

# SSM DEAN HEALTH FHC-REDEVELOPMENT PROJECT

## MADISON LAND USE APPLICATION



**SSMHealth.**  
SSM DEAN HEALTH  
FHC-REDEVELOPMENT  
PROJECT



Architecture | Engineering | Planning  
Hammel, Green and Abrahamson, Inc.  
333 East Erie Street

Milwaukee, Wisconsin USA 53202

Telephone 414.278.8200 Facsimile 414.278.7734

HGA COMMISSION NUMBER: 2740-002-00

**DECEMBER 18, 2019**

LOCATION PLAN:



STRUCTURAL ENGINEER

HGA  
333 E ERIE STREET  
MILWAUKEE, WI 53202  
414.278.8200

MECHANICAL/ELECTRICAL/  
PLUMBING ENGINEER

AEI  
5802 RESEARCH PARK BLVD  
MADISON, WI 53719  
608.238.2616

CIVIL ENGINEER

AYRES ASSOCIATES  
2343 OAKWOOD HILLS PARKWAY  
EAU CLAIRE, WI 54701  
715.834.3161

LANDSCAPE ARCHITECT

SAKI DESIGN  
1110 S PARK STREET  
MADISON, WI 53715  
608.251.2600

TRAFFIC & PARKING

KIMLEY-HORN  
817 PEACHTREE ST., NW, SUITE 601  
ATLANTA, GA 30308  
TELEPHONE

NOT FOR  
CONSTRUCTION

| DRAWING INDEX - LAND USE APPLICATION-CIVIL |                               |
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| C2.3                                       | DEMOLITION PLAN               |
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| C5.2                                       | GRADING PLAN-EAST PARKING LOT |
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| Grand total: 13                            |                               |

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| Grand total: 4                                 |                            |

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| A309   | CONCEPTUAL 30-YEAR MASTER PLAN                  |
| Grand total: 18                                    |   |

| DRAWING INDEX - LAND USE APPLICATION-ELECTRICAL |                            |
|---|----------------------------|
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| LAND USE APPLICATION-ELECTRICAL                 |                            |
| E100  | ELECTRICAL SITE PLAN       |
| E101  | SITE LIGHTING CALCULATIONS |
| Grand total: 2                                  |                            |



DECEMBER 18, 2019

LAND USE APPLICATION

CD01









**TREE REMOVAL NOTES**

TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- TREE TO BE REMOVED
- TREE TO BE PROTECTED

- HGA  
100 East One Street  
Madison, Wisconsin 53703  
Telephone 414.224.8000
- Findorff
- SSMHealth
- SSM DEAN  
MEDICAL  
GROUP**  
FHC-  
REDEVELOPMENT  
PROJECT SITE
- Affiliated  
Engineers
- AYRES  
ASSOCIATES
- saiki
- BSA  
Keutenich's 90

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REVISION HISTORY - THIS SHEET

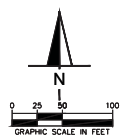
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**TREE  
REMOVAL  
PLAN**

