

MORTENSON INVESTMENT GROUP
WEST BELTLINE DESIGN CENTER
2711 WEST BELTLINE HIGHWAY & 2810 TODD DRIVE
MADISON, WISCONSIN



PROJECT LOCATION

LOCATION MAP
NO SCALE

SHEET INDEX	
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CD001	TITLE SHEET / LOCATION MAP
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C104	GRADING PLAN
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C501	DETAILS SHEET
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E101	SITE LIGHTING PLAN
A101	EXTERIOR ELEVATIONS
L101	LANDSCAPING PLAN

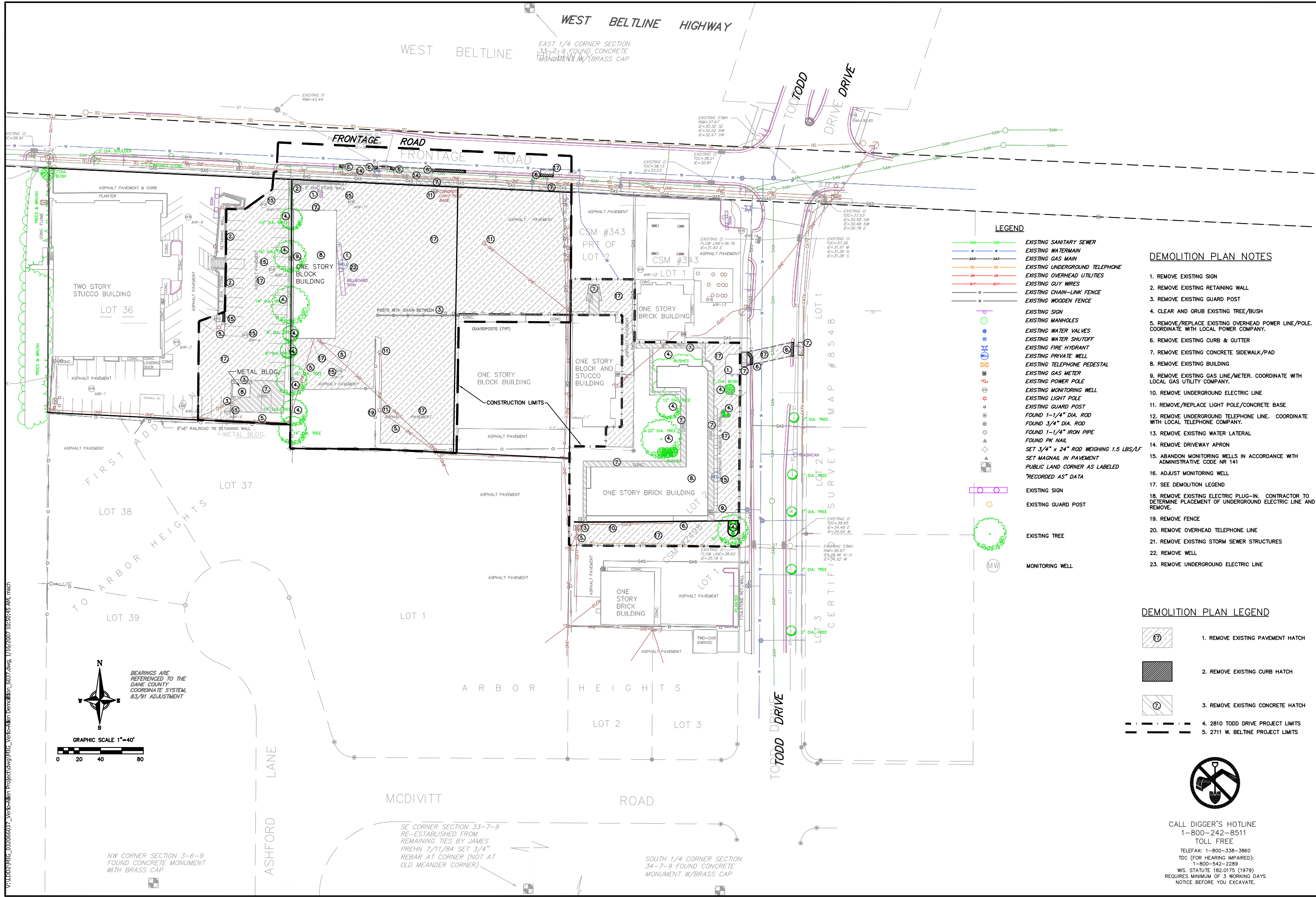


CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WIS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

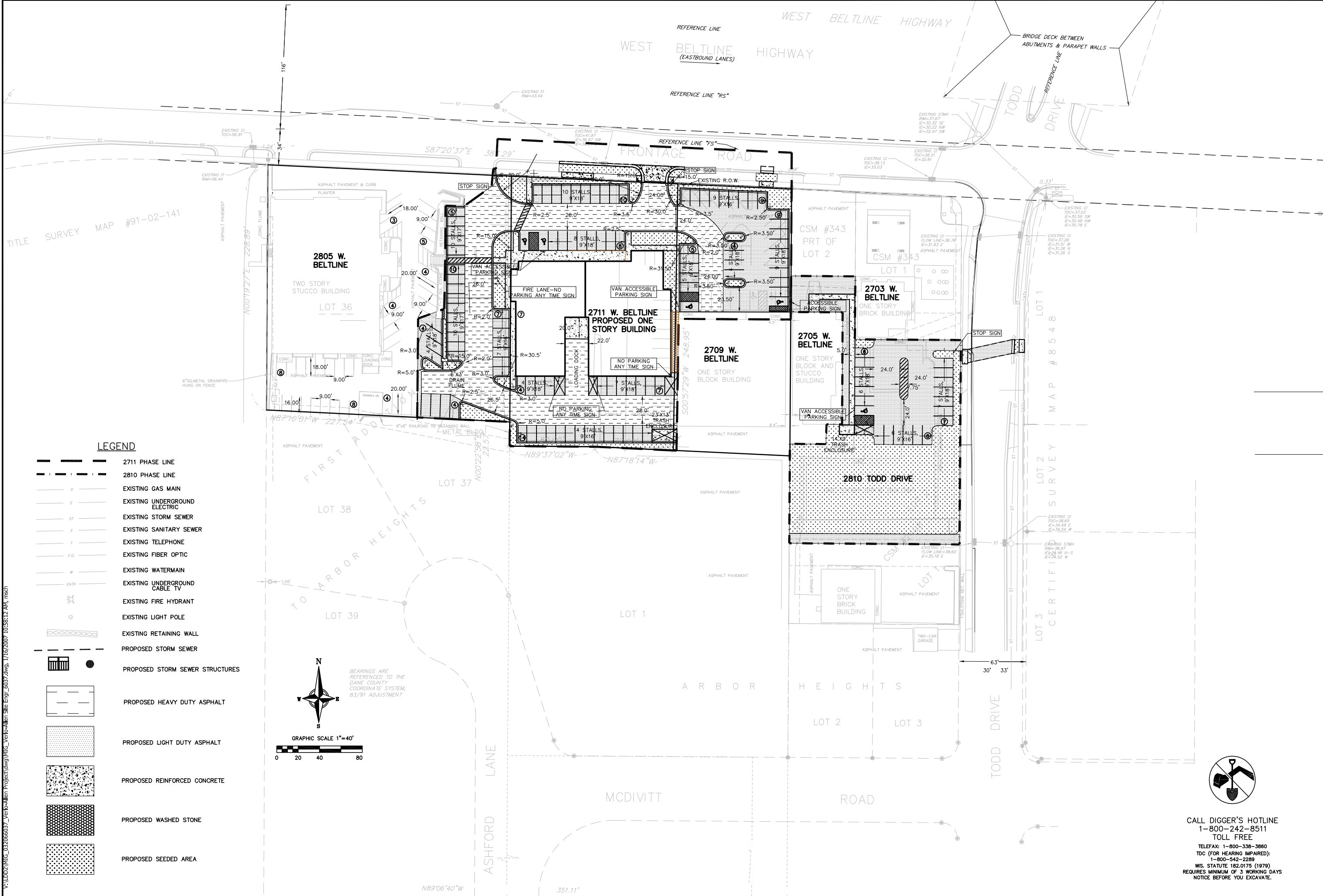


Title Sheet
Mortenson Investment Group
2711 West Beltline Highway & 2810 Todd Drive
Madison, WI

REVISIONS	NO.	DATE	REMARKS
SCALE			AS SHOWN
DATE			Jan. 16, 2007
DRAFTER			MWS
CHECKED			ABI
PROJECT NO.			032066037
SHEET			CD001
DWG. NO.			No.

