

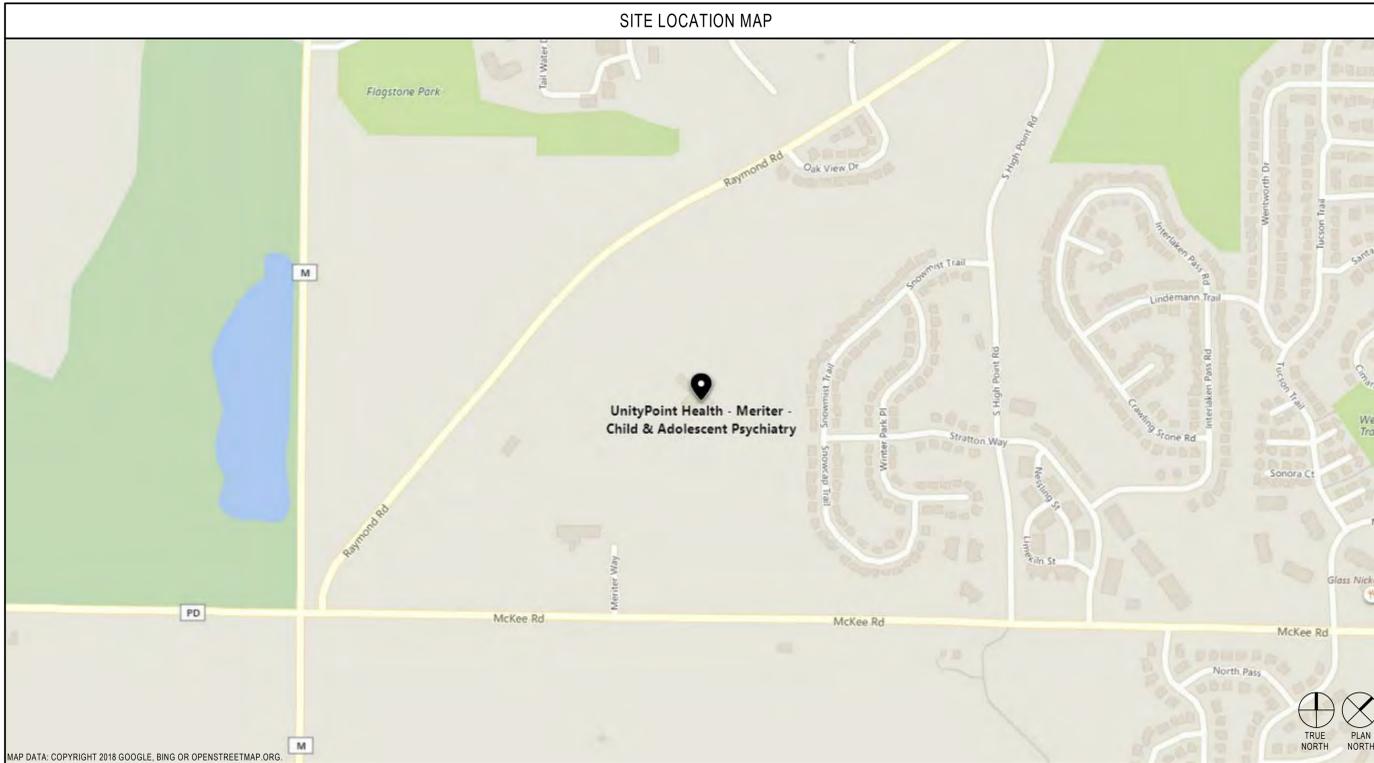
CHILD & ADOLESCENT PSYCHIATRY EXPANSION

UNITYPOINT HEALTH - MERITER
MADISON, WISCONSIN

LAND USE

INITIAL/FINAL APPROVAL APPLICATION

AUGUST 1, 2018 (RESUBMITTED SEPTEMBER 12, 2018)



SHEET INDEX - UDC SUBMISSION	
SHEET NUMBER	SHEET NAME
100	TITLE SHEET
200 AS	EXISTING SURVEY
200 LP	OVERALL LANDSCAPE PLAN
201 AS	OVERALL SITE PLAN
201 LP	LANDSCAPE ENLARGEMENT PLAN
202 AS	SITE PLAN
202 LP	PLANTING SCHEDULE AND POINTS SHEET
203 AS	FIRE ACCESS PLAN
203 LP	LANDSCAPE DETAILS
204 CD	SITE DEMOLITION PLAN
205 CG	SITE GRADING PLAN
206 CU	SITE UTILITY PLAN
207 SC	EXISTING SITE CONDITIONS
401 1DI	FIRST LEVEL ZONE 1 - DIMENSION PLAN
401 2DI	FIRST LEVEL ZONES 2 AND 3 - DIMENSION PLAN
500	ROOF PLAN
510	EXTERIOR ELEVATIONS
900 S1	SITE PLAN ELECTRICAL
900 S2	SITE PLAN ELECTRICAL LIGHTING DETAILS

This document may be an electronic file or may be printed from an electronic file provided to the user. It is the sole responsibility of the user to ensure that the content and quality is consistent with the content and quality of the paper documents on file at BWBR.

I hereby certify that this site, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

Name _____
Date Issue Date _____ Reg. No. _____

Issued For _____

Item _____ Date _____

Comm. No. _____ Drawn _____

32017088.00 _____ DJL

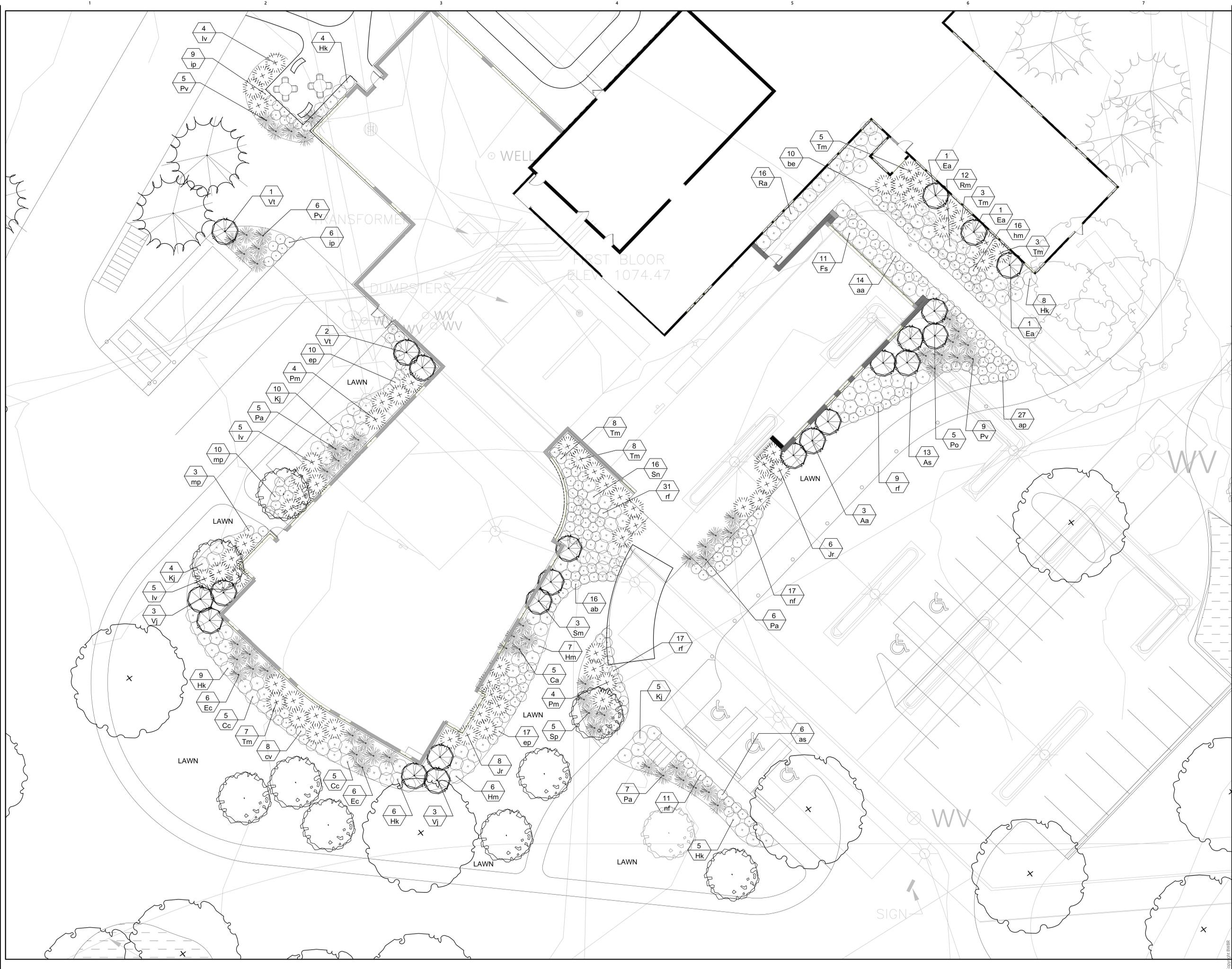
Sheet Title

TITLE SHEET

Sheet No.

