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FHC-REDEVELOPMENT PROJECT

MADISON LAND USE APPLICATION

DRAWING INDEX - LAND USE APPLICATION-CIVIL	
NUMBER	SHEET NAME
LAND USE APPLICATION-CIVIL	
C2.0	EXISTING CONDITIONS
C2.1	PROPERTY PLAN
C2.2	TREE REMOVAL PLAN
C2.3	DEMOLITION PLAN
C3.0	OVERALL SITE PLAN
C3.1	DETAILED SITE PLAN
C3.4	FIRE ACCESS PLAN
C5.0	GRADING PLAN
C5.1	GRADING PLAN-BUILDING
C5.2	GRADING PLAN-EAST PARKING LOT
C5.3	GRADING PLAN-WEST PARKING LOT
C6.0	SURFACE PLAN
C7.0	UTILITY PLAN
Grand total: 13	

DRAWING INDEX - LAND USE APPLICATION-LANDSCAPE	
NUMBER	SHEET NAME
LAND USE APPLICATION-LANDSCAPE	
L-100	LANDSCAPE PLAN WEST
L-101	LANDSCAPE PLAN EAST
L-102	LANDSCAPE PLAN ENLARGEMENT
L-200	LANDSCAPE DETAILS
Grand total: 4	

DRAWING INDEX - LAND USE APPLICATION-ARCHITECTURAL	
NUMBER	SHEET NAME
LAND USE APPLICATION-ARCHITECTURAL	
A100	GROSS BUILDING AREA
A101	LEVEL 01 FLOOR PLAN
A102	LEVEL 02 FLOOR PLAN
A103	LEVEL 03 FLOOR PLAN
A104	LEVEL 04 FLOOR PLAN
A105	LEVEL 05 FLOOR PLAN
A106	ROOF LEVEL FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A301	EXISTING SITE PLAN
A302	PHASE 1.1-ILLUSTRATIVE CONTEXTUAL PLAN
A303	PHASE 1.2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A304	PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A305	PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A306	PHASE 1.4-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A307	PHASE 2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A308	PHASE 3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
A309	CONCEPTUAL 30-YEAR MASTER PLAN
Grand total: 18	

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

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PROJECT

DECEMBER 18, 2019

AEI Affiliated Engineers

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HGA

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 EERIE 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
3343 OAKWOOD HILLS PARKWAY
EAU CLAIRE, WI 54701
715.834.3161

LANDSCAPE ARCHITECT

SAIKI DESIGN
1110 S PARK STREET
MADISON, WI 53715
608.251.3600

TRAFFIC & PARKING

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

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CD01

LAND USE APPLICATION

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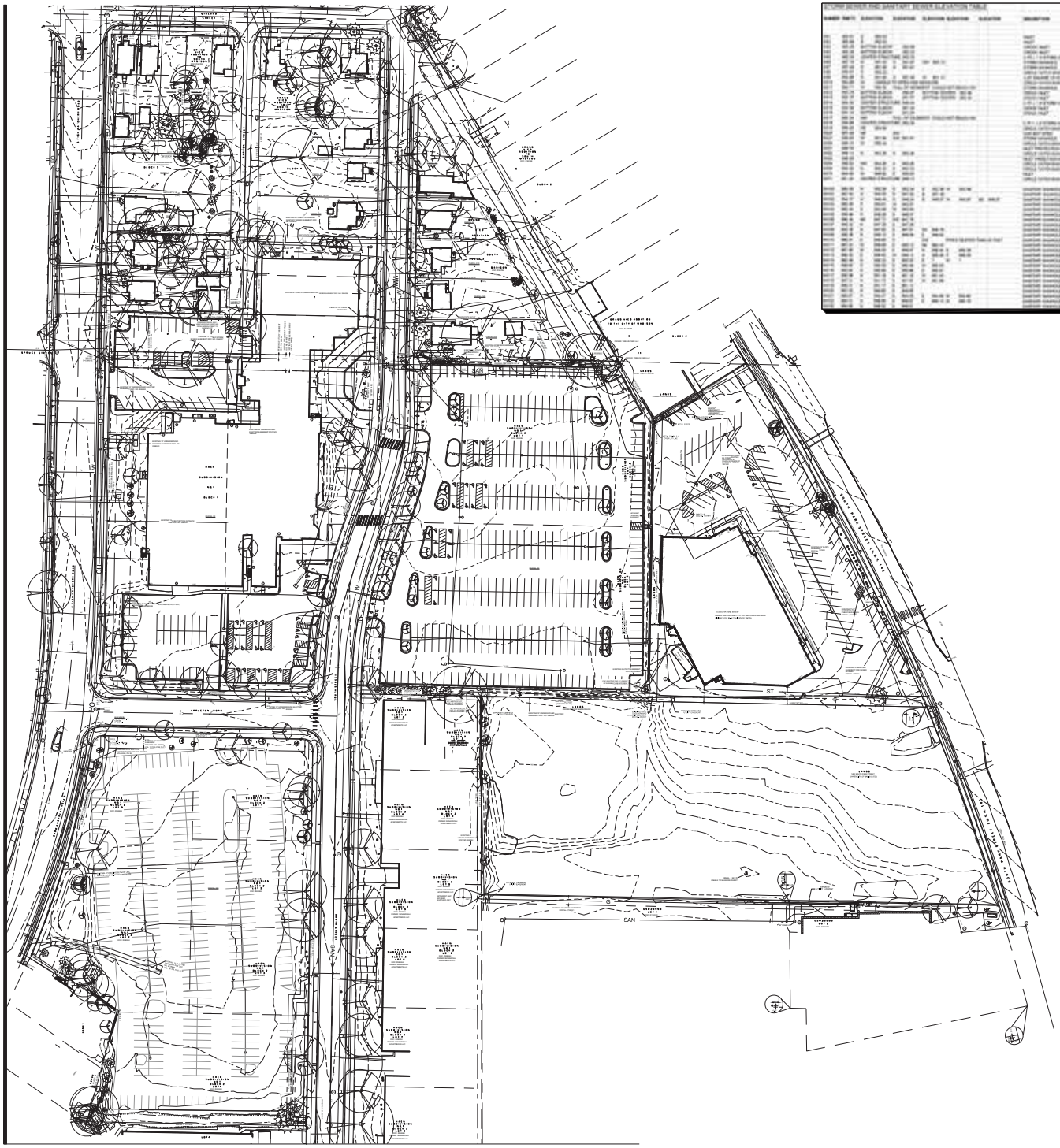

NOTES

SURVEY PROVIDED BY BURSE SURVEYING AND ENGINEERING
DATE: 06/22/18

LEGEND

- 3/4" SOLID IRON ROD UNLESS NOTED
- 1" IRON PIPE FOUND UNLESS NOTED
- CHISELED "X" IN CONCRETE
- SET MAG NAIL
- FOUND MAG NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- SPOT ELEVATION
- OHW — OVERHEAD UTILITY WIRE
- G — BURIED GAS LINE
- W — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- BuTel — BURIED TELEPHONE
- E — BURIED ELECTRIC
- CATV — BURIED CABLE ACCESS TELEVISION LINE
- FO — BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AC — AIR CONDITIONER
- TV PEDESTAL
- FIBER OPTIC HAND-HOLE
- ELECTRIC PEDESTAL
- UTILITY POLE
- CNC. — CONCRETE PAVEMENT
- BIT. — BITUMINOUS PAVEMENT
- LS. — LANDSCAPING
- BARK — BARK LANDSCAPING
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SEWER — STORM SEWER MANHOLE
- ROUND CATCH BASIN
- STORM SEWER STRUCTURE
- RECTANGLE CATCH BASIN
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PARKING METER
- BOLLARD
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDRESTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

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GRAPHIC SCALE IN FEET

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EXISTING CONDITIONS PLAN

DATE: DECEMBER 18, 2019

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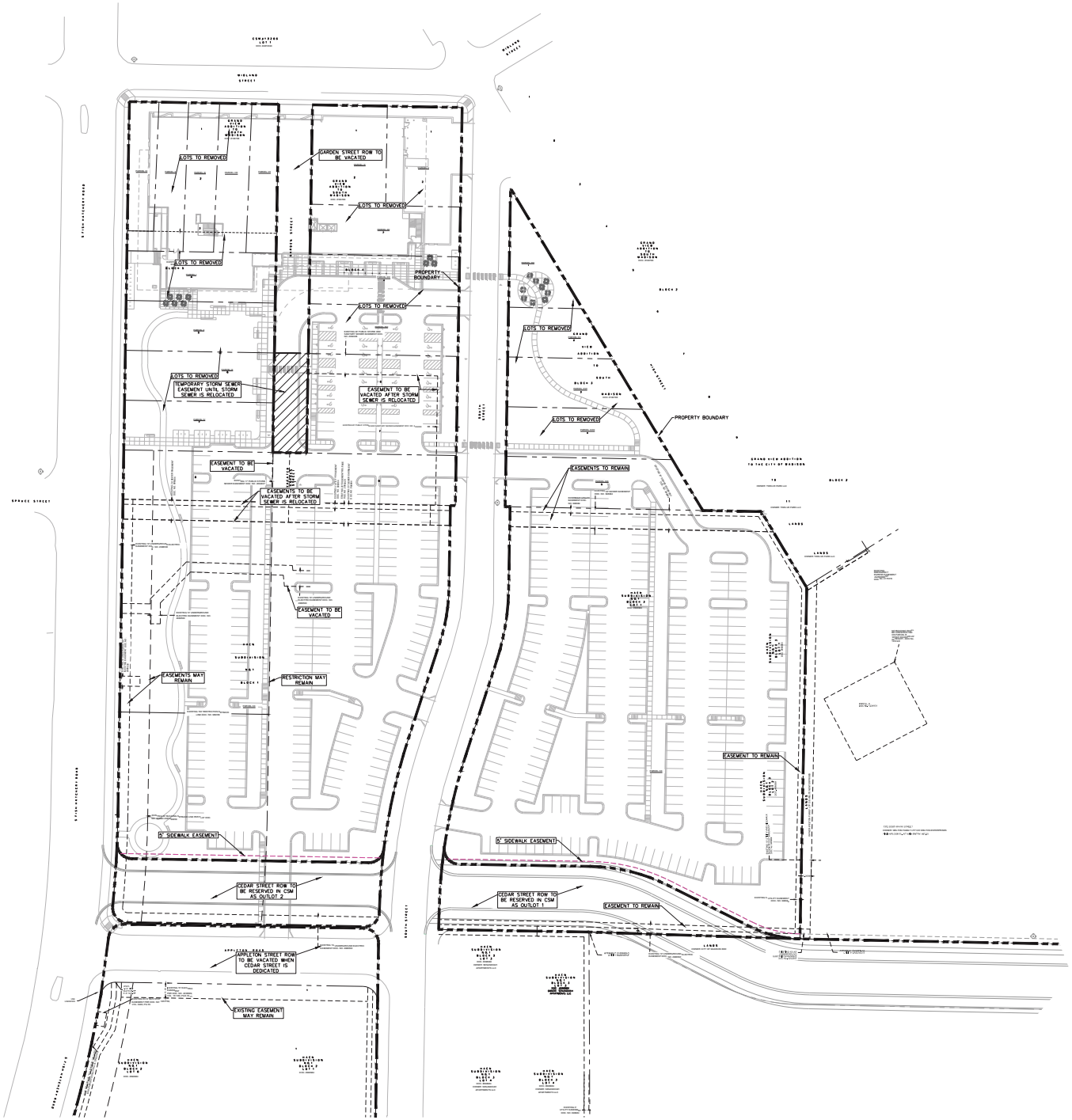

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PROPERTY PLAN

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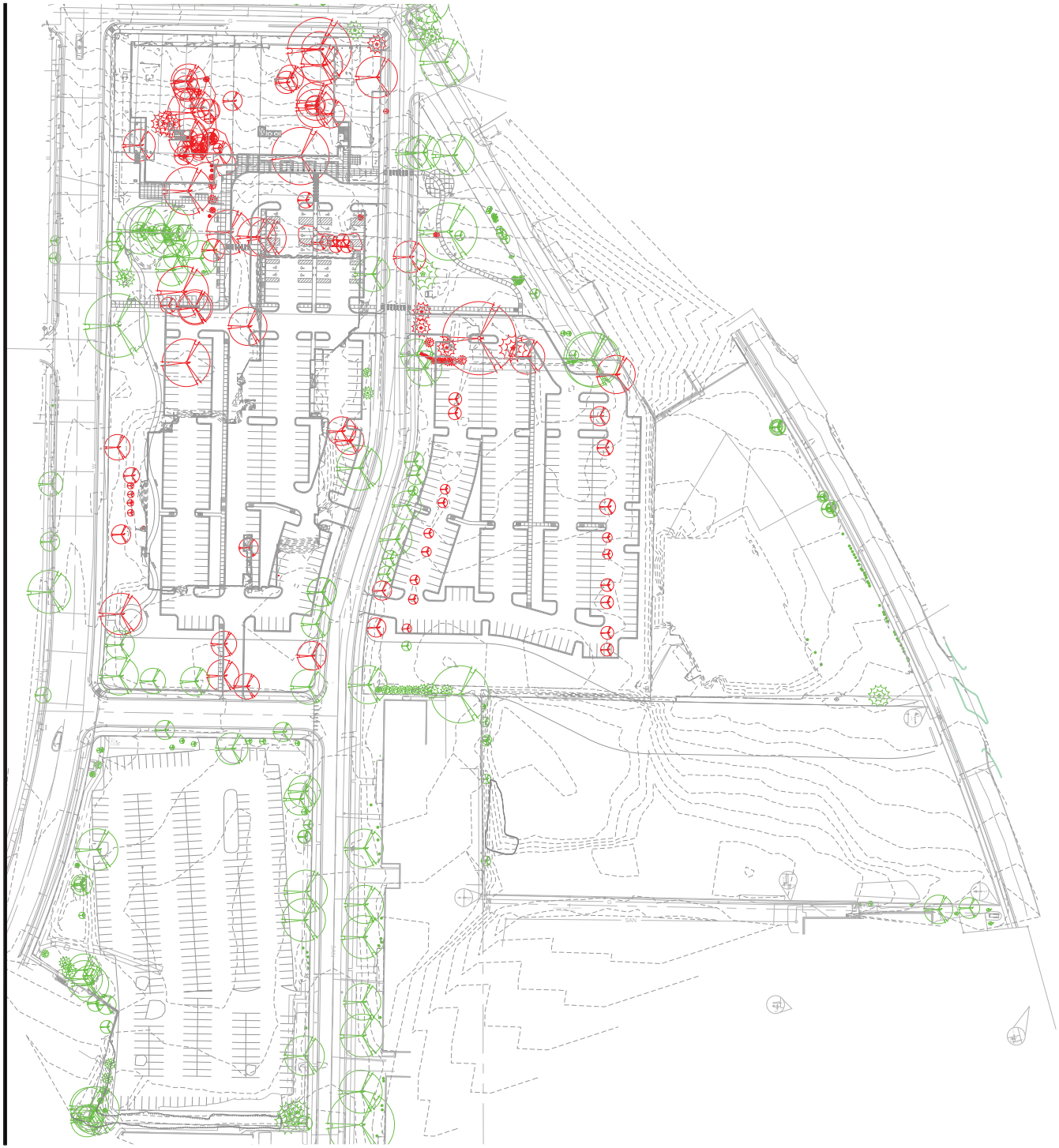

TREE REMOVAL NOTES

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

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TREE REMOVAL PLAN

DATE: DECEMBER 18, 2019

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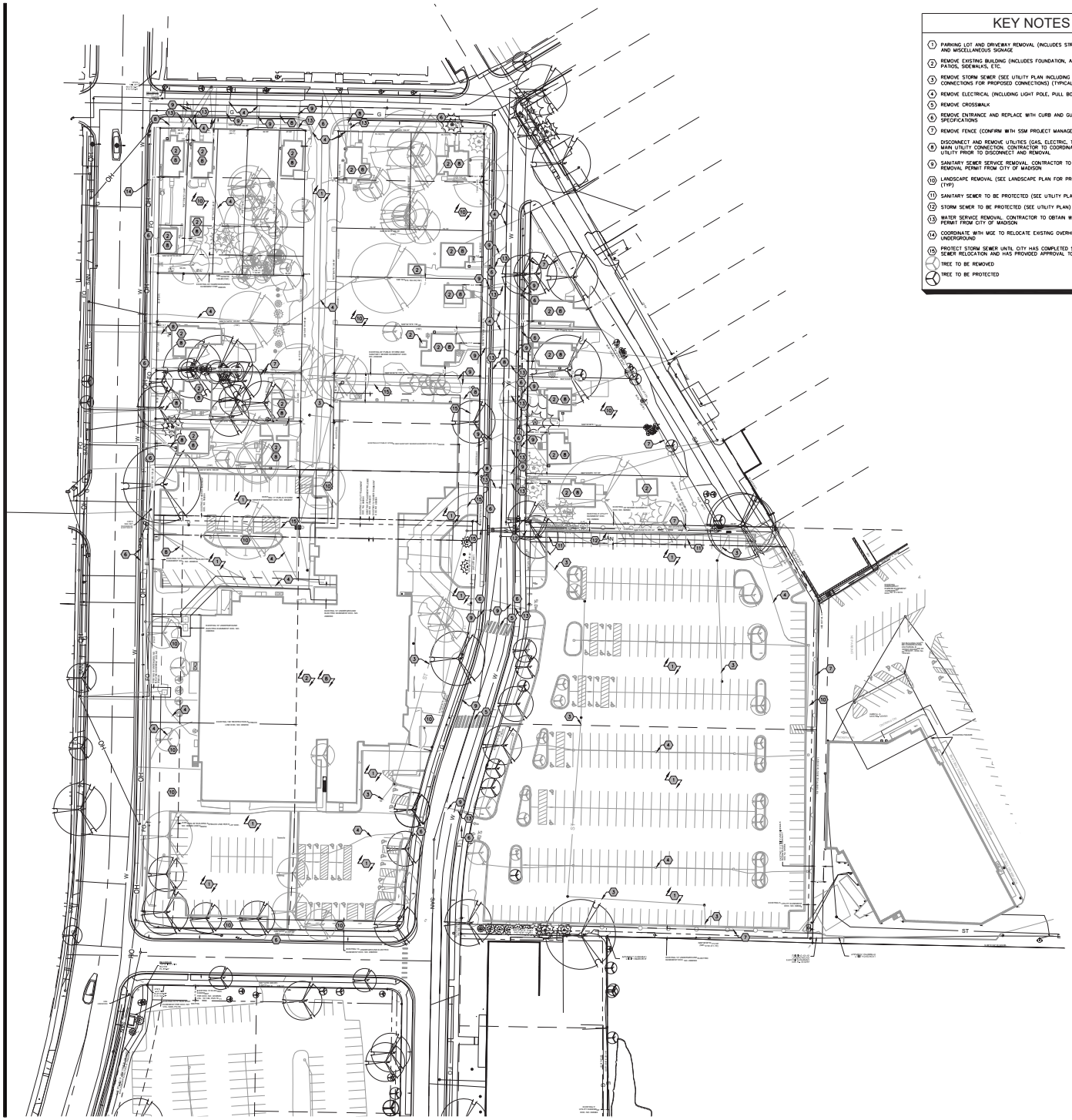