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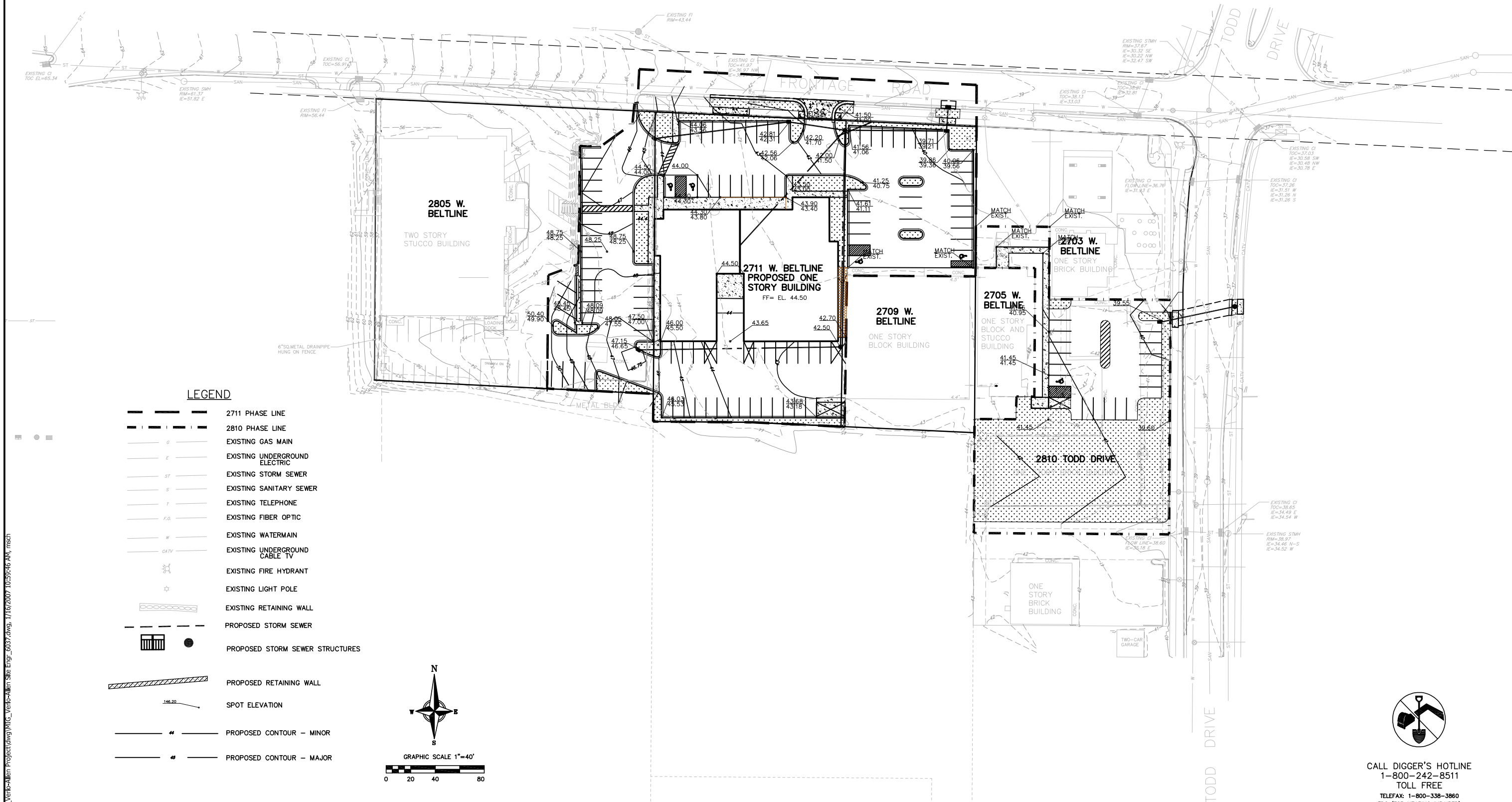


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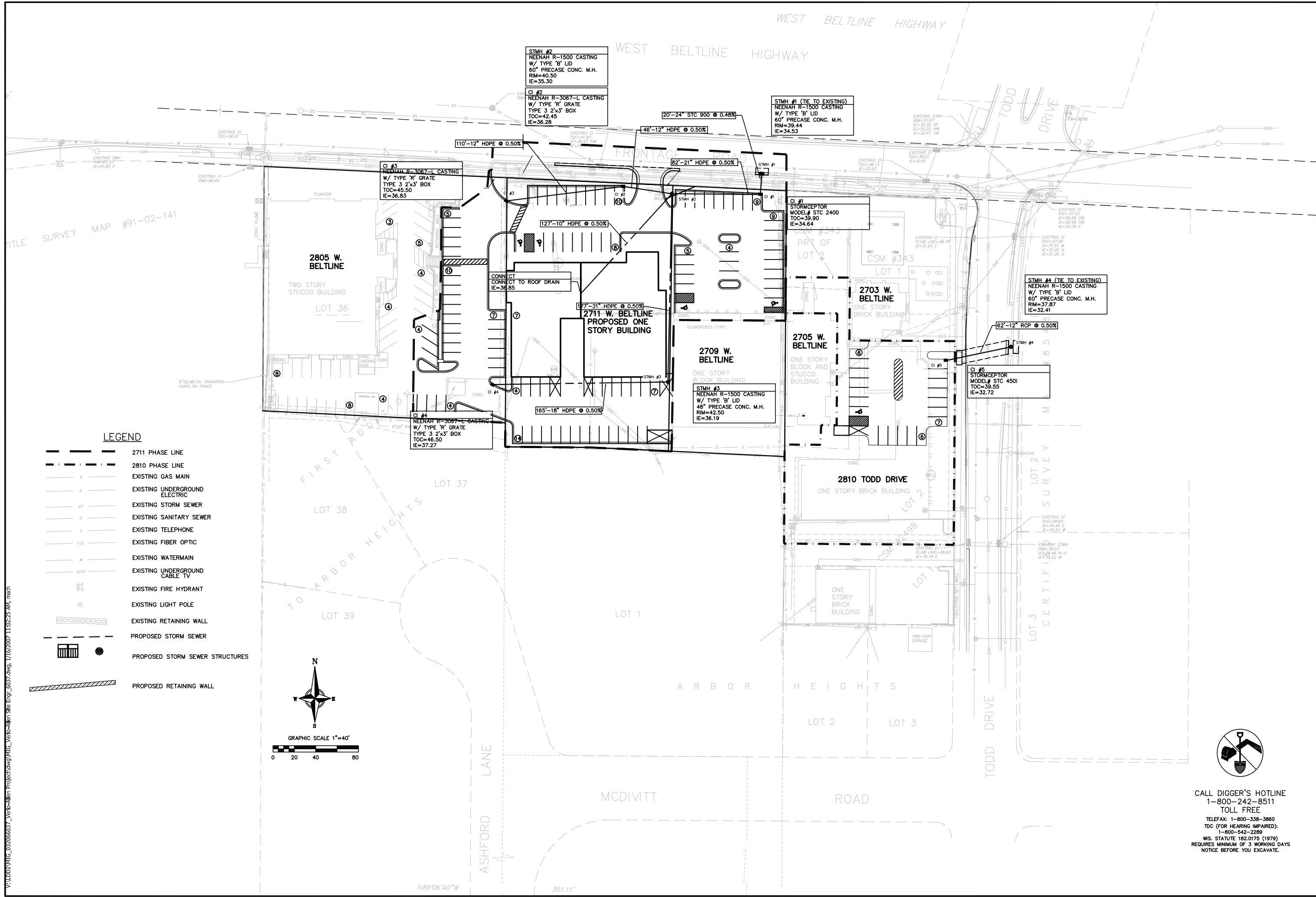
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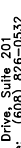
REVISIONS		REVISIONS		NO.	DATE	REMARKS
NO.	DATE	NO.	DATE			
SCALE						
1" = 40'						
DATE						
Jan. 16, 2007						
DRAFTER						
MWS						
CHECKED						
ABI						
PROJECT NO.						
32066037						
SHEET						
C103						
DWG. NO.						
No.						



