

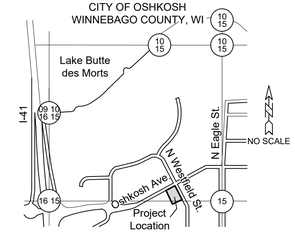
LEGEND

- Underground Electric
- Overhead Utility Lines
- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Underground Gas Line
- Underground Telephone
- Water Main (Pipe Size)
- Fence - Wood
- Index Contour - Existing
- Intermediate Contour - Existing
- Proposed Storm Sewer
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel
- Sanitary MH / Tank / Base
- Storm Manhole
- Hydrant
- Utility Valve
- Utility Pole
- Guy Wire
- Air Conditioner
- Telephone Pedestal
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Gas Regulator
- Sign
- Post / Guard Post
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

20 0 20 40 60

LOCATION MAP

NW 1/4 SEC 15, T 18 N, R 16 E,
CITY OF OSHKOSH
WINNEBAGO COUNTY, WI



SITE INFORMATION:

Legal Description: Lots 1 and 2 in Smith's Acres Plat
Parcel #: 916-11800000
Current Use: Vacant
Proposed Use: Commercial Office Space

Current Zoning: SR-5 - Single Family Residential-5 District
Adjacent Zoning:
North: CBP-PD
South: SR5
East: NMU
West: SR5

Site Areas
Parcel Area: 32,597 SF (0.7483 Acres)

Total Existing Impervious: 7,944 SF (24.37%)

Proposed Building Area: 3,686 SF
Proposed Pavement Area: 8,739 SF
Proposed Sidewalk Area: 613 SF

Total Proposed Impervious: 13,038 SF (40%)
Total Proposed Greenspace: 19,559 SF (60%)

PARKING CALCULATIONS

Required Parking for Proposed Use is 3:1000 sf of Office Space

Required Immediately: 9
Required Ultimately if Attic is Used: 15
Parking Stalls Proposed: 15

SHEET INDEX:

Sheet	Page
Site Plan	C1.0
Topographic Survey	C1.1
Drainage, Grading & Erosion Control Plan	C1.2
Erosion & Sediment Control Details	C2.1
Construction Details	C2.2

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SITE PLAN

1705 Oshkosh Avenue

City of Oshkosh, Winnebago County, WI
For: William Steiner

Date: 11/25/2025
Filename: 7915Engr.dwg
Author: JRD
Last Saved by: jennifer
Page C1.0