KEY NOTES

1. PARKING LOT AND DRIVEWAY REMOVAL (INCLUDES STRIPING, CURB, SUBGRADE, AND MISCELLANEOUS SIGNAGE
2. REMOVE EXISTING BUILDING (INCLUDES FOUNDATION, ANCILLARY OBJECTS, DECKS, PATIOS, SIDEWALKS, ETC.
3. REMOVE STORM SEWER (SEE UTILITY PLAN INCLUDING MANHOLES AND CONNECTIONS FOR PROPOSED CONNECTIONS) (TYPICAL)
4. REMOVE ELECTRICAL (INCLUDING LIGHT POLE, PULL BOX, ETC.)
5. REMOVE CROSSWALK
6. REMOVE ENTRANCE AND REPLACE WITH CURB AND GUTTER PER CITY OF MADISON SPECIFICATIONS
7. REMOVE FENCE (CONFIRM WITH SSM PROJECT MANAGER PRIOR TO REMOVAL)
8. DISCONNECT AND REMOVE UTILITIES (GAS, ELECTRIC, TEL, CABLE, FIBER, ETC.) TO MAIN UTILITY CONNECTION. CONTRACTOR TO COORDINATE DISCONNECT WITH UTILITY PRIOR TO DISCONNECT AND REMOVAL
9. SANITARY SEWER SERVICE REMOVAL. CONTRACTOR TO OBTAIN SANITARY SERVICE REMOVAL PERMIT FROM CITY OF MADISON
10. LANDSCAPE REMOVAL (SEE LANDSCAPE PLAN FOR PROPOSED LANDSCAPING) (TYP)
11. SANITARY SEWER TO BE PROTECTED (SEE UTILITY PLAN)
12. STORM SEWER TO BE PROTECTED (SEE UTILITY PLAN)
13. WATER SERVICE REMOVAL. CONTRACTOR TO OBTAIN WATER SERVICE REMOVAL PERMIT FROM CITY OF MADISON
14. COORDINATE WITH MGE TO RELOCATE EXISTING OVERHEAD POWER LINES TO UNDERGROUND
15. PROTECT STORM SEWER UNTIL CITY HAS COMPLETED SOUTH STREET STORM SEWER RELOCATION AND HAS PROVIDED APPROVAL TO REMOVE STORM SEWER.

TREE TO BE REMOVED

TREE TO BE PROTECTED

DEMOLITION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (R&W) SHALL BE REMOVED WITH THEIR ROOTS, ALL STRUCTURES, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
3. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
4. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
5. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
6. 'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
7. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
10. EXISTING SIDEWALKS SHALL REMAIN OPEN AND PROTECTED. CONTRACTOR RESPONSIBLE FOR PEDESTRIAN SAFETY. ANY SIDEWALK TO BE CLOSED REQUIRE CITY PERMIT PRIOR TO CLOSURE.

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AYRES NO: 24-0329

DEMOLITION PLAN

DATE: DECEMBER 18, 2019

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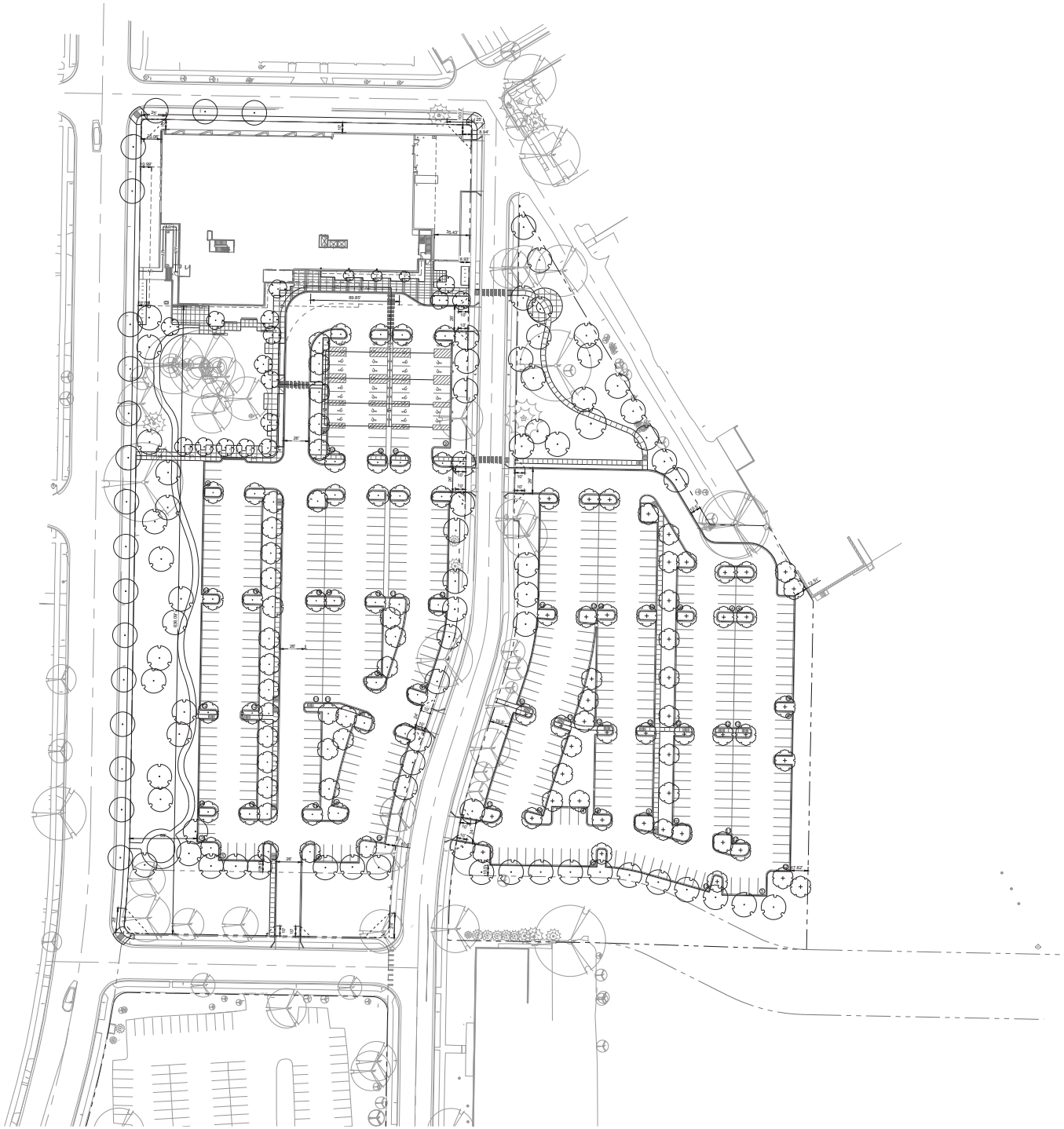

VEHICLE PARKING SUMMARY	
WEST LOT	246
EAST LOT	274
TOTAL	520
(#) PARKING PER ROW	
ADA SPACES PROVIDED	28
ADA SPACES REQUIRED	11
NOTE: ALL ADA PARKING IS PROVIDED WEST OF SOUTH STREET AS BOTH EAST AND WEST LOTS ARE CONSIDERED ONE PROJECT AND SERVE BUILDING.	

BIKE PARKING SUMMARY	
PROVIDED	50
REQUIRED	100 (AT FULL BUILD OUT)
(#) NUMBER OF BIKE RACKS	

SITE DATA TABLE

LOT SIZE (OVERALL)	430,662 S.F.	9.89 ACRE
LOT STATISTICS	AREA	% PROP
LANDSCAPE AREA (INC. SIDEWALK AND PONDS)	199,593± S.F.	46.6%
BUILDING AREA	45,282± S.F.	11.5%
PARKING LOT AREA	185,787± S.F.	43.5%
TOTAL AREA	430,662 S.F.	100.6%

ZONING INFORMATION

		PROVIDED
YARD SETBACKS	MIDLAND STREET	10'
	SOUTH STREET	8.9'
	FISH HATCHERY ROAD	10'
	FUTURE CEDAR STREET	10'

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

—AR— ADA ACCESSIBLE ROUTE

- - - - VISION CLEARANCE TRIANGLES

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OVERALL SITE PLAN

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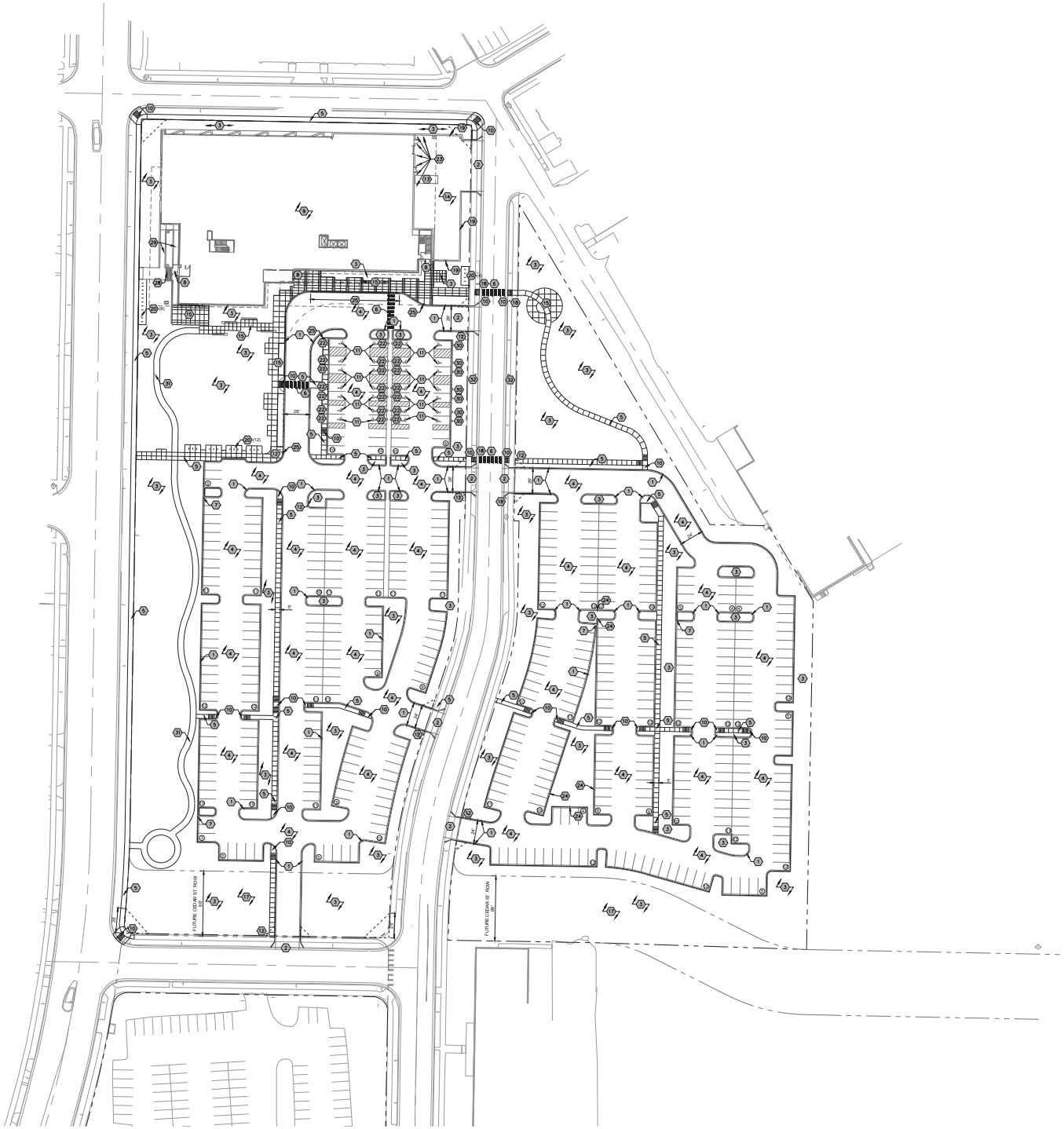

KEY NOTES

1. CONCRETE CURB AND GUTTER, TYP.
2. DRIVEWAY ENTRANCE PER CITY OF MADISON SPECIFICATIONS
3. LANDSCAPE AREA (REFERENCE LANDSCAPE PLANS)
4. ASPHALT PAVING (REFERENCE PAVING PLAN)
5. CONCRETE SIDEWALK
6. PAINTED CROSSWALK
7. 1' CURB CHASE
8. STRUCTURAL STOOP AT DOORS (REF. ARCHITECTURAL PLANS)
9. PROPOSED BUILDING (REF. ARCHITECTURAL PLANS)
10. CURB RAMP (SEE DETAILS)
11. ADA HANDICAP PARKING (SEE DETAILS)
12. STOP SIGN
13. TRASH COMPACTOR
14. UTILITY YARD (REF. MEP PLANS)
15. DECORATIVE PAVING (REF. LANDSCAPE PLANS)
16. MONUMENT SIGN
17. FUTURE CEDAR ST
18. FLASHING STOP FOR PEDESTRIAN IN CROSSWALK SIGN
19. SCREEN WALL (REF. ARCHITECTURAL PLANS)
20. CONCRETE BIKE PAD WITH (X) POST & RING RACKS
21. GENERATOR PAD (PER MG&E SPECIFICATIONS)
22. HANDICAP SIGN WITH BOLLARD
23. CONCRETE PROTECTIVE BOLLARD
24. CURB OPENING
25. DEPRESSED/FLUSH CURB WITH ADA TRUNCATED DOME STRIP.
26. LIGHT POLE (REFERENCE PHOTOMETRIC PLAN)
27. EMERGENCY CALL BOX
28. CONCRETE STEPS WITH HAND RAIL
29. CONCRETE RAMP WITH HAND RAIL
30. HANDICAP SIGN WITHOUT BOLLARD
31. PEDESTRIAN WALKING PATH (REFERENCE LANDSCAPE PLAN)
32. NO PARKING SIGN

