



City of Madison

Proposed Demolition and Conditional Use

Location
2300 South Park Street

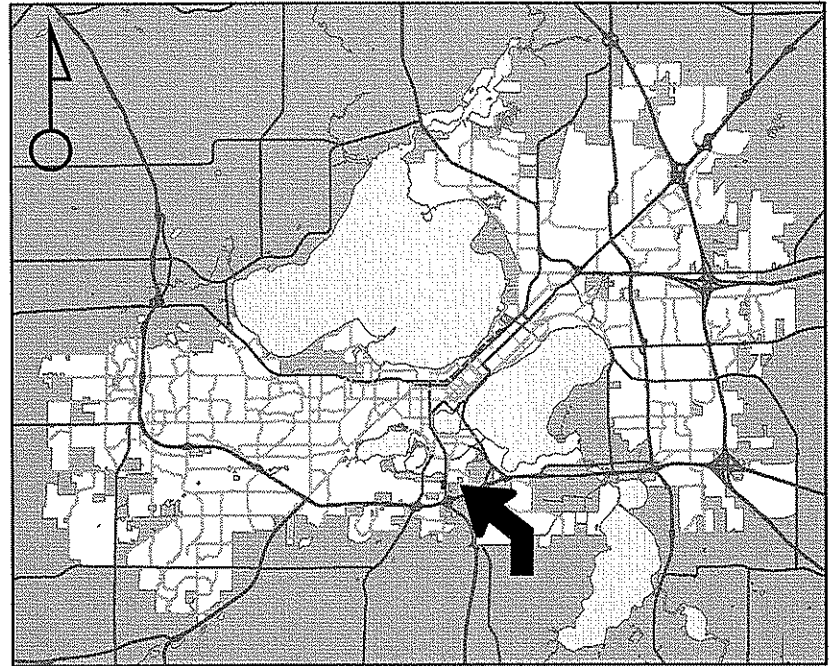
Project Name
Villager Mall Phase 2

Applicant
Community Development Authority/John Lichtenheld - Schreiber Anderson Associates

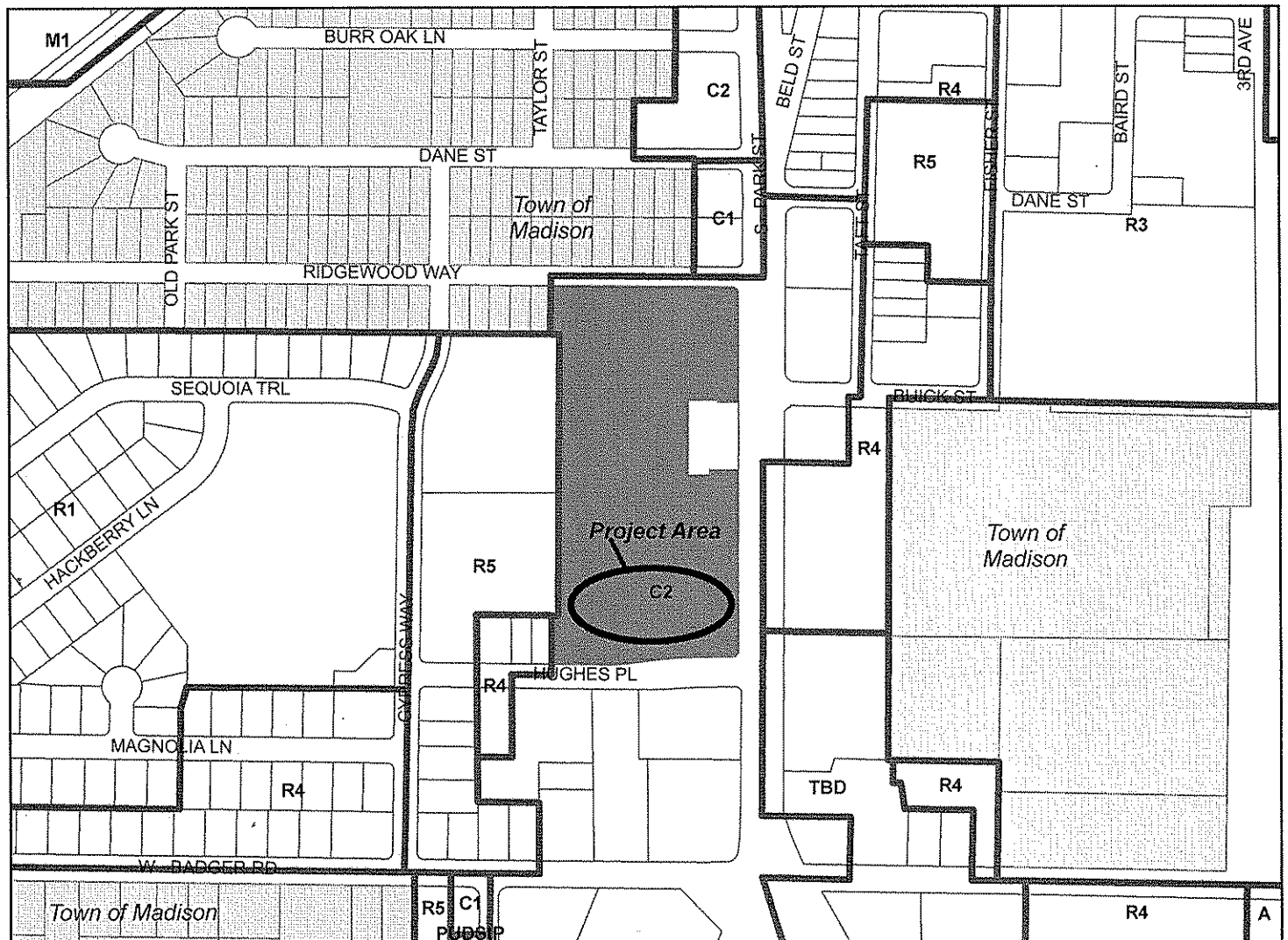
Existing Use
Villager Mall

Proposed Use
Demolish Retail Building to Create Permanent Parking Lot for Villager Mall and Conditional Use Approval of a Temporary Parking Lot at Northwest Corner of South Park Street and Hughes Place