100





Child & Adolescent Psychiatry Expansion



1241 John Q. Hammons Drive, Ste. 503
 Madison, WI 53717
 608.829.3701
 bwbr.com

Consultants



Landscape Architects
 330 W. Lakeside Street
 Madison, WI 53715

This document may be an electronic file or may be printed from an electronic file provided to the user. It is the sole responsibility of the user to ensure that the content and quality is consistent with the content and quality of the paper documents on file at BWBR.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

Name _____ Reg. No. _____
 Date _____

Issued For _____

Item _____ Date _____

201.LP

Copyright BWBR

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Remarks
SHADE TREES						
CE	Celtis occidentalis	Common Hackberry	3" Cal.	B&B		
CO	Carya ovata	Shagbark Hickory	3" Cal.	B&B		
GB	Ginkgo biloba	Ginkgo Tree	3" Cal.	B&B		
GT	Gleditsia tricanthos 'Skyline'	Skyline Honeylocust	3" Cal.	B&B		
GD	Gymnocladus dioicus	Kentucky Coffeetree	3" Cal.	B&B		
PA	Platanus x acerifolia	American Sycamore	3" Cal.	B&B		
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B		
QM	Quercus macrocarpa	Bur Oak	3" Cal.	B&B		
QR	Quercus rubra	Red Oak	3" Cal.	B&B		
TT	Tilia tomentosa	Silver Linden	3" Cal.	B&B		
UP	Ulmus x 'Pioneer'	Pioneer Elm	3" Cal.	B&B		
EVERGREEN TREES						
PG	Picea glauca	White Spruce	6' - 8' HT.	B&B		
PM	Pseudotsuga menziesii	Douglas Fir	6' - 8' HT.	B&B		
PN	Pinus nigra	Austrian Pine	6' - 8' HT.	B&B		
PS	Pinus strobus	Eastern White Pine	6' - 8' HT.	B&B		
TC	Tsuga canadensis	Canadian Hemlock	4' - 6' HT.	B&B		
ORNAMENTAL TREES						
AC	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5-6' HT.	B&B		
CC	Carpinus caroliniana	American Hornbeam (Musclewood)	2"-3" Cal.	B&B		
CK	Cornus kousa	Kousa Dogwood	5-6' HT.	B&B		
CI	Crataegus crus-galli var inermis	Thornless Cockspur Hawthorn	2" Cal.	B&B		
MR	Malus 'Red Jewel'	Red Jewel Crabapple	2" Cal.	B&B		
OV	Ostrya virginiana	American Hophornbeam	2"-3" Cal.	B&B		
PV	Prunus virginiana 'Schubert'	Canada Red Chokecherry	2" Cal.	B&B		
SHRUBS						
Aa	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3 gal	B&B		
As	Amelanchier stolonifera	Running Serviceberry	1 gal	B&B		
Cc	Caryopteris x clandonensis Arthur Simmonds	Arthur Simmonds Caryopteris	3 gal	Pot		
Fs	Forsythia x 'Sunrise'	Sunrise Forsythia	3 gal	Pot		
Ea	Euonymus alatus 'Compactus'	Dwarf Burning Bush	3 gal	Pot		
Hm	Hydrangea macrophylla 'Bailmer'	Endless Summer Hydrangea	3 gal	Pot		
Hk	Hypericum kalmianum	St. Johns Wort	2 gal	Pot		
Kj	Kerria Japonica	Japanese Kerria	2 gal.	Pot		
Po	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	3 gal.	CG		
Ra	Rhus aromatica 'Gro Low'	'Gro low' Sumac	2 gal	CG		
Rg	Rhus glabra	Smooth Sumac	5 gal	Pot		
Rm	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	2 gal	Pot		
Sn	Spiraea nipponica 'Snowmound'	Snowmound spirea	2 gal	Pot		
Sm	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal	Pot		
Vj	Viburnum x juddi	Judd Viburnum	5 gal	B&B		
Vt	Viburnum trilobum 'Spring Green'	Spring Green American Cranberrybush Viburnum	5 gal	B&B		
GRASSES						
Ca	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster's Feather Reed Grass	1 Gal.	CG		
Ec	Elymus canadensis	Canadian Wild Rye	1 Gal.	CG		
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal.	CG		
Pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 Gal.	CG		
Sp	Sporobolus heterolepis	Prairie Dropseed	2 Gal.	CG		

EVERGREEN SHRUBS

Iv	Illex verticillata	Winterberry	5 Gal.	CG	
Jr	Juniperus ramlosa	Ramlosa juniper	5 Gal.	CG	
Tm	Taxus tauntonii	Taunton yew	5 Gal.	CG	
Pm	Pinus mugo var. mugo	Mugo Pine	5 Gal.	CG	
PERENNIALS					
ab	Amsonia 'Blue Starflower'	Blue Starflower	1 Gal.	Container	
aa	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 Gal.	Container	
ap	Aster novae-angliae 'Purple Dome'	Purple Dome	1 Gal.	Container	
as	Aster novae-angliae 'September Ruby'	September Ruby Aster	1 Gal.	Container	
be	Bergenia cordifolia	Heartleaf Bergenia	1 Gal.	Container	
cv	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	1 Gal.	Container	
ep	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 Gal.	Container	
hm	Heuchera micrantha 'Purple Palace'	Purple Palace Coralbells	1 Gal.	Container	
hs	Hosta sieboldiana 'Francis Williams'	Francis Williams Hosta	1 Gal.	Container	
lp	Liatris pycnostachya	Prairie Blazingstar	1 Gal.	Container	
mp	Monarda 'Petite Delight'	Petite Delight Beebalm	1 Gal.	Container	
nf	Nepta x fassennii 'Walkers'	Walkers Low Catmint	1 Gal.	Container	
rf	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-eyed Susan	1 Gal.	Container	