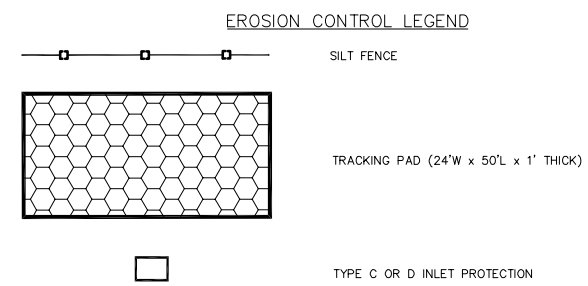
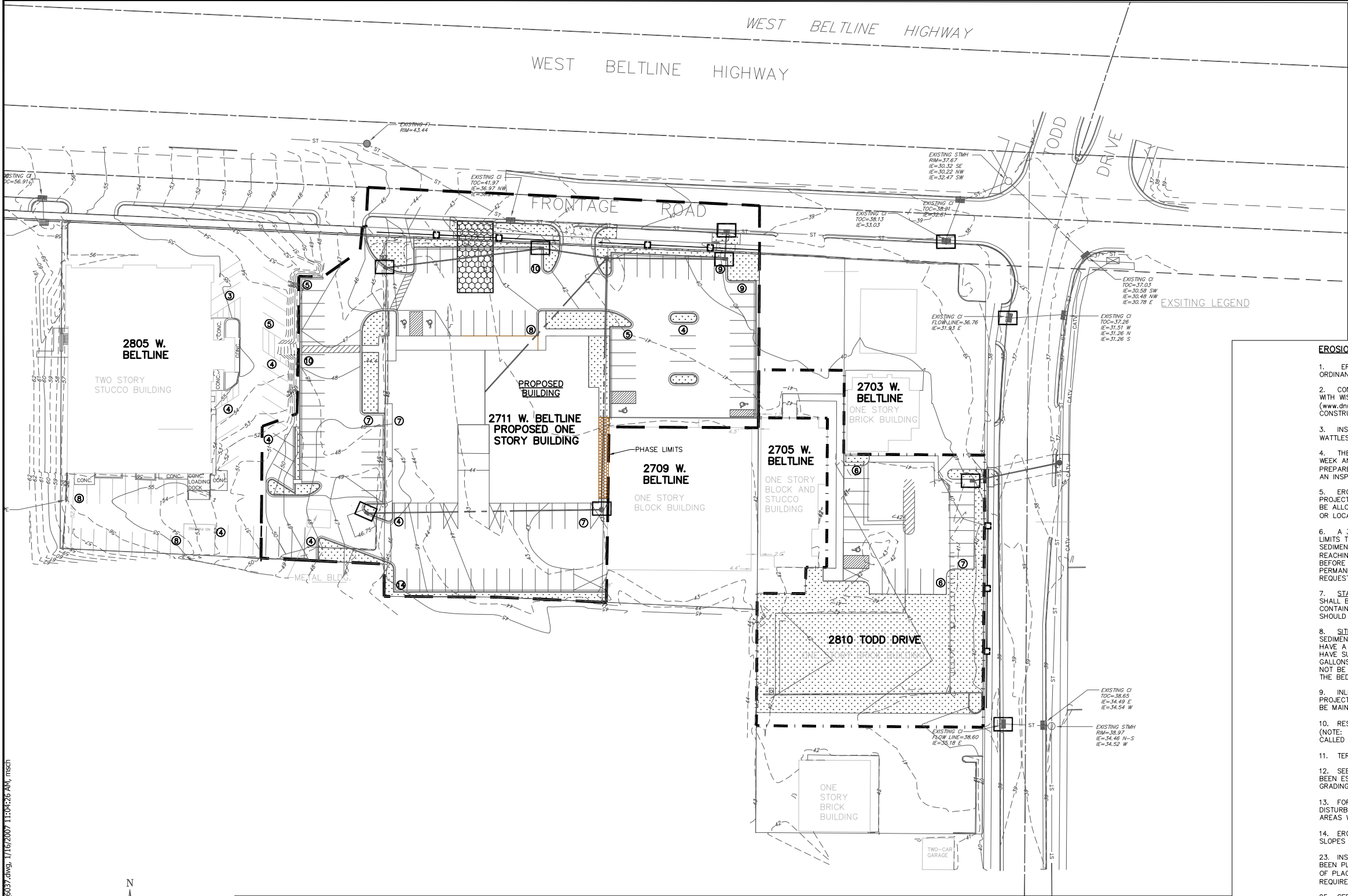
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 VIERBICHER ASSOCIATES Committed to Quality Service Since 1976 REDSBURG • MADISON • PRAIRIE DU CHIEN 999 Fourth Street Phone: (608) 826-0532 Fax: (608) 826-0530 Telex: 253717	Grading Plan			
	Mortenson Investment Group 2711 West Beltline Highway & 2810 Todd Drive Madison, Wisconsin			
	SCALE 1" = 40'			
	DATE Jan. 16, 2007		DRAFTER MWS	
	CHECKED ABI		PROJECT NO. 32066037	
	SHEET C104		DWG. NO. No.	
	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
	REMARKS		REMARKS	



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	Fourteen Wisconsin Locations • 33,717 Squaring Feet • 100+ Employees			
	Phone: (608) 826-0532 Fax: (608) 826-0530			
Utility Plan				
Mortenson Investment Group 2711 West Beltline Highway & 2810 Todd Drive Madison, Wisconsin				
SCALE 1" = 40'	REVIEWS		REVISIONS	
	NO.	DATE	NO.	DATE
DATE Jan. 16, 2007				
DRAFTER MWS				
CHECKED ABI				
PROJECT NO. 32066037				
SHEET C105				
DWG. NO. No.				

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EROSION CONTROL MEASURES:

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (www.dnr.state.wi.us/dr/water/wm/nps/stormwater/techstds.htm#construction) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (SEDIMENT BASINS, PERIMETER SILT FENCING OR STRAW WATTLES, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. 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 VILLAGE. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. 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.
6. 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 WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC 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.
7. STABILIZED DISTURBED GROUND: ALL DISTURBED GROUND AND SOIL OR DIRT STORAGE PILES SHALL BE CONTAINED ON THE SITE BY FILTER BARRIERS 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 DRAINAGEWAY.
8. SITE DE-WATERING: 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 SNOWFENCE OR EQUIVALENT 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 DEWATERING PUMPING RATE. WATER 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.
9. INLET FILTERS ARE TO BE PLACED IN THE STORM STRUCTURE AS SOON AS IT IS SET. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTER SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
10. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
11. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
12. SEED, FERTILIZER AND MULCH SHALL BE COMPLETE WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
13. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
14. EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
15. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER RAIN AND PRIOR TO PROJECT ACCEPTANCE.
16. ALL THE CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT TO BE USED AND AT THE END OF EACH DAY.
17. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF MADISON OR PERMITTING MUNICIPALITY.
18. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

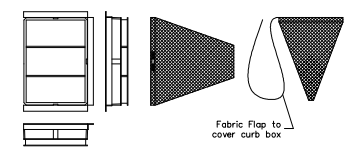
CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-PARKING/DRIVE AREAS
3. ROUGH GRADE PARKING, DRIVE AND BUILDING AREAS
4. CONSTRUCT UNDERGROUND UTILITIES
5. INSTALL INLET PROTECTION
6. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
7. RESTORE TERRACES AND PERMEABLE AREAS
8. REMOVE TRACKING PAD AND SILT FENCE

