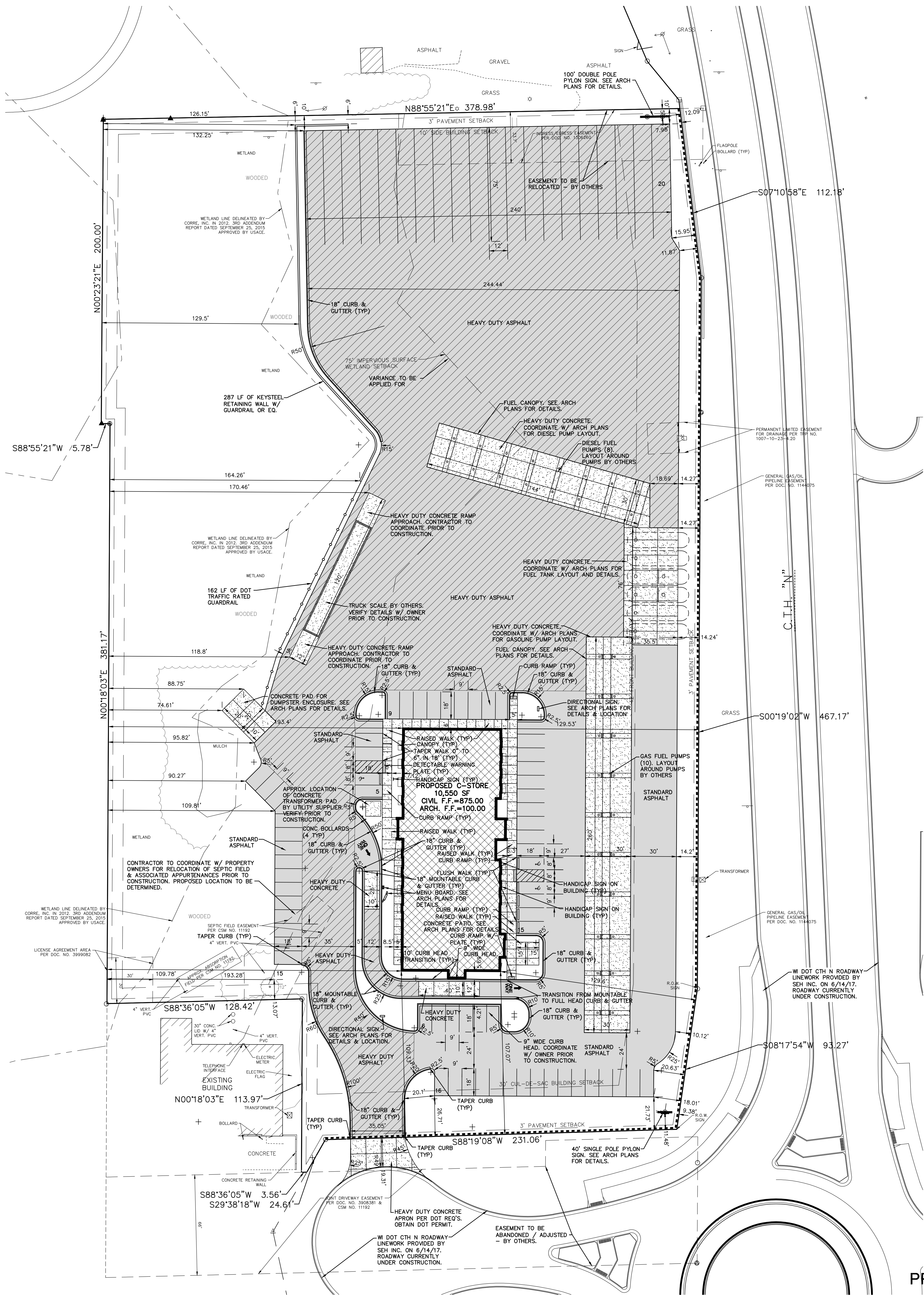




SITE INFORMATION:

PROPERTY AREA: AREA = 248,916 S.F. (5.71 ACRES).
EXISTING ZONING: C1 & C2 (DANE COUNTY)
PROPOSED ZONING: C2 (REZONED)
PROPOSED USE: C-STORE W/ DRIVE-THRU & FUELING STATION
ADDITIONAL APPLICATIONS TO BE SUBMITTED: 1) REZONE FROM C1 TO C2
2) CSM TO COMBINE LOTS
3) CUP FOR DRIVE-THRU/DRIVE-IN
4) VARIANCE TO THE 75 FOOT WETLAND SETBACK TO IMPERVIOUS SURFACES

AREA OF SITE DISTURBANCE: 4.18 AC

SETBACKS: BUILDING: FRONT = 75' FROM CL OR 42' FROM ROW
SIDE = 10'
REAR = 10'
PAVEMENT: FRONT = 3'
SIDE = 3'
REAR = 3'

PROPOSED BUILDING HEIGHT: 25' (MAX. HEIGHT: 50')

PARKING REQUIRED: RESTAURANT: 1 SPACES/75 S.F. (31 SPACES REQ.)
+ 1 SPACE/100 SF OUTDOOR EATING AREA (2 SPACES REQ.)
GAS STATION: 1 SPACES PER NOZZLE
REQ'D: 20 SPACES (GAS)-16 SPACES (DIESEL)
TOTAL: 69 STALLS REQUIRED

PARKING PROVIDED: 66 CAR SPACES (3 H.C. ACCESSIBLE) AND 20 SEMI TRUCK STALLS
HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3

HOURS OF OPERATION: 24/7

BUILDING OCCUPANCY CLASSIFICATION = A-2 (RESTAURANT),B,M

CLASS OF BUILDING CONSTRUCTION = II-B

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 5%

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.71	248,915	
BUILDING FLOOR AREA	0.33	14,387	5.8%
PAVEMENT (ASP. & CONC.)	1.59	69,246	27.8%
TOTAL IMPERVIOUS	1.92	83,633	33.6%
LANDSCAPE/ OPEN SPACE	3.79	165,282	66.4%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	5.71	248,915	
BUILDING FLOOR AREA	0.24	10,550	4.2%
PAVEMENT (ASP. & CONC.)	3.27	142,400	57.2%
TOTAL IMPERVIOUS	3.51	152,950	61.4%
LANDSCAPE/ OPEN SPACE	2.20	95,965	38.6%

PROPOSED BUILDING FOR:

GOLDEN OIL COMPANY, LLC

WISCONSIN

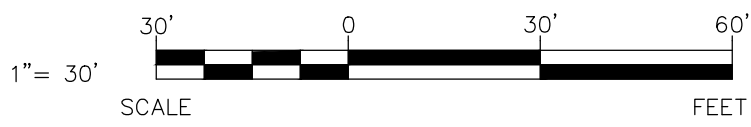
PLEASANT SPRINGS

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PRELIMINARY PLAN DATE: _____
PROJECT MANAGER: DUTTECH
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING, INC.
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: P16389
CONTRACT NO: _____
DATE: JULY 20, 2017
SHEET: C1.2

SITE PLAN

EXCEL JOB #1723860



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION