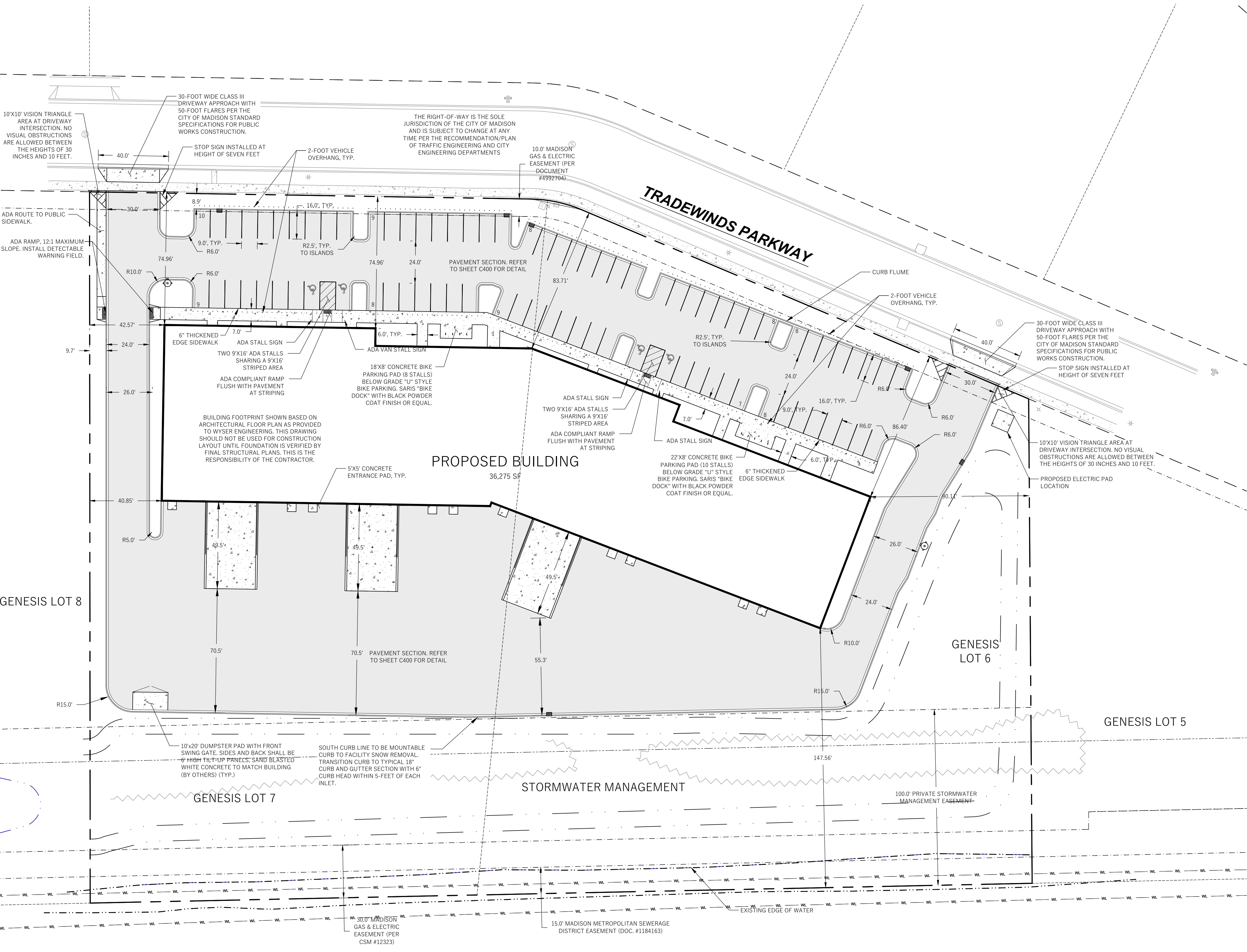


File: W:\2020\200714\_Newcomb - Genesis Plat Lots 6 & 7.dwg 2/20/2020 2:07:14 - Civil Design.dwg User: Admin Plotted: Nov 04, 2020 - 3:04pm



**LEGEND (PROPOSED)**

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



**WYSER ENGINEERING**

**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON JUNE 12 & 17, 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 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.

**SITE INFORMATION BLOCK:**

SITE ADDRESS: 5027 & 5101 TRADEWINDS PARKWAY  
 SITE ACREAGE: 196,254 SQ.FT. (4.51 AC)  
 USE OF PROPERTY: COMMERCIAL  
 ZONING: INDUSTRIAL - LIMITED DISTRICT (IL)

SETBACKS:  
 FRONT YARD: 25-FOOT  
 BACK YARD: 30-FOOT  
 SIDE YARD: NONE

TOTAL NUMBER OF PARKING STALLS: 82  
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 4 (1 VAN ACCESSIBLE)

TOTAL NUMBER OF BIKE STALLS: 8

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.  
 NEW IMPERVIOUS SURFACE AREA: 116,294 SQ.FT.  
 ROOFTOP: 36,275 SQ.FT.  
 PAVED: 80,0019 SQ.FT.

LOT COVERAGE: 59.3%  
 MAXIMUM LOT COVERAGE: 75%  
 DISTURBANCE LIMITS: 196,000 SQ. FT.

GENESIS LOT 8

GENESIS LOT 6

GENESIS LOT 5

GENESIS LOT 7

TRADEWINDS SOUTH

CITY OF MADISON, DANE COUNTY, WI

TRADEWINDS PARKWAY  
MADISON, WI 53718

Sheet Title:  
SITE PLAN

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 15' 30' 45'

Wyser Number: 20-0714

Set Type: SPV

Date Issued: 11/04/2020

Sheet Number: C100

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