SEEDING RATES:	
TEMPORARY:	
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.	
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.	
PERMANENT:	
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.	
FERTILIZING RATES:	
TEMPORARY AND PERMANENT:	
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.	
MULCHING RATES:	
TEMPORARY AND PERMANENT:	
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION	

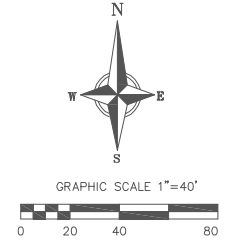
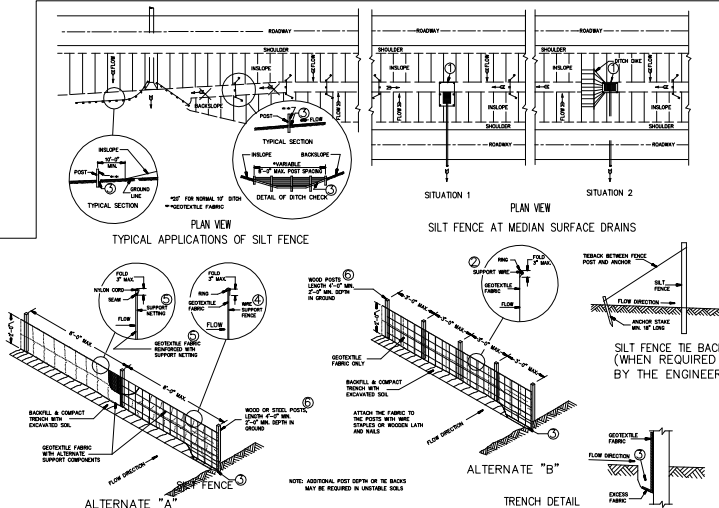
GENERAL NOTES

- DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
- WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
- CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- ① MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- ② EXCAVATE A TRENCH A MINIMUM OF 4" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ③ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6", SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- ④ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 6" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- ⑤ STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LINEAL FOOT 9W/OUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1" x 3" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1" x 1" OAK OR HICKORY.
- ⑥ ALTERNATES A & B ARE EQUAL AND EITHER MAY BE USED.

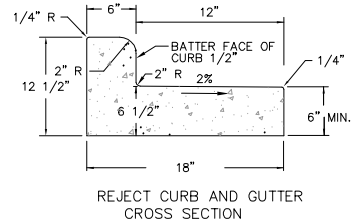
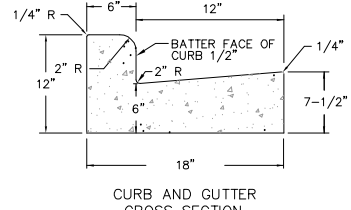
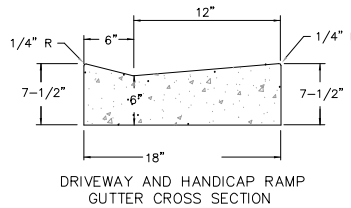
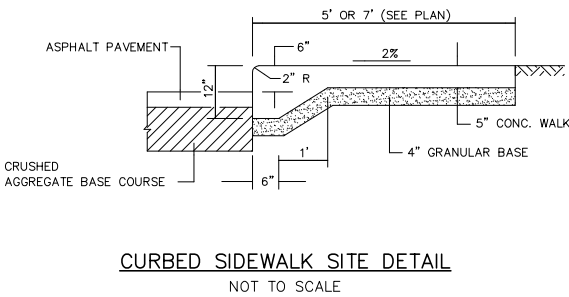
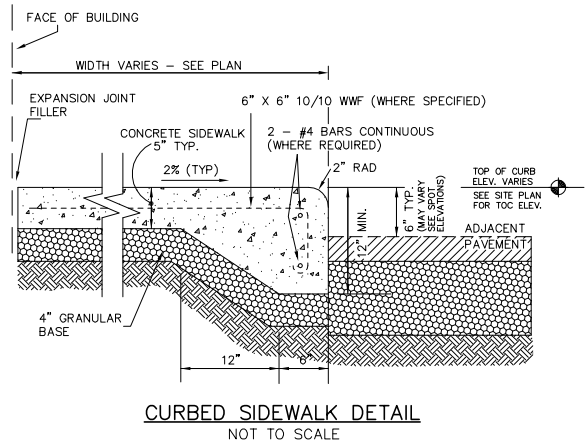
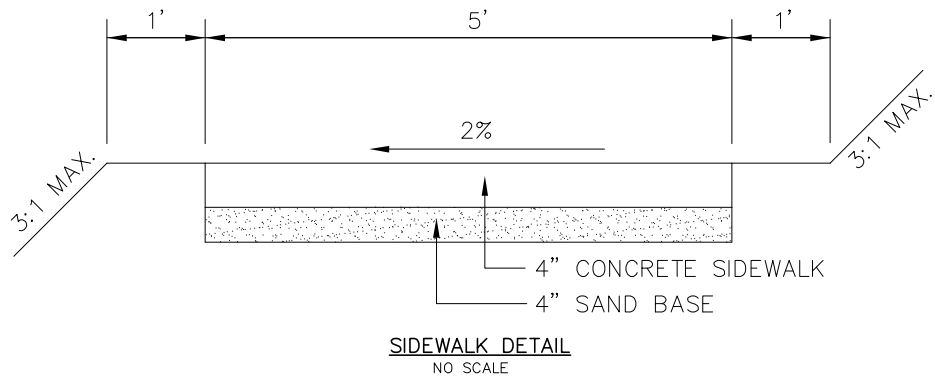


INLET PROTECTION DETAIL

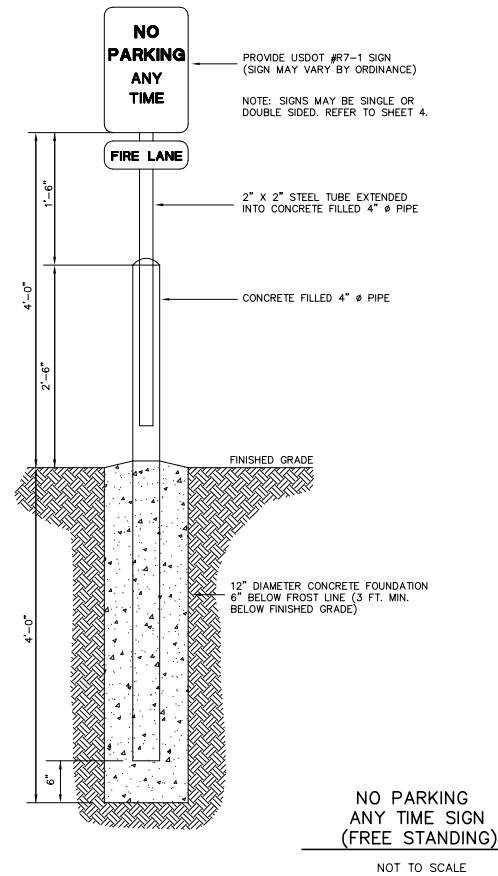
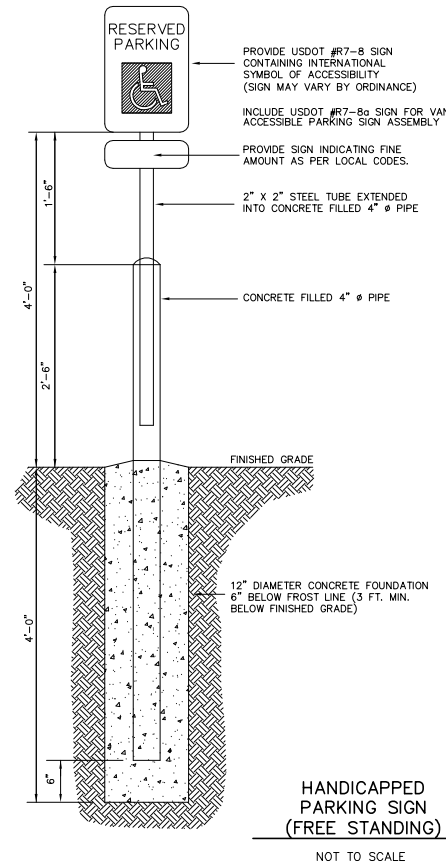
Typical Curb Box Catch-All



