

SITE ZONING INFORMATION	
Site Address	4802 FEMRITE DRIVE
Site Acreage (Total)	38.615
Current Zoning	M-1, Limited Manufacturing District
Front Setback	-
Interior Side Setback	-
Street Side Setback	-
Rear Setback	-
Lot Area	1,690,760 S.F.
Total Building Floor Area	515,155 S.F. (172,176)
Floor Area Ratio	0.305

PARKING LOT PLAN SITE INFORMATION BLOCK	
Site Address	4802 FEMRITE DRIVE
Site Acreage (Total)	38.615
Number of Building Stories (above grade)	1
Building Height	48 FT.
Total Square Footage of Proposed Building	172,176 S.F.
Use of property	Wholesale/Warehousing
Impervious Ratio	0.519 (0.307 existing)
Number of employees	60
Bike Stalls	35
Parking Stalls (Existing)	122
Number of parking stalls	
Large car	160
Accessible	4
Total	164

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROAD, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS - LATEST EDITION.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - ALL CURB RADI SHALL BE TO FACE OF CURB.
 - REMOVE AND SALVAGE ALL SIGNAGE ON SITE FOR RE-USE AS DIRECTED BY OWNER AND ENGINEER.

LEGEND (PROPOSED)

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING LOT LINE
	BUILDING LINE
	PROPOSED STORMWATER POND
	SAWCUT
	RETAINING WALL
	EDGE OF ASPHALT
	ASPHALT PAVEMENT (SEE PAVEMENT SECTIONS, DETAIL 1, SHEET C-5.0)
	ASPHALT PAVEMENT (SEE PAVEMENT SECTIONS, DETAIL 2, SHEET C-5.0)
	CONCRETE PAVEMENT
	16" STANDARD CURB & CUTTER
	16" REJECT CURB & CUTTER

JSD Professional Services, Inc.
 PLANNING & DEVELOPMENT
 CIVIL ENGINEERING
 TRANSPORTATION ENGINEERING
 LANDSCAPE ARCHITECTURE
 SURVEYING AND MAPPING
 CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE
 161 Horizon Drive
 Suite 101
 Verona, Wisconsin 53593
 (608) 848-5050

MILWAUKEE REGIONAL OFFICE
 N22 W22931 Nancy Court
 Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0066

PREPARED FOR:
CERTCO, INC
 5321 Verona Rd.
 Madison, WI

PROJECT:
FREEZER BUILDING
 4802 Femrite Dr.

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

These plans and designs are copyright protected and may not be used in whole or in part without the written consent of JSD Professional Services, Inc.

ITEM	DATE
Drawn: BIM	12/11/08
Checked: MMC	12/11/08
Approved: HPI	12/12/08
Site Plan Verification	12/22/08
Issued for Bidding	01/21/09
Issued for Construction	03/16/09

SCALE/SIGNATURE

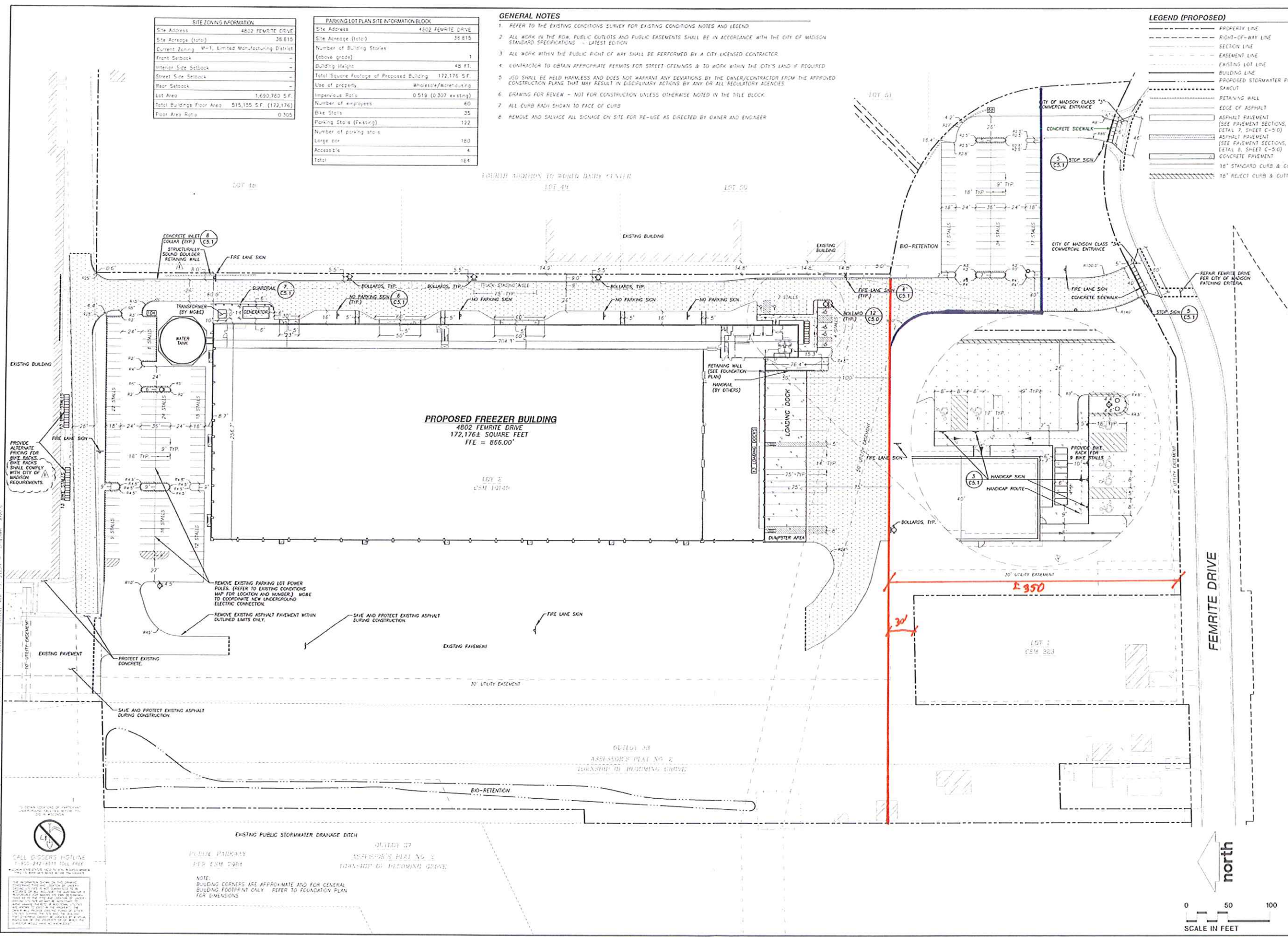
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-2.0

JSD PROJECT NUMBER: 68-3260

JSD PROJECT FILE:

SCALE: As Noted



JSD Professional Services, Inc. 12/11/08
 Project: 68-3260
 Drawing: C-2.0
 Title: SITE PLAN
 Scale: As Noted
 Date: 12/11/08
 Author: BIM
 Checker: MMC
 Approver: HPI
 Date: 12/12/08
 Date: 12/22/08
 Date: 01/21/09
 Date: 03/16/09

#1