APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # 09841

DATE SUBMITTED: 5/14/2008
UDC MEETING DATE: 5/21/2008

Action Requested
___ Informational Presentation
_x_ Initial Approval and/or Recommendation
___ Final Approval and/or Recommendation

PROJECT ADDRESS: 6502 Town Center Drive, Madison, WI

ALDERMANIC DISTRICT: 3

OWNER/DEVELOPER (Partners and/or Principals)
Robb A. Warren, D.D.S.
4226 Milwaukee Street
Madison, WI 53714

ARCHITECT/DESIGNER/OR AGENT:
Daniel J. Helwig, Architect
Design Unlimited of Marshfield, Inc.
303 West Upham Street, Suite 100
Marshfield, WI 54449

CONTACT PERSON: Dan Helwig
Address: 303 West Upham Street, Suite 100
Marshfield, WI 54449
Phone: (715) 384-3207
Fax: (715) 384-9922
E-mail address: chris@designunlimitedmfld.com

TYPE OF PROJECT:
(See Section A for:)
___ Planned Unit Development (PUD)
___ General Development Plan (GDP)
_x_ Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Residential Development (PRD)
___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

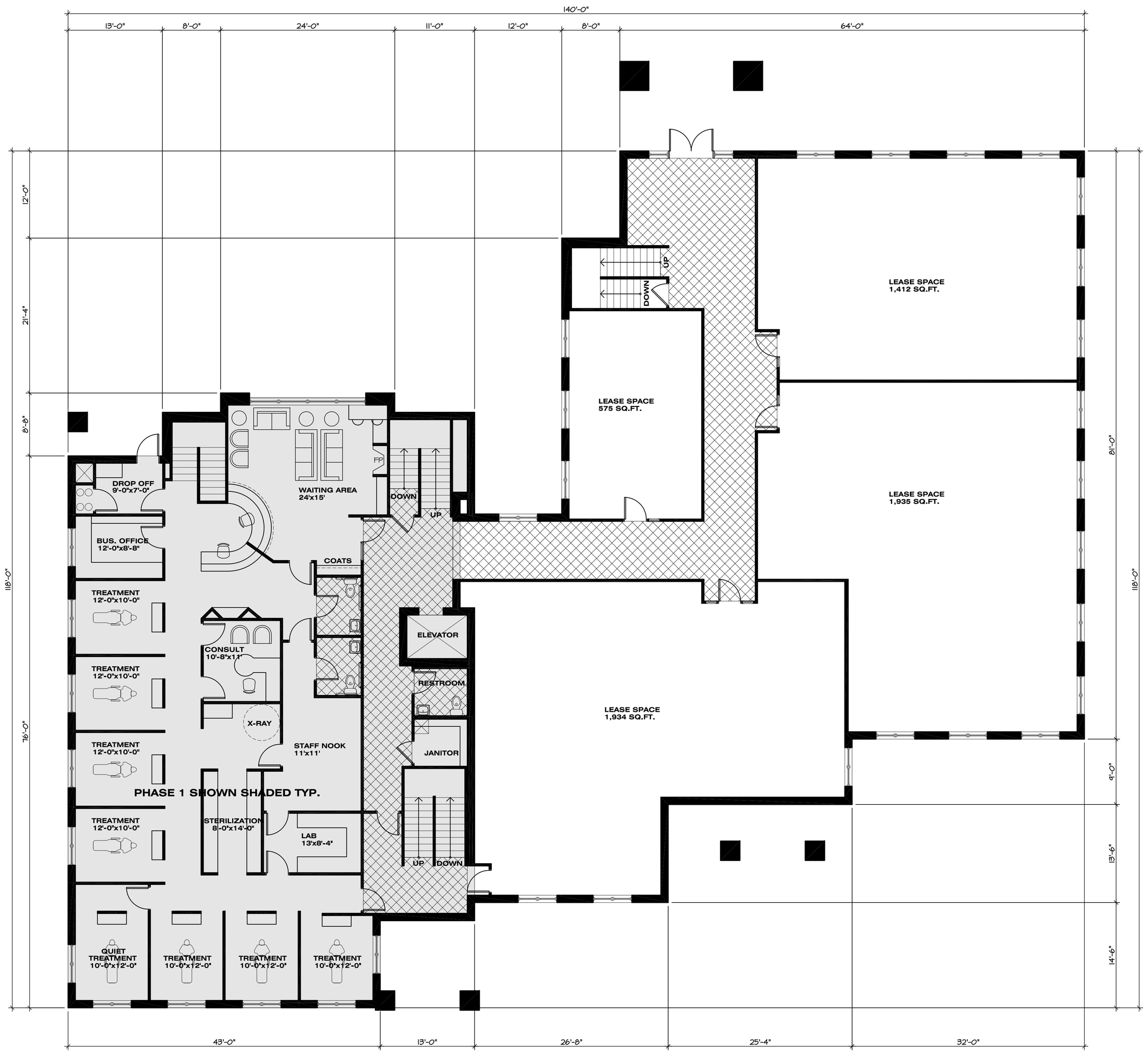
(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)

___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



PHASE II
MAIN LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"

PHASE I:	4,376 SF
LEASE SPACE:	5,856 SF
AUXILIARY/MECH:	1,106 SF
PHASE II TOTAL:	6,962 SF
PHASE I&II TOTAL:	11,338 SF

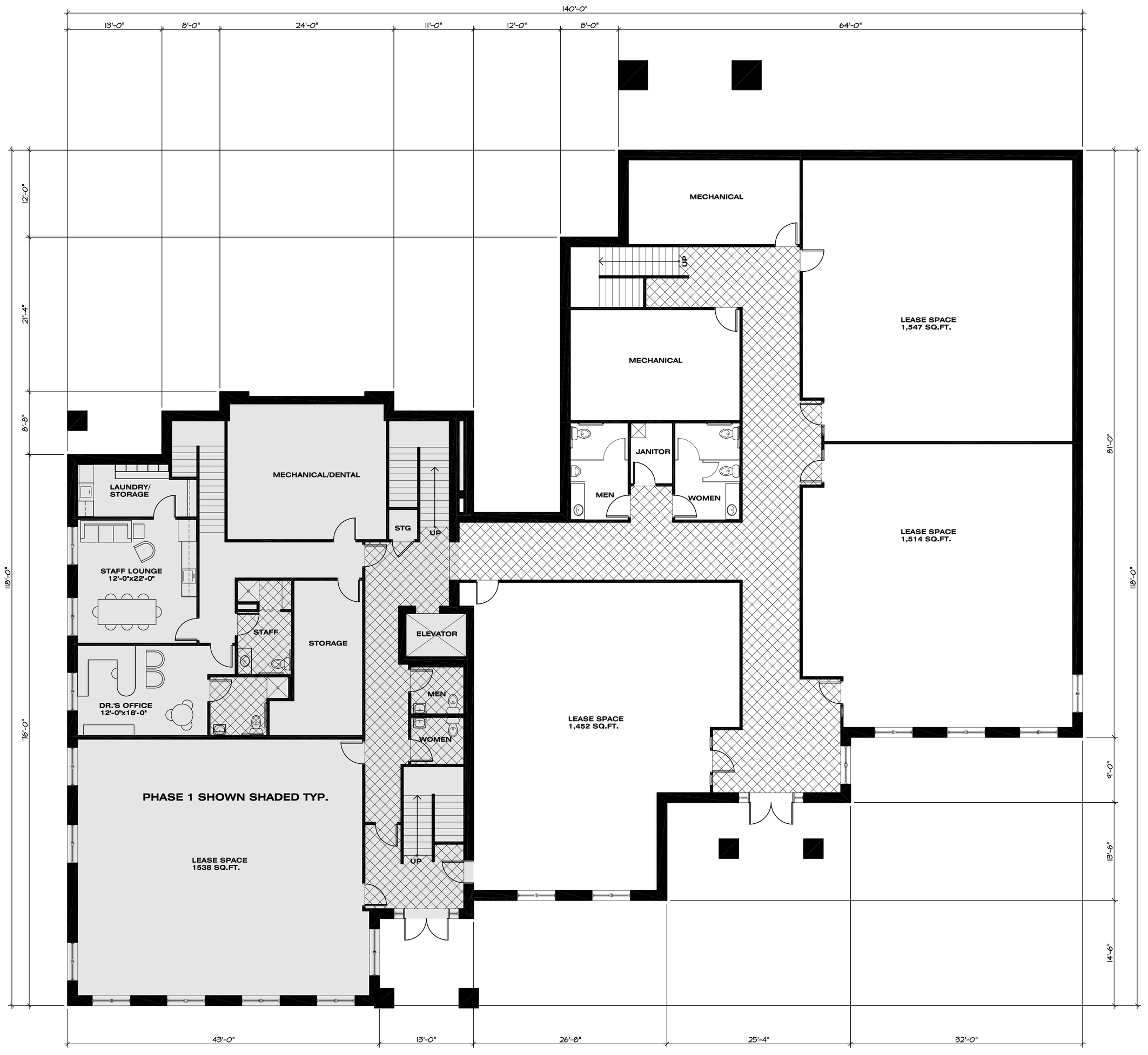
REVISIONS	BY

DR. WARREN DENTAL OFFICE

DESIGN UNLIMITED
DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 100, MARSHFIELD, WI 54449 (715) 384-3207 FAX (715) 384-9422
www.designunlimitedmfld.com

DRAWN BY	CJH
CHECKED BY	DJH
DATE	05/12/2008
SCALE	AS NOTED
JOB NO.	
SHEET	A-5

May 12, 2008 - 10:44am



PHASE II
LOWER LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"

PHASE I:	4,376 SF
LEASE SPACE:	4,513 SF
AUXILIARY/MECH:	2,449 SF
PHASE II TOTAL:	6,962 SF
PHASE I & II TOTAL:	11,338 SF

REVISIONS	BY

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DRAWN BY	CJH
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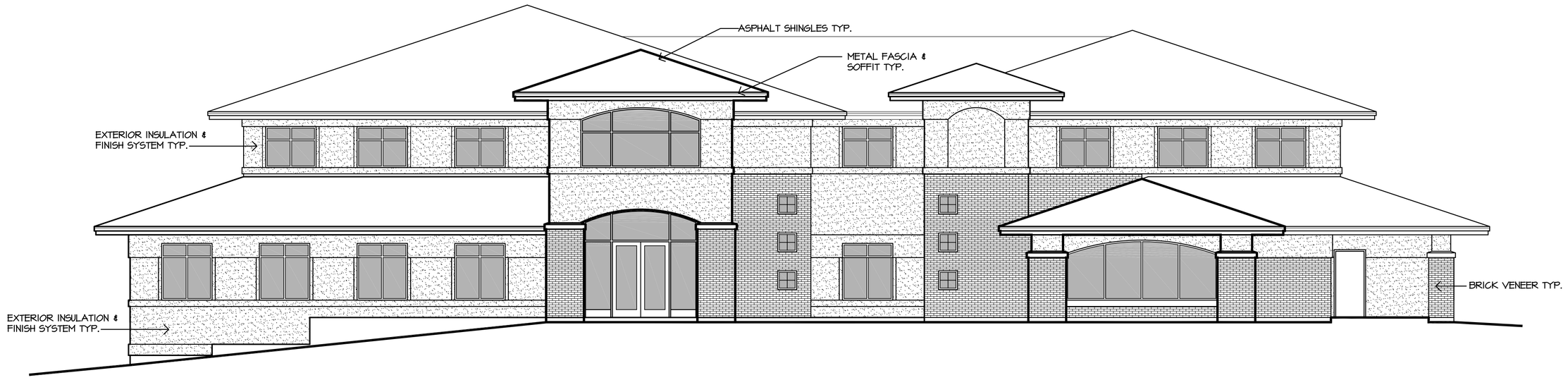
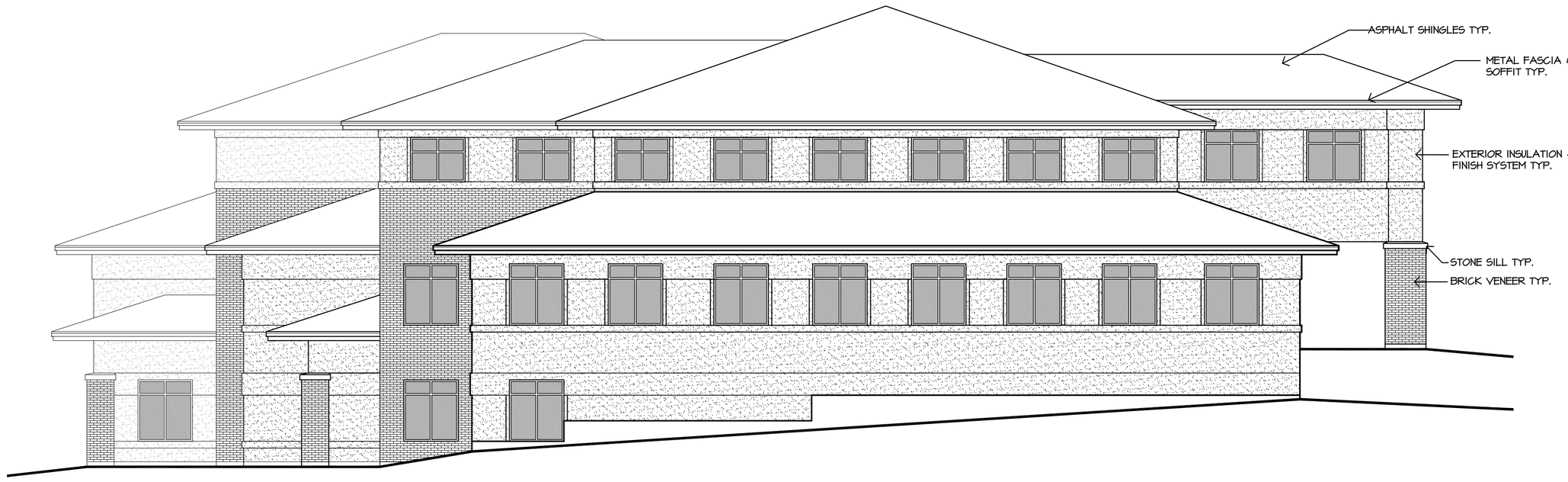
DATE	05/12/2008
SCALE	AS NOTED
JOB NO.	
SHEET	A-4

May 12, 2008 - 10:48am



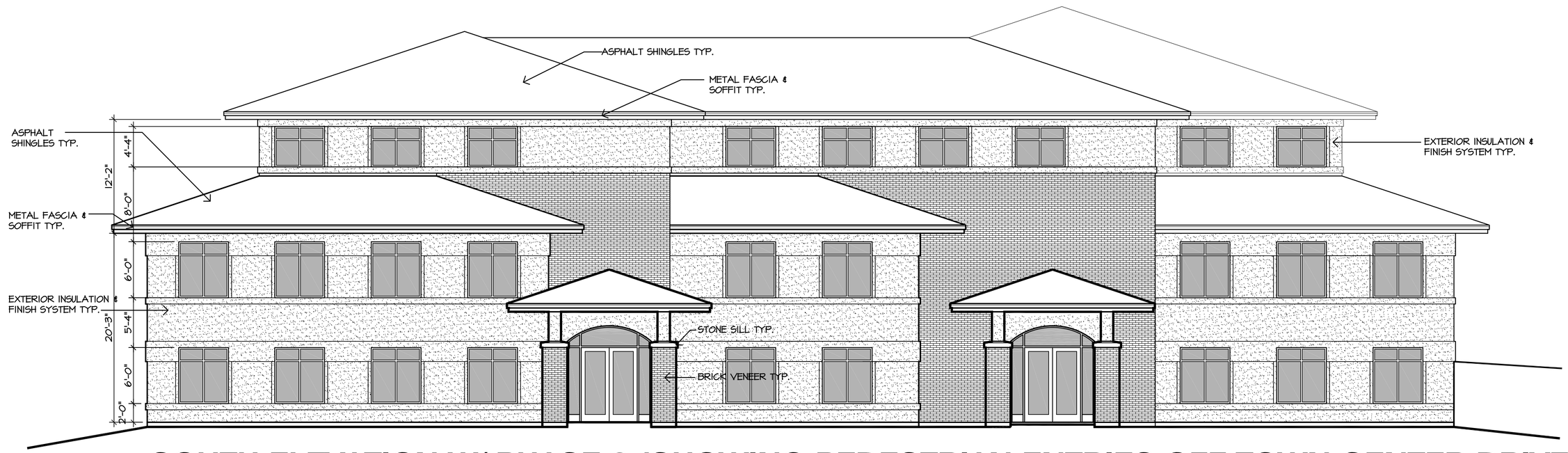
NORTH ELEVATION W/ PHASE 2 (SHOWING ENTRIES FROM PARKING LOT)

SCALE: 1/8"=1'-0"



EAST ELEVATION W/ PHASE 2

SCALE: 1/8"=1'-0"



SOUTH ELEVATION W/ PHASE 2 (SHOWING PEDESTRIAN ENTRIES OFF TOWN CENTER DRIVE)

SCALE: 1/8"=1'-0"

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05/12/2008	DLHS

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DRAWN BY	CJH
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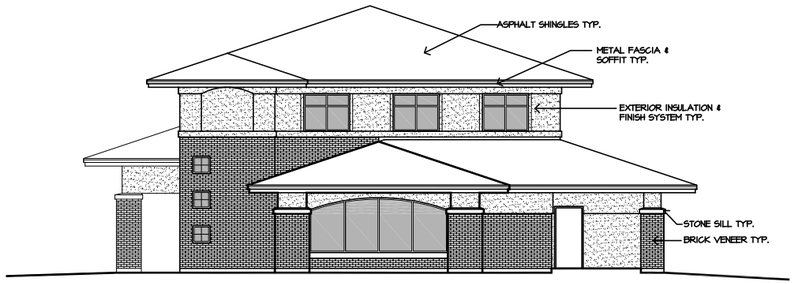
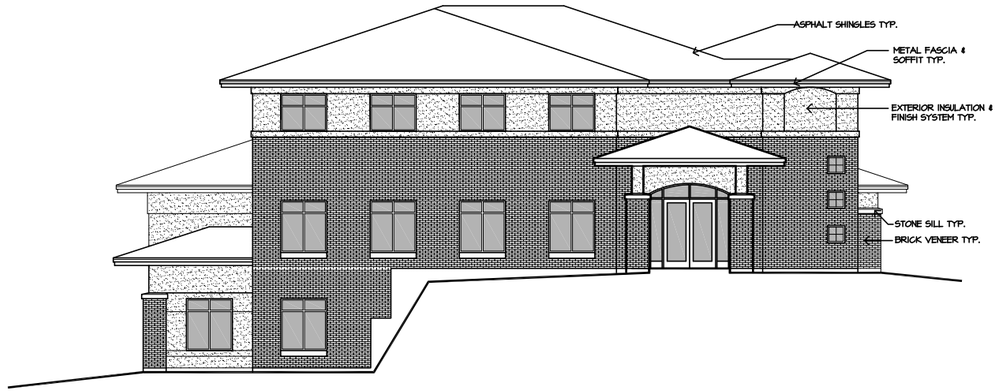
DATE	05/07/2008
SCALE	AS NOTED
JOB NO.	
SHEET	A-3