Bio-Retention Seed Mix						Bio-Retention Seed Mix					
WILDFLOWERS	COMMON NAME	COLOR	HEIGHT	BLOOM		WILDFLOWERS	COMMON NAME	COLOR	HEIGHT	BLOOM	
Asclepias incarnata	Marsh (Red) Milkweed	Red	3-5'	June-Aug		Allium cernuum	Nodding Onion	Pink	1-2'	July-Aug	
Aster ericoides	Heath Aster	White	2-4'	Aug-Oct		Amaripha canescens	Leadplant	White	1-3'	June-Aug	
Aster novae-angliae	New England Aster	Purple	1-2'	Sep-Oct		Aquilegia canadensis	Wild Columbine	Pink	1-3'	Apr-June	
Baptisia leucantha (alba)	White Wild Indigo	White	3-5'	May-June		Asclepias tuberosa	Butterfly Weed	Orange	2-3'	June-Sep	
Campanula americana	Tall Bellflower	Blue	2-5'	July-Oct		Asclepias verticillata	Whorled Milkweed	Yellow	1-2'	July-Aug	
Cassia lebecarpa	Wild Senna	Yellow	4-6'	Aug-Sep		Aster axillaris	Sky Blue Aster	Blue	1-3'	Aug-Oct	
Chamaecrista fasciculata	Partridge Pea	Yellow	1-3'	June-Aug		Aster laevis	Smooth Blue Aster	Blue	3-5'	Aug-Oct	
Echinacea purpurea	Purple Coneflower	Purple	3-4'	July-Aug		Aster novae-angliae	New England Aster	Purple	1-2'	Sep-Oct	
Eupatorium perfoliatum	Boneset	White	2-5'	July-Sep		Baptisia australis	Blue Wild Indigo	Blue	3-5'	May-July	
Liatris pycnostachya	Prairie Blazing Star	Purple	2-4'	July-Sep		Baptisia leucantha (alba)	White Wild Indigo	White	3-4'	July-Sep	
Liatris spicata	Marsh Blazing Star	Purple	3-4'	July-Sep		Baptisia leucophaea (bracteata)	Cream Wild Indigo	White	1-2'	June-Aug	
Lobelia cardinalis	Cardinal Flower	Red	3-5'	July-Sep		Chamaecrista fasciculata	Partridge Pea	Yellow	1-3'	June-Aug	
Lobelia siphilitica	Great Blue Lobelia	Blue	1-2'	July-Sep		Coreopsis lanceolata	Lance-Leaf (Sand) Coreopsis	Yellow	1-3'	May-July	
Monarda fistulosa	Wild Bergamot	Lavender	2-4'	June-Aug		Coreopsis palmata	White Prairie Clover	White	1-2'	June-Oct	
Penstemon digitalis	Foxglove Beard Tongue	White	1-3'	May-July		Dalea candida	White Prairie Clover	White	1-2'	June-Oct	
Physocarpus virginiana	Obedient Plant	Blue	2-3'	July-Sep		Dalea purpurea	Purple Prairie Clover	Purple	1-2'	June-Aug	
Pycnanthemum virginianum	Mountain Mint	White	1-3'	July-Sep		Echinacea pallida	Pale Purple Coneflower	Purple	3-5'	June-July	
Ratibida pinnata	Yellow Coneflower	Yellow	4-5'	July-Aug		Echinacea purpurea	Purple Coneflower	Purple	3-4'	July-Aug	
Rudbeckia hirta	Black-Eyed Susan	Yellow	1-3'	June-Sep		Helianthus scaberrimus	Rattlesnake Master	White	3-4'	July-Aug	
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	Yellow	4-5'	July-Sep		Helianthus scaberrimus	Early Sunflower	Yellow	3-5'	June-Oct	
Silphium laciniatum	Compass Plant	Yellow	4-9'	June-Sep		Helianthus scaberrimus	Western Sunflower	Yellow	2-3'	Aug-Sep	
Silphium terrestrinum	Prairie Dock	Yellow	4-9'	July-Sep		Helianthus scaberrimus	Rough Blazing Star	Purple	1-3'	Aug-Oct	
Solidago ohioensis	Ohio Goldenrod	Yellow	1-3'	July-Sep		Liatris pycnostachya	Prairie Blazing Star	Purple	2-4'	July-Sep	
Thalictrum dasycarpum	Purple Meadow Rue	Blue	3-6'	June-July		Lobelia cardinalis	Cardinal Flower	Red	3-5'	July-Sep	
Tradescantia ohiensis	Ohio Spiderwort	Blue	2-4'	May-July		Lupinus perennis	Wild Lupine	Blue	1-3'	May-June	
Verberna hastata	Blue Vervain	Blue	3-5'	July-Sep		Monarda fistulosa	Wild Bergamot	Lavender	2-4'	June-Aug	
GRASSES, SEDGES & RUSHES						GRASSES, SEDGES & RUSHES					
Bromus ciliatus	Fringed Brome	Green	2-4'	June-July		Penstemon cobaea	Showy Beard Tongue	White	1-3'	May-July	
Calamagrostis canadensis	Blue Joint Grass	Green	3-6'	June-Aug		Penstemon grandiflorus	Large-Flowered Beard Tongue	Lavender	1-3'	June-July	
Carex laxa	Bebb's Oval Sedge	Green	1-2'	June-July		Potamogeton arguta	Prairie Cinquefoil	White	1-2'	June-July	
Carex crawfordii	Crawford's Sedge	Green	1-3'	June-July		Pycnanthemum virginianum	Mountain Mint	White	1-3'	July-Sep	
Carex crinita	Fringed Sedge	Green	1-3'	June-July		Ratibida pinnata	Yellow Coneflower	Yellow	4-5'	July-Aug	
Carex spicata	Common Fox Sedge	Green	1-3'	June-July		Rudbeckia fulgida speciosa	Showy Black-Eyed Susan	Orange	2-4'	July-Aug	
Carex vulpinoidea	Brown Fox Sedge	Green	1-3'	Apr-May		Rudbeckia hirta	Black-Eyed Susan	Yellow	1-3'	June-Sep	
Elymus canadensis	Canada Wild Rye	Green	3-5'	June-Oct		Rudbeckia subtomentosa	Sweet Black-Eyed Susan	Yellow	4-5'	July-Sep	
Elymus virginicus	Virginia Wild Rye	Green	3-5'	July-Aug		Ruellia humilis	Wild Petunia	Lavender	1-2'	July-Aug	
Glyceria grandis	Reed Mannia Grass	Green	3-5'	June-July		Silene regia	Royal Catchfly	Red	1-4'	July-Aug	
Glyceria striata	Fowl Mannia Grass	Green	2-5'	June-July		Solidago nemoralis	Old Field Goldenrod	Yellow	1-2'	Aug-Oct	
GRASSES, SEDGES & RUSHES						GRASSES, SEDGES & RUSHES					
Juncus effusus	Common Rush	Green	1-2'	May-July		Solidago ohioensis	Ohio Goldenrod	Yellow	1-3'	July-Sep	
Panicum virgatum	Switchgrass	Green	4-6'	May-Sep		Solidago rigida	Stiff Goldenrod	Yellow	3-5'	July-Sep	
Scirpus atrovirens	Dark-Green Bulrush	Green	3-5'	July-Aug		Solidago scirpifolia	Cliff Goldenrod	Yellow	1-2'	July-Sep	
Scirpus cyperinus	Wool Grass	Green	3-5'	July-Aug		Solidago speciosa	Showy Goldenrod	Yellow	3-5'	July-Oct	
WILDFLOWERS						WILDFLOWERS					
Agropyron trichycaulum	Slender Wheatgrass	Green	2-3'	Apr-May		Tradescantia bracteata	Prairie Spiderwort	Purple	1-2'	May-July	
Bouteloua curtipendula	Side Oats Grass	Green	1-3'	July-Aug		Tradescantia ohiensis	Ohio Spiderwort	Blue	2-4'	May-July	
Bromus kalmii	Prairie Brome	Green	1-3'	June-July		Verberna stricta	Hoary Vervain	Purple	1-3'	July-Sep	
Carex bicknellii	Copper-Shouldered Oval Sedge	Green	1-3'	June-July		Veronica stricta	Culver's Root	White	3-5'	July-Aug	
Carex brevior	Plains Oval Sedge	Green	1'	Apr-May		Zizia aurea	Heart-Leaved Golden Alexanders	Yellow	1-3'	May-July	
Carex vulpinoidea	Brown Fox Sedge	Green	1-3'	Apr-May							
Danthonia spicata	Poverty Oat Grass	Green	1'	June-July							
June Grass	June Grass	Green	1-2'	June-Sep							
Schizachyrium scoparium	Little Bluestem	Green	2-3'	June-Aug							
Sporobolus heterolepis	Prairie Dropseed	Green	2-3'	July-Aug							



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 8001 Raymond Road, Madison, WI 53719

Name of Project Unity Point Meriter Child Psych

Owner / Contact Mike Brasser

Contact Phone _____ Contact Email mike.brasser@unitypoint.org

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not left in a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the IL and the IG districts as specified in (b) below.

Total square footage of developed area 195,145

Developed area divided by three hundred (300) square feet = 651 Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.

Total square footage of developed area _____

Developed area divided by six hundred (600) square feet = _____ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table.

