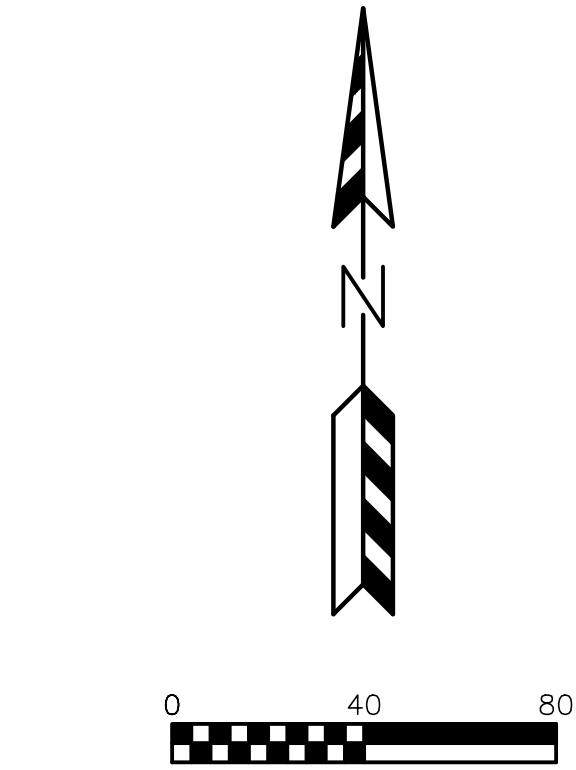
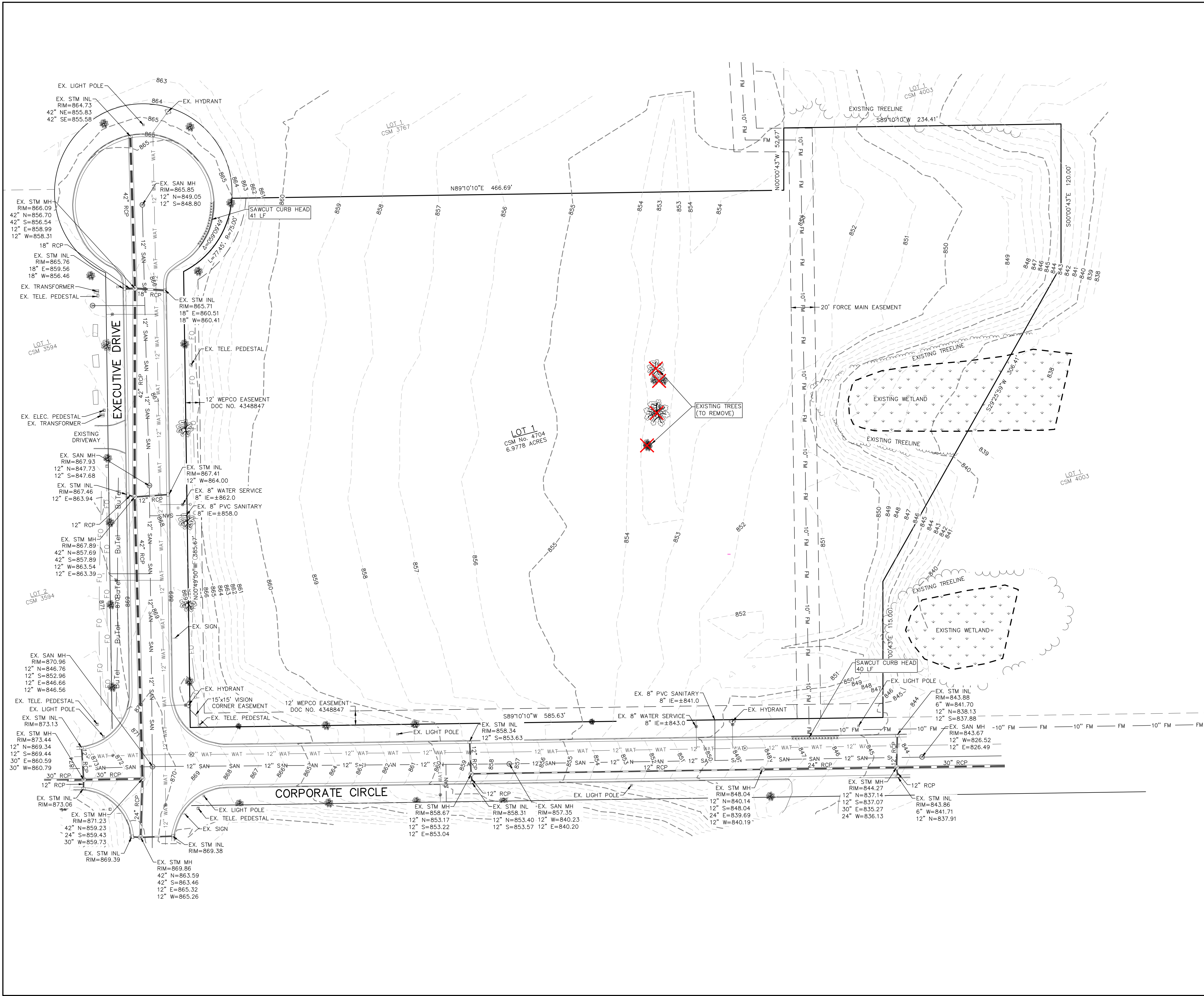




