

SITE INFORMATION			
SITE AREA	30723	0.705 AC	
SITE DISTURBED AREA	30723	0.705 AC	
EXISTING IMPERVIOUS AREA	29477	0.677 AC	95.9 %
PROPOSED IMPERVIOUS AREA	29080	0.668 AC	94.7 %
TOTAL PARKING SPACES	49		
ADA PARKING SPACES	4		

**LEGEND:**

5" THICK CONCRETE WALK  
CONCRETE PAVEMENT  
ASPHALT SURFACE  
PAVERS  
(SEE ARCHITECTURAL PLANS FOR DETAILS)  
CURB & GUTTER (ACCEPT)  
CURB & GUTTER (REJECT)

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
  7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WE STRIVE TO EXCEED YOUR EXPECTATIONS  
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

T 414.220.9640  
751 N Jefferson St.  
Suite 200  
Milwaukee, WI 53202

CONSULTANTS:

THE SIGMA GROUP  
Single Source. Sound Solutions.

PIERCE ENGINEERS  
CONSULTING STRUCTURAL ENGINEERS

MATTOX PLUMBING

PM PUREMECHANICAL LLC

PIEPER POWER

BLAIR FIRE PROTECTION  
Keeping lives and property safe.

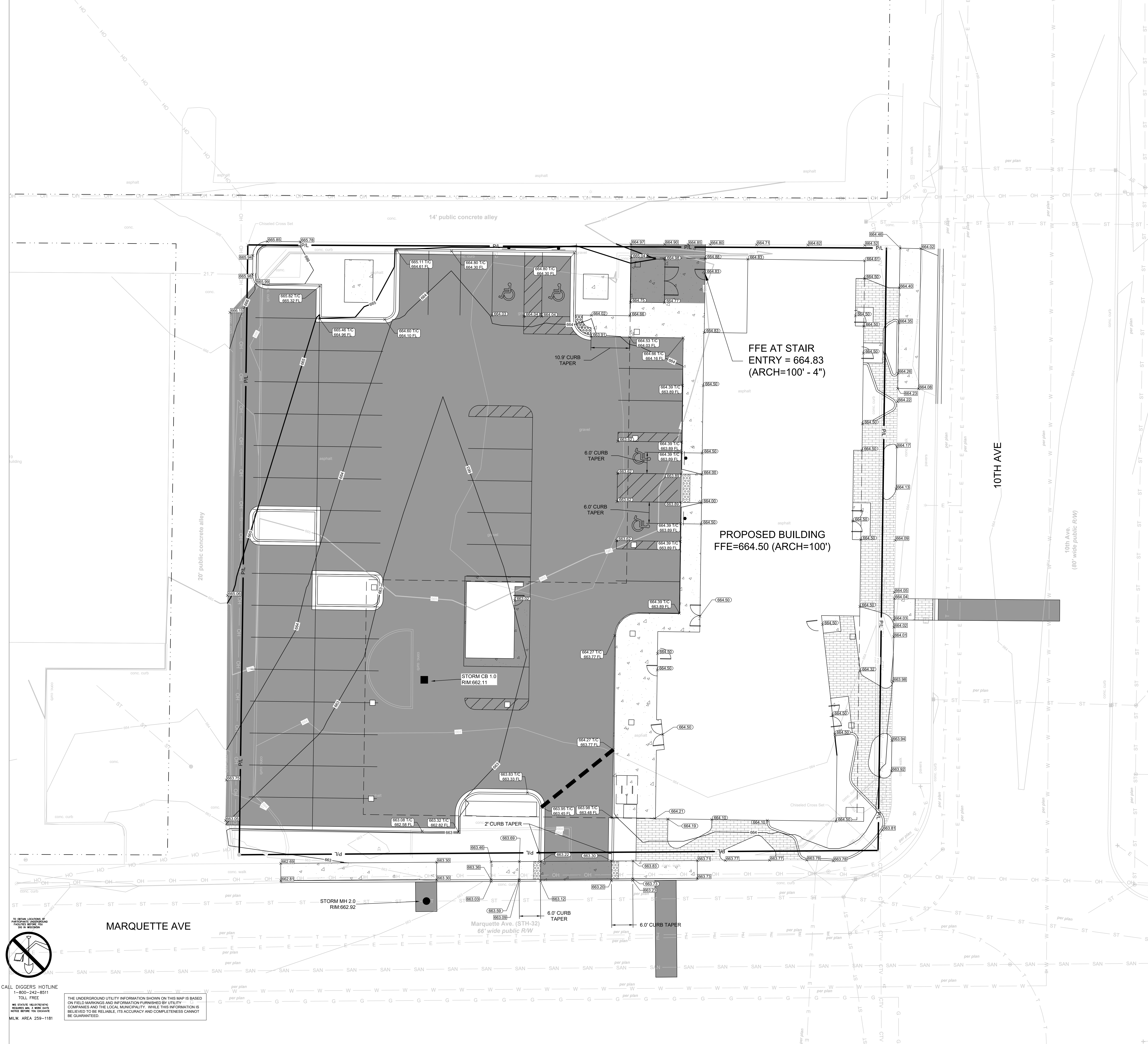
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CANAL TRANSIT