Public Hearing Date
Plan Commission
21 June 2010

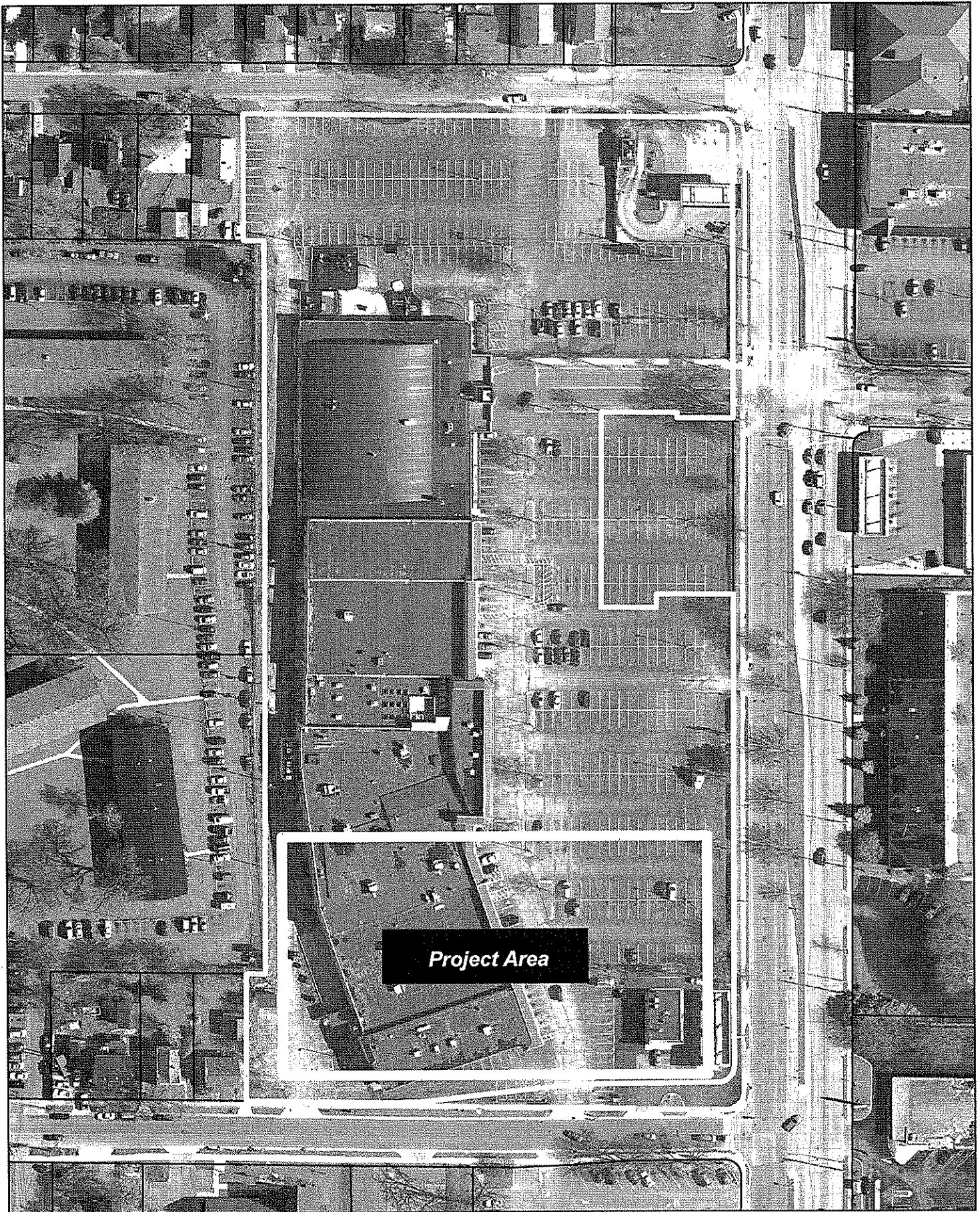


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 08 June 2010



Project Area



LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All Land Use Applications should be filed directly with the Zoning Administrator.

| FOR OFFICE USE ONLY: | |
|--------------------------------|-------------------------------|
| Amt. Paid _____ | Receipt No. _____ |
| Date Received <u>5-12-2010</u> | Received By _____ |
| Parcel No. _____ | Aldermanic District <u>14</u> |
| GQ _____ | Zoning District _____ |
| For Complete Submittal | |
| Application _____ | Letter of Intent _____ |
| IDUP _____ | Legal Descript. _____ |
| Plan Sets _____ | Zoning Text _____ |
| Alder Notification _____ | Waiver _____ |
| Ngrhd. Assn Not. _____ | Waiver _____ |
| Date Sign Issued _____ | |

1. **Project Address:** 2300 South Park Street **Project Area in Acres:** 1.86

Project Title (if any): Villager Mall Phase 2

2. **This is an application for:**

| Zoning Map Amendment (check the appropriate box(es) in only one of the columns below) | | |
|---|--|---|
| <input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: | Rezoning to or Amendment of a PUD or PCD District: | |
| Existing Zoning: _____ to _____ | <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-GDP | |
| Proposed Zoning (ex: R1, R2T, C3): _____ | <input type="checkbox"/> Ex. Zoning: _____ to PUD/PCD-SIP | |
| | <input type="checkbox"/> Amended Gen. Dev. | <input type="checkbox"/> Amended Spec. Imp. Plan |
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" type="checkbox"/> Demolition Permit | <input type="checkbox"/> Other Requests (Specify): _____ |

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Mark Olinger Company: Dept. of Planning and Economic Development
Street Address: 215 Martin Luther King Jr. Blvd City/State: Madison Zip: WI
Telephone: (608) 266-4675 Fax: () Email: Molinger@cityofmadison.com

Project Contact Person: John Lichtenheld Company: Schreiber Anderson Associates
Street Address: 717 John Nolen Drive City/State: Madison Zip: 53713
Telephone: (608) 255-0800 Fax: () Email: jlichtenheld@saa-madison.com

Property Owner (if not applicant): Community Development Authority
Street Address: 215 Martin Luther King Jr. Blvd City/State: Madison Zip: WI

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: _____

Demolition of existing building to allow parking as approved in 2009 Villager Mall Master Plan; Temporary parking lot

Development Schedule: Commencement 2010 Completion 2011

5. Required Submittals:

- Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

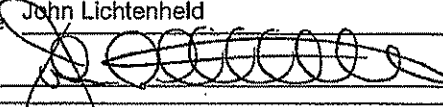

→ The site is located within the limits of Comprehensive Plan, which recommends: Community Mixed Use for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing no later than **30** days prior to filing this request:

→ List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:
Dale Cox (Burr Oaks Neighborhood Association, Apr. 12), Tim Bruer (Alder, Apr. 17), Jodi Fisher (SMBA, Apr. 12)

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Kevin Firchow Date: 4/8/2010 Zoning Staff: Matt Tucker Date: 4/8/2010
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name John Lichtenheld Date 05/11/2010
 Signature  Relationship Property Owner Consultant
 Authorizing Signature of Property Owner  Date 5/12/10

**Schreiber Anderson
Associates**

717 John Nolen Drive
Madison, WI 53713
t 608.255.0800
f 608.255.7750
www.saa-madison.com

May 12, 2010

Letter of Intent

Partial Building Demolition and Temporary Parking Lot

The Villager

2300 S. Park Street

Madison, WI



Urban Planners
Landscape Architects
Civil Engineers

The Master Plan for Villager Mall was approved by the City of Madison in September 2008. As a part of the approval, the project was scheduled to be developed in two phases. In 2010, the first phase of the project will be completed. The second phase is scheduled for completion in 2011. As a part of the second phase, the existing 22,400 square foot section of The Villager, containing the grocery store and the former Dane County Human Services space at the south end of the site is scheduled for demolition, to be replaced with 115 spaces of additional parking for the development.