Landscape units multiplied by five (5) landscape points = 3255 Total Points Required

Tabulation of Points and Credits

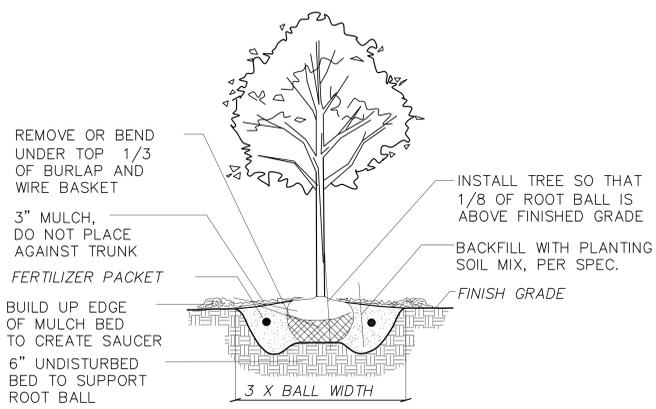
Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2 or 0.5) shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper	35	13	455	39	1365
Ornamental tree	1 1/2 inch caliper	15	4	60	17	375
Evergreen tree	3 feet tall	15	9	135	15	225
Shrub, deciduous	18" or 3 gallon container size	2	6	12	164	328
Shrub, evergreen	18" or 3 gallon container size	3	1	3	62	186
Ornamental grasses	18" or 3 gallon container size	2	8	16	48	96
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Sub Totals				681		2610

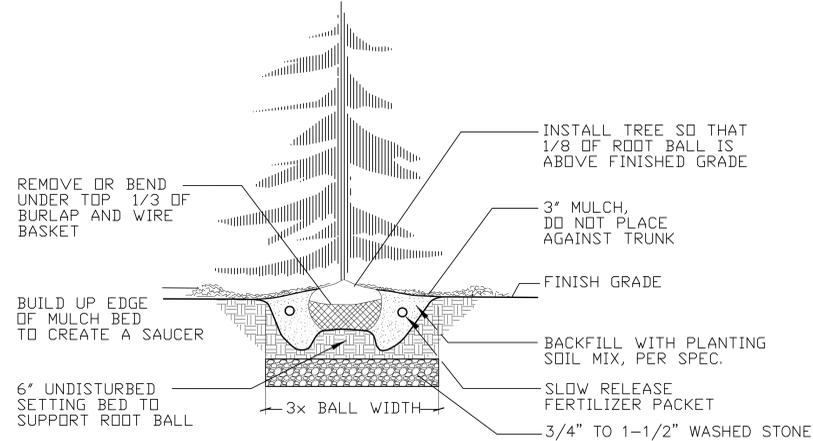
Total Number of Points Provided 3256

3/2013

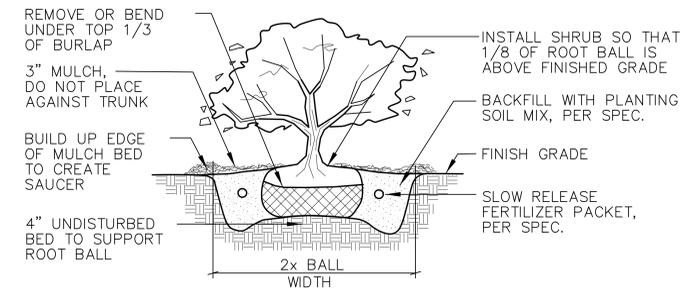
1



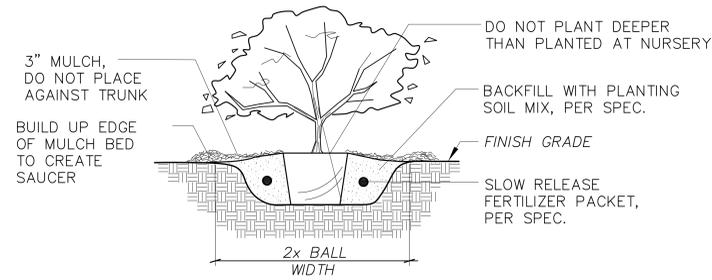
1 B&B TREE PLANTING DETAIL
L105 NTS



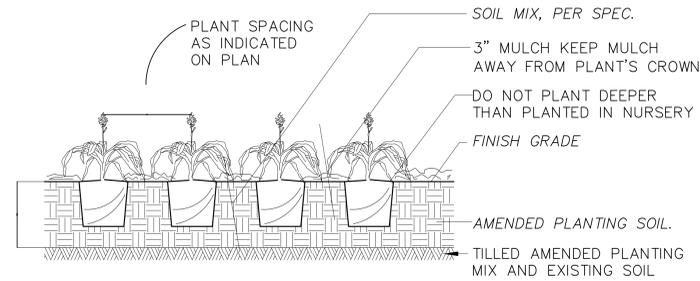
2 B&B EVERGREEN TREE PLANTING DETAIL
L105 NTS



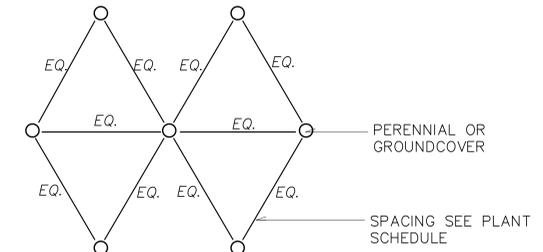
3 B&B SHRUB PLANTING DETAIL
L105 NTS



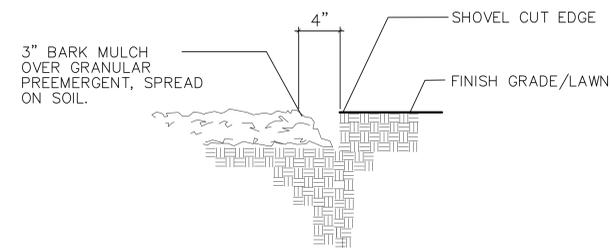
4 CONTAINER PLANTING DETAIL
L105 NTS



5 GROUNDCOVER / PERENNIAL PLANTING DETAIL
L105 NTS



6 PERENNIAL/GROUNDCOVER SPACING DETAIL
L105 NTS



7 BARK MULCH/SHOVEL CUT EDGE DETAIL
L105 NTS

This document may be an electronic file or may be printed from an electronic file provided to the user. It is the sole responsibility of the user to ensure that the content and quality is consistent with the content and quality of the paper documents on file at BWBR.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