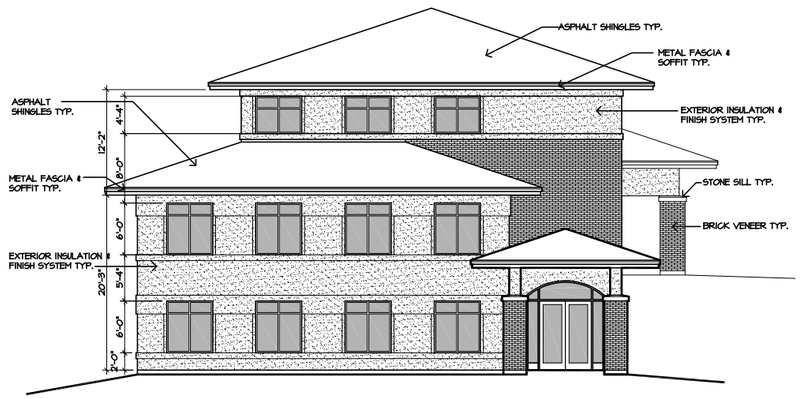
May 12, 2008 - 10:47am



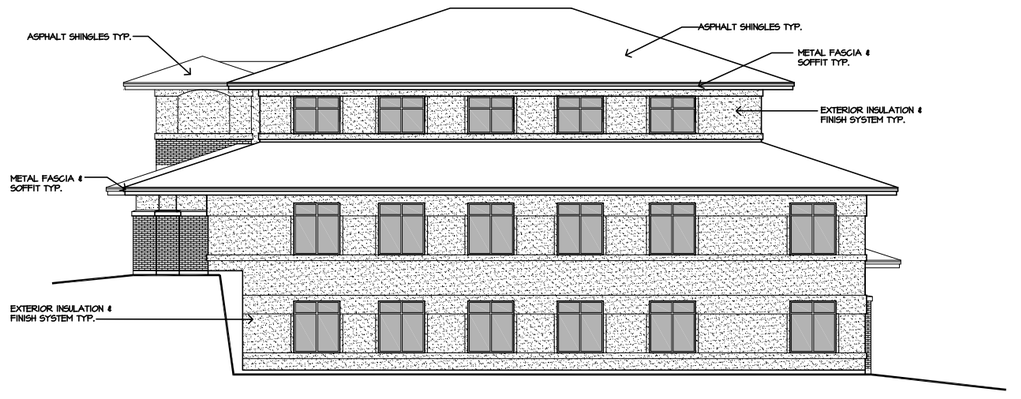
NORTH ELEVATION PHASE 1
SCALE: 1/8"=1'-0"



EAST ELEVATION PHASE 1
SCALE: 1/8"=1'-0"



SOUTH ELEVATION PHASE 1
SCALE: 1/8"=1'-0"



WEST ELEVATION PHASE 1
SCALE: 1/8"=1'-0"

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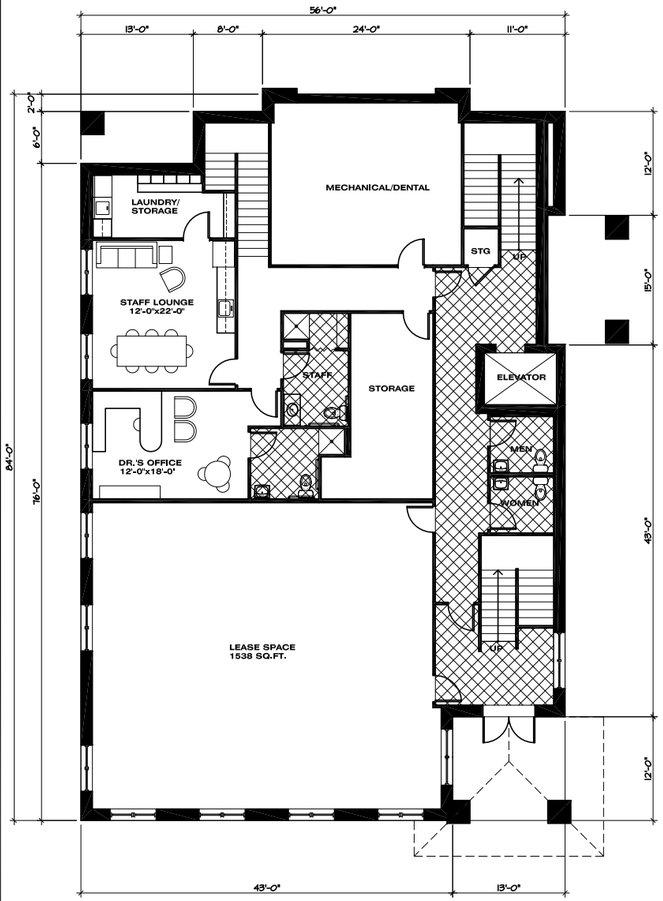
DRAWN BY	CJH
CHECKED BY	DJH
DATE	05/07/2008
SCALE	AS NOTED
JOB NO.	
SHEET	A-2

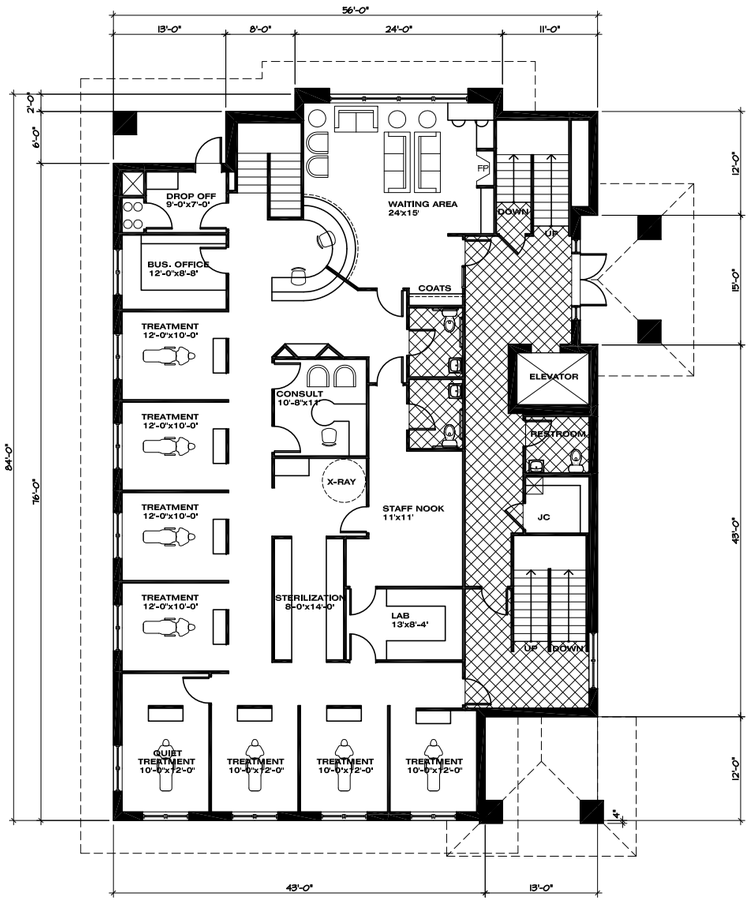
May 06, 2008 - 1:39pm



PHASE 1
LOWER LEVEL FLOOR PLAN

NO SCALE

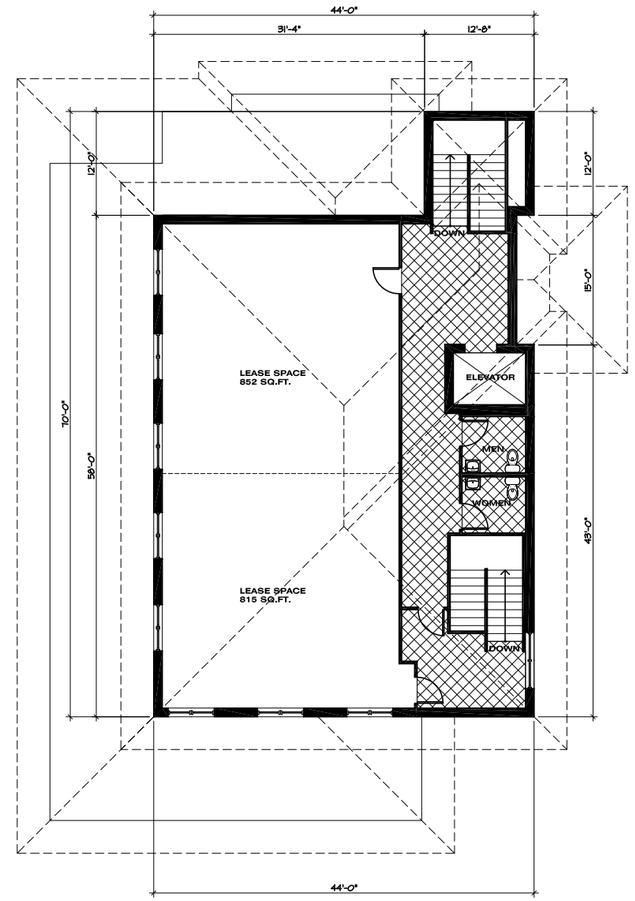
DENTAL SPACE:	1,868 SF
LEASE SPACE:	1,538 SF
AUXILIARY/MECH:	970 SF
TOTAL:	4,376 SF



PHASE 1
MAIN LEVEL FLOOR PLAN

NO SCALE

DENTAL SPACE:	3,376 SF
AUXILIARY:	1,000 SF
TOTAL:	4,376 SF



PHASE 1
UPPER LEVEL FLOOR PLAN

NO SCALE

LEASE SPACE:	1,667 SF
AUXILIARY:	1,010 SF
TOTAL:	2,675 SF

May 06, 2008 - 1:40pm

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DATE	05/07/2008
SCALE	AS NOTED
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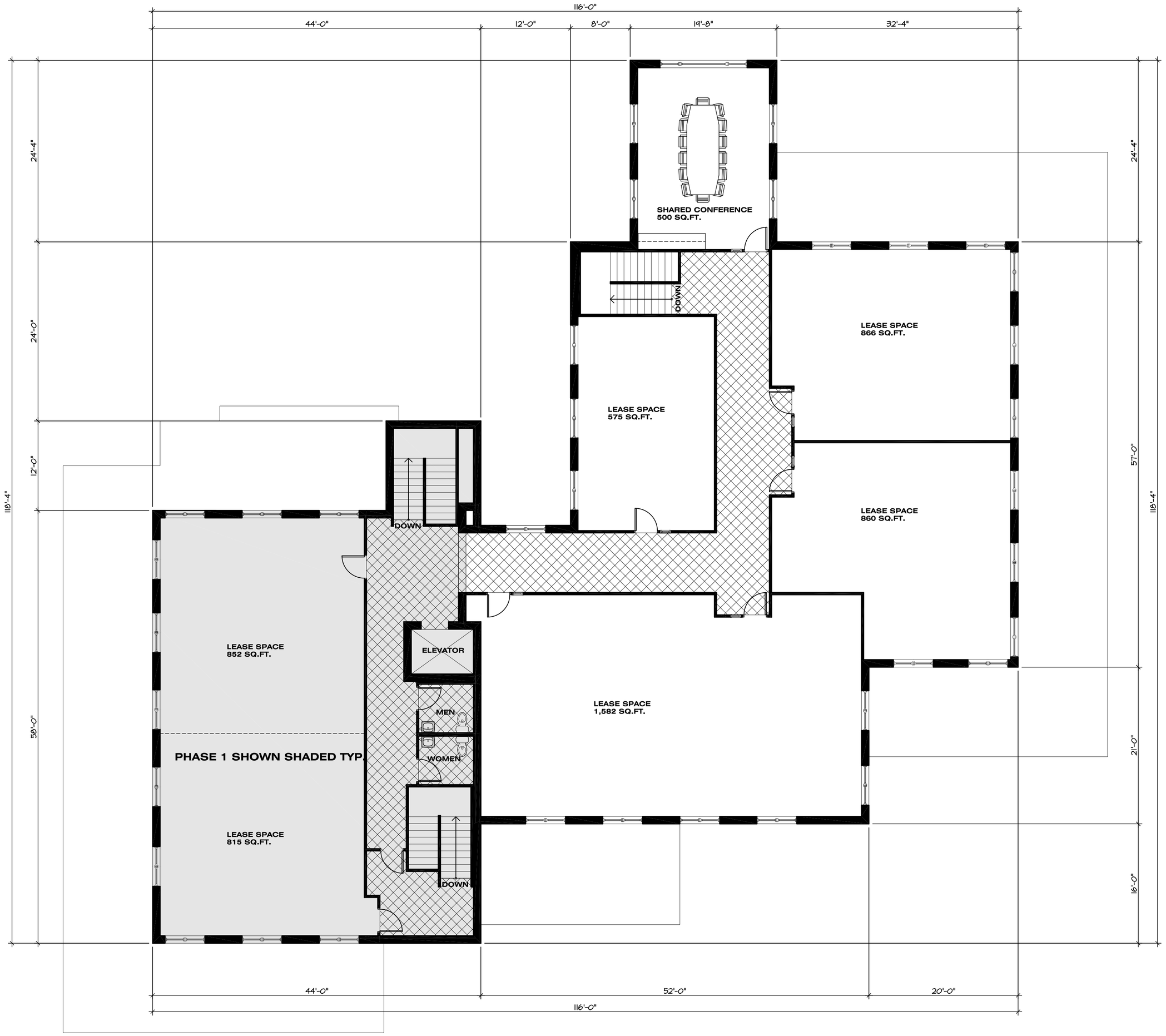

PHASE II
UPPER LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0"

PHASE I:	2,675 SF
LEASE SPACE:	3,883 SF
AUXILIARY:	1,362 SF
PHASE II TOTAL:	5,245 SF
PHASE I & II TOTAL:	7,920 SF

REVISIONS	BY

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DATE	05/12/2008
SCALE	AS NOTED
JOB NO.	
SHEET	A-6

May 12, 2008 - 10:49am

PLANTING SCHEDULE - PHASE 2

Decidous Trees

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	6	2.5" Cal.	B/B	As shown		
QR	Quercus rubra	Red Oak	2	2.5" Cal.	B/B	As shown		

Evergreen Trees

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
PN	Pinus nigra	Austrian Pine	1	6' Ht.	B/B	As shown	15	15

Ornamental Trees

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
MS	Malus x 'Sentinel'	Sentinel Crab	1	2" Cal.	B/B	As shown	15	15

Decidous Shrubs

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
DL	Diervilla lonicera	Dwarf-bush Honeysuckle	17	2 Gal.	Container	54" o.c.	2	34
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	9	2 Gal.	Container	48" o.c.	2	18
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	13	18" Ht.	B/B	42" o.c.	2	26
SJ	Spiraea japonica 'Little Princess'	Little Princess Spirea	27	12" Ht.	Container	30" o.c.	2	54
VDA	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	6	36" Ht.	B/B	72" o.c.	2	12
WW	Weigela 'Wine & Roses'	Wine & Roses Weigela	4	2 gal.	Container	30" o.c.	2	8

Evergreen Shrubs

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
JCF	Juniperus chinensis 'Fairview '	Fairview Juniper	3	5' Ht.	B/B	As shown	3	9
JCK	Juniperus chinensis 'Kallays Compact '	Kallay's Compact Pfitzer Juniper	10	2 Gal.	Container	54" o.c.	3	30
JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2	2 Gal.	Container	60" o.c.	3	6
JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	10	3 Gal.	Container	48" o.c.	3	30
TMD	Taxus x media 'Densiformis'	Dense Yew	7	18" Ht.	B/B	60" o.c.	3	21
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	1	5' Ht.	B/B	As shown	3	3

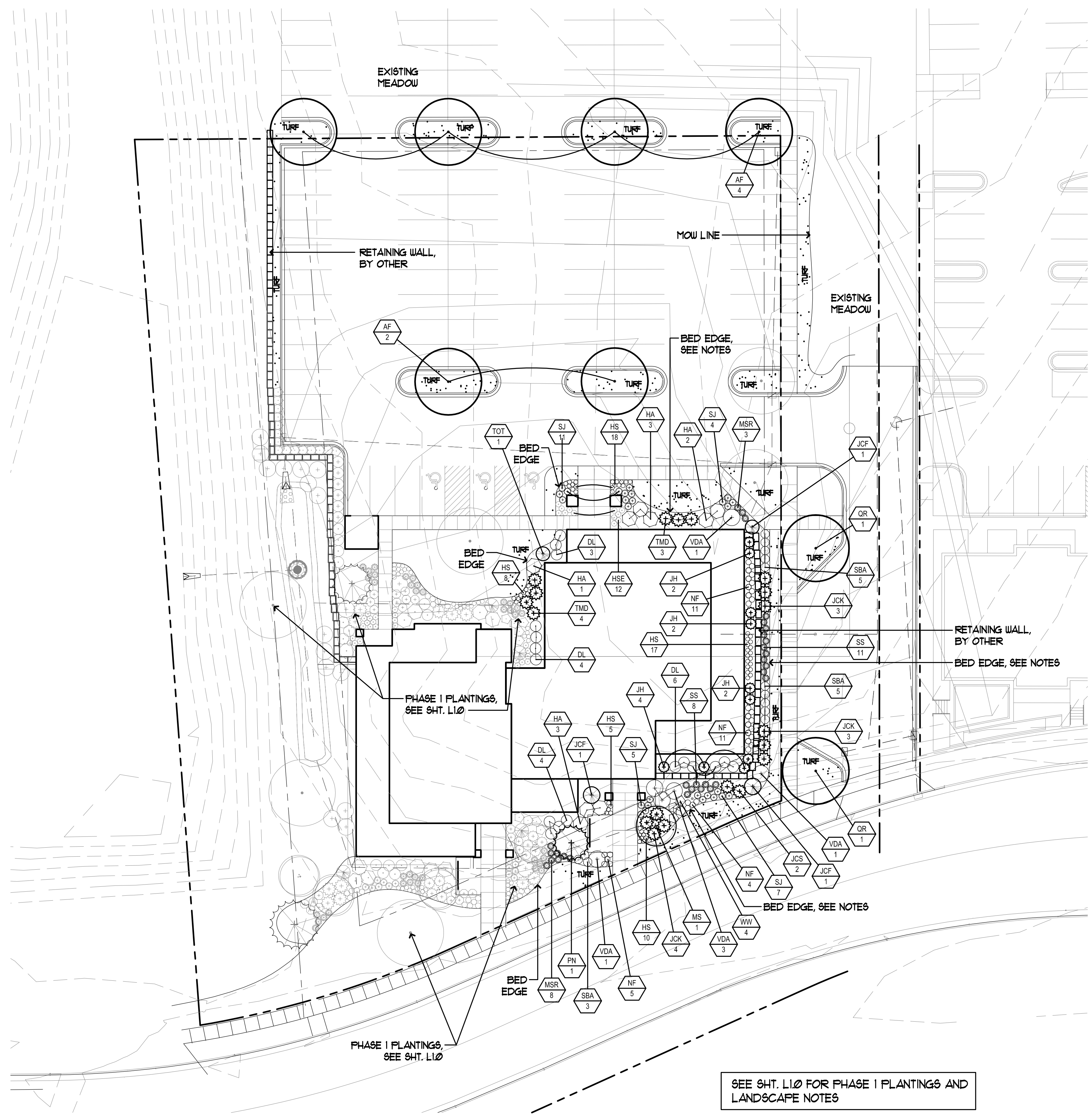
Perennials

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
HS	Hemerocallis 'Stella 'd Oro'	Low Yellow-Gold Daylily	58	1 Gal.	Container	18" o.c.		
HSE	Hosta sieboldiana 'Elegans'	Blue Giant Hosta	12	1 Gal.	Container	30" o.c.		
MSR	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	11	1 Gal.	Container	30" o.c.		
NF	Nepeta x faassenii 'Blue Wonder'	Blue Wonder Catmint	31	1 Gal.	Container	24" o.c.		
SS	Schizachyrium scoparium	Little Bluestem	19	1 Gal.	Container	30" o.c.		

