

ARBOR GATE DEVELOPMENT, LLC

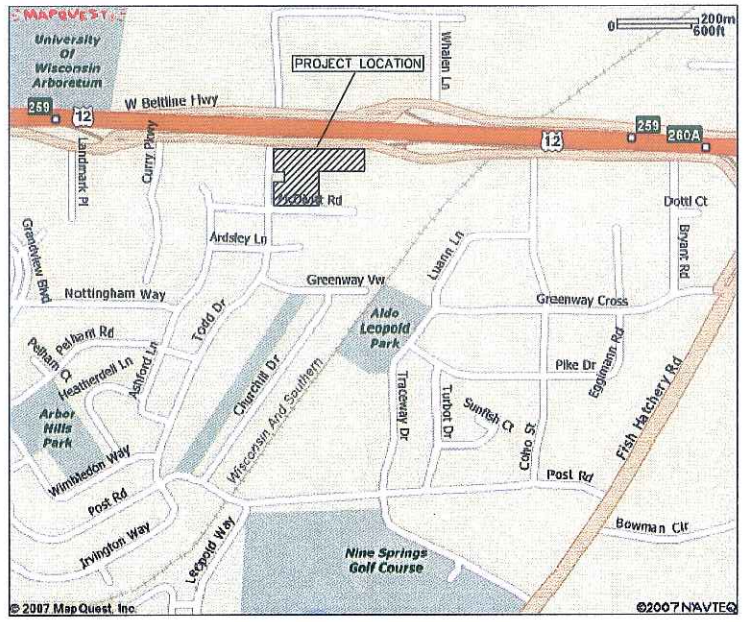
ARBOR GATE

2501 & 2601 WEST BELTLINE HIGHWAY MADISON, WISCONSIN



Title Sheet
Arbor Gate
2501 & 2601 West Beltline Highway
Madison, Wisconsin

NO.	DATE	REVISIONS	REMARKS



LOCATION MAP
NO SCALE



SHEET INDEX

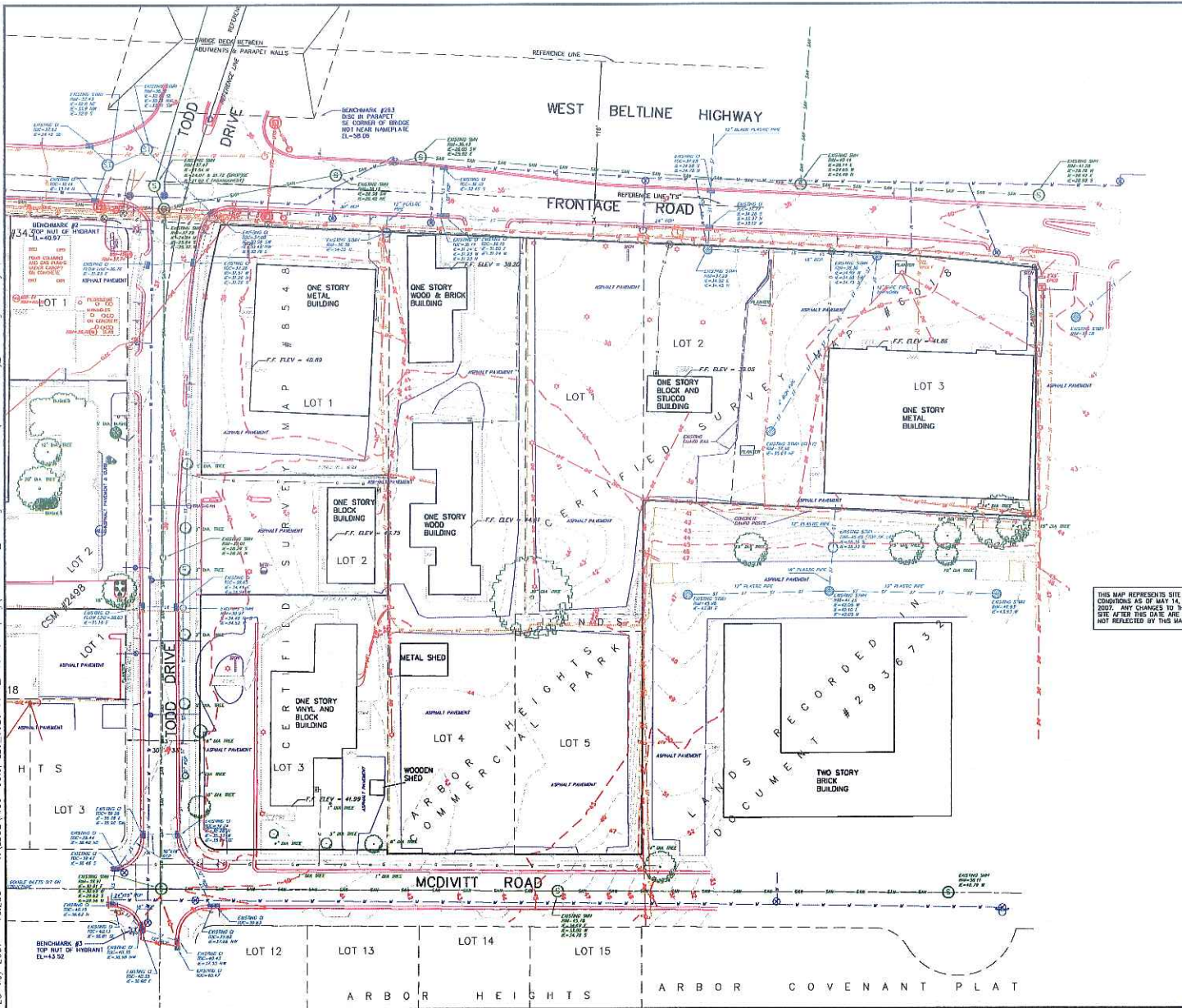
SHEET NO.	DESCRIPTION
CD001	TITLE SHEET / LOCATION MAP
C101	EXISTING CONDITIONS PLAN
C102	DEMOLITION PLAN
C103	SITE & PAVING PLAN
C104	GRADING PLAN
C105	UTILITY PLAN
C106	EROSION CONTROL PLAN
C107	FIRE PROTECTION PLAN / ADA
C501	DETAILS SHEET
C502	DETAILS SHEET
C503	DETAILS SHEET
ES-1	SITE LIGHTING PLAN
A101	EXTERIOR ELEVATIONS
L1	LANDSCAPING PLAN

NOTES:
1. CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS, OR AS DETAILED ON THE PLANS.




CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX 1-800-338-3880
TDD (FOR HEARING IMPAIRED):
1-800-542-2299
WIS. STATUTE 18.02(9) (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

SCALE: AS SHOWN
DATE: 3/23/07
DRAWN BY: MWS
CHECKED BY: ABP
PROJECT NO.: 038076540
SHEET: CD001
DWG. NO.:
No.



THIS MAP REPRESENTS SITE CONDITIONS AS OF MAY 14, 2007. ANY CHANGES TO THE SITE AFTER THIS DATE ARE NOT REFLECTED BY THIS MAP.

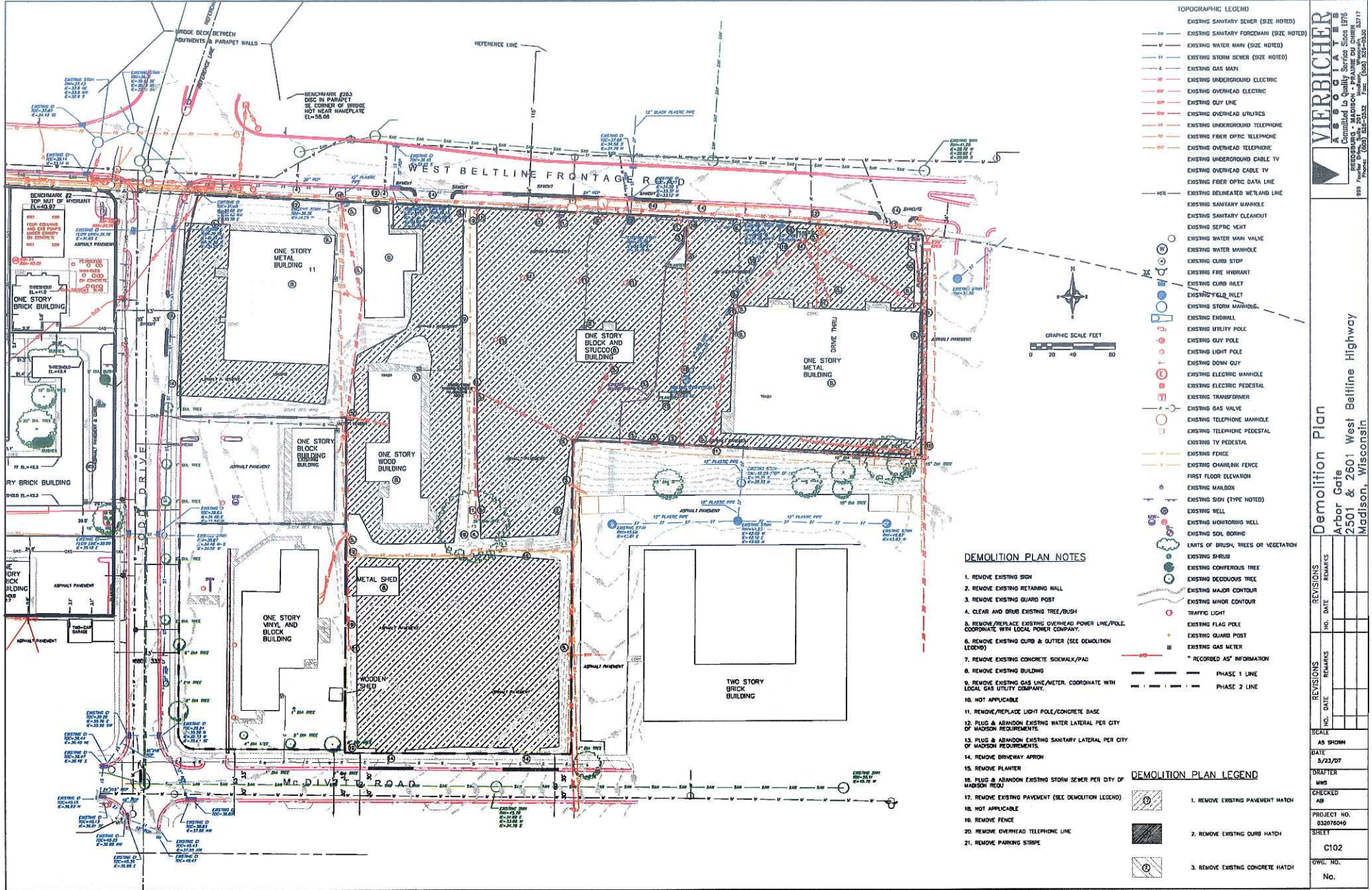
- TOPOGRAPHIC LEGEND**
- SAN EXISTING SANITARY SEWER
 - WAM EXISTING WATER MAIN
 - STS EXISTING STORM SEWER
 - GMS EXISTING GAS MAIN
 - EUE EXISTING UNDERGROUND ELECTRIC
 - OUE EXISTING OVERHEAD ELECTRIC
 - GUY EXISTING GUY LINE
 - OUE EXISTING OVERHEAD UTILITIES
 - UTE EXISTING UNDERGROUND TELEPHONE
 - OTE EXISTING OVERHEAD TELEPHONE
 - UCTV EXISTING UNDERGROUND CABLE TV
 - OCTV EXISTING OVERHEAD CABLE TV
 - FODL EXISTING FIBER OPTIC DATA LINE
 - SMH EXISTING SANITARY MANHOLE
 - SCG EXISTING SANITARY CLEANOUT
 - SV EXISTING SEWING VENT
 - WMV EXISTING WATER MAIN VALVE
 - WMH EXISTING WATER MANHOLE
 - CS EXISTING CURB STOP
 - FHY EXISTING FIRE HYDRANT
 - CFI EXISTING CURB INLET
 - FPA EXISTING FIELD PALET
 - SMH EXISTING STORM MANHOLE
 - CRW EXISTING CROWL
 - UTP EXISTING UTILITY POLE
 - GVP EXISTING GUY POLE
 - LIP EXISTING LIGHT POLE
 - DCQ EXISTING DOWN GUY
 - EMH EXISTING ELECTRIC MANHOLE
 - EPE EXISTING ELECTRIC PEDESTAL
 - TRF EXISTING TRANSFORMER
 - GAV EXISTING GAS VALVE
 - TMH EXISTING TELEPHONE MANHOLE
 - TPE EXISTING TELEPHONE PEDESTAL
 - TFP EXISTING TV PEDESTAL
 - FEN EXISTING FENCE
 - CFC EXISTING CHAINLINK FENCE
 - FFE EXISTING FIRST FLOOR ELEVATION
 - MAL EXISTING MAILBOX
 - SNT EXISTING SIGN (TYPE NOTED)
 - MW EXISTING WELL
 - MOWB EXISTING MONITORING WELL
 - SSB EXISTING SOIL BORING
 - LBTV EXISTING LIMITS OF BRUSH, TREES OR VEGETATION
 - SHR EXISTING SHRUB
 - CFT EXISTING CONIFEROUS TREE
 - DCT EXISTING DECIDUOUS TREE
 - MJC EXISTING MAJOR CONTOUR
 - MNC EXISTING MINOR CONTOUR
 - TFL EXISTING TRAFFIC LIGHT
 - TSL EXISTING TRAFFIC SIGNAL LINE
 - FLP EXISTING FLAG POLE
 - GPP EXISTING GUARD POST
 - GMS EXISTING GAS METER



