



Approximate Area of PLE for Public Pedestrian and Bicycle Path Purposes

Limits of Reservation Area Per Ordinance 2091, 11 August 1966

**LEGEND (PROPOSED)**

---	PROPERTY BOUNDARY
- - -	EASEMENT
▬	BUILDING FOOTPRINT
▬	18" CURB AND GUTTER
▬	ASPHALT PAVEMENT
▬	CONCRETE PAVEMENT
▬	STORMWATER TREATMENT FACILITY



**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON SEPTEMBER 13, 2018. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGES AT ANYTIME PER THE RECOMMENDATIONS / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

**SITE INFORMATION BLOCK:**  
 SITE ADDRESS: 701-703 RETHKE AVENUE  
 SITE ACREAGE: 1.03 AC  
 USE OF PROPERTY: FITNESS FACILITY  
 CURRENT ZONING: TRADITIONAL EMPLOYMENT (TE)

**SETBACKS:**  
 FRONT YARD: NONE  
 REAR YARD: 20- FEET  
 SIDE YARD: 6- FEET

TOTAL NUMBER OF PARKING STALLS: 45  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2

TOTAL NUMBER OF BIKE STALLS: 12

EXISTING IMPERVIOUS SURFACE AREA: 41,876 SQ.FT.  
 ROOFTOP: 800 SQ.FT.  
 PAVED: 41,076 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 2,146 SQ.FT.  
 REDEVELOPED IMPERVIOUS SURFACE AREA: 31,775 SQ.FT.  
 REMOVED IMPERVIOUS SURFACE AREA: 10,000 SQ.FT.

NET IMPERVIOUS AREA: 32,558 SQ.FT.  
 ROOFTOP: 14,000 SQ.FT.  
 PAVED: 18,558 SQ.FT.

DISTURBANCE LIMITS: 44,000 SQ. FT.  
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 32,558 SQ.FT.  
 PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 72.8%

**BENCHMARK TABLE**

BM LABEL	ELEVATION	DESCRIPTION
BM - 1	870.44	CHISELED X IN CONCRETE RETAINING WALL
BM - 2	868.01	TOP NUT OF HYDRANT ON NORTH SIDE OF BURKE ROAD

\* REFER TO GENERAL NOTE NO. 2

**WYSER ENGINEERING**

701-703 RETHKE AVENUE  
MADISON, WI 53714

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**TWISTED FITNESS**

**CITY OF MADISON, DANE COUNTY, WI**

Sheet Title:  
**SITE PLAN**

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Revisions:

No.	Date:	Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 18-0563

Set Type: PLAN APPROVAL & BUILDING PERMIT

Date Issued: 12/14/2018

Sheet Number: **C100**

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