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

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DETAILED SITE PLAN

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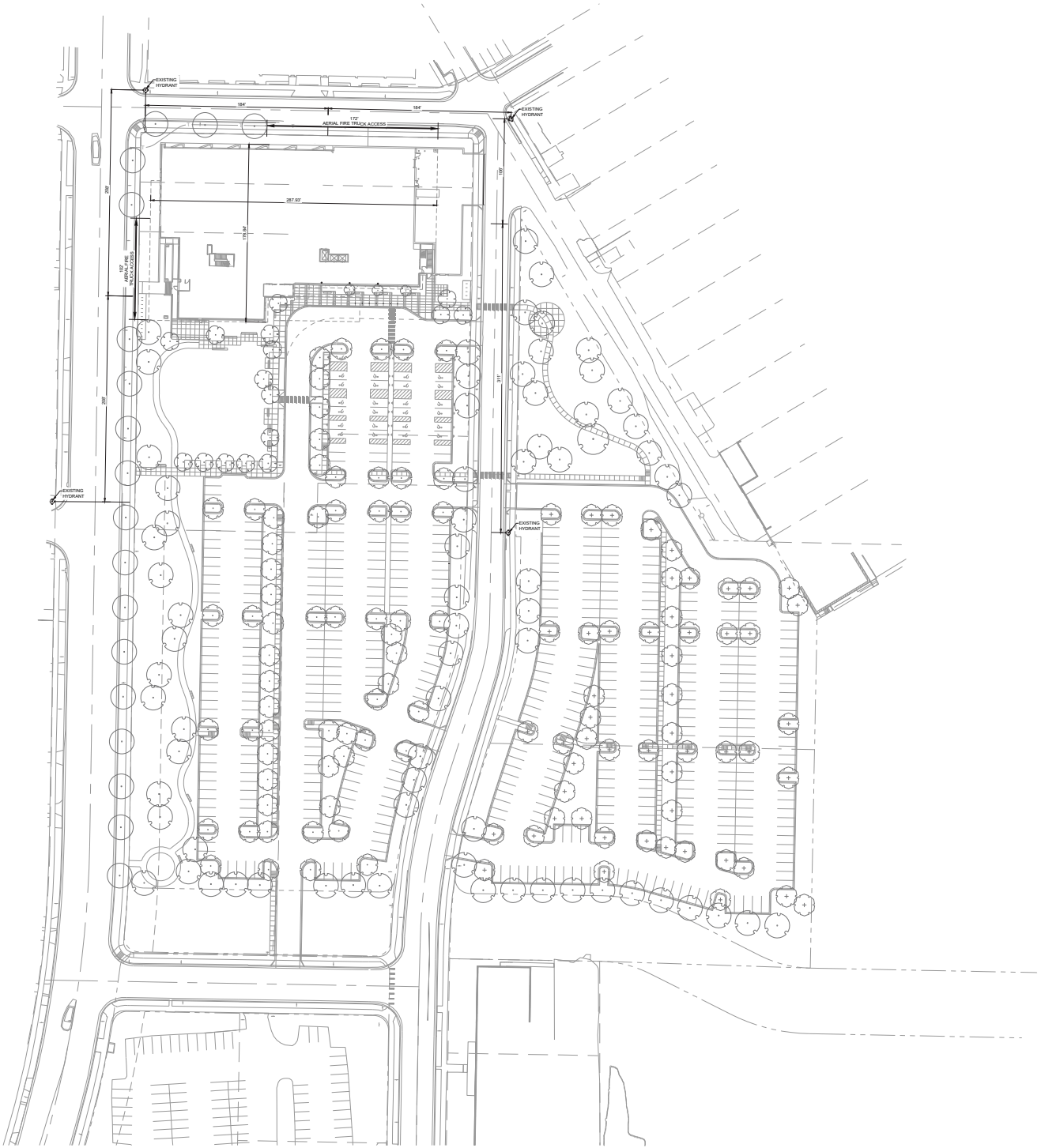

AERIAL ACCESS CALCULATION
REQUIRED (288'x2)+(179'x2)x25%=234'
PROVIDED=274'

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FIRE ACCESS PLAN

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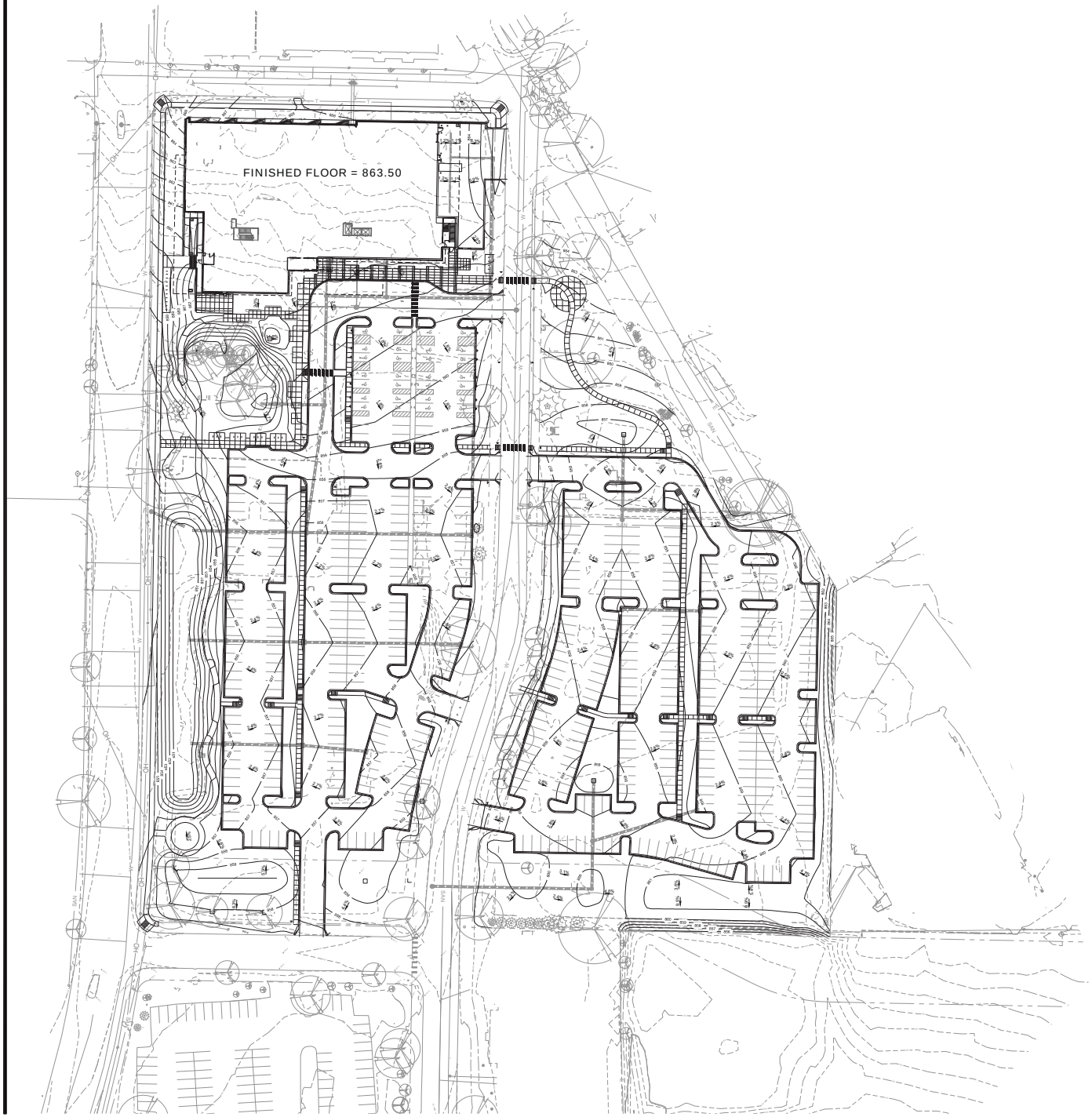

GRADING LEGEND

	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
X.XX%	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 ELEVATIONS.
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.

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AYRES NO: 24-0329

GRADING PLAN

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

C5.0

LAND USE APPLICATION

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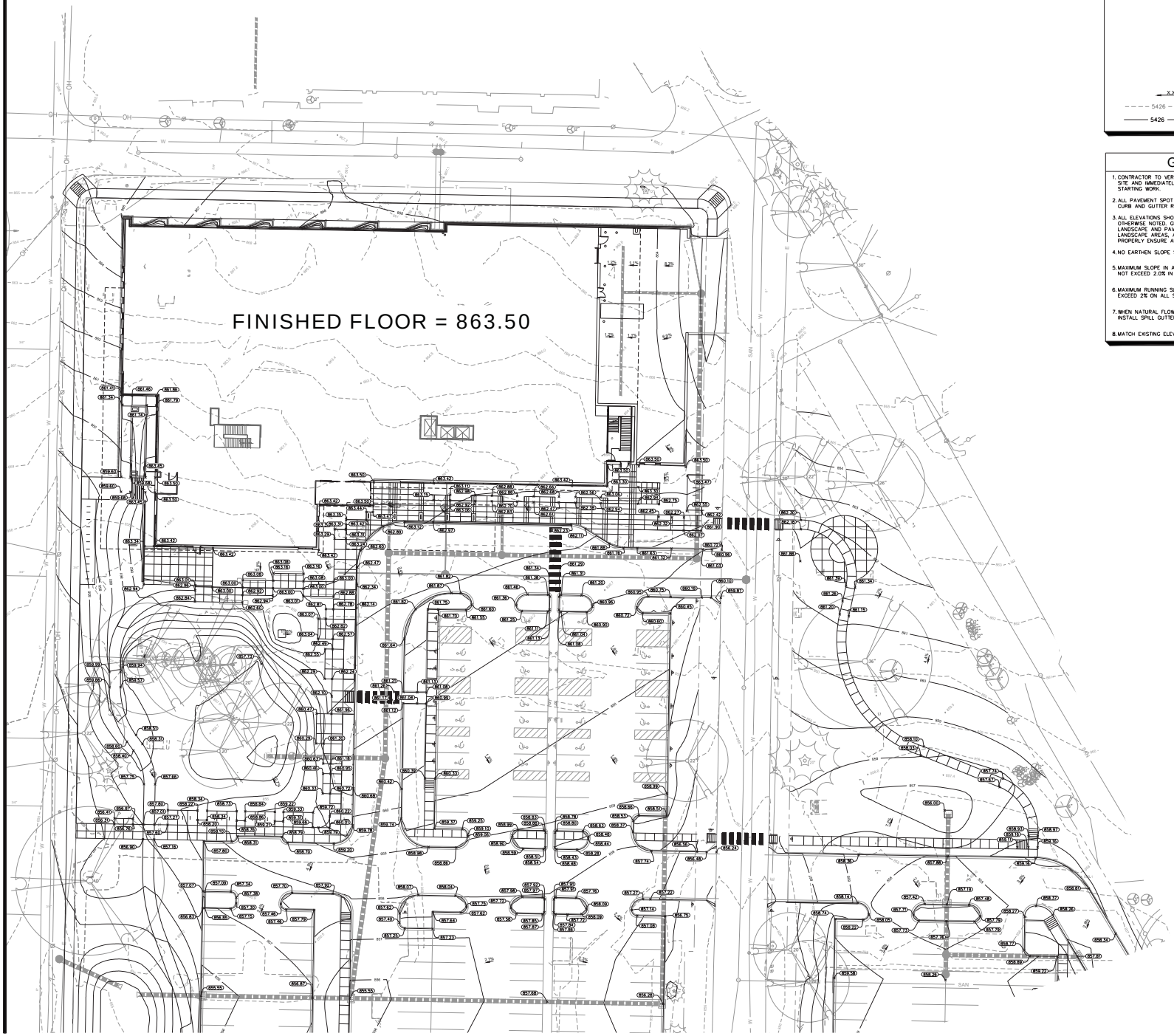

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X.XX%	SLOPE AND FLOW DIRECTION
5426	EXISTING CONTOUR
5426	PROPOSED CONTOUR

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7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL SPILL GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

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Kegenich's 90

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

AYRES NO: 24-0329

GRADING PLAN-BUILDING

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

C5.1

LAND USE APPLICATION

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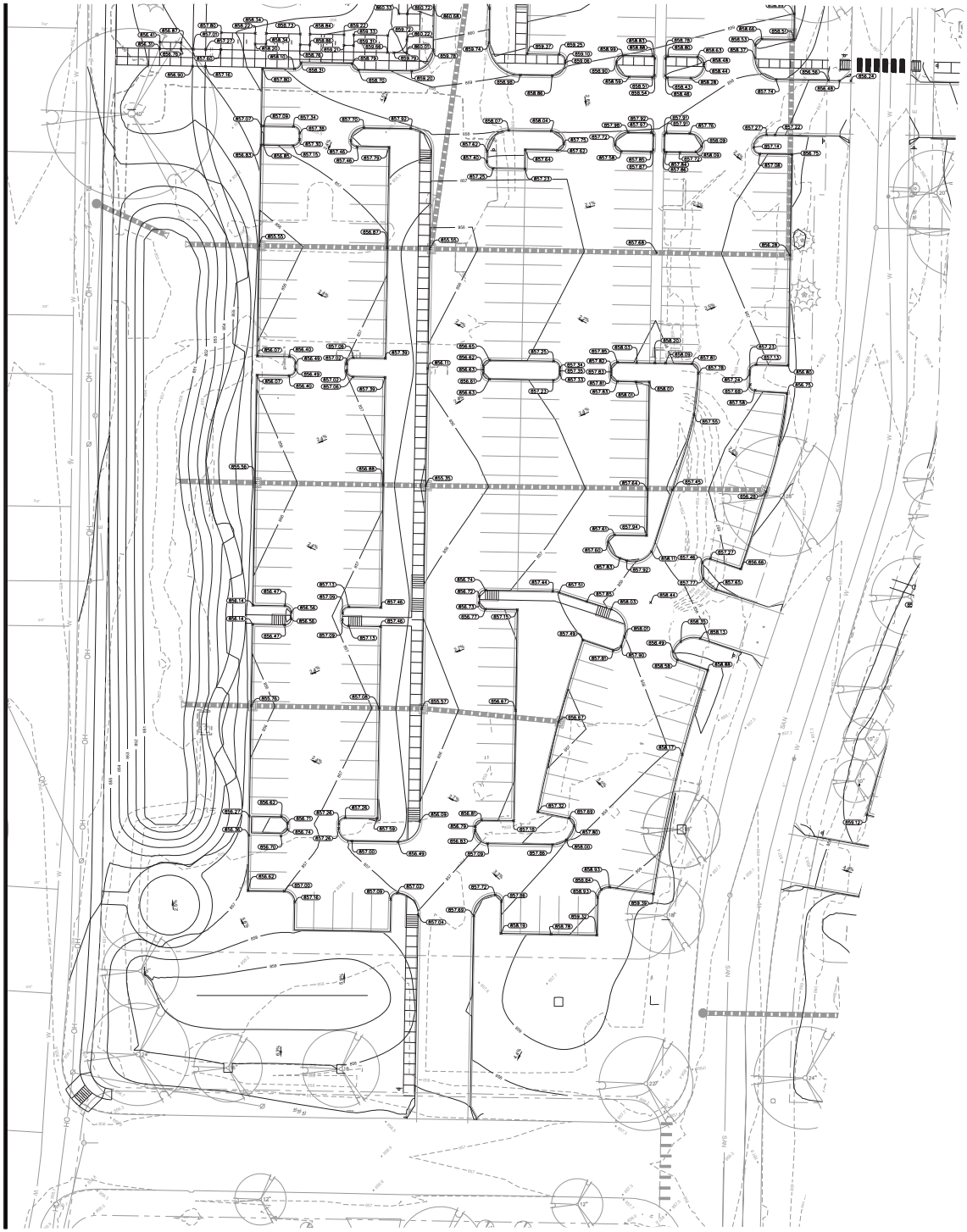

GRADING LEGEND

	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
X.XX%	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 ELEVATIONS.
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.

HGA

Findorff

SSMHealth

SSM DEAN MEDICAL GROUP

FHC-REDEVELOPMENT PROJECT SITE

AEI Affiliated Engineers

AYRES ASSOCIATES

saiki DESIGN

BSA

Kegenich's

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

AYRES NO: 24-0329

GRADING PLAN-EAST PARKING LOT

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

C5.2

LAND USE APPLICATION

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GRAPHIC SCALE IN FEET

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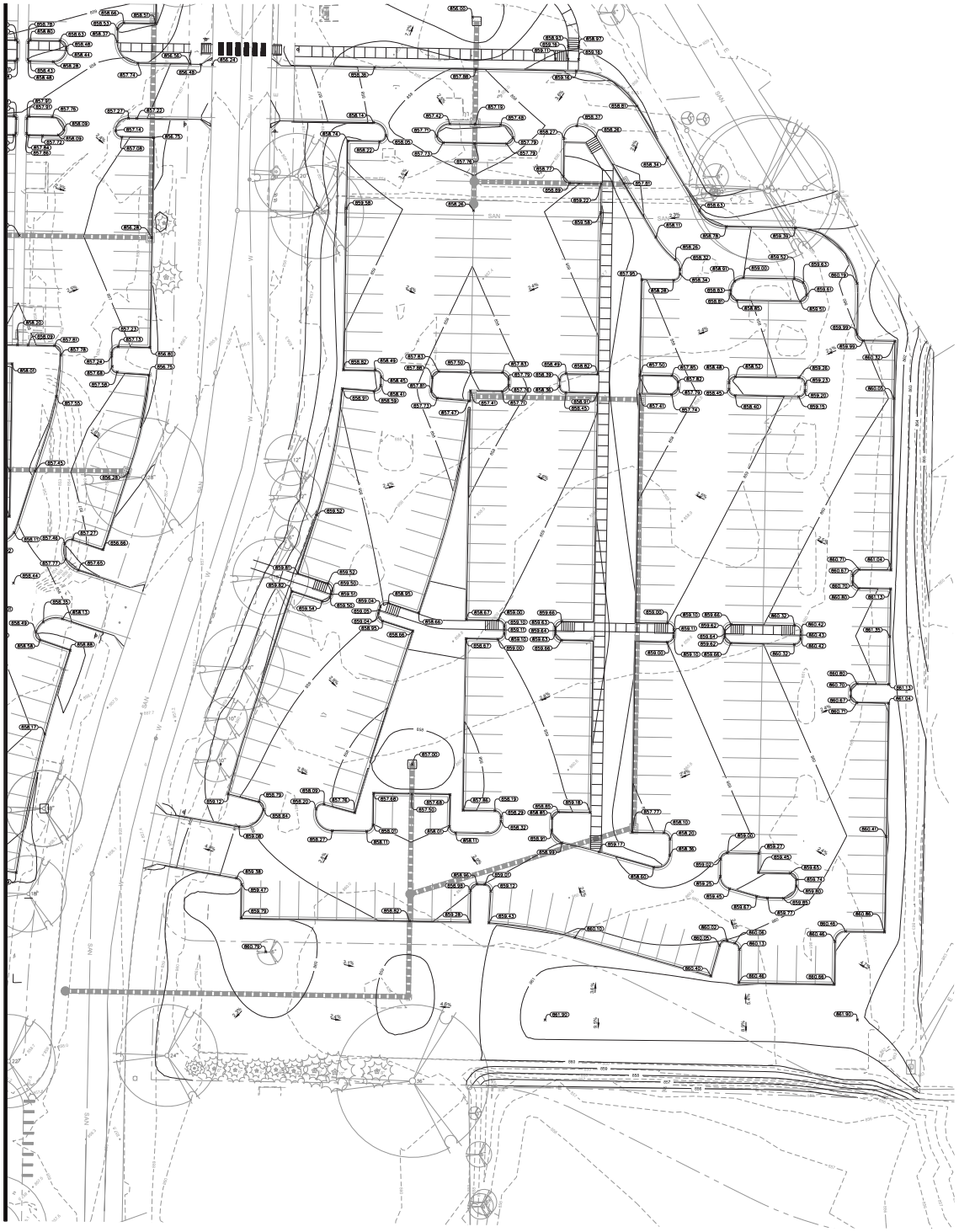

GRADING LEGEND

	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
X.XX%	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 ELEVATIONS.
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.