Existing Conditions Plan
Arbor Gate
2501 & 2601 West Beltline Highway
Madison, Wisconsin

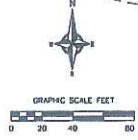
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN
DATE: 5/23/07
DRAWN BY: MWS
CHECKED BY: MWS
PROJECT NO.: 032076600.00
SHEET: C101
DWG. NO.: No.



VIERRICHER
 CONSULTING ENGINEERS
 2501 & 2601 West Bellline Highway
 Madison, Wisconsin
 Phone: (608) 221-5532 Fax: (608) 221-5530

- TOPOGRAPHIC LEGEND**
- SS — EXISTING SANITARY SEWER (SIZE NOTED)
 - W — EXISTING WATER MAIN (SIZE NOTED)
 - S — EXISTING STORM SEWER (SIZE NOTED)
 - G — EXISTING GAS MAIN
 - E — EXISTING UNDERGROUND ELECTRIC
 - O — EXISTING OVERHEAD ELECTRIC
 - Q — EXISTING GUY LINE
 - U — EXISTING OVERHEAD UTILITIES
 - T — EXISTING UNDERGROUND TELEPHONE
 - F — EXISTING FIBER OPTIC TELEPHONE
 - C — EXISTING UNDERGROUND CABLE TV
 - D — EXISTING OVERHEAD CABLE TV
 - FDB — EXISTING FIBER OPTIC DATA LINE
 - WEL — EXISTING DELINEATED WELAND LINE
 - MH — EXISTING SANITARY MANHOLE
 - SC — EXISTING SANITARY CLEANOUT
 - SV — EXISTING SEWING VENT
 - WMV — EXISTING WATER MAIN VALVE
 - WMH — EXISTING WATER MAINHOLE
 - CS — EXISTING CURB STOP
 - FI — EXISTING FIRE HYDRANT
 - CI — EXISTING CURB INLET
 - FFI — EXISTING FIELD INLET
 - SMH — EXISTING STORM MANHOLE
 - EW — EXISTING ENDBALL
 - UP — EXISTING UTILITY POLE
 - GUP — EXISTING GUY POLE
 - LP — EXISTING LIGHT POLE
 - DQ — EXISTING DOWN GUY
 - EMH — EXISTING ELECTRIC MANHOLE
 - EP — EXISTING ELECTRIC PEDESTAL
 - TR — EXISTING TRANSFORMER
 - GV — EXISTING GAS VALVE
 - TMH — EXISTING TELEPHONE MANHOLE
 - TEP — EXISTING TELEPHONE PEDESTAL
 - TVP — EXISTING TV PEDESTAL
 - EF — EXISTING FENCE
 - OF — EXISTING CHAINLINK FENCE
 - FE — EXISTING FIRST FLOOR ELEVATION
 - MB — EXISTING MAILBOX
 - ES — EXISTING SIGN (TYPE NOTED)
 - W — EXISTING WELL
 - MHW — EXISTING MOUNTAINING WELL
 - SB — EXISTING SOIL BORING
 - L — LIMITS OF BRUSH, TREES OR VEGETATION
 - S — EXISTING SHRUB
 - CT — EXISTING CONIFEROUS TREE
 - D — EXISTING DECIDUOUS TREE
 - MC — EXISTING MAJOR CONTOUR
 - MW — EXISTING MINOR CONTOUR
 - TL — EXISTING TRAFFIC LIGHT
 - FP — EXISTING FLAG POLE
 - GP — EXISTING GUARD POST
 - GM — EXISTING GAS METER
 - " — " RECORDED AS" INFORMATION



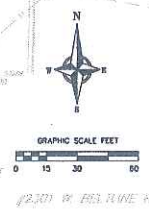
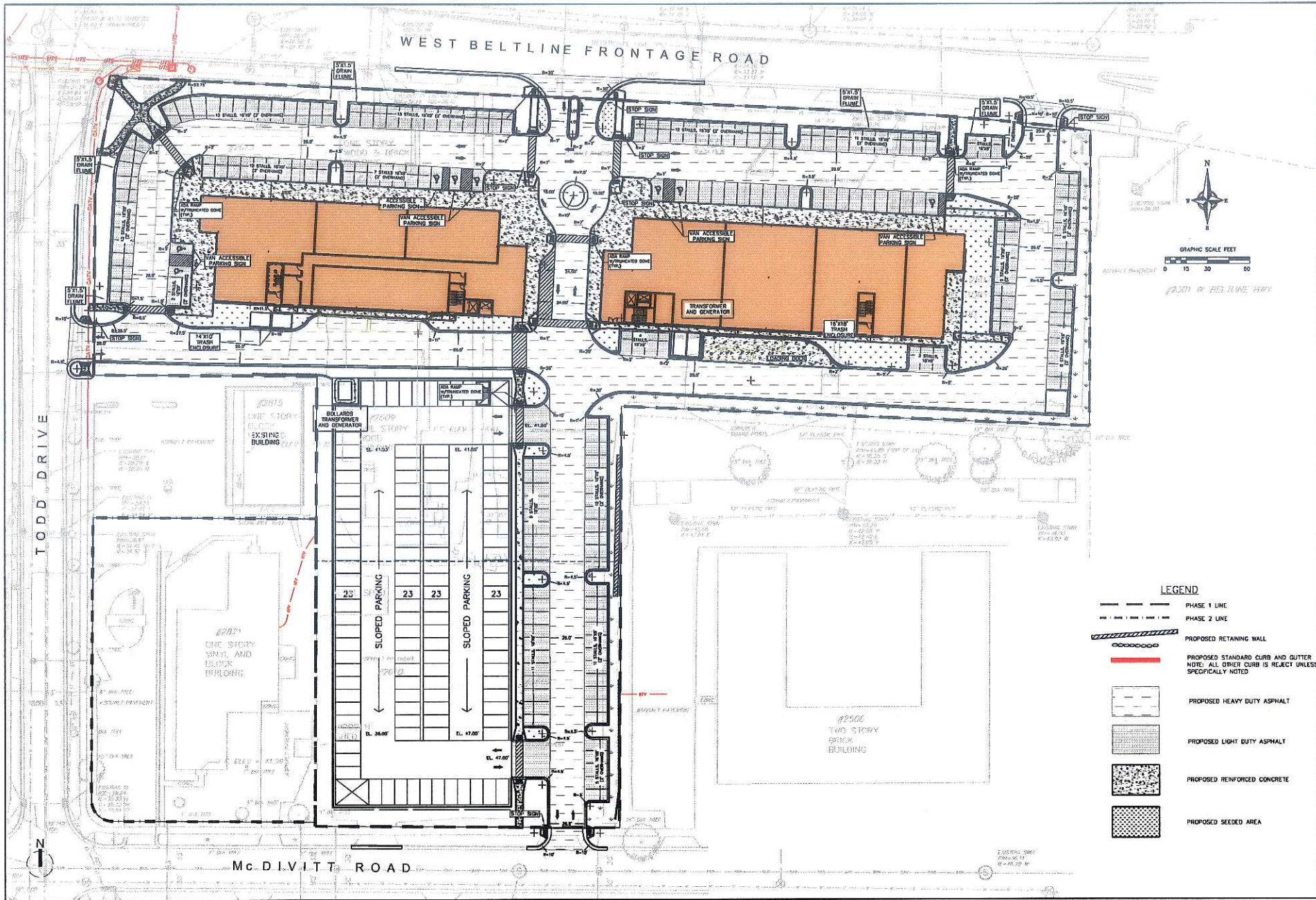
DEMOLITION PLAN NOTES

1. REMOVE EXISTING SIGN
2. REMOVE EXISTING RETAINING WALL
3. REMOVE EXISTING GUARD POST
4. CLEAR AND GRUB EXISTING TREE/RUBS
5. REMOVE/REPLACE EXISTING OVERHEAD POWER LINE/POLE. COORDINATE WITH LOCAL POWER COMPANY.
6. REMOVE EXISTING CURB & GUTTER (SEE DEMOLITION LEGEND)
7. REMOVE EXISTING CONCRETE SIDEWALK/PAD
8. REMOVE EXISTING BUILDING
9. REMOVE EXISTING GAS LINE/METER. COORDINATE WITH LOCAL GAS UTILITY COMPANY.
10. NOT APPLICABLE
11. REMOVE/REPLACE LIGHT POLE/CONCRETE BASE
12. PLUG & ABANDON EXISTING WATER LATERAL PER CITY OF MADISON REQUIREMENTS.
13. PLUG & ABANDON EXISTING SANITARY LATERAL PER CITY OF MADISON REQUIREMENTS.
14. REMOVE DRIVEWAY APPROX
15. REMOVE PLANTER
16. PLUG & ABANDON EXISTING STORM SEWER PER CITY OF MADISON REQ'D
17. REMOVE EXISTING PAVEMENT (SEE DEMOLITION LEGEND)
18. NOT APPLICABLE
19. REMOVE FENCE
20. REMOVE OVERHEAD TELEPHONE LINE
21. REMOVE PARKING STRIPS

- DEMOLITION PLAN LEGEND**
- [Hatched Box] 1. REMOVE EXISTING PAVEMENT HATCH
 - [Solid Black Box] 2. REMOVE EXISTING CURB HATCH
 - [Dotted Box] 3. REMOVE EXISTING CONCRETE HATCH

REVISIONS		REVISIONS	REVISIONS
NO.	DATE	REMARKS	DATE

DATE: 3/23/07
 DRAFTER: WMS
 CHECKED: AB
 PROJECT NO.: 032076040
 STREET: C102
 DWG. NO.: No.



- LEGEND**
- PHASE 1 LINE
 - PHASE 2 LINE
 - PROPOSED RETAINING WALL
 - PROPOSED STANDARD CURB AND GUTTER
NOTE: ALL OTHER CURB IS REJECT UNLESS SPECIFICALLY NOTED
 - PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED LIGHT DUTY ASPHALT
 - PROPOSED REINFORCED CONCRETE
 - PROPOSED SEEDED AREA



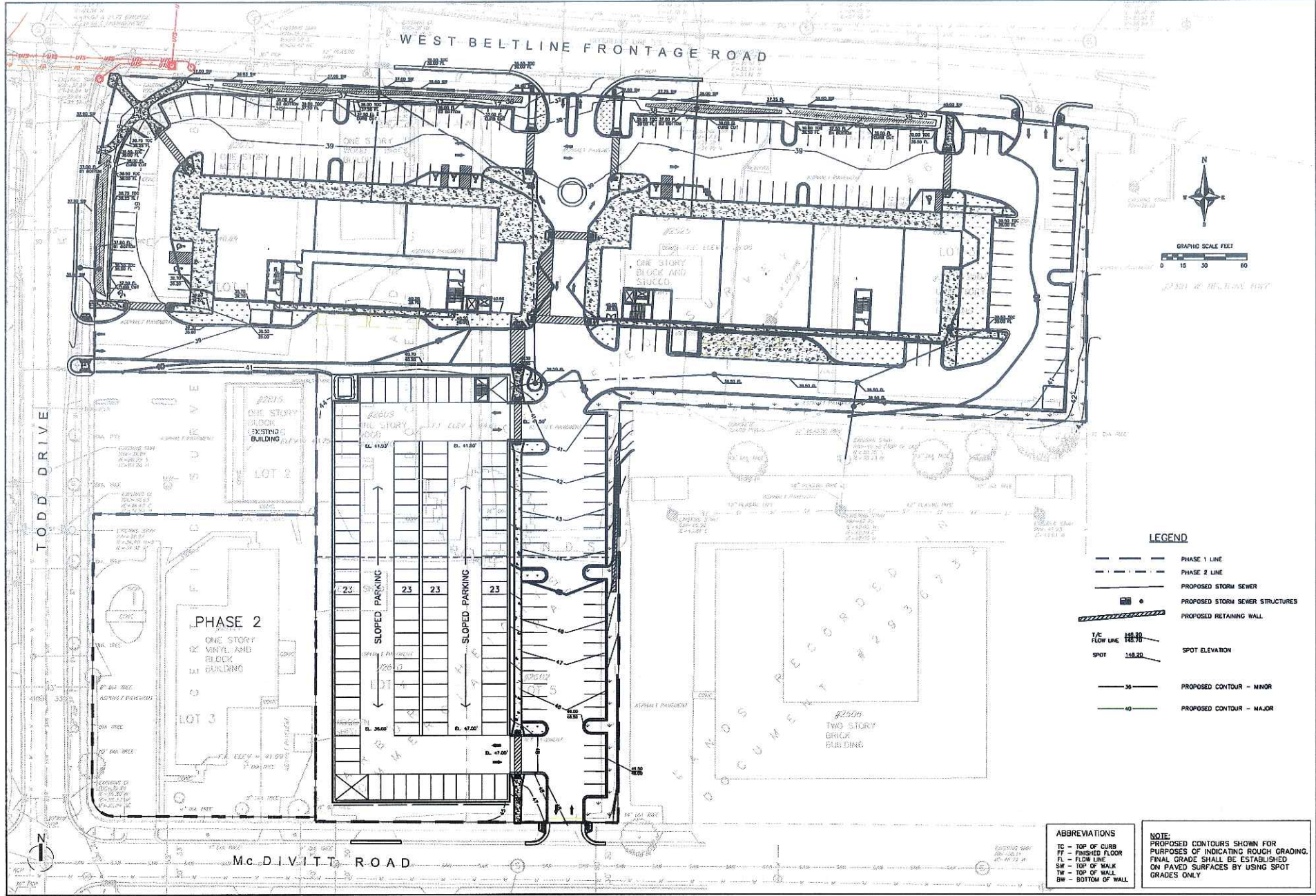
VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 999 Parkside Drive • Madison, WI 53717
 Phone: (608) 261-5533 Fax: (608) 261-5530

REVISIONS		NO.	DATE	REMARKS

REVISIONS		NO.	DATE	REMARKS

SCALE: AS SHOWN
 DATE: 9/23/07
 DRAFTER: MWS
 CHECKED: AB
 PROJECT NO.: 632076046
 SHEET: C103
 DWG. NO.: No.

Site & Paving Plan
 Arbor Cafe
 2501 & 2601 West Beltline Highway
 Madison, Wisconsin



NO.	DATE	REVISIONS	
		REMARKS	DATE

SCALE AS SHOWN

DATE: 5/23/07

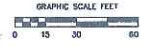
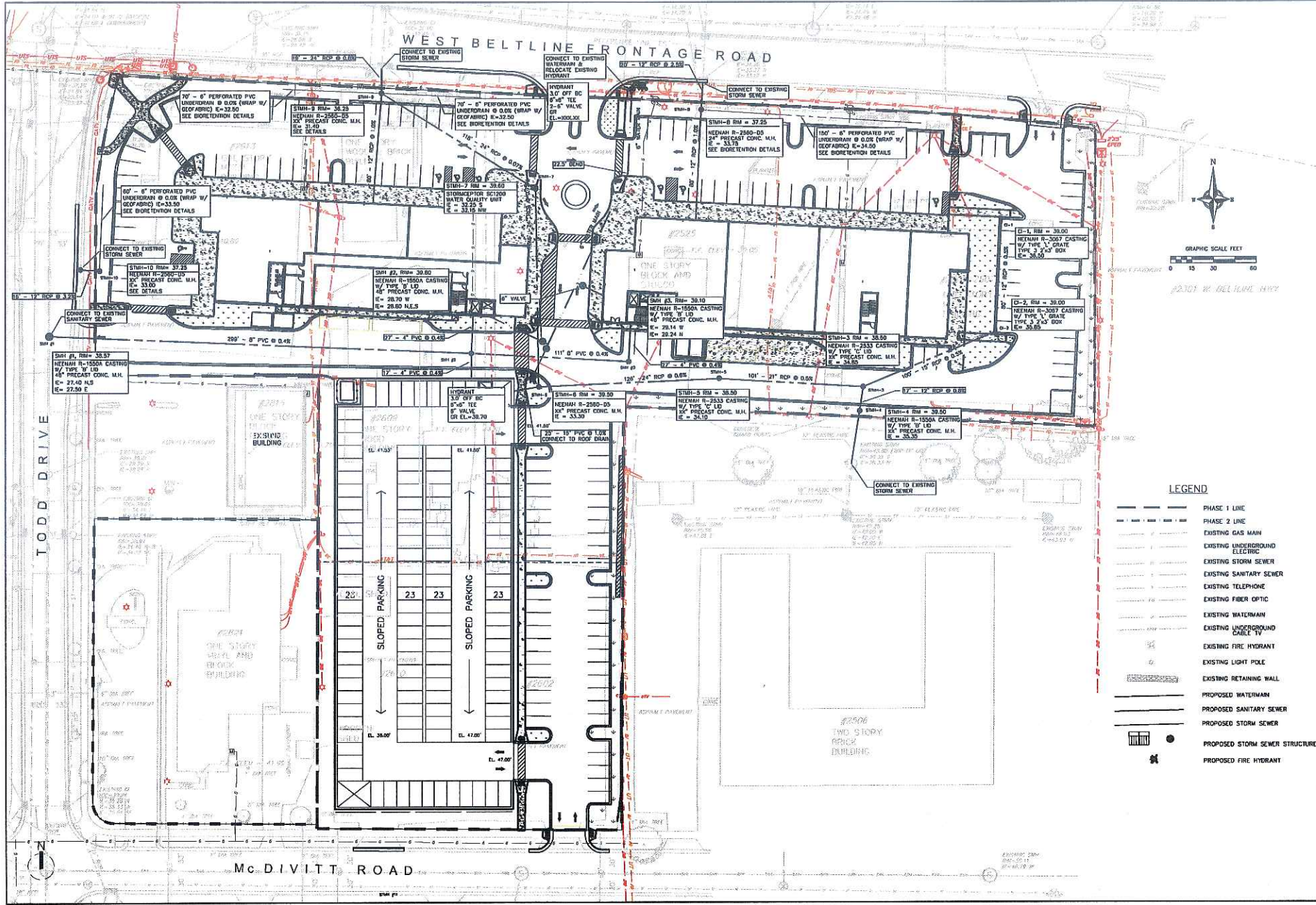
DRAFTER: MHS

CHECKED: AB

PROJECT NO.: 032276040

SHEET: C104

DWG. NO.: No.



