

J:\WORK\GRAPHICSDRAWINGS\AR-20\2006 - PLATTED ON - DEC 18, 2006 - 10:58PM - BU - JCF.AIA
 #REV. 22 LOT 23 AND 24 BUSINESS PARK - 2007-07-27 - 10:00AM - BU - JCF.AIA



EASTPARK
ADDITION
LOT 38

25' x 150' JOINT DRIVEWAY EASEMENT
& STORM WATER EASEMENT

- NOTES:**
1. ALL DIMENSIONS FOR CURB AND GUTTER ARE FROM THE BACK OF CURB.
 2. ALL STRIPING DIMENSIONS ARE FROM THE FACE OF CURB.
 3. ALL TREE ISLANDS HAVE A 4' RADIUS FROM THE BACK OF CURB.
 4. ALL SIDEWALKS ARE 5' WIDE.
 5. A TYPICAL PARKING SPACE IS 9' W X 18' L.

SITE DATA:

TOTAL PROPERTY AREA = 343,252 SQ. FT. (7.88 ACRES)
 TOTAL BUILDING 'A' FOOTPRINT = 30,509 SQ. FT.
 TOTAL BUILDING 'B' FOOTPRINT = 26,856 SQ. FT.
 TOTAL BUILDING 'C' FOOTPRINT = 17,079 SQ. FT.
 TOTAL BUILDING AREA = 74,444 SQ. FT.
 PARKING SPACES = 272
 HANDICAPPED SPACES = 7 (6 REQUIRED)
 TOTAL PARKING SPACES = 279 (251 REQUIRED)

LOTS 5 ACRES AND LARGER:

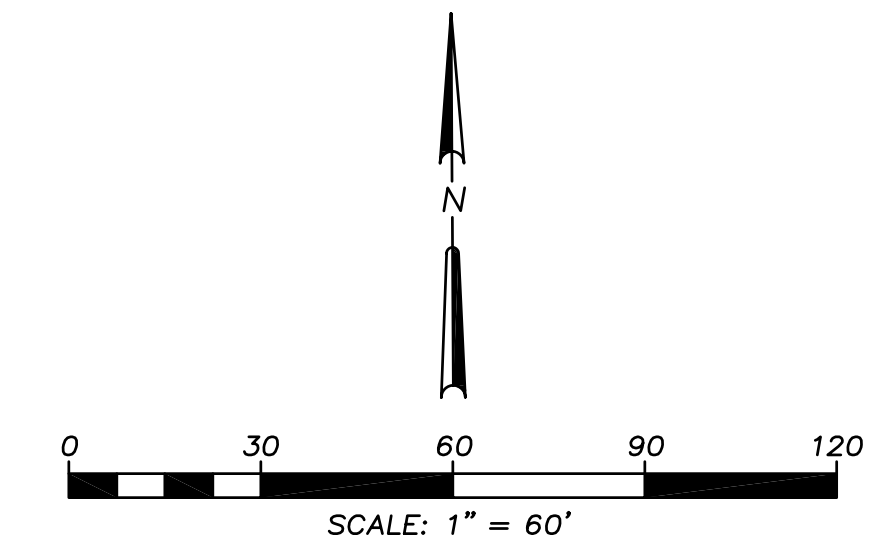
PAVEMENT SETBACKS:
 STREET FRONTAGE = 50'
 SIDE YARD = 20'
 REAR YARD = 30'

BUILDING SETBACKS:
 STREET FRONTAGE = 50' (PLUS 2.5' FOR EVERY 1' OF BUILDING HEIGHT IN EXCESS OF 15')
 SIDE YARD = 20' (PLUS 2' FOR EVERY 1' OF BUILDING HEIGHT IN EXCESS OF 15')
 REAR YARD = 30' (PLUS 2' FOR EVERY 1' OF BUILDING HEIGHT IN EXCESS OF 15')

MAXIMUM FLOOR AREA RATIO:
 0.80

GREEN SPACE = 30%

OFFICE SPACE PARKING REQUIREMENT
 1 SPACE PER 300 S.F.



ST. JOHN PROPERTIES
 AMERICAN CENTER BUSINESS PARK
 LOT 1
 MADISON, WISCONSIN

Applied Technologies
 Engineers & Architects

ISSUED FOR
 - PRELIMINARY -
 - NOT FOR CONSTRUCTION -

DATE

DESIGNED BY
 M.F.K.

DRAWN BY
 J.C.S.

PROJECT NO.
 4006

DATE
 12-19-06

DRAWING NO.
 G-1