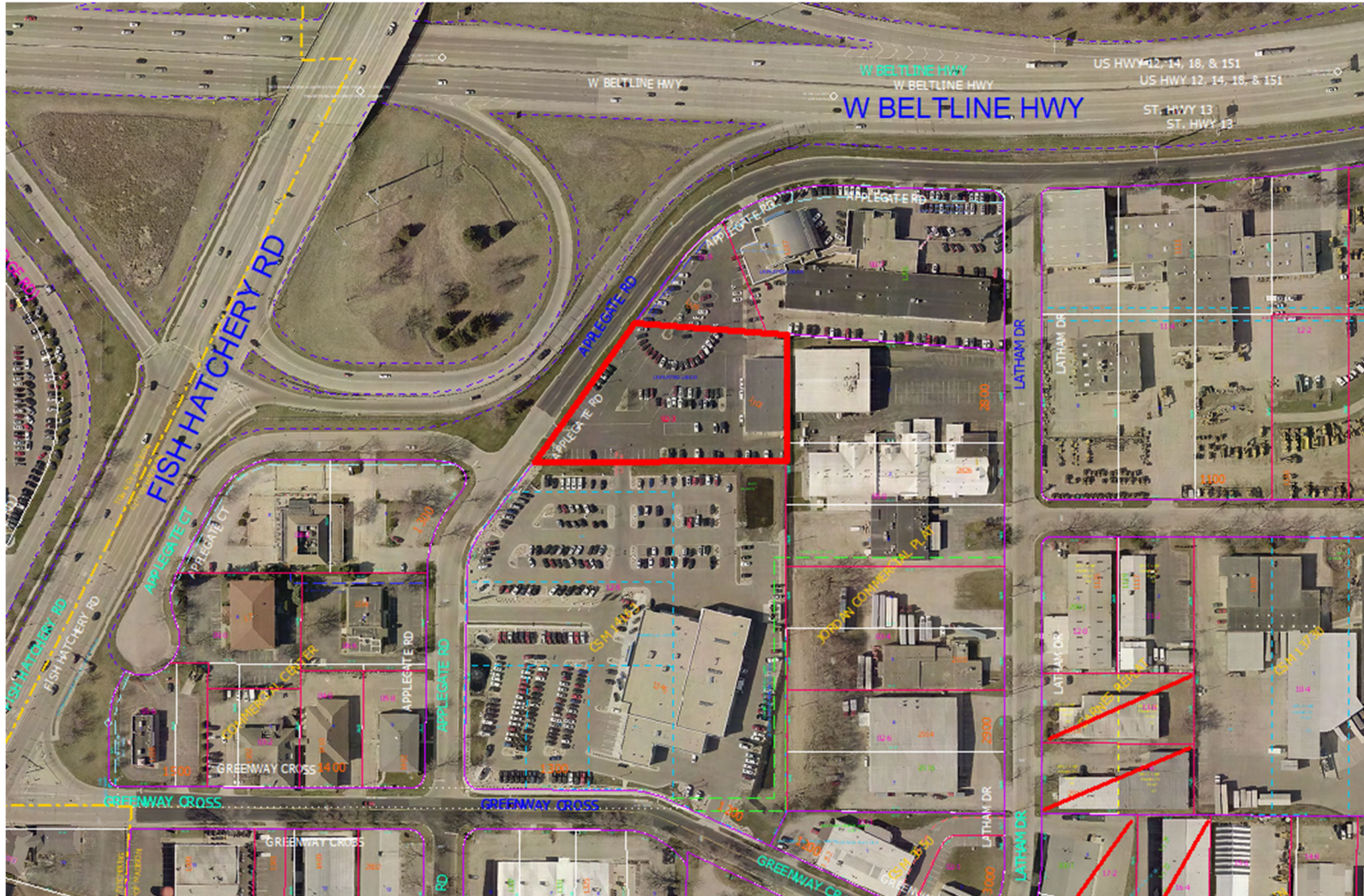


1301 APPLEGATE ROAD

CONTRACT: 8551

MUNIS: 12892





CONSULTANT:
Edge
Consulting Engineers, Inc.
P.O. Box 2000
Potosi, WI 53279
TEL: 608-841-1849 FAX: 608-841-1849
www.edgeconsult.com