Total Points 281

PLANTING REQUIREMENTS - PHASE 2
(CALCULATED FROM WORKSHEET, 35 PARKING STALLS, 63 STALLS FOR BOTH PHASES, 28 STALLS ACCOUNTED FOR IN PHASE 1)

NO. OF CANOPY SHADE TREES REQUIRED 3
NO. OF POINTS REQUIRED 169



PLANTING PLAN - PHASE 2
1" = 20'-0"

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
608 255-3988
608 255-0814 Fax
www. vandewalle.com
Planning Creating Rebuilding

WISCONSIN
JAMES D. SCHAEFER
389
MADISON, WI
LANDSCAPE ARCHITECT

REVISIONS

DR. WARREN DENTAL OFFICE

PLANTING PLAN - PHASE 2

MADISON, WISCONSIN

SCALE: 1" = 20'-0"
DATE: MAY 12, 2008
DRAWN BY: JDS
WARREN DENTAL OFFICE

L2.0

PLANTING REQUIREMENTS
(CALCULATED FROM WORKSHEET, 28 PARKING STALLS)

NO. OF CANOPY SHADE TREES REQUIRED 2
NO. OF POINTS REQUIRED 136

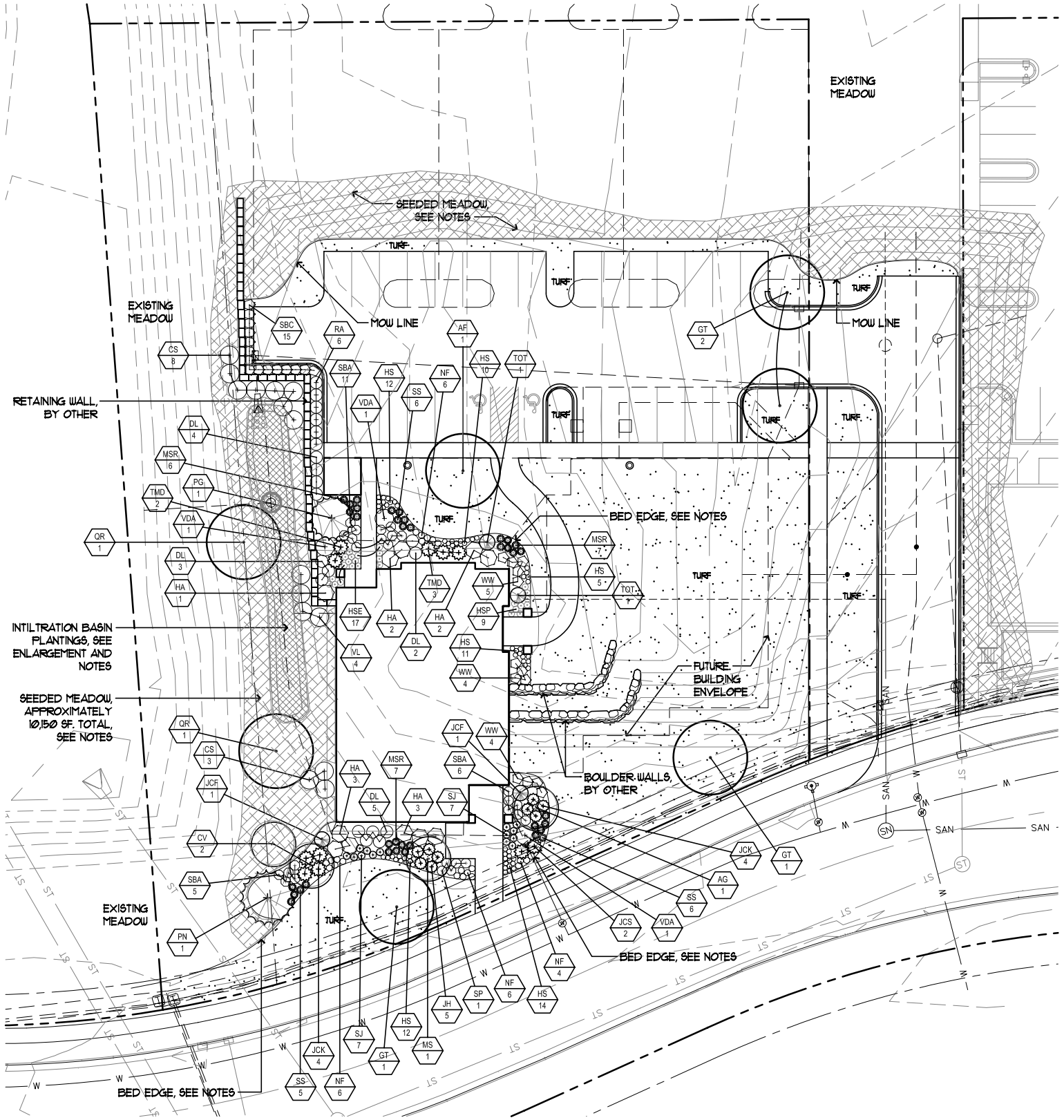
INFILTRATION BASIN PLANTING SCHEDULE

Dry-Mesic Perennials - side slopes

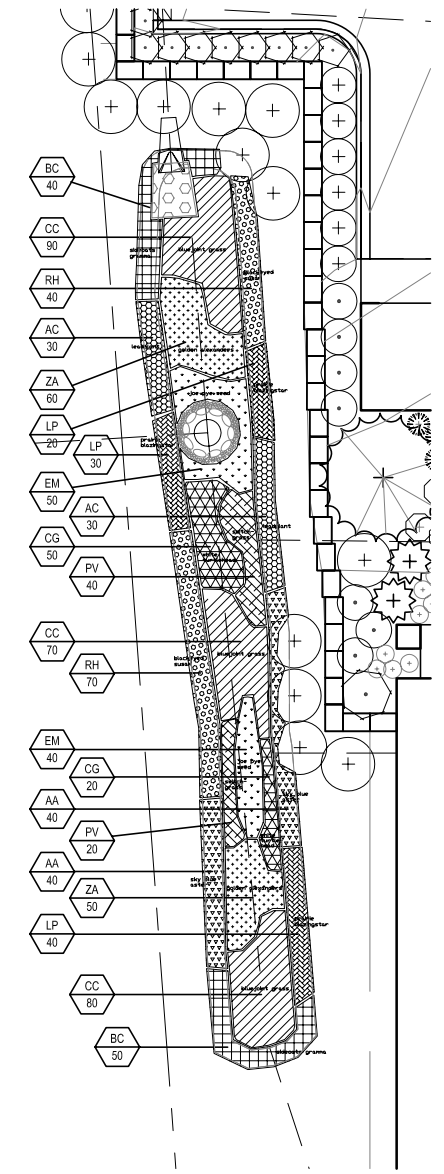
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
AA	Aster azureus	Sky Blue Aster	80	3"	Container	12" o.c.
AC	Amorpha caescens	Leadplant	60	3"	Container	12" o.c.
BC	Bouteloua curtipendula	Sideoats Gramma	90	3"	Container	12" o.c.
LP	Liatris pycnostachya	Prairie Blazingstar	90	3"	Container	12" o.c.
RH	Rudbeckia hirta	Black-Eyed Susan	110	3"	Container	12" o.c.

Wet-Mesic Perennials - bottom

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
CC	Calamagrostis canadensis	Bluejoint Grass	240	3"	Container	12" o.c.
CG	Chelone glabra	White Turtlehead	70	3"	Container	12" o.c.
EM	Eupatorium maculatum	Joe Pye Weed	90	3"	Container	12" o.c.
PV	Panicum virgatum	Switch Grass	60	3"	Container	12" o.c.
ZA	Zizia aurea	Golden Alexanders	110	3"	Container	12" o.c.



PLANTING PLAN
1" = 20'-0"



INFILTRATION BASIN PLANTINGS
1" = 10'-0"

PLANTING SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
Deciduous Trees								
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	1	2.5" Cal.	B/B	As shown		
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	4	2.5" Cal.	B/B	As shown		
QR	Quercus rubra	Red Oak	2	2.5" Cal.	B/B	As shown		
Evergreen Trees								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
PG	Picea glauca var. Densata	Black Hills Spruce	1	6' Ht.	B/B	As shown	15	15
PN	Pinus nigra	Austrian Pine	1	6' Ht.	B/B	As shown	15	15
Ornamental Trees								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
AG	Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	6' Ht.Multi	B/B	As shown	15	15
CV	Crataegus viridis 'Winterking'	Winterking Hawthorn	2	2" Cal.	B/B	As shown	15	30
MS	Malus x 'Sentinel'	Sentinel Crab	1	2" Cal.	B/B	As shown	15	15
Deciduous Shrubs								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
CS	Cornus sericea	Redosier Dogwood	11	36" Ht.	B/B	60" o.c.	2	22
DL	Diervilla lonicera	Dwarf-Bush Honeysuckle	14	2 Gal.	Container	54" o.c.	2	28
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	11	2 Gal.	Container	48" o.c.	2	22
RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	6	2 Gal.	Container	48" o.c.	2	12
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	27	18" Ht.	B/B	42" o.c.	2	54
SBC	Spirea x bumalda 'Gold Charm'	Gold Charm Spirea	15	12" Ht.	Container	30" o.c.	2	30
SJ	Sorbaria japonica 'Little Princess'	Little Princess Spirea	14	12" Ht.	Container	30" o.c.	2	28
VDA	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	3	36" Ht.	B/B	72" o.c.	2	6
VL	Viburnum lentago	Nannyberry Viburnum	4	36" Ht.	B/B	60" o.c.	2	8
WW	Weigela 'Wine & Roses'	Wine & Roses Weigela	13	2 gal.	Container	30" o.c.	2	26
Evergreen Shrubs								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
JCF	Juniperus chinensis 'Fairview'	Fairview Juniper	2	5' Ht.	B/B	As shown	3	6
JCK	Juniperus chinensis 'Kallays Compact'	Kallay's Compact Pfitzer Juniper	8	2 Gal.	Container	54" o.c.	3	24
JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2	2 Gal.	Container	60" o.c.	3	6
JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5	3 Gal.	Container	48" o.c.	3	15
TMD	Taxus x media 'Densiformis'	Dense Yew	5	18" Ht.	B/B	60" o.c.	3	15
TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	2	5' Ht.	B/B	As shown	3	6
Perennials								
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING	POINTS	POINTS
HS	Hemerocallis 'Stella d Oro'	Low Yellow-Gold Daylily	64	1 Gal.	Container	18" o.c.		
HSP	Hosta 'Sun Power'	Sun Power Hosta	9	1 Gal.	Container	30" o.c.		
HSE	Hosta sieboldiana 'Elegans'	Blue Giant Hosta	17	1 Gal.	Container	30" o.c.		
MSR	Miscanthus sinensis 'Red Flame'	Red Flame Miscanthus	20	1 Gal.	Container	30" o.c.		
NF	Nepeta x 'Faassenii' Blue Wonder'	Blue Wonder Catmint	22	1 Gal.	Container	24" o.c.		
SS	Schizachyrium scoparium	Little Bluestem	17	1 Gal.	Container	30" o.c.		
						Total Points		398

LANDSCAPE NOTES

GENERAL

Grading - All areas shall be sloped to sheet drain per contours on grading plan. Remove all trash and stone exceeding 2" diameter to a depth of 2" prior to planting. Verify 3" minimum topsoil depth prior to fine grading. Rake surface to provide uniform seed bed.

Topsoil - Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

PLANTING

Plant starter mix - A 2:1 ratio mix of two parts peat moss and one part manure. Available at certified peat & sod, New Berlin, WI (414-542-2270 for information) or approved equal.

Substitutions - Substitutions/changes of plantings must be approved by landscape architect.

Trees - Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Shrubs - Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Perennials - Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water-in well.

Mulch - Install a 3-4" layer of shredded hardwood bark around trees & shrubs. For trees in lawn, install a 4-5' diameter circle of mulch around each tree. For shrubs install mulch in continuous beds. Do not allow mulch to touch plant stems.

Bed Edging - All planting beds adjacent to turf areas shall be edged with a straight-face poly-vinyl edging, Slim-Edg, by Oly-Ola Edgings, Inc., or approved equal. Install per manufacturer's instructions.

Turf – See Eng. Dwgs. for turf planting instructions.

Meadow Seed Mix - Provide 'Land Restoration Mix for Medium Soils', Item #50047, Prairie Nursery, Westfield, WI, 1-800-476-9453 for upland seed mix areas as shown on the plans. Remove all seed bag labels prior to planting, and provide to Landscape Architect for verification. Plant per manufacturer's instructions at 10 Lbs./acre minimum seed rate. Also seed a nurse crop of Annual Rye at 15 Lbs./acre. Loosely rake to a depth of 1/4" - 1/2" after broadcasting seed. Roll entire area to firm the seed bed. Mulch seed bed with clean weed-free straw or hay. Water thoroughly.

Rain Garden Planting - See Civil Dwgs. for grading, soil, and mulch installation specifications, per City requirements. Plantings shall be either dormant or live plugs depending on season of installation. Consult native plant supplier for appropriateness of either choice to guarantee a healthy stand of vegetation.

Maintenance - Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contactor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

Plant Guarantee - The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

Vandewalle & Associates
120 East Lakeside Street
Madison, Wisconsin 53715
608 255-3988
608 255-0814 Fax
www. vandewalle.com
Planning Creating Rebuilding

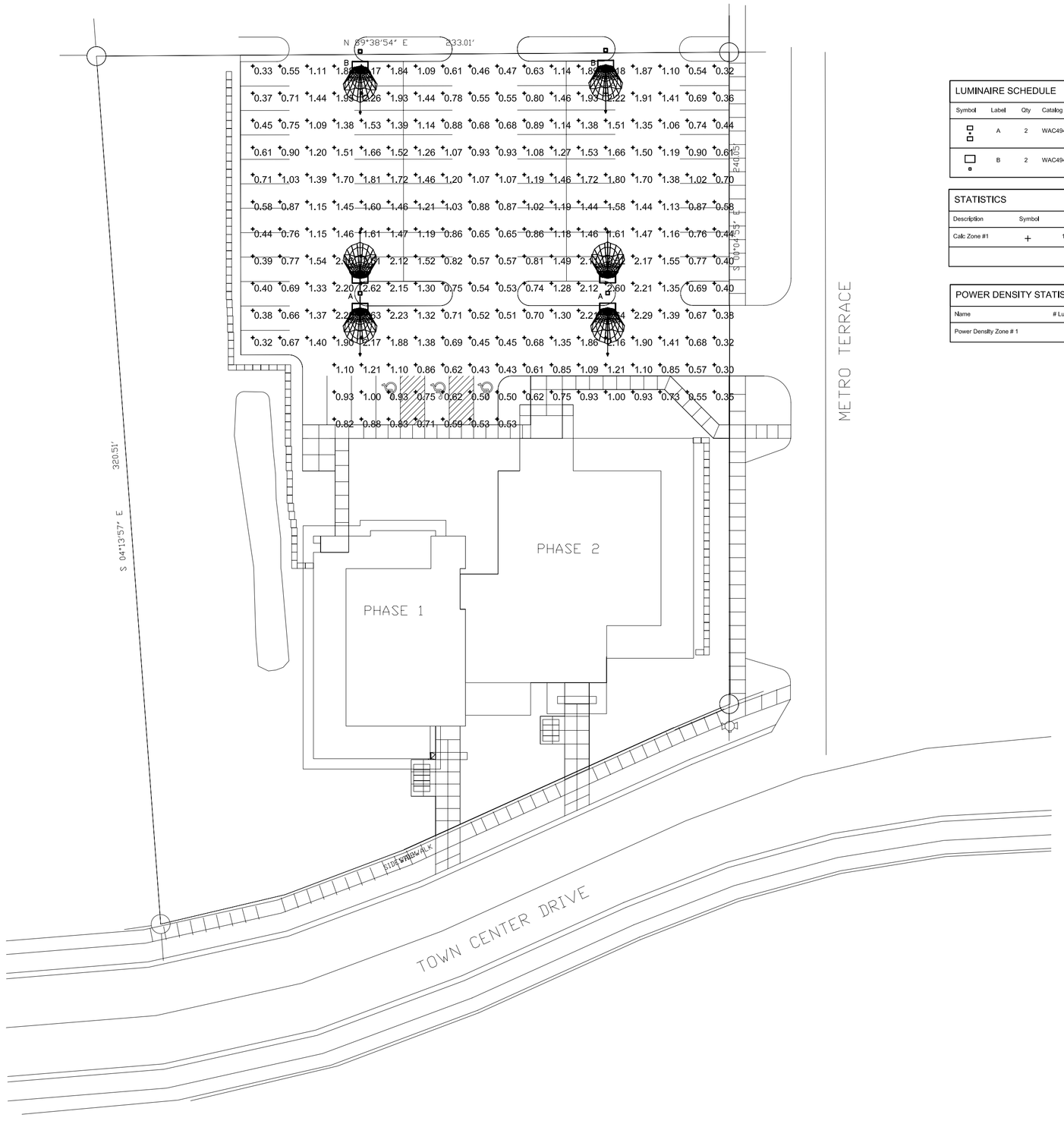
WISCONSIN
JAMES D. SCHAEFER
389
MADISON, WI
LANDSCAPE ARCHITECT