HGA

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SSM DEAN MEDICAL GROUP

FHC-REDEVELOPMENT PROJECT SITE

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BSA

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

AYRES NO: 24-0329

GRADING PLAN-WEST PARKING LOT

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

C5.3

LAND USE APPLICATION

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GRAPHIC SCALE IN FEET

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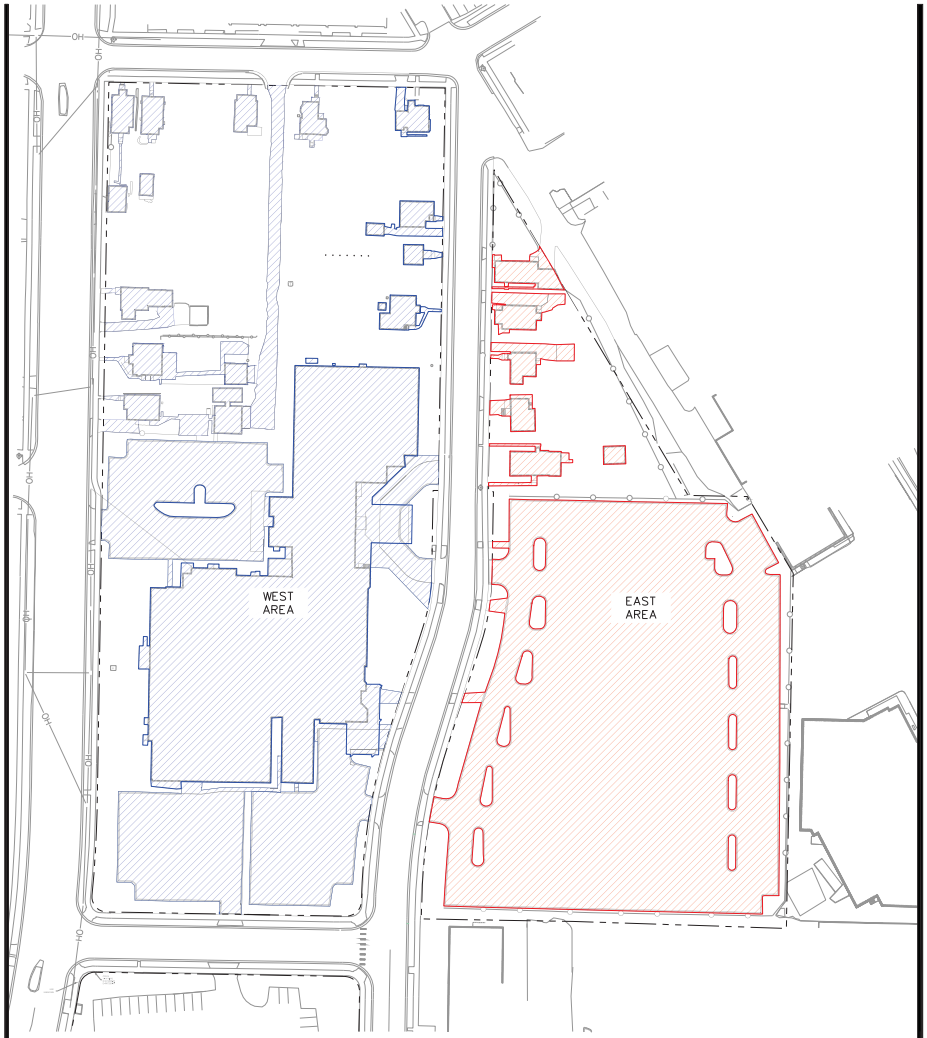


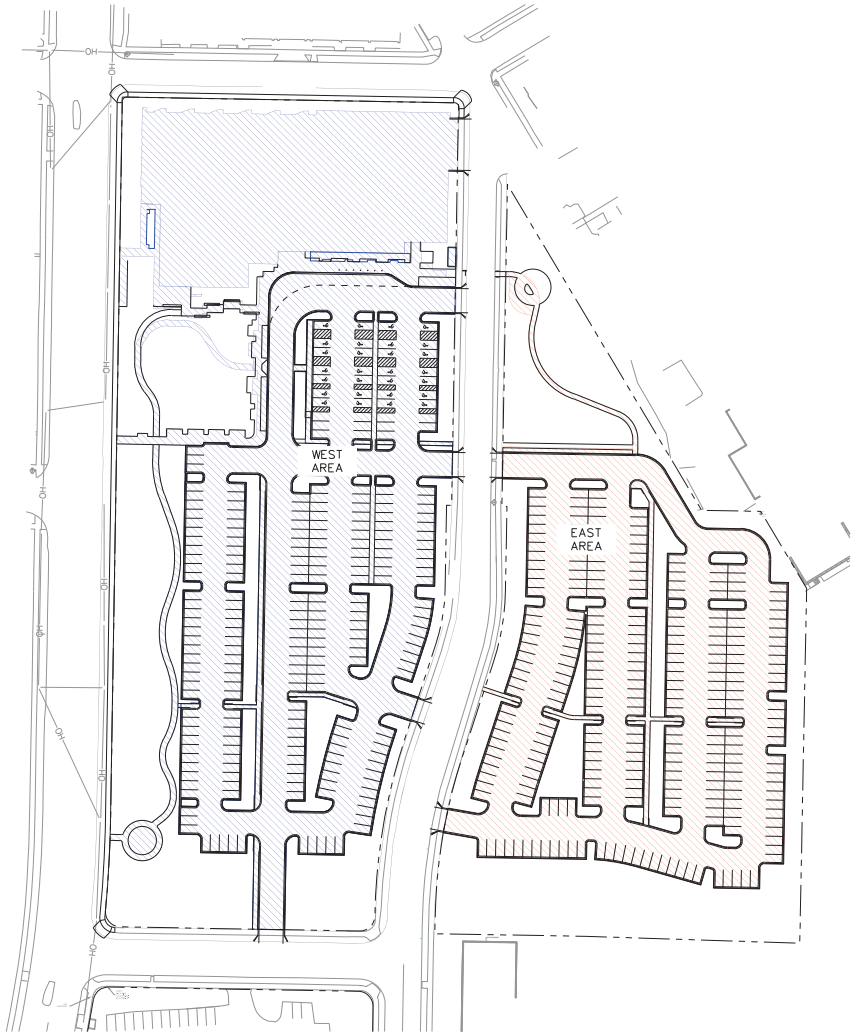
WEST AREA - EXISTING	
EXISTING PERVIOUS	119,432 SQ FT
EXISTING IMPERVIOUS	140,904 SQ FT
PROPOSED TOTAL	260,336 SQ FT
EXISTING PARKING AREA	50,626 SQ FT

*AREA INCLUDES EXISTING GARDEN ST. ROW

TOTAL PROJECT - EXISTING	
EXISTING PERVIOUS	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 PERVIOUS	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 PERVIOUS	89,174 SQ FT
PROPOSED IMPERVIOUS	171,162 SQ FT
PROPSED 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	59,478 SQ SF INCREASE

TOTAL PROJECT - PROPOSED	
PROPOSED PERVIOUS	162,568 SQ FT
PROPOSED IMPERVIOUS	268,093 SQ FT
PROPSED TOTAL	430,661 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 PERVIOUS	73,394 SQ FT
PROPOSED IMPERVIOUS	96,931 SQ FT
PROPSED TOTAL	170,325 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

N

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GRAPHIC SCALE IN FEET

HGA

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SSM DEAN MEDICAL GROUP

FHC-REDEVELOPMENT PROJECT SITE

AEI Affiliated Engineers

AYRES ASSOCIATES

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NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

AYRES NO: 24-0329

SURFACE PLAN

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

C6.0

LAND USE APPLICATION

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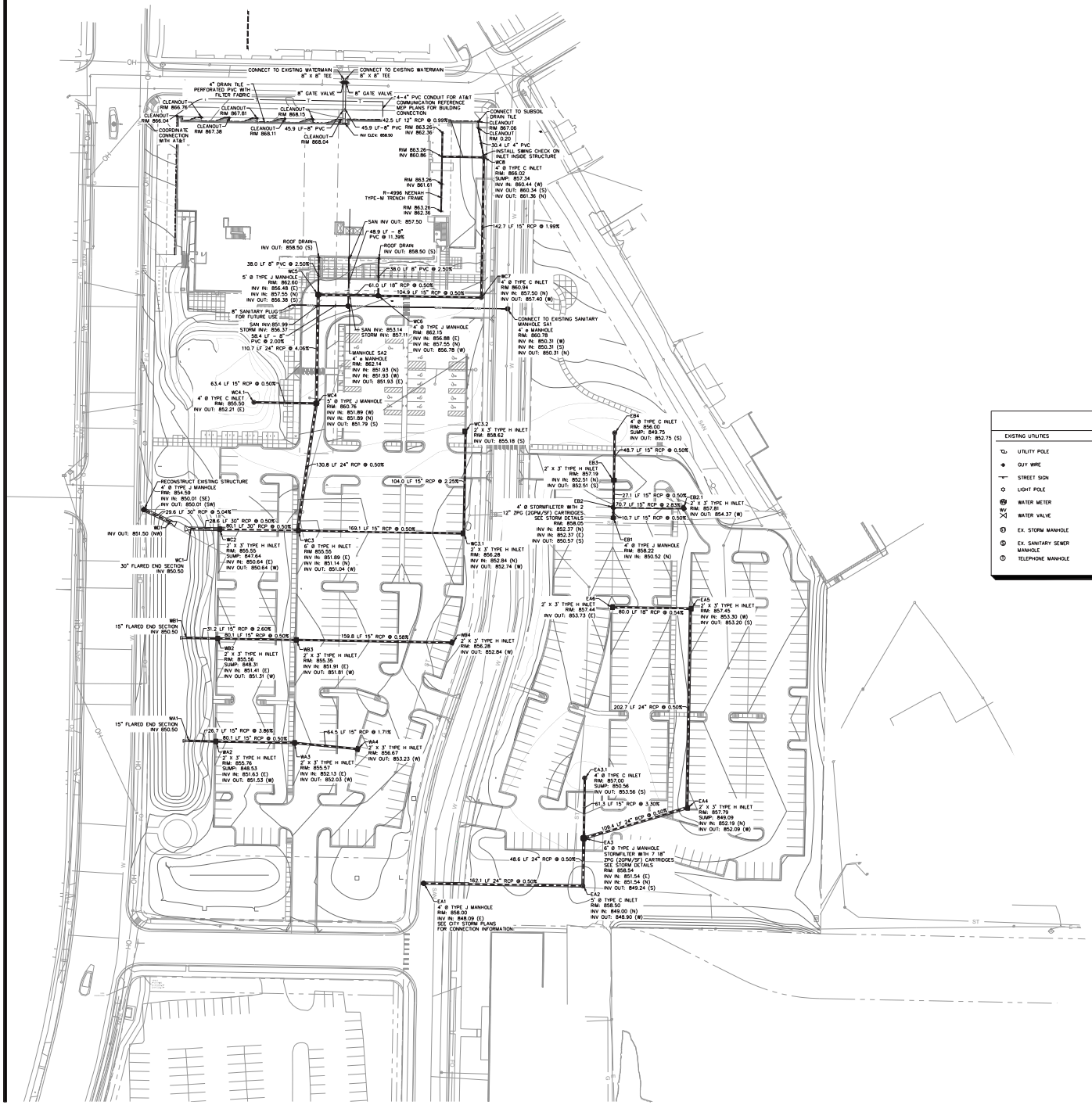

UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
2. ALL ELECTRIC AND TELEPHONE EXTENSIONS, INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
3. CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS AND MAKE CONNECTIONS TO DRAINS.
4. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
5. CONTRACTOR TO CALL "DIGGERS HOTLINE" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE VILLAGE OF BIG BEND SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
7. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED OSHA.
8. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANTS TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
9. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
10. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
11. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
12. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
13. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.
14. UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION AND EXCAVATION PERMIT, PRIOR TO COMMENCING ANY TTILITY CONSTRUCTION.
15. ANY DEWATERING REQUIRES A DEWATERING PERMIT.

UTILITY LEGEND

EXISTING UTILITIES

- UTILITY POLE
- GUY WIRE
- STREET SIGN
- LIGHT POLE
- WATER METER
- WATER VALVE
- EX. STORM MANHOLE
- EX. SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE (NO ACCESS)
- STORM INLET
- OHW — OVERHEAD UTILITY LINE
- SS — EX. SANITARY SEWER LINE
- SV — EX. STORM SEWER LINE
- EX W — EX. WATER LINE
- T — EX. UNDERGROUND TELEPHONE LINE
- E — EX. UNDERGROUND ELECTRICAL LINE
- GAS — EX. GAS LINE
- TC — TRAFFIC SIGNAL INTER CONNECT LINE (APPROX. LOCATION)

PROPOSED UTILITIES

- STORM SEWER LINE
- STORM SEWER INLETS
- W — W — WATER LINE
- CS — CURB STOP (CS)
- FIRE HYDRANT
- GATE VALVE
- SAN — SAN — SANITARY SEWER
- AT&T COMMUNICATION LINE

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GRAPHIC SCALE IN FEET

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FHC-REDEVELOPMENT PROJECT SITE

AEI Affiliated Engineers

AYRES ASSOCIATES

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BSA

Keyenich's 90 YEARS

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

AYRES NO: 24-0329

UTILITY PLAN

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

C7.0

LAND USE APPLICATION

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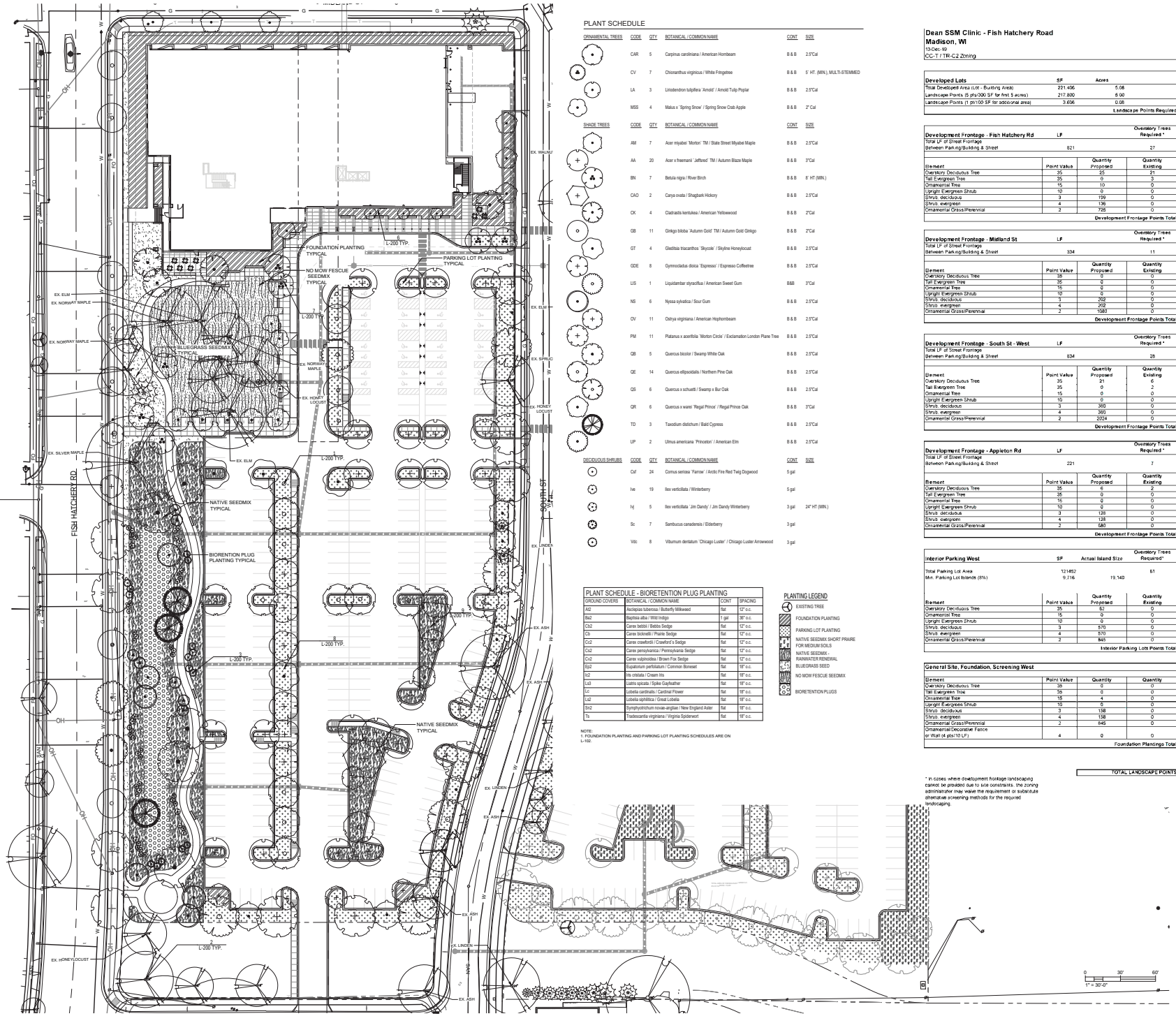