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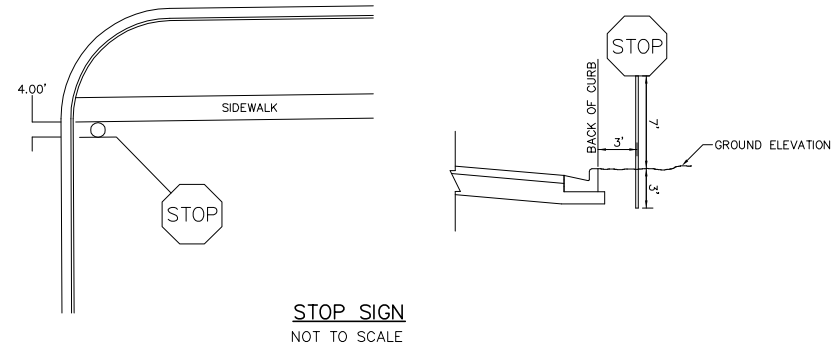
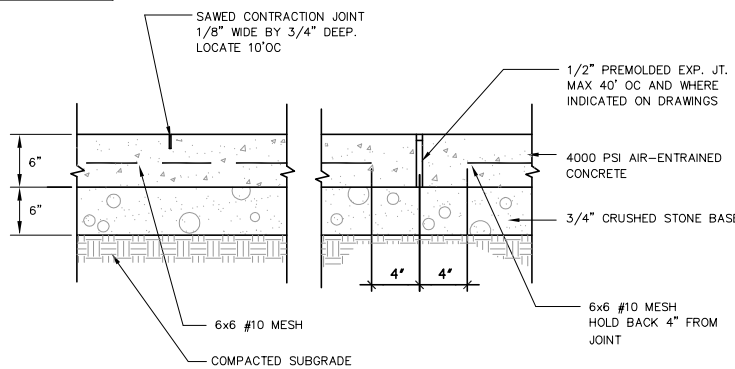


CONCRETE CURB AND GUTTER
NO SCALE



SIGNAGE NOTES:

- ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON 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. GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE POURING IT AROUND THE POST BELOW THE GROUND BEFORE CONVERGING WITH 8" OF TOPSOIL.

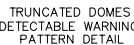
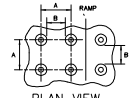
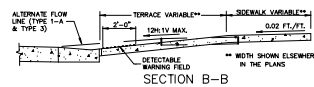


GENERAL NOTES

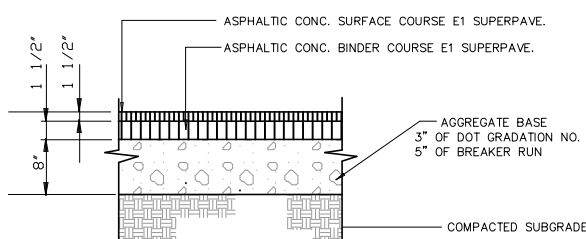
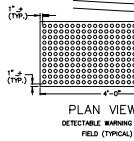
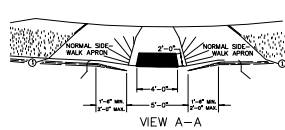
TYPE 2-A RAMP SHALL BE USED IN NEW DEVELOPMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.
RAMP SHALL BE BUILT AT 12H:1V OR FLATTER. WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.
DETECTABLE WARNING FIELD SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD".
CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES SHALL BE APPROVED BY THE CITY ENGINEER. THE COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SAFETY YELLOW AND IS INCIDENTAL TO THE BID ITEM OF "CURB RAMP DETECTABLE WARNING FIELD".
SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.
① THIS POINT IS AN EXTENSION OF OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF CONCRETE CURB.
② WHEN THIS DISTANCE IS LESS THAN 6'-0" IT MAY BE DIFFICULT TO ACHIEVE A 12H:1V SLOPE, OR FLATTER, ON THE RAMP. REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 12H:1V SLOPE, OR FLATTER, ON RAMP. 2" MINIMUM CURB HEIGHT.

LEGEND

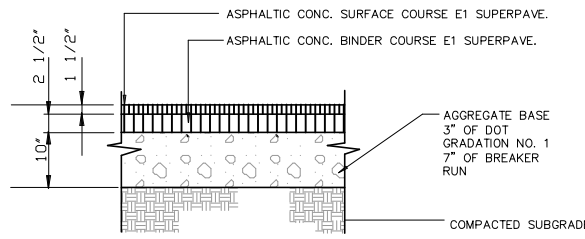
- 1/2" EXPANSION JOINT-SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- ALTERNATIVE LAYOUT