LEGEND

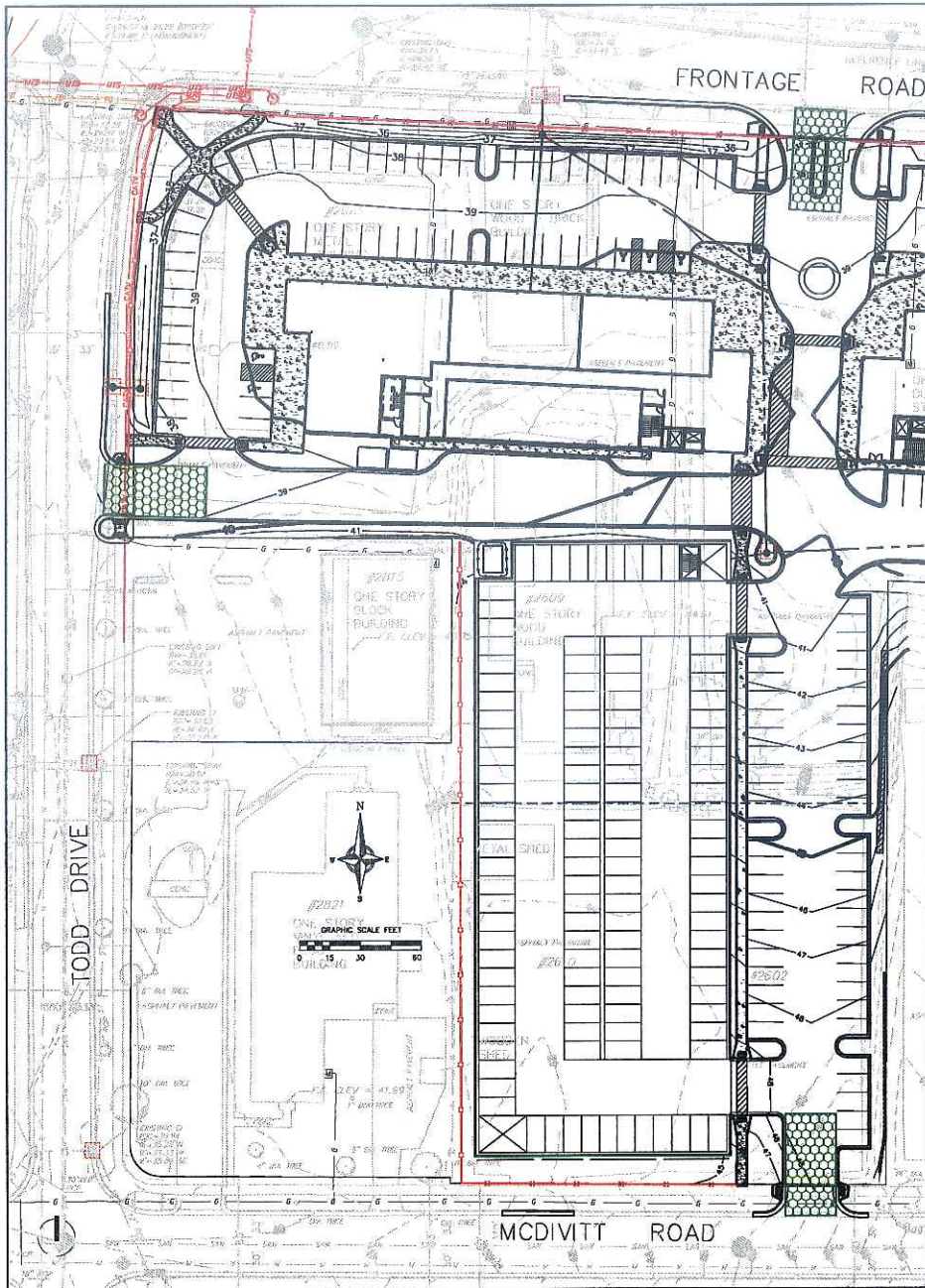
- PHASE 1 LINE
- PHASE 2 LINE
- EXISTING GAS MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING FIBER OPTIC
- EXISTING WATERMAIN
- EXISTING UNDERGROUND CABLE TV
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING RETAINING WALL
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED FIRE HYDRANT

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 1000 Parkside - Madison - Wisconsin - 53717
 Phone: (608) 261-2525 Fax: (608) 261-2520

Utility Plan
 Arbor Gate
 2501 & 2601 West Beltline Highway
 Madison, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN
 DATE 3/23/07
 DRAFTER MWS
 CHECKED HB
 PROJECT NO. 03070506
 STREET C105
 DWG. NO. No.



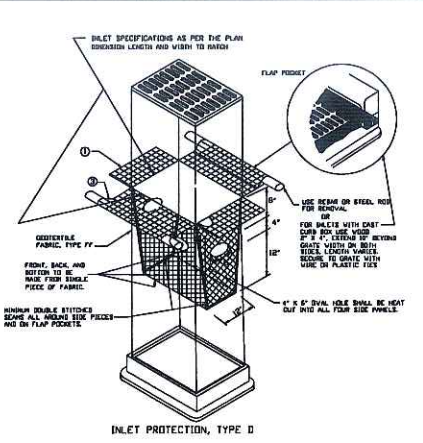
LEGEND

- EXISTING MAJ CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TRACKING PAD (MIN 24"x30"x1" DEEP)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION

- SEEDING RATES:**
- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.
- PERMANENT:**
- USE SOU FOR RESTORATION
- FERTILIZING RATES:**
- TEMPORARY AND PERMANENT:**
- USE WOODSHIM D.O.T. TYPE A OR B AT 7 LB./6,000 S.F.
- MULCHING RATES:**
- TEMPORARY AND PERMANENT:**
- USE 3" TO 1 1/2" STRAW OR HAY MULCH COMPED PER SECTION 603.23.3 OR OTHER RATE AND METHOD PER SECTION 607, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

- CONSTRUCTION SEQUENCE (TO BEGIN AUGUST 1, 2007):**
- INSTALL SILT FENCE AND TRACKING PADS
 - STRIP TOPSOIL & EXISTING PAVEMENT-PARKING/DRIVE AREAS
 - ROUGH GRADE PARKING, DRIVE AND BUILDING AREAS
 - CONSTRUCT UNDERGROUND UTILITIES (EXCEPT BIODETENTION UNDERDRAINS)
 - INSTALL INLET PROTECTION
 - CONSTRUCT PARKING LOTS & DRIVEWAYS (GRADE BASE, CURB & GUTTER, AND SIDEWALK)
 - RESTORE LANDSCAPED AREAS PER PLAN (NO LATER THAN MAY 1, 2008)
 - ONCE SITE HAS BEEN RESTORED W/ PAVEMENT, SOU, & LANDSCAPE PLANTINGS, CONSTRUCT & PLANT BIODETENTION BASINS (INCLUDING UNDERDRAINS). CONSTRUCTION OF THESE BASINS PRIOR TO RESTORATION MAY RESULT IN FAILURE FROM CONSTRUCTION SEQUENTIATION.
 - REMOVE TRACKING PAD AND SILT FENCE

- EROSION CONTROL MEASURES:**
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER MS 218 OF THE WISCONSIN ADMINISTRATIVE CODE.
 - CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (www.dnr.state.wi.us/org/water/landuse/erosion/technicalstandards.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
 - INSTALL SEDIMENT CONTROL PRACTICES (PERMITTER SILT FENCING, TRACKING PAD, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. INSPECTION REPORTS SHALL BE RECORDED AT <http://www.cityofmadison.com/inspector/erosionPermit.cfm> ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 - EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 - A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISCONSIN TECHNICAL STANDARD 1003. SEDIMENT BEYOND THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRANIC FLUSHING) BEFORE THE END OF EACH WORK DAY. THE SITE IS CONSIDERED RECONSTRUCTION AND WILL HAVE PERMANENT BASE COURSE THROUGHOUT CONSTRUCTION. TRACKING PAD SHALL BE INSTALLED UPON REQUEST FROM CITY OFFICIAL OR ENGINEER.
 - STABILIZED DISTURBED GROUND, ALL DISTURBED GROUND AND SOIL OR DIRT STORAGE PILES SHALL BE COVERED ON THE SITE BY FLAT BARBERS OR OTHER SUITABLE MEANS. THE CONTAINMENT MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED. NO STOCKPILES SHOULD BE PLACED WITHIN 20 FEET OF A DRAINWAY.
 - IF NECESSARY, WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SURVEYOR'S BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 1,500 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST OBSERVED RAINFALL RATE WHICH MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER.
 - INLET FILTERS ARE TO BE PLACED IN THE STORM STRUCTURE AS SOON AS IT IS SET. ALL PROJECT AREA STORM INLETS TO BE OPEN TO CITY MAINTENANCE D.O.T. TYPE D INLET PROTECTION. THE FILTER SHALL BE MAINTAINED UNTIL ASPHALT PAVING IS COMPLETE.
 - RESTORATION SHALL BE PER SPECIFICATIONS ON THIS SHEET. THE LANDSCAPE PLAN AND CITY OF MADISON SPECIFICATIONS.
 - RESTORATION SHALL BE COMPLETE WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER RAIN GRADING, TEMPORARY SOU SHALL BE PLACED.
 - FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOU) OF A DISTURBED AREA INCLUDING BARBER MATTERS PROVIDEDS OF AN HEAVILY SEEDED AND MULCHED AREA, WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
 - SEDIMENT SHALL BE CLEANED FROM CURBS AND GUTTER AFTER RAIN AND PRIOR TO PROJECT ACCEPTANCE.
 - ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON.
 - THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" HEIGHTS FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GATE.

