APPLICATION FOR URBAN DESIGN COMMISSION

REVIEW AND APPROVAL

AGENDA ITEM #					
Project #					
Legistar # 29552					

DATE SUBMITTED: 12/12/12	Action Requested Informational Presentation x Initial Approval and/or Recommendation
UDC MEETING DATE: 12/19/12	Final Approval and/or Recommendation
PROJECT ADDRESS: 2202 South P	ark Street
ALDERMANIC DISTRICT: 14	
OWNER/DEVELOPER (Partners and/or Ken Loving/Access Community	The state of the s
2901 W. Beltline Hwy., Suite	<u> </u>
Madison, WI 53713	Madison, WI 53717
CONTACT PERSON: David Hoffma Address: One Erdman P. Madison, WI Phone: 608.410.8209 Fax: 608.410.8709 E-mail address: dhoffman@erd TYPE OF PROJECT: (See Section A for:) Planned Unit Development (PUD) General Development Plan Specific Implementation Plan Specific Imp	Indian
well as a fee) School, Public Building or Space (F	(GDP) nn (SIP) PRD) odeling in an Urban Design District * (A public hearing is required as
(See Section B for:) New Construction or Exterior Remo	odeling in C4 District (Fee required)
(See Section C for:) R.P.S.M. Parking Variance (Fee req (See Section D for:)	
Comprehensive Design Review* (Fi	ee required)

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

Other

Street Graphics Variance* (Fee required)

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



December 12, 2012

To: Urban Design Commission

From: David Hoffman, Erdman

Re: 2200 South Park Street - Access Community Health Centers - Initial/Final Review

Attached are 14 copies of the submittal for the new Access Community Health Centers clinic. The exterior building images have been revised to reflect the comments we heard at the meeting on November 28th. Below is a synopsis of the comments we took away, and how our design has been changed in response.

- 1. The cantilevered balcony appears to float and is not supported by columns or piers as shown in the previous submittal.
 - a. We have revised the design to incorporate columns that help visually support and ground the balcony. They are designed to recall the look of the covered walkway supports at the Park Street frontage of the site.
- 2. The North elevation appears blank at the corner, look into extending the bank of windows here.
 - a. The eastern part of the façade at the corner was designed this way in part to provide an area for the Access logo and signage visible to southbound traffic on Park Street. We have revised our graphics to show the signage concept for this area. We feel that this helps visually make sense of this area of the façade and takes away the "blank" impression that our previous presentation implied. The western part of the façade was revised to remove some windows. These windows were revised because the building utility entrance room is located here, and the wall space is needed inside for mechanical items. We prefer this design rather than adding "fake" windows in this area.
- 3. Look into varying the masonry size or coursing to help visually break up the large areas of block on the East and North elevations.
 - a. We have revised the design and graphics to show how we plan to incorporate bands of 8 inch square masonry coursing in addition to the field of 16 inch long block. This helps to subtly break up the large areas of block and complement the clean, linear design of the building.

- 4. At the informational presentation, a suggestion was made to somehow break up the large areas of corrugated metal on the South and West elevations.
 - a. This was addressed verbally at the initial/final presentation of the 28th, but the graphics did not reflect the intention. The design intent is to break up the large field of "Minirib" horizontal corrugated siding with a band of "U-Panel" siding which has a wider rib spacing with deeper ribs. Our graphics have been revised to reflect this. The band is placed at the floor line which is a logical place for it and helps add visual interest to the areas of metal.
- A comment was made that it seems there are more trees shown in the original master plan than proposed in the landscape design. Comment was also made on the pedestrian connections to the overall site.
 - a. The Villager master plan shows a total of 21 trees within the bounds of what would be considered the Access site, with 13 major and 8 minor trees. The landscape design contains a total of 26 trees, with 19 major and 7 minor trees. We think that this does address the intentions of the master plan and would like to discuss this further at the presentation. We are connecting the pedestrian walkways to the overall site, and have included a master plan sheet with the Access site design superimposed to illustrate this.
- 6. The previous informational submittal showed sun shades above the horizontal band of windows on the South elevation. It was felt that the previous edition was better.
 - a. Adding sun shades back in above the windows on the South elevation was discussed at length with the owner. There are potential performance advantages to them in that they add shading in the summer months when the sun is high in the sky. However, we are using a very high performance clear, reflective low-e insulated glass product. We feel that this responds to the energy and heat gain issue. At this time we think that the addition of masonry coursing and varied metal ribbing helps add interest to the south elevation, and would like to ask for approval without sun shades. The owner's thoughts are that they would rather spend additional funds on serving their patients than sun shades, so it is also their preference to ask for approval without them. We are open to and will welcome further discussion if this at the upcoming presentation.

In summary, we appreciate the time and efforts that the Urban Design Commission members have put into their review of this project. We believe that your input has helped enhance the design of the new clinic. We look forward to the upcoming presentation and discussion of the revisions that have been made. We would like to ask for Initial and Final approval if the Commission members feel we have responded appropriately to the issued that have been raised. If there are any remaining items that need further design enhancement, we would like to ask for approval contingent on working out final revisions with staff.

Organizational Structure:

Owner:

Access Community Health Centers

2901 W. Beltline Hwy, Suite 120

Madison, WI 53713

Contact: Ms. Joanne L. Holland

608-443-5500

Design/Builder: ERDMAN Company

One Erdman Place Madison, WI 53717 Contact: David Hoffman

dhoffman@erdman.com

608-410-8209

Project Schedule

Initial/Final Approval Presentation to UDC – December 19, 2012 Construction Start – March 2013 Construction Complete – November 2013

Thank you again for your consideration in reviewing our submittal. We look forward to discussing the project at our next presentation.