2318 10TH AVENUE, SOUTH MILWAUKEE, WI 53172

SHEET TITLE  
SITE PLAN

SCALE	1" = 10'
PROJECT NUMBER	23359
SET TYPE	
DATE ISSUED	07/23/2025
SHEET NUMBER	C100



**LEGEND:**

- 5" THICK CONCRETE WALK
- CONCRETE PAVEMENT
- ASPHALT SURFACE
- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)
- GRADE BREAK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE  
T/C: TOP OF CURB GRADE  
FL: FLOW LINE CURB GRADE
- PROPOSED SURFACE SPOT GRADE
- EXISTING SURFACE SPOT GRADE (MATCH)

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TOLL FREE

**NO DETAIL LOCATIONS OF PUBLIC UTILITIES SHOWN. FIELD LOCATIONS OF PUBLIC UTILITIES SHOWN. SEE IN FIELD.**

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CANAL TRANSIT

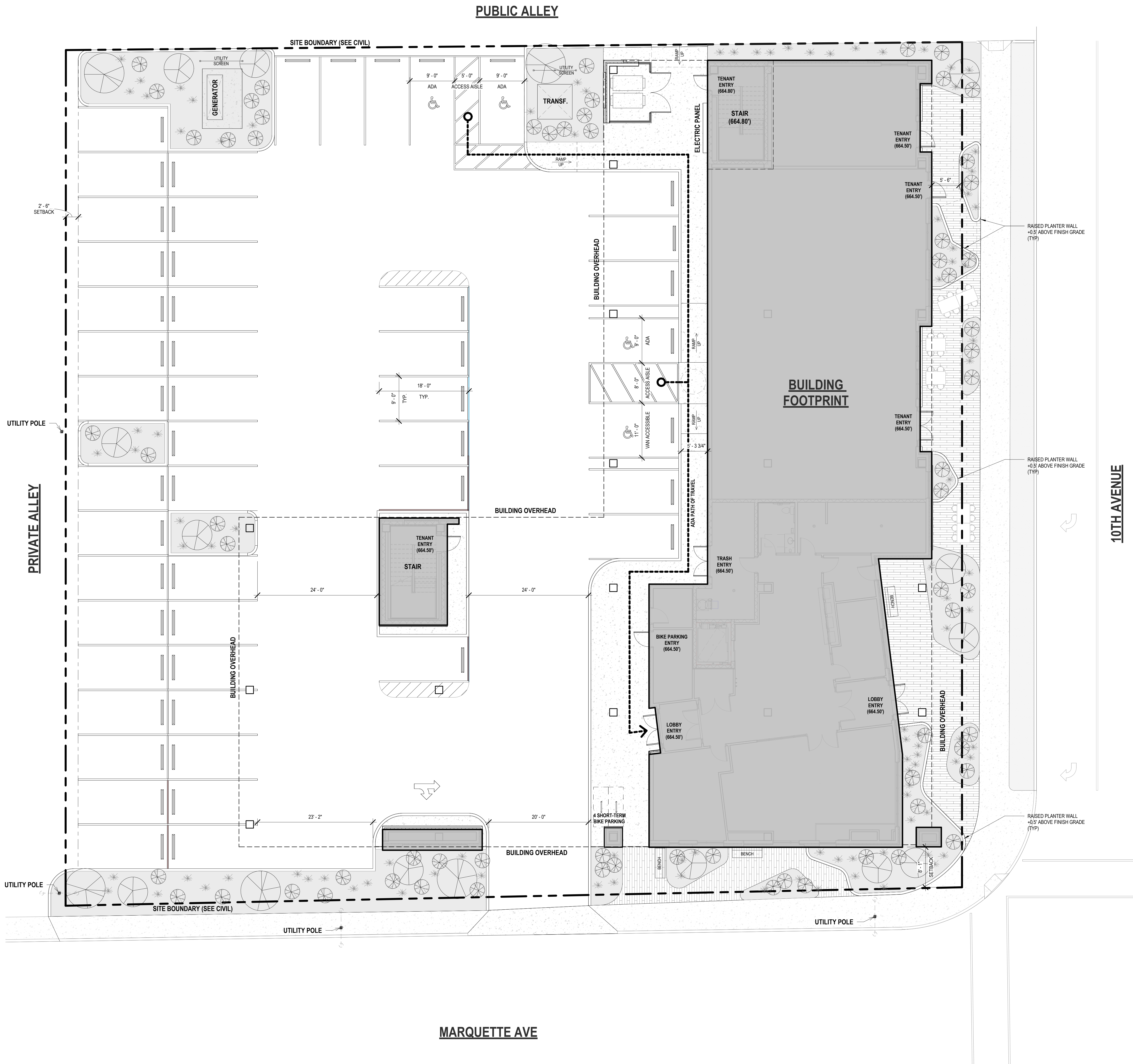
2318 10TH AVENUE, SOUTH MILWAUKEE, WI 53172

