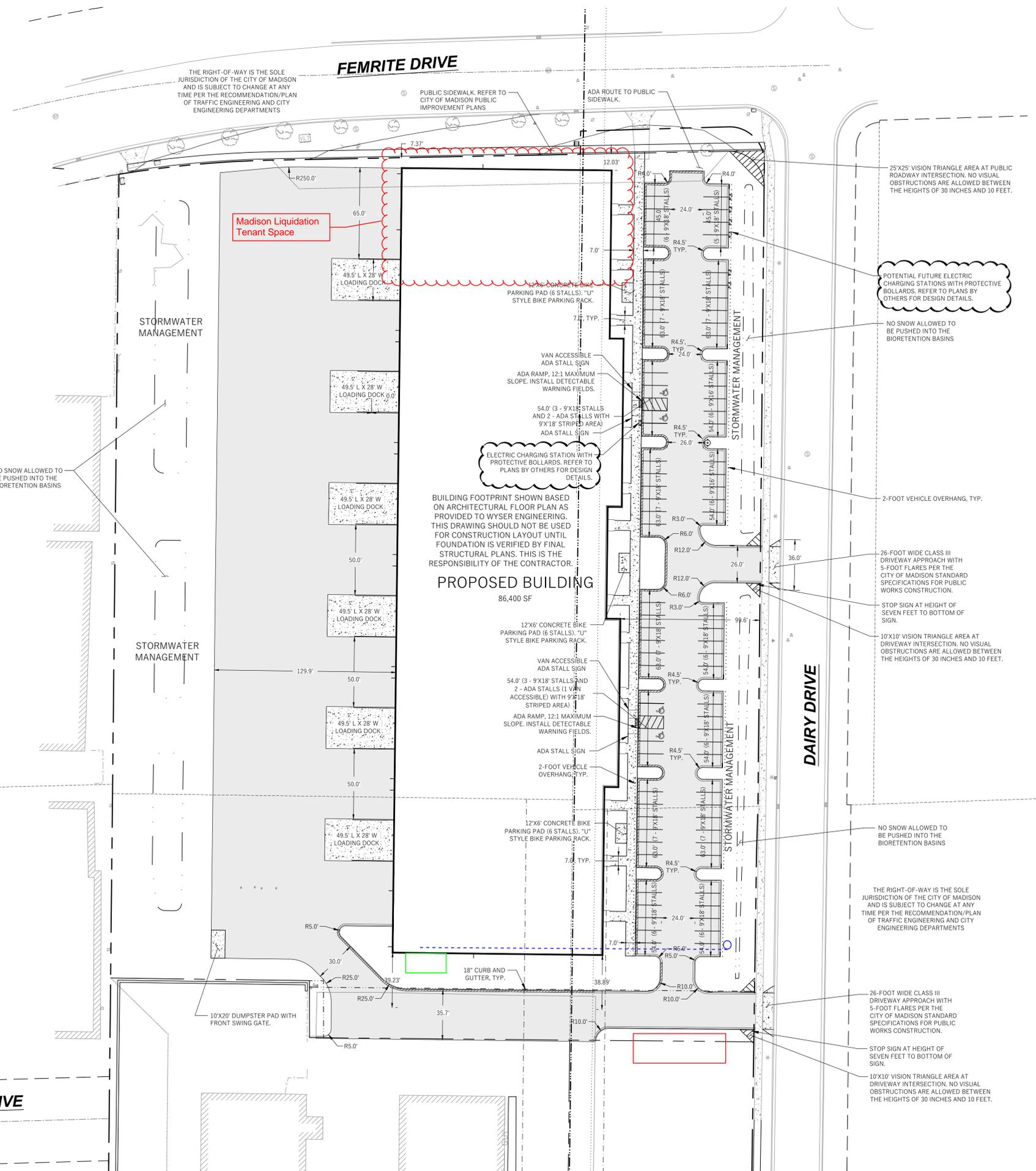


File: \\s:\2020\20753\_Newcomb - FGC Flex Building\DWG\20753-Civil\_Design.dwg Layout: Site Plan User: Adam Plattat: May 06, 2021 - 10:51am



**LEGEND (PROPOSED)**

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



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING DURING THE WEEK OF OCTOBER 26, 2020. 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 A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
  - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS 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.