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	CAR	5	Carpinus caroliniana / American Hornbeam	B & B	2.5"Cal
	CV	7	Chionanthus virginicus / White Fringetree	B & B	5' HT. (MIN.), MULTI-STEMMED
	LA	3	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	B & B	2.5"Cal
	MSS	4	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2" Cal

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AM	7	Acer miyabei 'Morton' TM / State Street Miyabei Maple	B & B	2.5"Cal
	AA	20	Acer x freemanii 'Jeffored' TM / Autumn Blaze Maple	B & B	3"Cal
	BN	7	Betula nigra / River Birch	B & B	8' HT (MIN.)
	CAO	2	Carya ovata / Shagbark Hickory	B & B	2.5"Cal
	CK	4	Cladrastis kentukea / American Yellowwood	B & B	2"Cal
	GB	11	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Ginkgo	B & B	2"Cal
	GT	4	Gleditsia triacanthos 'Skycole' / Skyline Honeylocust	B & B	2.5"Cal
	GDE	8	Gymnocladus dioica 'Espresso' / Espresso Coffeetree	B & B	2.5"Cal
	LIS	1	Liquidambar styraciflua / American Sweet Gum	B&B	3"Cal
	NS	6	Nyssa sylvatica / Sour Gum	B & B	2.5"Cal
	OV	11	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal
	PM	11	Platanus x acerifolia 'Morton Circle' / Exclamation London Plane Tree	B & B	2.5"Cal
	QB	5	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal
	QE	14	Quercus ellipsoidalis / Northern Pine Oak	B & B	2.5"Cal
	QS	6	Quercus x schuettii / Swamp x Bur Oak	B & B	2.5"Cal
	QR	6	Quercus x warei 'Regal Prince' / Regal Prince Oak	B & B	3"Cal
	TD	3	Taxodium distichum / Bald Cypress	B & B	2.5"Cal
	UP	2	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	Caf	24	Cornus sericea 'Farrow' / Arctic Fire Red Twig Dogwood	5 gal	
	Ive	19	Ilex verticillata / Winterberry	5 gal	
	Ivj	5	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	3 gal	24" HT (MIN.)
	Sc	7	Sambucus canadensis / Elderberry	3 gal	
	Vdc	8	Viburnum dentatum 'Chicago Luster' / Chicago Luster Arrowwood	3 gal	

PLANT SCHEDULE - BIORETENTION PLUG PLANTING

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING
Ast	Asclepias tuberosa / Butterfly Milkweed	flat	12" o.c.
Bai	Baptisia alba / Wild Indigo	1 gal	36" o.c.
Cbd	Carex bebbii / Bebbs Sedge	flat	12" o.c.
Cb	Carex bicknelli / Prairie Sedge	flat	12" o.c.
Ccr	Carex crawfordii / Crawford's Sedge	flat	12" o.c.
Cpe	Carex pensylvanica / Pennsylvania Sedge	flat	12" o.c.
Cvu	Carex vulpinoidea / Brown Fox Sedge	flat	12" o.c.
Eps	Eupatorium perfoliatum / Common Boneset	flat	18" o.c.
Ic2	Iris cristata / Cream Iris	flat	18" o.c.
Ls3	Liatris spicata / Spike Gayfeather	flat	18" o.c.
Lc	Lobelia cardinalis / Cardinal Flower	flat	18" o.c.
Ls2	Lobelia siphilitica / Great Lobelia	flat	18" o.c.
Sn2	Symphyotrichum novae-angliae / New England Aster	flat	18" o.c.
Ts	Tradescantia virginiana / Virginia Spiderwort	flat	18" o.c.

NOTE:
1. FOUNDATION PLANTING AND PARKING LOT PLANTING SCHEDULES ARE ON L-102.

PLANTING LEGEND

- EXISTING TREE
- FOUNDATION PLANTING
- PARKING LOT PLANTING
- NATIVE SEEDMIX SHORT PRAIRE FOR MEDIUM SOILS
- NATIVE SEEDMIX - RAINWATER RENEWAL
- BLUEGRASS SEED
- NO MOW FESCUE SEEDMIX
- BIORETENTION PLUGS

Dean SSM Clinic - Fish Hatchery Road
Madison, WI
13-Dec-19
CC-T / TR-C2 Zoning

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	221,406	5.08	
Landscape Points (5 pts/300 SF for first 5 acres)	217,800	5.00	3630
Landscape Points (1 pt/100 SF for additional area)	3,606	0.08	36
		Landscape Points Required	3666

Development Frontage - Fish Hatchery Rd	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	821	27	137

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	25	21	1610
Tall Evergreen Tree	35	0	3	105
Ornamental Tree	15	10	0	150
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	199	0	597
Shrub, evergreen	4	136	0	544
Ornamental Grass/Perennial	2	725	0	1450
		Development Frontage Points Total		4456

Development Frontage - Midland St	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	334	11	56

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Tall Evergreen Tree	35	0	0	0
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	202	0	606
Shrub, evergreen	4	202	0	808
Ornamental Grass/Perennial	2	1080	0	2160
		Development Frontage Points Total		3574

Development Frontage - South St - West	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	834	28	139

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	21	6	945
Tall Evergreen Tree	35	0	2	70
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	380	0	1140
Shrub, evergreen	4	380	0	1520
Ornamental Grass/Perennial	2	2024	0	4048
		Development Frontage Points Total		7723

Development Frontage - Appleton Rd	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage			
Between Parking/Building & Street	221	7	37

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	6	2	280
Tall Evergreen Tree	35	0	0	0
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	128	0	384
Shrub, evergreen	4	128	0	512
Ornamental Grass/Perennial	2	680	0	1360
		Development Frontage Points Total		2536

Interior Parking West	SF	Actual Island Size	Overstory Trees Required*
Total Parking Lot Area	121452		51
Min. Parking Lot Islands (8%)	9,716	19,140	

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	62	0	2170
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	570	0	1710
Shrub, evergreen	4	570	0	2280
Ornamental Grass/Perennial	2	845	0	1690
		Interior Parking Lots Points Total		7850

General Site, Foundation, Screening West				
Element	Point Value	Quantity	Quantity	Points Achieved
Overstory Deciduous Tree	35	0	0	0
Tall Evergreen Tree	35	0	0	0
Ornamental Tree	15	4	0	60
Upright Evergreen Shrub	10	0	0	0
Shrub, deciduous	3	158	0	474
Shrub, evergreen	4	158	0	632
Ornamental Grass/Perennial	2	845	0	1690
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
		Foundation Plantings Total		2856

TOTAL LANDSCAPE POINTS	25995

* In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

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SSM DEAN MEDICAL GROUP

FHC-REDEVELOPMENT PROJECT SITE

AEI Affiliated Engineers

AYRES ASSOCIATES

Saiki Design

BSA

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KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2740-002-00

LANDSCAPE PLAN WEST

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

L-100

LAND USE APPLICATION

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12/20/19 11:11 AM BM:90-2024 Health-Dean Medical Group-Fish Hatchery Campus-FHC-Redevelopment\2019-2740-002-00_Interior.rvt Author

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	LI	3	Larix laricina / Tamarack	B & B	
	PST	5	Pinus strobus / White Pine	B & B	
	PSV	4	Pinus sylvestris / Scotch Pine	B & B	6' HT (MIN.)

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	MS	3	Magnolia x soulangeana / Saucer Magnolia	B & B	6'HT (MIN.), MULTI-STEMMED
	MSS	7	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2" Cal

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AM	4	Acer miyabei 'Morton' TM / State Street Miyabei Maple	B & B	2.5"Cal
	AS	2	Acer saccharum / Sugar Maple	B & B	2.5"Cal
	AA	21	Acer x freemanii 'Jeffred' TM / Autumn Blaze Maple	B & B	3"Cal
	BN	3	Betula nigra / River Birch	B & B	8' HT (MIN.)
	CAO	1	Carya ovata / Shagbark Hickory	B & B	2.5"Cal
	CCC	9	Celtis occidentalis 'Chicagoland' / Common Hackberry	B & B	2.5"Cal
	LT	6	Liriodendron tulipifera / Tulip Tree	B & B	2.5"Cal
	NS	3	Nyssa sylvatica / Sour Gum	B & B	2.5"Cal
	OV	4	Ostrya virginiana / American Hophornbeam	B & B	2.5"Cal
	PM	5	Platanus x acerifolia 'Morton Circle' / Exclamation London Plane Tree	B & B	2.5"Cal
	QE	9	Quercus ellipsoidalis / Northern Pine Oak	B & B	2.5"Cal
	QM	2	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal
	QS	8	Quercus x schuettii / Swamp x Bur Oak	B & B	2.5"Cal

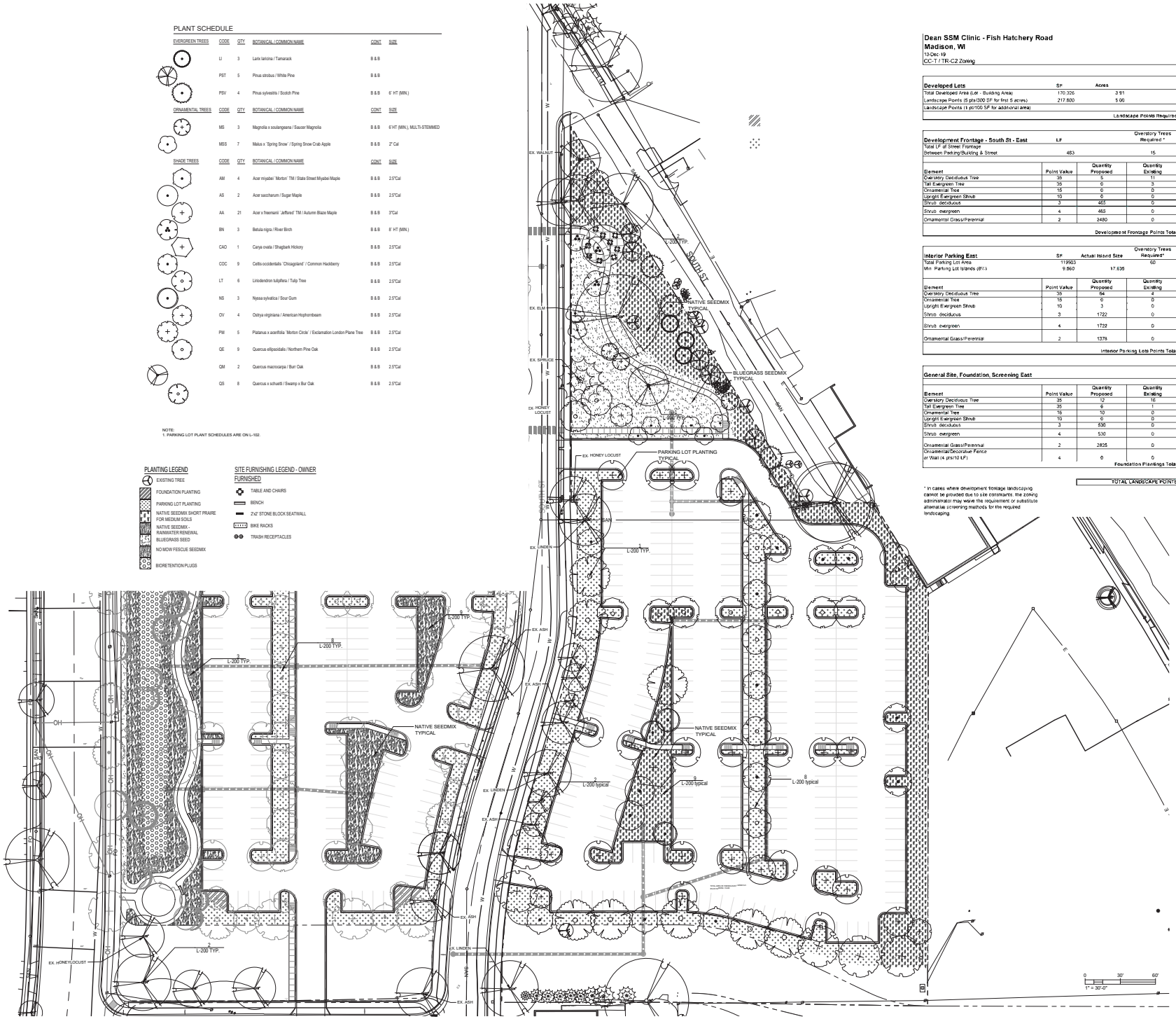
NOTE:
1. PARKING LOT PLANT SCHEDULES ARE ON L-102.

PLANTING LEGEND

- EXISTING TREE
- FOUNDATION PLANTING
- PARKING LOT PLANTING
- NATIVE SEEDMIX SHORT PRAIRE FOR MEDIUM SOILS
- NATIVE SEEDMIX: RAINWATER RENEWAL BLUEGRASS SEED
- NO MOW FESCUE SEEDMIX
- BIORETENTION PLUGS

SITE FURNISHING LEGEND - OWNER FURNISHED

- TABLE AND CHAIRS
- BENCH
- 2'x2' STONE BLOCK SEATWALL
- BIKE RACKS
- TRASH RECEPTACLES



Dean SSM Clinic - Fish Hatchery Road
Madison, WI
13-Dec-19
CC-T / TR-C2 Zoning

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area (Lot - Building Area)	170,326	3.91	
Landscape Points (5 pts/300 SF for first 5 acres)	217,800	5.00	3630
Landscape Points (1 pt/100 SF for additional area)			0
		Landscape Points Required	3630

Development Frontage - South St - East	LF	Overstory Trees Required *	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	463	15	77

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	5	11	550
Tall Evergreen Tree	35	0	3	105
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	0	0	0
Shrub deciduous	3	465	0	1395
Shrub evergreen	4	463	0	1860
Ornamental Grass/Perennial	2	2480	0	4960
		Development Frontage Points Total		8870

Interior Parking East	SF	Actual Island Size	Overstory Trees Required*
Total Parking Lot Area	119503		60
Min. Parking Lot Islands (8%)	9,560	17,635	

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	54	4	2380
Ornamental Tree	15	0	0	0
Upright Evergreen Shrub	10	3	0	30
Shrub deciduous	3	1722	0	5166
Shrub evergreen	4	1722	0	6888
Ornamental Grass/Perennial	2	1378	0	2756
		Interior Parking Lots Points Total		17220

General Site, Foundation, Screening East				
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Overstory Deciduous Tree	35	12	16	980
Tall Evergreen Tree	35	6	1	245
Ornamental Tree	15	10	0	150
Upright Evergreen Shrub	10	0	0	0
Shrub deciduous	3	530	0	1590
Shrub evergreen	4	530	0	2120
Ornamental Grass/Perennial	2	2825	0	5650
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
		Foundation Plantings Total		10735

TOTAL LANDSCAPE POINTS	39035

* In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

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SSMHealth

SSM DEAN MEDICAL GROUP

FHC-REDEVELOPMENT PROJECT SITE

AEI Affiliated Engineers

AYRES ASSOCIATES

Saiki Design

BSA

Keyenich's

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2740-002-00

LANDSCAPE PLAN EAST

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

L-101

LAND USE APPLICATION

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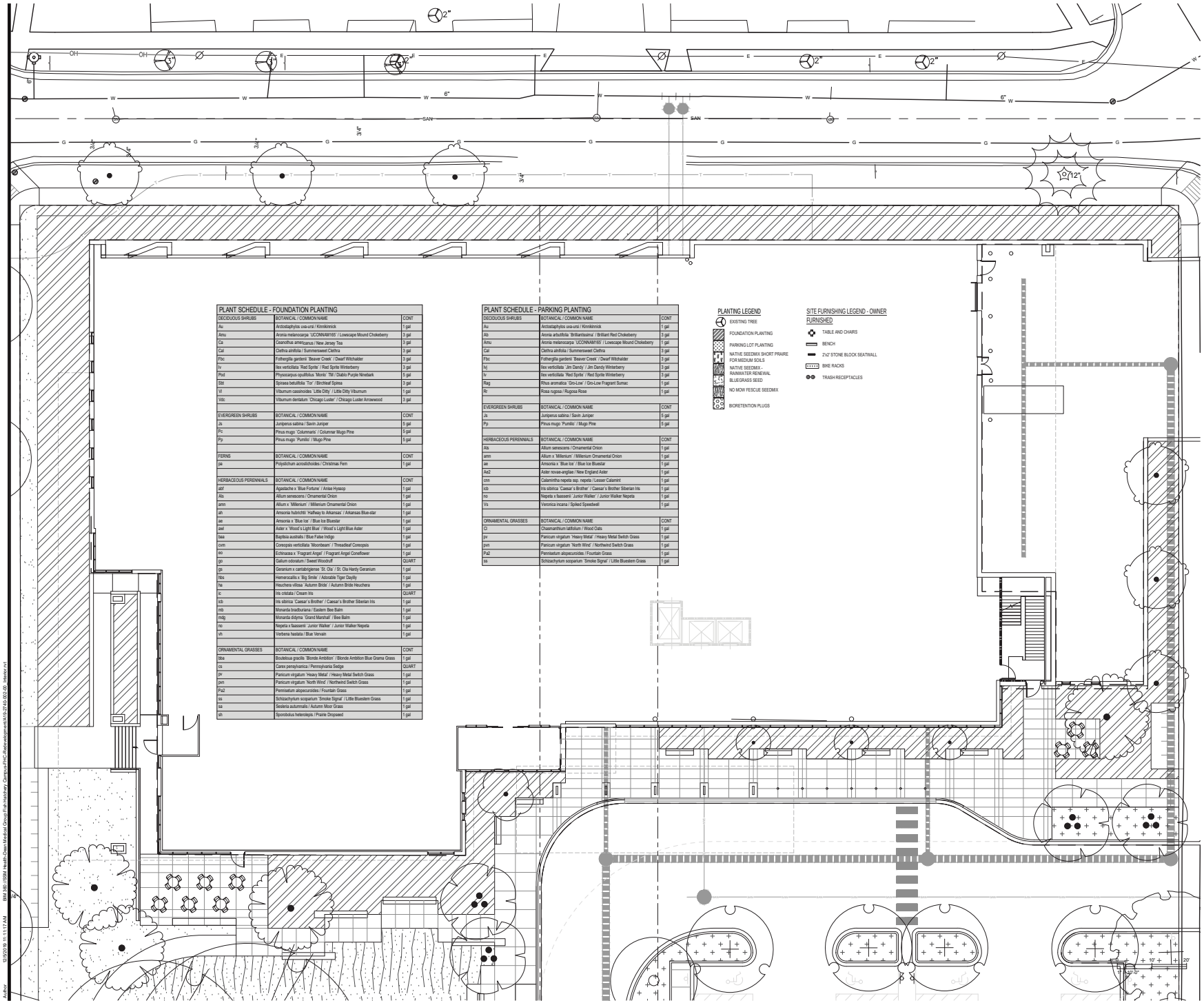
02/20/19 11:11 AM BM:90-/SSM Health-Dean Medical Group-Fish Hatchery Campus-FHC-Redevelopment-0419-2740-002-D (Master.rvt)

