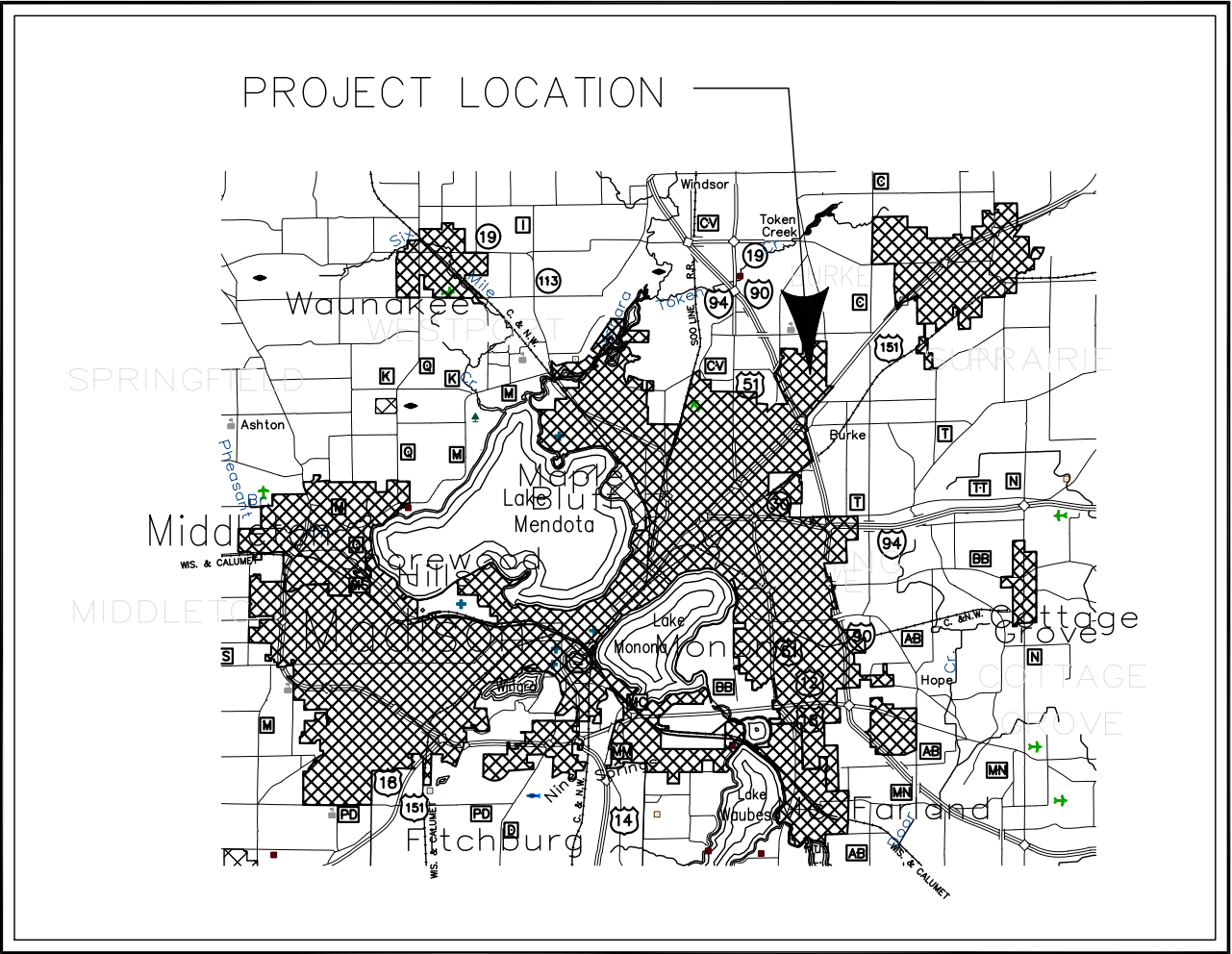


LOT 10 ACCESSORY OFF SITE PARKING LOT CONCEPT PLAN

THE AMERICAN CENTER COMMERCIAL SERVICE COMPLEX AMERICAN FAMILY MUTUAL INSURANCE DANE COUNTY, WISCONSIN

SHEET INDEX

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
P1	SITE PHOTOGRAPHS	C1.1	PROPOSED LOT 10 SITE PLAN
P2	SITE PHOTOGRAPHS	C1.2	PROPOSED LOT 10 GRADING AND UTILITY PLAN
C1	FUTURE LOT 10 OPTION 1	C1.3	PROPOSED LOT 10 LIGHTING PLAN
C2	PROJECT OVERVIEW	C1.4	PROPOSED LOT 10 LANDSCAPE PLAN

