URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District 3/13/21 3:12 p.m. RECEIVED

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 6145-6301 Mineral Point Rd, Madison WI 53705

Title: Oakwood Village University Woods - Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 9, 2021

- ☐ New development
- ☑ Alteration to an existing or previously-approved development
- ☐ Informational
- ☐ Initial approval
- ☑ Final approval

3. Project Type

- ☐ Project in an Urban Design District
- ☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- ☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- ☑ Planned Development (PD)
  - ☑ General Development Plan (GDP)
  - ☑ Specific Implementation Plan (SIP)
- ☐ Planned Multi-Use Site or Residential Building Complex

Signage

- ☐ Comprehensive Design Review (CDR)
- ☐ Signage Variance (i.e. modification of signage height, area, and setback)
- ☐ Signage Exception

Other

- ☐ Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name Michael Oates — Company Eppstein Uhen Architects

Street address 333 E. Chicago St — City/State/Zip Milwaukee, WI 53202

Telephone 414-298-2221 — Email mikeo@eua.com

Project contact person Michael Oates — Company Eppstein Uhen Architects

Street address 333 E. Chicago St — City/State/Zip Milwaukee, WI 53202

Telephone 414-298-2221 — Email mikeo@eua.com

Property owner (if not applicant) Oakwood Lutheran Homes Inc - Reginald Hislop

Street address 6205 Mineral Point Road — City/State/Zip Madison WI, 53705

Telephone 608-230-4365 — Email reginald.hislop@oakwoodvillage.net

5. Required Submittal Materials

- ☑ **Application Form**
- ☑ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☑ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☑ **Electronic Submittal***
- ☑ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on 4-6-21.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Michael Oates Relationship to property Architect

Authorizing signature of property owner [signature] Date 4/12/2021

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☐ Urban Design Districts: $350 *(per §35.24(6) MGO)*.
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

UDC

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan
- ☒ Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- ☒ Locator Map
- ☒ Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- ☒ Contextual site information, including photographs and layout of adjacent buildings/structures
- ☒ Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- ☒ Landscape Plan and Plant List (*must be legible*)
- ☒ Building Elevations in both black & white and color for all building sides (include material callouts)
- ☒ PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- ☒ Grading Plan
- ☒ Proposed Signage (if applicable)
- ☒ Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- ☒ Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- ☒ PD text and Letter of Intent (if applicable)
- ☒ Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (***Signage applications only***)

- ☐ Locator Map
- ☐ Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- ☐ Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- ☐ Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- ☐ Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- ☐ Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- ☐ Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- ☐ Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

April 14, 2021

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community and Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703

Re: Letter of Intent
Land Use – UDC (Amendment to an approved PD-GDP and PD-GDP to PD-SIP rezoning request)
Oakwood Village – New Skilled Nursing Facility (SNF)
EUA Project Number: 120290-01

On Behalf of Oakwood Village Senior Ministries, the following is submitted along with plans and application for staff, Urban Design Commission, Planning Commission and Common Council for consideration of approval.

Oakwood Village Lutheran Senior Ministries is recognized as a leader in senior living that promotes the highest level of independence for a diverse community of older adults. To advance this mission, Oakwood Lutheran Senior Ministries will be updating their facilities at their Oakwood Village University Woods (OVUW) campus in Madison Wisconsin. This is one of two non-profit continuing care retirement communities that they own and manage in the Madison area. They are committed to improving the community of Madison and have recently completed a major redevelopment project on their Prairie Ridge campus.

Project description
The project is located at 6145-6301 Mineral Point Road in Madison, Wisconsin. See attached drawings for detail.