- LEGEND:**
- 839 --- EXISTING MINOR CONTOUR.
 - 840 --- EXISTING MAJOR CONTOUR.
 - OHEL --- OVERHEAD ELECTRIC LINE.
 - BuEl --- BURIED ELECTRIC LINE.
 - BuTel --- BURIED TELEPHONE LINE.
 - FO --- FIBER OPTIC LINE.
 - GAS --- GAS LINE.
 - SAN --- SANITARY SEWER MAIN OR LATERAL.
 - 12" FM --- 12" SANITARY FORCE MAIN.
 - WAT --- WATER MAIN OR SERVICE.
 - STORM SEWER LINE.
 - [ELEC] --- ELECTRIC METER.
 - [GAS] --- GAS METER.
 - [GAS VALVE] --- GAS VALVE.
 - [HYDRANT] --- FIRE HYDRANT.
 - [POLE] --- POWER POLE.
 - [SN] --- SANITARY SEWER MANHOLE.
 - [ST] --- STORM SEWER MANHOLE.
 - [SIC] --- STORM SEWER INLET.
 - [T] --- TELEPHONE PEDESTAL.
 - [TRANS] --- TRANSFORMER.
 - [W VALVE] --- WATER VALVE.

LEGAL DESCRIPTION:
LOT 1 OF CSM NO. 4704 RECORDED MARCH 26, 2008 IN VOLUME 26 OF CERTIFIED SURVEYS ON PAGE 78 AS DOCUMENT NO. 732996, AND BEING A REDIVISION OF LOT 3 OF CSM NO. 3141, LOCATED IN THE SE ¼ OF THE SW ¼ AND SW ¼ OF THE SE ¼ OF SECTION 29, T4N, R18E, IN THE VILLAGE OF EAST TROY, WALWORTH COUNTY, WISCONSIN.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**MODERN FENCE TECHNOLOGIES
EXECUTIVE DR. & CORPORATE CIR.
EAST TROY, WI 53120**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