Sincerely,

David Hoffman, AIA, LEED AP

Vaint Halfman

Project Design Manager

ERDMAN



























Villager Mall Key Plan





























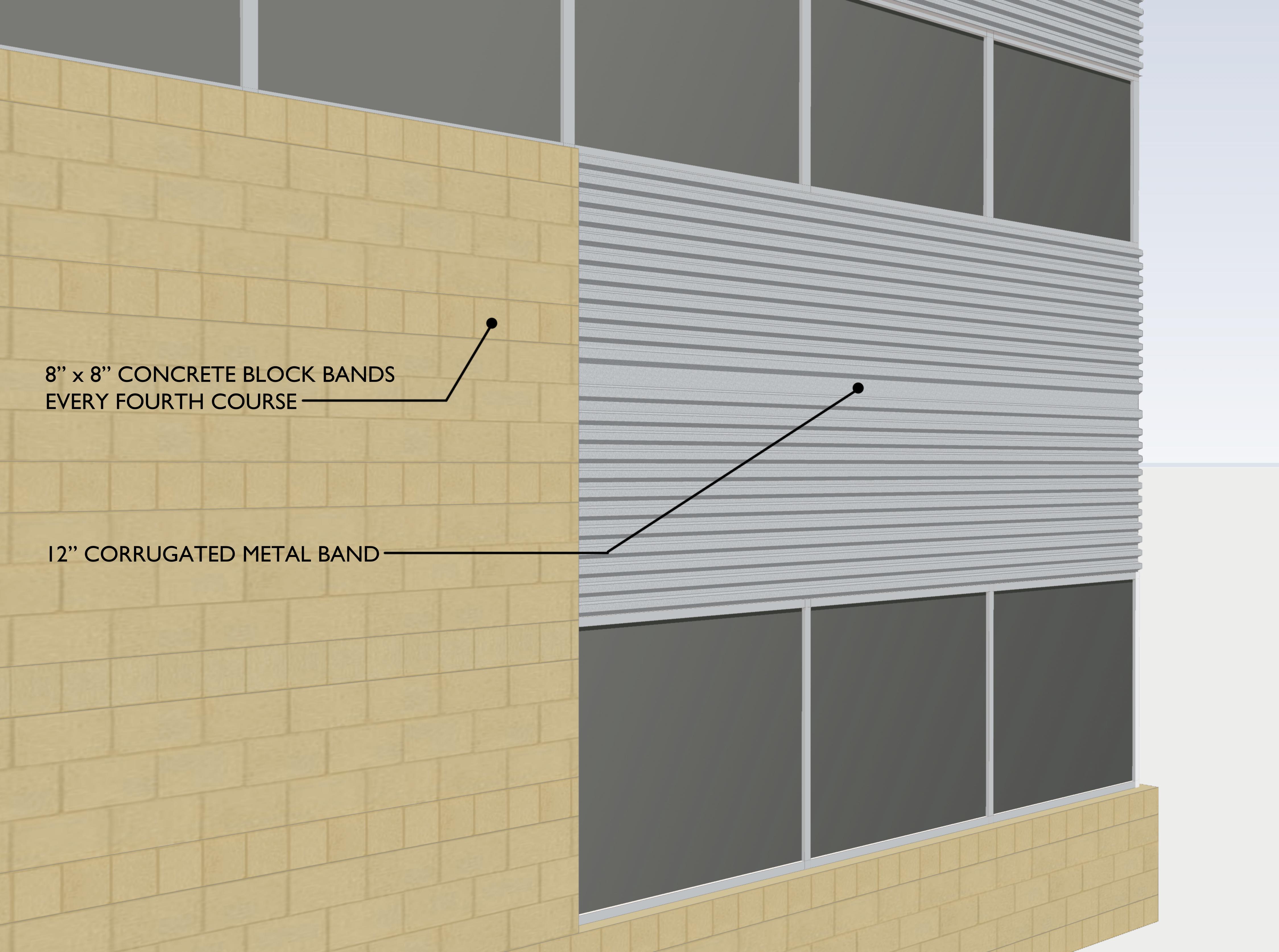
Zone of North Panoramic Images

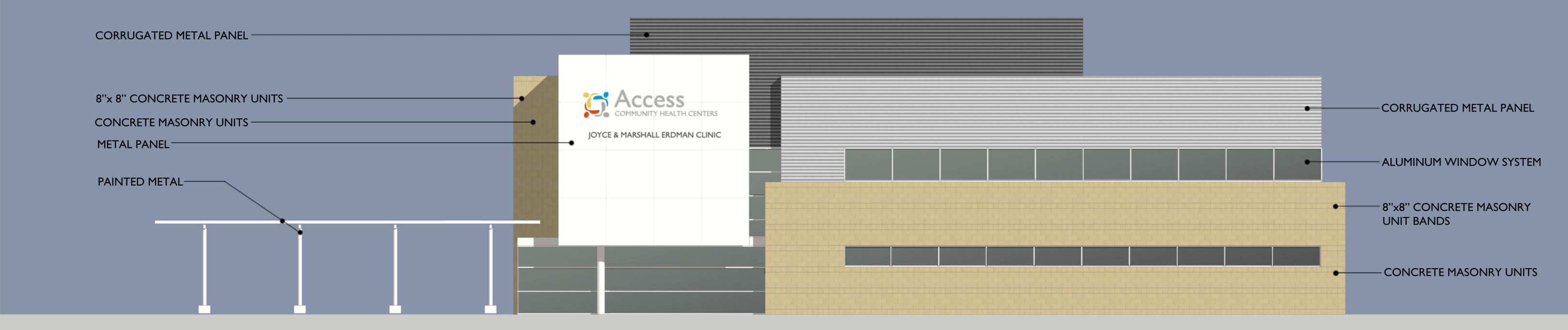










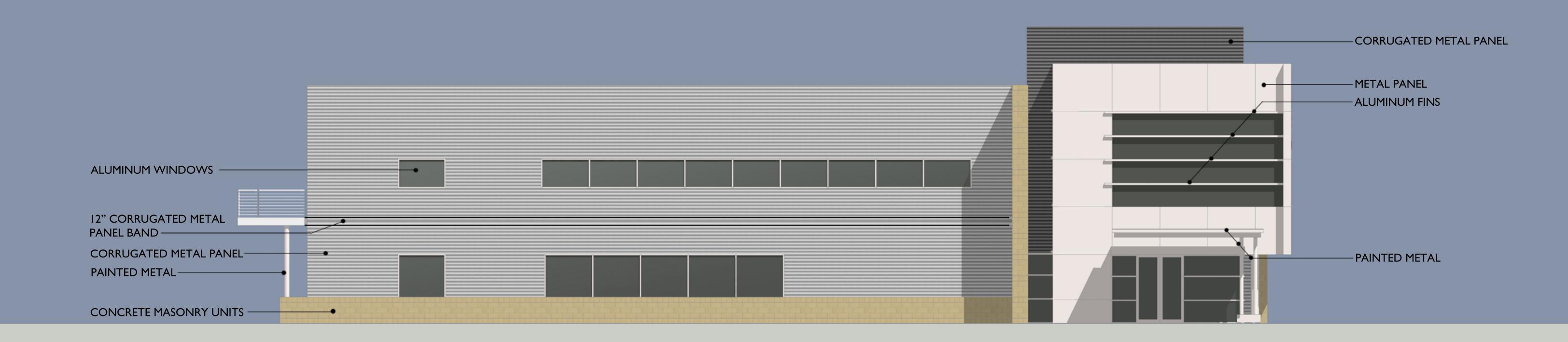


EAST ELEVATION

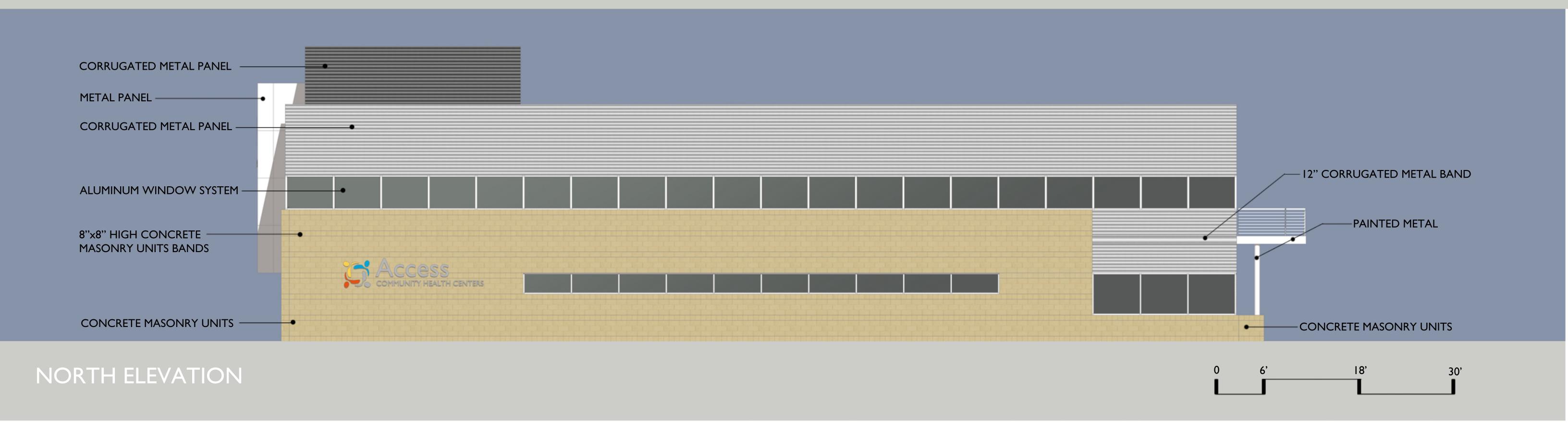








SOUTH ELEVATION









Magnolia liliiflora x stellata 'Ann'

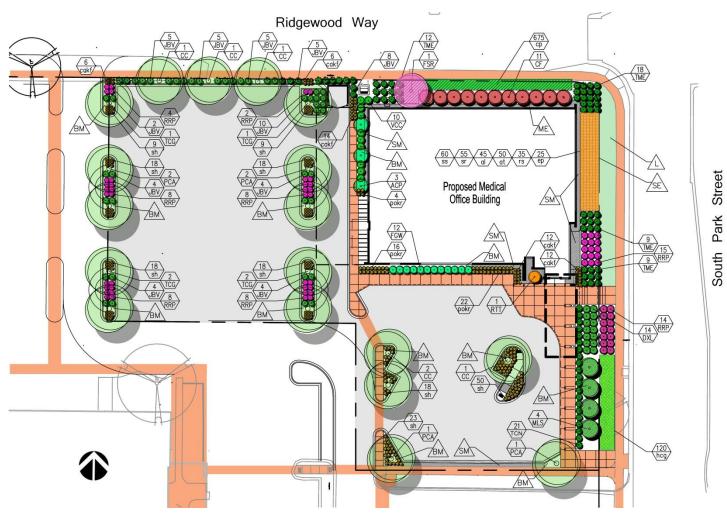
hcg Hemerocallis 'Camden Gold Dollar' RRP Rosa rugosa 'Purple Pavement'