Summary of Amendments to the existing Planned Development (PD) General Development Plan (GDP) and Specific Implementation Plan (SIP)

- Rezone Lot 4 from MXC to PD and incorporate into the existing Planned development (GDP)
- Reconfiguration of the lot line between Lots 2 and 4 so the entire proposed new Skilled Nursing Facility (SNF) will be entirely on Lot 4 as part of the Planned Development (GDP)
- Demolition and site restoration of the existing Hebron Oaks building as part of the Planned development (GDP)
- Relocation of the existing MG&E backup generator as part of the Planned development (GDP). The generator is currently on Lot 2. It will remain on Lot 2 but will be moved to the south. See attached site development drawings.
- Construction of a new 60 bed Skilled Nursing Facility (SNF) and site improvements as part of the Specific Implementation Plan (SIP), to replace the existing Hebron Oaks building that will be demolished (Hebron will not be demolished until the New SNF construction is completed. See the project schedule below for details)

Project details are as follow:

The proposed Skilled Nursing Building and related site improvements will be located on the south side of the Oakwood Village campus.

The proposed building will have an "L" shaped plan that consists of two resident wings and a central hub that includes resident common spaces. The building will be located in a sloped site which will create a four-story north elevation and three-story elevations at the remainder of the building.

The lower level will include a commercial kitchen, mechanical space, campus central storage area off of the loading dock, ambulance bay, employee spaces, building storage and a tunnel that connects to the lower level of the existing Covenant Oaks building. The tunnel will connect to the campus tunnel system that connects all buildings. A portion of the Covenant Oaks lower level will become a new pharmacy that services the campus.

The first floor will enter at grade from the east and be the location of the main building entry with a drop off canopy. Functions on this level include a reception common space with a library, bistro and contemplation room. The north south wing includes the physical therapy/occupational therapy gym and salon. The north south resident wing will include a hospice household that consists of 12 single occupancy rooms and common spaces.

The second and third floors will have the same layout and include 12 single occupancy room households on each wing with common spaces. The hub will have back of house functions such as laundry, trash and a kitchen pantry.
The building will have a post tensioned concrete structural system with a masonry veneer at the majority of the building. The bays and the central hub will be clad in Cementous panel material. Mechanical equipment will be located on the roof of the building and screened from view.

The site includes the addition of the Skilled Nursing Facility, a new drop-off at the first floor, patio space on the south side of the building, and stormwater management practices. The site also includes the redevelopment of the drop-off area at Covenant Oaks and Tabor, redevelopment of the southwest and southeast parking lots and various driveways and sidewalks to accommodate the new building.

The drop-off area service functions for the building will be located along the north elevation of the building. This includes a loading dock and ambulance bay. Deliveries and trash removal will take place at the loading dock. Trash will be compacted internal to the building and will be stored inside the building. The ambulance bay will allow for an ambulance to fully enter the building through an overhead door and be fully concealed during patient transfers

The stormwater management practices consist of green roof space, a wet detention pond in the southeast parking lot, and two bioretention basins west of the new building to meet Chapter 37 stormwater requirements.

Bicycle parking will be provided on site near the first-floor entry of the new building and will consist of 24 short-term surface stalls. The site will be re-vegetated with a

multitude of native trees and native grasses in the native wooded lands on the south side of the new building. Other previously developed spaces such as the southeast parking lot will be vegetated with island trees and shrubs. Trees will be replaced throughout the project area.

There will also be a new vehicular site access point at the South East corner of the site. This access point will improve the fire apparatus access to the site.

The site lighting and landscape screening of vehicle access and parking areas will conform with zoning requirements.

Hebron Oaks demolition will be included as a component of the General Development Plan (GDP Amendment). The building has the following characteristics:

- Approximately 89,000 GSF
- 70 beds
- Year of construction: 1961, 1967, 1982
- Address 6201 Mineral Point Road, Madison, WI 53705
- 3 stories
- Concrete structural frame with exterior brick veneer cavity walls.

The 1961 and 1967 sections of the building will be demolished. The 1982 section (chapel) will remain in place along with the skywalk that connects to Heritage Oaks.

The site area where demolition occurs will be restored to a green space for resident use.