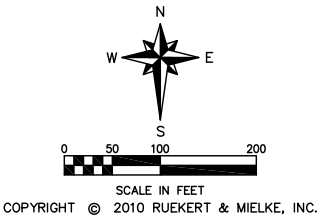


CITY OF MADISON MAP



LOCATION MAP

TOWN	RANGE	SECTION (s)
8N	10E	22 NE



CHECKED BY: _____

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PROJECT NO. 8190006.200



FACING NORTH

LOT 10 ACCESSORY OFF SITE PARKING LOT THE AMERICAN CENTER COMMERCIAL SERVICE COMPLEX SITE PHOTO'S AMERICAN FAMILY MUTUAL INSURANCE DANE COUNTY, WISCONSIN	© COPYRIGHT 2010 RUEKERT & MIELKE INC.		DESIGNED BY: AWB		DRAFTED BY: CMK		CHECKED BY:		DATE: MAY, 2010		FILE NO. 8190006.200		SHEET NO. P-1	
	AMERICAN FAMILY MUTUAL INSURANCE DANE COUNTY, WISCONSIN		DESIGNED BY: AWB		DRAFTED BY: CMK		CHECKED BY:		DATE: MAY, 2010		FILE NO. 8190006.200		SHEET NO. P-1	
	AMERICAN FAMILY MUTUAL INSURANCE DANE COUNTY, WISCONSIN		DESIGNED BY: AWB		DRAFTED BY: CMK		CHECKED BY:		DATE: MAY, 2010		FILE NO. 8190006.200		SHEET NO. P-1	
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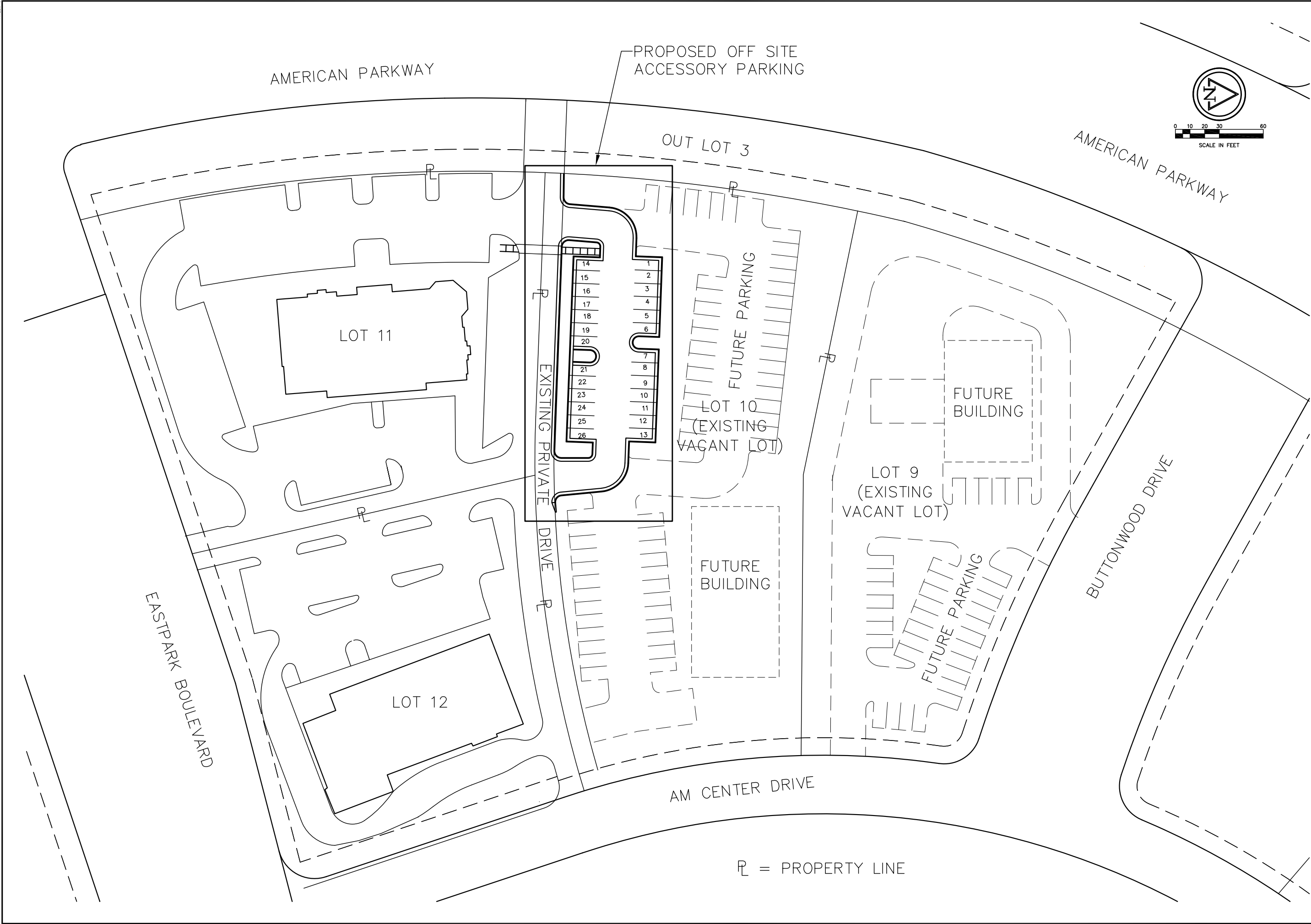


