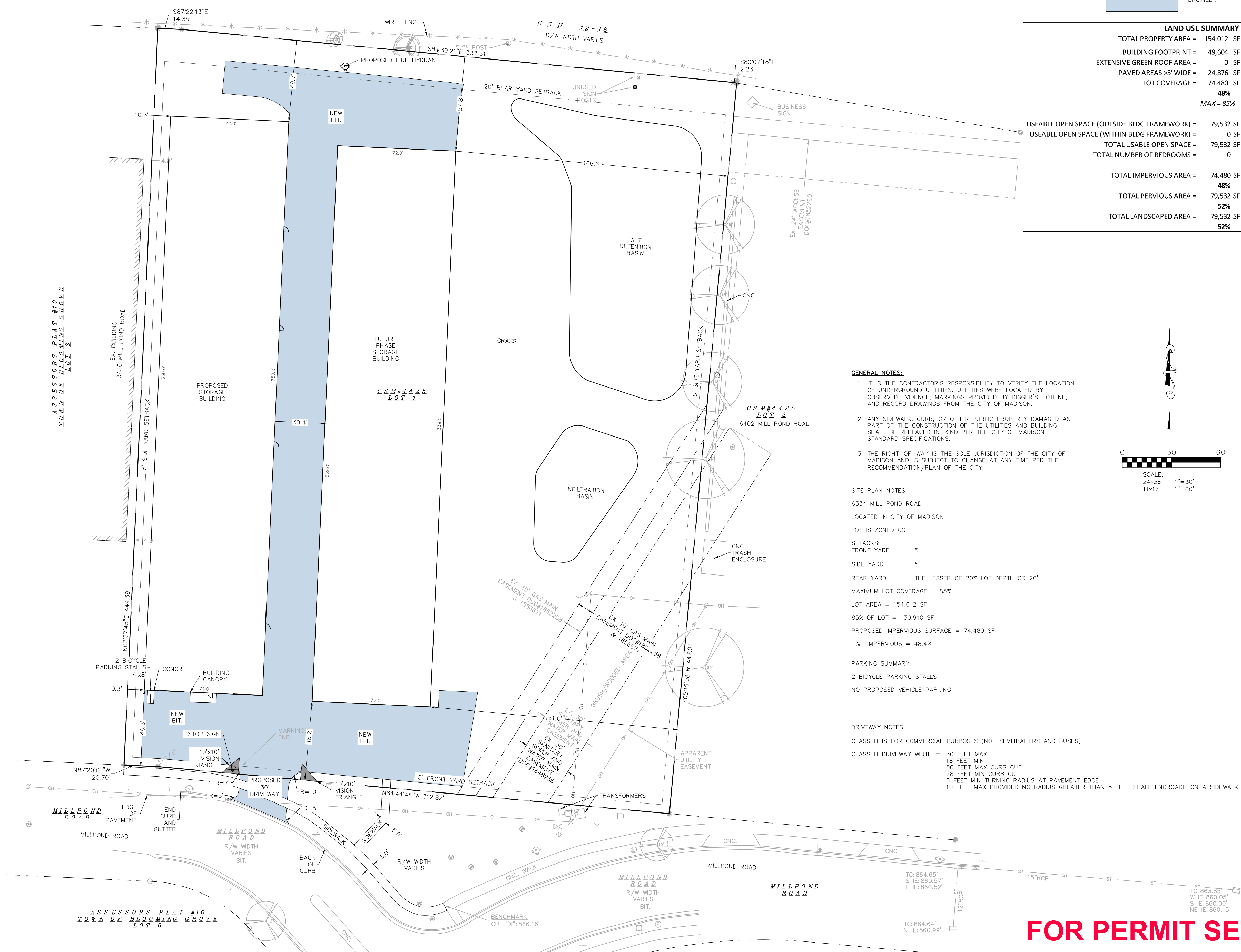


NOT FOR CONSTRUCTION



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:**

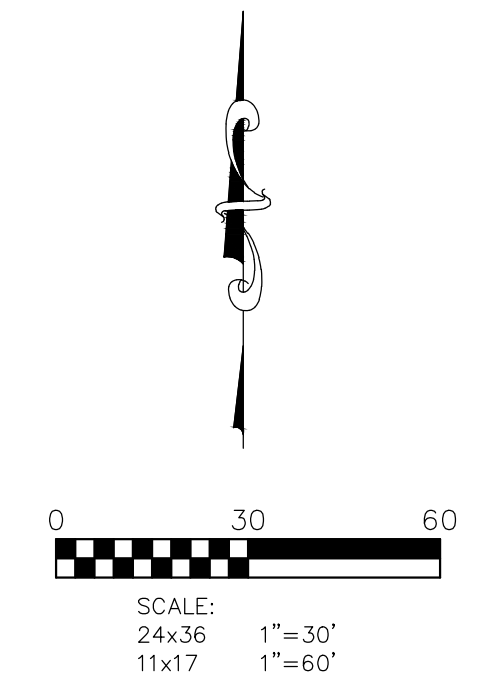
6334 MILL POND ROAD  
 LOCATED IN CITY OF MADISON  
 LOT IS ZONED CC  
 SETBACKS:  
 FRONT YARD = 5'  
 SIDE YARD = 5'  
 REAR YARD = THE LESSER OF 20% LOT DEPTH OR 20'  
 MAXIMUM LOT COVERAGE = 85%  
 LOT AREA = 154,012 SF  