REVISIONS

DR. WARREN DENTAL OFFICE
PLANTING PLAN
MADISON, WISCONSIN

SCALE: 1" = 20'-0"
DATE: MAY 12, 2008
DRAWN BY: JDS
WARREN DENTAL OFFICE

L1.0



LUMINAIRE SCHEDULE

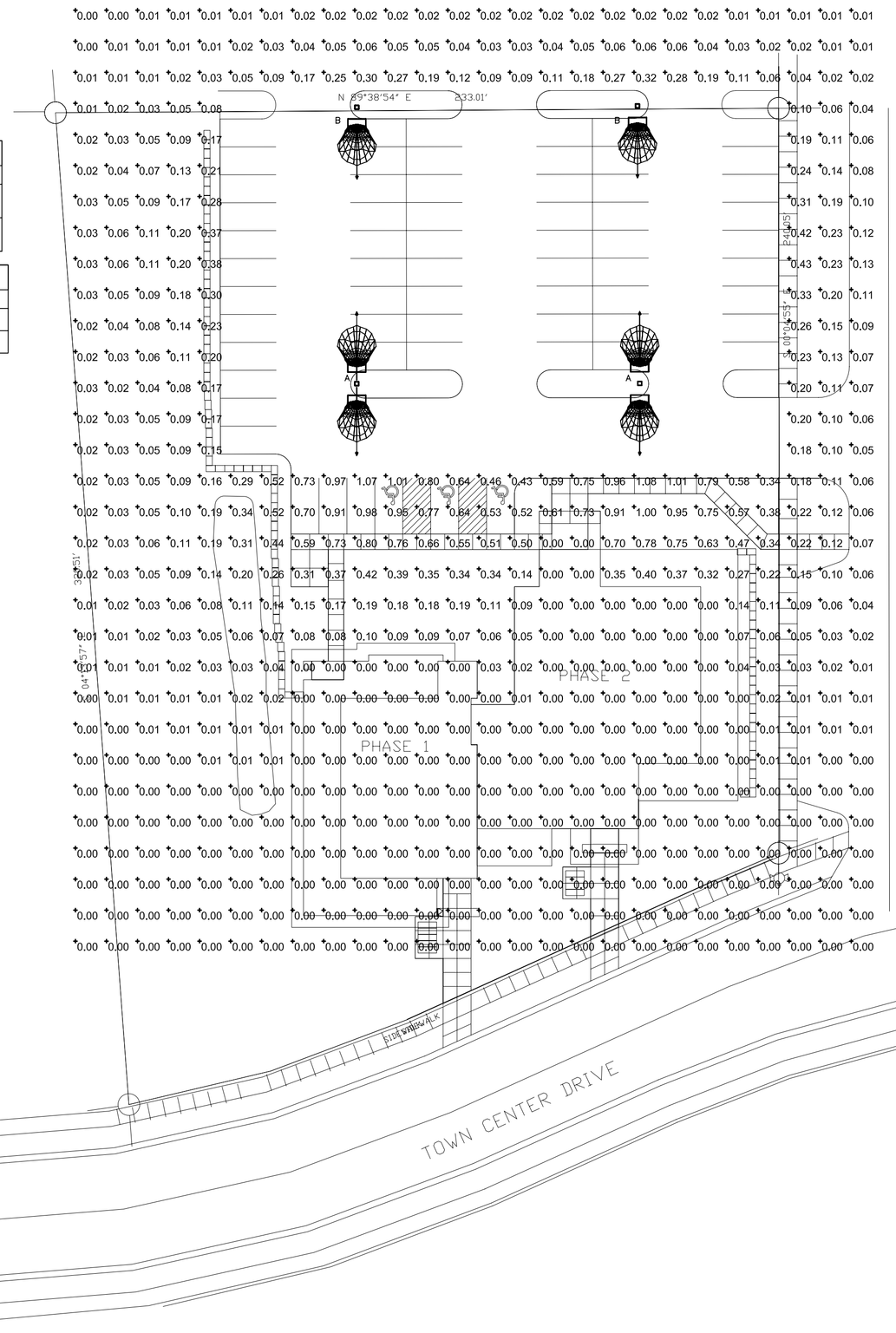
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	WAC4945BL	22" WEDGE/AREA CUTOFF W/BACK LT, SHIELD	2-250W MH, ED28, CLEAR	WAC4945BL[1 LIHT	17500	0.65	575
	B	2	WAC4945BL	22" WEDGE/AREA CUTOFF W/BACK LT, SHIELD	250W MH, ED28, CLEAR	WAC4945BL[1 LIHT	17500	0.65	288

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	Avg/Max
Calc Zone #1	+	1.15 fc	2.64 fc	0.30 fc	8.8:1	3.8:1	2.1	0.4:1

POWER DENSITY STATISTICS

Name	# Luminaires	Total Watts	Area	Density
Power Density Zone # 1	4	1726.00 W	25112.57 ft²	0.07 W/ft²



1 LIGHTING CALCULATIONS PHASE 2 (PARKING LOT)
1" = 30'-0"

2 LIGHTING CALCULATIONS PHASE 2 (TRESPASS)
1" = 30'-0"

MEP ASSOCIATES, LLC
CONSULTING ENGINEERS
PROJECT MANAGERS
COMMISSIONING AUTHORITIES
2720 Arbor Court, Suite A • Eau Claire, WI 54701
715.832.5680 • Fax 715.832.5668
www.mepassociates.com • info@mepassociates.com

REVISIONS	BY

DR. WARREN DENTAL OFFICE
DESIGN UNLIMITED
DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 200, MARSHFIELD, WI 54449 (715) 384-3201 FAX (715) 384-9322
www.designunlimitedmfld.com

DRAWN BY: PJH
CHECKED BY: SW
DATE: 05-12-08
SCALE: AS NOTED
JOB NO.: D04.08.01
SHEET: E-3L

1 PARKING LOT TRESPASS AREAS
1" = 20'-0"

NORTH

REVISIONS	BY

DR. WARREN DENTAL OFFICE

DESIGN UNLIMITED

DAN HELWIG, ARCHITECT, AIA, 303 WEST UPHAM STREET, SUITE 100, MARSHFIELD, WI 54444 (715) 384-3207 FAX (715) 384-4922
www.designunlimitedmfld.com

DRAWN BY	PJH
CHECKED BY	SW
DATE	05/07/2008
SCALE	AS NOTED
JOB NO.	D04.08.01
SHEET	E-2L

MEP ASSOCIATES, LLC
CONSULTING ENGINEERS
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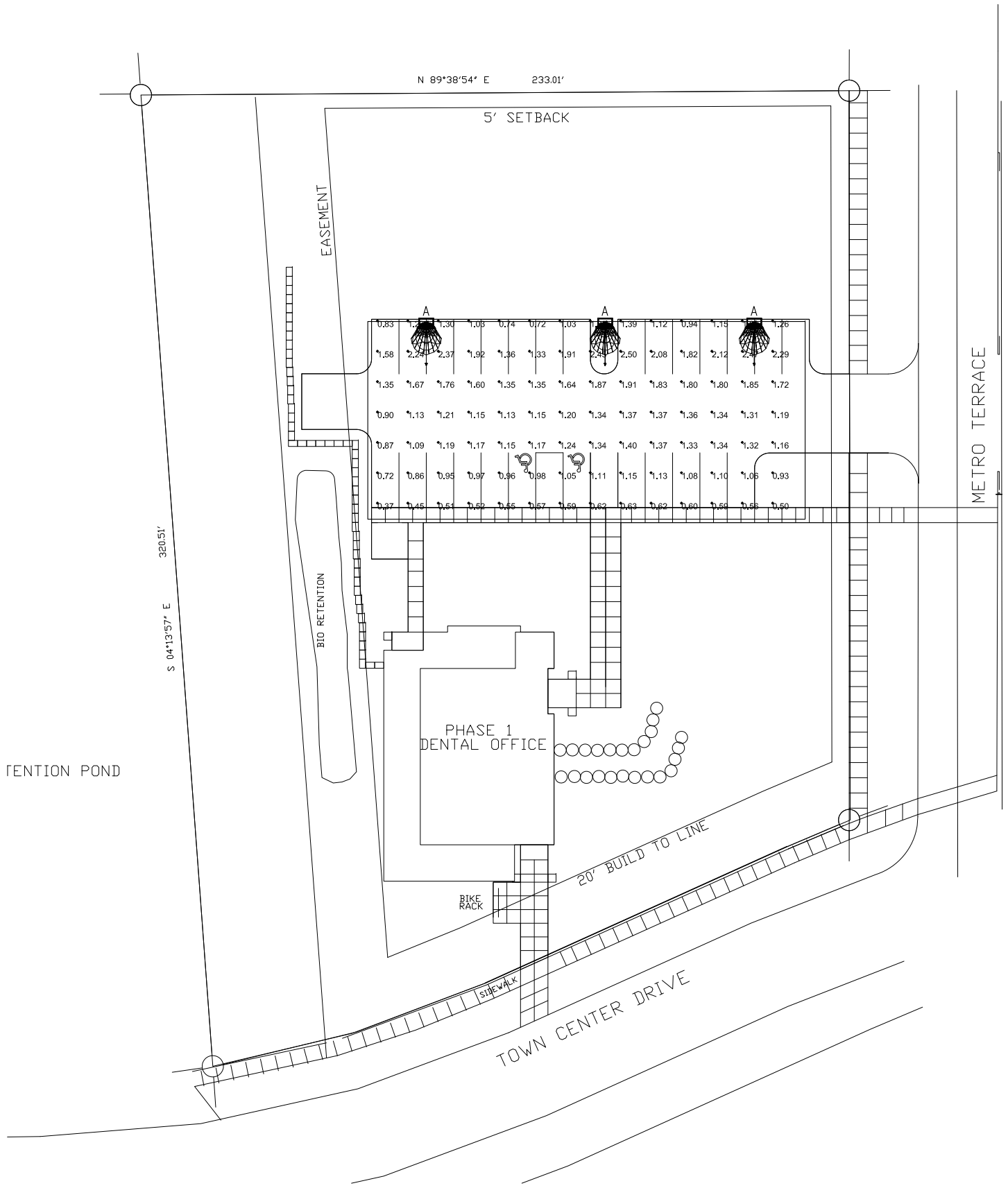

1 PARKING LOT ONLY LIGHTING CALCULATIONS
1" = 20'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Pole Height
	B	3	WAC494SBL	22" WEDGE/AREA CUTOFF W/BACK LT. SHIELD	250W MH, ED28, CLEAR	WAC494SBL[1]ies	17500	0.69	250	30'

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #2	+	1.26 fc	2.50 fc	0.37 fc	6.8:1	3.4:1	1.9	0.4	0.5:1

POWER DENSITY STATISTICS

Name	# Luminaires	Total Watts	Area	Density
Power Density Zone # 1	3	750.0 W	9367.9 ft²	0.1 W/ft²

FIXTURE "A"

NORTH

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CONSULTING ENGINEERS
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DR. WARREN DENTAL OFFICE
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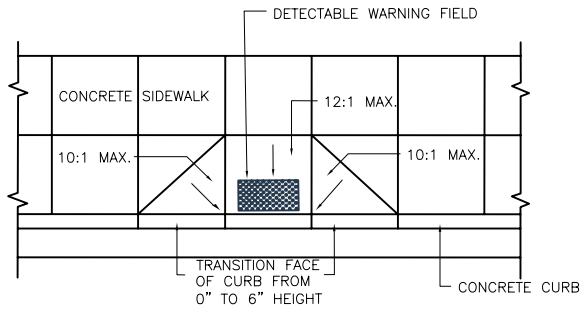
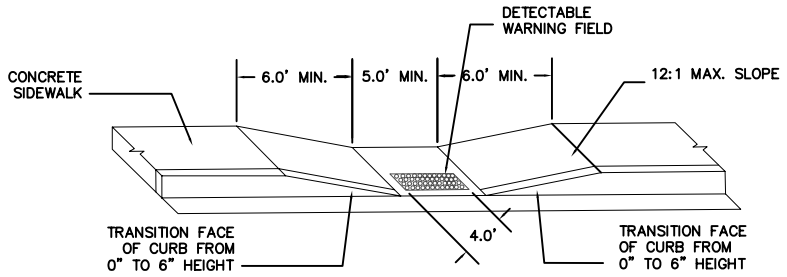
DRAWN BY	PJH
CHECKED BY	SW
DATE	05/07/2008
SCALE	AS NOTED
JOB NO.	D04.08.01
SHEET	E-1L



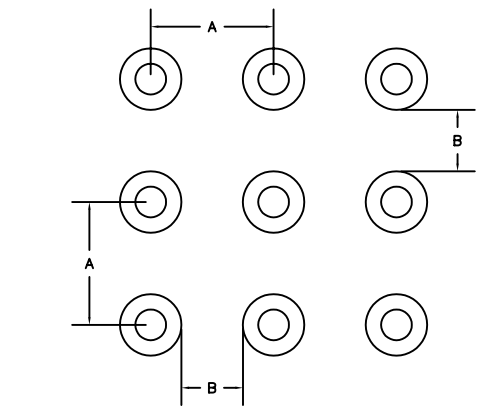
9 SIDEWALK HANDICAP RAMP
NOT TO SCALE



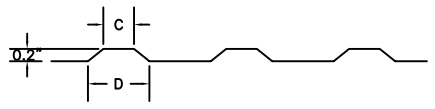
10 DEPRESSED SIDEWALK RAMP
NOT TO SCALE

	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

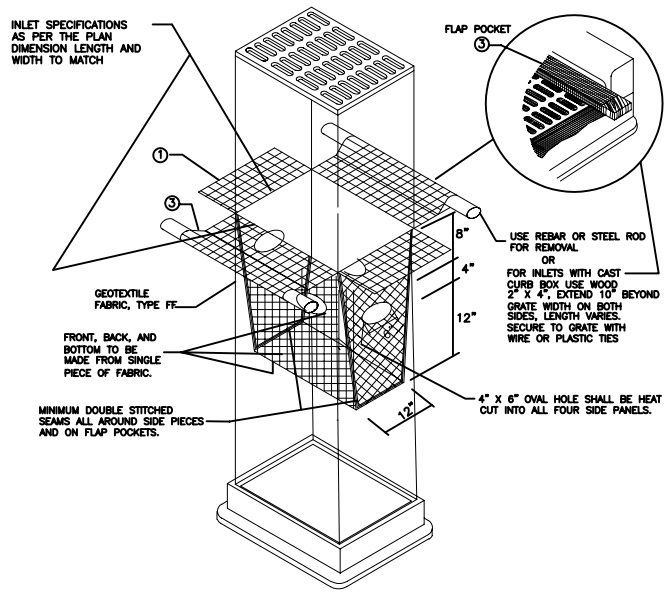


PLAN

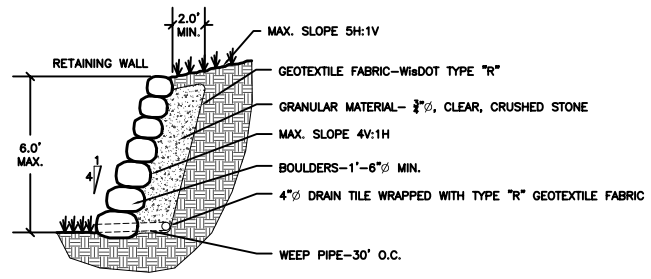


SECTION

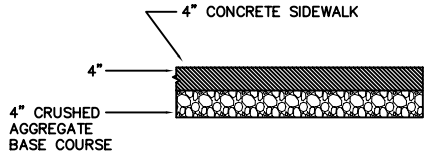
11 TRUNCATED DOME DETAIL
NOT TO SCALE



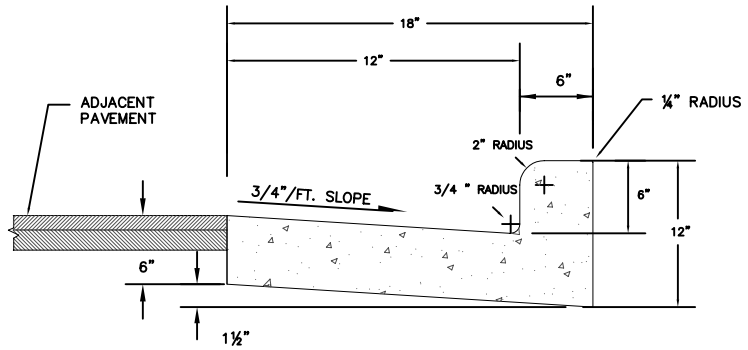
12 INLET PROTECTION, TYPE D
NOT TO SCALE



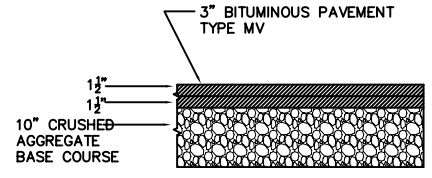
13 BOULDER RETAINING WALL DETAIL
NOT TO SCALE



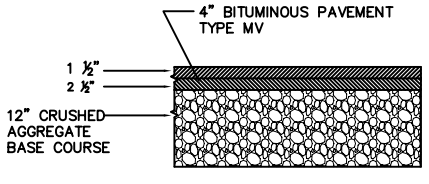
14 CONCRETE SIDEWALK SECTION
NOT TO SCALE



15 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



16 PAVEMENT SECTION – PARKING AREA
NOT TO SCALE



17 PAVEMENT SECTION – HEAVY DUTY
NOT TO SCALE

Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444

DATE: 05-07-08
REVISIONS:

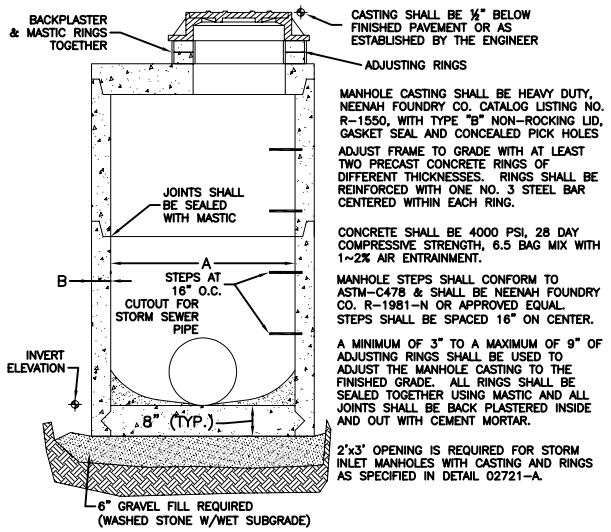
DR. WARREN DENTAL OFFICE
DETAILS

DRAWING NAME : P:\PROJECTS\D\DESO1\Dwg\Design\Details.dwg

FN: DES01

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

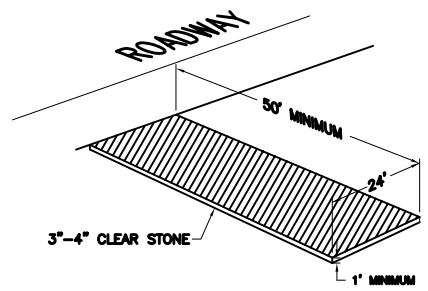
SHEET
C4.1



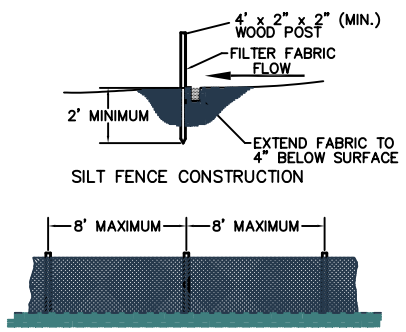
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER MANHOLE DETAIL
SCALE: NOT TO SCALE

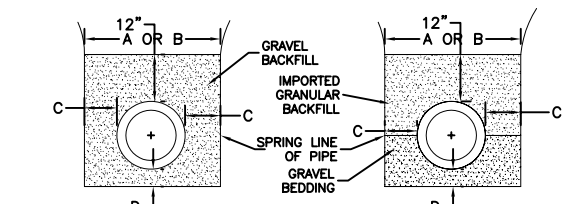


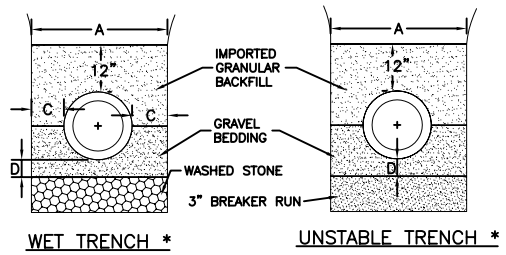
2 STONE CONSTRUCTION ENTRANCE
NOT TO SCALE



3 SILT FENCE
NOT TO SCALE

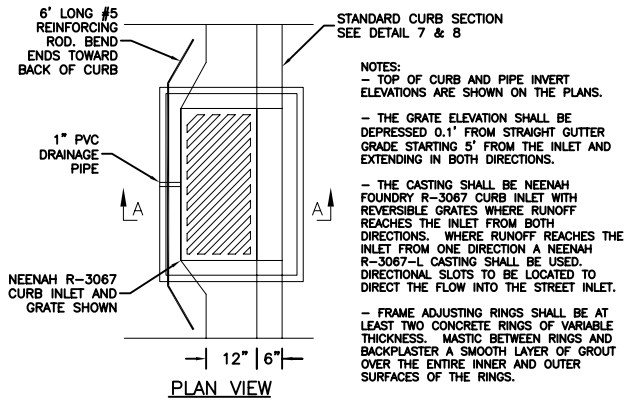
DIMENSIONS:
A: OUTSIDE DIAMETER OF PIPE PLUS 24" (MAXIMUM)
B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" (MAXIMUM)
C: MINIMUM - 6"
D: 4" BELOW BARREL AND 3" BELOW BELL; IN ROCK, 6" BELOW BARREL





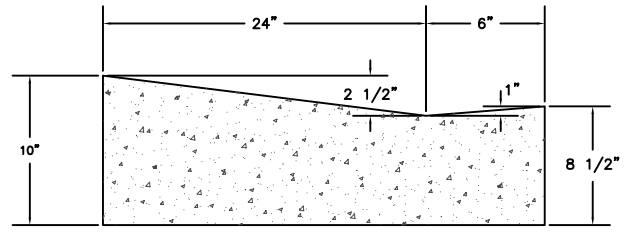
"RIGID PIPE" INCLUDES REINFORCED CONCRETE PIPE AND DUCTILE IRON PIPE ONLY. ALL OTHER PIPE MATERIALS SHALL BE CONSIDERED "FLEXIBLE PIPE". * THE WET TRENCH AND UNSTABLE TRENCH DETAILS ARE DRAWN SHOWING A "RIGID PIPE" TRENCH INSTALLATION.