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

C2.2





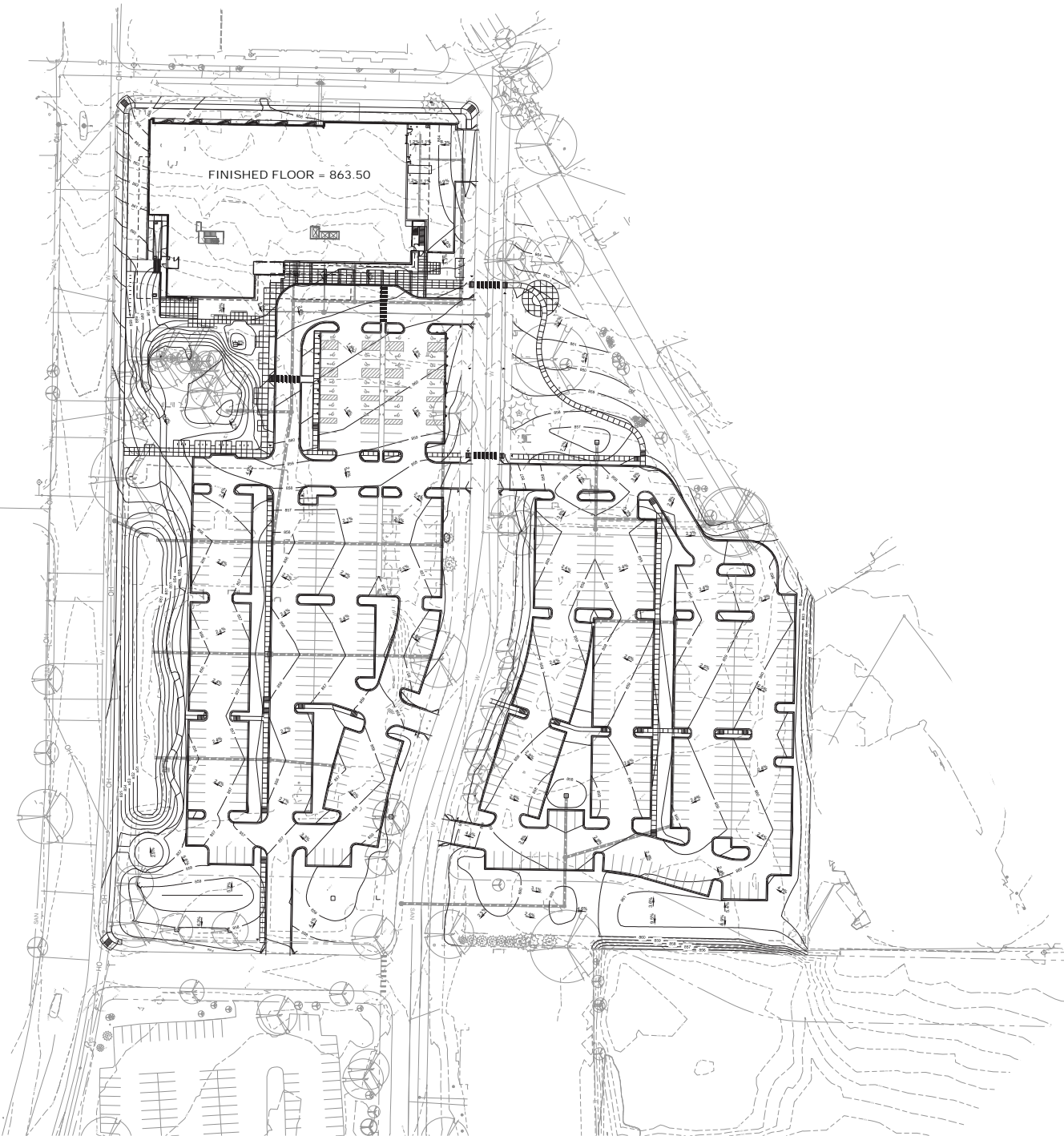












**GRADING LEGEND**

TP = TOP OF PAVEMENT  
 FL = FLOW LINE (OR IF NO NOTATION)  
 TC = TOP OF CURB  
 ME = MATCH EXISTING ELEVATION  
 LP = LOW POINT  
 TW = TOP OF WALL  
 BW = BOTTOM OF WALL  
 FG = FINISHED GRADE  
 SLOPE AND FLOW DIRECTION  
 - - - - - 5426 - - - - - EXISTING CONTOUR  
 \_\_\_\_\_ 5426 \_\_\_\_\_ PROPOSED CONTOUR

**GRADING NOTES**

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RW ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS, TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATION.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL SPILL GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.



FHC- REDEVELOPMENT PROJECT SITE



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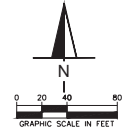
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**GRADING PLAN**

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

**C5.0**



LAND USE APPLICATION











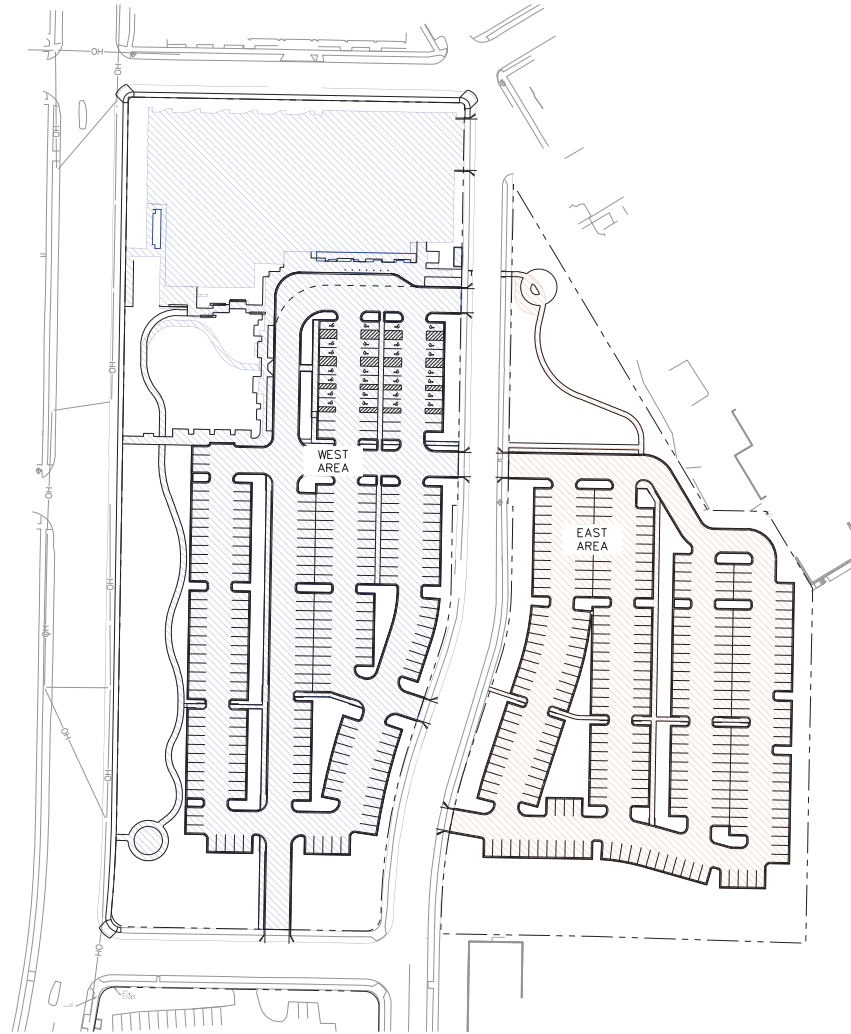
| WEST AREA - EXISTING  |               |
|-----------------------|---------------|
| EXISTING IMPERVIOUS   | 119,432 SQ FT |
| EXISTING IMPERVIOUS   | 140,804 SQ FT |
| PROPOSED TOTAL        | 260,236 SQ FT |
| EXISTING PARKING AREA | 50,626 SQ FT  |