 85% OF LOT = 130,910 SF  
 PROPOSED IMPERVIOUS SURFACE = 74,480 SF  
 % IMPERVIOUS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

**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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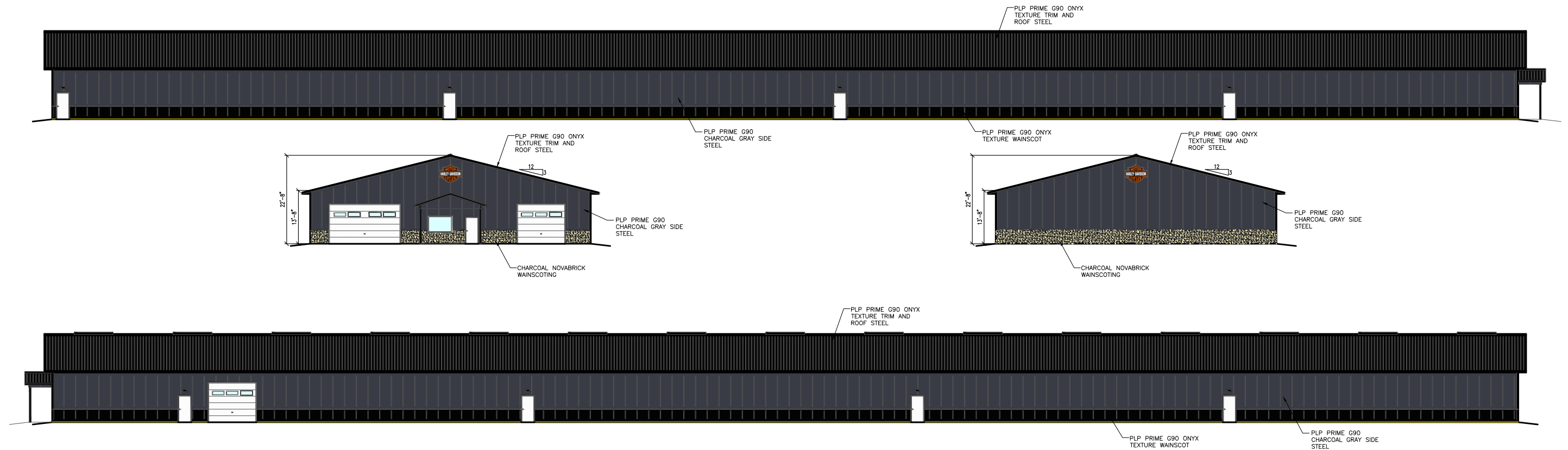
DRAWING NUMBER  
**C-300**

FOR PERMIT SET



# Proposed Building for: Harley-Davidson of Madison

76'x376x13'-8"