4 TRENCH WIDTH AND BEDDING DETAILS
SCALE: NOT TO SCALE



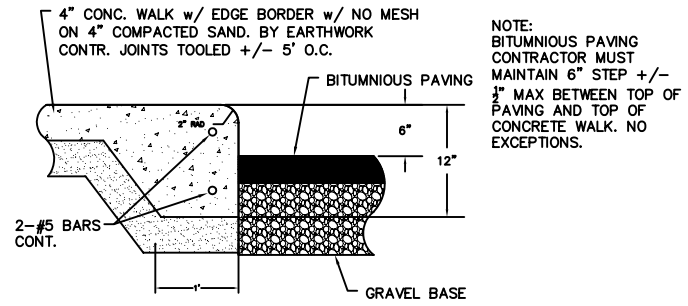
NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.
- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.
- THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.
- FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.

5 STORM SEWER INLET DETAIL
SCALE: NOT TO SCALE



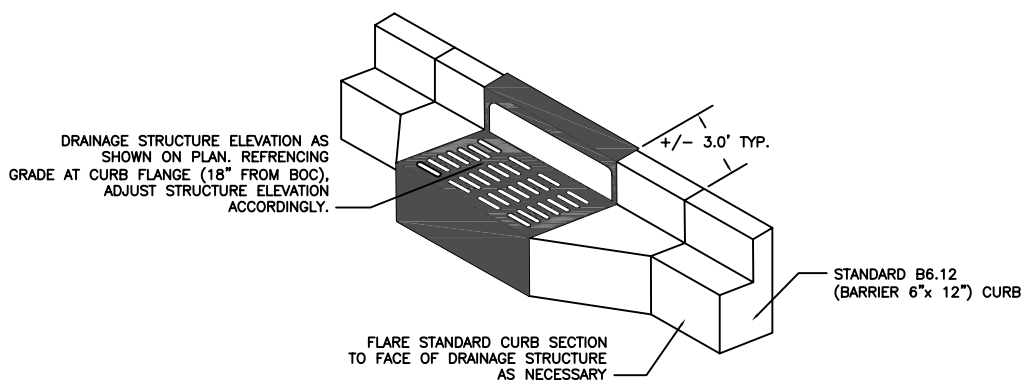
6 DRIVEWAY SECTION CONCRETE CURB & GUTTER TYPE "X"
NOT TO SCALE

WALK WIDTH AS INDICATED ON PLAN MAXIMUM SLOPE= 1/4" IN. 1'0"



NOTE:
BITUMNIOUS PAVING CONTRACTOR MUST MAINTAIN 6" STEP +/- 1/2" MAX BETWEEN TOP OF PAVING AND TOP OF CONCRETE WALK. NO EXCEPTIONS.

7 THICKENED EDGE SIDEWALK
NOT TO SCALE



8 CURB & DRAINAGE STRUCTURE INTERFACE
NOT TO SCALE

Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444

DATE: 05-07-08
REVISIONS:

DR. WARREN DENTAL OFFICE
DETAILS

DRAWING NAME : P:\PROJECTS\D\DESO1\Dwg\Design\Details.dwg
FN: DES01

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

SHEET
C4.0

EXISTING LEGEND

110	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
OH OH	OVERHEAD UTILITY LINE
G G	BURIED GAS LINE
W W	WATER MAIN
SAN SAN	SANITARY SEWER
STM STM	STORM SEWER
BuTel	BURIED TELEPHONE LINE
E E	BURIED ELECTRIC LINE
FO FO	BURIED FIBER OPTIC LINE
CaTV	BURIED CABLE TELEVISION LINE

TV	TV MANHOLE	E	ELECTRIC PEDESTAL
FO	FIBER OPTIC MANHOLE	TV	TV PEDESTAL
TP	TELEPHONE MANHOLE	T	TELEPHONE PEDESTAL
SN	SANITARY MANHOLE		HYDRANT
ST	STORM MANHOLE		HANDICAP PARKING STALL
MH	MANHOLE	G	GAS VALVE
E	ELECTRIC MANHOLE		STORM "H" INLET
W	WATER MANHOLE		STORM INLET
U	UTILITY MANHOLE	W	WATER VALVE

PROPOSED LEGEND

	EXISTING PLAT LINES
110	PROPOSED INDEX CONTOUR
112	PROPOSED INTERMEDIATE CONTOUR
X X	SILT FENCE
	BOULDER/ROCK RETAINING WALL
	BLOCK RETAINING WALL
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER SEE DETAIL 14

	APRON END SECTION
	STORM SEWER MANHOLE
	STORM SEWER MANHOLE W/ "H" INLET
	STORM "H" INLET
	INLET PROTECTION (TYPICAL)
	TRACKING PAD
	HANDICAP PARKING STALL

EROSION CONTROL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

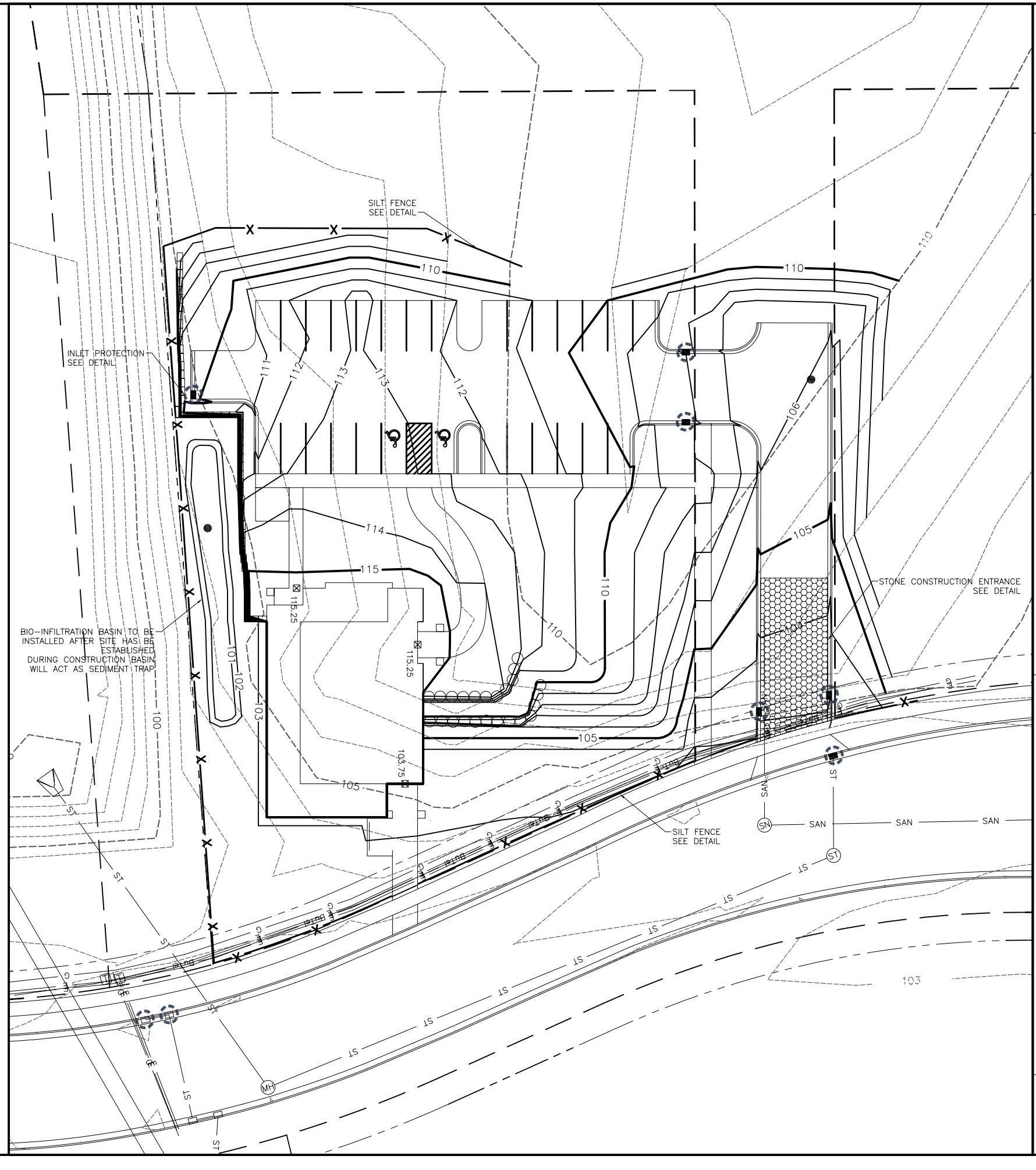
GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT BY THE CONTRACTOR. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT DIRECTION OF THE ENGINEER. THE MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



0 20 40 60

SCALE : 1"=40' (11"x17")
1"=20' (24"x36")

PROJECT SCHEDULE:

INSTALL EROSION CONTROL MEASURES: 1 DAY (JULY 15, 2008-JULY 16, 2008)
SITE GRADING: 272 DAYS (JULY 16, 2008-MAY 15, 2009)
TEMPORARY SEED AND MULCH: OCTOBER 15, 2008
FINAL SEED AND MULCH: MAY 15, 2009
VEGETATION ESTABLISHED: JULY 15, 2009

IF CONSTRUCTION ACTIVATES CANNOT BE COMPLETED BY THE DATES INDICATED, REVISED SOIL LOSS CALCULATIONS AND EROSION CONTROL MEASURES MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444

DATE: 05-07-08
REVISIONS: 05-13-08

DR. WARREN DENTAL OFFICE
EROSION CONTROL PLAN-PHASE 1

DRAWING NAME : DESGI\DWG\DESIGN\DESIGN-BASE.DWG
FN: DES01

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

SHEET C3.1

EXISTING LEGEND

110	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
OH OH	OVERHEAD UTILITY LINE
G G	BURIED GAS LINE
W W	WATER MAIN
SAN SAN	SANITARY SEWER
STM STM	STORM SEWER
BuTel	BURIED TELEPHONE LINE
E E	BURIED ELECTRIC LINE
FO FO	BURIED FIBER OPTIC LINE
CaTV	BURIED CABLE TELEVISION LINE

TV MANHOLE	ELECTRIC PEDESTAL
FIBER OPTIC MANHOLE	TV PEDESTAL
TELEPHONE MANHOLE	TELEPHONE PEDESTAL
SANITARY MANHOLE	HYDRANT
STORM MANHOLE	HANDICAP PARKING STALL
MANHOLE	GAS VALVE
ELECTRIC MANHOLE	STORM "H" INLET
WATER MANHOLE	STORM INLET
UTILITY MANHOLE	WATER VALVE

PROPOSED LEGEND

	EXISTING PLAT LINES
110	PROPOSED INDEX CONTOUR
112	PROPOSED INTERMEDIATE CONTOUR
	SILT FENCE
	BOULDER/ROCK RETAINING WALL
	BLOCK RETAINING WALL
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER SEE DETAIL 14

APRON END SECTION	INLET PROTECTION (TYPICAL)
STORM SEWER MANHOLE	TRACKING PAD
STORM SEWER MANHOLE W/ "H" INLET	HANDICAP PARKING STALL
STORM "H" INLET	

0 20 40 60

SCALE : 1"=40' (11"x17")
1"=20' (24"x36")

EROSION CONTROL NOTES:

STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED UNTIL GRAVEL BASE IS INSTALLED.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.

TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORK DAY OR AS REQUIRED BY THE CITY.

ALL AREAS WHICH ARE NOT PAVED SHALL RECEIVE A MINIMUM OF 4" TOPSOIL PRIOR TO SEEDING.

GRASS AREAS SHALL RECEIVE FERTILIZER, SEED, AND MULCH. SEED SHALL BE MIXTURE 40 IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF FOUR POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET.

MULCH SHOULD BE APPLIED SO THAT THE SOIL SURFACE IS UNIFORMLY COVERED. ACTUAL APPLICATION RATES MAY VARY DEPENDING UPON THE INDIVIDUAL SITE CHARACTERISTICS AND THE TYPE OF MULCH USED. MULCHING APPLICATION SHALL CONSIST OF STRAW AT A MIN. RATE OF 1.5 TONS PER ACRE. MULCH MUST BE CRIMPED.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND STRUCTURES SHALL BE INSPECTED AT LEAST WEEKLY AND WITHIN 24 HOURS AFTER A 0.5 INCH OR GREATER RAINFALL EVENT BY THE CONTRACTOR. ALL NECESSARY MAINTENANCE SHALL FOLLOW WITHIN 24 HOURS OF THE INSPECTION.

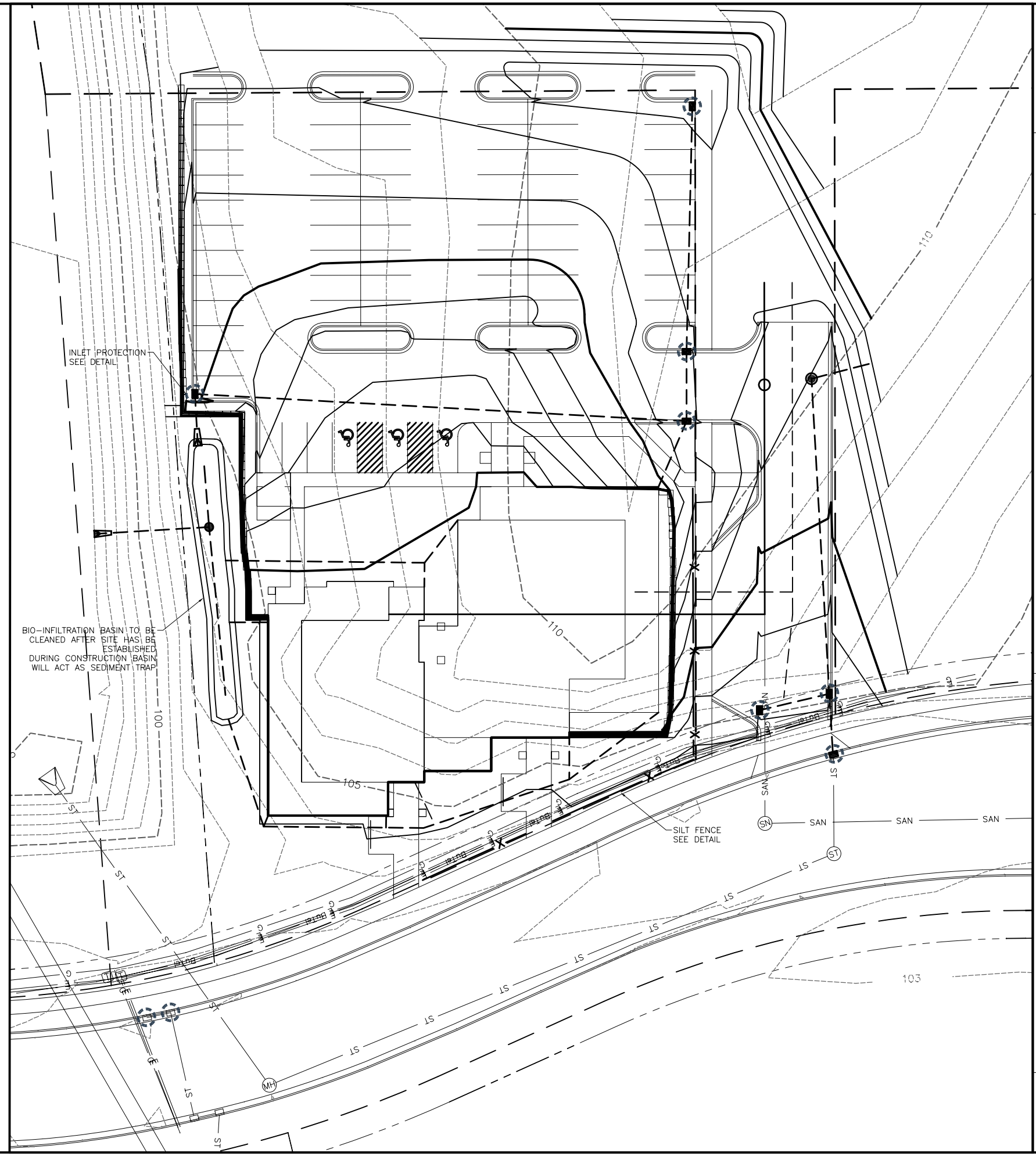
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT DIRECTION OF THE ENGINEER. THE MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

PROJECT SCHEDULE:

PHASE 1
INSTALL EROSION CONTROL MEASURES: 1 DAY (JULY 15, 2008–JULY 16, 2008)
SITE GRADING: 272 DAYS (JULY 16, 2008–MAY 15, 2009)
TEMPORARY SEED AND MULCH: OCTOBER 15, 2008
FINAL SEED AND MULCH: MAY 15, 2009
VEGETATION ESTABLISHED: JULY 15, 2009
PHASE 2
INSTALL EROSION CONTROL MEASURES: 1 DAY (JULY 15, 2010–JULY 16, 2010)
SITE GRADING: 272 DAYS (JULY 16, 2010–MAY 15, 2011)
TEMPORARY SEED AND MULCH: OCTOBER 15, 2010
FINAL SEED AND MULCH: MAY 15, 2011
VEGETATION ESTABLISHED: JULY 15, 2011

IF CONSTRUCTION ACTIVATES CANNOT BE COMPLETED BY THE DATES INDICATED, REVISED SOIL LOSS CALCULATIONS AND EROSION CONTROL MEASURES MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.