DXL Deutzia x lemoinei 'Compacta'

Taxus cuspidata 'Nana Aurescens'

TME Taxus x media 'Everlow'

CF FSR Calycanthus floridus Fagus sylvatica 'Roseomarginata'









PLANTING SCHEDULE AND LEGEND

Key	Botanical Name	Common Name	- ,		Root Spec	Spacing	Comments	
Major	Deciduous Trees							
CC	Corylus colurna	Turkish Filbert	6	2"- 2 1/2" cal	B&B	As shown	Straight leader	
FSR	Fagus sylvatica 'Roseomarginata'	Tricolor European Beech	I	2"- 2 1/2" cal	B&B	As shown	Straight leader	
PCA	Pyrus calleryana 'Aristocrat'	Aristocrat Callery Pear	6	2"- 2 1/2" cal	B&B	As shown	Straight leader, matched	
TCG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	6	2"- 2 1/2" cal	B&B	As shown	Straight leader, matched	
Minor	Deciduous Trees							
ACP	Amelanchier can. 'Prince William"	Prince William Serviceberry	3	4' HT	B&B	As shown	Multi-stem, matched	
MLS	Magnolia lilliflora x stellata 'Ann'	Ann Magnolia	4	5' HT	B&B	As shown	Multi-stem, matched	
Decid	luous Shrubs							
CF	Calycanthus floridus	Carolina Allspice	П	18" HT	Cont	As shown	Full plants, matched	
DXL	Deutzia x lemoinei 'Compacta'	Compact Deutzia	14	15" HT	Cont	As shown	Full plants, matched	
FGW	Fothergilla gardenii 'Windy City'	Windy City Dwarf Fothergilla	12	18" HT	Cont	As shown	Full plants, matched	
RRP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	67	18" HT	Cont	As shown	Full plants	
RTT	Rhus typhina 'Tiger Eyes'	Tiger Eyes Staghorn Sumac	I	18" HT	Cont	As shown		
VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	10	18" HT	Cont	As shown	Full plants, matched	
·	reen Shrubs							
JBV	Juniperus chinensis 'Blue Vase'	Blue Vase Chinese Juniper	56	15" HT	Cont	As shown	Full plants, matched	
TCN	Taxus cuspidata 'Nana Auresens'	Dwarf Golden Japanese Yew	21	12" HT	Cont	As shown	Full plants, matched	
TME	Taxus x media 'Everlow'	Everlow Yew	48	12" HT	Cont	As shown	Full plants, matched	
Peren	nials, Ornamental Grasses and Groundo	covers						
at	Asclepias tuberosa	Butterflyweed	50	6"	Pots	18" o.c.	Field determine planting drift	
al	Aster laevis	Smooth Blue Aster	45	6"	Pots	18" o.c.	Field determine planting drift	
cakf	Calamagrostis acutiflora 'Karl Foerster	Karl Foerster Reed Grass	50	6"	Pots	24" o.c.	Full vigorous plants	
ср	Carex pensylvanica	Pennsylvania Sedge	675	2"	Plugs	12" o,c,	Full vigorous plants	
epm	Echinacea purpurea	Purple Coneflower	25	6"	Pots	18" o.c.	Field determine planting drift	
hcg	Hemerocallis 'Camden Gold Dollar'	Camden Gold Dollar Daylily	35	l Gal	Pots	24" o.c.	Full vigorous plants	
pokr	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	44	6"	Pots	As shown	Full plants, matched	
rfg	Rudbeckia subtomentosa	Sweet Black-Eyed Susan	35	6" 	Pots	18" o.c.	Field determine planting drift	
SS	Schizachyrium scoparium	Little Bluestem	60 55	6" 6"	Pots	18" o.c.	Field determine planting drift	
sr 	Solidago rigida	Stiff Goldenrod	55	_	Pots	18" o.c.	Field determine planting drif	
sh	Sporobolus heterolepsis	Prairie Dropseed	181	6"	Pots	As shown	Full plants, matched	
Lawn	and Non-Plant Groundlayer Treatment	see plan for limits						
L	Seed Lawn	/a\		ch: Type 'A': Sla Stone; or appr	-		from Madison Imple	
\wedge	√ Spade Edge Treatment			D M C		Nistronal I Isra	I I.	
SE.	7	ZBM/ Shree	dded	Bark Mulch: Sh	reaaea	Naturai Haro	spooms	

LANDSCAPE WORKSHEET

The number of trees require Schedule for Required Tree required. (Example: One to	es on the re	everse side of	this workshee		"	-	
	•			er di seri			
Landscape requirements for storage area by (300) square feet [Example: 10,000 square feet	ire feet. Th	nis converts <u>are</u>	<u>ea</u> to <u>stalls</u> .		•	age of the	
Number of Parking Sta	ılls ———						88
Total Square Footage		-					2
Divided by Three Hund	dred (300) \$	Square Feet					
Number of Canopy Sha		Required (2" -	2 1/2" Caliper)			TOTAL 7
(See Schedule on reve	erse side)						
Number of Landscape	Points Re	<u>equired</u>					
The number of points requi	ired is also	based on the					440
ber of points required. (Ex	ample: 49.	5 points are re	quired for 10 s	stalls). A point	t fraction of		<u>413</u>
(.5) or less may be disrega point. Thus: 49.5 points we			, ,		ea as one		
point. Thus: 49.5 points would be rounded down to 49.0 points required. The number of points required for leading areas is (75) points for each leading both.							75
The number of points requi	The number of points required for <u>loading areas</u> is (75) points for each loading berth. ————————————————————————————————————						
		· · · · · ·					
		· ·					TOTAL
Number of Points Required Indicate below the quantity	side) uired (See nd Credits and points	Schedule on re <u>s</u> for all pertiner	nt landscape e		o, credit		TOTAL 488
Number of Points Required Indicate below the quantity information for boundary so the Canopy Tree: 2" - 2 1/2* Deciduous Shrub	uired (See of Credits and points creening and VALUE 35	Schedule on restance of the second se	POINTS ACHIEVED 385 146				
Number of Points Requirements of Points Requirements and Indicate below the quantity information for boundary so the Element Canopy Tree: 2" - 2 1/2* Deciduous Shrub Evergreen Shrub	uired (See of Credits and points creening and VALUE 35 2 3	Schedule on research of sections of the section of	POINTS ACHIEVED	e retained.	DITS		
Number of Points Required Tabulation of Points and Indicate below the quantity information for boundary so the Element Canopy Tree: 2" - 2 ½* Deciduous Shrub Evergreen Shrub Decorative Wall or Fence (per 10 L.F.)	uired (See of Credits and points creening and VALUE 35	Schedule on restance of the second se	POINTS ACHIEVED 385 146	e retained.	DITS		
Number of Points Required Tabulation of Points and Indicate below the quantity information for boundary so the Element Canopy Tree: 2" - 2 ½* Deciduous Shrub Evergreen Shrub Decorative Wall or Fence (per 10 L.F.)	red (See on Credits and points breening an Point Value 35 2 3 5	Schedule on restance of the second se	POINTS ACHIEVED 385 146	e retained.	DITS		
Number of Points Required Tabulation of Points at Indicate below the quantity information for boundary so the Element Canopy Tree: 2" - 2 ½* Deciduous Shrub Evergreen Shrub Decorative Wall or Fence (per 10 L.F.) Earth Berm (per 10 L.F.) Avg. Height 30" Avg. Height 15"	uired (See ond Credits and points creening and VALUE 35 2 3 5	Schedule on restance of the second se	POINTS ACHIEVED 385 146	e retained.	DITS		
Number of Points Required Tabulation of Points au Indicate below the quantity information for boundary so the Element Canopy Tree: 2" - 2 ½* Deciduous Shrub Evergreen Shrub Decorative Wall or Fence (per 10 L.F.) Earth Berm (per 10 L.F.) Avg. Height 30" Avg. Height 15" Evergreen Trees 3' height minimum Canopy Tree or Small Tree 1 ½" - 2" Caliper	red (See of Credits and points creening and VALUE 35 2 3 5	Schedule on restance of the second se	POINTS ACHIEVED 385 146	e retained.	DITS		
Number of Points Required Tabulation of Points and Indicate below the quantity information for boundary so the Element Canopy Tree: 2" - 2 ½* Deciduous Shrub Evergreen Shrub Decorative Wall or Fence (per 10 L.F.) Earth Berm (per 10 L.F.) Avg. Height 30" Avg. Height 15" Evergreen Trees 3' height minimum Canopy Tree or Small Tree	real side) uired (See and Credits and points creening and Point Value 35 5 5 2 15	Schedule on restance of section of the section of t	POINTS ACHIEVED 385 146 231	e retained.	DITS		488