FACING EAST

 Ruekert-Mielke engineering solutions for a working world	7	256 Corporate Drive, Suite 200 • Madison, WI 53714 (608) 819-2600 • Fax: (608) 819-2601 • www.ruekert-mielke.com	TOWN: 8N RANGE: 10E SECTION(s): 22NE
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LOT 10 ACCESSORY OFF SITE PARKING LOT THE AMERICAN CENTER COMMERCIAL SERVICE COMPLEX SITE PHOTO'S AMERICAN FAMILY MUTUAL INSURANCE DANE COUNTY, WISCONSIN	© COPYRIGHT 2010 RUEKERT & MIELKE INC.	DESIGNED BY: AWB DRAFTED BY: CMK CHECKED BY: DATE: MAY, 2010 FILE NO. 8190006.200	SHEET NO. P-2

Jun 07, 2010 11:38am PLOTTED BY: CKLOSKOWSKI SAVED BY: CKLOSKOWSKI
C:\CS\8190006\dwg\Z-004-cx-C1-Option 1.dwg Layout
IMAGES: Rm2234c-Madison; P:\d\10st; AmFam-Existing Linework
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LOT 10 ACCESSORY OFF SITE PARKING LOT THE AMERICAN CENTER COMMERCIAL SERVICE COMPLEX COMMERCIAL SERVICES COMPLEX MASTER PLAN		© COPYRIGHT 2010 RUEKERT & MIELKE INC.	
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DRAFTED BY: CMK		SHEET NO. C-1	
CHECKED BY:		TOWN: 8N RANGE: 10E SECTION(S): 22NE	
DATE: MAY, 2010			
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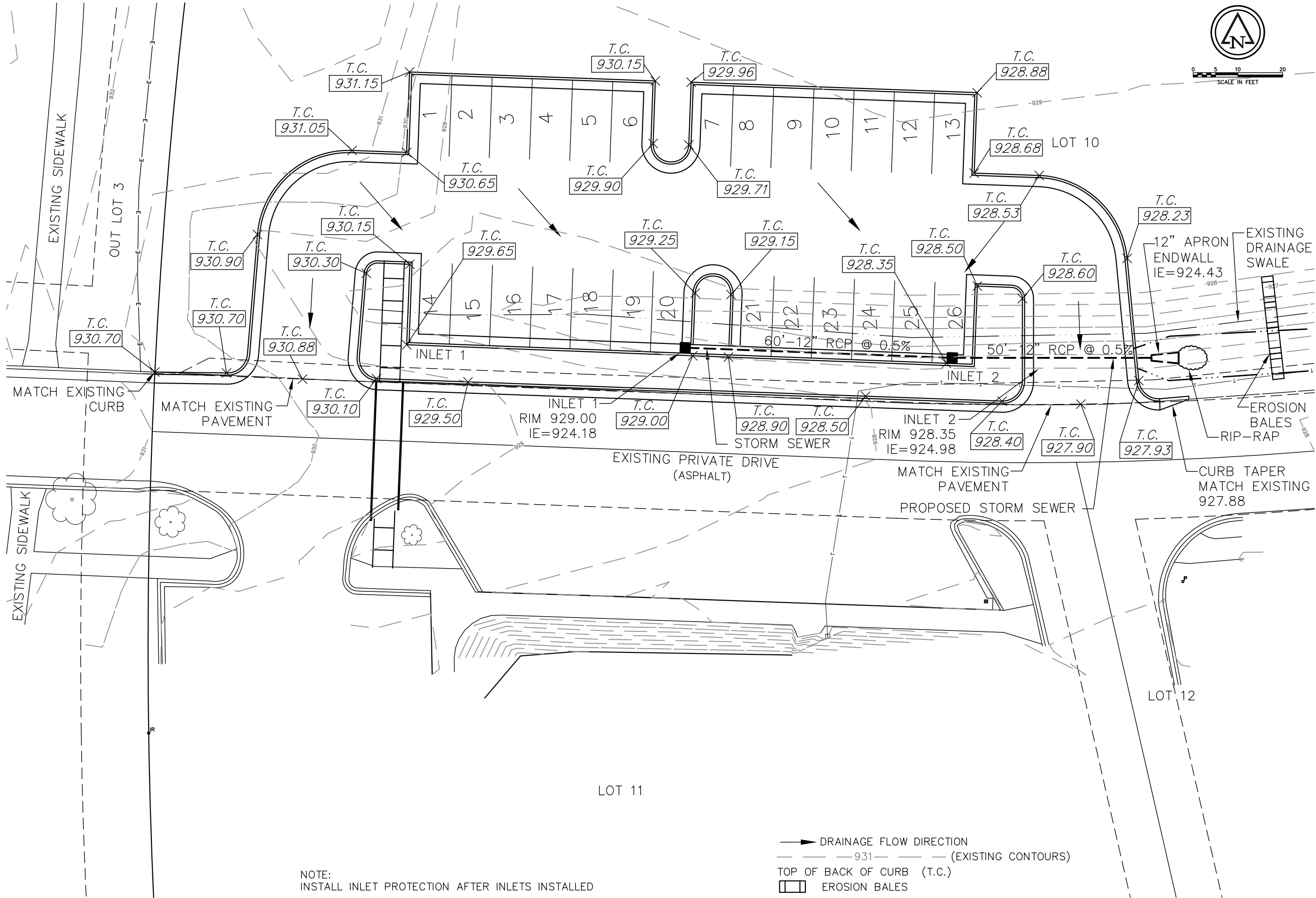
LOT 10 ACCESSORY OFF SITE PARKING LOT
THE AMERICAN CENTER COMMERCIAL SERVICE COMPLEX
PROJECT OVERVIEW
AMERICAN FAMILY MUTUAL INSURANCE
DANE COUNTY, WISCONSIN

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DRAFTED BY: CMK
CHECKED BY:
DATE: MAY, 2010
FILE NO. 8190006.200
SHEET NO. C-2