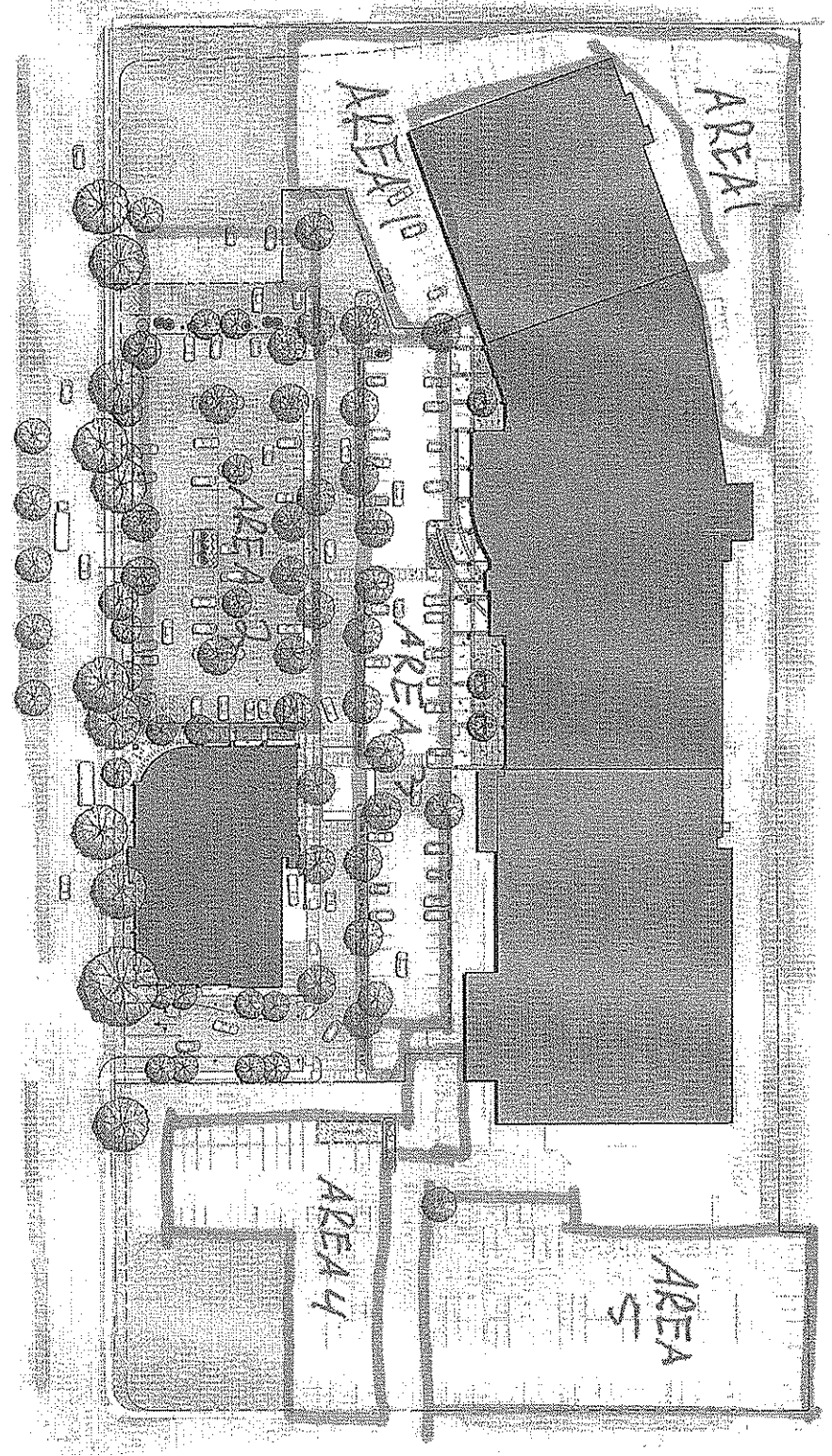
The applicant, the Community Development Authority (CDA), is requesting approval of the demolition. In addition, the applicant is requesting approval of the construction of a temporary parking lot containing 50 parking stalls in the southeast corner of the site. As shown in the master plan, the temporary parking lot will eventually be constructed as a multi-story building with up to a 3 story 44,000 square foot building.

The proposed schedule includes approval of the temporary parking lot in 2010, construction of the temporary parking lot in the fall 2010, demolition of the building in the late fall 2010/spring 2011, and construction of Phase 2 of the project in the spring/summer of 2011.



STRANG

LANDSCAPE ARCHITECTS
1000 15th Street, Suite 1000
Denver, CO 80202
303.733.8888



LANDSCAPE ARCHITECTS
1000 15th Street, Suite 1000
Denver, CO 80202
303.733.8888

THE VILLAGER
PHASE I
THE ATRIUM

2010 © STRANG
LANDSCAPE ARCHITECTS
DENVER, CO
LANDSCAPE PLAN

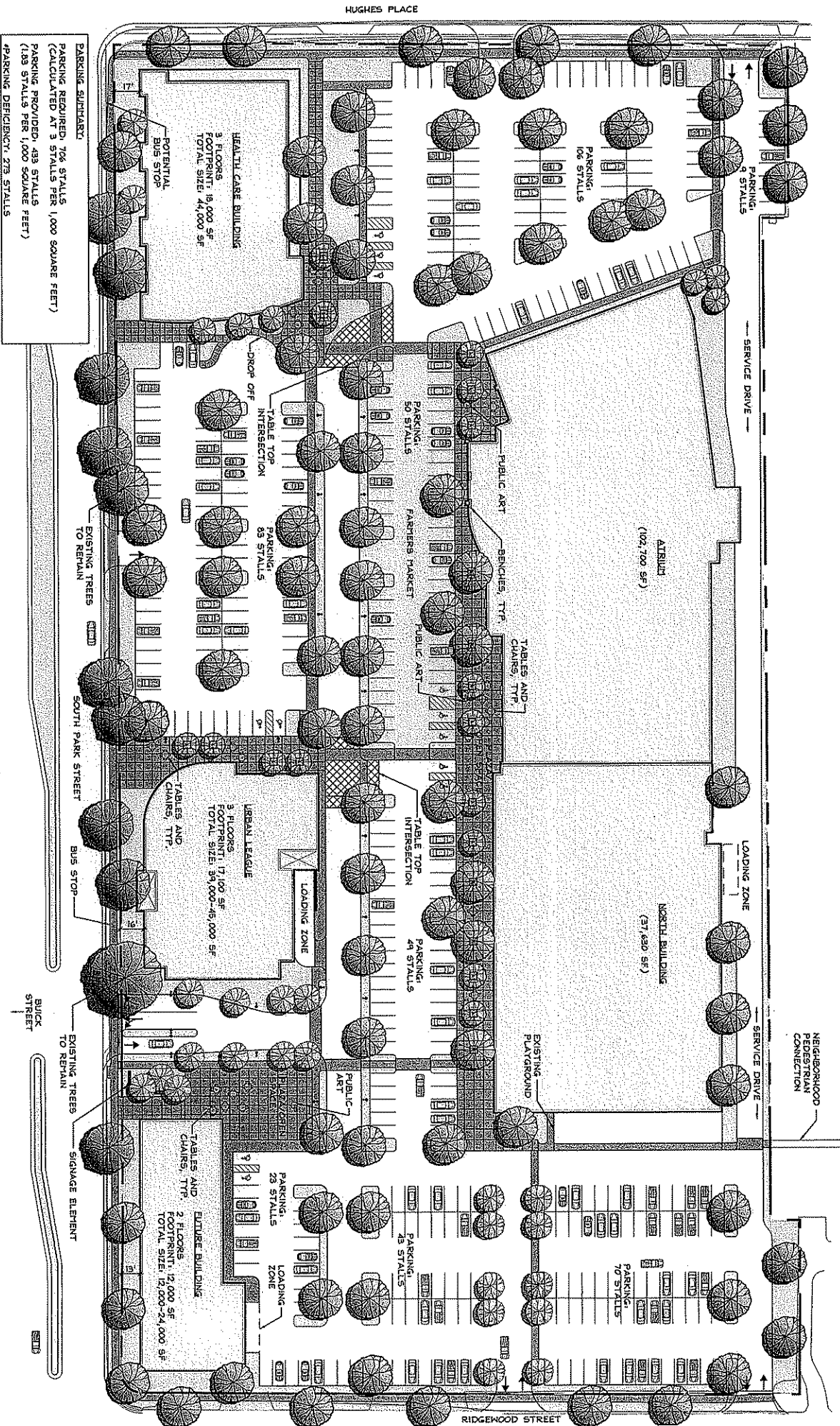
SCALE
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SAA
C501