Author



PLANT SCHEDULE - FOUNDATION PLANTING		
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT
Au	Arctostaphylos uva-ursi / Kinnikinnick	1 gal
Amu	Aronia melanocarpa 'UCONNAM165' / Lowscape Mound Chokeberry	3 gal
Ca	Ceanothus americanus / New Jersey Tea	3 gal
Cal	Clethra alnifolia / Summersweet Clethra	3 gal
Fbc	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchalder	3 gal
Iv	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	3 gal
Pod	Physocarpus opulifolius 'Monlo' TM / Diablo Purple Ninebark	5 gal
Sbt	Spiraea betulifolia 'Tor' / Birchleaf Spirea	3 gal
Vl	Viburnum carlesholes 'Little Ditty' / Little Ditty Viburnum	1 gal
Vdc	Viburnum dentatum 'Chicago Luster' / Chicago Luster Arrowwood	3 gal
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT
Js	Juniperus sabina / Savin Juniper	5 gal
Pc	Pinus mugo 'Columnaris' / Columnar Mugo Pine	5 gal
Pp	Pinus mugo 'Pumilio' / Mugo Pine	5 gal
FERNS	BOTANICAL / COMMON NAME	CONT
pa	Polystichum acrostichoides / Christmas Fern	1 gal
HERBACEOUS PERENNIALS	BOTANICAL / COMMON NAME	CONT
abf	Agastache x 'Blue Fortune' / Anise Hyssop	1 gal
Ab	Allum senescens / Ornamental Onion	1 gal
amn	Allum x 'Millenium' / Millenium Ornamental Onion	1 gal
ah	Amsonia hubrichtii 'Halfway to Arkansas' / Arkansas Blue-star	1 gal
ae	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal
awl	Aster x 'Wood's Light Blue' / Wood's Light Blue Aster	1 gal
baa	Baptisia australis / Blue False Indigo	1 gal
cvm	Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis	1 gal
ea	Echinacea x 'Fragrant Angel' / Fragrant Angel Coneflower	1 gal
go	Galium odoratum / Sweet Woodruff	QUART
gs	Geranium x cantabrigiense 'St. Ola' / St. Ola Hardy Geranium	1 gal
hbs	Hemerocallis x 'Big Smile' / Adorable Tiger Daylily	1 gal
ha	Heuchera villosa 'Autumn Bride' / Autumn Bride Heuchera	1 gal
ic	Iris cristata / Cream Iris	QUART
isb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1 gal
mb	Monarda bradburiana / Eastern Bee Balm	1 gal
mdg	Monarda didyma 'Grand Marshall' / Bee Balm	1 gal
no	Nepeta x faassenii 'Junior Walker' / Junior Walker Nepeta	1 gal
vh	Verbena hastata / Blue Vervain	1 gal
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT
bba	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Grass	1 gal
cs	Carex pensylvanica / Pennsylvania Sedge	QUART
pv	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal
pvn	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal
Pa2	Pennisetum alopecuroides / Fountain Grass	1 gal
ss	Schizachyrium scoparium 'Smoke Signal' / Little Bluestem Grass	1 gal
sa	Sesleria autumnalis / Autumn Moor Grass	1 gal
sh	Sporobolus heterolepis / Prairie Dropseed	1 gal

PLANT SCHEDULE - PARKING PLANTING		
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	CONT
Au	Arctostaphylos uva-ursi / Kinnikinnick	1 gal
Ab	Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry	3 gal
Amu	Aronia melanocarpa 'UCONNAM165' / Lowscape Mound Chokeberry	1 gal
Cal	Clethra alnifolia / Summersweet Clethra	3 gal
Fbc	Fothergilla gardenii 'Beaver Creek' / Dwarf Witchalder	3 gal
hj	Ilex verticillata 'Jim Dandy' / Jim Dandy Winterberry	3 gal
Iv	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	3 gal
Rag	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal
Rr	Rosa rugosa / Rugosa Rose	1 gal
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	CONT
Js	Juniperus sabina / Savin Juniper	5 gal
Pp	Pinus mugo 'Pumilio' / Mugo Pine	5 gal
HERBACEOUS PERENNIALS	BOTANICAL / COMMON NAME	CONT
Ab	Allum senescens / Ornamental Onion	1 gal
amn	Allum x 'Millenium' / Millenium Ornamental Onion	1 gal
ae	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal
Aa2	Aster novae-angliae / New England Aster	1 gal
cnn	Calamintha nepeta ssp. nepeta / Lesser Calamint	1 gal
icb	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1 gal
no	Nepeta x faassenii 'Junior Walker' / Junior Walker Nepeta	1 gal
Vs	Veronica incarna / Spiked Speedwell	1 gal
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT
Cl	Chasmanthium latifolium / Wood Oats	1 gal
pv	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal
pvn	Panicum virgatum 'North Wind' / Northwind Switch Grass	1 gal
Pa2	Pennisetum alopecuroides / Fountain Grass	1 gal
ss	Schizachyrium scoparium 'Smoke Signal' / Little Bluestem Grass	1 gal

PLANTING LEGEND

- EXISTING TREE
- FOUNDATION PLANTING
- PARKING LOT PLANTING
- NATIVE SEEDMIX SHORT PRAIRE FOR MEDIUM SOILS
- NATIVE SEEDMIX - RAINWATER RENEWAL BLUEGRASS SEED
- NO MOW FESCUE SEEDMIX
- BIORETENTION PLUGS

SITE FURNISHING LEGEND - OWNER FURNISHED

- TABLE AND CHAIRS
- BENCH
- 2'x2' STONE BLOCK SEATWALL
- BIKE RACKS
- TRASH RECEPTACLES

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA

Findorff

SSMHealth

SSM DEAN MEDICAL GROUP

FHC-REDEVELOPMENT PROJECT SITE

AEI Affiliated Engineers

AYRES ASSOCIATES

Saiki

BSA

Keyenich's

HGA NO: 2740-002-00

LANDSCAPE PLAN ENLARGEMENT

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

L-102

LAND USE APPLICATION

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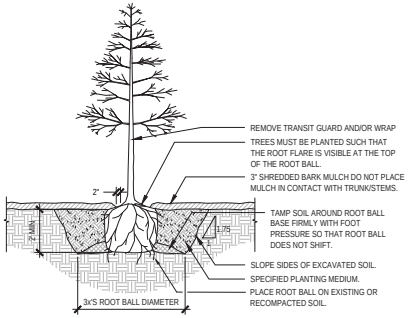
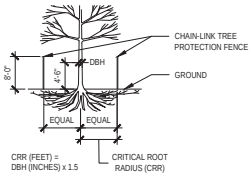
12/20/19 11:11:17 AM BIM 360 /SSM Health-Dean Medical Group-Fitch Hackney Campus-FHC-Redevelopment/015-2740-002-D_Revit.rvt Author



NOTE:

1. TREES WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL AS DETERMINED BY THE ROOT FLARE.
3. FOR B&B STOCK, CUT AND REMOVE THE WIRE BASKET AND REMOVE ALL TWINE, ROPE, AND BURLAP FROM ROOT BALL. FOR BIODEGRADABLE CONTAINER STOCK, SLIT SIDES OF CONTAINER & FOLD FLAT. FOR NON-BIODEGRADABLE CONTAINERS, REMOVE CONTAINER COMPLETELY.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH TRUNK AND/OR ROOT FLARE.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
8. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10. CONTACT CITY FORESTER FOR PROPOSED TREES WITHIN R.O.W.

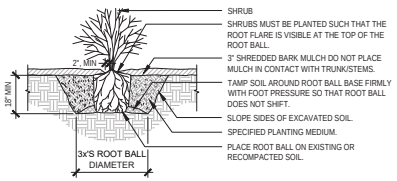
1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



NOTE:

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
2. PROTECT TREE CANOPIES FROM OVERHEAD DAMAGE.
3. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE DEMOLITION OR PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. DO NOT INSTALL FENCING ANY CLOSER THAN 5' FROM THE TRUNK OF THE TREE.
5. NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, OR SUPPLIES PERMITTED WITHIN TREE PROTECTION ZONES.
6. NO DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS PERMITTED WITHIN TREE PROTECTION ZONES.
7. TRUNK DIAMETER AT BREAST HEIGHT (DBH) MEASURED AT 4'-6" ABOVE THE GROUND.
8. TREE PROTECTION FENCE STAKES 8' O.C. MAX.

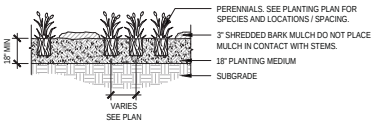
2 TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE



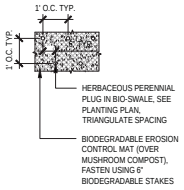
NOTE:

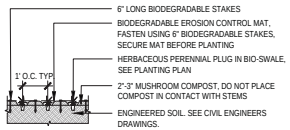
1. SHRUBS WHERE THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL AS DETERMINED BY THE ROOT FLARE.
3. FOR B&B STOCK, CUT AND REMOVE THE WIRE BASKET AND REMOVE ALL TWINE, ROPE, AND BURLAP FROM ROOT BALL. FOR BIODEGRADABLE CONTAINER STOCK, SLIT SIDES OF CONTAINER & FOLD FLAT. FOR NON-BIODEGRADABLE CONTAINERS, REMOVE CONTAINER COMPLETELY.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH TRUNK, ROOT FLARE, AND/OR STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ¼ OF THE ORIGINAL PLANT MASS.

3 TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



4 TYPICAL PERENNIAL PLANTING DETAIL
NOT TO SCALE

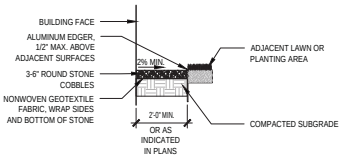




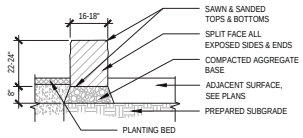
NOTE:

1. PLUGS SHALL BE PLANTED 12" O.C., PLANTING SHALL BE TRIANGULATED.
2. 72 PLUG CELLS/TRAY (1-9/10" X 2-3/16" CELLS).
3. SEE CIVIL DRAWINGS FOR DESIGN OF BIO-SWALE.

5 TYPICAL HERBACEOUS PERENNIAL PLUG PLANTING DETAIL
NOT TO SCALE

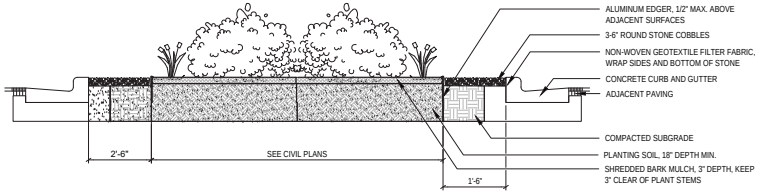


6 TYPICAL STONE MULCH MAINTENANCE STRIP DETAIL
SCALE: 1/2" = 1'-0"

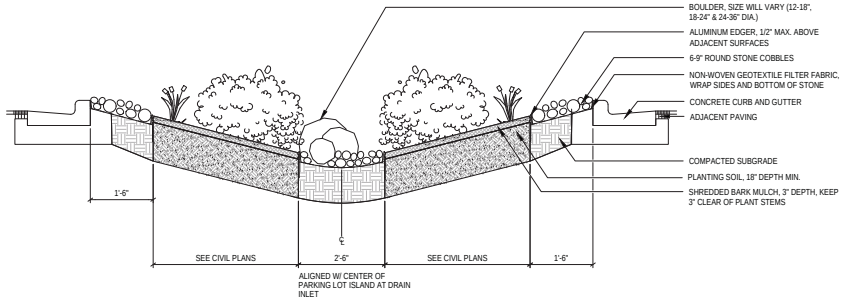


NOTE: INSTALL ALL LIMESTONE SLABS LEVEL WITH TOPS FLUSH FROM ONE PIECE TO THE NEXT.

7 TYPICAL STONE SLAB SEAT DETAIL
SCALE: 1/2" = 1'-0"



8 TYPICAL PARKING LOT ISLAND DETAIL
SCALE: 1/2" = 1'-0"



9 TYPICAL SWALE PARKING LOT ISLAND DETAIL
SCALE: 1/2" = 1'-0"

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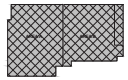

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2740-002-00

LANDSCAPE DETAILS

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

L-200

LAND USE APPLICATION

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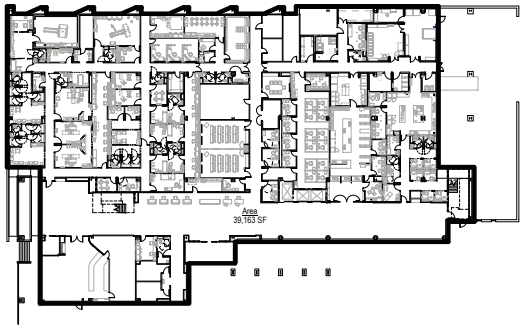
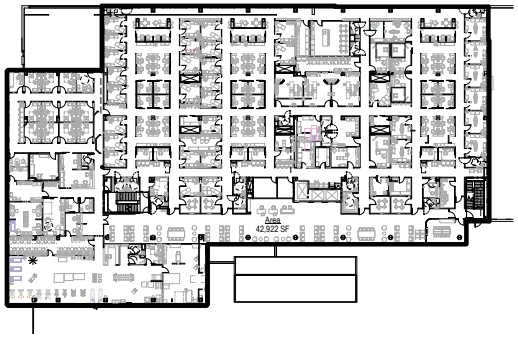
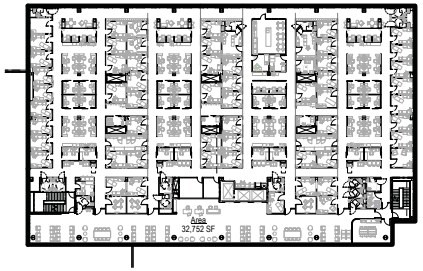
Author 12/20/19 11:11:17 AM BIM 360://SSM Health-Dean Medical Group-Fitch-Hickory Campus-FHC-Redevelopment/2415-2740-002-D_Revit.rvt



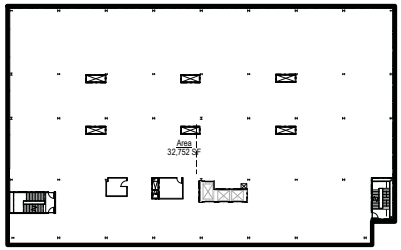
1 LEVEL 01
1" = 30'-0"



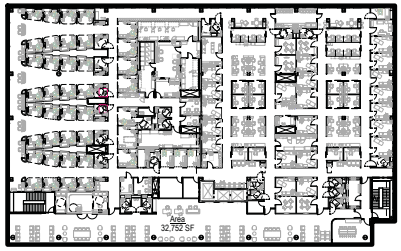
2 LEVEL 02
1" = 30'-0"



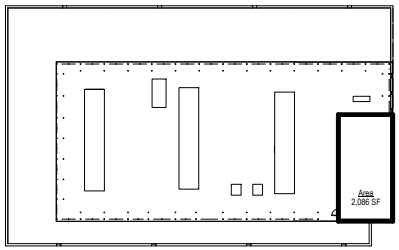
3 LEVEL 03
1" = 30'-0"



4 LEVEL 04
1" = 30'-0"



5 LEVEL 05
1" = 30'-0"



6 PENTHOUSE
1" = 30'-0"

GROSS BUILDING AREA - CLINIC	
Level	Area
LEVEL 01	39,163 SF
LEVEL 02	42,922 SF
LEVEL 03	32,752 SF
LEVEL 04	32,752 SF
LEVEL 05	32,752 SF
Grand total	180,340 SF