\*AREA INCLUDES EXISTING GARDEN ST. ROW

| TOTAL PROJECT - EXISTING |               |
|--------------------------|---------------|
| EXISTING IMPERVIOUS      | 163,769 SQ FT |
| EXISTING IMPERVIOUS      | 266,892 SQ FT |
| EXISTING TOTAL           | 430,661 SQ FT |
| EXISTING PARKING AREA    | 167,654 SQ FT |

| EAST AREA - EXISTING  |               |
|-----------------------|---------------|
| EXISTING IMPERVIOUS   | 44,337 SQ FT  |
| EXISTING IMPERVIOUS   | 125,988 SQ FT |
| EXISTING TOTAL        | 170,325 SQ FT |
| EXISTING PARKING AREA | 117,028 SQ FT |

EXISTING IMPERVIOUS AREA



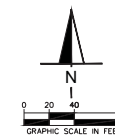
| WEST AREA - PROPOSED      |                       |
|---------------------------|-----------------------|
| PROPOSED IMPERVIOUS       | 89,174 SQ FT          |
| PROPOSED IMPERVIOUS       | 171,162 SQ FT         |
| PROPOSED TOTAL            | 260,336 SQ FT         |
| PROPOSED PARKING AREA     | 110,104 SQ FT         |
| CHANGE IN IMPERVIOUS AREA | 30,258 SQ SF INCREASE |
| CHANGE IN PARKING AREA    | 58,478 SQ SF INCREASE |

| TOTAL PROJECT - PROPOSED  |                       |
|---------------------------|-----------------------|
| PROPOSED IMPERVIOUS       | 162,568 SQ FT         |
| PROPOSED IMPERVIOUS       | 288,093 SQ FT         |
| PROPOSED TOTAL            | 450,661 SQ FT         |
| PROPOSED PARKING AREA     | 204,284 SQ FT         |
| CHANGE IN IMPERVIOUS AREA | 1,201 SQ SF INCREASE  |
| CHANGE IN PARKING AREA    | 36,630 SQ SF INCREASE |

| EAST AREA - PROPOSED      |                        |
|---------------------------|------------------------|
| PROPOSED IMPERVIOUS       | 73,394 SQ FT           |
| PROPOSED IMPERVIOUS       | 96,831 SQ FT           |
| PROPOSED TOTAL            | 170,225 SQ FT          |
| PROPOSED PARKING AREA     | 94,180 SQ FT           |
| CHANGE IN IMPERVIOUS AREA | 29,057 SQ SF REDUCTION |
| CHANGE IN PARKING AREA    | 22,848 SQ SF REDUCTION |

PROPOSED IMPERVIOUS AREA

| LEGEND |                          |
|--------|--------------------------|
|        | EXISTING IMPERVIOUS AREA |
|        | PROPOSED IMPERVIOUS AREA |



- HGA  
393 East Park Street  
Madison, Wisconsin 53702  
Telephone 478.75.8300
- Findorff**
- SSMHealth
- SSM DEAN MEDICAL GROUP  
FHC REDEVELOPMENT PROJECT SITE
- AEI Affiliated Engineers
- AYRES ASSOCIATES
- saiki
- BSA
- Keutenich's 90

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AYRES NO: 24-0329

**SURFACE PLAN**

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**C6.0**

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**1 EXISTING SITE PLAN**  
1809-11-02

NOTE: THIS SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION

DATE PLOTTED: 12/18/2019 10:54 AM

- HGA**  
202 East Olive Street  
Milwaukee, Wisconsin 53202  
Telephone 414.224.8200
- Findorff**
- SSMHealth**
- SSM DEAN MEDICAL GROUP**
- FHC-REDEVELOPMENT PROJECT SITE
- AEI Affiliated Engineers**
- AYRES ASSOCIATES**
- saiki**
- BSA**  
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ISSUANCE HISTORY - THIS SHEET

HGA NO: 2740-002-00

**EXISTING SITE PLAN**

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**A301**



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