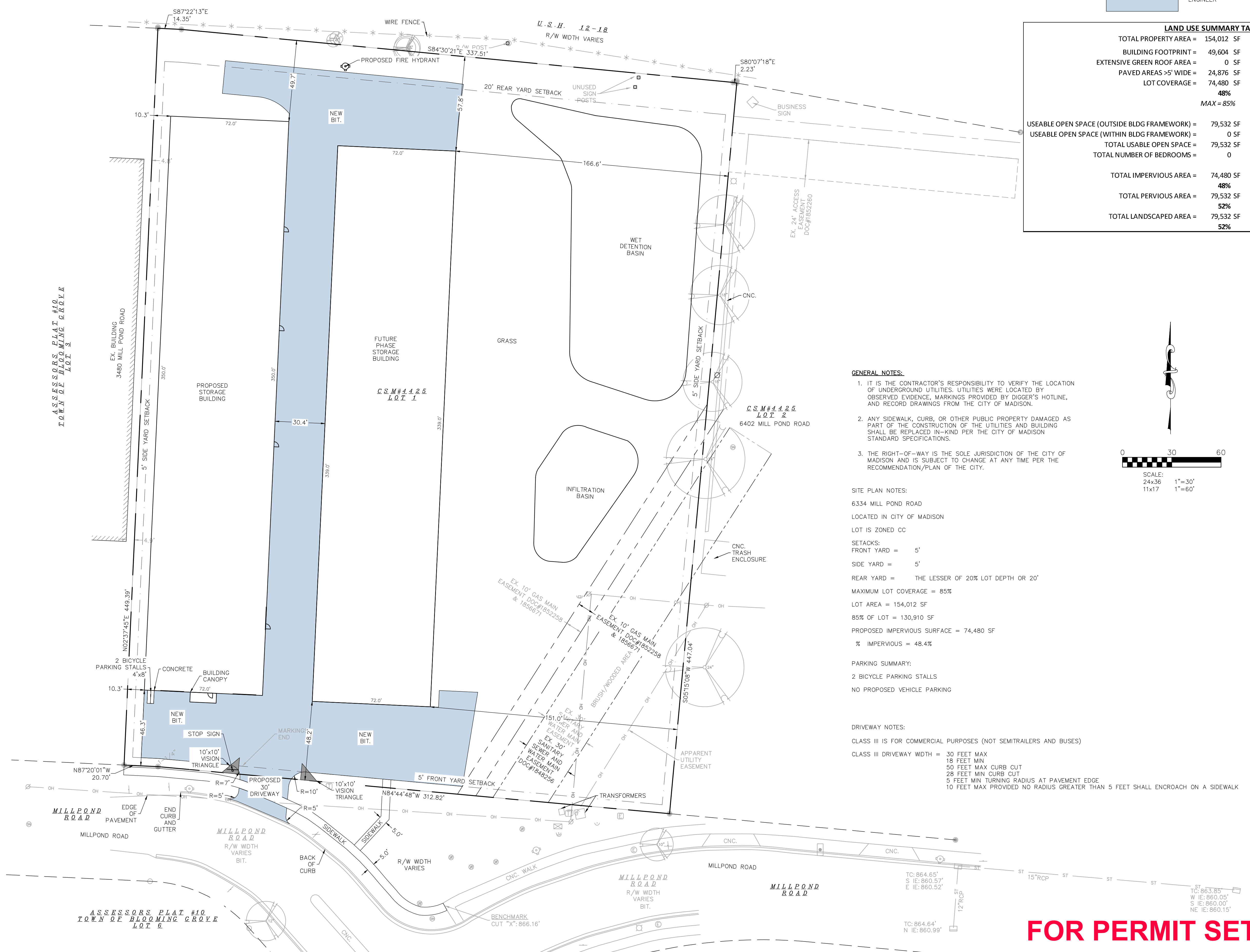


NOT FOR CONSTRUCTION



SITE PLAN LEGEND

PAVEMENT DEFINED BY GEOTECHNICAL ENGINEER

LAND USE SUMMARY TABLE

TOTAL PROPERTY AREA	= 154,012 SF
BUILDING FOOTPRINT	= 49,604 SF
EXTENSIVE GREEN ROOF AREA	= 0 SF
PAVED AREAS >5' WIDE	= 24,876 SF
LOT COVERAGE	= 74,480 SF
	48%
	MAX = 85%
USEABLE OPEN SPACE (OUTSIDE BLDG FRAMEWORK)	= 79,532 SF
USEABLE OPEN SPACE (WITHIN BLDG FRAMEWORK)	= 0 SF
TOTAL USABLE OPEN SPACE	= 79,532 SF
TOTAL NUMBER OF BEDROOMS	= 0
TOTAL IMPERVIOUS AREA	= 74,480 SF
	48%
TOTAL PERVIOUS AREA	= 79,532 SF
	52%
TOTAL LANDSCAPED AREA	= 79,532 SF
	52%

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

SITE PLAN NOTES:

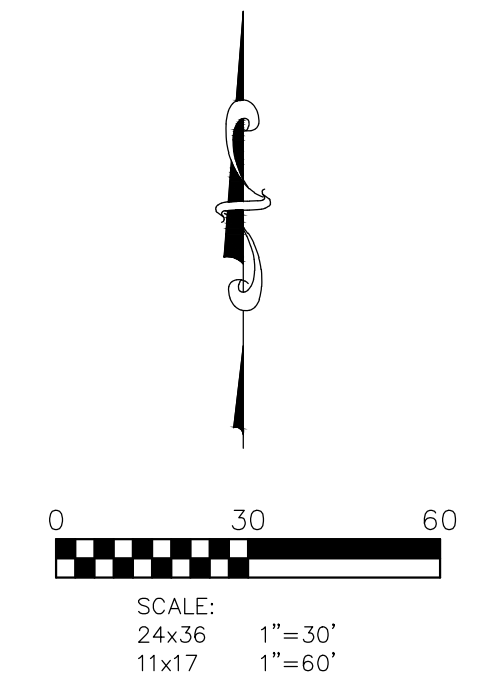
6334 MILL POND ROAD
 LOCATED IN CITY OF MADISON
 LOT IS ZONED CC
 SETBACKS:
 FRONT YARD = 5'
 SIDE YARD = 5'
 REAR YARD = THE LESSER OF 20% LOT DEPTH OR 20'
 MAXIMUM LOT COVERAGE = 85%
 LOT AREA = 154,012 SF