GROSS BUILDING AREA - PENTHOUSE	
Level	Area
PENTHOUSE ROOF	2,086 SF
Grand total	2,086 SF

GROSS BUILDING AREA - TOTAL	
Level	Area
	182,426 SF
Grand total	182,426 SF

HGA

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SSMHealth

SSM DEAN MEDICAL GROUP

FHC-REDEVELOPMENT PROJECT SITE

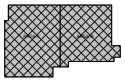
AEI Affiliated Engineers

AYRES ASSOCIATES

saiki DESIGN

BSA

Kegenich's



KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2740-002-00

GROSS BUILDING AREA

DATE: DECEMBER 18, 2019

LAND USE APPLICATION

A100

LAND USE APPLICATION

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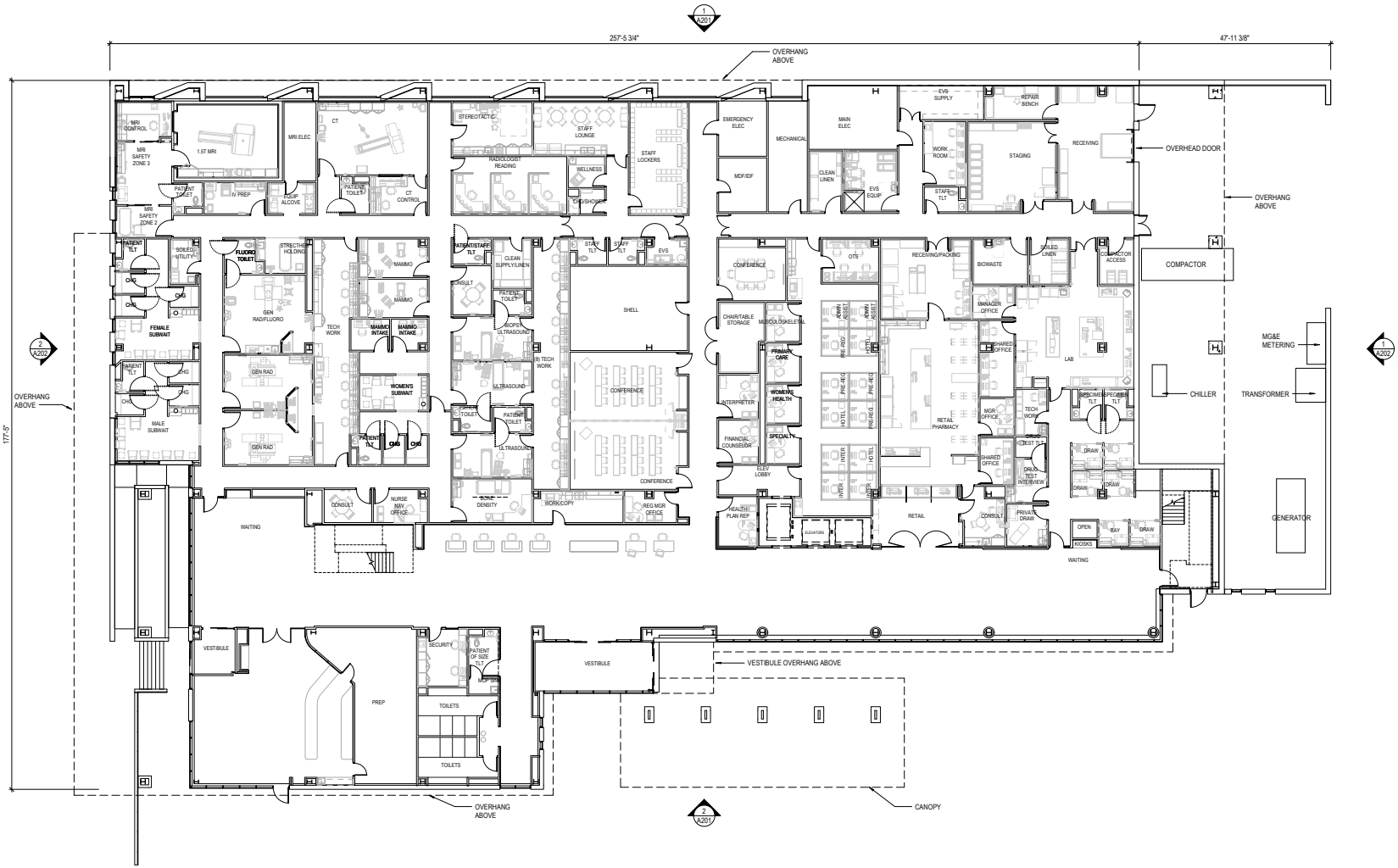
Author 12/14/2019 9:36:55 PM 8 BIM 360 /SSM Health/Dean Medical Group Fitch Harbour, Campus/FHC-Redevelopment/A19.27.45.0RD.00_C-Sub.rvt



1 LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

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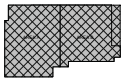

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2740-002-00

LEVEL 01 FLOOR PLAN

DATE: DECEMBER 18, 2019

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1 LEVEL 02 FLOOR PLAN
3/32" = 1'-0"

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LEVEL 02 FLOOR PLAN

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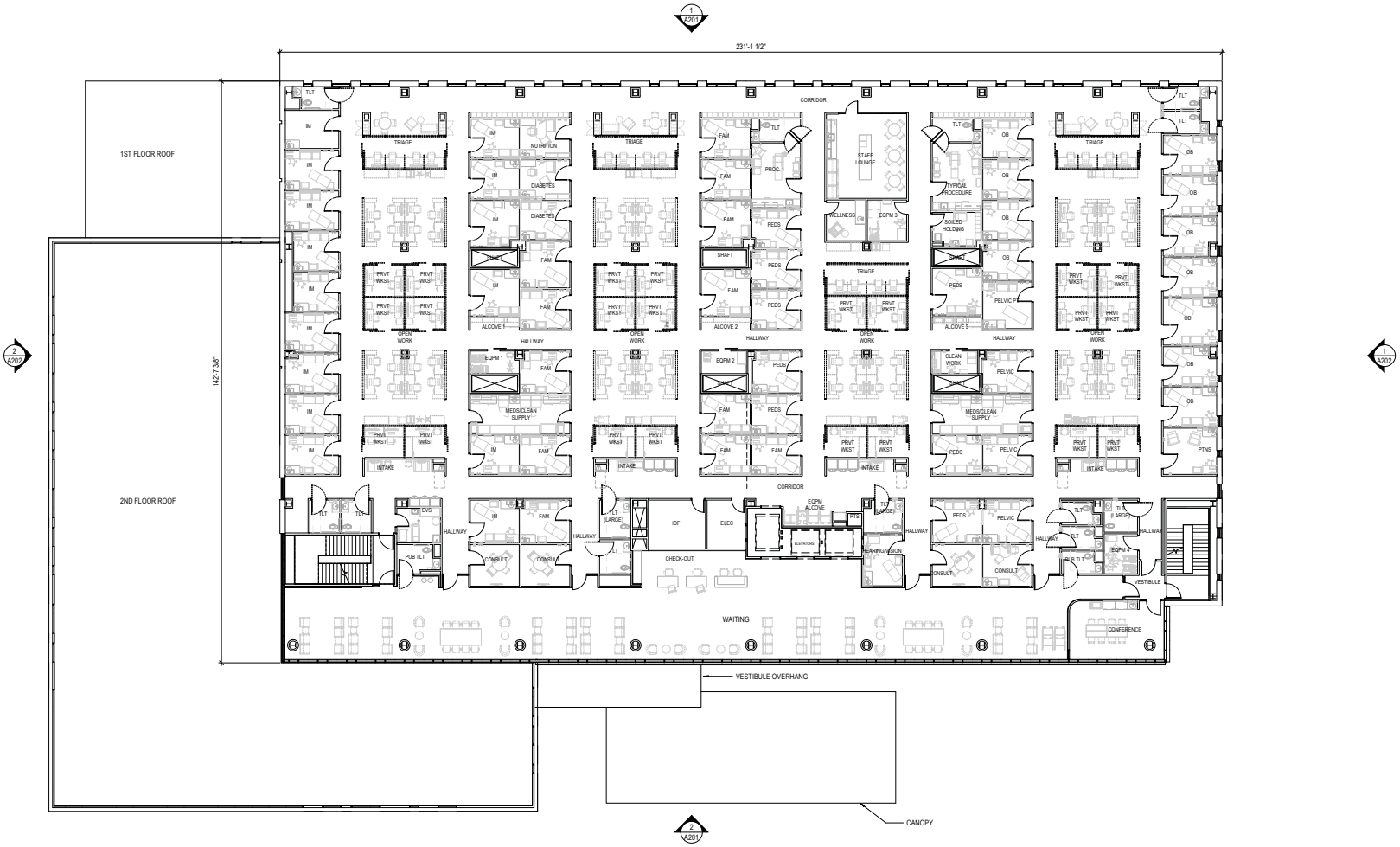

1 LEVEL 03 FLOOR PLAN
3/32" = 1'-0"

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LEVEL 03 FLOOR PLAN

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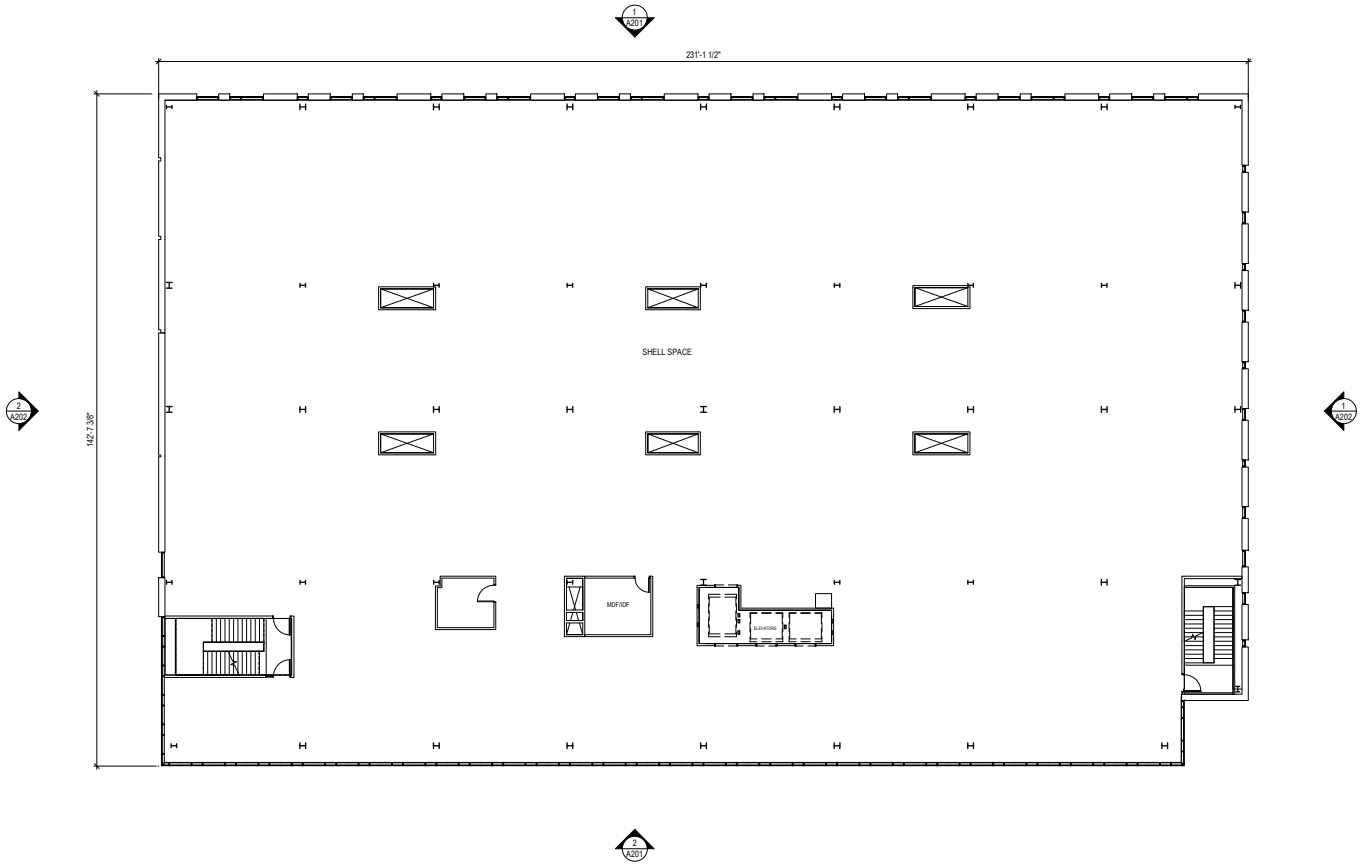

1 LEVEL 04 FLOOR PLAN
3/32" = 1'-0"

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LEVEL 04 FLOOR PLAN

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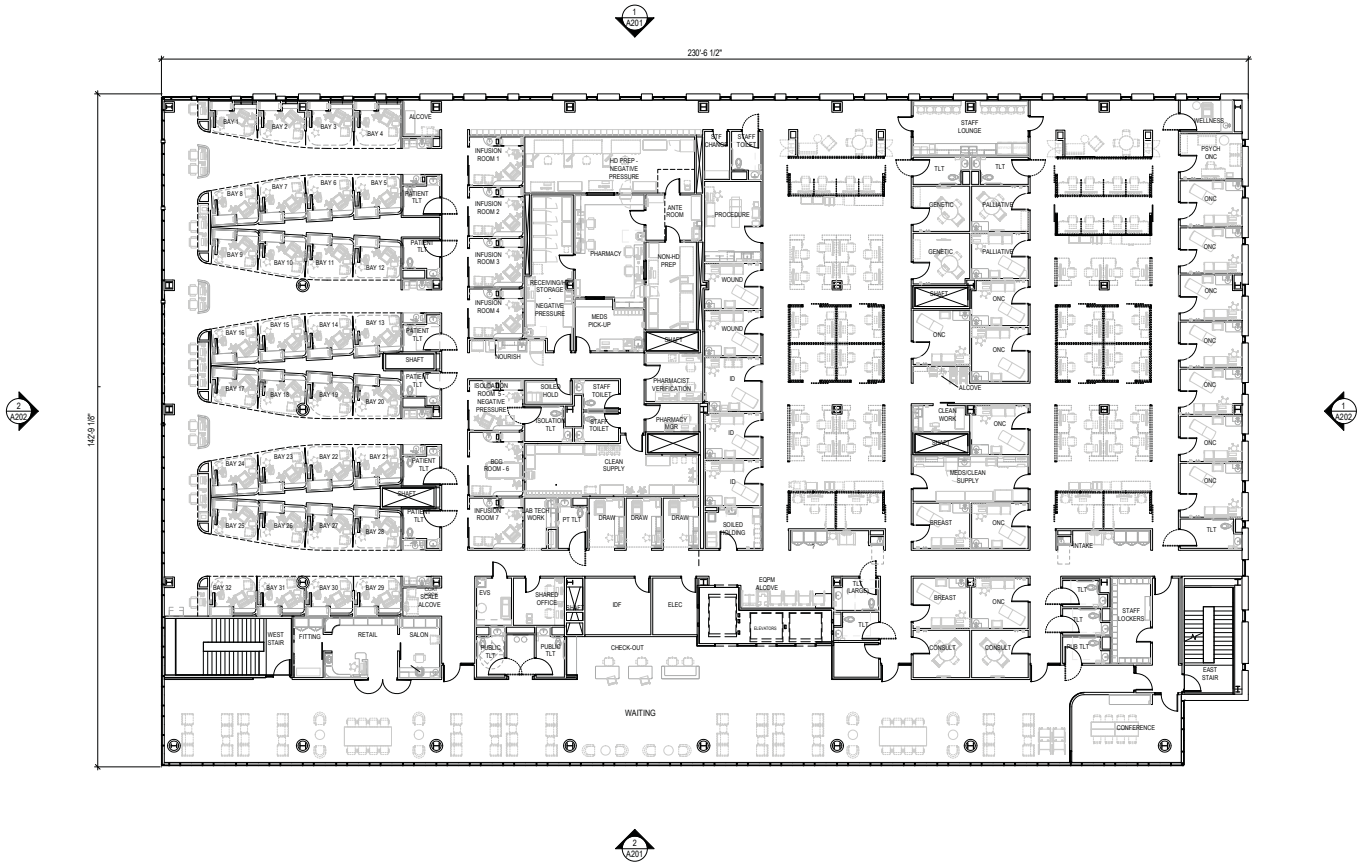