**SITE INFORMATION BLOCK:**

SITE ADDRESS: 3302 DAIRY DRIVE  
 SITE ACREAGE: 280,014 SQ.FT. (6.43 AC)  
 USE OF PROPERTY: INDUSTRIAL  
 ZONING: INDUSTRIAL LIMITED (IL)  
 MAXIMUM LOT COVERAGE: 75%

**SETBACKS:**  
 FRONT YARD: 0-FEET  
 REAR YARD: 30-FEET  
 SIDE YARD: 0-FEET

TOTAL NUMBER OF PARKING STALLS: 100  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4

TOTAL NUMBER OF BIKE STALLS: 18

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.

NEW IMPERVIOUS SURFACE AREA: 202,513 SQ.FT.  
 ROOFTOP: 86,506 SQ.FT.  
 PAVED: 110,102 SQ.FT.  
 SIDEWALK: 5,905 SQ.FT.

DISTURBANCE LIMITS: 280,000 SQ. FT.  
 IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 202,513 SQ.FT.  
 IMPERVIOUS SURFACE AREA ON THE SITE: 72.3%

3302 DAIRY DRIVE  
 MADISON, WI 53716

**FGC FLEX BUILDING**

CITY OF MADISON, DANE COUNTY, WI

Sheet Title:  
 SITE PLAN

Revisions:

No.	Date:	Description:
02/03/21		Addendum No. 1
05/06/21		Addendum No. 2

Graphic Scale	0' 10' 20' 40' 60'
Wyser Number	20-0753
Set Type	BID DOCUMENTS
Date Issued	05/06/2021

Sheet Number: **C100**

**DIGGERS HOTLINE**

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

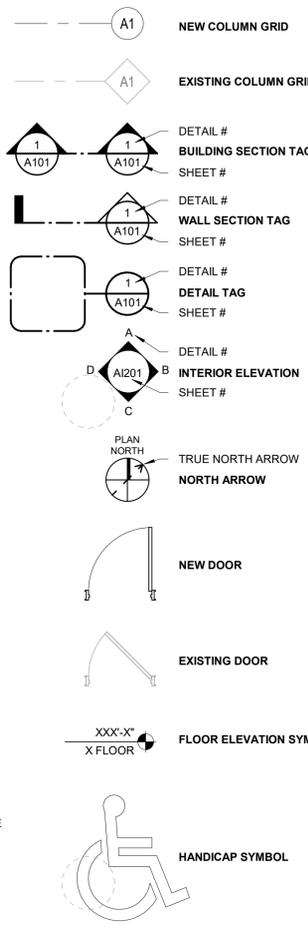


COMMON ABBREVIATIONS:

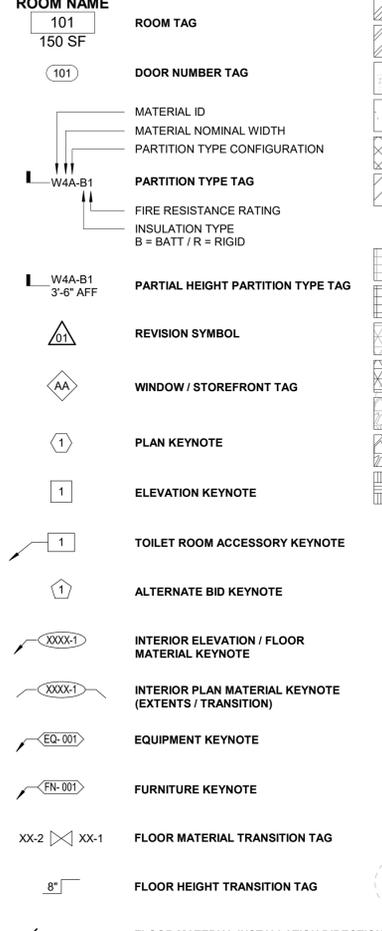
NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION

Table of abbreviations including AB (Anchor Bolt), ACT (Acoustical Ceiling Tile), ADA (Americans with Disabilities Act), etc., organized in columns.

