



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSEY ENGINEERING ON THE WEEK OF JANUARY 8, 2017. WYSEY ENGINEERING HAS CONDUCTED FIELD RECONSTRUCTION OF THE PROJECT OR OVERSIGHT OF THE PROJECT TO CORRECT FOR ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARK SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSEY 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 DISPARITY ACTIONS BY REGULATORY AGENCIES.
5. 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.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTFLOWS AND PUBLIC EASEMENTS SHALL BE IN CONFORMANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE IMPROVEMENT LOT
 SITE ADDRESS: 2318 SOUTH STOUTON ROAD
 SITE ACREAGE: 36.539 SF (0.84 AC)
 USE OF PROPERTY: AUTOMOTIVE REPAIR
 ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT (CC-T)

SETBACKS:
 FRONT YARD: -0'
 BACK YARD: 20- FEET
 SIDE YARD: 5- FEET

NUMBER OF EMPLOYEES: 5-10

TOTAL NUMBER OF PARKING STALLS: 8
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

TOTAL NUMBER OF BIKE STALLS: 2

EXISTING IMPERVIOUS SURFACE AREA: 34,500 SQ.FT.
 ROOFTOP: 4,690 SQ.FT.
 PAVED: 30,450 SQ.FT.

POST DEVELOPMENT IMPERVIOUS SURFACE AREA: 31,105 SQ.FT.
 ROOFTOP: 4,690 SQ.FT.
 PAVED: 27,095 SQ.FT.

DISTURBANCE LIMITS: 3,000 SQ. FT.

EXISTING DEVELOPMENT LOT
 SITE ADDRESS: 2202 SOUTH STOUTON ROAD
 SITE ACREAGE: 331.185 SF (7.14 AC)
 USE OF PROPERTY: COMMERCIAL
 ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT (CC-T)

TOTAL NUMBER OF PARKING STALLS: 276
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 7

TOTAL NUMBER OF BIKE STALLS: 12

PRELIMINARY
NOT FOR CONSTRUCTION

2318 S. Stoughton Road
Madison, Wisconsin 53716

[illegible]

DIGGERS  **HOTLINE**
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