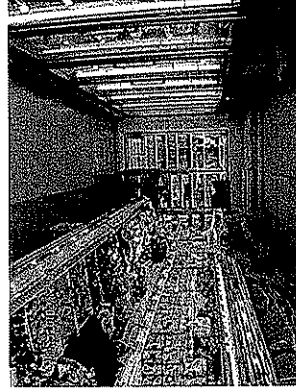
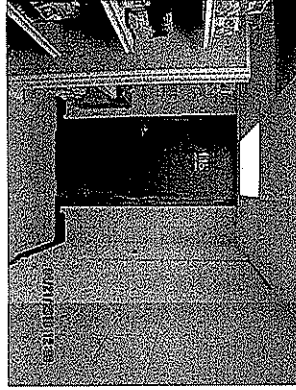
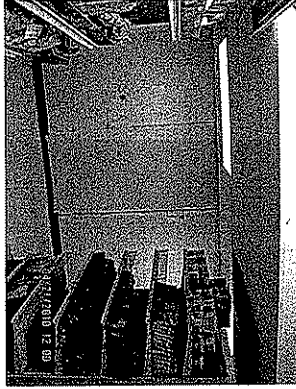
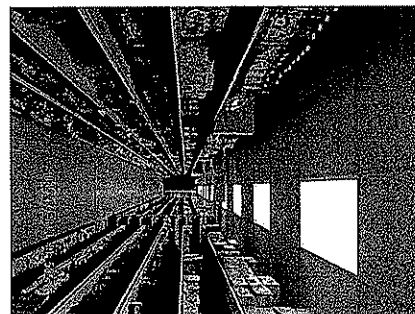
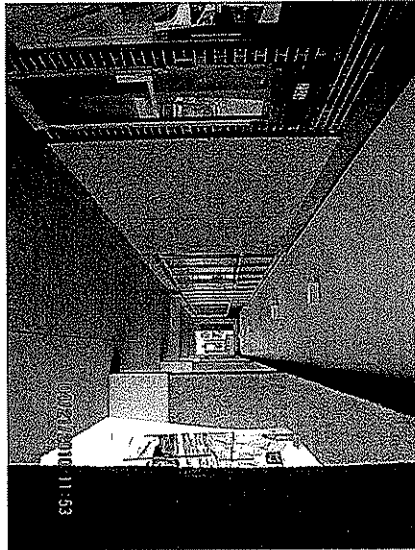
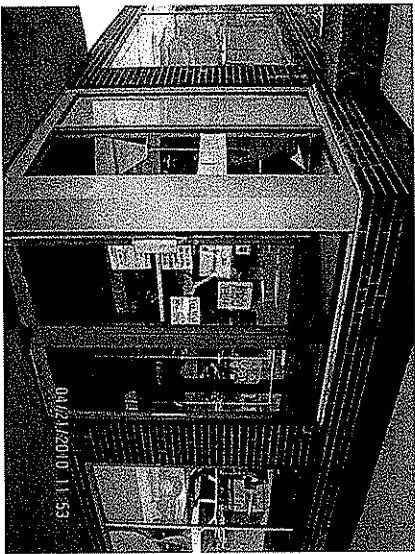
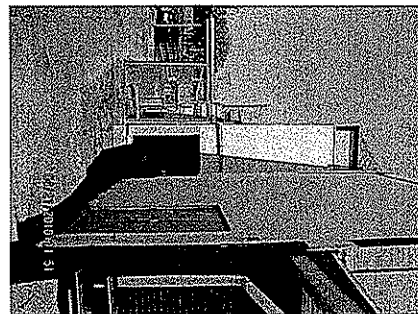
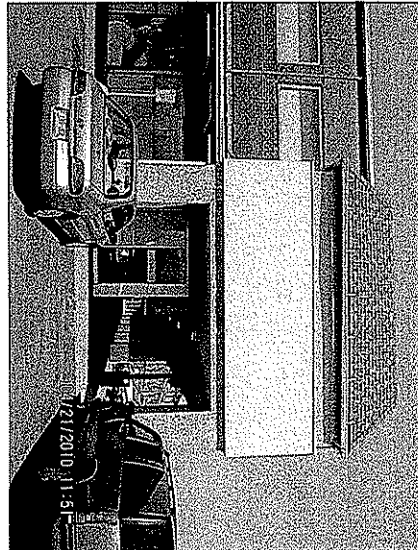
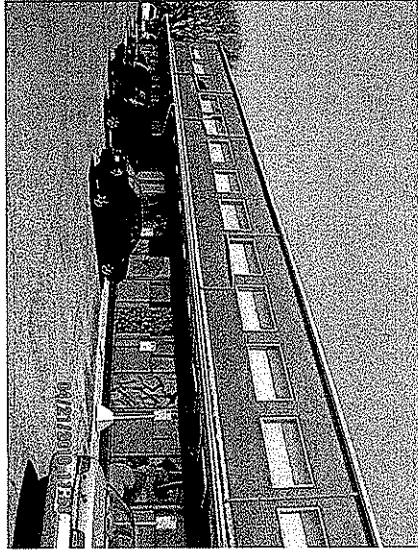
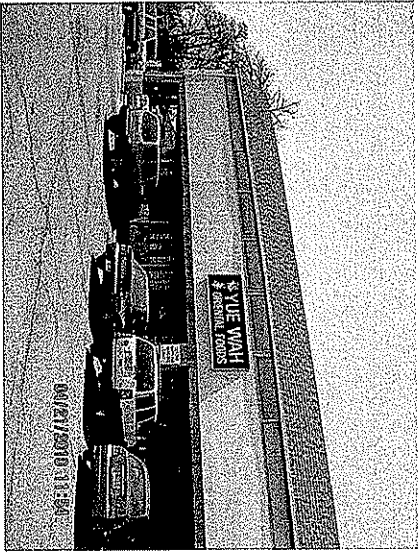
The Villager Traffic Counts 2010