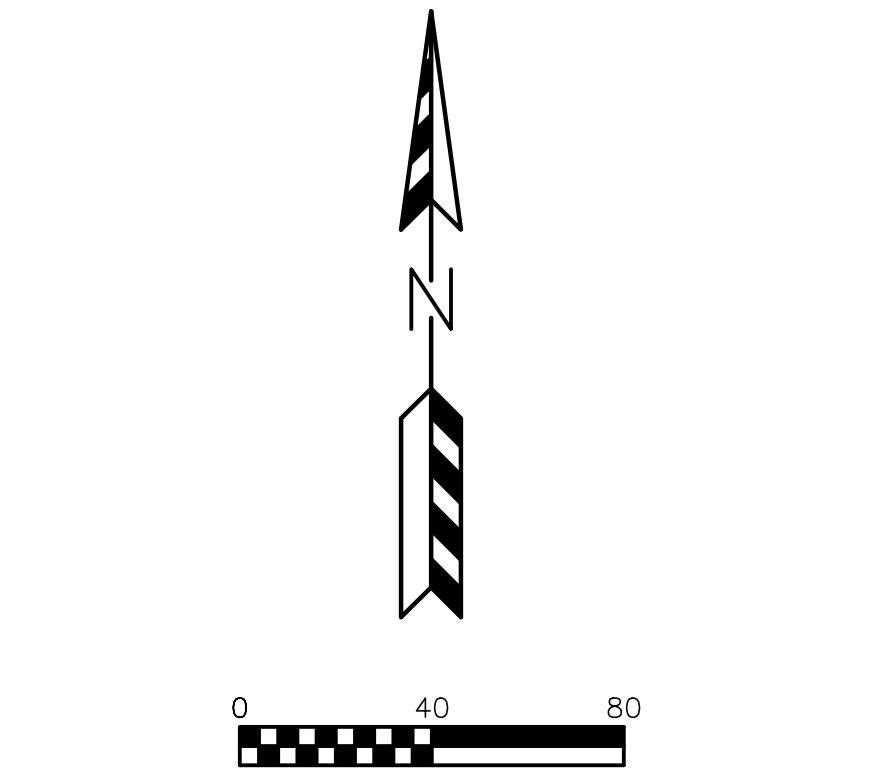
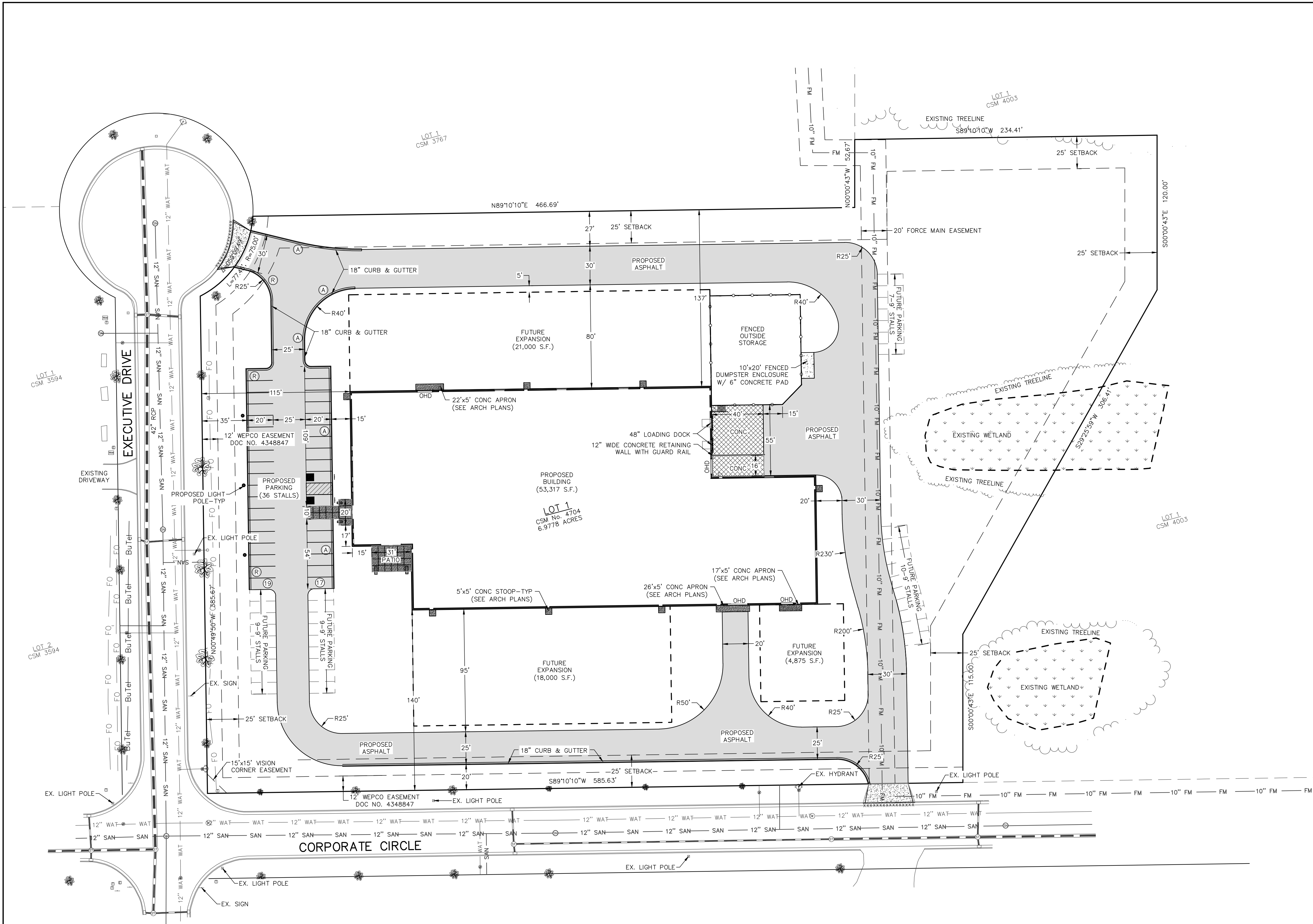
DRAWN BY:
WWS
DESIGNED BY:
EPN
CHECKED BY:
KJP