1 LEVEL 05 FLOOR PLAN
3/32" = 1'-0"

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LEVEL 05 FLOOR PLAN

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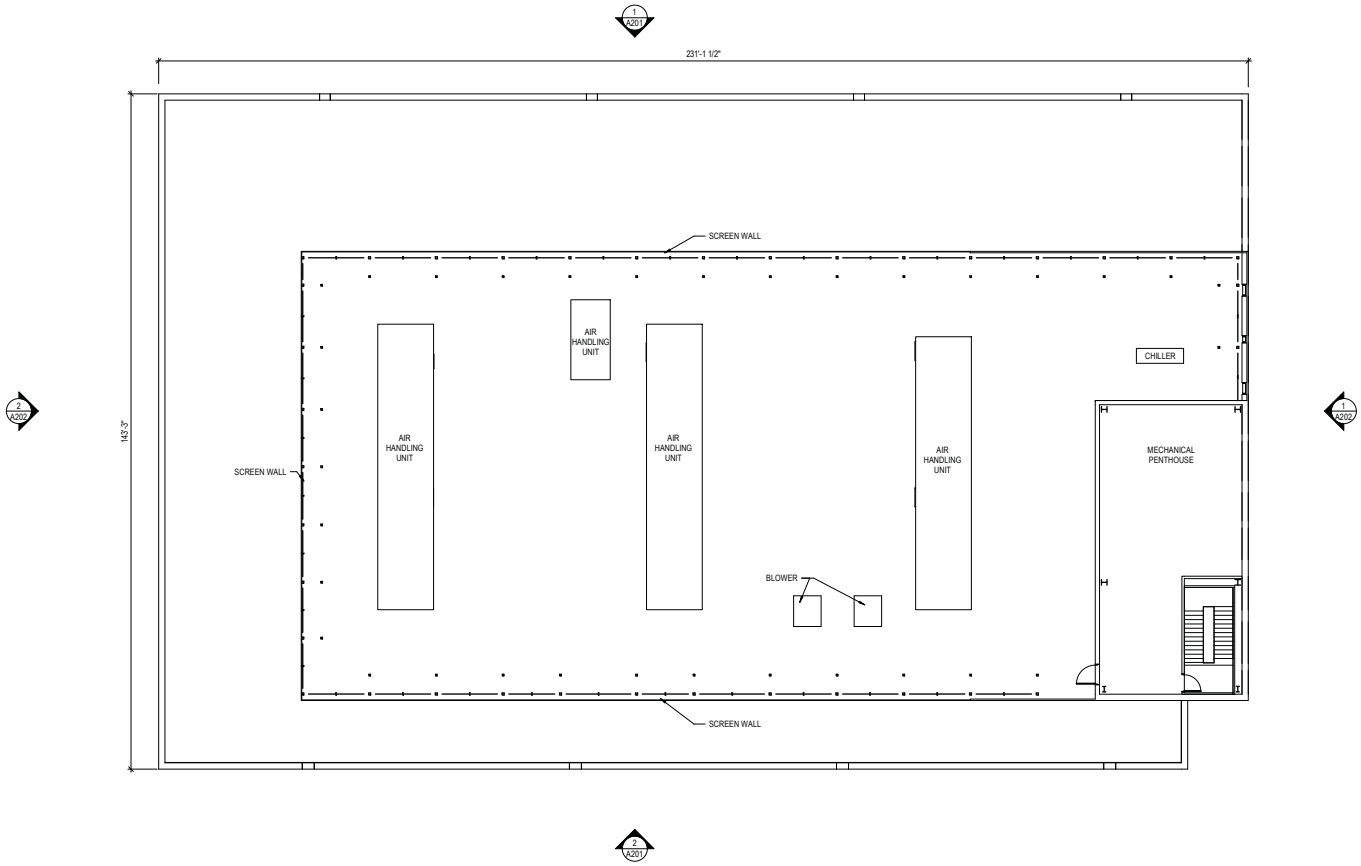

1 ROOF LEVEL FLOOR PLAN
3/32" = 1'-0"

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ROOF LEVEL FLOOR PLAN

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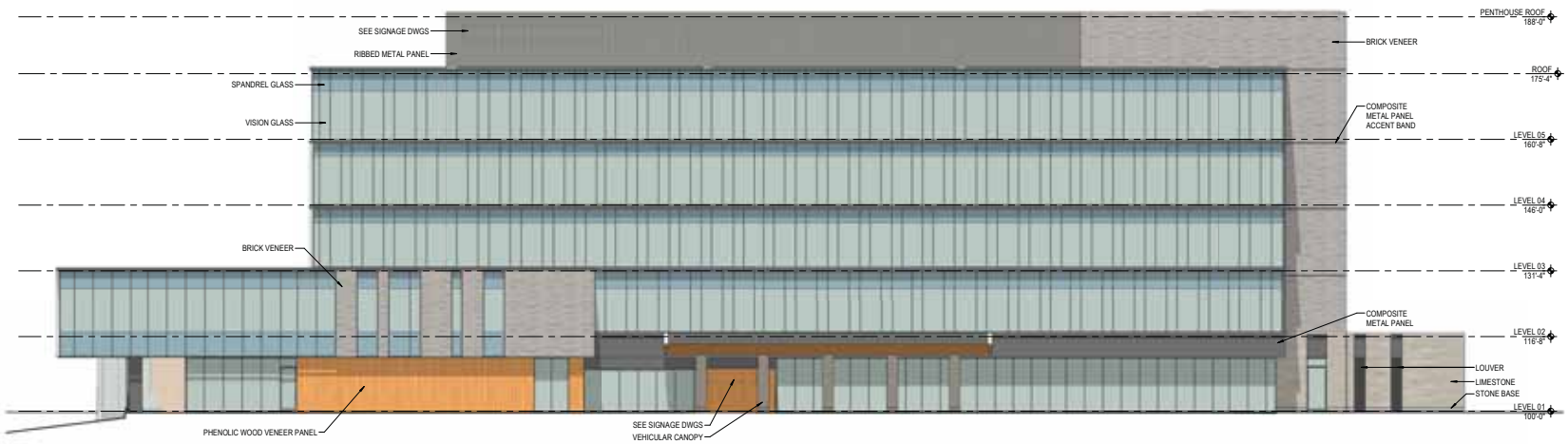
1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

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HGA NO: 2740-002-00

BUILDING ELEVATIONS

DATE: DECEMBER 18, 2019

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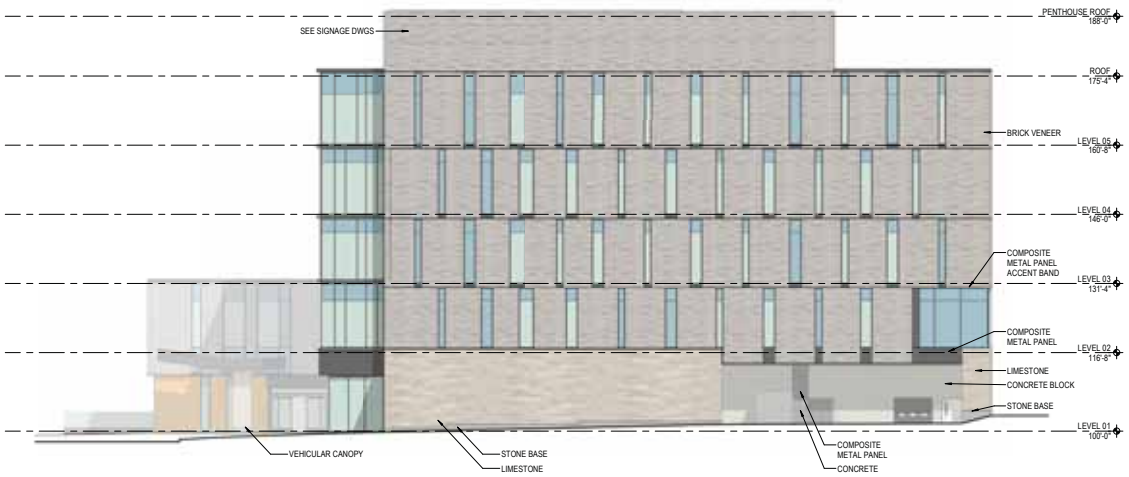

1 EAST ELEVATION
3/32" = 1'-0"

2 WEST ELEVATION
3/32" = 1'-0"

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HGA NO: 2740-002-00

BUILDING ELEVATIONS

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1 EXISTING SITE PLAN
1/64" = 1'-0"

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

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EXISTING SITE PLAN

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1 PHASE 1.1-ILLUSTRATIVE CONTEXTUAL PLAN
1/64" =1'-0"

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

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PHASE 1.1-ILLUSTRATIVE CONTEXTUAL PLAN

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1 PHASE 1.2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
1/64" =1'-0"

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

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PHASE 1.2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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1 PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
1/64" = 1'-0"

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

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PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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1 PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
1/64" = 1'-0"

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

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NO	DESCRIPTION	DATE

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PHASE 1.3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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1 PHASE 1.4-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
1/64" = 1'-0"

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

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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 2740-002-00

PHASE 1.4-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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1 PHASE 2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN
1/64" = 1'-0"

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

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PHASE 2-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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1 CONCEPTUAL 30-YEAR MASTER PLAN
1/64" = 1'-0"

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

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PHASE 3-ILLUSTRATIVE CONSTRUCTION PHASING PLAN

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1 CONCEPTUAL 30-YEAR MASTER PLAN
1/64" =1'-0"

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

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CONCEPTUAL 30-YEAR MASTER PLAN

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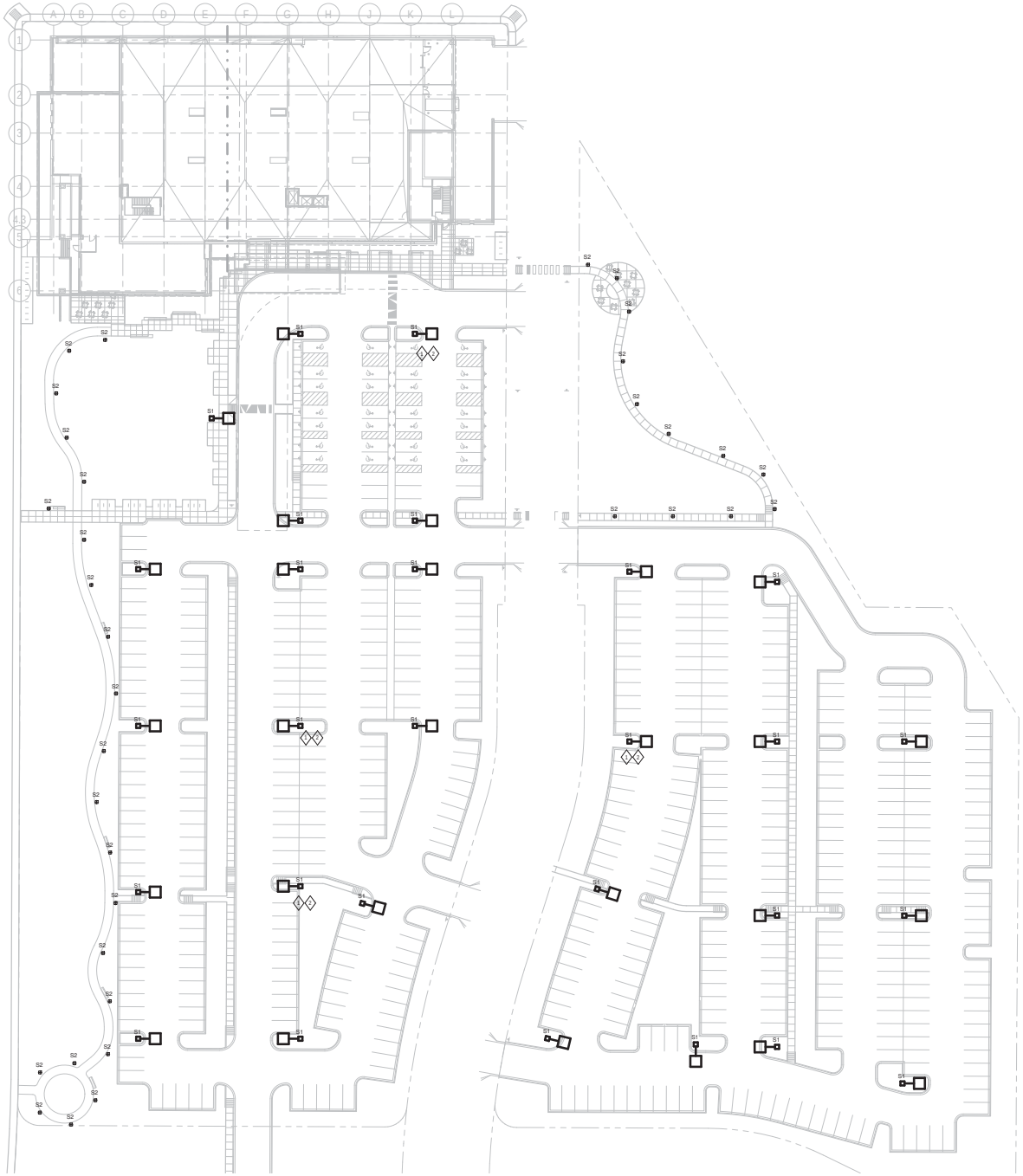

1 **ELECTRICAL SITE PLAN**
SCALE: 1" = 30'-0"

GENERAL NOTES

1. REFER TO SHEET E010 FOR SYMBOLS AND ABBREVIATIONS.
2. REFER TO SHEET E700 FOR LUMINAIRE SCHEDULE.
3. REFER TO SHEET E701 FOR LIGHTING CONTROLS.
4. PROVIDE MINIMUM #10AWG COPPER CONDUCTORS SHALL BE USED FOR SITE LIGHTING AND SITE SIGNAGE CIRCUITS. ELECTRICAL CONTRACTOR TO VERIFY VOLTAGE DROP OF BRANCH CIRCUITS PER ACTUAL INSTALLED PATHWAY ON SITE AND UPSIZE CONDUCTORS AS REQUIRED TO NOT EXCEED 3% VOLTAGE DROP. ALL BRANCH CIRCUIT WIRING FOR SITE LIGHTING SHALL BE IN 1" CONDUIT MINIMUM UNLESS OTHERWISE NOTED. BURIAL DEPTH OF CONDUITS UNDER PAVEMENT SHALL BE 24" BELOW GRADE MINIMUM. BURIAL DEPTH OF CONDUITS IN GRASS AREA SHALL BE 18" BELOW GRADE MINIMUM. REFER TO SPECIFICATION 26 0519 FOR REQUIRED INCREASES IN PHASE, NEUTRAL, AND GROUND CONDUCTORS DUE TO VOLTAGE DROP FOR DISTANCES INDICATED IN SPECIFICATION.
5. FINAL LOCATION OF ALL LIGHTING POLES/BASES AND ELECTRICAL CONNECTIONS ARE TO BE PER THE CIVIL/ARCHITECTURAL PLANS. FIELD LOCATE ALL POLE BASES AFTER INSTALLATION OF CURB AND GUTTER TO ENSURE ADEQUATE WALK CLEARANCES. COORDINATE ALL SITE POLE LOCATIONS WITH CIVIL PRIOR TO INSTALL.
6. REFER TO BUILDING ELECTRICAL LIGHTING FLOOR PLANS FOR ALL BUILDING MOUNTED LIGHTING.
7. CONTRACTOR SHALL RUN ALL 120V CIRCUITRY IN SEPARATE RACEWAYS FROM 277V OR 208V CIRCUITRY. ALL CRITICAL, LIFE SAFETY, AND NORMAL POWER SHALL BE SEPARATE RACEWAYS FROM EACH OTHER.
8. REFER TO DETAIL 8/E601 FOR POLE BASES AND 9/E601 FOR BOLLARD BASES.
9. ALL NORMAL LIGHTING SHALL BE SERVED FROM PANEL 01NPHB1, UNLESS OTHERWISE NOTED.
10. ALL LIFE SAFETY LIGHTING SHALL BE SERVED FROM PANEL 02SPHB1, UNLESS OTHERWISE NOTED.

SHEET KEYNOTES

1. SECURITY CAMERA(S) LOCATED AT THIS LOCATION. REFER TO 1/SE100 FOR ADDITIONAL DETAILS. COORDINATE ADDITIONAL POLE LOADING WITH STRUCTURAL.
2. PROVIDE ADDITIONAL CONDUIT AT THIS LOCATION FOR DATA/SECURITY CABLING. PROVIDE ADDITIONAL JUNCTION BOX FOR FIBER MEDIA CONVERTER. REFER TO TECHNOLOGY DRAWINGS FOR FURTHER DETAIL.

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ELECTRICAL SITE PLAN

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GENERAL NOTES

1. S2 BOLLARDS ARE NOT INCLUDED IN THE CALCULATIONS.
2. LUMINAIRE SCHEDULE:

TYPE	DESCRIPTION	LAMP LUMENS (MIN)	COLOR TEMP (K)	CRI MIN	TOTAL WATTS	BALLAST/ DRIVER	DIMMING (MIN %)	VOLTS	MOUNTING TYPE	MANUFACTURER	CATALOG NUMBER	NOTES	LOCATION
S1	FULL CUTOFF SITE LIGHT WITH 25FT POLE	17500	4000	70	111	INTEGRAL	10%	277	POLE	LITHONIA	RSX2 LED P2 40K R5 MVOLT SPA FAD *	*ARCHITECT SHALL SELECT FINAL COLOR AND FINISH, PROVIDE FIELD ADJUSTABLE OUTPUT	SITE
S1 POLE	4 INCH SQUARE STRAIGHT STEEL POLE	-	-	-	-	-	-	-	-	LITHONIA	SSS 25 4S DM35AS NEC *	*ARCHITECT SHALL SELECT FINAL COLOR AND FINISH, POLE MUST HAVE A ULTIMATE DESIGN WIND SPEED OF 115 MPH PER ASC 7-16	SITE
S2	SQUARE BOLLARD, TYPE III	3000	4000	80	29	INTEGRAL	NON-DIMMING	277	POLE	LIGMAN	UL1-10021-29W-T3-WHD-*-120277V	*ARCHITECT SHALL SELECT FINAL COLOR AND FINISH	SITE

1 **ELECTRICAL SITE PLAN CALCULATIONS**
SCALE: 1" = 30'-0"

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ELECTRICAL SITE PLAN CALCULATIONS

DATE: DECEMBER 18, 2019

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