Name _____
Date _____ Reg. No. _____

Issued For _____

Item _____ Date _____

Comm. No. 32011000.00 Drawn by GOP

Sheet Title: Landscape Details

Sheet No. _____

203.LP

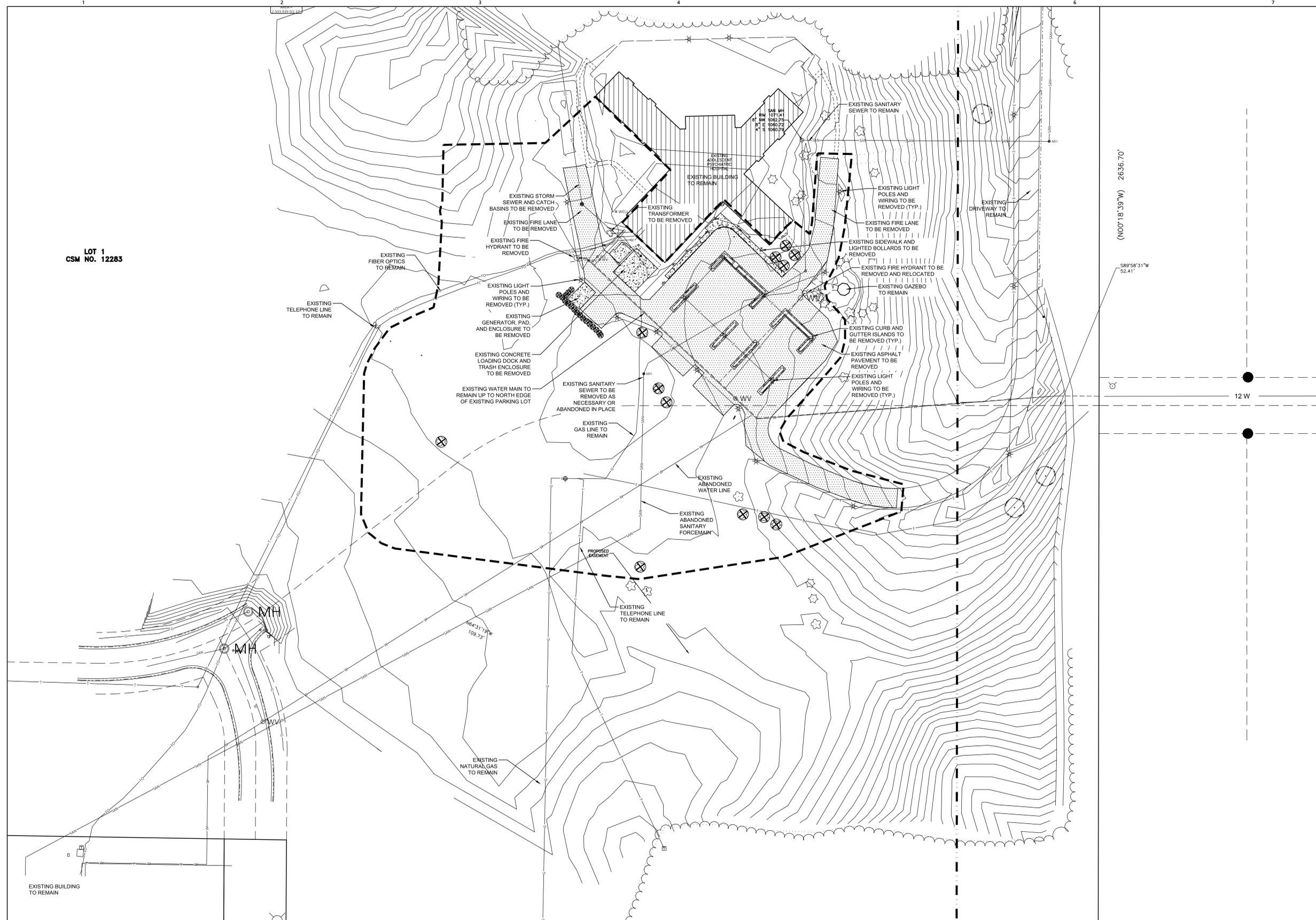
This document may be an electronic file or may be printed from an electronic file provided to the user. It is the sole responsibility of the user to ensure that the content and quality is consistent with the content and quality of the paper documents on file at BWBR.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

Name _____
Date _____ Reg. No. _____

Issued For _____

Item _____ Date _____



NOT FOR CONSTRUCTION FOR REFERENCE ONLY

This Sheet may be a Reduced Copy. The bar above is 1" long on a Full Size Sheet. Drawing Scales apply to Full Size Sheets.

Keyplan

Comm. No. _____ Drawn _____

Sheet Title _____

SITE DEMOLITION PLAN

Sheet No. _____

204.CD

Copyright BWBR

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



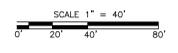
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

ATTENTION: ALL UTILITY LOCATIONS ARE SHOWN FROM FIELD OBSERVATION BASED UPON LOCATES AND/OR INFORMATION RECEIVED FROM OTHER SURVEYS AND VARIOUS UTILITY COMPANIES. BEFORE THE START OF ANY EXCAVATION, A COMPLETE LOCATE OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA SHOULD BE COMPLETED.

LEGEND

- ST --- STORM SEWER TO BE DEMOLISHED
- SETBACK LINE
- [Hatched Box] BUILDING TO REMAIN
- [Dotted Box] ASPHALT PAVEMENT TO BE REMOVED
- [Stippled Box] CONCRETE PAVEMENT TO BE REMOVED

- NOTES:**
- CONSTRUCTION FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION LINE.
 - ALL SIDEWALK OR CURB AND GUTTER THAT ABUTS THE PROPERTY AND IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - ALL SIDEWALK OR CURB AND GUTTER THAT ABUTS THE PROPERTY NOT DAMAGED BY THE CONTRACTOR BUT THAT NEEDS TO BE REPLACED AS DETERMINED BY THE CITY ENGINEER SHALL BE REPLACED AT THE OWNER'S EXPENSE.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON EAST WASHINGTON AVENUE, SOUTH PATERSON STREET, AND EAST MAIN STREET ADJACENT TO THE DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS IMPACT TO THE TREE AND ROOT SYSTEM.
 - TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY.
 - ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAS A 72-HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY. TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN



Copyright BWBR

EXISTING SITE CONTEXT



B | W | B | R

1241 John Q. Hammons Drive, Ste. 503
Madison, WI 53717
608.829.3701
bwbr.com

Consultants

This document may be an electronic file or may be printed from an electronic file provided to the user. It is the sole responsibility of the user to ensure that the content and quality is consistent with the content and quality of the paper documents on file at BWBR.

I hereby certify that this site, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

Name _____

Date Issue Date _____ Reg. No. _____

Issued For _____

Item _____ Date _____

Comm. No. _____ Drawn _____
32017088.00 Author _____

Sheet Title

EXISTING SITE CONDITIONS

Sheet No.

207.SC

This document may be an electronic file or may be printed from an electronic file provided to the user. It is the sole responsibility of the user to ensure that the content and quality is consistent with the content and quality of the paper documents on file at BWBR.

I hereby certify that this site, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

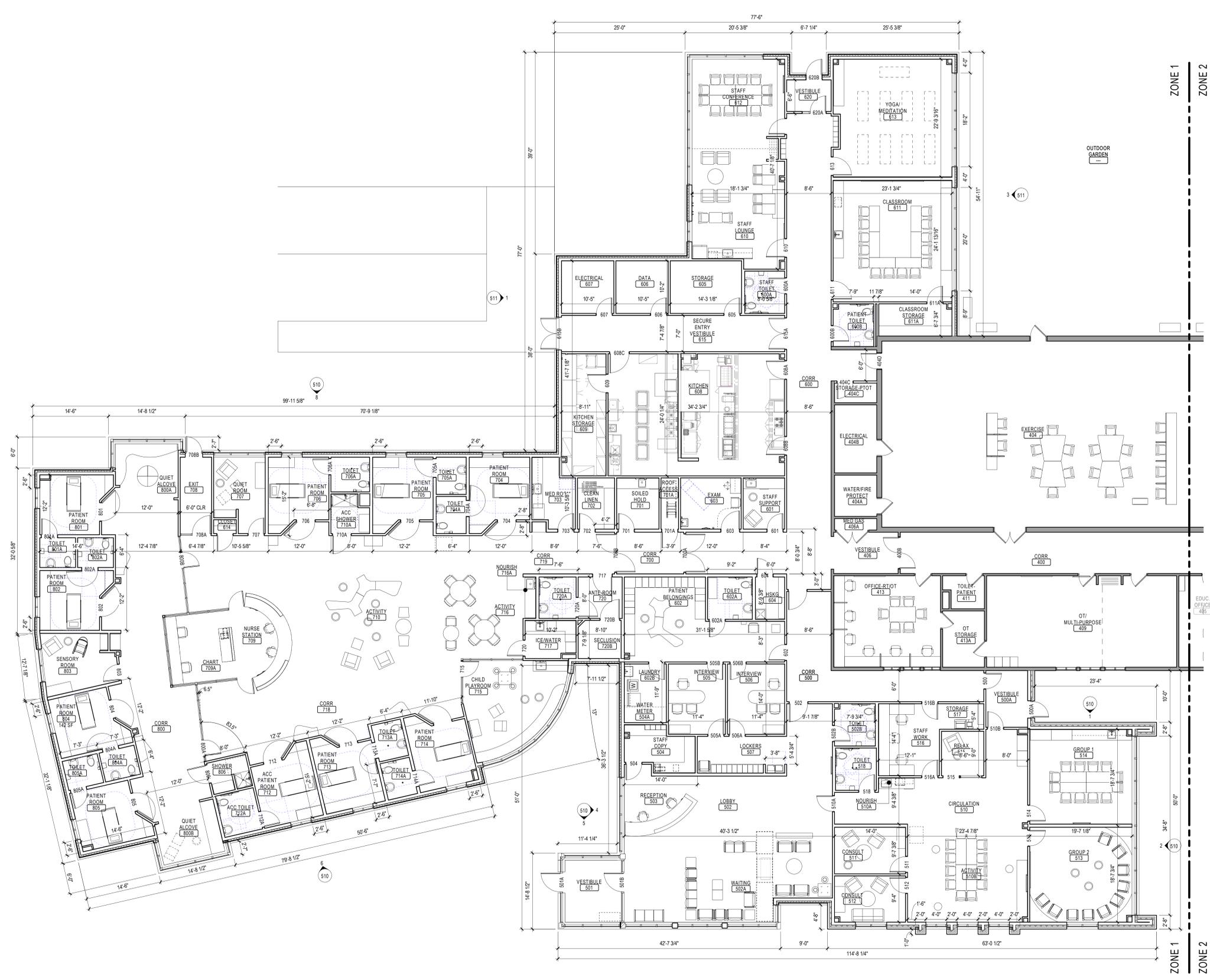
Name: _____
Date: _____ Issue Date: _____ Reg. No.: _____