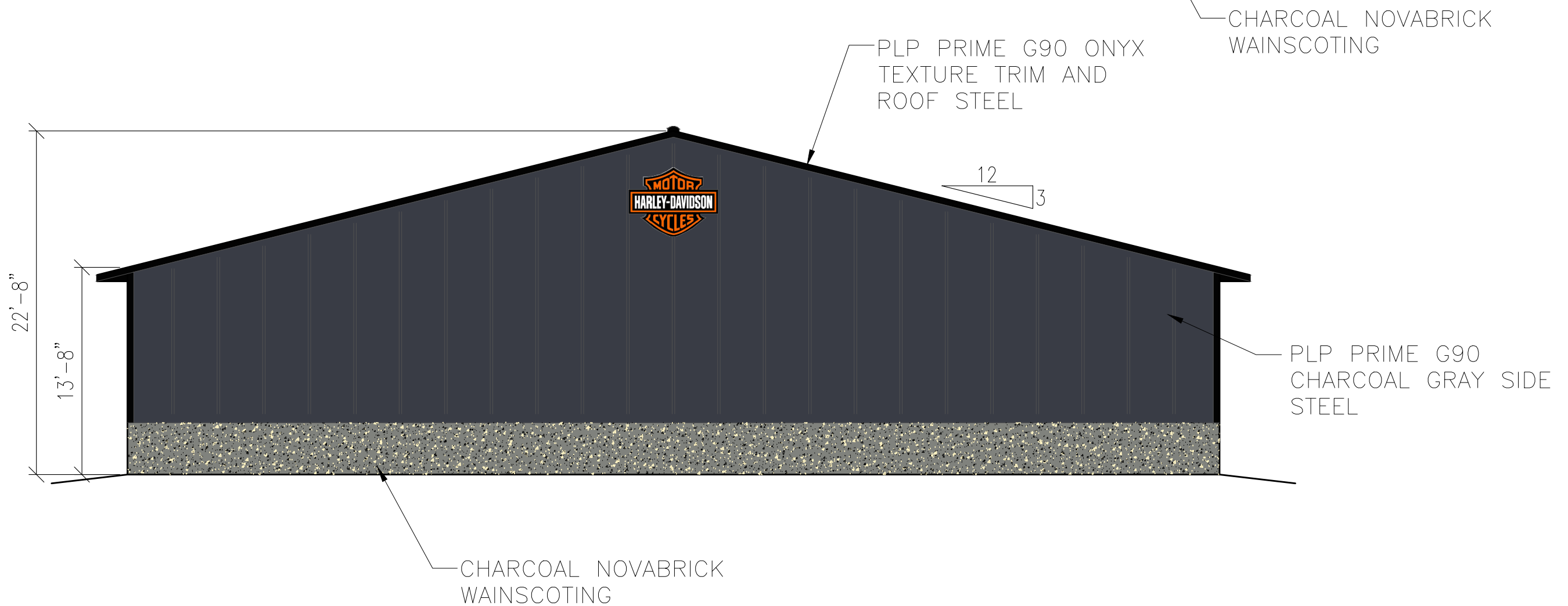
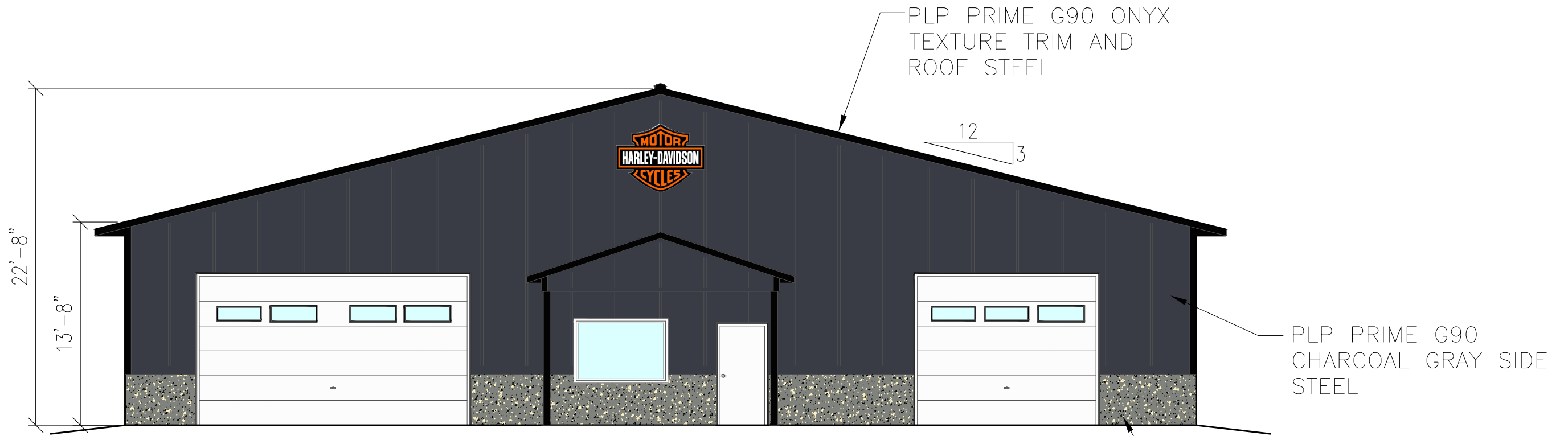


**BUILDING COLORS**  
 ROOF: ONYX TEXTURE  
 SIDES: CHARCOAL GRAY  
 TRIM: ONYX TEXTURE  
 WAINSCOTING: ONYX TEXTURE  
 NOVABRICK: CHARCOAL

## 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"