| | Area 1 | | | Area 2 | | | Area 3 | | | Area 4 | | | Area 5 | | | Totals | | |
|------------------|---------|--------|--------|---------|--------|--------|---------|--------|--------|---------|--------|--------|---------|--------|--------|---------|--------|--------|
| | 10:00am | 2:00pm | 6:00pm | 10:00am | 2:00pm | 6:00pm | 10:00am | 2:00pm | 6:00pm | 10:00am | 2:00pm | 6:00pm | 10:00am | 2:00pm | 6:00pm | 10:00am | 2:00pm | 6:00pm |
| April 26 Mon | 33 | 25 | 10 | 99 | 67 | 41 | 72 | 58 | 61 | 44 | 28 | 3 | 57 | 48 | 4 | 305 | 226 | 119 |
| 27 Tues | 30 | 25 | 14 | 101 | 76 | 43 | 75 | 67 | 60 | 55 | 38 | 9 | 62 | 57 | 20 | 328 | 263 | 146 |
| 28 Wed | 41 | 25 | 6 | 99 | 70 | 28 | 70 | 44 | 56 | 63 | 37 | 5 | 60 | 54 | 8 | 338 | 230 | 103 |
| 29 Thur | 37 | 29 | 16 | 95 | 63 | 29 | 74 | 63 | 30 | 48 | 37 | 5 | 61 | 53 | 16 | 345 | 247 | 96 |
| 30 Fri | 28 | 26 | 16 | 97 | 69 | 9 | 70 | 59 | 24 | 43 | 38 | 1 | 62 | 53 | 7 | 300 | 245 | 57 |
| May 1 Sat | 10 | 14 | 10 | 16 | 5 | 21 | 65 | 33 | 29 | 17 | 2 | 3 | 11 | 3 | 11 | 159 | 57 | 68 |
| 2 Sun | 21 | 29 | 16 | 88 | 75 | 42 | 67 | 55 | 37 | 31 | 31 | 4 | 59 | 50 | 4 | 0 | 72 | 103 |
| 3 Mon | 21 | 29 | 16 | 88 | 75 | 42 | 67 | 55 | 37 | 31 | 31 | 4 | 59 | 50 | 4 | 0 | 72 | 103 |
| 4 Tues | 31 | 27 | 23 | 92 | 77 | 61 | 67 | 61 | 55 | 46 | 37 | 8 | 65 | 66 | 4 | 256 | 243 | 151 |
| 5 Wed | 37 | 29 | 15 | 99 | 64 | 45 | 75 | 58 | 51 | 61 | 32 | 9 | 60 | 51 | 10 | 332 | 284 | 130 |
| 6 Thur | 26 | 29 | 16 | 87 | 67 | 28 | 76 | 66 | 38 | 38 | 29 | 5 | 65 | 62 | 7 | 292 | 253 | 94 |
| 7 Fri | 35 | 26 | 11 | 100 | 58 | 13 | 74 | 64 | 15 | 51 | 25 | 3 | 59 | 51 | 5 | 319 | 224 | 47 |
| 8 Sat | 7 | 17 | 12 | 17 | 12 | 2 | 72 | 49 | 13 | 13 | 4 | 0 | 14 | 2 | 10 | 128 | 224 | 84 |
| 9 Sun | 10 | 10 | 10 | 9 | 9 | 2 | 40 | 40 | 13 | 13 | 1 | 1 | 14 | 2 | 10 | 0 | 5 | 65 |
| Totals | 336 | 321 | 165 | 990 | 723 | 382 | 857 | 768 | 469 | 510 | 340 | 55 | 635 | 559 | 100 | 0 | 1294 | 1294 |
| Area Totals | | | | | | | | | | | | | | | | | | |
| | Area 1 | | | Area 2 | | | Area 3 | | | Area 4 | | | Area 5 | | | Totals | | |
| April 26 Mon | 60% | 45% | 18% | 88% | 59% | 36% | 89% | 71% | 74% | 64% | 41% | 4% | 53% | 44% | 4% | 71% | 53% | 28% |
| 27 Tues | 55% | 45% | 25% | 89% | 67% | 38% | 91% | 82% | 73% | 80% | 55% | 13% | 57% | 53% | 19% | 76% | 62% | 34% |
| 28 Wed | 75% | 45% | 11% | 88% | 62% | 25% | 85% | 68% | 68% | 91% | 54% | 7% | 56% | 50% | 7% | 78% | 54% | 24% |
| 29 Thur | 67% | 53% | 29% | 84% | 56% | 26% | 90% | 77% | 37% | 70% | 54% | 7% | 56% | 51% | 15% | 74% | 58% | 22% |
| 30 Fri | 51% | 47% | 29% | 86% | 61% | 8% | 85% | 72% | 29% | 62% | 55% | 1% | 57% | 49% | 6% | 70% | 57% | 13% |
| May 1 Sat | 18% | 25% | 18% | 14% | 4% | 19% | 79% | 40% | 35% | 25% | 3% | 4% | 10% | 3% | 5% | 28% | 13% | 16% |
| 2 Sun | 38% | 53% | 29% | 78% | 66% | 37% | 82% | 71% | 45% | 45% | 45% | 6% | 55% | 46% | 4% | 62% | 57% | 24% |
| 3 Mon | 56% | 49% | 42% | 81% | 68% | 54% | 82% | 74% | 67% | 67% | 54% | 12% | 60% | 61% | 4% | 70% | 63% | 35% |
| 4 Tues | 67% | 53% | 27% | 88% | 59% | 40% | 91% | 71% | 62% | 88% | 45% | 13% | 56% | 47% | 9% | 78% | 55% | 30% |
| 5 Wed | 47% | 53% | 29% | 77% | 59% | 25% | 83% | 80% | 46% | 55% | 42% | 7% | 60% | 57% | 6% | 68% | 59% | 22% |
| 6 Thur | 64% | 47% | 20% | 88% | 51% | 12% | 90% | 78% | 18% | 74% | 36% | 4% | 55% | 47% | 5% | 75% | 52% | 11% |
| 7 Fri | 13% | 31% | 22% | 15% | 11% | 2% | 88% | 60% | 16% | 19% | 5% | 0% | 13% | 2% | 9% | 29% | 20% | 9% |
| 8 Sat | 13% | 31% | 22% | 15% | 11% | 2% | 88% | 60% | 16% | 19% | 5% | 0% | 13% | 2% | 9% | 29% | 20% | 9% |
| 9 Sun | 13% | 31% | 22% | 15% | 11% | 2% | 88% | 60% | 16% | 19% | 5% | 0% | 13% | 2% | 9% | 29% | 20% | 9% |
| Total Parking | 55 | 55 | 55 | 113 | 113 | 113 | 82 | 82 | 82 | 69 | 69 | 69 | 108 | 108 | 108 | 427 | 427 | 427 |
| Stalls Available | 55 | 55 | 55 | 113 | 113 | 113 | 82 | 82 | 82 | 69 | 69 | 69 | 108 | 108 | 108 | 427 | 427 | 427 |

The Villager Master Plan

PARKING SUBTOTAL:
PARKING REQUIRED: 766 STALLS
(CALCULATED AT 3 STALLS PER 1,000 SQUARE FEET)
PARKING PROVIDED: 433 STALLS
(1/3 STALLS PER 1,000 SQUARE FEET)
PARKING DEFICIENCY: 273 STALLS