SIP Site and Building Data

Oakwood Village New SNF - SIP Amendment Building Summary	
Site Area of SIP Area	294,051 sf (6.75 acres)
Building – Lower Level Area	31,770 sf
Gross Area	105,883 gsf
Building Coverage	10.80%
Existing Impervious Area	102,505 sf
Existing pervious area	191,546 sf
Existing Impervious Coverage	34.87%
Proposed Impervious Area	181,410 sf
Proposed pervious area	112,641 sf
Proposed Impervious Coverage	61.69%
Unit Count (all single occupancy)	48 SNF, 12 Hospice = 60 Total
Density	8.9 units/acre
Building Height	North Elevation - 4 stories (51'-6") East Elevation – 3 stories (39'-0")
Setbacks	As shown on site plan
FAR	.36

Parking Stalls SIP Project Area	
Parking Stalls (existing)	195 (202)
ADA Stalls (Existing)	7 (5)
Total Stalls (Existing)	202 (207)

Bike Parking Stalls SIP Project Area			
Category	Number	Stalls/Category	Stalls
Units	60	4	15
Max. Staff Per Shift	37	5	8
		Total Required Stalls	23
		Total Stalls Provided	24

Existing GDP/SIP Site and Building Data

Oakwood Village land ownership summary

- Lot 1 Approximately 9.01 acres, Oakwood Lutheran Homes Conservancy
- Lot 2 Approximately 9.58 acres, Oakwood Lutheran Homes Association
- Lot 3 Approximately 9.38 acres, Oakwood Village, Inc.
- Lot 4 Approximately 7.05 acres, Oakwood Acquisitions, LLC
- Total Amended GDP site area = Approximately 35 acres

Oakwood Village Campus Existing GDP Site Coverage Summary	
Land Area (Lots 1-4)	35.0 Acres (1,525,742 sf)
Building Coverage (footprint)	200,335 sf (13.1%)
Impervious Area	554,980 sf (36.4%)
Open Space	970,762 sf (63.6%)

Oakwood Village Campus Existing GDP Parking Summary	
Parking Type	**Total Number of Existing Spaces**
Surface Lots	309
Underground	480
Short - Term Bicycle	140

Oakwood Village Campus Existing GDP/SIP Building Summary				
Building	**Type of Facility**	**Total Gross Floor Area**	**Total Units/Beds**	**Current Occupied Units/Beds**
Hebron Oaks	Skilled Nursing Facility (SNF)	89,000 sf	70 Beds	46
Gallery (offline)	Independent Living (IL)	170,940 sf	56 Units	0
Tower (not renting)	Independent Living (IL)		147 Units	52
Heritage Oaks	Independent Living (IL)	442,530 sf	124 Units	116
The Oaks	Independent Living (IL)	235,760 sf	90 Units	87
Tabor Oaks	Community Based Residential Facility (CBRF)	60,880 sf	60 Beds	40
Covenant Oaks	Community Based Residential Facility (CBRF)	50,960 sf	40 Beds	38
Age Better	Independent Living (IL) (Approved but not built)	110,290 sf	77 Units	0
Village Inn	Auditorium and Dining	23,450 sf	N/A	N/A
	Total	1,183,810 sf	664	379

Amended GDP/SIP Site and Building Data

Oakwood Village Campus Proposed GDP/SIP Amendment Parking Summary			
Parking Type	**Existing Spaces**	**Proposed Spaces**	**Total**
Surface Lots	309	Reduction of 5	304
Underground	480	0	480
Short - Term Bicycle			
Long – Term Bicycle	140	24	164

Oakwood Village Campus Proposed GDP/SIP Amendment Site Coverage Summary	
Land Area (Lots 1-4)	35.0 Acres (1,525,742 sf)
Building Coverage (footprint)	232,188 sf (15.2%)
Impervious Area	685,728 sf (44.9%)
Open Space	840,014 sf (55.1%)