Calkins Engineering, LLC
5010 Voges Road
Madison, WI 53718
(608) 838-0444

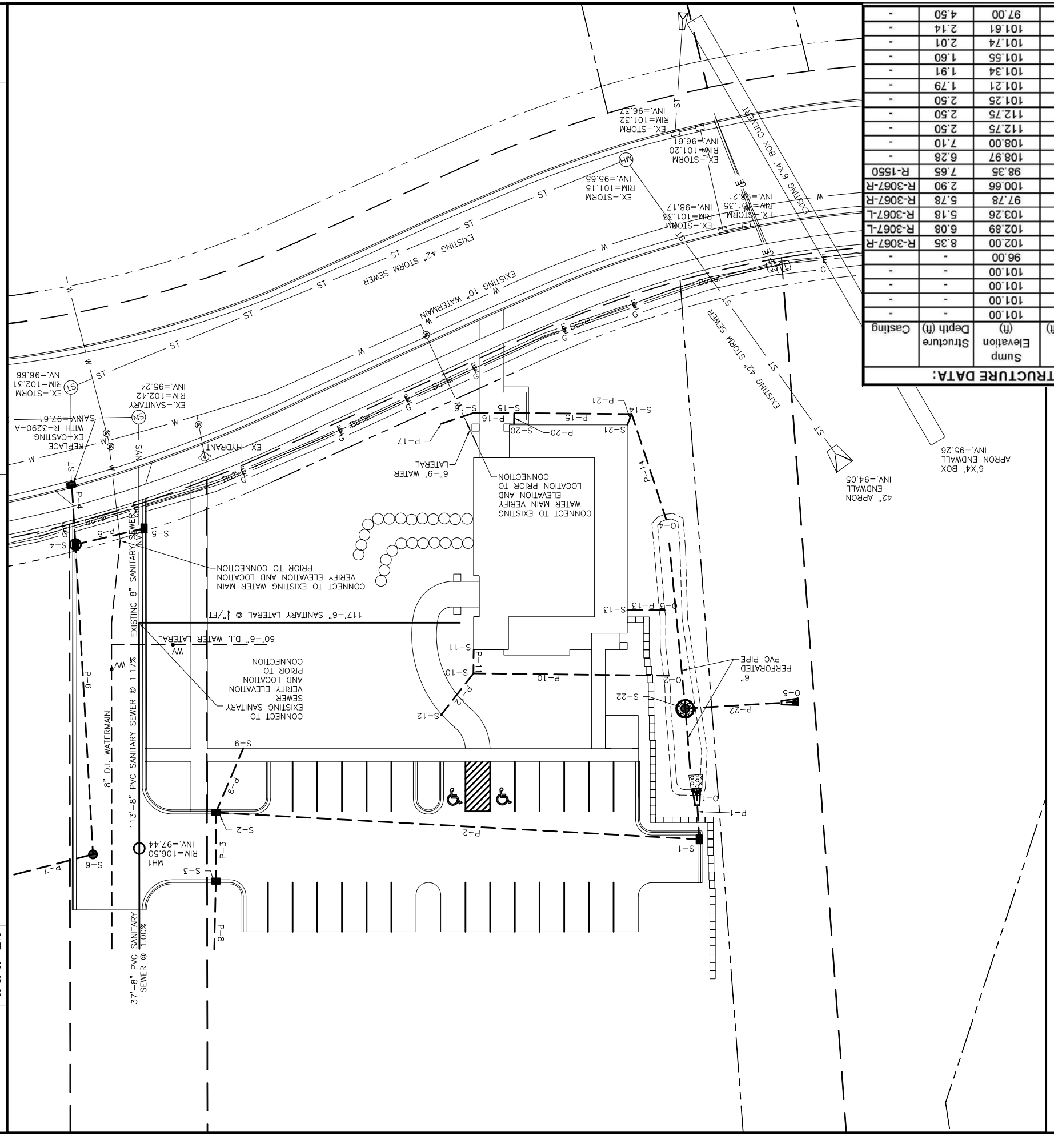
DATE: 05-07-08
REVISIONS:

DR. WARREN DENTAL OFFICE
OVERALL EROSION CONTROL PLAN

DRAWING NAME : DESGI\DWG\DESIGN\DESIGN-BASE.DWG
FN: DES01

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

SHEET
C3.0



Label	Inlet	Top of Casting Elevation (ft)	Sump Elevation (ft)	Structure Depth (ft)	Casting
O-1	15" A.E.	-	101.00	-	-
O-2	-	-	101.00	-	-
O-3	-	-	101.00	-	-
O-4	-	-	101.00	-	-
O-5	12" A.E	-	96.00	-	-
S-1	H-INLET	110.35	102.00	8.35	R-3067-R
S-2	H-INLET	108.97	102.89	6.08	R-3067-L
S-3	H-INLET	108.44	103.26	5.18	R-3067-L
S-4	4' CB W/INLET	103.56	97.78	5.78	R-3067-R
S-5	H-INLET	103.56	100.66	2.90	R-3067-R
S-6	4' CB	106.00	98.35	7.65	R-1550
S-9	ROOF DRAIN	115.25	108.97	6.28	-
S-10	BEND	115.10	108.00	7.10	-
S-11	ROOF DRAIN	115.25	112.75	2.50	-
S-12	ROOF DRAIN	115.25	112.75	2.50	-
S-13	ROOF DRAIN	103.75	101.25	2.50	-
S-14	BEND	103.00	101.21	1.79	-
S-15	TEE	103.25	101.34	1.91	-
S-16	BEND	103.15	101.55	1.60	-
S-20	ROOF DRAIN	103.75	101.74	2.01	-
S-21	ROOF DRAIN	103.75	101.61	2.14	-
S-22	3' CB	101.50	97.00	4.50	-

STORM SEWER STRUCTURE DATA:

Pipe No.	Upstream Structure	Downstream Structure	Length (ft)	Slope (%)	Pipe Size	Material	Upstream I.E. (ft)	Downstream I.E. (ft)
P-1	S-1	O-1	18	5.56	15	RCP	102.00	101.00
P-2	S-2	S-1	177	0.50	15	RCP	102.89	102.00
P-3	S-3	S-2	25	0.50	12	RCP	103.26	103.14
P-4	S-4	EX. INLET	21	0.81	18	RCP	97.78	97.61
P-5	S-5	S-4	26	9.15	12	RCP	100.66	98.28
P-6	S-6	S-4	113	0.50	18	RCP	98.35	97.78
P-7	S-7	S-6	151	0.50	18	RCP	99.10	98.35
P-8	STUB	S-3	25	0.50	12	RCP	103.39	103.26
P-8	S-8	S-2	25	0.50	6	HDPE	106.97	106.47
P-10	S-10	O-2	70	10.00	6	HDPE	108.00	101.00
P-11	S-11	S-10	9	1.67	6	HDPE	112.75	112.60
P-12	S-12	S-10	19	0.79	6	HDPE	112.75	112.60
P-13	S-13	O-3	11	2.27	6	HDPE	101.75	101.00
P-14	S-14	O-4	41	0.52	8	HDPE	101.21	101.00
P-15	S-15	S-14	44	0.30	6	HDPE	101.34	101.21
P-16	S-16	S-15	13	1.62	6	HDPE	101.55	101.34
P-17	STUB	S-16	13	2.45	6	HDPE	101.87	101.55
P-20	S-20	S-15	4	10.00	6	HDPE	101.74	101.34
P-21	S-21	S-14	4	10.00	6	HDPE	101.61	101.21
P-22	S-22	O-5	41	0.50	12	RCP	97.00	96.00

STORM SEWER PIPE DATA:

SCALE : 1"=40' (11"x17")
1"=20' (24"x36")

0 20 40 60

N

PROPOSED LEGEND

EXISTING PLAT LINES	APRON END SECTION
BOULDER/ROCK RETAINING WALL	WATER VALVE
BLOCK RETAINING WALL	PROPOSED HYDRANT
PROPOSED SANITARY SEWER	SANITARY MANHOLE
PROPOSED STORM SEWER	STORM SEWER MANHOLE
PROPOSED WATER MAIN	STORM SEWER MANHOLE W/ "H" INLET
PROPOSED STORM "H" INLET	
PROPOSED CURB & GUTTER SEE DETAIL 14	RIP RAP
	HANDICAP PARKING STALL
	STONE WEEPER

EXISTING LEGEND

G — G — BURIED GAS LINE	SANITARY MANHOLE
W — W — WATER MAIN	STORM MANHOLE
SAN — SAN — SANITARY SEWER	MANHOLE
STM — STM — STORM SEWER	WATER VALVE
Buttel — BURIED TELEPHONE LINE	GAS VALVE
E — E — BURIED ELECTRIC LINE	ELECTRIC PEDESTAL
FO — FO — BURIED FIBER OPTIC LINE	TV PEDESTAL
CaTV — BURIED CABLE TELEVISION LINE	TELEPHONE PEDESTAL
	HYDRANT
	STORM "H" INLET

DR. WARREN DENTAL OFFICE
UTILITY PHASE 1

DRAWING NAME : P:\2010\DWG\DESIGN\DESIGN-BASE.DWG

FN: 10530

DATE: 05-07-08
REVISIONS:
05-13-08

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

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SHEET C2.1

DR. WARREN DENTAL OFFICE
OVERALL UTILITY PLAN

DRAWING NAME : DES01\DWG\DESIGN\DESIGN-BASE.DWG

FN: DES01

DATE: 05-07-08

REVISIONS:

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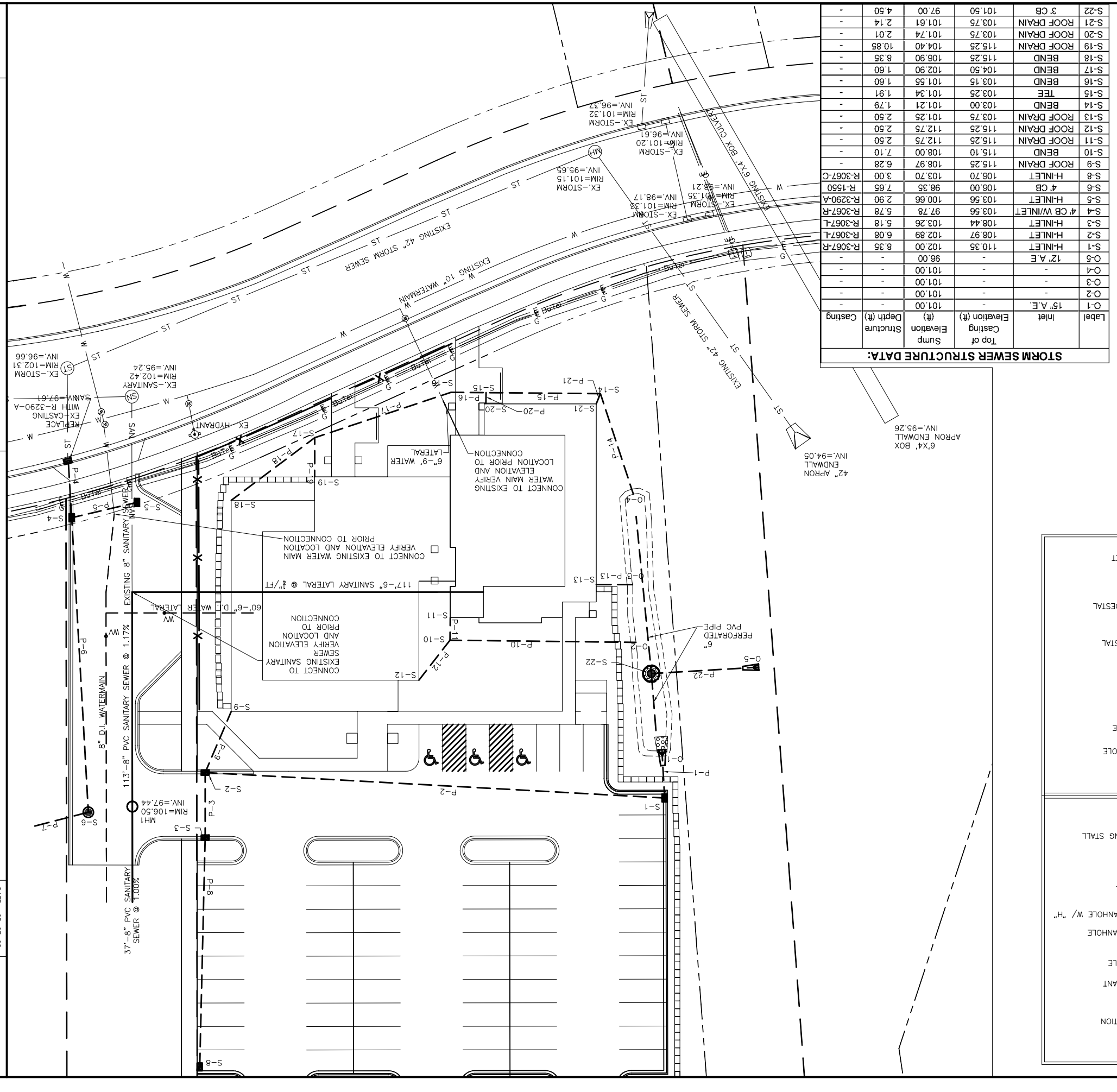
SHEET C2.0



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O-2	-	-	101.00	-	-
O-3	-	-	101.00	-	-
O-4	-	-	101.00	-	-
O-5	12" A.E	-	96.00	-	-
S-1	H-INLET	110.35	102.00	8.35	R-3067-R
S-2	H-INLET	108.97	102.89	6.08	R-3067-L
S-3	H-INLET	108.44	103.26	5.18	R-3067-L
S-4	4' CB W/INLET	103.56	97.78	5.78	R-3067-R
S-5	H-INLET	103.55	100.66	2.90	R-3290-A
S-6	4' CB	106.00	98.35	7.65	R-1550
S-8	H-INLET	106.70	103.70	3.00	R-3067-C
S-9	ROOF DRAIN	115.25	108.97	6.28	-
S-10	BEND	115.10	108.00	7.10	-
S-11	ROOF DRAIN	115.25	112.75	2.50	-
S-12	ROOF DRAIN	115.25	112.75	2.50	-
S-13	ROOF DRAIN	103.75	101.25	2.50	-
S-14	BEND	103.00	101.21	1.79	-
S-15	TEE	103.25	101.34	1.91	-
S-16	BEND	103.15	101.55	1.60	-
S-17	BEND	104.50	102.90	1.60	-
S-18	BEND	115.25	106.90	8.35	-
S-19	ROOF DRAIN	115.25	104.40	10.85	-
S-20	ROOF DRAIN	103.75	101.74	2.01	-
S-21	ROOF DRAIN	103.75	101.61	2.14	-
S-22	3' CB	101.50	97.00	4.50	-

STORM SEWER PIPE DATA:

Pipe No.	Upstream Structure	Downstream Structure	Length (ft)	Slope (%)	Pipe Size	Material	Upstream I.E. (ft)	Downstream I.E. (ft)
P-1	S-1	O-1	18	5.56	15"	RCP	102.00	101.00
P-2	S-2	S-1	177	0.50	15"	RCP	102.89	102.00
P-3	S-3	S-2	26	0.50	12"	RCP	103.26	103.14
P-4	S-4	EX INLET	21	0.81	18"	RCP	97.78	97.61
P-5	S-5	S-4	26	9.15	12"	RCP	100.66	98.28
P-6	S-6	S-4	113	0.50	18"	RCP	98.35	97.78
P-7	S-7	S-6	151	0.50	18"	RCP	99.10	98.35
P-8	S-8	S-3	88	0.50	12"	RCP	103.70	103.26
P-9	S-9	S-2	25	10.00	6"	HDPE	108.97	106.47
P-10	S-10	O-2	70	10.00	6"	HDPE	108.00	101.00
P-11	S-11	S-10	9	1.67	6"	HDPE	112.75	112.60
P-12	S-12	S-10	19	0.79	6"	HDPE	112.75	112.60
P-13	S-13	O-3	11	2.27	6"	HDPE	101.25	101.00
P-14	S-14	O-4	41	0.52	8"	HDPE	101.21	101.00
P-15	S-15	S-14	44	0.30	8"	HDPE	101.34	101.21
P-16	S-16	S-15	13	0.30	6"	HDPE	101.55	101.51
P-17	S-17	S-16	55	2.45	6"	HDPE	102.90	101.55
P-18	S-18	S-17	40	10.00	6"	HDPE	106.90	102.90
P-19	S-19	S-17	15	10.00	6"	HDPE	104.40	102.90
P-20	S-20	S-15	4	10.00	6"	HDPE	101.74	101.34
P-21	S-21	S-14	4	10.00	6"	HDPE	101.61	101.21
P-22	S-22	O-5	41	0.50	12"	RCP	97.00	96.00

SCALE : 1"=40' (11"x17")
1"=20' (24"x36")

0 20 40 60

N

EXISTING LEGEND

- BURIED GAS LINE — G —
- WATER MAIN — W —
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- BURIED TELEPHONE LINE — Bell —
- BURIED ELECTRIC LINE — E —
- BURIED FIBER OPTIC LINE — FO —
- BURIED CABLE TELEVISION LINE — CaTV —
- SANITARY MANHOLE
- STORM MANHOLE
- WATER VALVE
- MANHOLE
- GAS VALVE
- TV PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- HYDRANT
- STORM "H" INLET