ERDMAN COMPANY

One Erdman Place | P.O. Box 44975 Madison, Wisconsin 53744-4975 Phone 608.410.8000 | Fax 608.410.8500

Access
Community
Health
Centers
Access
Community
Health
Centers

11 16 10	LIDO DEMEM
11-16-12	UDC REVIEW
rn: KJL	Chk: TMA
heet Name	
	SCAPE

Scale:
Sheet Number

PLAN

by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damages at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule. 3. All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48 CONC) D G E W O O D **Proposed Medical Office** Building FFE. = 888.5 11111111

GENERAL NOTES

- 1. Parking lot dimensions are from face of curb to face of curb unless noted othewise
- 2. It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected

SITE LEGEND

Contours)(
Spot elevations	100.0	
Trees to be saved		
Trees to be removed		
Storm sewer main / lateral		
Sanitary sewer main / lateral		_
Water main / lateral		_
Gas main / lateral		
Overhead Electrical service	OH/EOH/E	_
Underground electric service	— UG/E UG/E -	
Overhead Telephone service		
Underground Telephone service		_
PROPOSED:		
Contours	\ /	_
Spot elevations	100.0	

_____ 12 ST _____ —— GAS ——— GAS —— Overhead Electrical service Underground Electric service — UG/ E — Cable Television service MISCELLANEOUS:

Property line ...

Setback line	
Silt fence	SF
Site Phasing line	
Water line ·	
100 Yr. Flood line	
Contract Limit line	
<u>LANDSCAPING</u>	
Construction fence	- x - x - x -
Irrigation Area Zone line	- ~ - ~ - ~ -
Landscape Edging line	
Mowing line	_ + - + - + -

Irrigation Area Zone line	— ~ - ~ - ~ ·
Landscape Edging line	
Mowing line	+ - + - +
Planting code symbol (Base Bid Plant)	0 ← Plant Qty. 00 ← Plant Code
Planting code symbol (Add Alternate Plant)	Plant Code O
<u>SYMBOLS</u>	

STMBULS		
Existing Parking lights		9 9
Proposed Parking lights	φ φ	
Soil boring location & Number		1

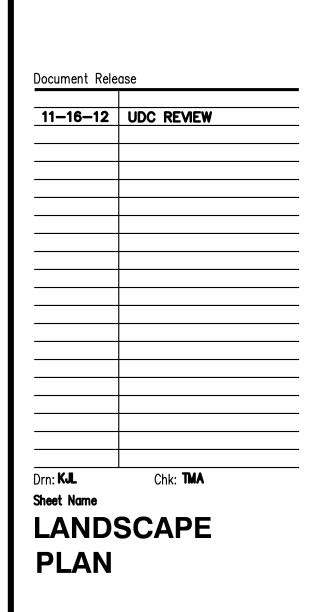
Soll borning loc	Cation & Number	⊕ RI
EXISTING	PROPOSED	
	$ig $ $oldsymbol{f D}$ $-$	—— Precast Flaired end sectio
-	 	Concrete Headwall
		Storm Catchbasins
$\bigcirc\bigcirc$		Sanitary & Storm Manhole
1)	Storm gooseneck
© C.O.	© C.O. —	Cleanout
		Storm inlet protection
\Diamond	 	Fire Hydrant
	< _{w.v.}	Siamese Connection
₩.v.	$ \hspace{0.1cm} igotimes {}^{\hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm}} igotimes {}^{\hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm} \hspace{0.1cm}} -$	Water Valve
W	W -	Water Meter
G	G —	Gas Meter
- 0		Power pole
	N	Handicap signs
	• ~~	Flag pole
0	o –	Concrete Bollard
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×	× –	Light Bollard
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ERDMAN COMPANY

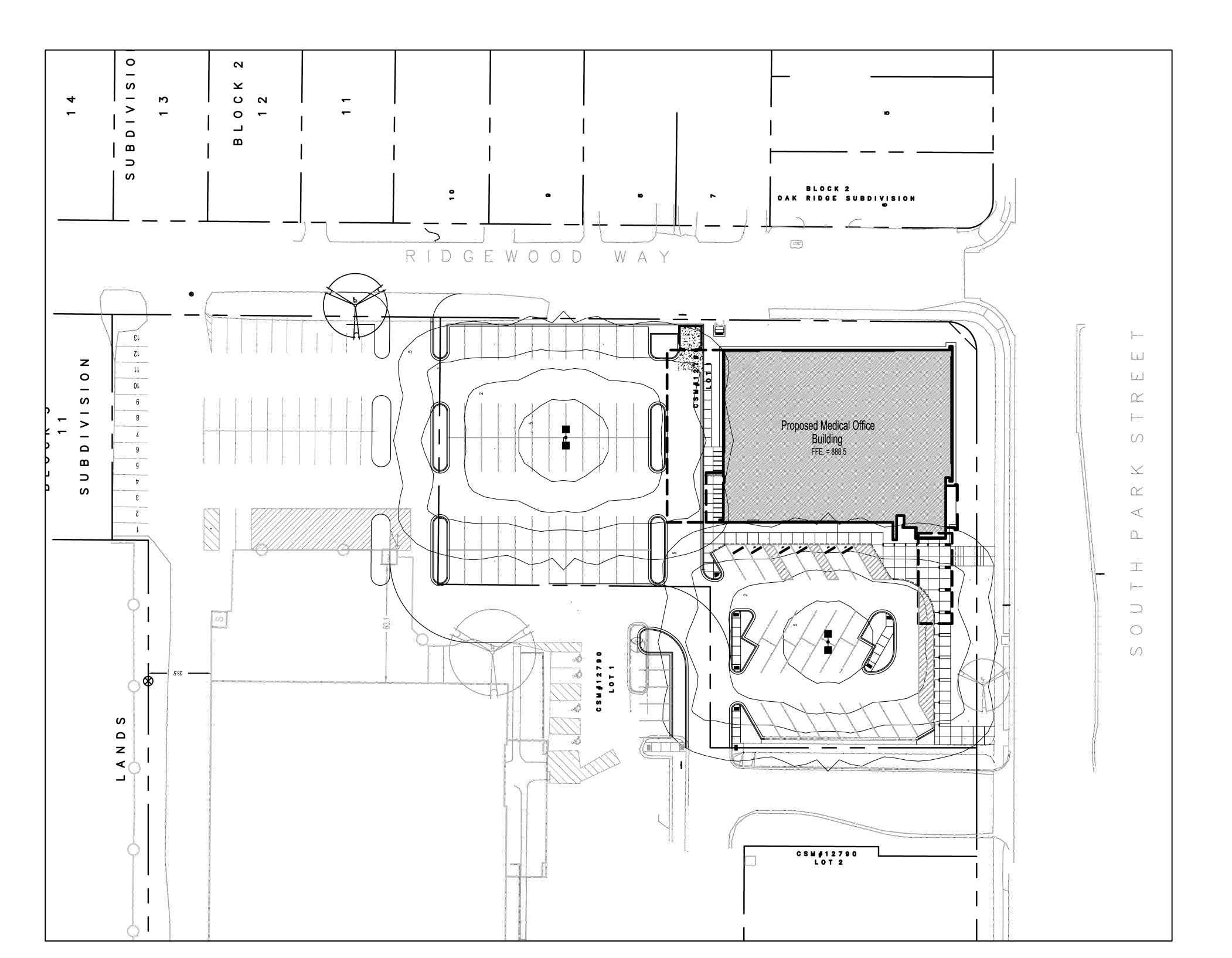
One Erdman Place | P.O. Box 44975 Madison, Wisconsin 53744-4975 Phone 608.410.8000 | Fax 608.410.8500