Oakwood Village Campus Proposed GDP/SIP Amendment Building Summary				
Building	**Type of Facility**	**Total Gross Floor Area**	**Total Units/Beds**	**Current Occupied Units/Beds**
Hebron Oaks	Skilled Nursing Facility (SNF) (Proposed Demolition)	0 sf	0 Beds	0
Gallery (offline)	Independent Living (IL)	170,940 sf	56 Units	0
Tower (not renting)	Independent Living (IL)		147 Units	52
Heritage Oaks	Independent Living (IL)	442,530 sf	124 Units	116
The Oaks	Independent Living (IL)	235,760 sf	90 Units	87
Tabor Oaks	Community Based Residential Facility (CBRF)	60,880 sf	60 Beds	40
Covenant Oaks	Community Based Residential Facility (CBRF)	50,960 sf	40 Beds	38
Age Better	Independent Living (IL) (Approved but not built)	110,290 sf	77 Units	0
New Skilled Nursing Facility	Skilled Nursing Facility (SNF) (Proposed New Construction)	105,883 sf	60 Beds	N/A
Village Inn	Auditorium and Dining	23,450 sf	N/A	N/A
	Total	1,200,693 sf	654	333

Project Team

- Owner: Oakwood Village Lutheran Senior Ministries
- Architect: Eppstein Uhen Architects
- Construction Manager: Vogel Brothers Building Company
- Structural Engineers: Pierce Engineers
- MEP Engineer: Bear Valley Engineers
- Civil Engineering Mead & Hunt
- Certified Survey Map D'Onofrio, Kottke & Associates
- Landscape design: Saiki Design

Project Schedule

- September 2021 – December 2022: New SNF building construction, site updates and MG&E generator relocation.
- Begin demolition of the Hebron building within 5 years of receiving approval of this PUD (GDP/SIP) Amendment.

We appreciate your consideration of this project. If you have any questions, please contact me at (414) 298-2221.

Sincerely,



Michael Oates, RA, CDT
Senior Project Manager



OAKWOOD VILLAGE

UNIVERSITY WOODS

MADISON, WISCONSIN

NEW SKILLED NURSING FACILITY

INDEX

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AP002 AERIAL

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C016 EXISTING TREE SURVEY PLAN
C021 EXISTING SITE PLAN
CD041 SITE REMOVALS PLAN - SKILLED NURSING FACILITY
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L101 LANDSCAPE ENLARGEMENTS
L102 LANDSCAPE ENLARGEMENTS
L103 LANDSCAPE ENLARGEMENTS
L104 PLANT SCHEDULES
L300 GREEN ROOF PLAN
L400 HEBRON SITE RESTORATION

AP010 EXISTING SITE PLAN
AP011 PROPOSED SITE PLAN
AP012 FUTURE BUILDING DEMOLITION PLAN
AP013 FUTURE SITE PLAN
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AP400 LOOKING SOUTHWEST TO MAIN ENTRY
AP401 LOOKING SOUTH TO LOWER LEVEL ENTRY
AP402 LOOKING SOUTH FROM COURTYARD
AP403 LOOKING SOUTHWEST FROM COURTYARD
AP500 PHOTOS OF EXISTING SITE