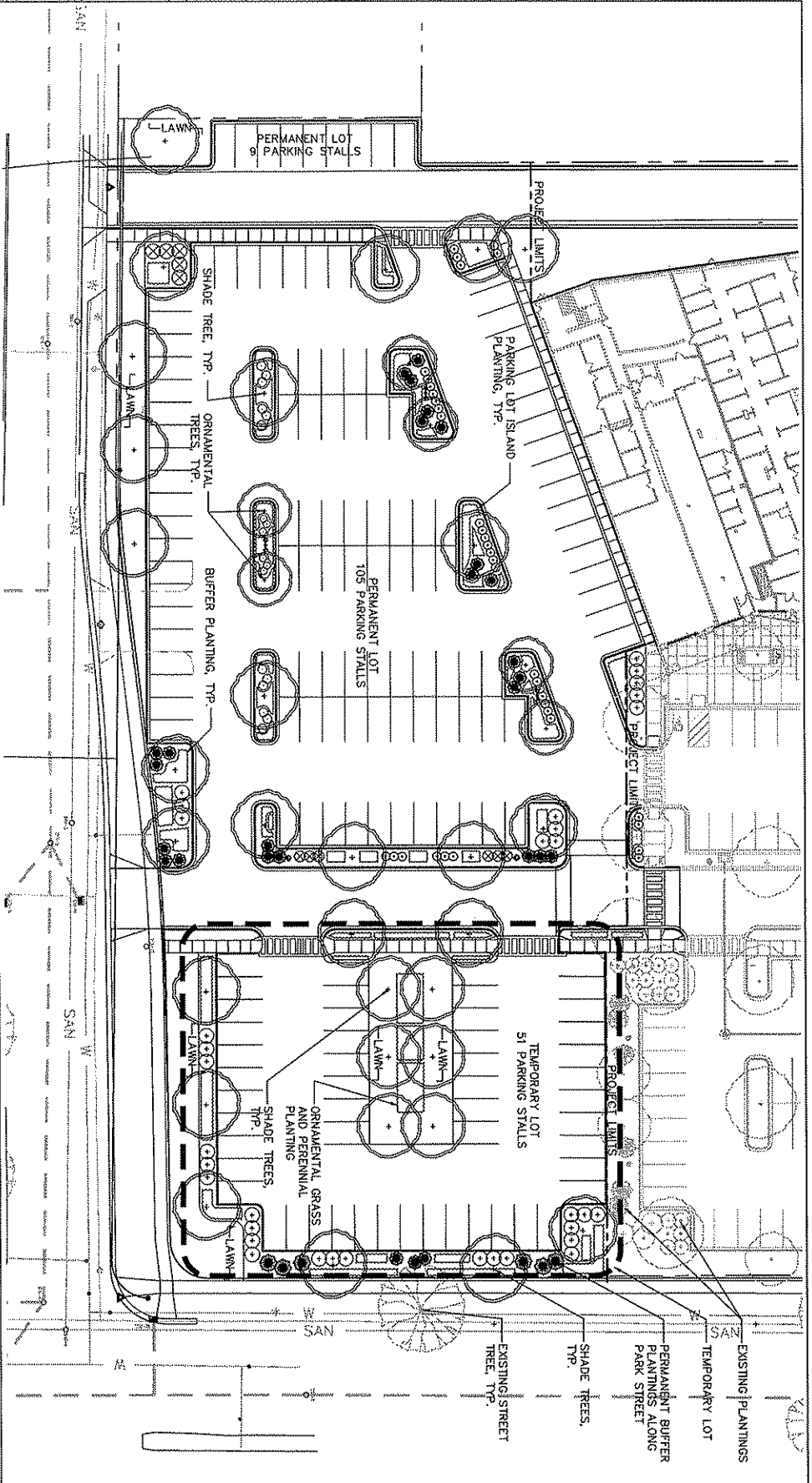


The Villager - Phase II

0602 | 2010

ID #2349.03





LANDSCAPE POINTS - PERMANENT LOT:

| | |
|--------------------------------------|-----|
| NUMBER OF TREES REQUIRED: | 114 |
| NUMBER OF PARKING STALLS | 0 |
| LOADING AREAS | 9 |
| CANOPY TREES REQUIRED | 0 |
| NUMBER OF LANDSCAPE POINTS REQUIRED: | 512 |
| POINTS REQUIRED PER PARKING STALLS | 0 |
| POINTS REQUIRED PER LOADING AREA | 512 |
| TOTAL POINTS REQUIRED | 512 |

TABULATION OF POINTS PROVIDED:

| | | | |
|------------------|-------|----|---------|
| CANOPY TREES | 35pts | 8 | 280 |
| DECIDUOUS SHRUBS | 2pts | 77 | 154 |
| EVERGREEN SHRUBS | 3pts | 24 | 72 |
| EVERGREEN TREES | 15pts | 0 | 0 |
| ORNAMENTAL TREES | 15pts | 4 | 60 |
| TOTAL POINTS | | | 566 pts |

LANDSCAPE POINTS - TEMPORARY LOT:

| | |
|--------------------------------------|-----|
| NUMBER OF TREES REQUIRED: | 51 |
| NUMBER OF PARKING STALLS | 0 |
| LOADING AREAS | 4 |
| CANOPY TREES REQUIRED | 0 |
| NUMBER OF LANDSCAPE POINTS REQUIRED: | 243 |
| POINTS REQUIRED PER PARKING STALLS | 0 |
| POINTS REQUIRED PER LOADING AREA | 243 |
| TOTAL POINTS REQUIRED | 243 |

TABULATION OF POINTS PROVIDED:

| | | | |
|------------------|-------|----|---------|
| CANOPY TREES | 35pts | 4 | 140 |
| DECIDUOUS SHRUBS | 2pts | 22 | 44 |
| EVERGREEN SHRUBS | 3pts | 9 | 27 |
| EVERGREEN TREES | 15pts | 0 | 0 |
| ORNAMENTAL TREES | 15pts | 6 | 90 |
| TOTAL POINTS | | | 301 pts |

SVA
SCHNEIDER/ANDERSON
ASSOCIATES, INC.
271 20th Ave. SW
Atlanta, GA 30333
(404) 525-8800

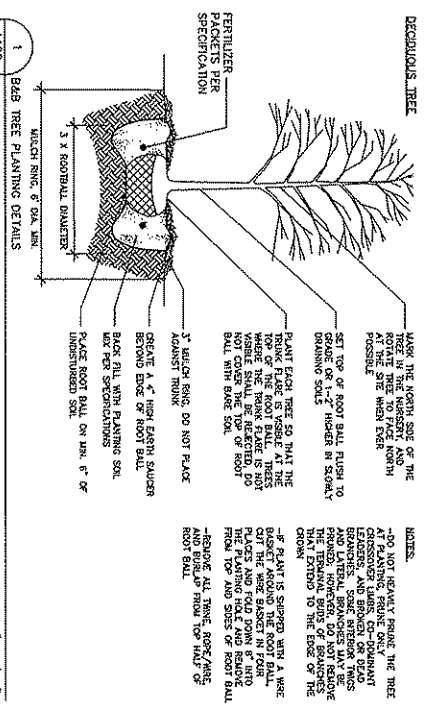
STRANG
Professional Seal

The Villager
Phase II
Demolition
and
Temporary
Parking

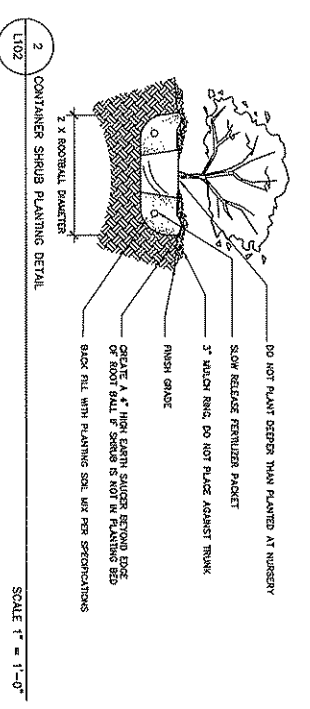
Schneider/Anderson
Associates, Inc.
Drawn By: PH
Checked By: JL
File: PH
Issued For: Approval
Date: 05/12/2010
Project No: 2349.02