PLAN DATE:
12/3/2025

PROJECT NO:
11G-07-241

BID SET

SHEET NO:
C1.01



- LEGEND:**
- Ⓟ - PARKING STALLS IN A ROW
 - Ⓡ - REJECT CURB
 - Ⓐ - ACCEPT CURB

- PAVING LEGEND**
- ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 MT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 MT 58-28 S
 - CONCRETE SIDEWALK/PATIO
6" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE, 4,000 PSI
 - CONCRETE LOADING DOCK
6" CRUSHED AGGREGATE BASE COURSE
8" CONCRETE, 4,000 PSI, W/ 6x6 #6 WELDED WIRE MESH

SITE INFORMATION BLOCK			
Site Address:		Executive Dr. & Corporate Circle	
Legal Description:		Lot 1 of CSM No. 4704	
Site Acreage		6.9778 Acres	
Current Zoning:		L1	
Building & Parking Standards			
	Building	Pavement	
Front	25 feet	5 feet	
Side	25 feet	5 feet	
Rear	25 feet	5 feet	
Max Height	45 feet		
MaxImpervious Ratio	85%		
Building Coverage	75%		
Parking Requirements			
Proposed Parking Stalls		36	
Future Parking Stalls		35	
Total Parking Stalls		71	
Proposed Site Areas			
Description	Area (sf)	Percentage	
Buildings (Proposed & Future)	97,192	31.98	
Asphalt/Concrete (Proposed & Future)	70,565	23.22	
Total Impervious Area	167,757	55.19	
Lawn	136,196	44.81	
Total	303,953	100.00	