 85% OF LOT = 130,910 SF
 PROPOSED IMPERVIOUS SURFACE = 74,480 SF
 % IMPERVIOUS = 48.4%

PARKING SUMMARY:

2 BICYCLE PARKING STALLS
 NO PROPOSED VEHICLE PARKING

DRIVEWAY NOTES:

CLASS III IS FOR COMMERCIAL PURPOSES (NOT SEMITRAILERS AND BUSES)
 CLASS III DRIVEWAY WIDTH = 30 FEET MAX
 18 FEET MIN
 50 FEET MAX CURB CUT
 28 FEET MIN CURB CUT
 5 FEET MIN TURNING RADIUS AT PAVEMENT EDGE
 10 FEET MAX PROVIDED NO RADIUS GREATER THAN 5 FEET SHALL ENCR OACH ON A SIDEWALK



2801 International Lane, Suite 101
 Madison, WI 53704
 Phone: 608-250-9263
 Fax: 608-250-9266
 e-mail: mburse@BSE-INC.net
 www.bursesurveying.com

APPROVALS	MLB	MLB	DJM	PDF	MLB
PROJECT ENG	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED	

6334 Millpond Road
 6334 Mill Pond Rd.
 Madison, WI 53718

SCHULEBURG & DAUGHTER ENTERPRISES II, LLC
 1400 OLSTAD RD
 DEERFIELD, WI 53531-9309

PROJECT #: BSE2849
 PLOT DATE: 06/20/2024

REVISION DATES:

ISSUE DATES:

06/20/2024

CIVIL/SITE PLAN

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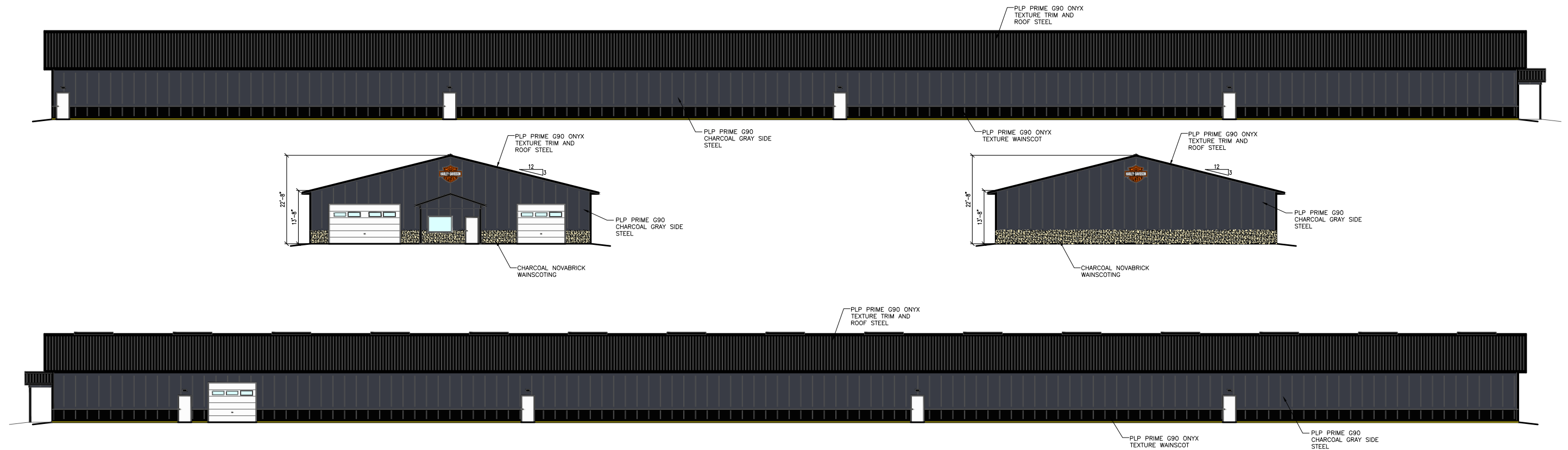
DRAWING NUMBER
C-300

FOR PERMIT SET



Proposed Building for: Harley-Davidson of Madison

76'x376x13'-8"