eua

FINAL APPROVAL SUBMITTAL

04/14/21 **PROJECT NUMBER: 120290-01**

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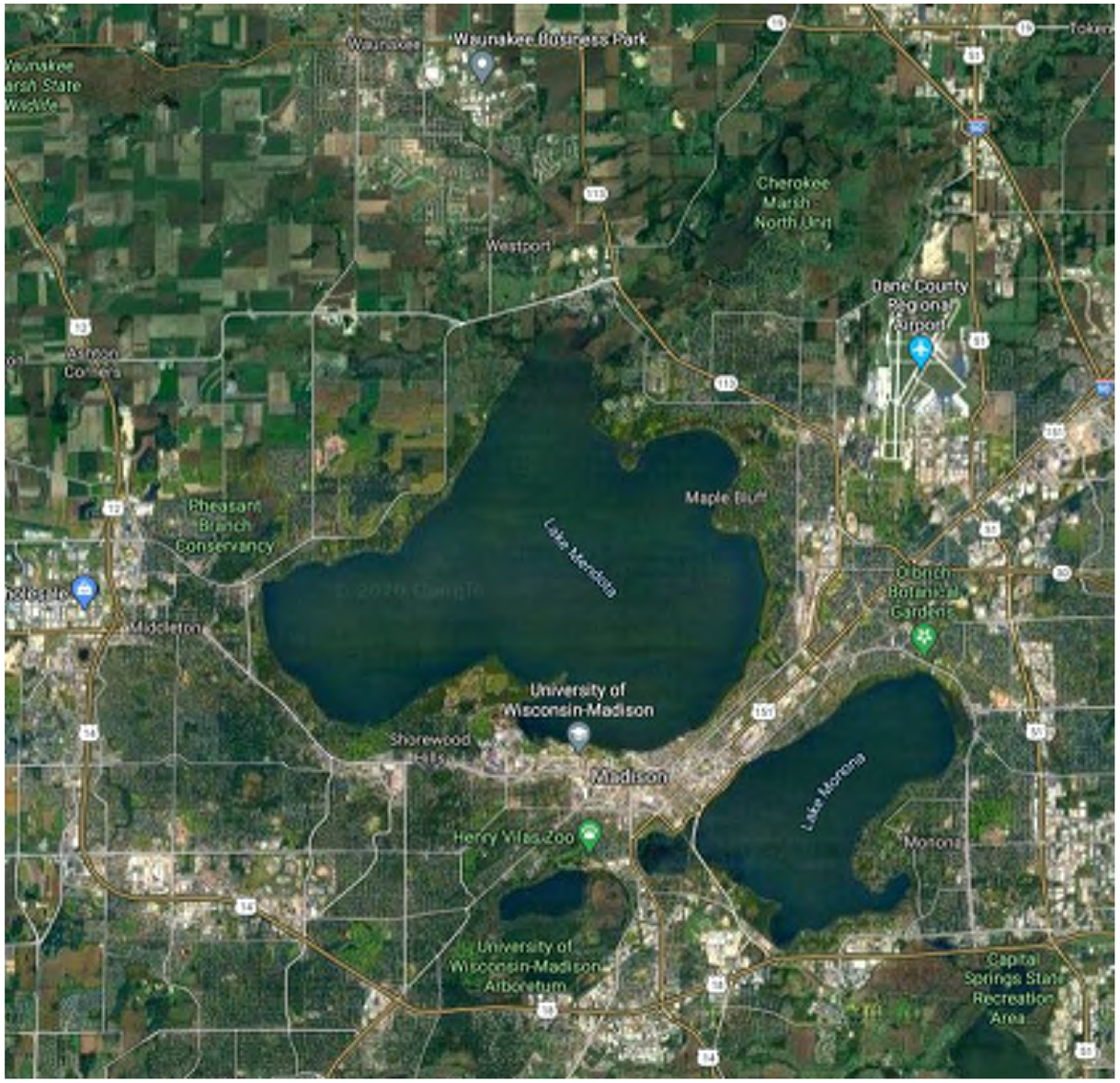
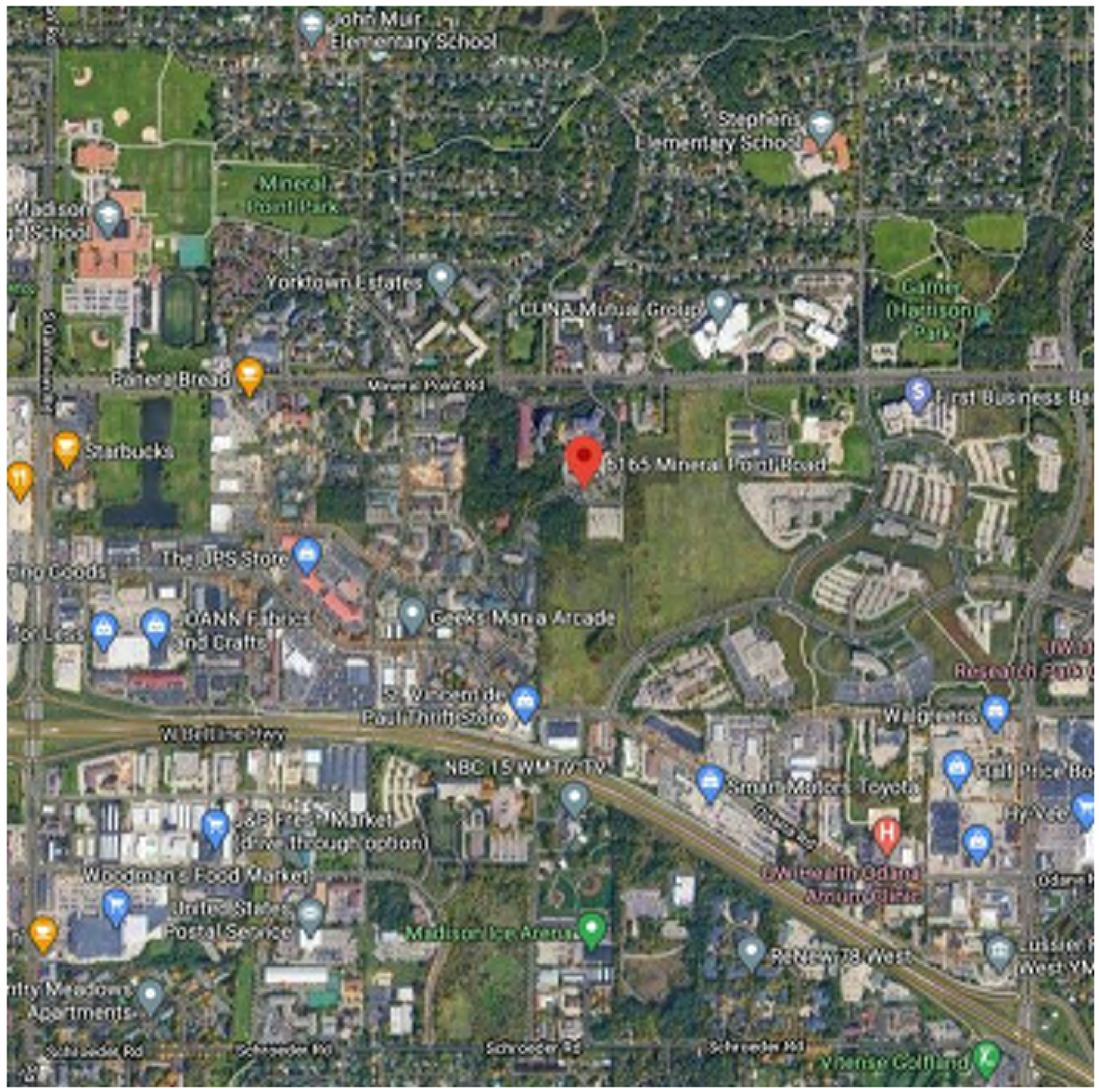