Issued For: _____

Item: _____ Date: _____

SYMBOLS LEGEND - FLOOR PLAN		
WALL	(M100)	EQUIPMENT NUMBER
EXISTING WALL TO REMAIN	(Symbol)	WORKING POINT
DOOR	(Symbol)	INTERIOR SECTION REFERENCE TAG
EXISTING DOOR AND FRAME TO REMAIN	(Symbol)	EXTERIOR SECTION REFERENCE TAG
INTERIOR BORROWED LIGHT	1A (605) 2A	INTERIOR ELEVATION REFERENCE TAG
DIMENSION LINE NOMINAL	1A (510)	EXTERIOR ELEVATION REFERENCE TAG
PARTITION TAG	(Symbol)	PLAN DETAIL REFERENCE TAG
OFFICE 101	(Symbol)	ROOM NAME AND NUMBER
FLOOR ELEVATION	(FL01)	KEYNOTE
REVISION CLOUD	(Symbol)	GROMMET
NEW GRIDLINE	(Symbol)	REVISION TAG
		EXISTING GRIDLINE
		CENTERLINE

KEYNOTES - DIMENSION PLAN	
REV	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH PLAN



NOT FOR CONSTRUCTION

This Sheet may be a Reduced Copy. The bar above is 1" long on a Full Size Sheet. Drawing Scales apply to Full Size Sheets.

Keyplan

Comm. No. 32017088.00
Sheet Title: FIRST LEVEL ZONE 1 - DIMENSION PLAN

401.1DI

1H DIMENSION PLAN - FIRST LEVEL - ZONE 1
401.1DI 1/8" = 1'-0"

RECEIVED

OCT 18 2007

Arnold & O'Sheridan, Inc.



DANE COUNTY REGISTER OF DEEDS

Document No. 4366425

Received for recording on this 16th day of October 2007, at 3:17 P.M. and recorded in Volume 76 of Certified Survey Maps on Pages 99-102.

Kristi Chlebowski by Meredith Dane County Register of Deeds Deputy

ARNOLD & O'SHERIDAN, INC 1111 DEMING WAY SUITE 200 MADISON, WI 53711

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Map No. 12283

"Approved for recording by the Secretary of the Plan Commission of the City of Madison, Dane County, Wisconsin this 16th day of OCTOBER, 2007".

Signature for Mark Olinger, SECRETARY, PLAN COMMISSION

Surveyor's Certificate

I, Francis R. Thousand, registered land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, and under the direction of Meriter Hospital Inc, owner of said land, I have surveyed, divided, mapped, and dedicated this property and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is described as follows: Part of the SE 1/4 and the NE 1/4 of the SE 1/4 of Section 3, T6N, R8E, City of Madison, Dane County, Wisconsin, To-wit:

Commencing at the East 1/4 corner of the said Section 3; thence 500°05'11"W along the East line of the said SE 1/4 436.31 feet to the point of beginning; thence continuing along said East line, 500°05'31"W, 2140.38 feet to the North line of Mckee Road; thence along said North line, N89°05'08"W, 1337.27 feet; thence N00°20'08"E, 1540.86 feet to the Southerly line of Raymond Road; thence along said Southerly line, N39°24'29"E, 391.50 feet and a point of curve; thence Northeasterly along a curve to the right which has a radius of 974.87 feet and a chord which bears N49°24'23"E, 336.91 feet to a point of compound curve; thence Northeasterly along a curve to the right which has a radius of 5307.45 feet and a chord which bears N60°22'17"E, 202.33 feet; thence N61°31'00"E, 199.39 feet; thence S73°45'45"E, 495.78 feet to the point of beginning. This Parcel contains 2,741,773 sq. ft. - 62.94 acres.

Dated this 1 day of JUNE, 2007.

Madison, Wisconsin Francis R. Thousand Land Surveyor S-1363 Arnold & O'Sheridan, Inc. 1111 Deming Way Madison, WI 53711 Phone (608)821-8530 Fax (608)821-8501



NOTE:

- 1. A 20-FOOT WIDE EASEMENT FOR A BIKE AND PEDESTRIAN PATH WILL BE LOCATED WITHIN A 200-FOOT WIDE CORRIDOR FROM THE EASTERN PROPERTY LINE OF LOT 1. THE LOCATION OF THE EASEMENT WILL BE DETERMINED AS PART OF THE MASTER PLANNING PROCESS. HOWEVER, THE FINAL LOCATION WILL BE DETERMINED BY THE TRAFFIC ENGINEERING DIVISION AND THE EASEMENT SHALL BE PROVIDED TO THE CITY OF MADISON FOR ACCEPTANCE BY NOVEMBER 1, 2008. 2. THE LOCATION OF THE EASEMENT FOR THE SIDEWALK FROM ICE AGE FALLS TO LOT 2 WILL BE DETERMINED DURING THE MASTER PLANNING PROCESS. THE EASEMENT WILL BE GRANTED TO TO THE CITY OF MADISON AS REQUIRED BY THE CITY ENGINEER'S OFFICE. 3. AREAS SHOWN AS ENVIRONMENTAL CORRIDORS SHALL BE RESERVED AS OPEN SPACE WHERE NO CONSTRUCTION OR BUILDING IS ALLOWED EXCEPT FOR UNDERGROUND UTILITIES, BIKE PATHS, TRAILS AND ROADS TO SERVE THE REMAINDER OF THE PROPERTY.

Madison Common Council Certificate

"Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number 07-00758, File ID Number 06866, adopted on the 17 day of July, 2007, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use."

Dated this 16 day of October, 2007.

Signature for Maribeth Witzel-Behl, City Clerk City of Madison, Dane County Wisconsin