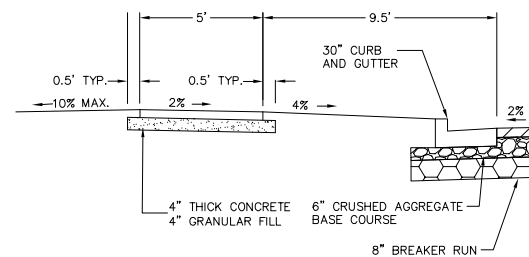
HANDICAP RAMP DETAIL
NOT TO SCALE



ASPHALT PAVEMENT-LIGHT DUTY
NOT TO SCALE

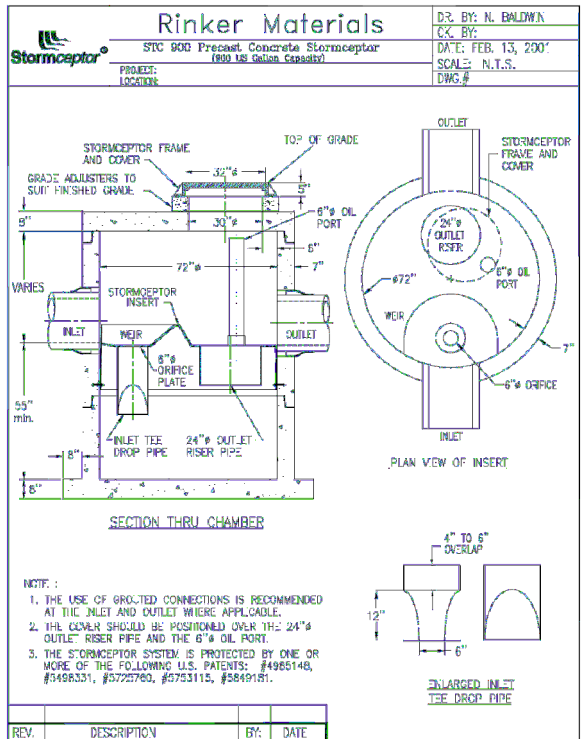
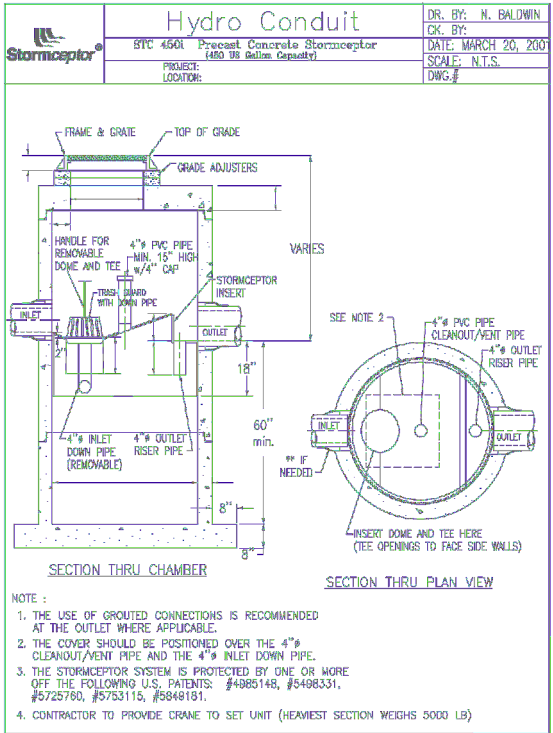
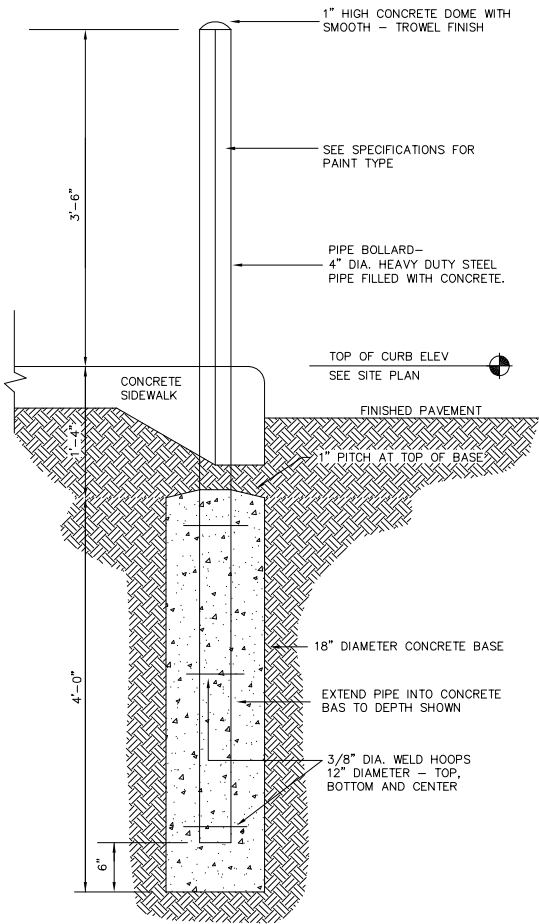
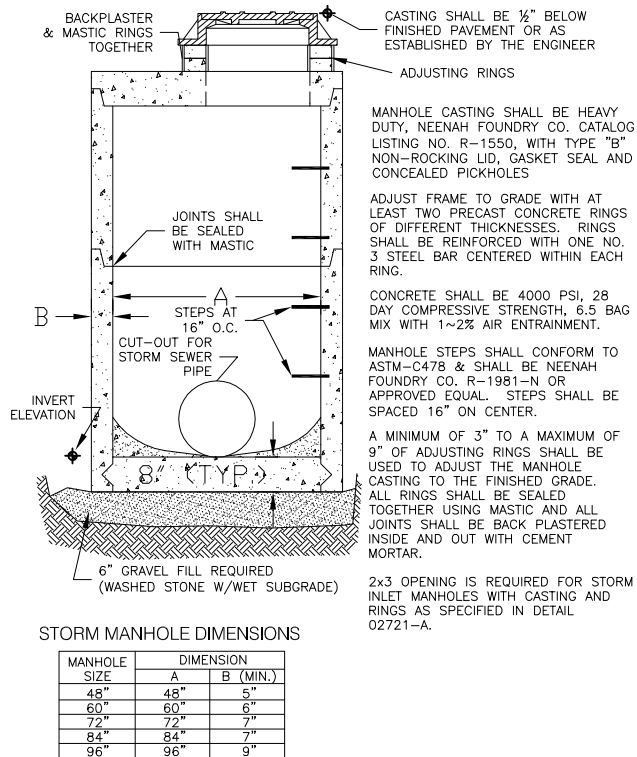
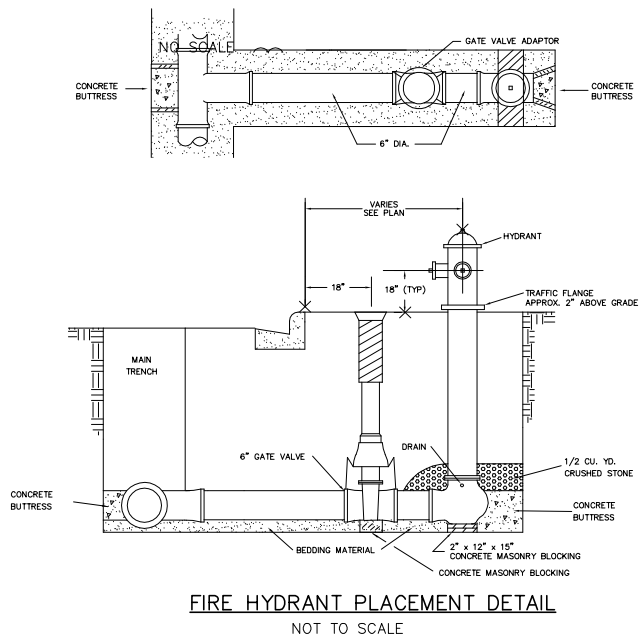
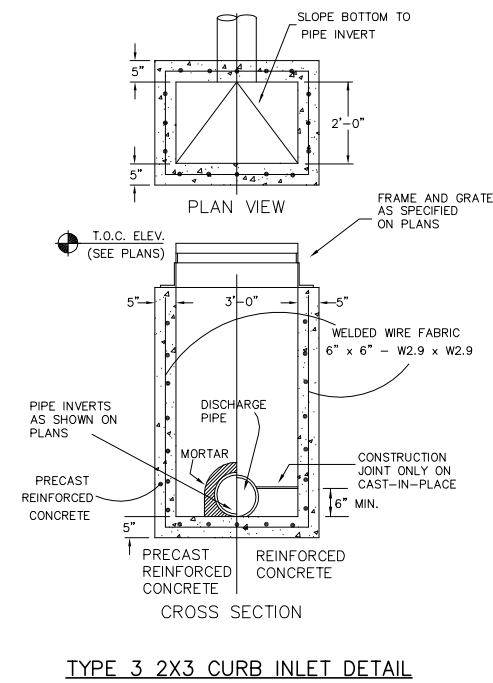
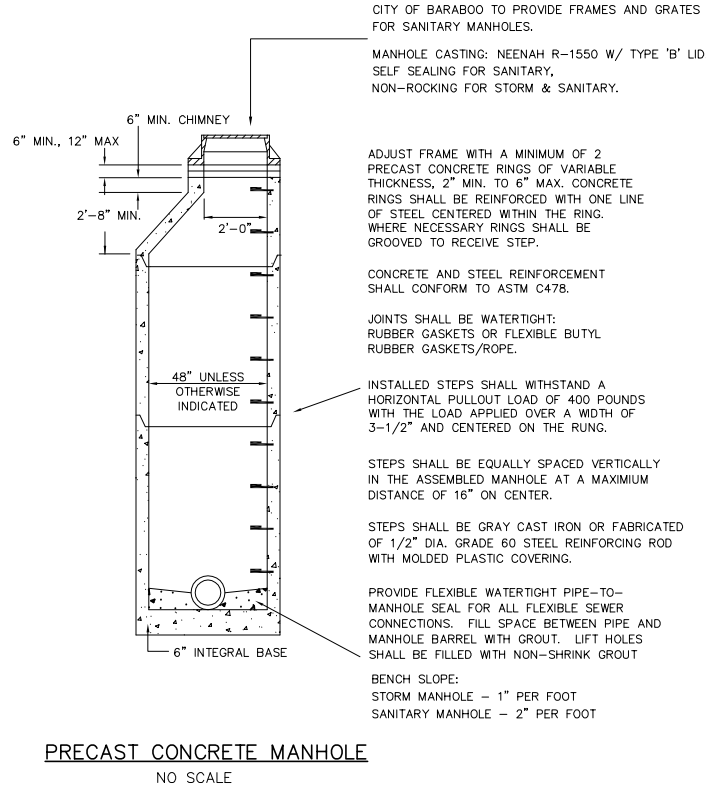
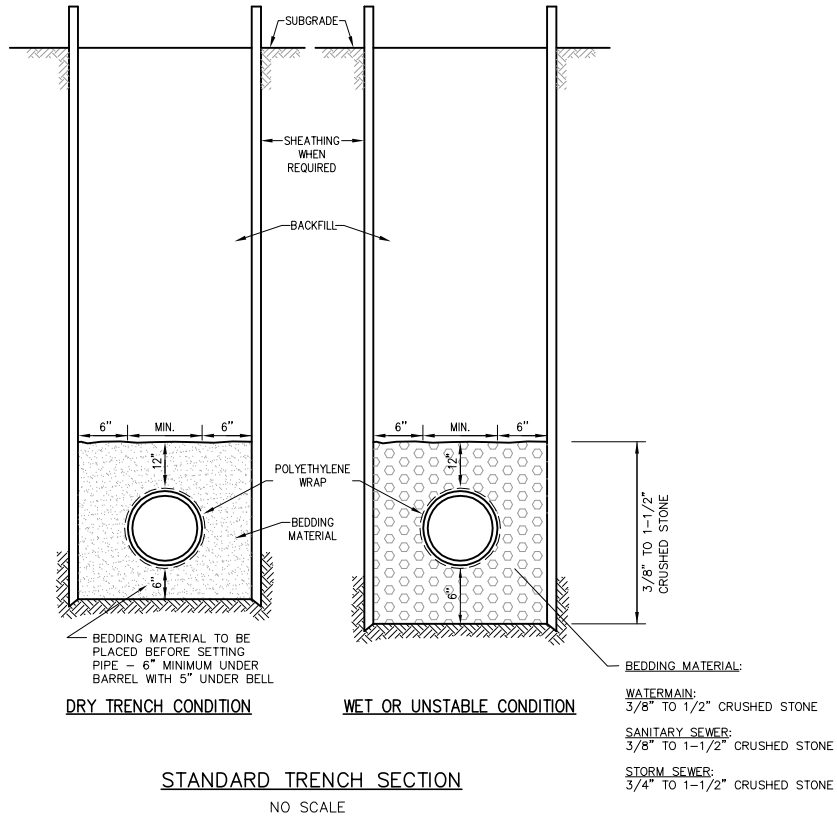