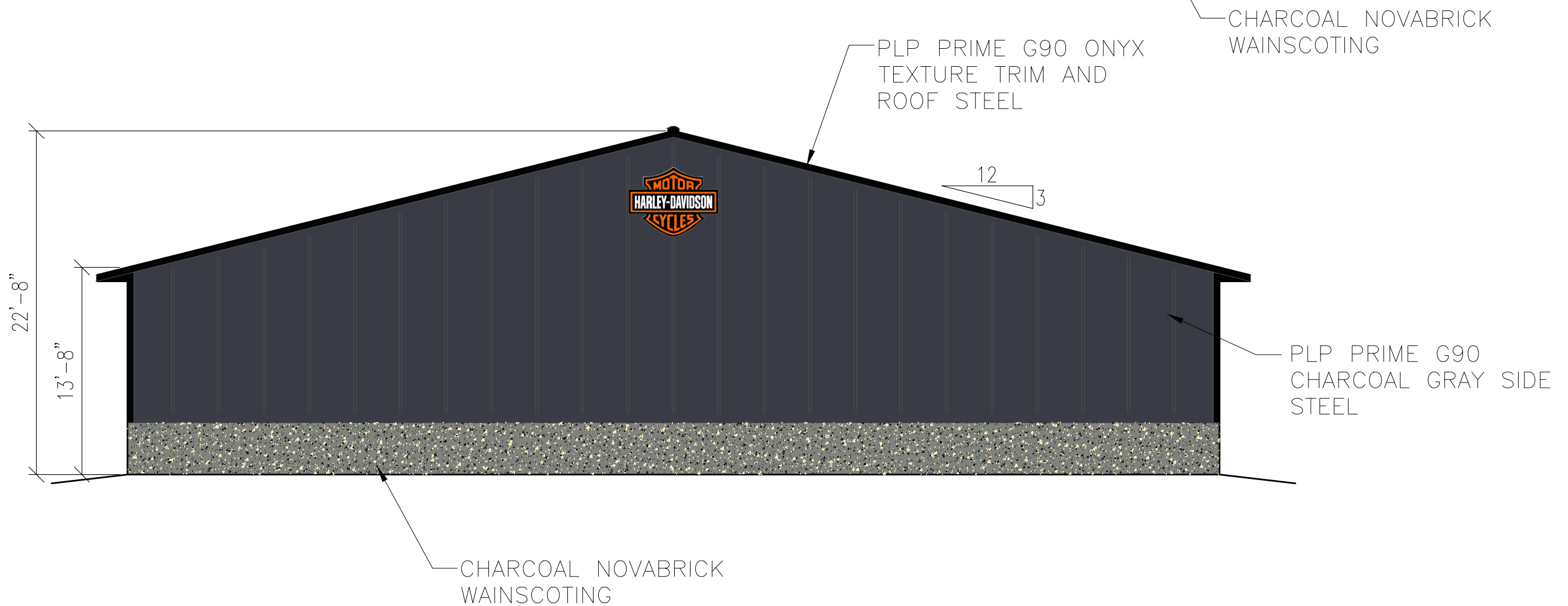
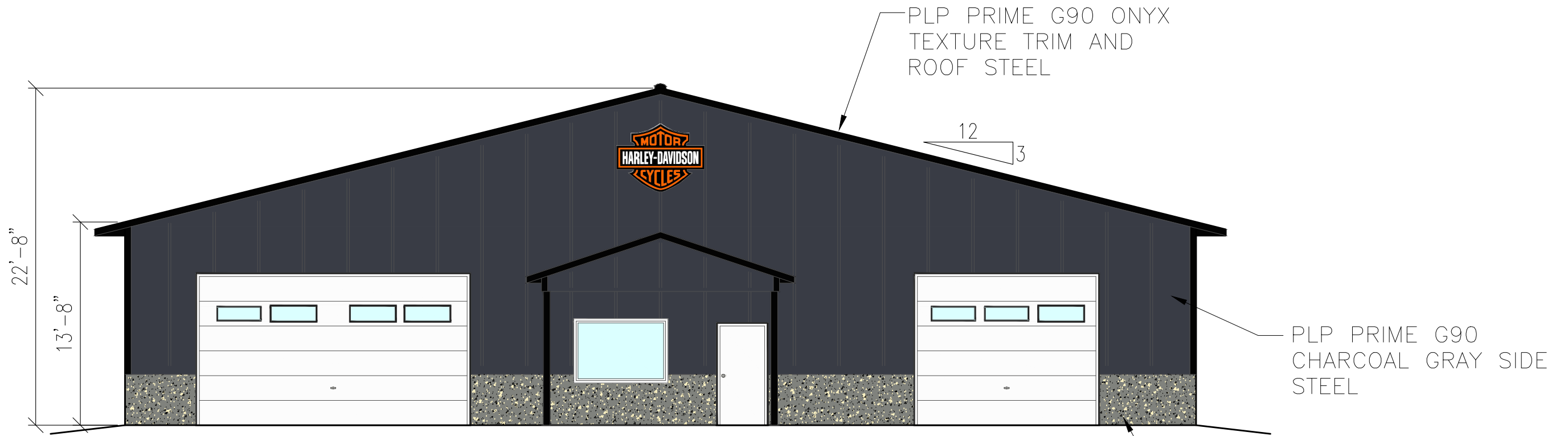


BUILDING COLORS
 ROOF: ONYX TEXTURE
 SIDES: CHARCOAL GRAY
 TRIM: ONYX TEXTURE
 WAINSCOTING: ONYX TEXTURE
 NOVABRICK: CHARCOAL

We Protect What You Value™

SCALE: 1/32"=1'-0"

NOTE:
 THE COLORS SHOWN ON THIS
 PROPOSAL ARE AS CLOSE TO
 THE ACTUAL PAINTED COLORS
 AS PERMITTED BY THE PRINTING
 PROCESS