Sheet Title
Landscaping Plan

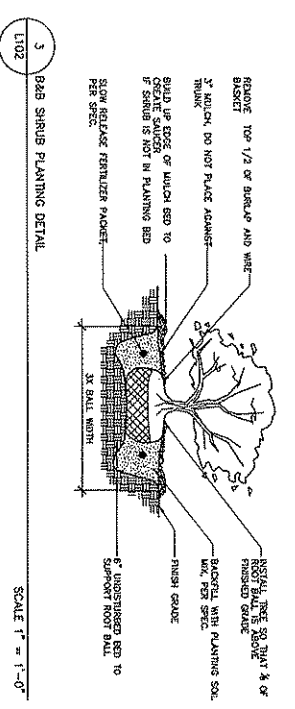
Scale: 0 10 20 40
Sheet Number
L101



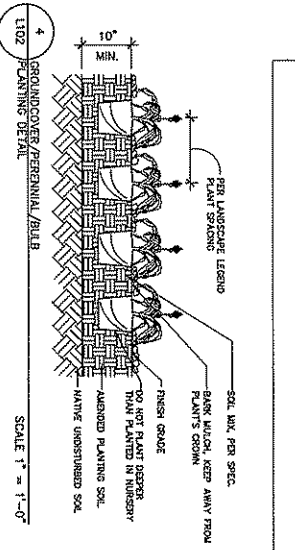
1 DECIDUOUS TREE PLANTING DETAIL SCALE 1" = 1'-0"



2 CONTAINER SHRUB PLANTING DETAIL SCALE 1" = 1'-0"



3 B&B SHRUB PLANTING DETAIL SCALE 1" = 1'-0"



4 GROUNDCOVER/PERENNIAL/GRASS PLANTING DETAIL SCALE 1" = 1'-0"

LANDSCAPE PLANT LEGEND

| Symbol | Botanical Name | Common Name | Size | Root | Quantity | Comments | Hi Note |
|-------------------------------|--|-----------------------------|-----------|------|----------|---------------|---------|
| TREES | | | | | | | |
| AT | Acer x Freemanii 'Nimbus' | Nimbus Maple | 2' Cal. | B&B | x | Matched sizes | * |
| AG | Aspidodaphne x grandiflora Autumn Brilliance | Autumn Brilliance Spirea | 1.5" Cal. | B&B | x | Multi-stem | * |
| CV | Cornus rugelii 'var. Inermis' | Thornless Dogwood | 1.5" Cal. | B&B | x | | * |
| GT | Gleditsia triacanthos var. Inermis | Thornless Honeylocust | 2.5" Cal. | B&B | x | | * |
| PC | Pyrus calleryana 'Chanticleer' | Chanticleer Flowering Pear | 2' Cal. | B&B | x | | * |
| TC | Tilia cordata 'Chanticleer' | Chanticleer Lilibred Linden | 2' Cal. | B&B | x | | * |
| EVERGREEN TREES/SHRUBS | | | | | | | |
| Bm | Buxus microcarpa 'Green Velvet' | Green Velvet Boxwood | 3 Gal. | CO | x | | * |
| Jr | Jasminum sambac 'Yecold' | Arcozia Juniper | 3 Gal. | CO | x | | * |
| Vr | Viburnum virginiana 'Grey Owl' | Grey Owl Viburnum | 5 Gal. | CO | x | | * |

| DECIDUOUS SHRUBS | | | | | | | |
|-------------------------|----------------------------------|--------------------------|-------------|-------|---|--|---|
| Cl | Celastrus scandens 'Hummingbird' | Hummingbird Celastrus | 15"-24" Ht. | Cont. | x | | * |
| Ds | Dicentra spectabilis 'Butterfly' | Butterfly Bush | 3 Gal. | Cont. | x | | * |
| Cae | Colostephus spectabilis | Corneliana Colostephus | 12"-15" Ht. | Cont. | x | | * |
| Rn | Rhus ornitho 'Green-Low' | Green-Low Fragrant Sumac | 3 Gal. | Cont. | x | | * |
| Rn | Rosa x Henry VIII | Henry VIII Rose | 15"-24" Ht. | Cont. | x | | * |
| Vl | Viburnum x Juddii | Judd Viburnum | 5 Gal. | Cont. | x | | * |

| PERENNIALS / GROUNDCOVERS / GRASSES | | | | | | | |
|--|--------------------------------------|---------------------------------|--------|-------|---|-------------|---|
| Sp | Carex pennsylvanica | Pennsylvania Sedge | 4" | Cont. | x | 18" spacing | * |
| El | Elymus tenuis 'We-tong Grass' | We-tong Grass | 4" | Cont. | x | 18" spacing | * |
| Sp | Echinacea purpurea 'Ker's Knee High' | Ker's Knee High Coneflower | 1 Gal. | Cont. | x | 24" spacing | * |
| Ha | Hemerocallis 'Tordon Ma' | Pardon Me Daylily | 4" | Cont. | x | 24" spacing | * |
| Nl | Nepeta faassenii 'Kit Kat' | Kit Kat Catmint | 1 Gal. | Cont. | x | 24" spacing | * |
| Sm | Solidago 'May Night' | May Night Solidago | 4" | Cont. | x | 24" spacing | * |
| Rl | Rudbeckia hirta 'Sailor's Wheel' | Sailor's Wheel Black-eyed Susan | 4" | Cont. | x | 24" spacing | * |
| Sh | Sparganium angustifolium | Prairie Dropseed | 1 Gal. | Cont. | x | 30" spacing | * |
| Ss | Spodiopogon sibiricus | Frost Grass | 1 Gal. | Cont. | x | 30" spacing | * |

