

Project Information

Site Information
 Parcel: 31-1-6510-51
 Zoning: M-1: Industrial Park
 Legal Description: Lot 1 CSM 7369

Building Information:
 Occupancy Classification: B
 Construction Type: IIB
 Gross Floor Area: 39,990 SF
 Building Height: 28' to Roof and 38' overall (Includes equipment screen)

Setback Information
 Front: 40' (North, West, East)
 Rear: 25' (South)
 Sides: 25' (East)

Proposed Disturbed Area: 220,000± SF

Site Areas - Lot 1 CSM 7369
 Building coverage: 20,000 SF
 Parking and Drives: 79,366 SF
 Lawn and Landscaping: 187,472 SF
 Total Site Area: 286,838 SF± (6.5849 Acres)
 Impervious Area = 34.64% (99,366 SF)

Parking Information:
 Parking Requirements:
 40,248 SF Office: (1 per 250 SF) 160

Surface Parking Stalls Provided:
 157 proposed stalls + 6 Handicap stalls (Proposed)
 Parking lot striping shall be 4" painted white

Surface Parking Lot Interior Islands Requirements:
 Interior landscape Island 5% of Parking Lot
 (79,242 SF at 5%) = 3,962 SF

Island Area Provided:
 Total = 5,812 SF

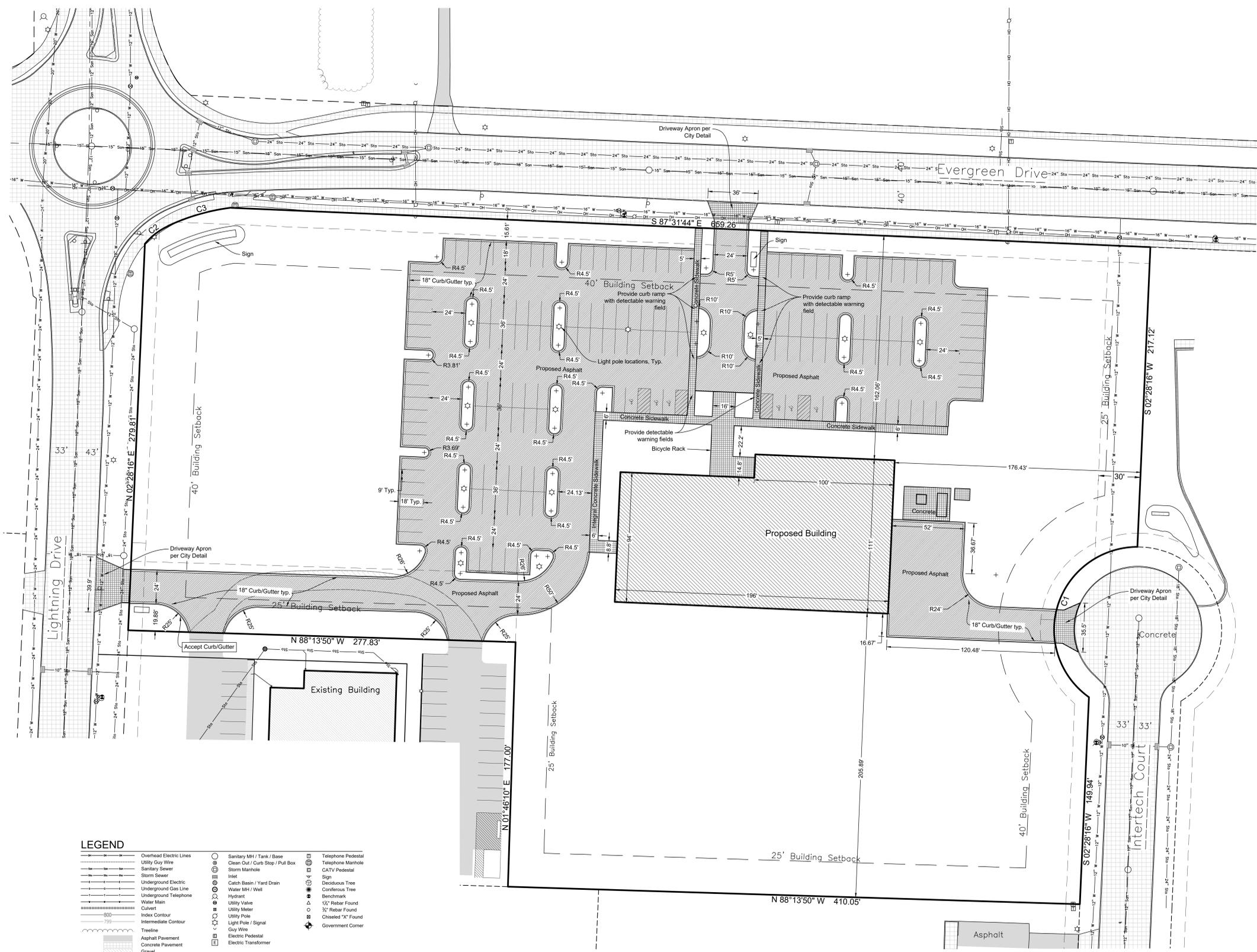
Soil Types:
 B1B: Briggsville Silt Loam
 M1A: Manawa Silty Clay Loam
 W1A: Winneconne Silty Clay Loam

General Notes
 No Hazardous materials will be stored on the site. No outdoor storage is proposed.

Snow storage shall be located beyond curb in lawn areas per plan.

All Curb & Gutter shall reject drainage (inverted pan) unless otherwise noted on plan.

Dimensions along curb is measured to the curb face.



LEGEND

Overhead Electric Lines	Sanitary MH / Tank / Base	Telephone Pedestal
Utility Guy Wire	Clean Out / Curb Stop / Pull Box	Telephone Manhole
Sanitary Sewer	Storm Manhole	CATV Pedestal
Storm Sewer	Manhole	Sign
Underground Electric	Catch Basin / Yard Drain	Deciduous Tree
Underground Gas Line	Water MH / Well	Coniferous Tree
Underground Telephone	Hydrant	Benchmark
Water Main	Utility Valve	1/2" Rebar Found
Culvert	Utility Meter	3/4" Rebar Found
Index Contour	Utility Pole	Chiseled "X" Found
Intermediate Contour	Light Pole / Signal	Government Corner
Treeline	Guy Wire	
Asphalt Pavement	Electric Pedestal	
Proposed Asphalt	Electric Transformer	
Proposed Concrete		
Proposed Gravel		

Revisions

CITY OF APPLETON SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
6/23/20

LUTHER GROUP - FOX VALLEY MOB

APPLETON, WI

Project No. CLIENT
220018.02 LUTHER GROUP

Sheet Title
SITE PLAN

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