CLIENT:

PROJECT AREA OVERVIEW
BERGSTROM AUTOBODY
DANE COUNTY
MADISON, WISCONSIN

SHEET TITLE






SUBMITTAL NO.	DATE	DESCRIPTION

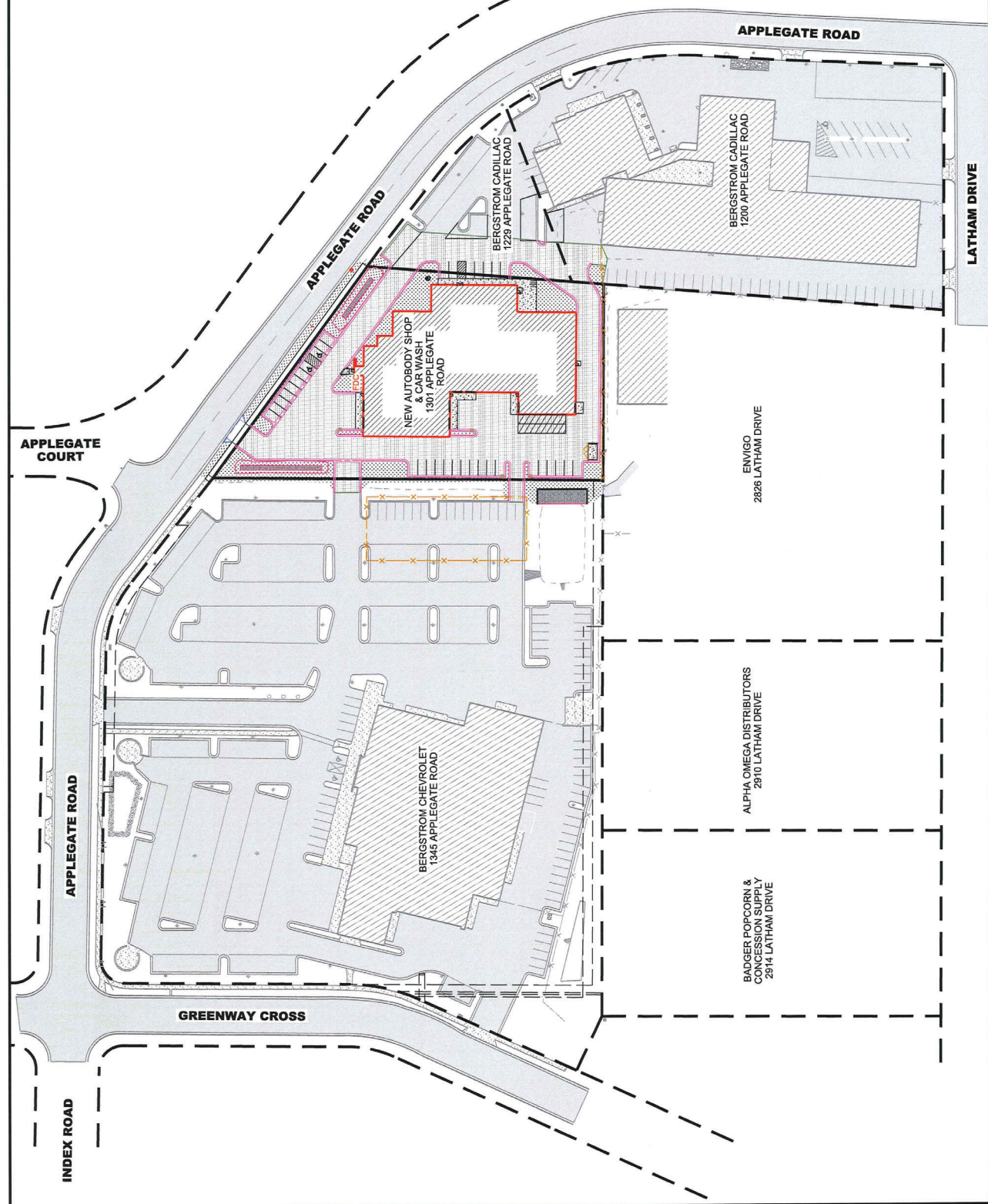
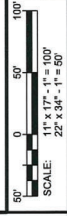
DRAWN BY	BJB	
CHECKED BY <td>AJO</td>	AJO	
PLOT DATE <td>12/4/2019</td>	12/4/2019	
SHEET NUMBER <td>23109</td>	23109	
DATE	TYPE	PLAN COMMISSION NUMBER