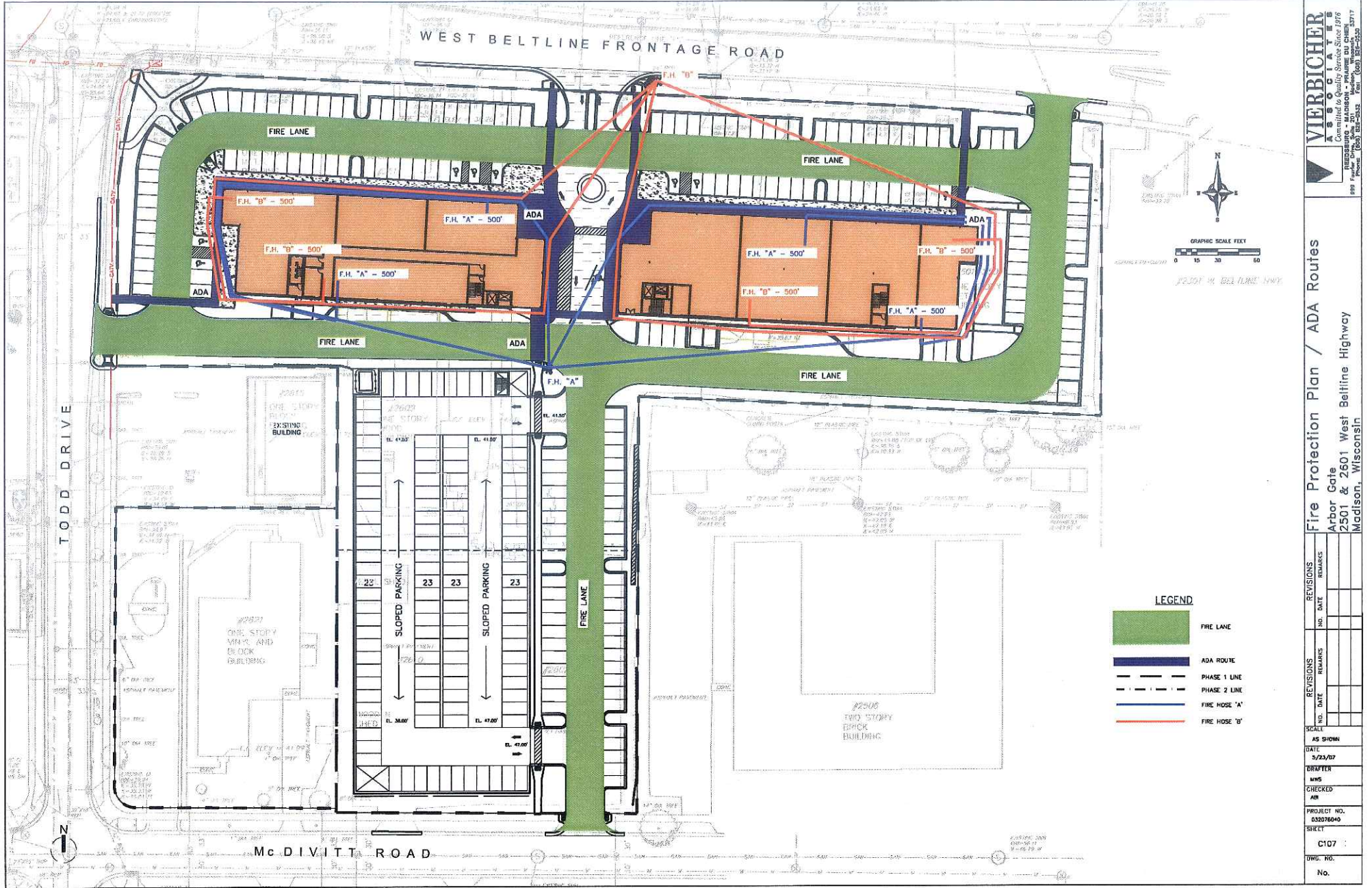
TEAR EXCESS FABRIC IN THE FLAP LINE TO WITHIN 9" OF THE GATE.

THE INSTALLER SHALL HAVE A MINIMUM RISE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 2". WHERE NECESSARY THE CONTRACTOR SHALL CRUSH THE BAG USING PLASTIC ZIP TIES, TO ACHIEVE THE 2" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

VERBICHER ASSOCIATES
 Committed to Quality Since 1976
 5000 East Main Street, Suite 201
 Madison, Wisconsin 53717
 Phone: (608) 278-3333 Fax: (608) 278-3333

Erosion Control Plan
 Arbor Gate
 2501 & 2601 West Beltline Highway
 Madison, Wisconsin

REVISIONS	NO.	DATE	REMARKS
AS SHOWN		DATE: 5/23/07	
		DRAFTER: MWS	
		CHECKED: AB	
		PROJECT NO.: 03207040	
		SHEET: C108	
		DRG. NO.:	
		No.	

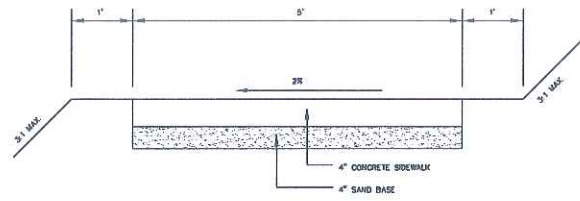


VIERBICHER ASSOCIATES
 Committed to Quality Service Since 1976
 PLEASANTON - MADISON - PHOENIX - ST. LOUIS - TAMPA
 800 Phone: (708) 355-5555 Fax: (708) 355-5558

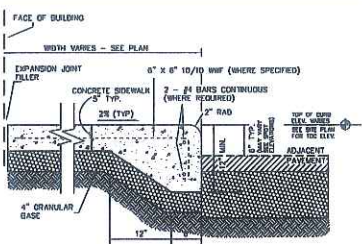
Fire Protection Plan / ADA Routes
 Arbor Gate
 2501 & 2501 West Beltline Highway
 Madison, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

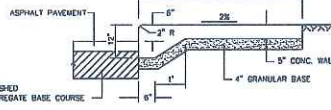
SCALE: AS SHOWN
 DATE: 5/23/07
 DRAWN BY: MWS
 CHECKED BY: AK
 PROJECT NO.: 03076040
 SHEET: C107
 DWG. NO.:
 No.



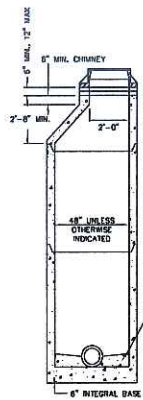
SIDEWALK DETAIL
NO SCALE



CURBED SIDEWALK DETAIL
NOT TO SCALE



CURBED SIDEWALK SITE DETAIL
NOT TO SCALE

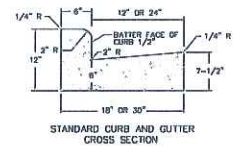


PRECAST CONCRETE MANHOLE
NO SCALE

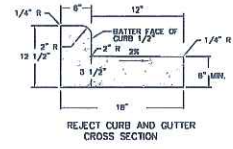
MANHOLE CASTING PER PLAN
ADJUST FRAME WITH A MINIMUM OF 2 PRECAST CONCRETE RINGS OF VARIABLE THICKNESS, 7" MIN. TO 8" MAX. CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM C478.
JOINTS SHALL BE WATERTIGHT: RUBBER GASKETS OR FLEXIBLE BUTYL RUBBER GASKETS/NOPE.
PROVIDE FLEXIBLE WATERTIGHT PIPE-TO-MANHOLE SEAL FOR ALL FLEXIBLE SEWER CONNECTIONS. FILL SPACE BETWEEN PIPE AND MANHOLE BARREL WITH GROUT. LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT.
BENCH SLOPE
STORM MANHOLE - 1" PER FOOT
SANITARY MANHOLE - 2" PER FOOT



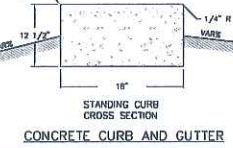
DRIVEWAY GUTTER
CROSS SECTION



STANDARD CURB AND GUTTER
CROSS SECTION

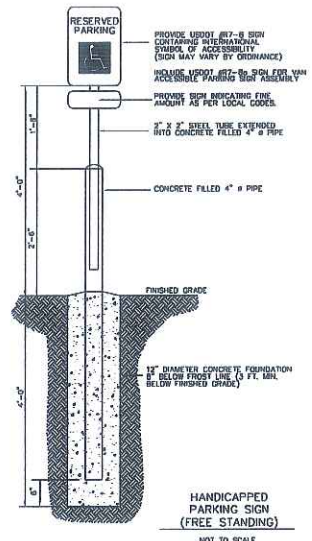


REJECT CURB AND GUTTER
CROSS SECTION

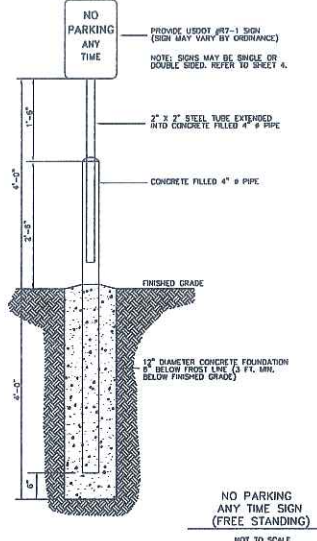


STANDING CURB AND GUTTER
CROSS SECTION

CONCRETE CURB AND GUTTER



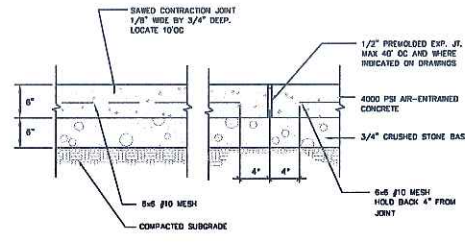
HANDICAPPED PARKING SIGN (FREE STANDING)
NOT TO SCALE



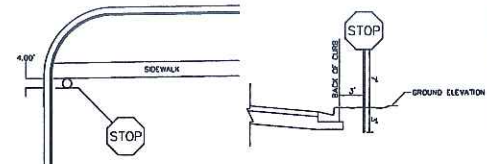
NO PARKING ANY TIME SIGN (FREE STANDING)
NOT TO SCALE

SIGNAGE NOTES:

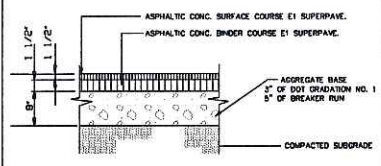
- ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- SIGNS SHALL BE A DISTANCE OF 7" FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3" BEHIND THE BACK OF CURB.
- SIGN POSTS SHALL BE 2-3/8" O.D. GALVANNEED 10 FT. LONG, 13 GAUGE, AND 6.025 WALL THICKNESS MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3" DEEP AND USE 1/2 BAG OF 80 LB. SAGRETE CONCRETE POURING IT AROUND THE POST BELOW THE GROUND BEFORE CONCRETING WITH 8" OF TOPSOIL.