Parking Lot Plan Site Information Block	
Site Address	4701 AMERICAN PARKWAY
Site acreage (total)	1.70 ACRES (LOT 10)
	0.50 ACRES (PARKING LOT)
Number of building stories (above grade)	N/A
Building Height	N/A
DILHR type of construction (new structures or additions)	N/A
Total square footage of building	N/A
Use of property	ACCESSORY PARKING
Gross square feet of office	N/A
Gross square feet of retail area	N/A
Number of employees in warehouse	N/A
Number of employees in production area	N/A
Capacity of restaurant/place of assembly	N/A
Number of bicycle stalls shown	3 ADDITION TO LOT 11
Number of parking stalls shown	
Small car	0
Large car	26
Accessible	2 ADDITION TO LOT 11
Total	26
Number of trees shown	SEE LANDSCAPE PLAN

Jun 07, 2010 12:07pm PLOTTED BY: CKLOSKOWSKI SAVED BY: CKLOSKOWSKI
C:\CS\1890006\dwg\12-007-cx-C1.2-Grading and Utilities.dwg Layout
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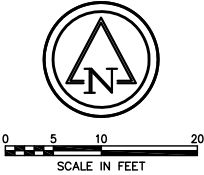
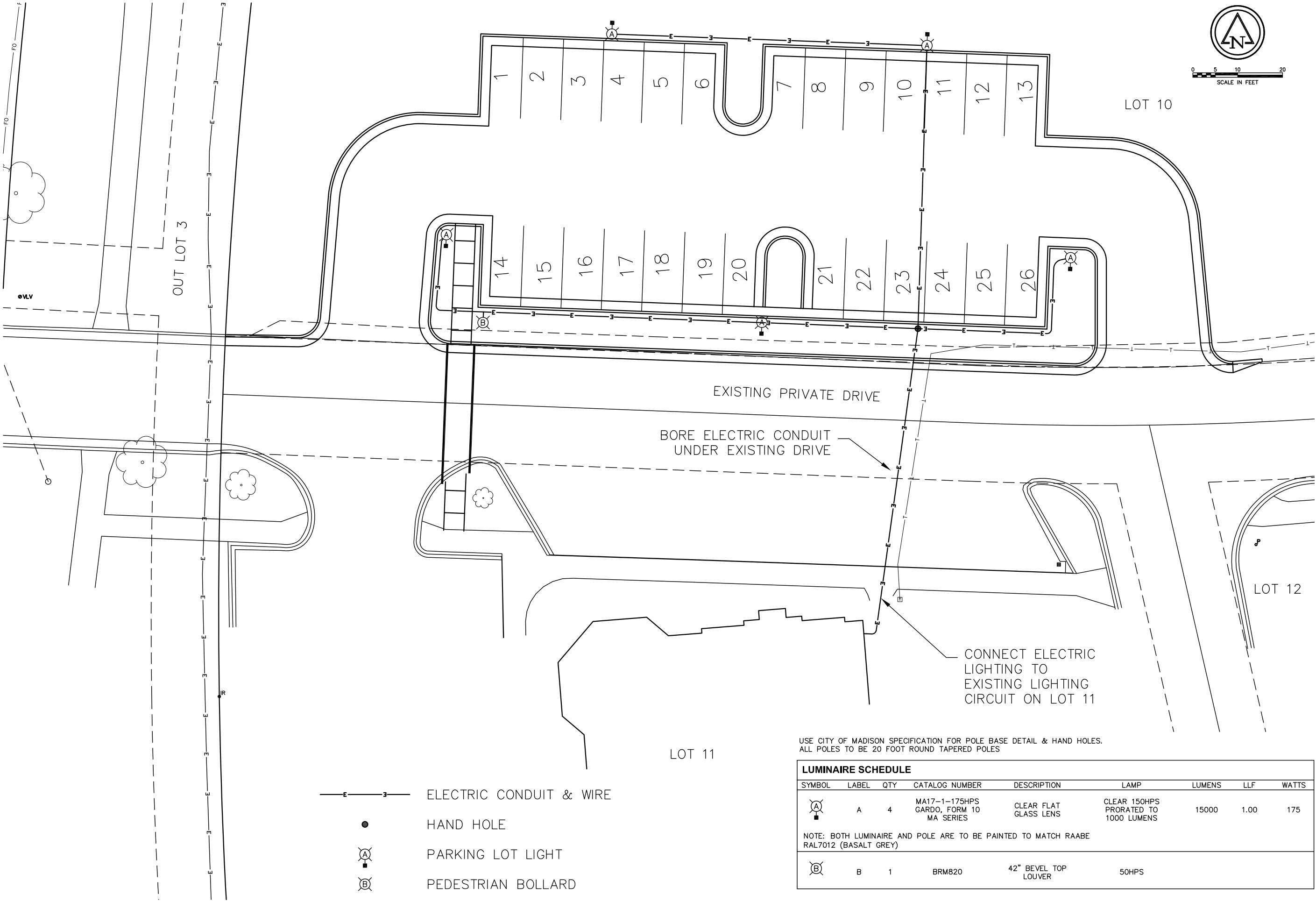
NOTE:
INSTALL INLET PROTECTION AFTER INLETS INSTALLED