SHEET NUMBER
C-101

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COVERAGE LEGEND:

-  NEW CONCRETE
-  NEW ASPHALT
-  PERVIOUS AREA AFTER CONSTRUCTION
-  EXISTING CONCRETE
-  EXISTING ASPHALT



ZONING SUMMARY

ZONING DISTRICT: CC-T (COMMERCIAL CORRIDOR-TRANSITIONAL DISTRICT)

FRONT YARD SETBACK: SHOWN AS 85' (CONDITIONAL USE)

SIDE YARD SETBACK: 5'

REAR YARD SETBACK: 20'

MAX LOT COVERAGE: 85%

ZONING REQUIREMENTS PER SECTION 28.067 CITY ZONING CODE.

REDEVELOPMENT SUMMARY

CURRENT LOT AREA: 71,204 SF (1.635 AC)

CURRENT IMPERVIOUS AREA: 67,457 SF (94.7%)

PROPOSED PAVEMENT AREA: 34,268 SF

PROPOSED BUILDING FOOTPRINT: 26,264 SF

TOTAL PRO. IMPERVIOUS AREA: 60,522 SF (85.0%)

PROPOSED PERVIOUS AREA: 10,682 SF (15.0%)

PARKING SUMMARY

LAND USE: AUTOBODY SHOP & CAR WASH (CONDITIONAL USES)

