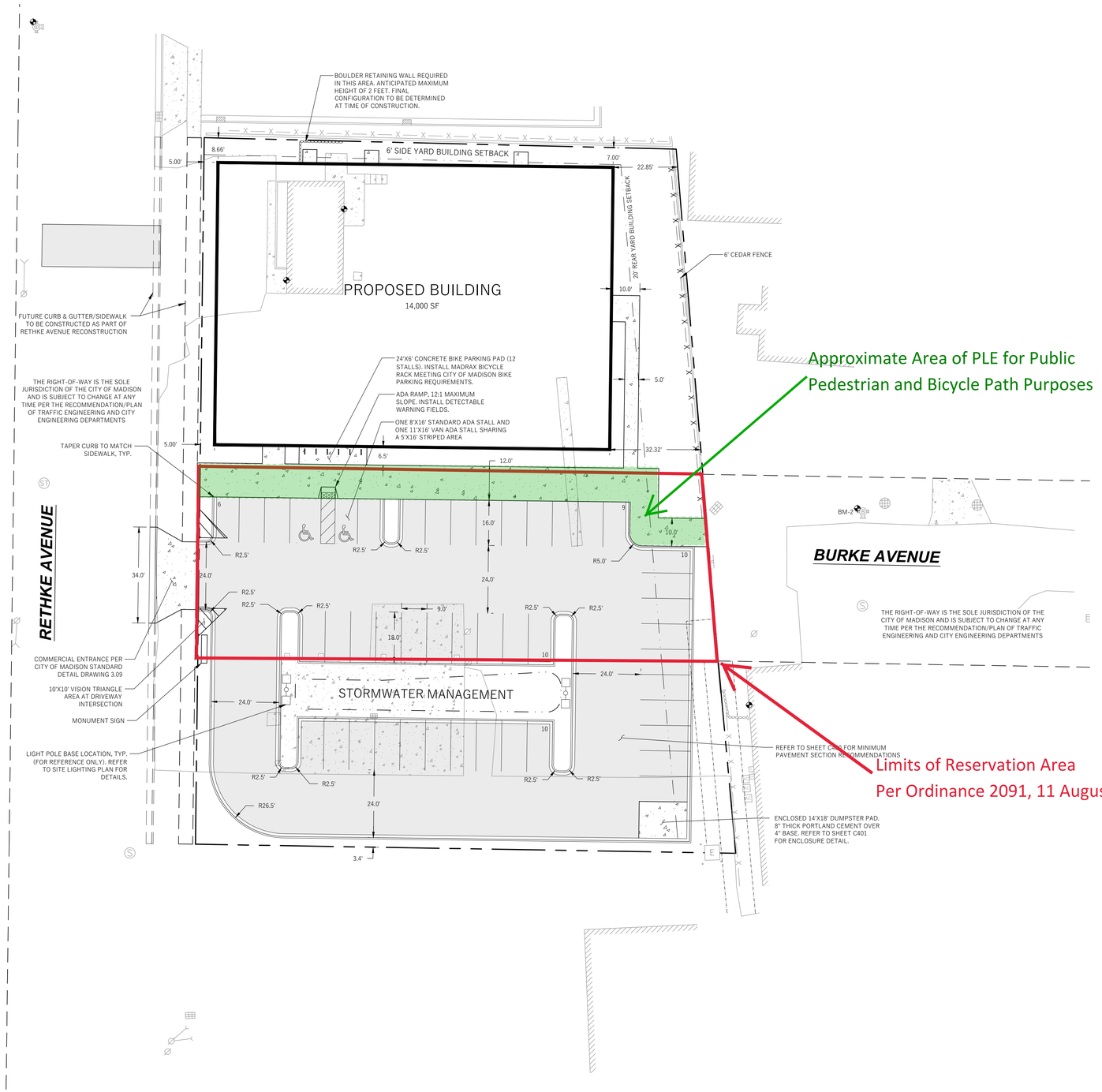

LEGEND (PROPOSED)

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

NORTH

GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. 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.
5. 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.
6. 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.
7. 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

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

TWISTED FITNESS JIU-JITSU MUAY THAI

701–703 RETHKE AVENUE
MADISON, WI 53714

TWISTED FITNESS

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: SITE PLAN

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

File: W:\2018\180563_ARCH-AIDE Architects – Twisted Fitness\dwg\180563_Civil Design.dwg Layout: Site Plan User: WYSER – Z240 – W10 Plotted: Dec 14, 2018 – 7:41am