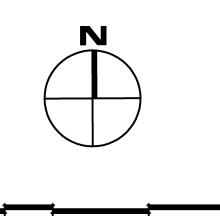
Access Community Health Centers



uminaire Schedule					
Symbol	Qty	Arrangement	Lumens	LLF	Description
	2	BACK-BACK	40000	1.000	Double 400 Watt Metal Halide Box Fixture on a 30' Pole (Match Existing)

inaire Schedule					
bol	Qty	Arrangement	Lumens	LLF	Description
	2	BACK-BACK	40000	1 000	Double 400 Watt Metal Halide Box Fixture on a 30' Pole (Match Existing)





- 1. Parking lot dimensions are from face of curb to face of curb unless noted othewise
- 2. It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damages at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule.
- 3. All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48

<u>EXISTING</u>		
Contours	100.0	100
Spot elevations	100.0 	
Trees to be saved		
Trees to be removed		
Storm sewer main / lateral		12 ST—
Sanitary sewer main / lateral		6 SA
Water main / lateral	4 W	4 W
Gas main / lateral	GAS	GAS
Overhead Electrical service	—OH/E	OH/E —
Underground electric service	—	UG/E —
Overhead Telephone service		OH/T —
Underground Telephone service		UG/T —
PROPOSED:		$\overline{}$
Contours	100.0	00)———
Spot elevations	100.0	_
Trees		\mathcal{S}
Shrubs	O S	
Storm sewer main / lateral	12 S	эт ———
Sanitary sewer main / lateral	6 SA	A ———
Water main / lateral	4 W —	— 4 W —
Gas main / lateral	GAS	— GAS ——
Overhead Electrical service	OH/	Ε ——
Underground Electric service	UG/	Ε
Overhead Telephone service	OH/	T
Underground Telephone service	UG/	т ——
Cable Television service	СОМ	м
MISCELLANEOUS:		
Property line	N 90° 0'	0 <u>" E</u>
Setback line	11.02	<u>-</u> — —
	eF	
Silt fence	- J	
Silt fence Site Phasing line		
Site Phasing line		
Site Phasing line Water line 100 Yr. Flood line		
Site Phasing line Water line 100 Yr. Flood line Contract Limit line		
Site Phasing line		
Site Phasing line Water line 100 Yr. Flood line Contract Limit line	— x — x	

<u>SYMBOLS</u>

Planting code symbol (Add Alternate Plant)

Existing Parking lights		ç	9	000
Proposed Parking lights	φ φ	Ţ		•
Sail baring location & Number		L		

EXISTING	PROPOSED	_
		Precast Flaired end section
<u> </u>		Concrete Headwall
		Storm Catchbasins
$\bigcirc\bigcirc$		——— Sanitary & Storm Manhole
1)	Storm gooseneck
©C.O.	©C.O.	Cleanout
		Storm inlet protection
\Diamond	♦	Fire Hydrant
		Siamese Connection
∞ w.v.	₩.v.	Water Valve
W	W	Water Meter
G	G	Gas Meter
	•	Power pole
	H + H +	——— Handicap signs
	•~	Flag pole

W	W	Water Meter
G	G	Gas Meter
0		Power pole
	H F H F	Handicap signs
	••	Flag pole
0	0	Concrete Bollard
0	•	Conc. filled Pipe Bollard
×	×	Light Bollard

Drn: **KJL**

PLAN

PHOTOMETRIC

11-16-12 UDC REVIEW

Madison, WI 6102



ERDMAN COMPANY

One Erdman Place | P.O. Box 44975

Phone 608.410.8000 | Fax 608.410.8500

Access

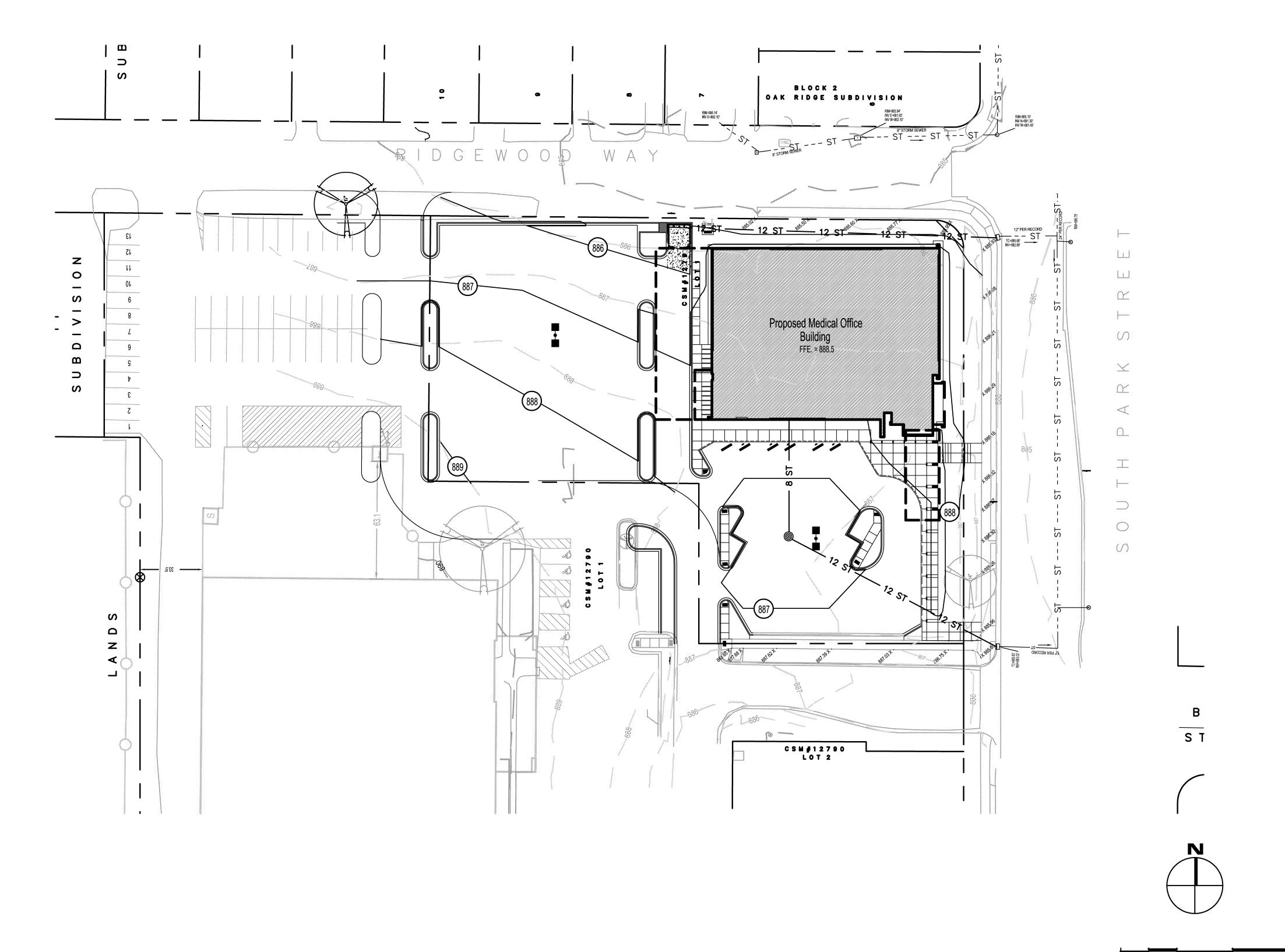
Health

Centers

Community

Madison, Wisconsin 53744-4975

- curb unless noted othewise
 - notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damages at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule.
- 3. All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48



1. Parking lot dimensions are from face of curb to face of **EXISTING** Contours 2. It shall be the responsibility of the subcontractors to Spot elevations

Trees to be saved Trees to be removed ...