PROPOSED LEGEND

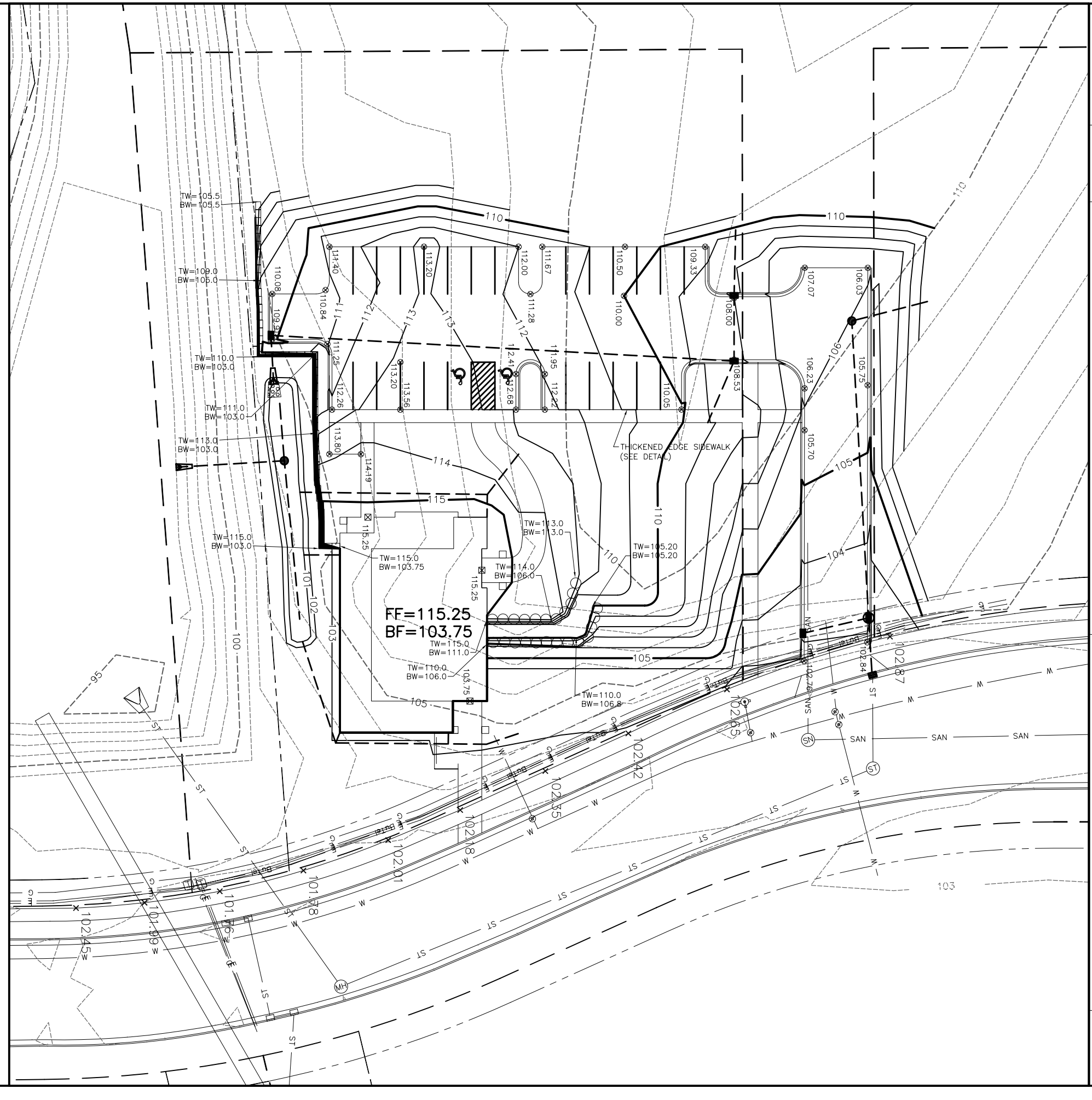
- EXISTING PLAT LINES
- BOULDER/ROCK RETAINING WALL
- BLOCK RETAINING WALL
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER SEE DETAIL 14
- APRON END SECTION
- WATER VALVE
- PROPOSED HYDRANT
- SANITARY MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER MANHOLE W/ "H" INLET
- STORM "H" INLET
- RIP RAP
- HANDICAP PARKING STALL
- STONE WEEPER

PROPOSED LEGEND

- EXISTING PLAT LINES
- 105 — PROPOSED INDEX CONTOUR
- 106 — PROPOSED INTERMEDIATE CONTOUR
- BOULDER/ROCK RETAINING WALL
- BLOCK RETAINING WALL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER SEE DETAIL
- APRON END SECTION
- ⊗ 105.00 EDGE OF PAVEMENT GRADES
- STORM SEWER MANHOLE
- ⊠115.25 BUILDING SPOT GRADES
- STORM SEWER MANHOLE W/ "H" INLET
- RIP RAP
- STORM "H" INLET
- HANDICAP PARKING STALL

EXISTING LEGEND

- 110 — EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- OH — OH — OVERHEAD UTILITY LINE
- G — G — BURIED GAS LINE
- STM — STM — STORM SEWER
- BuTel — BURIED TELEPHONE LINE
- E — E — BURIED ELECTRIC LINE
- FO — FO — BURIED FIBER OPTIC LINE
- CaTV — BURIED CABLE TELEVISION LINE
- (TV) TV MANHOLE
- (FO) FIBER OPTIC MANHOLE
- (TP) TELEPHONE MANHOLE
- (SN) SANITARY MANHOLE
- (ST) STORM MANHOLE
- (MH) MANHOLE
- (E) ELECTRIC MANHOLE
- (W) WATER MANHOLE
- (E) ELECTRIC PEDESTAL
- (TV) TV PEDESTAL
- (T) TELEPHONE PEDESTAL
- STORM "H" INLET
- STORM INLET



N

0 20 40 60

SCALE : 1"=40' (11"x17")
1"=20' (24"x36")

NOTE:

ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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Madison, WI 53718
(608) 838-0444

DATE: 05-07-08
REVISIONS: 05-13-08

DR. WARREN DENTAL OFFICE
GRADING PHASE 1

DRAWING NAME : DES01\DWG\DESIGN-BASE.DWG
FN: DES01

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

SHEET
C1.1

DR. WARREN DENTAL OFFICE
OVERALL GRADING PLAN

Calkins Engineering, LLC
Civil Engineers & Land Surveyors

Calkins Engineering, LLC
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DATE: 05-07-08

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SHEET C1.0

SCALE : 1"=40' (11"x17")
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ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

EXISTING LEGEND

- TV MANHOLE
- FIBER OPTIC MANHOLE
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- ELECTRIC PEDESTAL
- TV PEDESTAL
- TELEPHONE PEDESTAL
- STORM "H" INLET
- STORM INLET
- 110 EXISTING INDEX CONTOUR
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- OH OVERHEAD UTILITY LINE
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- STM STORM SEWER
- Buried BURIED TELEPHONE LINE
- E BURIED ELECTRIC LINE
- FO BURIED FIBER OPTIC LINE
- CaTV BURIED CABLE TELEVISION LINE

PROPOSED LEGEND

- EXISTING PLAT LINES
- 105 PROPOSED INDEX CONTOUR
- 106 PROPOSED INTERMEDIATE CONTOUR
- BOULDER/ROCK RETAINING WALL
- BLOCK RETAINING WALL
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER SEE DETAIL
- APRON END SECTION
- ⊗ 105.00 EDGE OF PAVEMENT GRADES
- STORM SEWER MANHOLE
- ⊠115.25 BUILDING SPOT GRADES
- STORM SEWER MANHOLE W/ "H" INLET
- RIP RAP
- STORM "H" INLET
- HANDICAP PARKING STALL

DESIGN
UNLIMITED
303 WEST UPHAM, SUITE 100, MARSHFIELD, WI 54449
PHONE 715-384-3207, FAX 715-384-9922, E-MAIL admin@designunlimitedmfld.com

REQUEST FOR SIP
TO METROTECH'S AMENDED GDP/PUD
Project #09841
Request for Initial Approval
May 21, 2008

TEXT

The Metrotech GDP/PUD was recorded on May 8, 2002, as part of the Sprecher Neighborhood Development Plan. (See attached Locator Map and Maps of Sprecher Neighborhood Development Plan and Metrotech GDP/PUD)

The Sprecher Neighborhood will ultimately include a diverse land use including a 'Town Center' directly East of subject Metrotech development. With this in mind, the Metrotech GDP/PUD was approved to primarily encourage and support commercial businesses that will compliment the overall Sprecher Neighborhood.

At this time, we are proposing a three level 30,596 sf. multi-tenant commercial building, referred to as the 'Warren Building'. (See attached Architectural Plans A1 through A6)

Description of the Metrotech Plat General Development Plan

A brief description of the Metrotech Plat, as stated in the GDP:

> The approximately 37 acre Metrotech Plat is proposed to be developed as a mixed-use planned development comprised of professional office uses, multifamily residential and retail-commercial, and a mixed-use area that would encompass retail, office, and multifamily development. There is also a 2.5-acre public park planned for the west side of the site.

The goals in the Metrotech GDP/PUD were stated as follows:

1. Create a mixed-use environment that is urban in character
2. Use building massing to create a definable public space
3. Develop a pedestrian-oriented neighborhood
4. Create a neighborhood that reflects the importance of this area as the gateway to Madison
5. Develop a neighborhood that can utilize future mass transit opportunities
6. Create a neighborhood that integrates into the Sprecher Neighborhood Plan

Description Relating to Goals Stated Above

1. *Create a mixed-use environment that is urban in character*

   Clearly, the proposed 3-level, multi-tenant, Warren project placed approximately 20' to 30' off Town Center Drive will give both the pedestrian and commuter a sense of urban scale. It's the owner's dream to encourage related medical complimentary tenants in the building's lease space.

2. *Use building massing to create a definable public space*

   The building's massing was used to define modest courtyards at the pedestrian entries of both Phase I and Phase II of the Warren project. Hopefully, both these areas will be convenient for resting or break areas as well as pick-up location after clinical appointments.

3. *Develop a pedestrian-oriented neighborhood*

   It's our intent that a clearly marked accessible route will allow pedestrians to enter Phase I and Phase II of the Warren building on Town Center Drive on level one (the lowest level)and traverse through Phase I and Phase II of the Warren building and ultimately have direct access to Metro Terrace on level two. From there, the pedestrian will be aligned to access the already approved *Town Center 5* on Site 5. Note: Approval for the *Town Center 5* building was obtained from the Plan Commission and Common Council, however, final approval was not obtained from the UDC and/or other Approval Agencies.

   Since the existing site posed an 7' grade challenge (sloping from northeast to southwest), it was decided the best way to accommodate the pedestrian in Phase I & Phase II would be to design a 3-level building with an 'at-grade' pedestrian access off Town Center Drive (level one) while at the same time incorporating another entry for vehicular users on the north side on level two. An elevator located in the north entry of Phase I gives the pedestrian/user unlimited access.

4. *Create a neighborhood that reflects the importance of this area as the gateway to Madison*

   Even though Dr. Robb Warren's project is only one small piece of the puzzle, to develop the gateway to Madison, it's our belief that the following considerations will make it successful. (See attached photos that indicate scale of housing project across Town Center Drive)

   a. site integration, by utilizing the existing grades (7'±) to design a 3-level, Phase I & Phase II building that is fully accessible
   b. fully landscaped site using natural contours
   c. utilizing building massing to screen parking lots from Town Center Drive.
   d. utilizing building massing to develop welcoming pedestrian entries.
   e. through the use of timeless architecture

5. *Develop a neighborhood that can utilize future mass transit opportunities*

   With the proposed high concentration of service providers on a highly traveled route, a mass transit system would seem like a natural progression.

6. *Create a neighborhood that integrates into the Sprecher Neighborhood Plan*

   With a future 'Town Center' and accompanied office-commercial zoning proposed in the Sprecher Neighborhood Plan, to the east of our subject site, it's our belief that Metrotech's Sites 3, 4, and 5, and more specifically Dr. Robb Warren's project on Site 4, will compliment this broader vision.

Primary Building Zones:

As shown on the attached maps, we believe we have met the intent of placing at least 50% of the primary building within the primary building zone. (See Sheet SD-2)

Build-to Lines:

As stated in Metrotech's GDP:

> Build-to lines serve to create a more pedestrian friendly neighborhood by requiring buildings to be placed at the front setback lines along public streets. The build-to lines are located at the frontages of public streets within the primary building zones. The architect, site planner or developer is required to place at least 50% of the primary buildings at the build-to line. Canopies, loggias or other structural elements could satisfy this requirement if the element is attached to the primary building.

Since pedestrian friendly neighborhoods are often defined by their location relative to the street and because of the unusual curvature of the front property line, it's our belief that pedestrians will welcome this concept. Both phases of the Warren project are designed to be built to the 'build-to' lines.

URBAN DESIGN REQUIREMENTS

Below are the Urban Design Requirements from Metrotech's GDP for Site 4:

> **Statement of Purpose**
> Good and consistent urban design is critical to the development of a mixed-use neighborhood. This section of the General Development Plan acts as an urban design guide to be used by City staff, City Commissions, and the applicant in regard to development parameters for each of the Sites.

Development Area Description:

SITE 4

Building Massing.
Building architecture, scale, and site design, will be pedestrian oriented and urban in character. Primary building placement will be along Town Center Drive with an architecturally articulated, usable entrance on Town Center Drive.

Orientation.
The building shall incorporate appropriate architectural detailing facing any public street.

Site Design.
Clear and efficient pedestrian access to Town Center Drive will be integrated into the design of this site.

Site design and parking layout shall be coordinated with Sites 4 and 5 to insure an efficient parking and pedestrian layout.

(See proposed Site Plans, Sheets SD-1 and SD-2)

Lighting shall be integrated into the design of the site. Exterior lighting levels should not be excessive, but provide for a safe environment.

(See Sheets E-1L, E-2L, E-3L)

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.

(See Sheets L1.0 and L2.0)

Additional Recommendations.
An architecturally articulated, human-scaled entrance located on Town Center Drive, as well as clear and efficient pedestrian access to the public street should be incorporated into the design and placement of the building.

Additional building square footage may be attained through the use of structured parking and/or underground parking.

Shade trees and landscaping will be provided to screen and shade the parking lots and create an appropriate pedestrian environment at the entrance to the buildings.

(See Sheets A-1 through A-6 and L1.0 and L2.0)

Site design needs to be coordinated with Sites 3 and 5.

(As shown on proposed Site Plans, Sheets SD-1 and SD-2)

Potential location of a Madison Metro Transit stop on or adjacent to this parcel.

Accommodation for a storm water swale or detention facility needs to be designed at the western property line of Site 4. The design for this storm water system will need to be coordinated with the adjoining areas.

(See Bio-Retention pond on sheets C1.0 through C3.1, L1.0 and L2.0)

General Comment:

We believe that (as shown on our preliminary plans) that we are meeting the intent of providing a human-scale enties on Town Center Drive.

With well defined parking lots (as shown on submitted site plans SD-1 and SD-2), that are central to Sites 3, 4 and 5, a parking structure will be possible in the future.

We anticipate meeting all landscaping requirements, (See L1.0 and L2.0) and site coordination between Sites 3 and 5 will be facilitated.

A storm water detention basin design will be provided directly on land west of subject site. (See Civil Engineering plans C1.09 through C3.1 and landscaping plans L1.0 through L2.0.)

ZONING TEXT

Below is the Zoning Text from Metrotech's GDP for Site 4:

> **Statement of Purpose**
> The Planned Unit Development District/General Development Plan is established to help provide a framework for a mixed-use neighborhood that would be generally consistent with the Sprecher Neighborhood Plan. The neighborhood is intended to provide a safe and suitable environment to work, shop and live.
>
> **Metrotech Plat General Guidelines**
>
> **The Primary and Secondary Building Placement Zones:**
> The intent of the primary and secondary building zones is to create a framework to guide architects and developers and to ensure the goals listed above are implemented. The architect, site planner or developer is required to locate at least 50% of the primary building within the primary building zone. Parking areas shall not occur between the building facade and any public street within the primary building zone. The secondary building zone is intended to guide placement of buildings in areas that may not be as important to the character of the streetscape, but would add to the overall feel of the neighborhood.

(See enclosed site plans SD-2 defining proposed project in relation to the primary building zone)

> The primary building zones described in this document on page 46 were designed to reinforce the goals of the General Development Plan and also allow the developer and architect the flexibility and creativity to design a space that is appropriate for their user. If a superior design solution is created, or adjoining areas are combined, the developer, site planner or architect should explain in detail the reasons why the building zone should be redefined and insure that the goals that are laid out in the following sections are adhered to.

(See proposed Site Plan, SD-1 and SD-2)

Build-to Lines and Building Setbacks:
Build-to lines serve to create a more pedestrian friendly neighborhood by requiring buildings to be placed at the front setback lines along public streets. The build-to lines are located at the frontages of public streets within the primary building zones. The architect, site planner or developer is required to place at least 50% of the primary building at the build-to line. Canopies, loggias or other structural elements could satisfy this requirement if the element is attached to the primary building.

Building setbacks are used on side and rear boundaries of the parcels to define where the building limits are. Parking areas, landscaped buffer areas and other features such as signage can occur beyond the building setbacks if those elements conform to existing zoning regulations.

Development Phasing:
Development phasing on any of the development areas may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

Residential Density:
The maximum dwelling units-per-acre is 19.4 averaged over the 5 sites that allow residential development. If recommended density cannot be achieved on sites 8, 9 and 10, then additional density may be allowed on the residential sites 6 and 7, not to exceed 25 dwelling units per acre. In no way will more than 260 units be allowed over the whole development area. Site 10 will not exceed a density of 22 dwelling units per acre.

Modifications to the Development Areas:
The development areas that have been described in the General Development Plan can be modified to create a more effective and creative neighborhood, however these modifications shall require approval as part of the Specific Implementation Plan and an amendment to the General Development Plan, or approval as an alteration to the Planned Unit Development.

Proposed Specific Implementation Plans:
Specific Implementation Plan proposals will be carefully reviewed to ensure maximum feasible consistency with the design objectives of the proposed project as defined by the Urban Design Requirements, the regulations for the Primary and Secondary Building Placement Zones, Build-to lines, minimum height requirements on the Sprecher Road and Milwaukee Street frontages, and the placement of parking areas, which directly support the recommendations of the adopted neighborhood plan to create compact, pedestrian-oriented neighborhoods with an attractive human-scale streetscapes. Reaching the maximum development densities that would be allowed by GDP Zoning regulations, or accommodating the site preferences of particular prospective developments or business establishments will be considered relatively less important than the objective of creating an attractive, pedestrian-oriented neighborhood that provides a suitable and desirable environment for its residents.

Development Area Description:

SITE 4

Description:
Office uses is the land use allowed on Site 4.

The boundaries between Sites 3, 4 and 5 shown on the attached map are approximated to allow for a more effective and high quality design solution. Any alteration to lot boundaries may require a change to the GDP.

Permitted Uses:
Offices, business and professional
Banks and financial uses
Medical, dental, and optical clinics
Telephone (Communication) exchanges, microwave relay towers, and communication transmission equipment buildings
Nursery schools or day care establishments

The proposed Warren building is to be dental in nature with lease spaces to be like-related tenants.

Lot Area:
1.4 acre

Intensity:
Maximum F.A.R. is .80

(Actual F.A.R. with Phase I and II is .48) (See attached original land use tabulations from the Metrotech GDP)

Height Requirements:
A maximum of three stories or 35 feet in height

(2-Story with additional lower level)

Build-to Lines:
20' from Town Center Drive r.o.w. within the Primary Building Zone

(See proposed Site Plans, Sheet SD-1 and SD-2)

Minimum Building Setbacks:
5' from northern property line
6' from eastern property line
60' from western property line (to accommodate storm water management)

Yard Requirements:
Yard areas will be provided as part of the SIP submittal.

Sign Requirements:
Finalized signage design will be provided as part of the SIP submittal. Sign requirements will conform to the City of Madison sign regulations.

Accessory Off-Street Parking and Loading:
Accessory off-street parking and loading requirements per approved plans shall be provided as part of the SIP submittal.

Bicycle parking will conform to the standards set forth in section 28.11(3) of the City of Madison Zoning Code.

(See proposed Site Plans SD-1 and SD-2)

Parking for this site may include a mixture of surface and underground parking if necessary. Additional building square footage may be attained through use of structured parking and/or underground parking.

(See previous text)

Surface or structured parking will be located at the rear of the site. Any surface parking that may be visible from a public street will be screened with landscaping or architectural screening.

(See Landscape sheets L1.0 and L2.0)

Parking that is located between any public street and the building facade within the primary building zones should only be implemented to accommodate unusual circumstances, such as disabled accessibility, safety, or other important needs. Parking areas that do occur in this zone must have a high level of visual screening or be integrated into the overall design of the building.

Joint vehicular access and pedestrian connections are recommended with Site 3 and 5.

Parking will be located to accommodate the proposed uses while creating a pedestrian focused streetscape and site layout.