ASPHALT PAVEMENT-HEAVY DUTY
NOT TO SCALE



TYPICAL TERRACE CROSS SECTION

REVISIONS	REVISIONS	NO.	DATE	REMARKS
SCALE				
AS SHOWN				
DATE				
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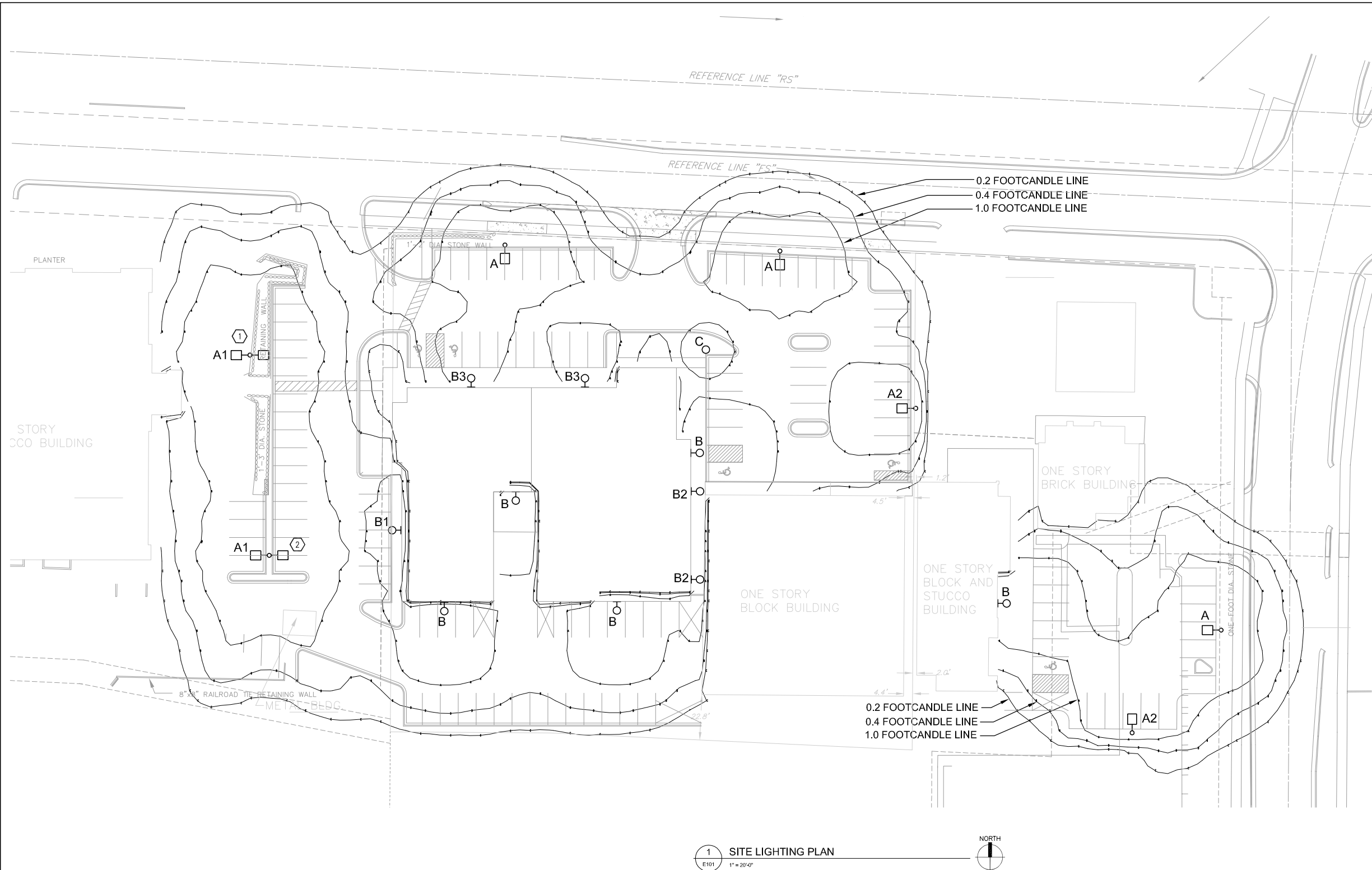


Consultants:

Notes:

- 1
- REPLACE LIGHT FIXTURE HEAD ON EXISTING 20' POLE WITH LIGHT FIXTURE TYPE A1.

- 2
- MOVE POLE TO NEW LOCATION SHOWN. REPLACE LIGHT FIXTURE HEAD ON EXISTING 20' POLE WITH LIGHT FIXTURE TYPE A1.



1 SITE LIGHTING PLAN
E101 1" = 20'-0"



LIGHT FIXTURE SCHEDULE								
TYPE	LAMP				MANUFACTURER	CATALOG NO.	VOLTAGE	DESCRIPTION
	TYPE	QTY	WATTAGE	DESCRIPTION				
A	MH	1	250	250W/H75/PS	LITHONIA	KAC-250M-SR3-208-SP004-DOB-SOWA-SSS-20-DOB	208V	SINGLE FULL CUT OFF POLE LIGHT, TYPE 3 DISTRIBUTION, 20' STRAIGHT SQUARE STEEL POLE, DARK BRONZE
A1	MH	2	250	250W/H75/PS	LITHONIA	KAC-250M-SR3-208-SP004-DOUBLE HEAD-DOB-SOWA	208V	DOUBLE FULL CUT OFF POLE LIGHT, TYPE 3 DISTRIBUTION, EXISTING 20' POLE
A2	MH	1	250	250W/H75/PS	LITHONIA	KAC-250M-SR4SC-208-SP004-DOB-SOWA-SSS-20-DOB	208V	SINGLE FULL CUT OFF POLE LIGHT, TYPE 4 DISTRIBUTION, 20' STRAIGHT SQUARE STEEL POLE, DARK BRONZE
B	MH	1	250	250W/H75/PS	LITHONIA	KAC-250M-SR4SC-208-MB004-DOB	208V	FULL CUT OFF LIGHT, TYPE 4 DISTRIBUTION, WALL MOUNT, DARK BRONZE
B1	MH	1	100	MP0100/U/MED/840	LITHONIA	WSR-100M-WT-208-DOB1	208V	FULL CUT OFF EXTERIOR WALL SCONCE, WIDE THROW DISTRIBUTION, WALL MOUNT, DARK BRONZE
B2	MH	1	100	MP0100/U/MED/840	LITHONIA	TWH-100M-208-DOB	208V	WALL PACK, DARK BRONZE (LOCATED IN ALLEY BETWEEN BUILDINGS)
B3	MH	1	100	MP0100/U/MED/840	LITHONIA	WSR-100M-FT-208-DOB1	208V	FULL CUT OFF EXTERIOR WALL SCONCE, FORWARD THROW DISTRIBUTION, WALL MOUNT, DARK BRONZE
C	MH	1	100	MP0100/U/MED/840	KIM	VRB1-100MH120-BL-P	120V	LIGHTED BOLLARD WITH LOUVERS, BLACK