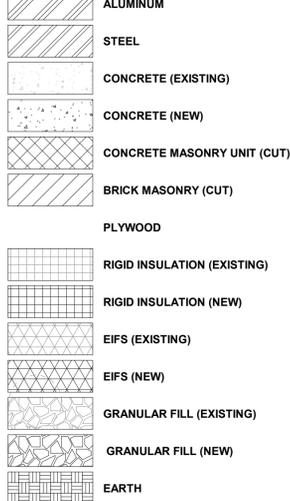
ARCHITECTURAL SYMBOLS:



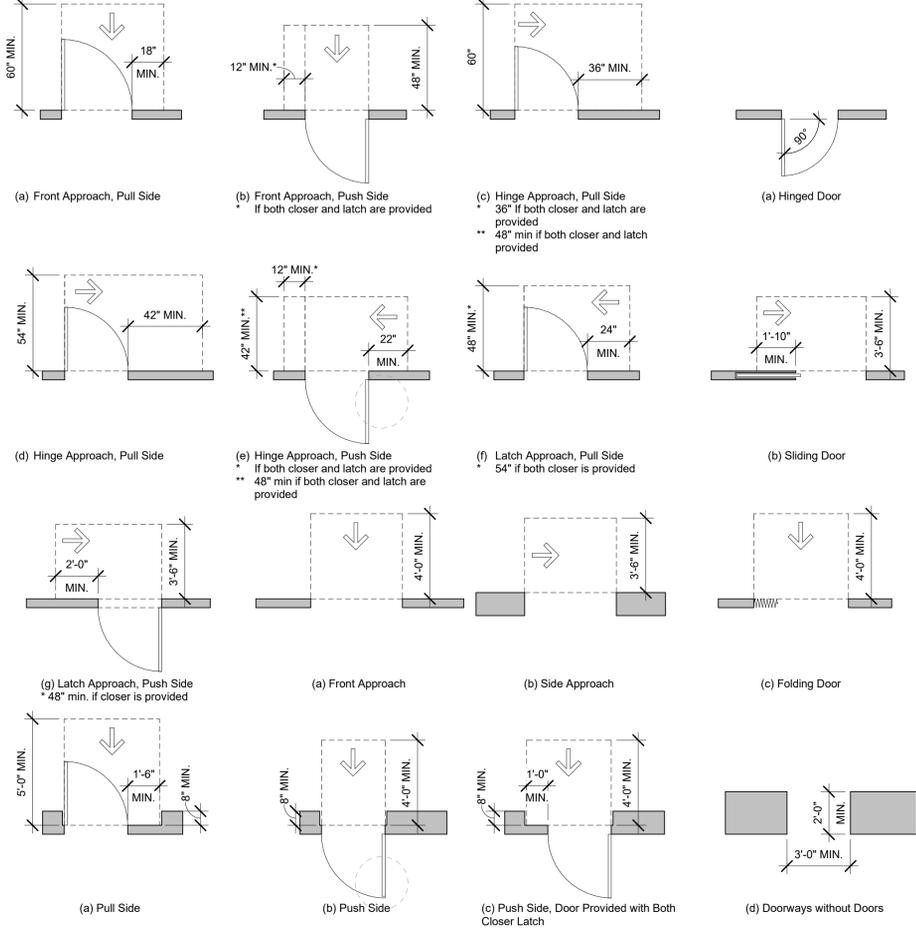
ARCHITECTURAL TAGS & KEYNOTES:



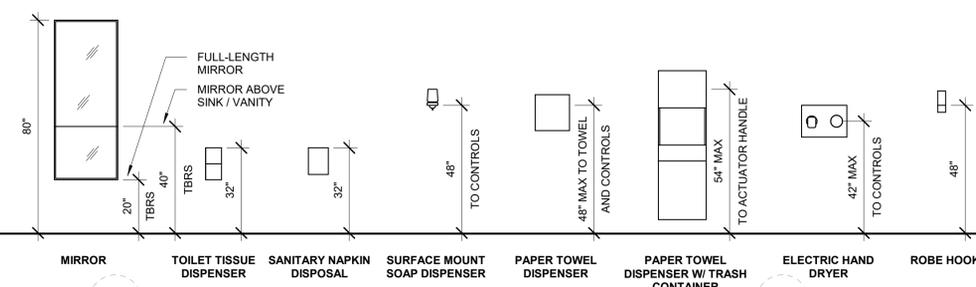
ARCHITECTURAL HATCH PATTERNS:



CLEARANCES AT MANUAL DOOR SWINGS:

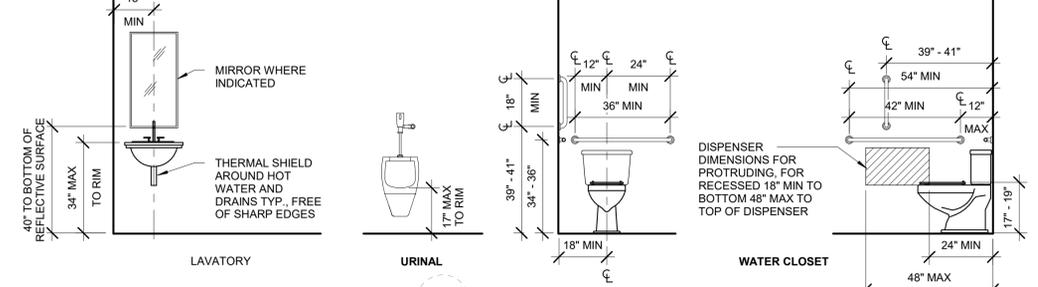


NOTE: THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FFHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES.



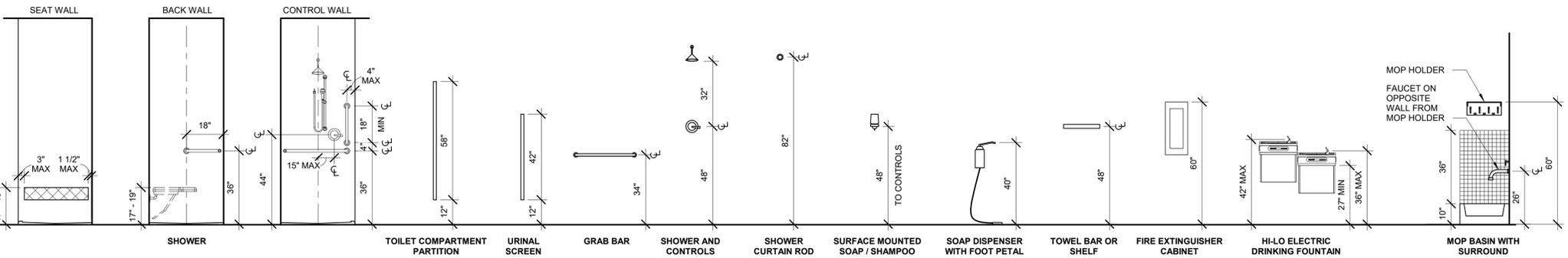
COMMERCIAL TOILET ROOM ACCESSORY MOUNTING HEIGHTS

3/8" = 1'-0"



COMMERCIAL TOILET ROOM FIXTURES

3/8" = 1'-0"



COMMERCIAL PLUMBING FIXTURE AND ACCESSORY MOUNTING HEIGHTS

3/8" = 1'-0"

Project Status table with columns for date and status (IFC).

PROJ. #: 21199-01.04 © SKETCHWORKS ARCHITECTURE 2021

SYMBOLS & ABBREVIATIONS

PLACE VIEW / DETAIL TITLE NUMBER IN THESE CIRCLES

TO REMOVE GUIDES, UNCHECK "GUIDES" IN PROPERTIES MENU

FOR CONSTRUCTION