190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

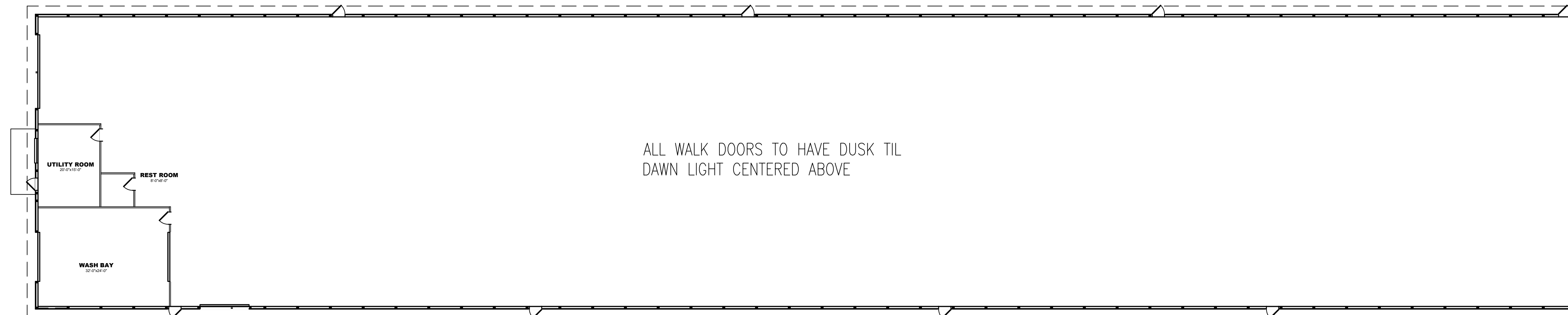
DRAWN BY: WALDERA

DATE DRAWN: 5/13/24

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

BUILDING ACCESSORY SCHEDULE					
ITEM	SIZE	B.E./T.E.	QTY	ROUGH OPENING & ACCESSORY FEATURES	
[1]	SOLID WALK DOOR	3' 0"x6' 8"	B.E. =100' 4"	4	R.O. 3' 4 1/2"x6' 10 1/2", PREMIUM, BRILLIANT, I.C. LOCKSET WITH LEV./LEV. D.B., LATCH GUARD, KEYED ALIKE, CLOSER, H.CAP THRESHOLD
[2]	WALK DOOR 20X24 LITE	3' 0"x6' 8"	B.E. =100' 4"	4	R.O. 3' 4 1/2"x6' 10 1/2", PREMIUM, BRILLIANT, LEV./LEV. LOCKSET, KEYED ALIKE, CLOSER, H.CAP THRESHOLD
[3]	OVERHEAD DOOR	12' 0"x10' 0"	B.E. =100' 4"	2	I.D. =11' 11 1/2", 13-20" HEADROOM OPTION WITH LINER, DOOR BY CLEARY SUB
[4]	SOLID WALK DOOR	3' 0"x6' 8"	B.E. =100' 4"	1	R.O. 3' 4 1/2"x6' 10 1/2", PREMIUM, BRILLIANT, LATCH GUARD, KEYED ALIKE, CLOSER, H.CAP THRESHOLD, PANIC HARDWARE
[5]	FIXED LITE WINDOW	6' 0"x4' 0"	T.E. = 107' 2"	1	HIGH PERFORMANCE, BRILLIANT, INSULATED DOUBLE PANE, NAIL FIN, LOW-E / WARM EDGE, TYVEK AT WINDOW ONLY
[6]	OVERHEAD DOOR	18' 0"x10' 0"	B.E. =100' 4"	1	I.D. =17' 11 1/2", 13-20" HEADROOM OPTION WITH LINER, DOOR BY CLEARY SUB



PROJECT NAME:
HARLEY-DAVIDSON OF MADISON

PROJECT SITE ADDRESS:
COTTAGE GROVE, WI 53527 (DANE)

BUILDING SIZE:
72' 0" x 376' 0" x 13' 8"

SHEET NAME:
FLOOR PLAN

PROJECT NUMBER:
PR202404

SHEET NUMBER:
120

WHEN PRINTED ON 24"x36"
PAPER SCALE IS 1/16"=1'-0"