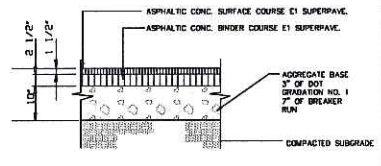
CONCRETE APRON AND TRUCK DOCK
NOT TO SCALE



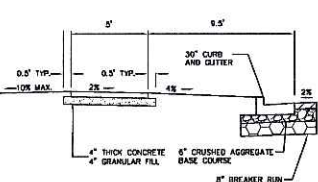
STOP SIGN
NOT TO SCALE



ASPHALT PAVEMENT-LIGHT DUTY
NOT TO SCALE



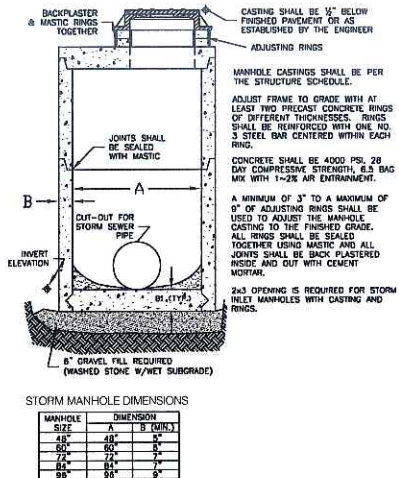
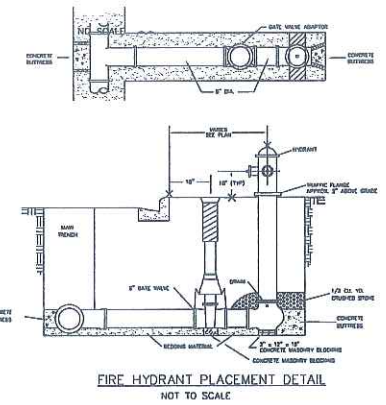
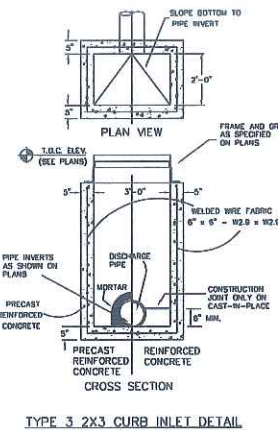
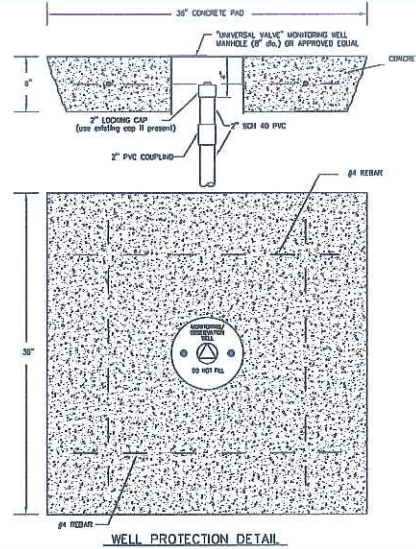
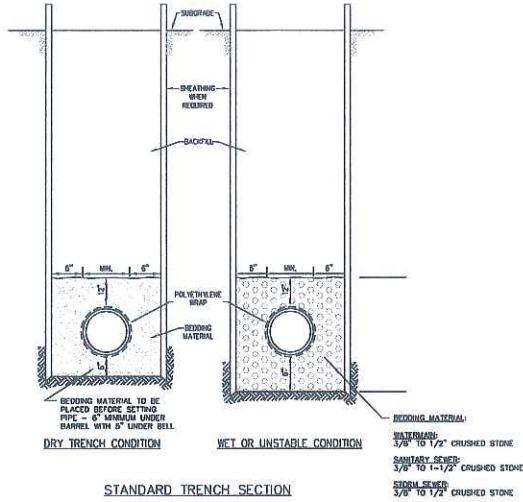
ASPHALT PAVEMENT-HEAVY DUTY
NOT TO SCALE



TYPICAL TERRACE CROSS SECTION

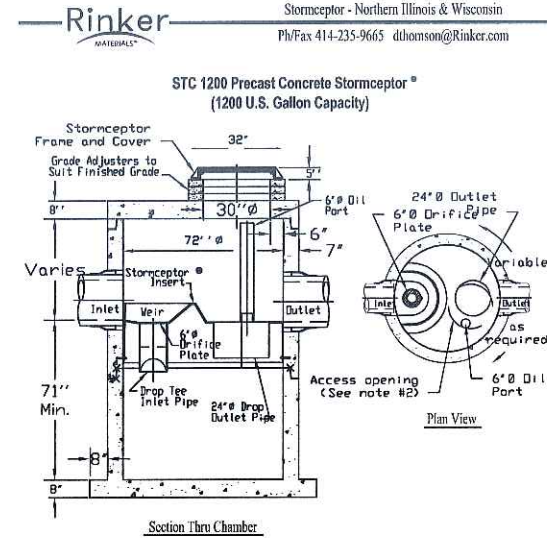
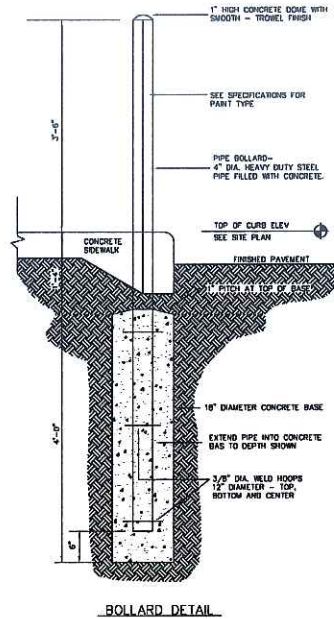
NO.	DATE	REVISIONS	BY	CHKD.	DATE	REVISIONS	BY	CHKD.

SCALE: AS SHOWN
DATE: 3/23/07
DWG: MMS
CHECKED: ABP
PROJECT NO.: 032076040
SHEET: C501
DWG. NO.: No.



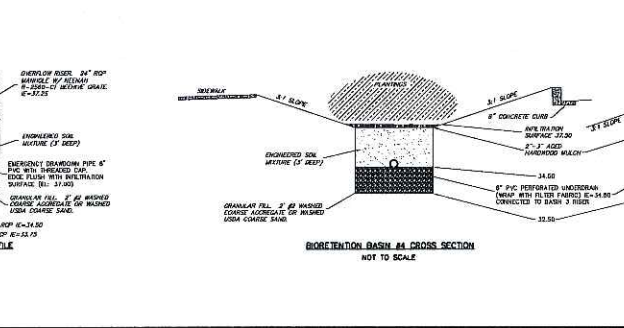
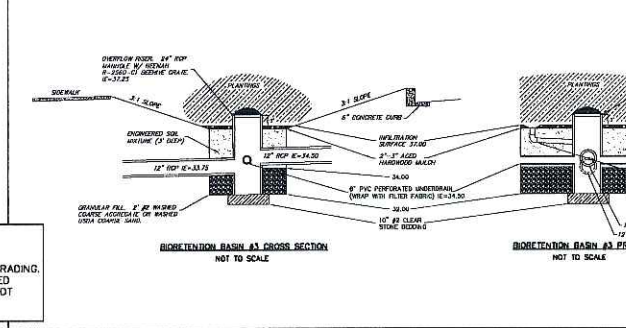
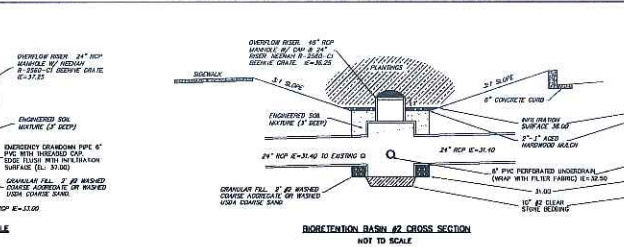
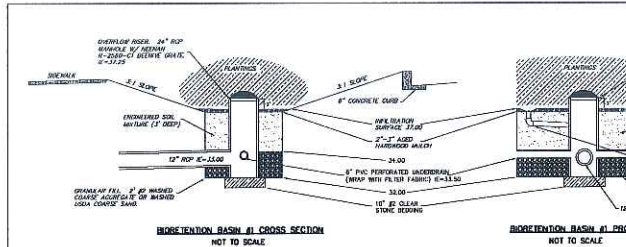
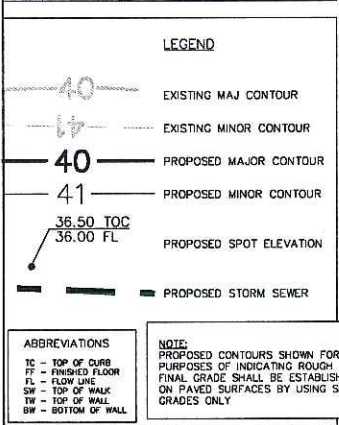
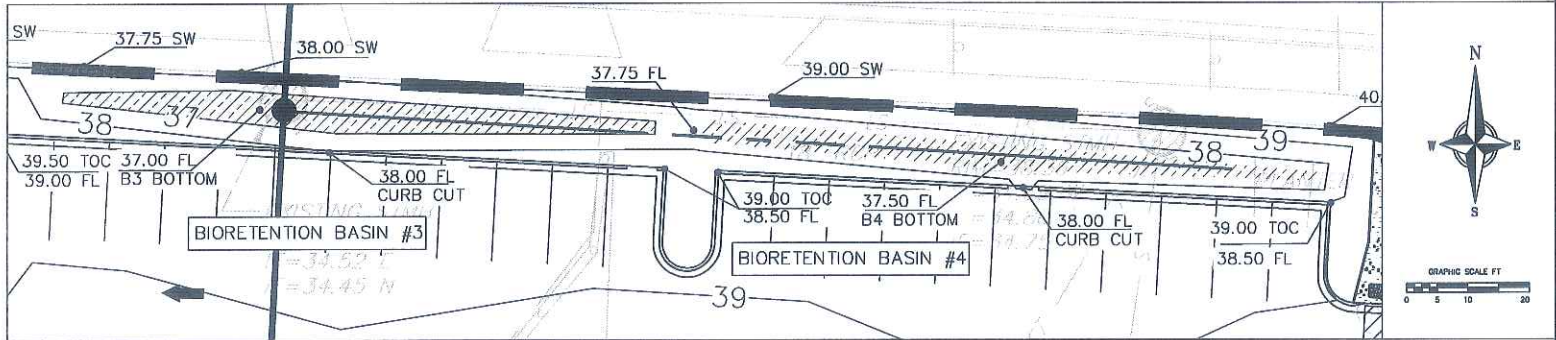
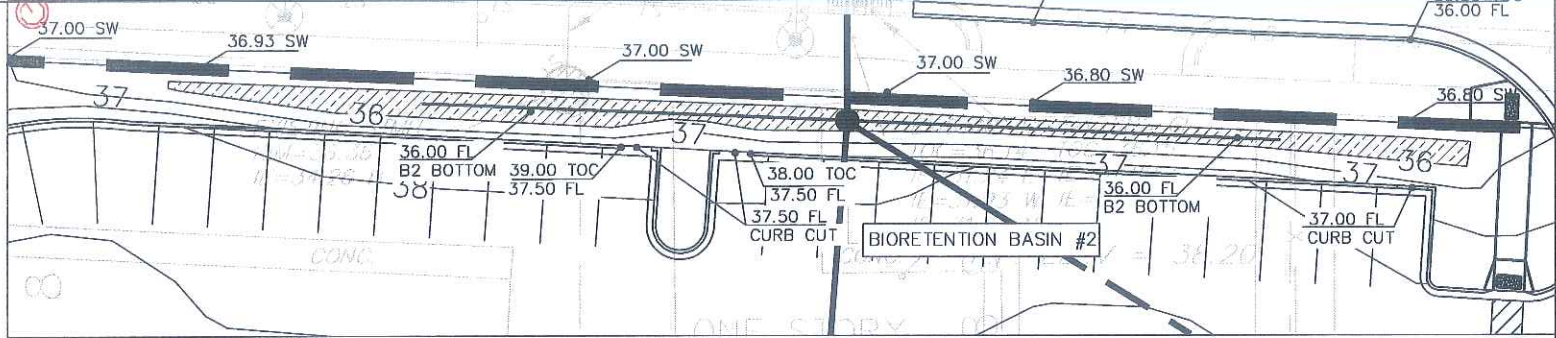
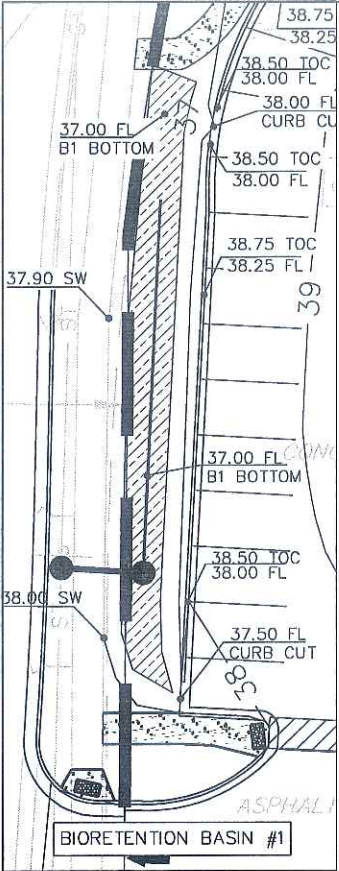
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	4"
60"	60"	4"
72"	72"	4"
84"	84"	4"
96"	96"	4"