SITE LEGEND

Gas main / lateral ---

Underground Telephone service --UG/T - --UG/T

PROPOSED: Contours ---Spot elevations

Storm sewer main / lateral ______ 12 ST _____ Water main / lateral — 4 W — 4 W — Gas main / lateral —— GAS ——— GAS —— OH/ E —— Overhead Electrical service Underground Electric service UG/E — —— ОН/ Т ——— Overhead Telephone service Underground Telephone service UG/ T ——— Cable Television service

MISCELLANEOUS: Property line ~ Setback line Silt fence ... Site Phasing line Water line 100 Yr. Flood line Contract Limit line

LANDSCAPING Construction fence Landscape Edging line Mowing line

Planting code symbol (Base Bid Plant) Planting code symbol (Add Alternate Plant) <u>SYMBOLS</u>

Soil boring location & Number

—— Precast Flaired end section ---- Cleanout ----- Storm inlet protection Flag pole

• Conc. filled Pipe Bollard

----- Concrete pavement Slope Arrow



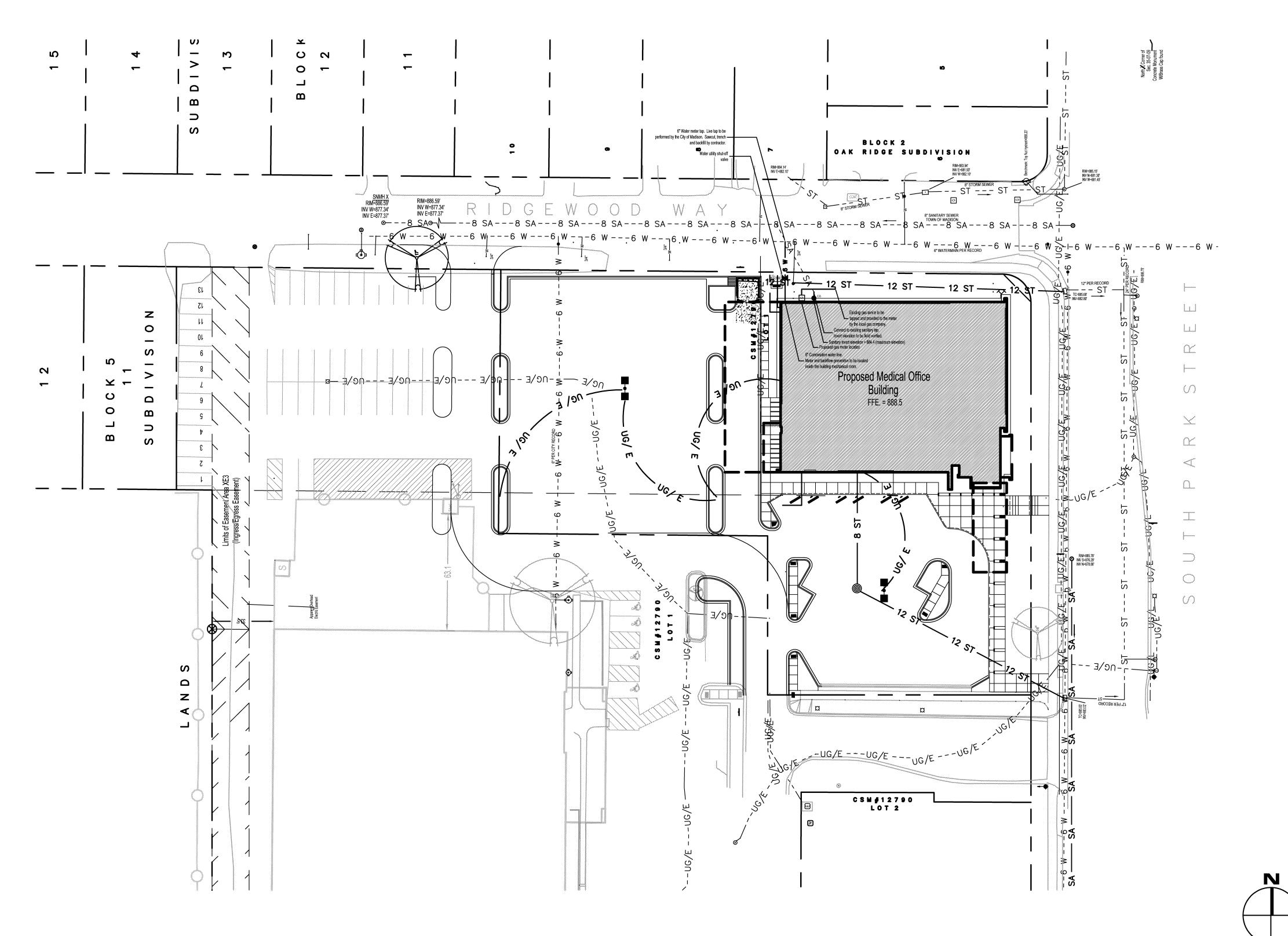
ERDMAN COMPANY

One Erdman Place | P.O. Box 44975 Madison, Wisconsin 53744-4975 Phone 608.410.8000 | Fax 608.410.8500

Access Community Health Centers

11-16-12 | UDC REVIEW Drn: **KJL** Chk: TMA Sheet Name SITE GRADING **PLAN**

- curb unless noted othewise
- damages at their own expense. The subcontractors shall ensure compliance with the project schedule.
- 3. All site concrete shall have a minimum 28 day compressive





1. Parking lot dimensions are from face of curb to face of

2. It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any also coordinate their activities with other subcontractors to

strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48

SITE LEGEND

<u>EXISTING</u>	
Contours Spot elevations	100.0
Trees to be saved	
Trees to be removed	
Storm sewer main / lateral	
Sanitary sewer main / lateral	

	••••
Storm sewer main / lateral ———	12 ST12 ST-
Sanitary sewer main / lateral	6 SA6 SA
Water main / lateral	4 W4 W
Gas main / lateral	GAS GAS —
Overhead Electrical service	OH/EOH/E —
Underground electric service ——	UG/EUG/E —
Overhead Telephone service	OH/TOH/T —
Underground Telephone service	UG/TUG/T —

PROPOSED:	
Contours	
Spot elevations	100.0
Trees	
Shrubs	
Storm sewer main / lateral	12 ST ———
Sanitary sewer main / lateral	6 SA ——
Water main / lateral	4 W —— 4 W ——
Gas main / lateral	—— GAS ——— GAS ——
Overhead Electrical service	OH/ E ——
Underground Electric service	UG/ E ——
Overhead Telephone service	OH/ T ——
Underground Telephone service	UG/ T ——
Cable Television service	COMM

<u> </u>	MISCELLANEOUS:		00° 0' 0" E	
ı	Property line	N	<u>9</u> 0_0 <u>0 0" E</u> 11 32'	-
:	Setback line ————————————————————————————————————		- — — —	
!	Silt fence ———————————————————————————————————		SF	
;	Site Phasing line			_
,	Water line			
•	100 Yr. Flood line			
(Contract Limit line			

Contract Limit line	
<u>LANDSCAPING</u>	
Construction fence	— x - x - x -
Irrigation Area Zone line	_ ~ - ~ - ~ -
Landscape Edging line	
Mowing line	+ - + - + -
Planting code symbol (Base Bid Plant)	0 ← Plant Qty. 00 ← Plant Code
Planting code symbol (Add Alternate Plant)	Plant Code

<u>SYMBOLS</u>	
Existing Parking lights	
Proposed Parking lights 💮 💆	
Soil boring location & Number	

Soil boring loo	cation & Num	ber B1
EXISTING	PROPOSED	_
	$oldsymbol{\Theta}$	
	H	Concrete Headwall
		Storm Catchbasins
$\bigcirc\bigcirc$		Sanitary & Storm Manhole
1)	Storm gooseneck
© C.O.	© C.O.	Cleanout
		Storm inlet protection
\Diamond	•	Fire Hydrant
		Siamese Connection
\otimes "···	∞"···	. — Water Valve
W	W	Water Meter
G	G	Gas Meter
0		Power pole
	H F H F	Handicap signs
	••	Flag pole
0	0	Concrete Bollard
o	•	Conc. filled Pipe Bollard

