



SITE INFORMATION

SITE ADDRESS: SW CORNER OF MOHR ROAD & BOECK ROAD
 ZONING DISTRICT: M3 - INTERCHANGE INDUSTRIAL
 TOTAL SITE AREA: 303,299 SF / 6.96 ACRES
 TOTAL DISTURBED AREA: 145,297 / 3.34 ACRES

BUILDING HEIGHTS - 45'
 BUILDING - 31' 6"

BUILDING SETBACKS
 FRONT: 20'
 SIDE: 20'
 REAR: 20'

UTILITY COMPANY INFORMATION

ELECTRICITY - ALLIANT ENERGY - 800-255-4268
 NATURAL GAS - MGE - 800-255-4268
 PHONE - FRONTIER - 800-927-8101
 COMMUNICATIONS / CABLE - FRONTIER - 800-927-8101
 SANITARY SEWER - CITY OF PORTAGE - 608-742-4727
 WATER SERVICE - CITY OF PORTAGE - 608-742-4727

NOTE:
 CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ON AND ADJACENT TO THE SITE PRIOR TO THE START OF THE PROJECT.
 RADII ARE FROM FACE OF CURB
 DIMENSIONS ARE FROM FACE OF CURB

LEGAL DESCRIPTION OF PROPERTY

LOT 4, CERTIFIED SURVEY MAP NO. 6188 RECORDED IN VOLUME 35 OF COLUMBIA COUNTY CERTIFIED SURVEY MAPS AT PAGE 122 AS DOCUMENT NO. 801106, CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.

SITE PLAN KEYNOTES

1. PROPOSED CONCRETE PARKING LOT
2. OFF-STREET PARKING STALLS
 SPACES PROVIDED:
 (6) 9'-0" x 20'-0" GENERAL PARKING
 (1) 9'-0" x 20'-0" ACCESSIBLE PARKING WITH
 (1) 9'-0" x 20'-0" LOADING ZONE
3. A.D.A. ACCESSIBLE PARKING SPACE WITH LOADING ZONE. PROVIDE APPROPRIATE STRIPING, PAVEMENT MARKINGS, AND SIGNAGE
4. THICKENED EDGE SIDEWALK, DETAIL 1 ON SHEET C500.
5. CONCRETE STOOP, SEE STRUCTURAL PLANS FOR MORE INFORMATION.
6. MOHR ROAD EXTENSION BY CITY OF PORTAGE, FINAL DESIGN BY TO BE DETERMINED.
7. 30' HT, 6" DIA. CONCRETE FILLED PIPE BOLLARD SEE DETAIL ON SHEET C501.
8. DOWNSPOUTS 30' ON CENTER. SEE ARCHITECTURAL PLANS FOR SIZING.
9. EXISTING 50' WIDE DRAINAGE AND UTILITY EASEMENT
10. PROPOSED 50' WIDE DRAINAGE EASEMENT BY CITY OF PORTAGE
11. PROPOSED TRENCH DRAIN
12. PROPOSED CONCRETE RETAINING WALL, DESIGN BY STRUCTURAL ENGINEER
13. PROPOSED 7" THICK CONCRETE PARKING LOT AND DRIVEWAY
14. FUTURE INFRASTRUCTURE BY CITY OF PORTAGE. SCHEMATIC DESIGN ONLY, ACTUAL DESIGN MAY VARY
15. 2'x8' ROCK SPLASHPAD FOR DOWNSPOUT. SEE LANDSCAPE PLANS FOR DETAILS
16. PROPOSED 5' THICK CONCRETE PAD FOR TRANSFORMER AND AC UNIT
17. PROPOSED 12' RCP CULVERT
18. PROPOSED EXTERIOR METAL STAIR. SEE ARCHITECTURAL PLANS
19. PROPOSED HYDRANT WITH VALVE

PORTAGE DISTRIBUTION FACILITY, INC.

SITE PLAN



Project No: 119.0900.30

Sheet C 200

PORTAGE, WISCONSIN
 MARK
 Engineer: SJA
 Revision: B1
 Date: 11-01-2019
 Scale: 1" = 40'
 Tropicair: AW
 Tropicair: AV
 Sheet C 200

DATE
 BY
 11-01-2019
 1" = 40'
 Tropicair: AW
 Tropicair: AV
 Sheet C 200

DATE
 BY
 11-01-2019
 1" = 40'
 Tropicair: AW
 Tropicair: AV
 Sheet C 200

5010 YOCHE ROAD
 MADISON, WISCONSIN 53718
 608-838-3344 | www.snyder-associates.com