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:	
NO.	DESCRIPTION



PROJECT TITLE:
**MODERN FENCE TECHNOLOGIES
EXECUTIVE DR. & CORPORATE CIR.
EAST TROY, WI 53120**

PLAN TITLE:
**PROPOSED
SITE PLAN**

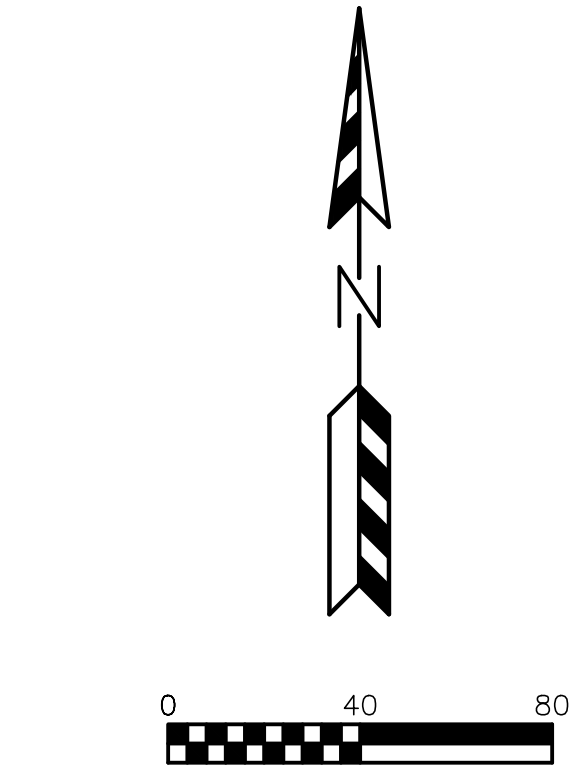
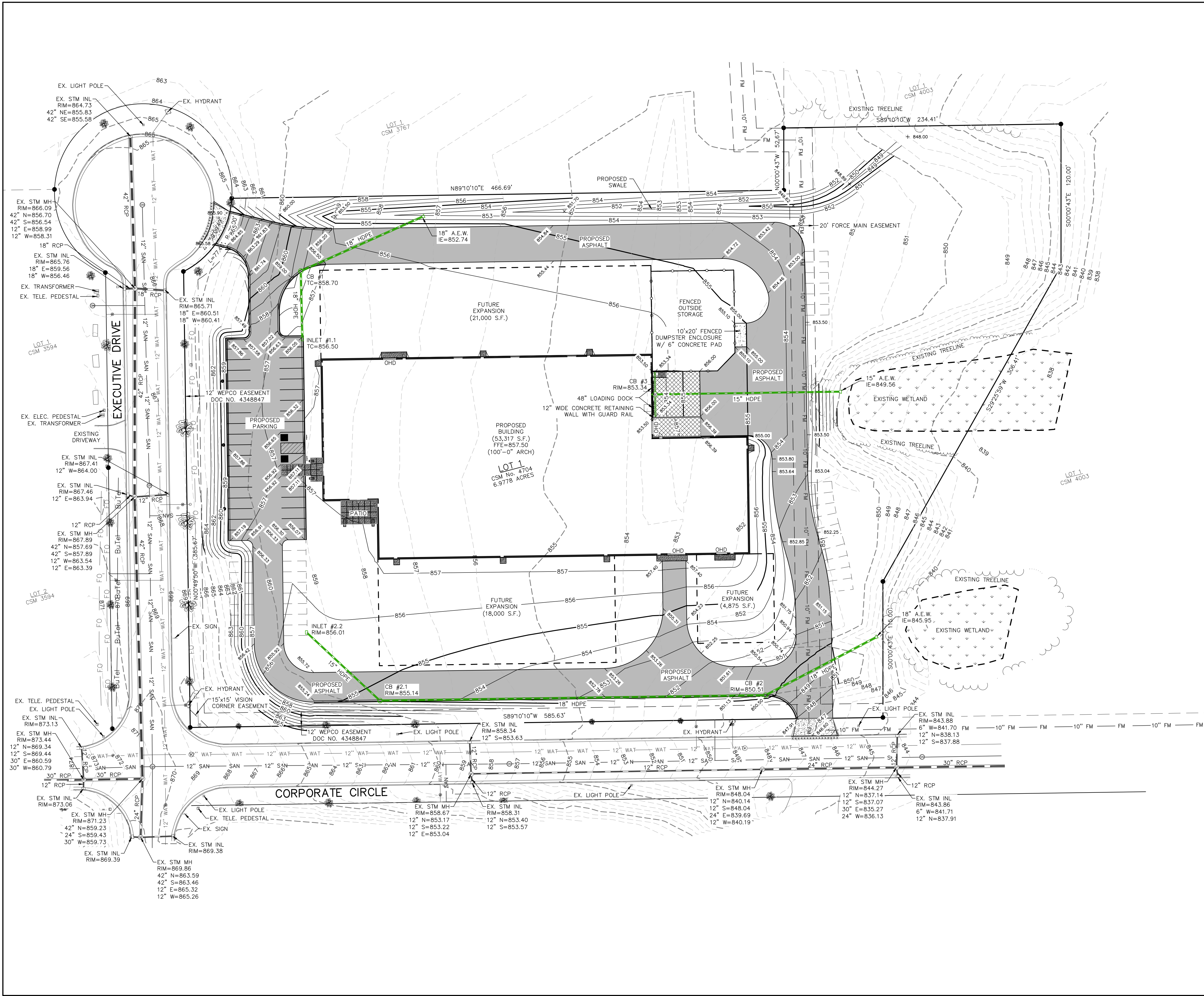
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
12/3/2025

PROJECT NO:
11G-07-241

BID SET

SHEET NO:
C1.02



Dial 811 or (800)242-8511
www.DiggersHotline.com

- LEGEND:**
- 936--- EXISTING MINOR CONTOUR.
 - 935--- EXISTING MAJOR CONTOUR.
 - 936--- PROPOSED MINOR CONTOUR.
 - 935--- PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED CURB FLANGE/ASPHALT ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
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262.346.7800
www.parishse.com

