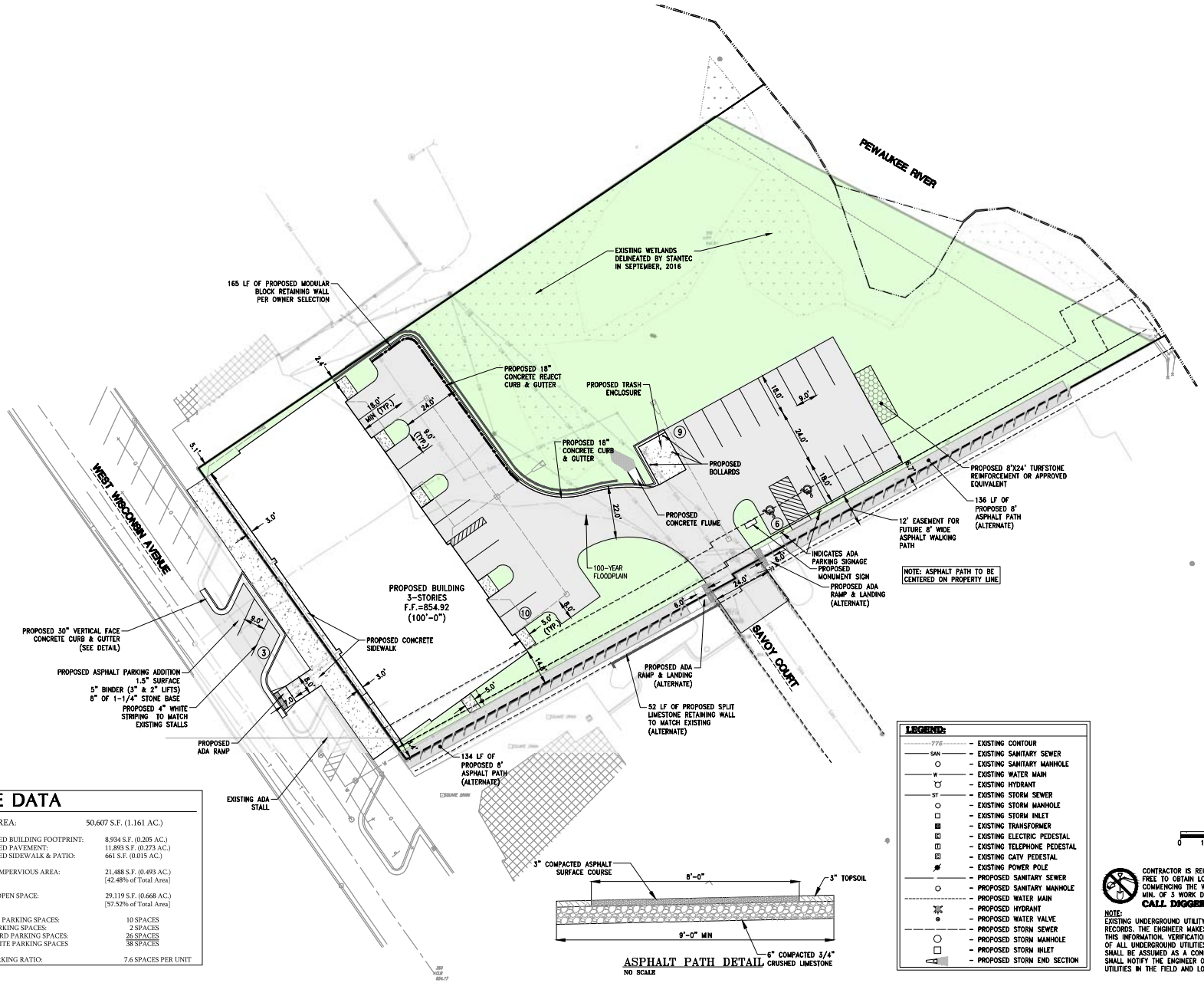

SITE DATA

LOT AREA:	50,607 S.F. (1.161 AC.)
PROPOSED BUILDING FOOTPRINT:	8,934 S.F. (0.205 AC.)
PROPOSED PAVEMENT:	11,893 S.F. (0.273 AC.)
PROPOSED SIDEWALK & PATIO:	661 S.F. (0.015 AC.)
TOTAL IMPERVIOUS AREA:	21,488 S.F. (0.493 AC.) [42.48% of Total Area]
TOTAL OPEN SPACE:	29,119 S.F. (0.668 AC.) [57.52% of Total Area]
GARAGE PARKING SPACES:	10 SPACES
ADA PARKING SPACES:	2 SPACES
STANDARD PARKING SPACES:	26 SPACES
TOTAL SITE PARKING SPACES	38 SPACES
SITE PARKING RATIO:	7.6 SPACES PER UNIT

ASPHALT PATH DETAIL
NO SCALE

LEGEND:

- 776 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
CHRISTOPHER D HITCH
E-37026
BROOKFIELD, WI
PROFESSIONAL ENGINEER

TRIO
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EMAIL: jsachs@trioeng.com

PROJECT:
BeachScape LAKE CONDOMINIUMS
143 W. WISCONSIN AVE
VILLAGE OF PEWAUKEE, WI
BY: HCI PROPERTIES
10060 W. LOOMIS ROAD
FRANKLIN, WI 53132

REVISION HISTORY

DATE	DESCRIPTION
08/13/2018	VILLAGE COMMENTS
07/30/2018	VILLAGE COMMENTS
07/25/2018	VILLAGE COMMENTS
07/09/2018	BUILDING REVISION
06/28/2018	CD-CUS VILLAGE SUBMITTAL
05/18/2018	PERMIT SUBMITTAL
04/18/2018	CD-CUS VILLAGE SUBMITTAL

DATE:
AUGUST 13, 2018

JOB NUMBER:
17003

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C2.0

H:\C900\993\17003-01\CONSTRUCTION PLANS\CIVIL PLAN SET-PEWAUKEE LAKE BUILDING-22X34.DWG