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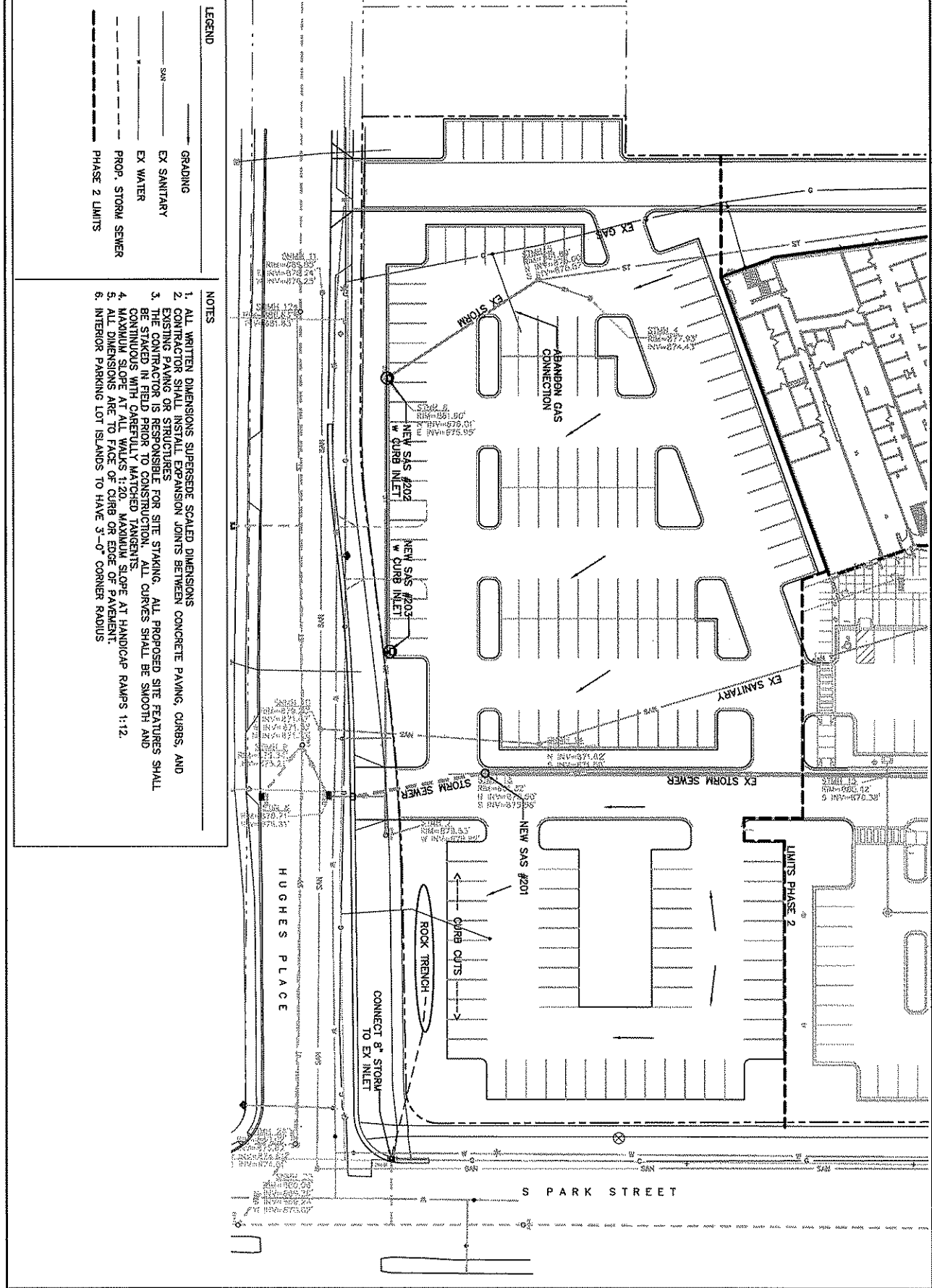
STRANG
Professional Seal

The Villager
Phase II Demolition and Temporary Parking

Schreiber/Anderson Associates, Inc.
Drawn By: PH JL
Checked By: JL
Date: 05/12/2010
Project No.: 2349.02

Scale: 1" = 1'-0"

L102



- LEGEND**
- GRADING
 - EX SANITARY
 - EX WATER
 - PROP. STORM SEWER
 - PHASE 2 LIMITS

- NOTES**
1. ALL WRITTEN DIMENSIONS SUPERSIDE SCALED DIMENSIONS
 2. CONTRACTOR SHALL INSTALL EXPANSION JOINTS BETWEEN CONCRETE PAVING, CURBS, AND EXISTING PAVING OR STRUCTURES
 3. THE CONTRACTOR IS RESPONSIBLE FOR SITE STAKING. ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS
 4. MAXIMUM SLOPE AT ALL WALLS IS 20% MAXIMUM SLOPE AT HANDICAP RAMPS 1:12
 5. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT
 6. INTERIOR PARKING LOT ISLANDS TO HAVE 3'-0" CORNER RADII

Scale: 0 10 20 40

North Arrow:

Sheet Number: C501

Project Name: The Villager Phase II Demolition and Temporary Parking

Client: Schreiber/Anderson Associates, Inc.

Drawn By: PH

Checked By: JL

File:

Issued For: Approval

Date: 05/12/2010

Project No.: 2349.02

Sheet Title: Utility Plan

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PROFESSIONAL SEAL

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SCHREIBER/ANDERSON ASSOCIATES, INC.

REGISTERED PROFESSIONAL ENGINEERS

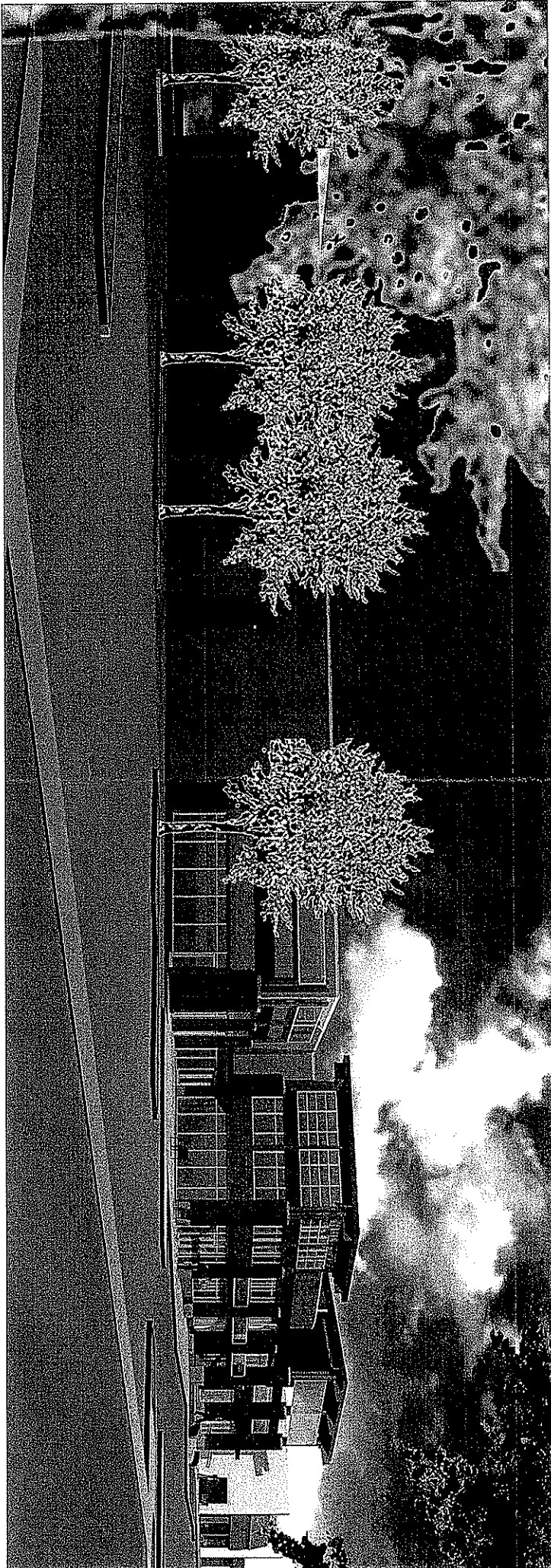
STATE OF CALIFORNIA

NO. 40813

Revision: _____

Date: _____

SCENARIO 1



SCENARIO 2