SHEET TITLE: GRADING PLAN

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SCALE	1" = 10'
PROJECT NUMBER	23359
SET TYPE	
DATE ISSUED	07/23/2025
SHEET NUMBER	C200



SITE PLAN LEGEND			
SYMBOL KEY		MATERIAL KEY	
	EXTERIOR BENCH PERMANENT		ASPHALT PAVING
	EXTERIOR SEATING (MOVABLE)		CONCRETE
	BIKE PARKING U-SHAPE		PAVERS
	DUMPSTER 2 YARD		GREEN SPACE
	PLANTING - A TREE - 8' CANOPY		BUILDING FOOTPRINT
	PLANTING - B SHRUB - 3' DIAM.		
	PLANTING - C NATIVE GRASS		

## PROJECT SITE SUMMARY

<b>ZONING:</b>	
EXISTING ZONING	Z-4 (URBAN CENTER)
PROPOSED ZONING	Z-4 (URBAN CENTER)
PROPOSED USE	MIXED USE (COMMERCIAL   RESIDENTIAL)
ADJACENT ZONING	M-1

<b>SITE UTILIZATION:</b>	
TOTAL SITE AREA :	30,724 SF (APROX.)
BUILDING & ENCLOSURES:	7,711 SF (25%)
HARD SURF. - PAVING	16,606 SF (54%)
HARD SURF. - PATIO/WALKS	3,147 SF (10%)
GREEN SPACE	3,260 SF (11%)

**GENERAL NOTES:**  
NO HAZEROUS MATERIALS WILL BE STORED ON SITE  
NO MANUFACTURING OR PRODUCT STORAGE WILL OCCUR ON SITE

## BUILDING SUMMARY

STORIES ABOVE GRADE :	5
BUILDING SF BY USE :	
	COMMERCIAL - 3,550SF
	RESIDENTIAL - 62,873SF

**COMMERCIAL:**  
LEVEL - 01  
DIRECT ACCESS TO 10TH AVE

**RESIDENTIAL:**  
LEVEL - 02 - 05  
UNIT TOTAL - 64



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2318 10TH AVENUE, SOUTH MILWAUKEE, WI 53172

SHEET TITLE  
ARCHITECTURAL SITE PLAN

### REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230101
SET TYPE	PROJECT STATUS
DATE ISSUED	07/23/2025
SHEET NUMBER	A020