NOTES:
1. ALL LAMPS AND BALLASTS PULSE START.

1/16/07	PRELIMINARY REVIEW	
1/10/07	PRELIMINARY DRAWINGS	
Date	Issuance/Revisions	Symbol

CENTRAL BELTLINE
DESIGN CENTER

2711 WEST BELTLINE FRONTAGE ROAD
MADISON, WISCONSIN

Drawing Title:

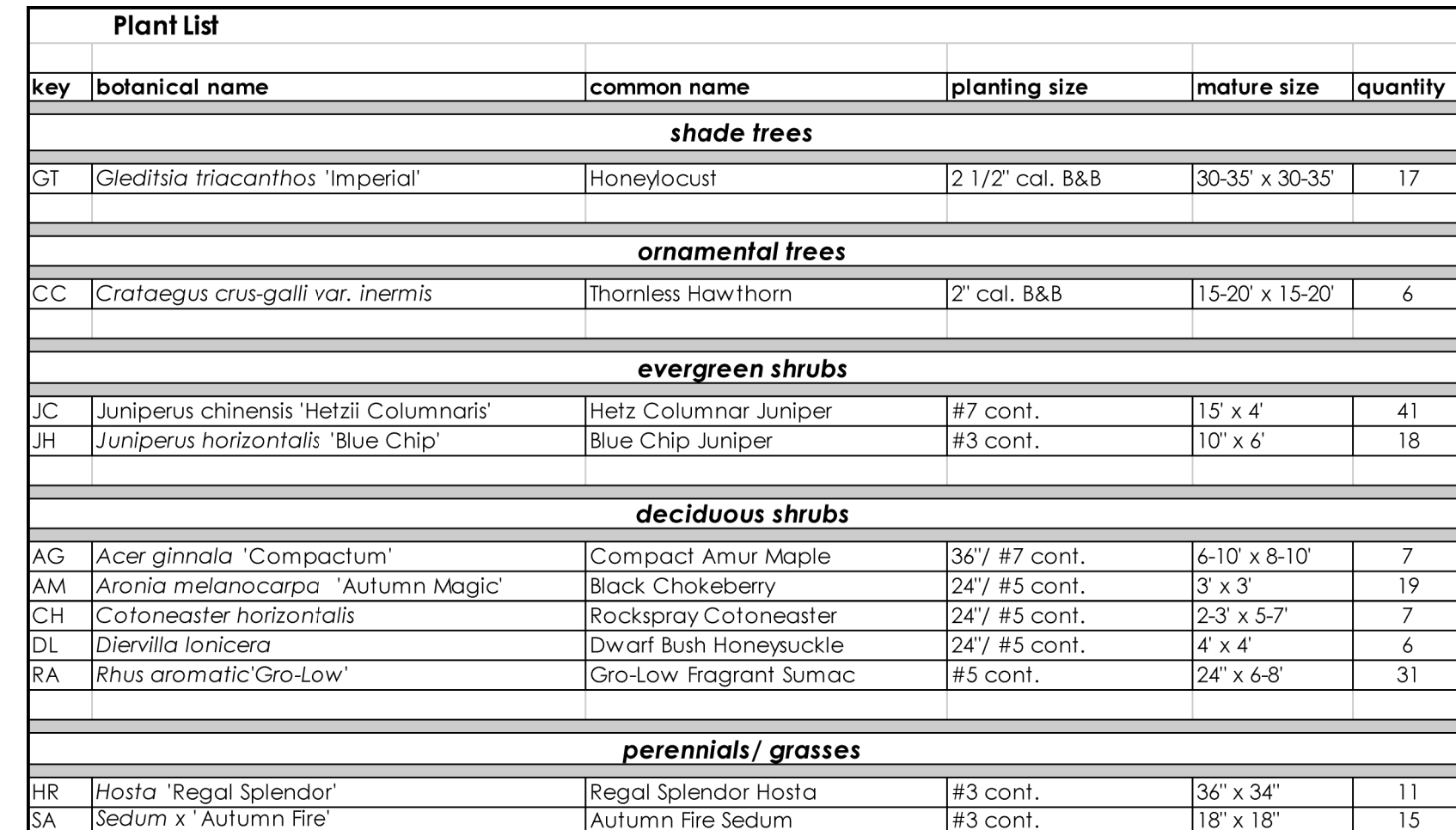
SITE LIGHTING PLAN

PUJ Project Number:
2007.01.00

Drawing No.

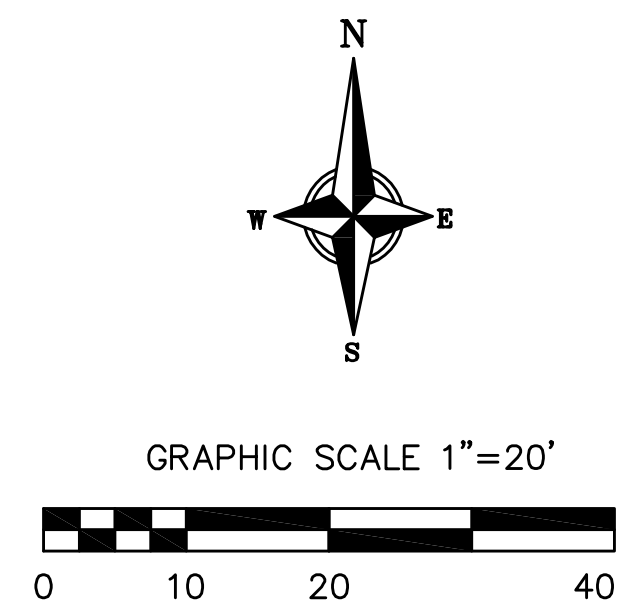
Drawn By:
JVD

E101



ELEMENT	POINT	QUANTITY	POINTS	CREDITS		
	VALUE		ACHIEVED	QUANTITY	POINTS	
Canopy Tree: 2"-2 1/2"	35	8	280			
Deciduous Shrub	2	70	140			
Evergreen Shrub	3	59	177			
Decorative Wall or Fence (per 10 L.F.)	5		0			
Earth Berm (per 10 L.F.)						
Avg. Height 30"	5		0			
Avg. Height 15"	2		0			
Evergreen Trees 3' height minimum	15		0			
Canopy Tree or Small Tree 1 1/2"-2" Caliper (i.e. Crab, Hawthorn)	15	6	90			
Sub Totals			687	+	0	= 687

Total # of Stalls:	115
Number of Canopy Shade Trees Required:	9
Number of Landscape Points Required:	515



		REVISONS		REVISIONS	
		NO.	DATE	REMARKS	
SCALE					
AS SHOWN					
DATE					
2007					
DRAFTER					
SSNY/DFM					
CHECKED					
DFM					
PROJECT NO.					
032066037.00					
SHEET					
1 OF 01					
DWG. NO.					
L-1					