PROJECT TITLE:
**MODERN FENCE TECHNOLOGIES
EXECUTIVE DR. & CORPORATE CIR.
EAST TROY, WI 53120**

PLAN TITLE:
**GRADING
PLAN**

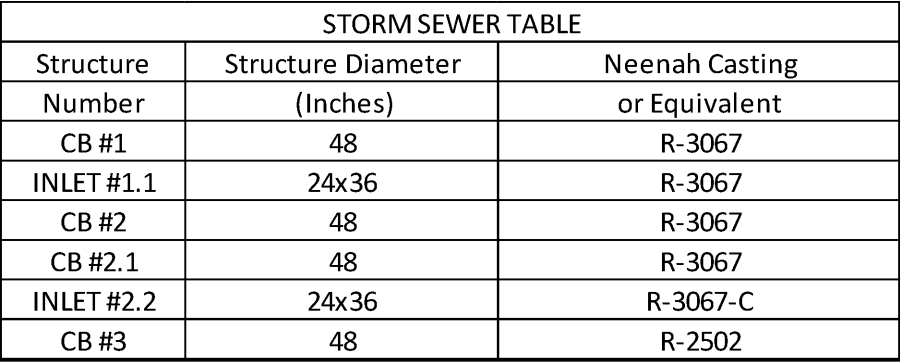
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
12/3/2025

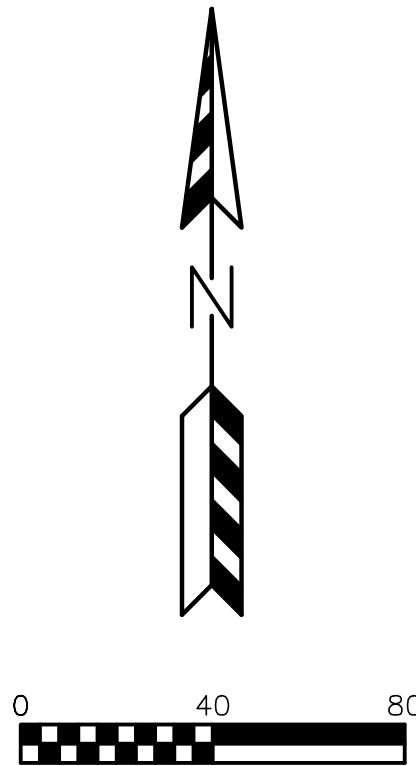
PROJECT NO:
11G-07-24

BID SET

SHEET NO:
C1.04



STORM SEWER TABLE		
Structure	Structure Diameter	Neenah Casting
Number	(Inches)	or Equivalent
CB #1	48	R-3067
INLET #1.1	24x36	R-3067
CB #2	48	R-3067
CB #2.1	48	R-3067
INLET #2.2	24x36	R-3067-C
CB #3	48	R-2502



LEGEND:

- | | |
|---|----------------------------|
|  | — OVERHEAD ELECTRIC LINE. |
|  | — BURIED ELECTRIC LINE. |
|  | — BURIED TELEPHONE LINE. |
|  | — FIBER OPTIC LINE. |
|  | — GAS LINE. |
|  | — SANITARY SEWER. |
|  | — WATER MAIN OR SERVICE. |
|  | — STORM SEWER LINE. |
|  | — GAS VALVE. |
|  | — FIRE HYDRANT. |
|  | — POWER POLE. |
|  | — SANITARY SEWER MANHOLE. |
|  | — STORM SEWER MANHOLE. |
|  | — STORM SEWER INLET. |
|  | — TELEPHONE PEDESTAL. |
|  | — TRANSFORMER. |
|  | — WATER VALVE. |
|  | — PROPOSED SANITARY SEWER. |
|  | — PROPOSED WATER MAIN. |
|  | — PROPOSED STORM SEWER. |
|  | — PROPOSED GAS MAIN. |

STORM SEWER TABLE		
Structure	Structure Diameter	Neenah Casting
Number	(Inches)	or Equivalent
CB #1	48	R-3067
INLET #1.1	24x36	R-3067
CB #2	48	R-3067
CB #2.1	48	R-3067
INLET #2.2	24x36	R-3067-C
CB #3	48	R-2502

[illegible]

PS&E
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122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE: **MODERN FENCE TECHNOLOGIES
EXECUTIVE DR. & CORPORATE CIR.
EAST TROY, WI 53120**

PLAN TITLE:

UTILITY PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
12/3/2025

PROJECT NO:
11G-07-24

BID SET

SHEET NO:

C1.05