11-16-12 UDC REVIEW

Madison, WI 6102

SITE UTILITY

Drn: **KJL**

PLAN

Madison, Wisconsin 53744-4975

ERDMAN COMPANY One Erdman Place | P.O. Box 44975

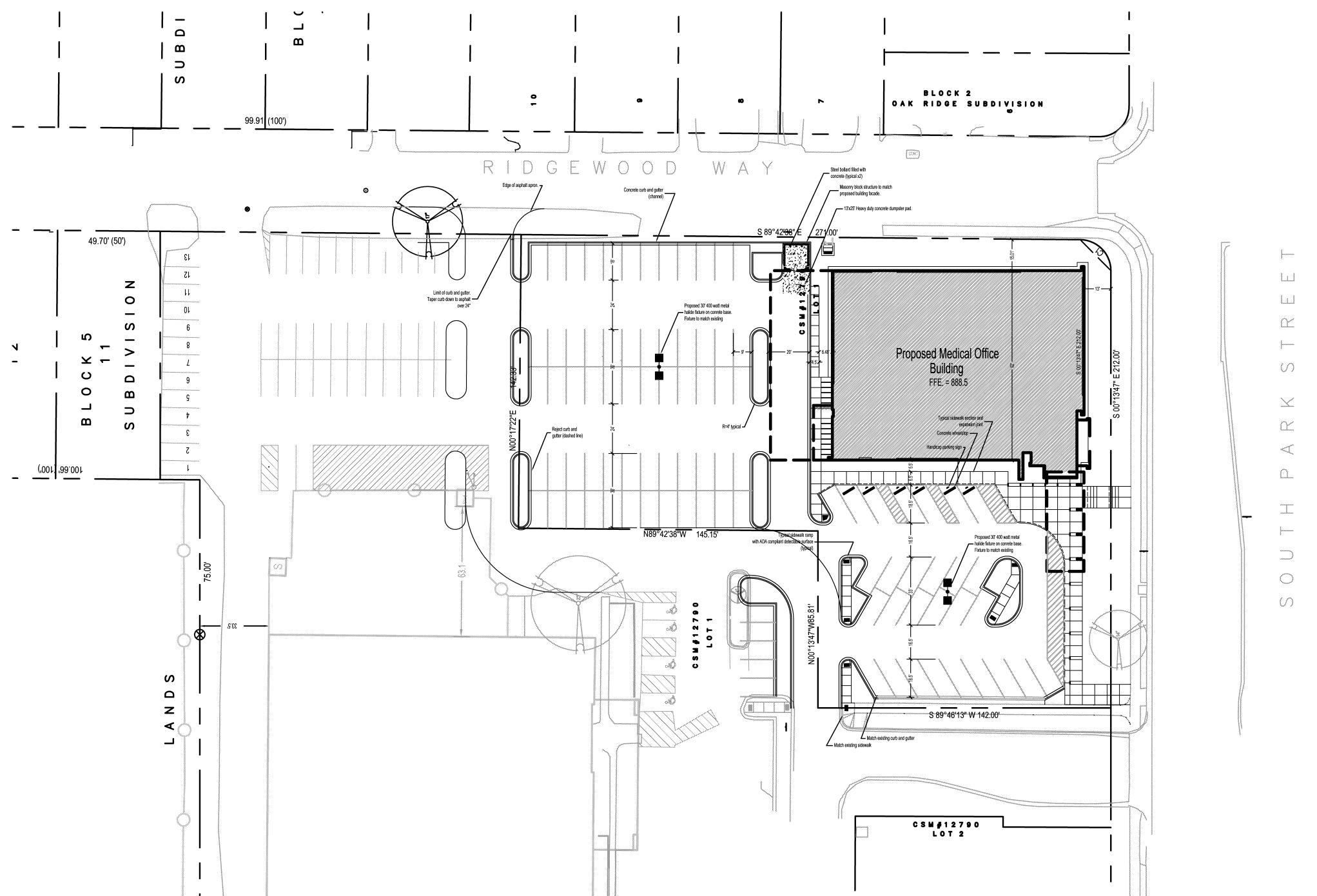
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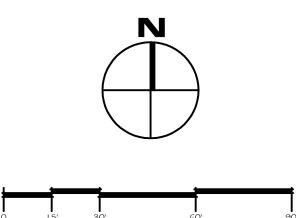
Phone 608.410.8000 | Fax 608.410.8500

Community Health Centers

1. Parking lot dimensions are from face

- Parking lot dimensions are from face of curb to face of curb unless noted othewise
- 2. It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damages at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule.
- All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48





<u>EXISTING</u>	
Contours Spot elevations	100.0
Trees to be saved	
Trees to be removed	
Storm sewer main / lateral	
Sanitary sewer main / lateral	
Water main / lateral	
Gas main / lateral	
Overhead Electrical service	
Underground electric service	
Overhead Telephone service	
Underground Telephone service	
PROPOSED:	
Contours	
Spot elevations	100.0
Trees	
Shrubs	$ \odot$
Storm sewer main / lateral	12 ST —
Sanitary sewer main / lateral	6 SA ——
Water main / lateral	4 W — 4 W —
Gas main / lateral	GAS GAS
Overhead Electrical service	OH/ E
Underground Electric service	UG/ E
Overhead Telephone service	OH/ T ——
Underground Telephone service	UG/ T
	COMM ———
Cable Television service	

Setback line	
Silt fence	SF
Site Phasing line	
Vater line	
00 Yr. Flood line	
Contract Limit line	0 000000000000
_ANDSCAPING	
Construction fence	$ \times$ $ \times$ $ \times$ $-$
rrigation Area Zone line	_ ~ - ~ - ~ -
andscape Edging line	

	* * * *
Irrigation Area Zone line	~ ~ ~ ~ ~ ~
Landscape Edging line	
Mowing line	+ - + - + -
Planting code symbol (Base Bid Plant)	0 Plant Qty. 00 Plant Code
Planting code symbol (Add Alternate Plant)	Plant Code Code
SYMBOLS	

3 IMBOLS		
Existing Parking lights		
Proposed Parking lights	φ •	•
Soil boring location & Number		₽ B1

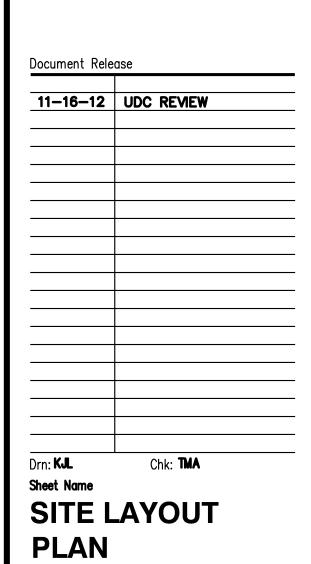
		Ψ = -
EXISTING	PROPOSED	
	D	——— Precast Flaired end section
—	 	Concrete Headwall
\Box O		Storm Catchbasins
$\bigcirc\bigcirc$		——— Sanitary & Storm Manhole
1	1	Storm gooseneck
©C.O.	© C.O.	Cleanout
		Storm inlet protection
\Diamond	→	Fire Hydrant
		Siamese Connection
₩.v.		Water Valve
W	W	Water Meter
G	G	Gas Meter
	•	Power pole
	H F H F	——— Handicap signs
	••	Flag pole
0	•	Concrete Bollard
0	•	——— Conc. filled Pipe Bollard
×	×	——— Light Bollard
⟨ €	4	—— Flood light