- Notes:
- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 - The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Pan.
 - The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5869181, #6068765, #6371690.
 - Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 029 JL-2/1



LEGEND

40 - - - - EXISTING MAJ CONTOUR

41 - - - - EXISTING MINOR CONTOUR

40 - - - - PROPOSED MAJOR CONTOUR

41 - - - - PROPOSED MINOR CONTOUR

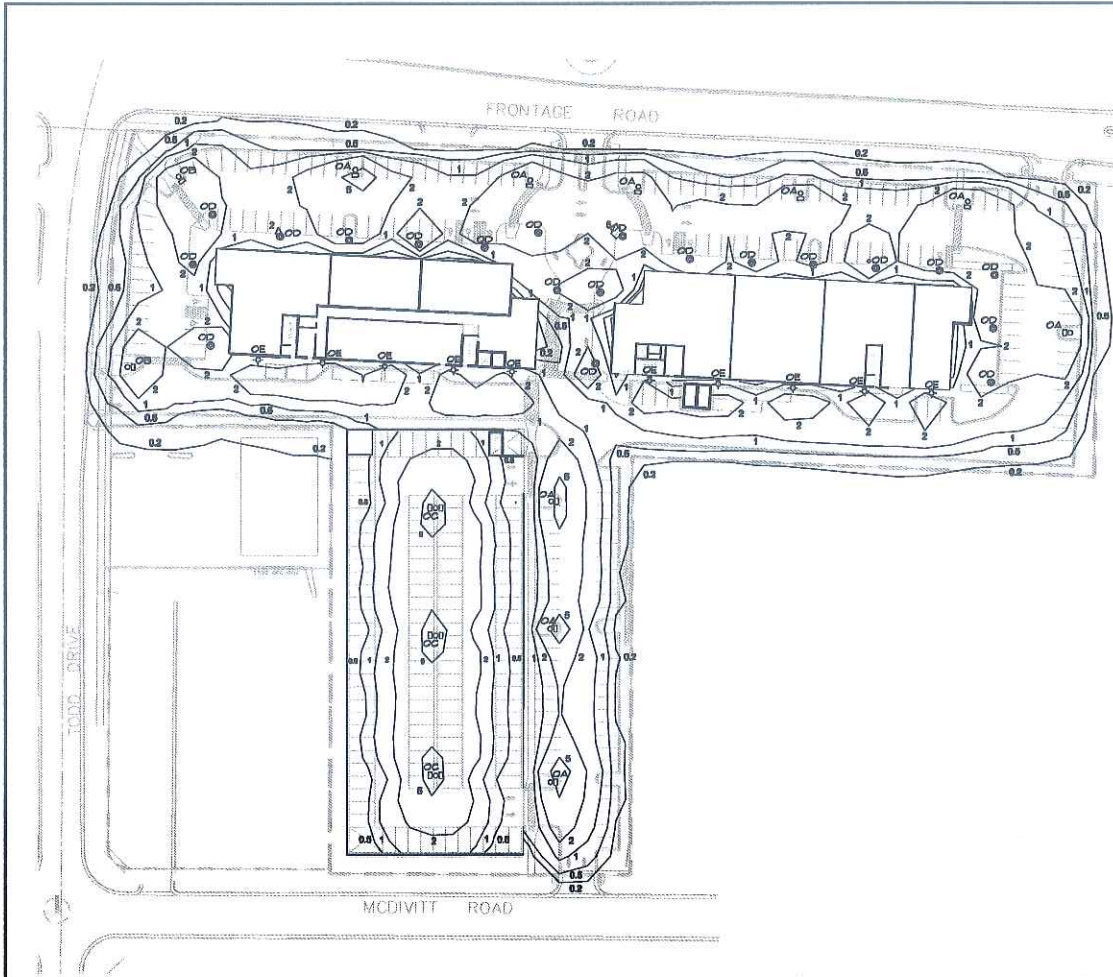
36.50 TOC
36.00 FL - - - - PROPOSED SPOT ELEVATION

--- PROPOSED STORM SEWER

ABBREVIATIONS

TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALL
TW - TOP OF WALL
BW - BOTTOM OF WALL

NOTE:
PROPOSED CONTOURS SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.

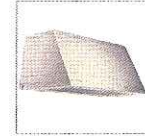


1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 40'

LIGHTING FIXTURE SCHEDULE												
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	MOUNTING	CEILING TYPE	LENS	VOLT	LAMP DATA				NOTES
								NO.	WATT	TYPE	MANUFACTURER	
OA	SINGLE HEAD SITE LIGHTING FIXTURE	LITONORA	889-70-40	POLE	NA	GLASS	277V	1	AR907	PHI	T80	20' POLE
OB	SINGLE HEAD SITE LIGHTING FIXTURE	LITONORA	889-70-40	POLE	NA	GLASS	277V	1	AR907	PHI	T80	20' POLE
OC	DOUBLE HEAD SITE LIGHTING FIXTURE	LITONORA	889-70-40	POLE	NA	GLASS	277V	2	AR907	PHI	T80	20' POLE
OD	SINGLE HEAD SITE LIGHTING FIXTURE	LITONORA	889-70-40	POLE	NA	GLASS	277V	1	AR907	PHI	T80	20' POLE
OE	WALL MOUNT	LITONORA	889-70-40	WALL	NA	GLASS	277V	1	AR907	PHI	T80	20' POLE



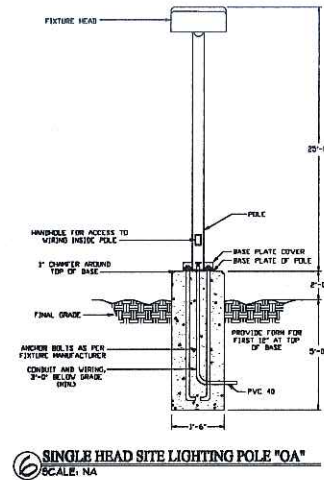
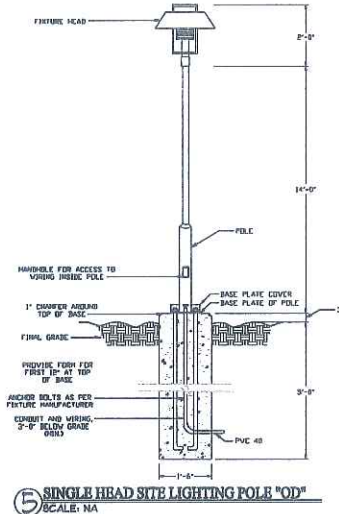
2 FIXTURE TYPE 'OD'
SCALE: NA



3 FIXTURE TYPE 'OB'
SCALE: NA



4 FIXTURE TYPE 'OA', 'OB', 'OC'
SCALE: NA



REVISIONS

Block/Sheet Date
5/1/07



BUILDERS

IDEAL

PROJECT INFORMATION:
ARBOR GATE
2401 & 2601 W. BELTLINE HWY
MADISON, WISCONSIN

SCALE: 1"=40'