—►— DRAINAGE FLOW DIRECTION
--- 931 --- (EXISTING CONTOURS)
TOP OF BACK OF CURB (T.C.)
[] EROSION BALES

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RUEKERT & MIELKE												TOWN: 8N	RANGE: 10E	SECTION(S): 22NE	
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LOT 10 ACCESSORY OFF SITE PARKING LOT THE AMERICAN CENTER COMMERCIAL SERVICE COMPLEX PROPOSED LOT 10 GRADING AND UTILITY PLAN AMERICAN FAMILY MUTUAL INSURANCE DANE COUNTY, WISCONSIN															
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Jun 07, 2010 12:43pm PLOTTED BY: CKLOSKOWSKI SAVED BY: CKLOSKOWSKI
C:\CS\8190006\dwg\Z-008-cx-C-1.3-Lighting.dwg Layout1
IMAGES:
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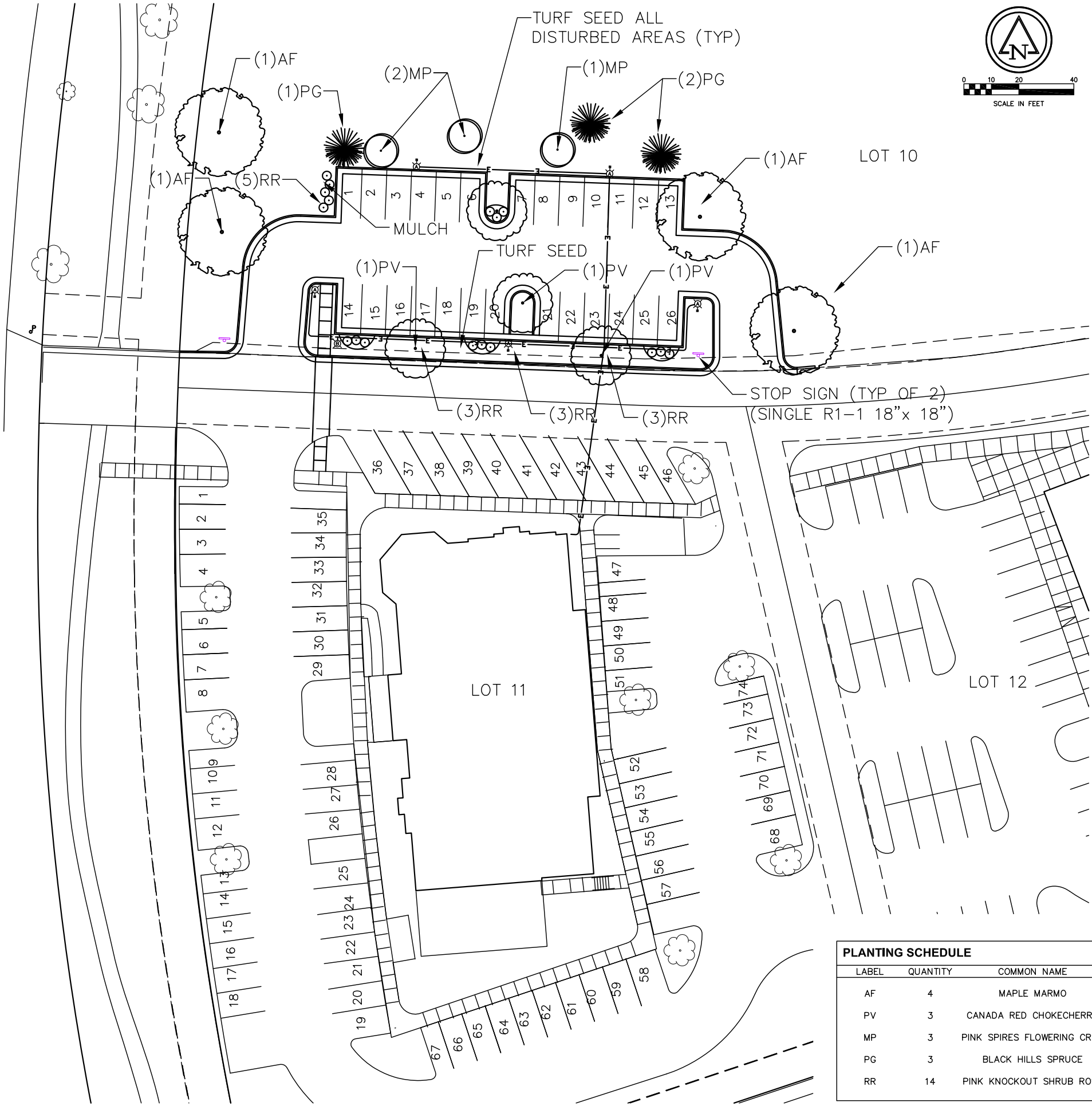
USE CITY OF MADISON SPECIFICATION FOR POLE BASE DETAIL & HAND HOLES.
ALL POLES TO BE 20 FOOT ROUND TAPERED POLES