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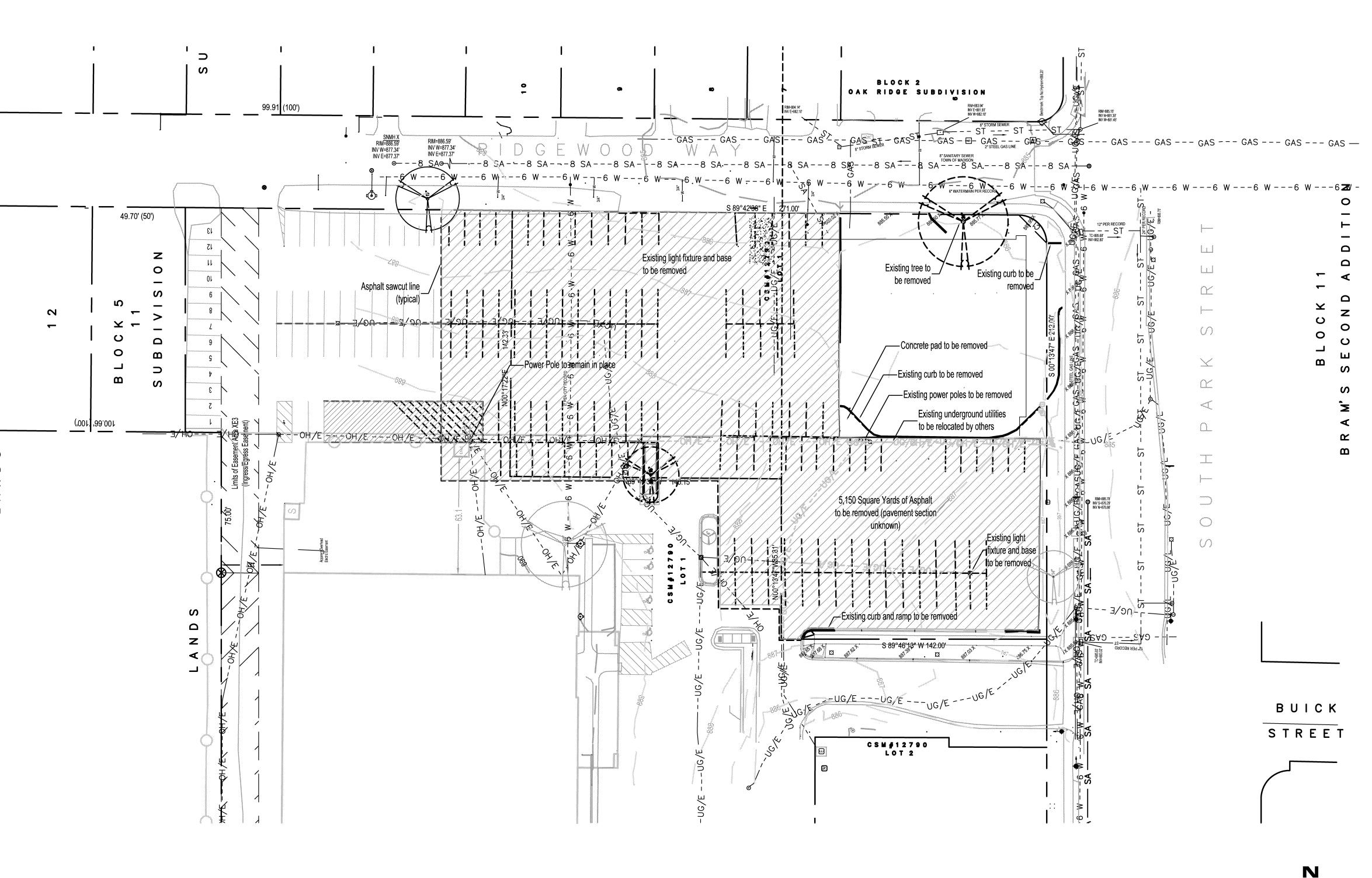
One Erdman Place | P.O. Box 44975 Madison, Wisconsin 53744-4975 Phone 608.410.8000 | Fax 608.410.8500

Access Community Health Centers



Scale: 1" =

Sheet Number C102



- 1. Parking lot dimensions are from face of curb to face of curb unless noted othewise
- 2. It shall be the responsibility of the subcontractors to notify all applicable utility companies who may be affected by the proposed work. The subcontractor shall make every effort to protect existing utility lines and shall repair any damages at their own expense. The subcontractors shall also coordinate their activities with other subcontractors to ensure compliance with the project schedule.
- 3. All site concrete shall have a minimum 28 day compressive strength of 4000 psi, a slump of 4", an air content of 6% and a maximum water to cement ratio of 0.48



Gas main / lateral -

Overhead Electrical service

Contours	
Spot elevations	100.0 ——
Trees to be saved	
Trees to be removed	
Storm sewer main / lateral	
Sanitary sewer main / lateral	6 SA6
Water main / lateral	
Gas main / lateral	GAS (
Overhead Electrical service	—OH/EC
Underground electric service	UG/EU
Overhead Telephone service	
Underground Telephone service	
PROPOSED:	
Contours	
Spot elevations	100.0
Trees	
Shrubs	$\bigcirc \otimes \otimes$
Storm sewer main / lateral	12 ST -
Sanitary sewer main / lateral	6 SA -

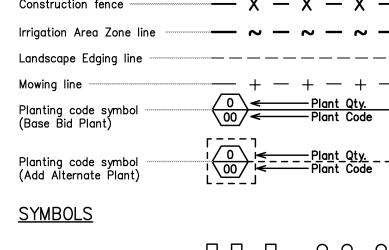
MISCELLANEOUS:	
Property line	N 90° 0' 0" E 11.32'
Setback line	
Silt fence	SF
Site Phasing line	
Water line	
100 Yr. Flood line	
Contract Limit line	
<u>LANDSCAPING</u>	
Construction fence	x - x - x -
Irrigation Area Zone line	~ ~ ~ ~ ~ _
Landscape Edging line	

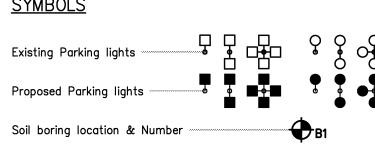
Underground Electric service — UG/ E — —

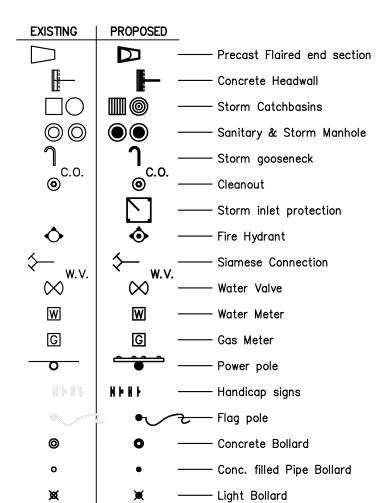
Overhead Telephone service OH/ T ———

Underground Telephone service UG/ T ———

Cable Television service COMM

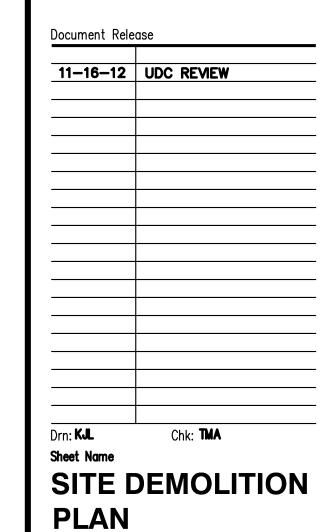






----- Flood light

----- Concrete pavement Slope Arrow



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Access

Health

Centers

Community

Madison, Wisconsin 53744-4975

Access Community Health Centers

Madison, Wisconsin

CONSTRUCTION SITE IMPROVEMENT PLANS

Owner Contact

Access Community Health Att. Ms. Joanne Holland 2901 W. Beltline Highway, Suite 120 Madison, Wl 53713

Engineer

ERDMAN Company Karl Lueschow, PE One Erdman Place Madison, WI 53717 (608) 410 — 8135

Site Location

50,000 Square Feet located within Lot 1 of Certified
Survey Maqp Number 12790
(Intersection of Ridgewood Way and Park Street)
Madison. W

Erosion Responsibility During Construction

ERDMAN Company Charles Falk Madison, WI 53717 (608) 410 — 8201

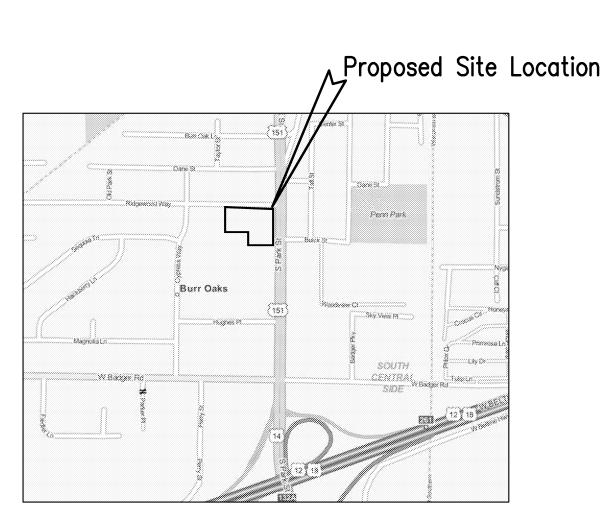


Site Location Map: Not To Scale

Sheet Index

C000 C101 C102 C103 C104	COVER SHEET DEMOLITION PLAN SITE LAYOUT PLAN SITE UTILITY PLAN SITE GRADING PLAN
C106	PHOTOMETRIC PLAN

L101 LANDSCAPE PLAN L102 LANDSCAPE PLAN



Site Location Map: Not To Scale



ERDMAN COMPANY

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Access
Community
Health
Centers

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Document Release

Scale: As Showi

Sheet Number



The Villager Master Plan









The Villager Master Plan