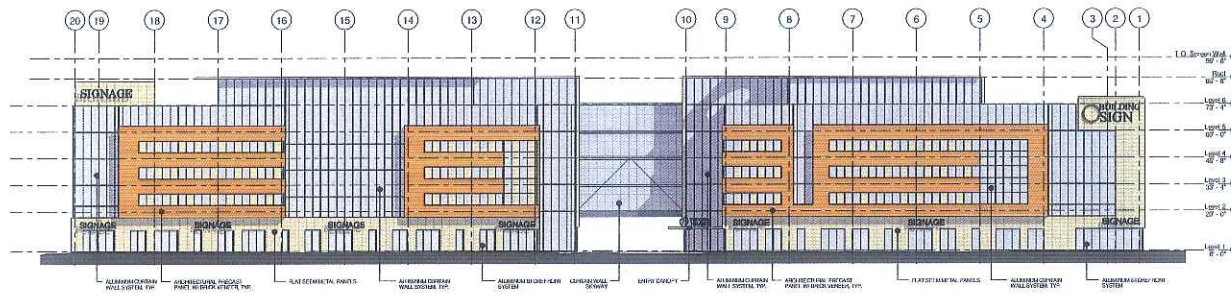
DATE: 5/22/07

ES-1
1 OF 1 SHEETS

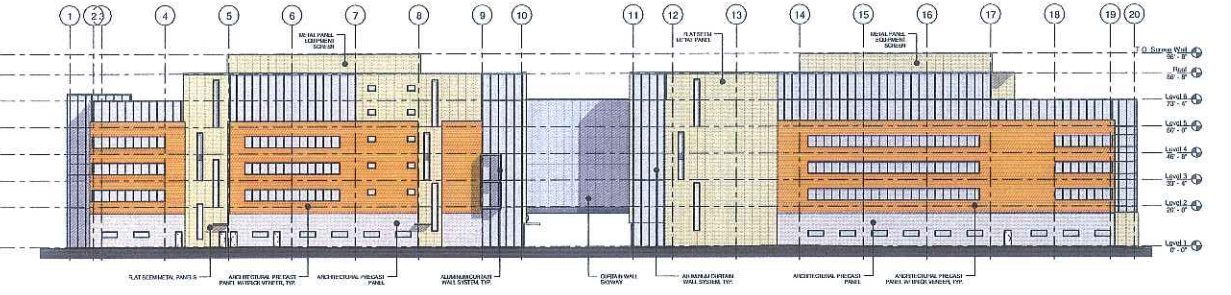
JOB 2000X

Comments:

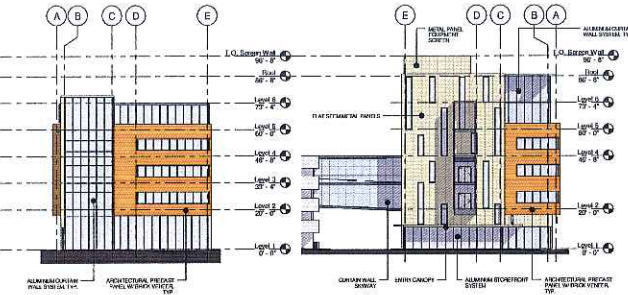
Notes:



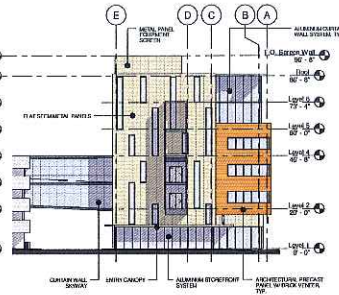
1 BUILDING ELEVATION NORTH
1" = 20'-0"



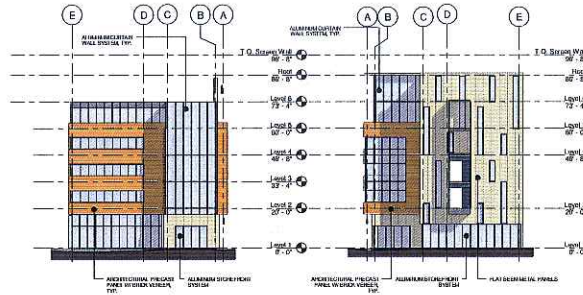
2 BUILDING ELEVATION SOUTH
1" = 20'-0"



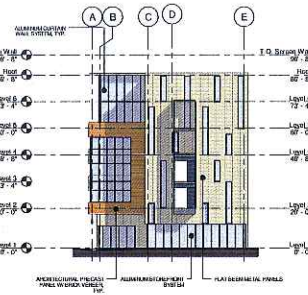
3 BUILDING ELEVATION WEST
1" = 20'-0"



4 BUILDING EAST
1" = 20'-0"



5 BUILDING WEST
1" = 20'-0"



6 BUILDING EAST
1" = 20'-0"

DATE	ISSUE FOR DESIGN/PERMIT	STATUS
01/20/24	ARBOR GATE DEVELOPMENT	PERMIT

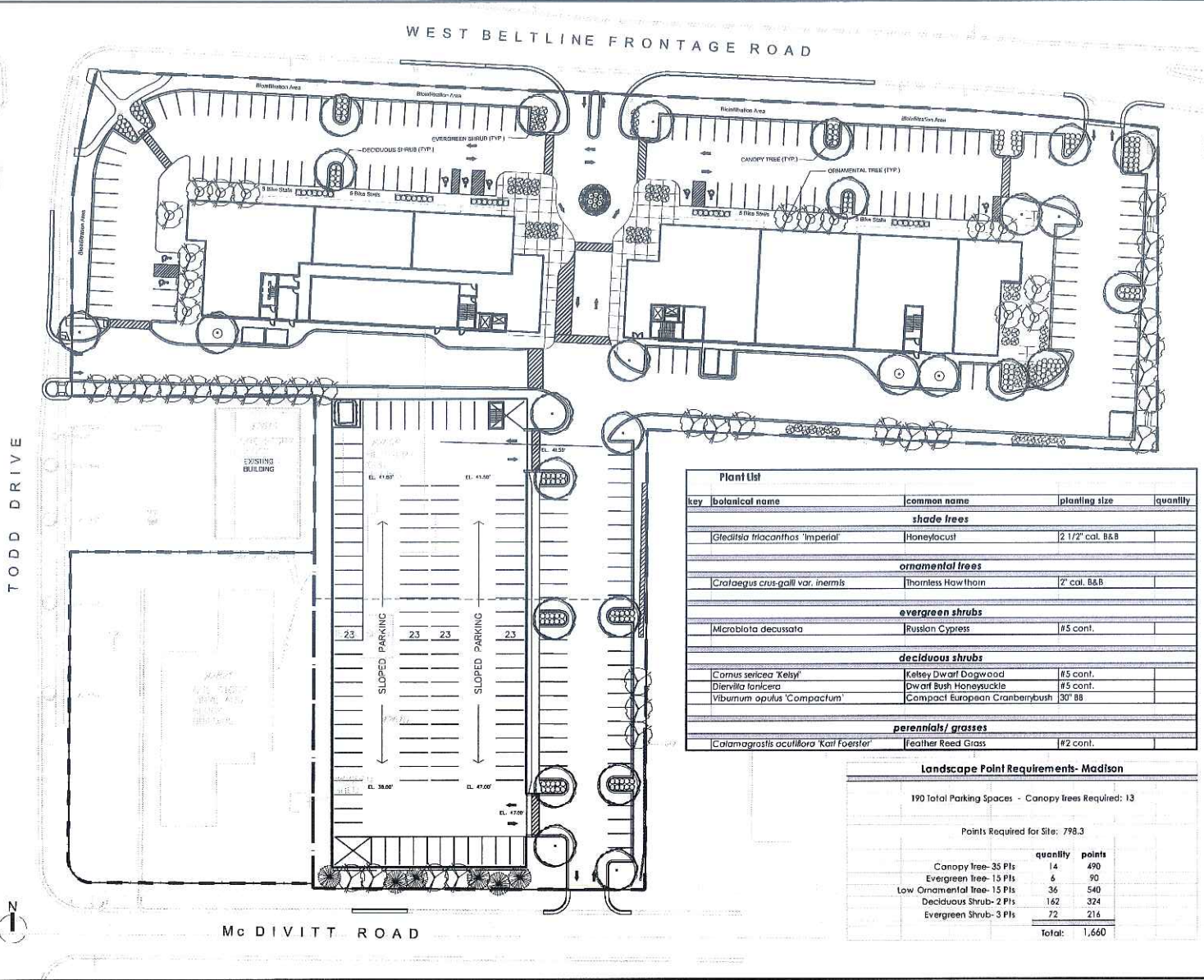
Arbor Gate Development, LLC.

West Buffalo Highway

BUILDING ELEVATIONS

Project No. A201

C:\Documents and Settings\jmar\My Documents\Arbor Gate\arborwork\VIC_Arbor Gate_Landscape Plan.dwg by: dmp
 23 Mar 2007 - 8:54c
 6803 Vierbicher Associates, Inc.



Plant List				
key	botanical name	common name	planting size	quantity
shade trees				
	<i>Gleditsia triacanthos</i> 'Imperial'	Honeylocust	2 1/2' cal. B&B	
ornamental trees				
	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Hawthorn	2' cal. B&B	
evergreen shrubs				
	<i>Microbiota decussata</i>	Russian Cypress	#5 cont.	
deciduous shrubs				
	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dwarf Dogwood	#5 cont.	
	<i>Dieris tancera</i>	Dwarf Bush Honeysuckle	#5 cont.	
	<i>Viburnum opulus</i> 'Compactum'	Compact European Cranberrybush	30" BB	
perennials/ grasses				
	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 cont.	

Landscape Point Requirements- Madison		
190 Total Parking Spaces - Canopy Trees Required: 13		
Points Required for Site: 798.3		
	quantity	points
Canopy tree- 35 Pts	14	490
Evergreen tree- 15 Pts	6	90
Low Ornamental tree- 15 Pts	36	540
Deciduous shrub- 2 Pts	162	324
Evergreen shrub- 3 Pts	72	216
	Total:	1,660

23 Mar 2007 - 8:54c
 C:\Documents and Settings\jmar\My Documents\Arbor Gate\arborwork\VIC_Arbor Gate_Landscape Plan.dwg by: dmp
 6803 Vierbicher Associates, Inc.

VIERBICHER
 500 S. State Street, Suite 1070
 Madison, WI 53703
 Phone: 608.261.1234 Fax: 608.261.1235
 Email: vierbicher@vierbicher.com

Planting Plan & Plant Schedule

Arbor Gate
 West Beltline & Todd Drive
 Madison, Wisconsin

REV. NO.	DATE	REVISIONS	REMARKS

SCALE: 1" = 40'
 DATE: 3/07
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT NO.: 03070040
 SHEET NO.: 1 OF 1
 DWG. NO.: LI