BUILDING FLOOR AREA: 26,264 SF TOTAL

NON-SERVICE BAY AREA: 11,727 SF

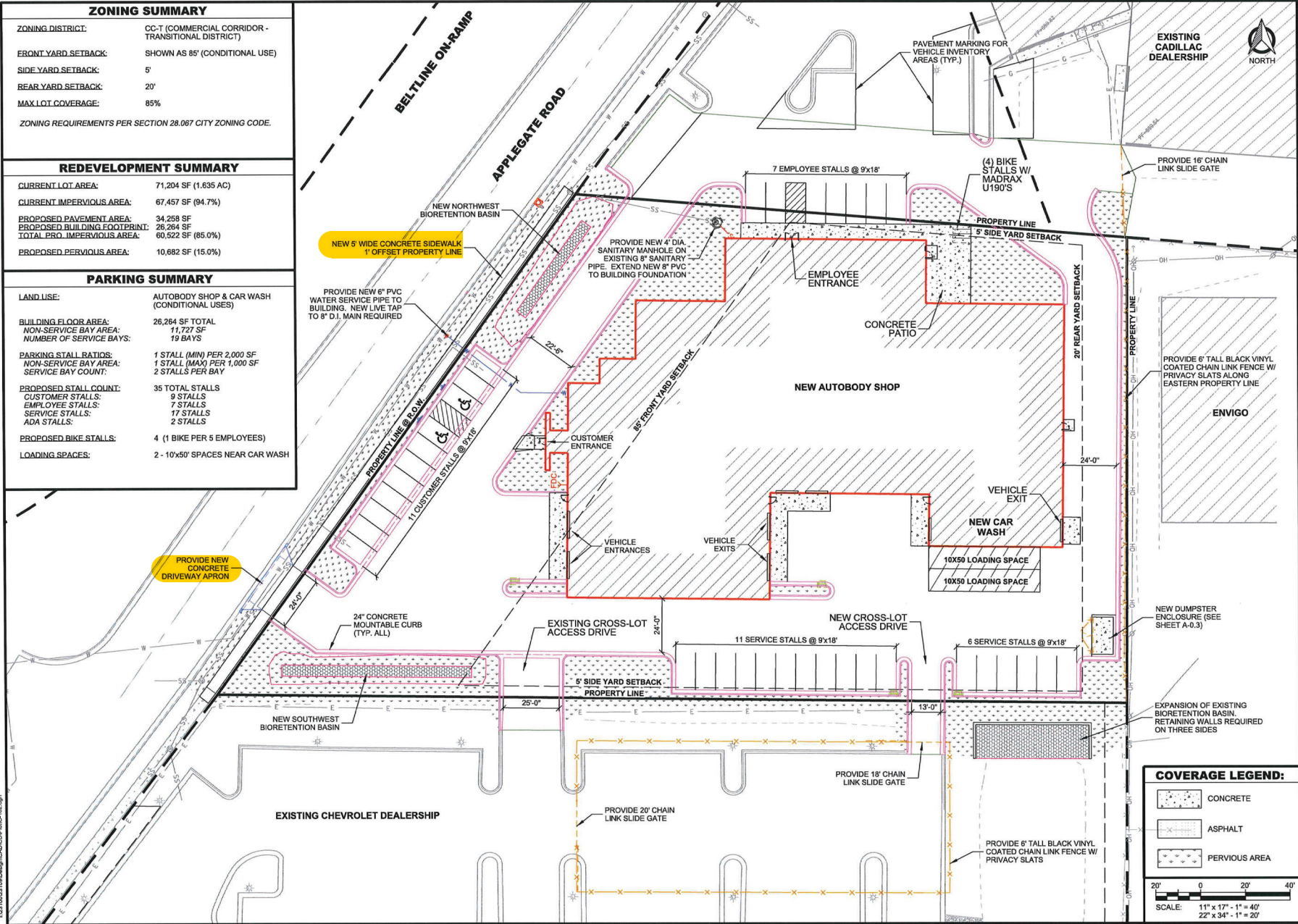
SERVICE BAY COUNT: 2 STALLS PER BAY

PARKING STALL RATIOS:
 1 STALL (MIN) PER 2,000 SF
 1 STALL (MAX) PER 1,000 SF

PROPOSED STALL COUNT:
 CUSTOMER STALLS: 9 STALLS
 EMPLOYEE STALLS: 7 STALLS
 SERVICE STALLS: 17 STALLS
 ADA STALLS: 2 STALLS

PROPOSED BIKE STALLS: 4 (1 BIKE PER 5 EMPLOYEES)

LOADING SPACES: 2 - 10'x50' SPACES NEAR CAR WASH



CONSULTANT:

Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 FPO BOX 1003
 MADISON, WI 53703
 608.844.1449 VOICE
 608.844.1569 FAX
 www.edgeconsult.com

CLIENT:

OVERALL SITE PLAN
 BERGSTROM AUTOBODY
 DANE COUNTY
 MADISON, WISCONSIN

COVERAGE LEGEND:

	CONCRETE
	ASPHALT
	PERVIOUS AREA

SCALE: 11" x 17" - 1" = 40'
 22" x 34" - 1" = 20'

SHEET TITLE

NO.	DATE	DESCRIPTION

DRAWN BY	BJB
CHECKED BY	AJO
PLAT DATE	12/4/2019
PROJECT NUMBER	23109
SET TYPE	PLAN COMMISSION
SHEET NUMBER	C-102

12/10/19 10:51 AM D:\projects\23109\23109-C-102.dgn