REVISED SEPTEMBER 21, 2007 REVISED AUGUST 30, 2007 DATE: MARCH 26, 2007 JOB # 070085

SHEET 1 OF 4

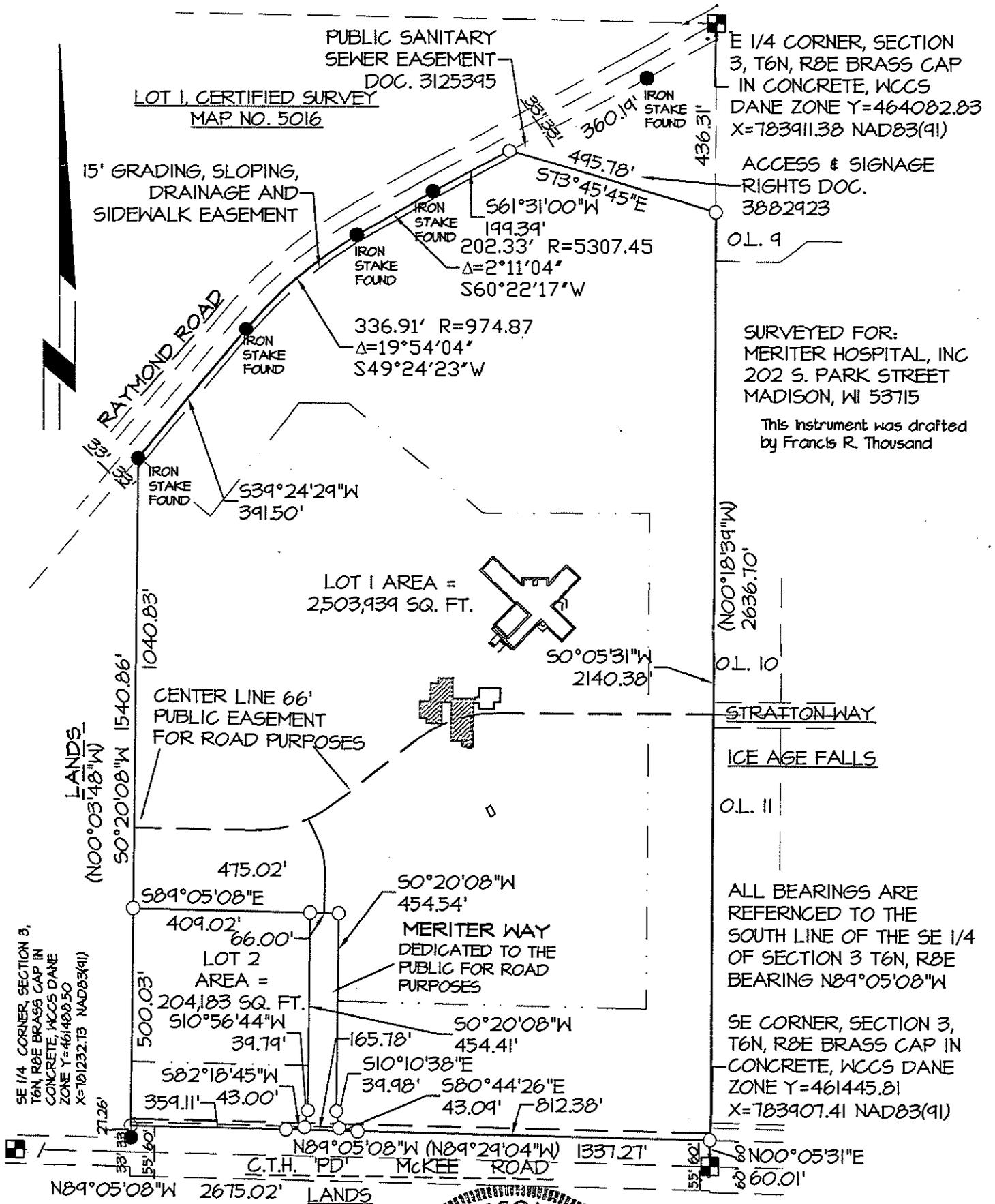
SURVEYED FOR: MERITER HOSPITAL, INC 202 S. PARK STREET MADISON, WI 53715

This instrument was drafted by Francis R. Thousand

4/17

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEYED FOR:
MERITER HOSPITAL, INC
202 S. PARK STREET
MADISON, WI 53715

This instrument was drafted by Francis R. Thousand

LOT 1 AREA = 2,503,939 SQ. FT.

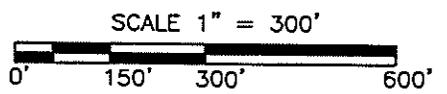
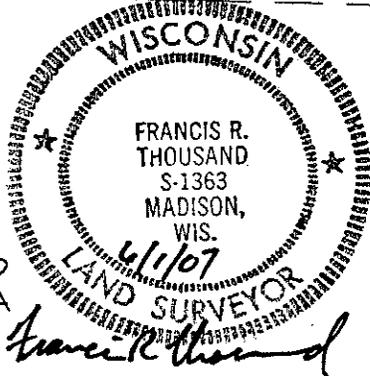
LOT 2 AREA = 204,183 SQ. FT.

ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 3 T6N, R8E BEARING N89°05'08"W

SE CORNER, SECTION 3, T6N, R8E BRASS CAP IN CONCRETE, WCCS DANE ZONE Y=461445.81 X=783907.41 NAD83(91)

LEGEND

- SECTION CORNER MONUMENT FOUND
- IRON STAKE FOUND
- 1/8" X24" REBAR 2.04 LBS/FT PLACED (263.56') RECORDED AS DATA 263.51' MEASURED DATA
- ▨ EXISTING BUILDING



REVISED 9/28/07

DATE: MARCH 26, 2007
JOB # 070085
REVISED AUGUST 30, 2007
SHEET 2 OF 4

CERTIFIED SURVEY MAP

PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNERS CERTIFICATE

Meriter Hospital, Inc, as owner, does hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map.

Witness the hand and seal of said Owner this 1st day of October 2007.

Meriter Hospital, Inc

STATE OF WISCONSIN)
)S.S.
COUNTY OF DANE)

Personally came before this 1 day of October, 2008. Said Owner to me known to be the person who executed the foregoing Instrument and acknowledge the same.

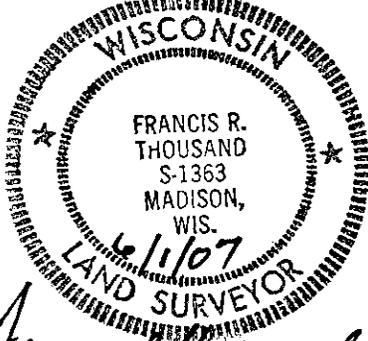
My Commission Expires 1 - 20 - 08

Maria Ann Ebb

Notary Public

NOTE:

1. DOCUMENT NOS. 3882924 AND 4292845 ARE EASEMENTS GRANTED TO THE CITY OF MADISON INTENDED FOR PUBLIC WATER MAIN PURPOSES ONLY, CONTRARY TO RECORDED TEXT. PUBLIC SANITARY SEWER EASEMENT PURPOSES WERE REMOVED FROM THE EASEMENT AT THE REQUEST OF MERITER HOSPITAL INC. AND AGREED TO BY THE CITY OF MADISON ENGINEERING DIVISION, YET PUBLIC SANITARY SEWER TEXT MISTAKENLY REMAINED IN BOTH RECORDED DOCUMENTS. BY APPROVAL AND RECORDING OF THIS CERTIFIED SURVEY MAP, THE PUBLIC SANITARY EASEMENT USAGE LANGUAGE CONTAINED IN BOTH PREVIOUSLY RECORDED DOCUMENTS, IS HEREBY, REMOVED, RESCINDED AND RELEASED AND REPLACED BY INTENDED PUBLIC WATER MAIN USAGE ONLY.
2. ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER. ELEVATIONS GIVEN ARE FOR THE PROPERTY CORNERS AT GROUND LEVEL AND SHALL BE MAINTAINED BY THE LOT OWNER.
- ALL LOTS WITHIN THIS CERTIFIED SURVEY ARE SUBJECT TO PUBLIC EASEMENTS FOR DRAINAGE PURPOSES, WHICH SHALL BE A MINIMUM OF 6 FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENT SHALL BE 12 FEET IN WIDTH ON THE PERIMETER OF THE CERTIFIED SURVEY. FOR PURPOSES OF TWO (2) OR MORE LOTS COMBINED FOR A SINGLE DEVELOPMENT SITE, OR WHERE TWO (2) OR MORE LOTS HAVE A SHARED DRIVEWAY AGREEMENT, THE PUBLIC EASEMENT FOR DRAINAGE PURPOSES SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH AND SHALL BE MEASURED ONLY FROM THE EXTERIOR PROPERTY LINES OF THE COMBINED LOTS THAT CREATE A SINGLE DEVELOPMENT SITE, OR HAVE A SHARED DRIVEWAY AGREEMENT, EXCEPT THAT THE EASEMENT SHALL BE TWELVE (12) FEET IN WIDTH ALONG THE PERIMETER OF THE CERTIFIED SURVEY. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS. NO BUILDINGS, DRIVEWAYS, OR RETAINING WALLS SHALL BE PLACED IN ANY EASEMENT FOR DRAINAGE PURPOSES. FENCES MAY BE PLACED IN THE EASEMENT ONLY IF THEY DO NOT IMPEDE THE ANTICIPATED FLOW OF WATER.
3. ACCESS TO RAYMOND ROAD SHALL BE REMOVED AT THE TIME RAYMOND ROAD IS VACATED.
4. CTH PD IS AN ACCESS CONTROLLED HIGHWAY UNDER DOC. 1368501. NO ACCESS SHALL BE GRANTED ALONG THE NORTHERLY RIGHT-OF-WAY LINE TO MCKEE ROAD FROM LOTS 1 AND 2.
5. EACH LOT IN THIS CERTIFIED SURVEY MAP IS INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH THE STORM WATER MANAGEMENT REQUIREMENTS OF CHAPTER 31 OF THE MADISON GENERAL ORDINANCES.