(See proposed Site Plan, Sheets SD-1, SD-2, L1.0 and L2.0)

Site 4 will utilize on-street parking on Town Center Drive.

Development Phasing:
Development phasing on any of the Site 4 may be appropriate, but all future phases must be shown on any Specific Implementation Plan (SIP) to insure that the goals of this document are achieved. The floor area ratio (F.A.R.) will be based on the improved area of the development site.

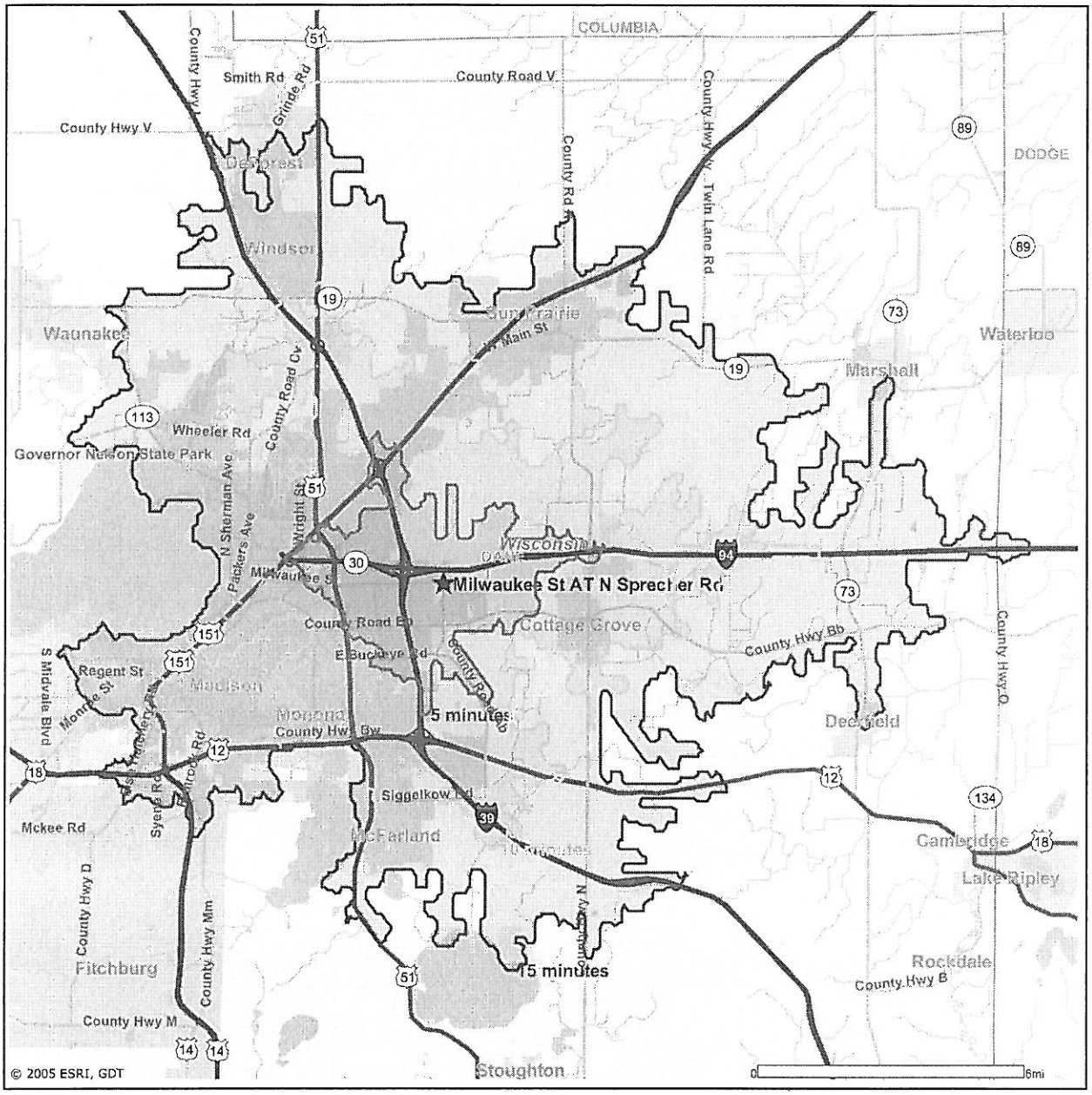
It is our interpretation that a phased project is appropriate however, per City staff recommendations; an amended GDP is being requested.

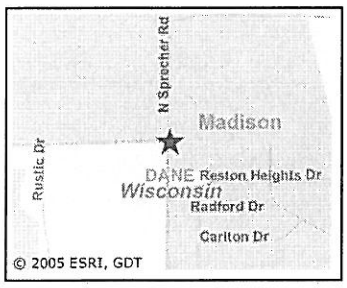
Site Map

Milwaukee St AT N Sprecher Rd
Madison, WI 53718

January 25, 2005

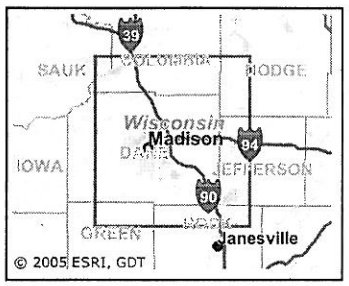
Latitude: 43.0995
Longitude: -89.2667





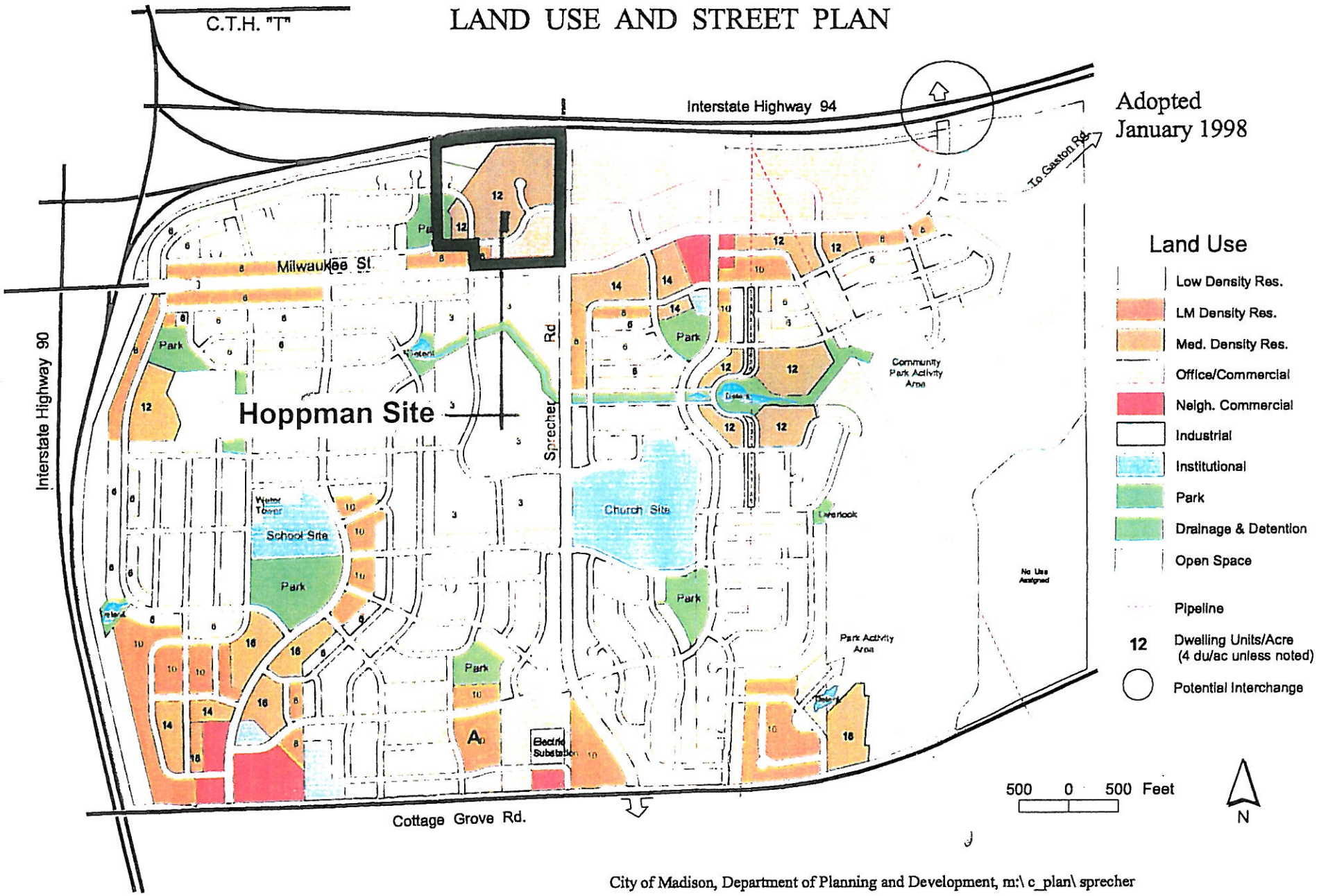
Business Information Solutions

ESRI



SPRECHER NEIGHBORHOOD DEVELOPMENT PLAN

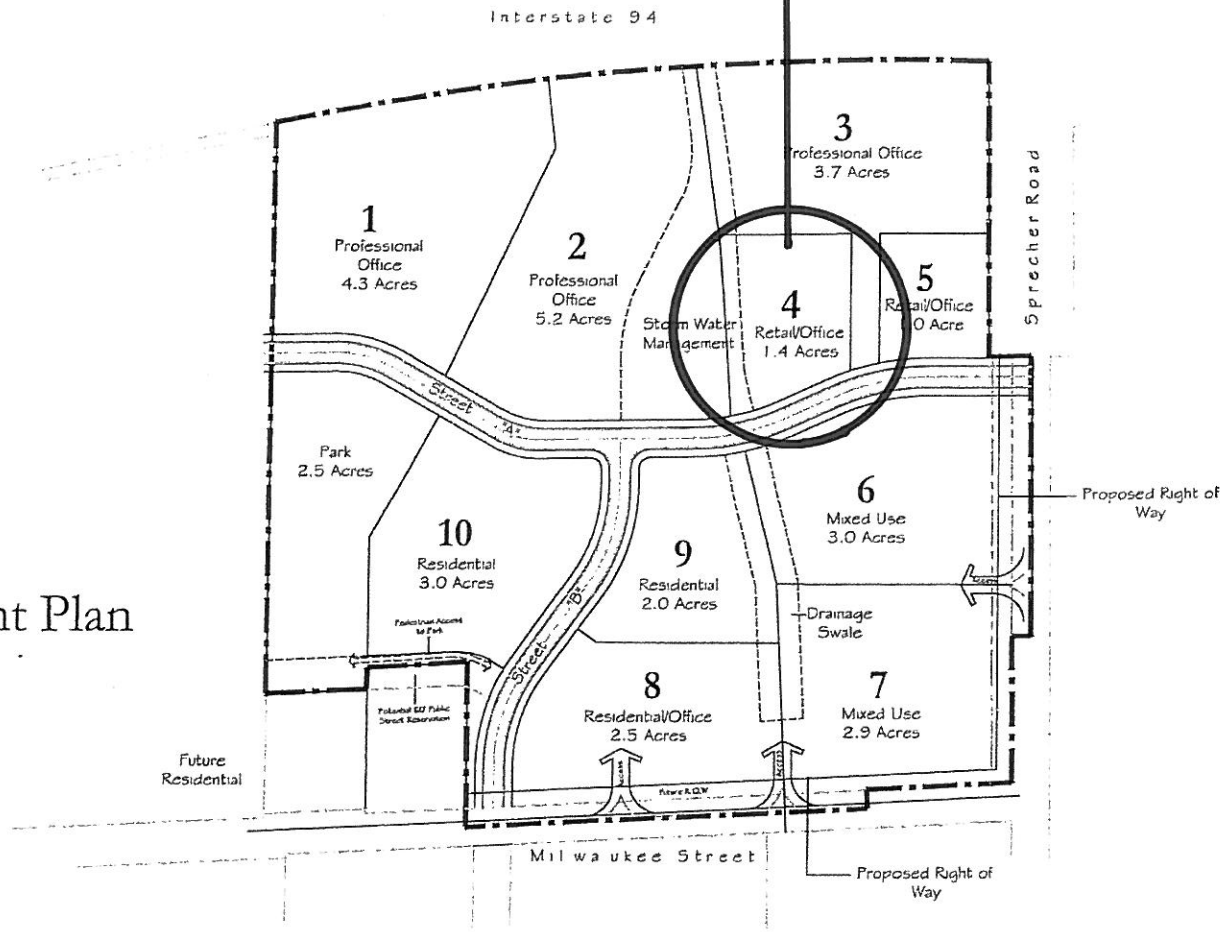
LAND USE AND STREET PLAN



City of Madison, Department of Planning and Development, m:\ c_plan\ sprecher

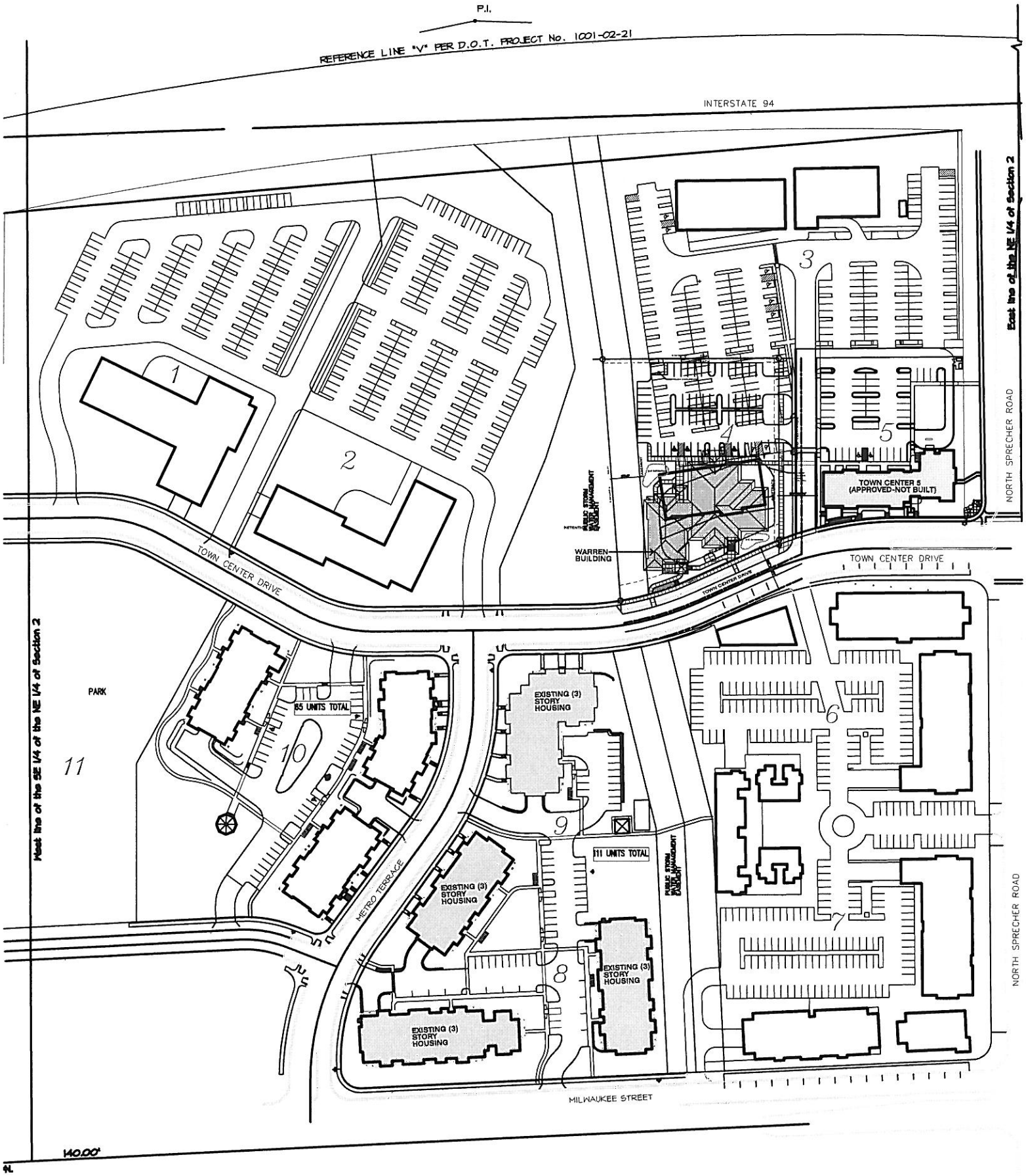
SITE PLAN

PROPOSED SITE



HOPPMAN PROPERTY
General Development Plan
Madison, Wisconsin

Revised:
December 10, 2001



OVERALL METROTECH SITE PLAN

METROTECH NEIGHBORHOOD

Revised Land Use Tabulations

Lot Description	Approximate Lot Square Feet	Acres	Estimated Building Square Feet*	Maximum Floor	Maximum Potential Square Feet			Maximum Residential Units	Maximum Dwelling Units per Acre	Maximum FAR
					Retail	Office**	Residential***			
1	187,013	4.3	130,909	3		130,909				0.70
2	225,697	5.2	180,558	~5/6		180,558				0.80
3	161,017	3.7	136,864	~7/8		136,864				0.85
4	60,971	1.4	48,777	3/2 min.		48,777				0.80
5	43,261	1	34,608	3/2 min.	8,000	26,608				0.80
6	129,573	3	97,180	5/2 min.	16,000	23,580	57,600	48	16 #	0.75
7	128,599	3	96,449	5/2 min.	12,000	42,449	42,000	35	12 #	0.75
8	112,632	2.5	101,367	4		26,967	74,400	62	25	0.90
9	86,192	2	60,334	5			60,334	50	25	0.70
10	128,919	3	77,351	3			77,351	65	22	0.60
Public Parkland	107,242	2.5								n/a
Public Right of Way	236,500	5								n/a
Site Totals	**1,607,616**	**37**	**964,397**		**36,000**	**616,712**	**311,685**	**260**	**Average 19.4**	**Average 0.77**

Notes:

* Estimated Building Square Feet is based on the FAR or dwelling units per acre.

** The average office square feet is based on the average FAR minus the retail and estimated residential square feet.

*** Residential units are based on the maximum dwelling units that are available to each of the sites and the square footage per unit has been estimated at 1200 sq. ft. per unit.

\# Sites 6 and 7 may receive added dwelling units if not applied to sites 8, 9, and 10. They are not to exceed 25 du/acre

~ Maximum height of buildings may be increased with underground or structured parking.

PHOTO 1

TAKEN WHILE STANDING ON SITE #4 LOOKING AT HOUSING PROJECT IN A SOUTHWEST DIRECTION ACROSS TOWN CENTER DRIVE.

PHOTO 2

TAKEN LOOKING NORTH TOWARD INTERSTATE 94

PHOTO 3

TAKEN LOOKING DIRECTLY EAST
TOWARD SPRECHER STREET

PHOTO 4

HOUSING PROJECT (3 LEVEL)
ACROSS STREET

PHOTO 5

SITE #4 INDICATING EXISTING GRADE DIFFERENCE (APPROX. 7' ACROSS SITE)