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	LLF	WATTS
	A	4	MA17-1-175HPS GARDO, FORM 10 MA SERIES	CLEAR FLAT GLASS LENS	CLEAR 150HPS PRORATED TO 1000 LUMENS	15000	1.00	175
NOTE: BOTH LUMINAIRE AND POLE ARE TO BE PAINTED TO MATCH RAABE RAL7012 (BASALT GREY)								
	B	1	BRM820	42" BEVEL TOP LOUVER	50HPS			

LOT 10 ACCESSORY OFF SITE PARKING LOT
THE AMERICAN CENTER COMMERCIAL SERVICE COMPLEX
PROPOSED LOT 10 LIGHTING PLAN
AMERICAN FAMILY MUTUAL INSURANCE
DANE COUNTY, WISCONSIN

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DATE: MAY, 2010
FILE NO.
8190006.200
SHEET NO.
C-1.3

TOWN: 8N RANGE: 10E SECTION(s): 22NE
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AMERICAN CENTER - LANDSCAPE POINT CALCULATIONS		
TOTAL NUMBER OF PARKING SPACE PROVIDED:		28
CANOPY TREE REQUIREMENTS: (Reaquired at 1 tree per 12 parking space or fraction thereof)		
Number Required		3
Number Provided		3
LANDSCAPE POINT COMPUTION (Required at the rate of 15 points per parking space - exclusive of canopy trees)		
	Total Required Points	420
Land Elements:	Number of Elements	Points Per Element
Canopy Trees (2-2.5" caliper) @ 50 pts. each	4	200
Canopy Trees (8-10' height) @ 30 pts. each		
Evergreen Trees @ 30 pts. each	3	90
Ornamental Trees @ 20 pts. each	6	120
Tall Shrubs @ 9 pts. Each		
Medium Shrubs @ 6 pts. Each		
Low Shrubs @ 3 pts each	14	42
Total Points Provided:		452

PLANTING SCHEDULE						
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	COMMENTS
AF	4	MAPLE MARMO	ACER X FREEMANII 'MARMO'	2.5"	B/B	
PV	3	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2"	B/B	
MP	3	PINK SPIRES FLOWERING CRAB	MALUS 'PINK SPIRES'	2"	B/B	
PG	3	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6"	B/B	
RR	14	PINK KNOCKOUT SHRUB ROSE	ROSA X 'RADCON'	2 GAL.	CG	