Francis R. Thousand

SURVEYED FOR:
MERITER HOSPITAL, INC
202 S. PARK STREET
MADISON, WI 53715

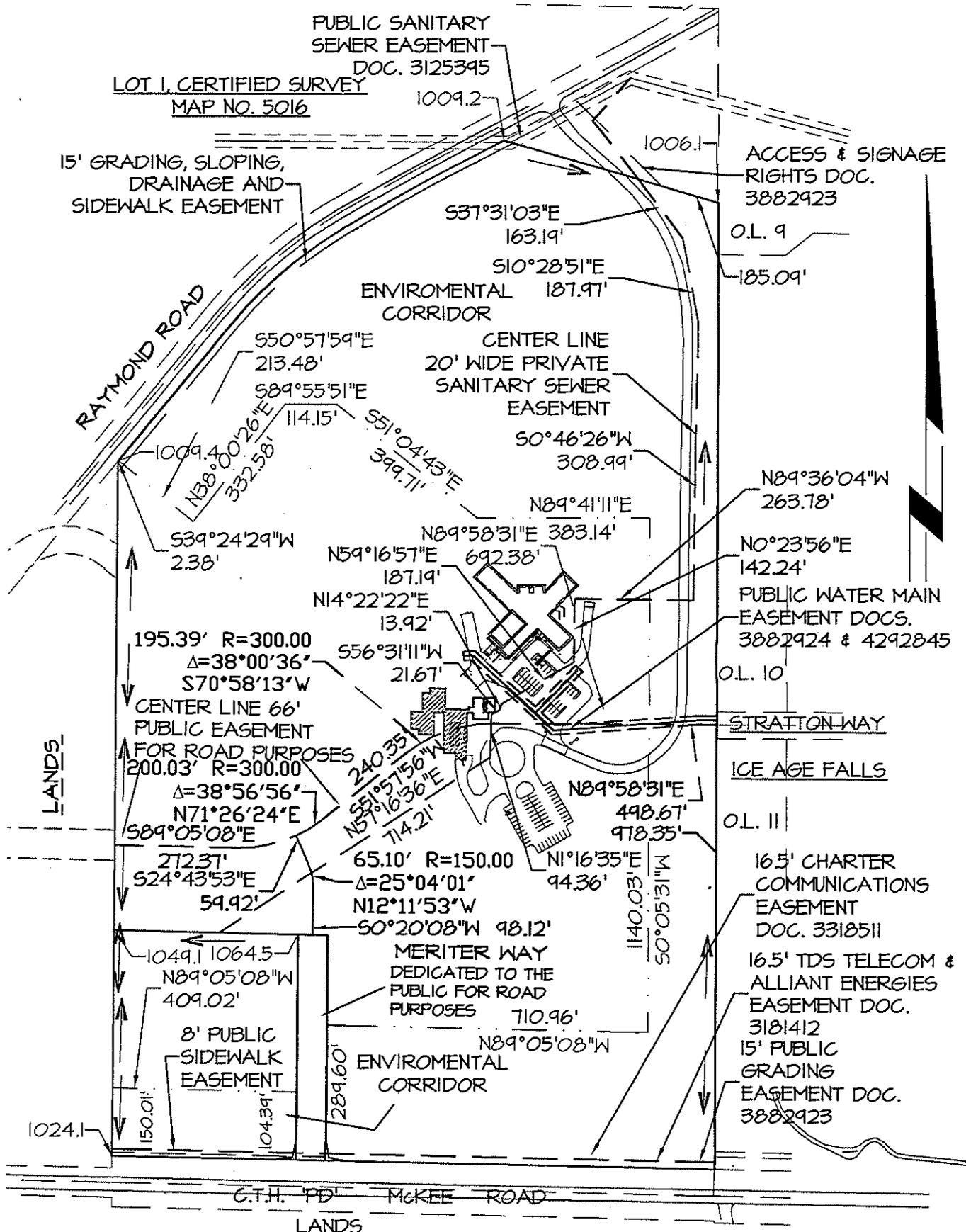
REVISED 9/28/07

DATE: MARCH 26, 2007
JOB # 070085
REVISED AUGUST 30, 2007

This Instrument was drafted by Francis R. Thousand

CERTIFIED SURVEY MAP

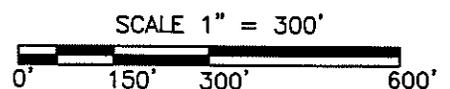
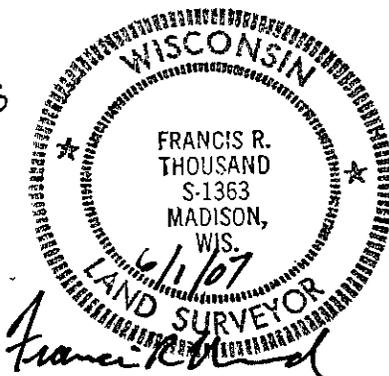
PART OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 3, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN.



EASEMENTS

This instrument was drafted by Francis R. Thousand

SURVEYED FOR:
MERITER HOSPITAL, INC
202 S. PARK STREET
MADISON, WI 53715



REVISED 9/28/07

DATE: MARCH 26, 2007
JOB # 070085
REVISED AUGUST 30, 2007
REVISED SEPTEMBER 21, 2007
SHEET 4 OF 4



DANE COUNTY REGISTER OF DEEDS

DOCUMENT # 4381138

12/13/2007 03:11PM

Exempt #:

Rec. Fee: 11.00 Pages: 1

AFFIDAVIT OF CORRECTION

RE: Certified Survey Map No. 12283, Recorded in Volume 76, pages 99, 100, 101, and 102, Dane County Register of Deeds Office as Document No. 4366425.

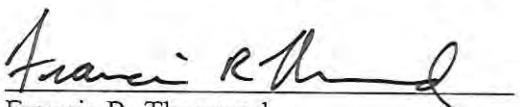
I, Francis R. Thousand, Registered Land Surveyor in the State of Wisconsin and the Surveyor who drafted Certified Survey Map No. 12283, recorded in Volume 76, pages 99, 100, 101, and 102, as Document No. 4366425, in the Dane County Register of Deeds Office do hereby certify that the following change should be made:

Return to:
ARNOLD & O'SHERIDAN, INC
1111 DEMING WAY
MADISON, WI 53717

060803400998
Parcel Number

On sheet 4 of 4, on Lot 1, the line segment on the center line of the 20' wide private sanitary sewer easement between the segment labeled as "S00°46'26"W, 308.99'" and the segment labeled as "S10°28'51"E 187.97'" should be labeled as "S01°02'19"W 309.21'."

Dated this 13 day of DECEMBER, 2007.


Francis R. Thousand
Land Surveyor # S-1363

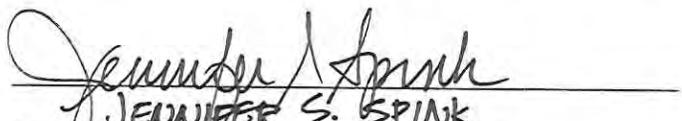



Fred Bowden


Stacy Dodge

STATE OF WISCONSIN
COUNTY OF Dane

Personally came before me this 13 day of December, 2007, the above named Francis R. Thousand, to me known to be the person who executed the foregoing instrument and acknowledge the same.


JENNIFER S. SPINK
Notary Public, State of Wisconsin
My commission expires: 12/26/10

This document was drafted by Francis Thousand

070085

1/11