LOCATION MAP & CONTEXT

AP001

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
04/14/21



CAMPUS BOUNDARY

NEW BUILDING LOCATION ON CAMPUS

NORTH

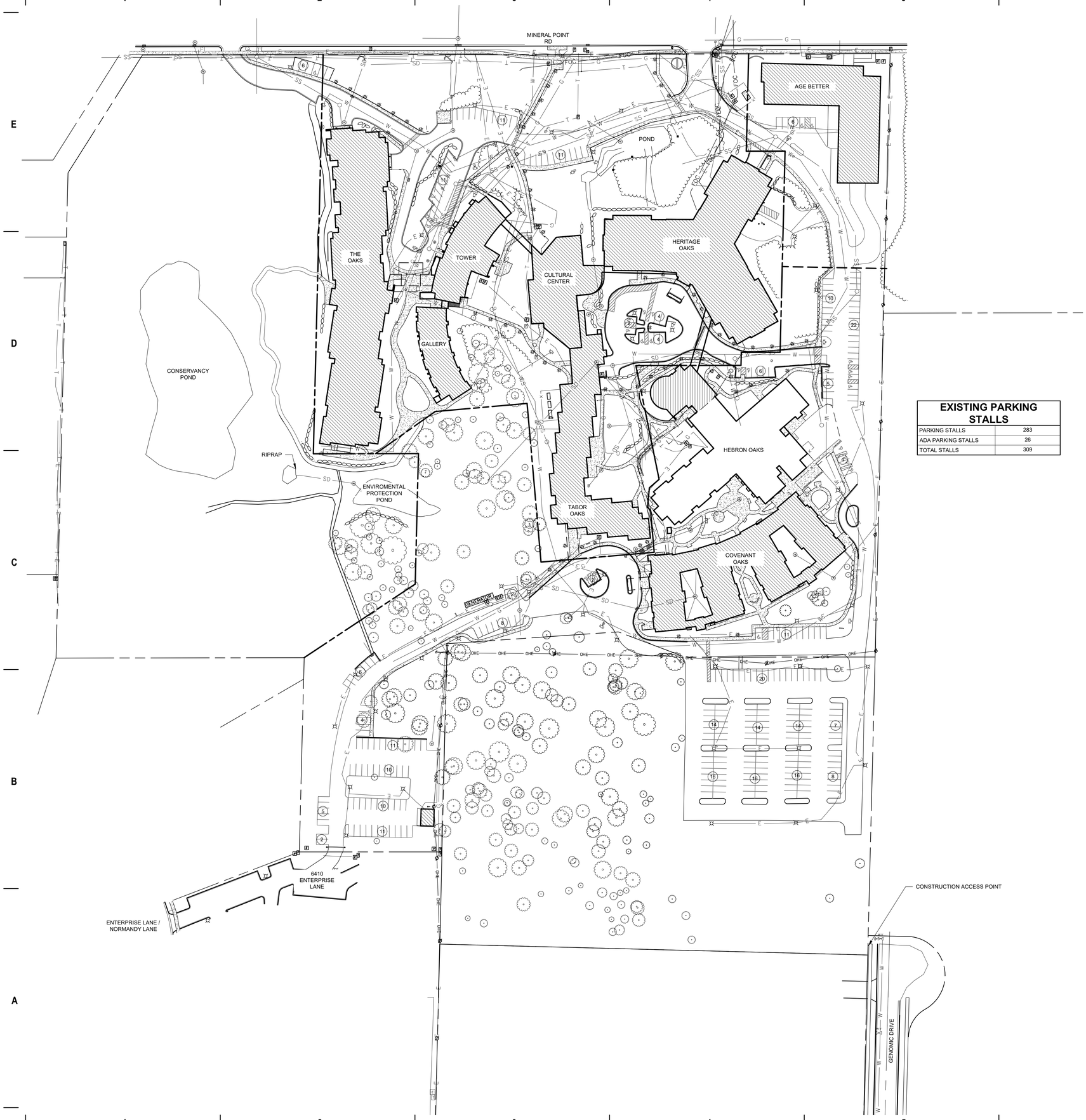
AERIAL

AP002

120290-01
04/14/21

eppstein uhen : architects

OAKWOOD VILLAGE UNIVERSITY WOODS - UDC SUBMITTAL



EXISTING PARKING STALLS	
PARKING STALLS	283
ADA PARKING STALLS	26
TOTAL STALLS	309

0 60 120

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10-30-2020	SCHEMATIC DESIGN
04-14-2021	UDC, GDP, SIP SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

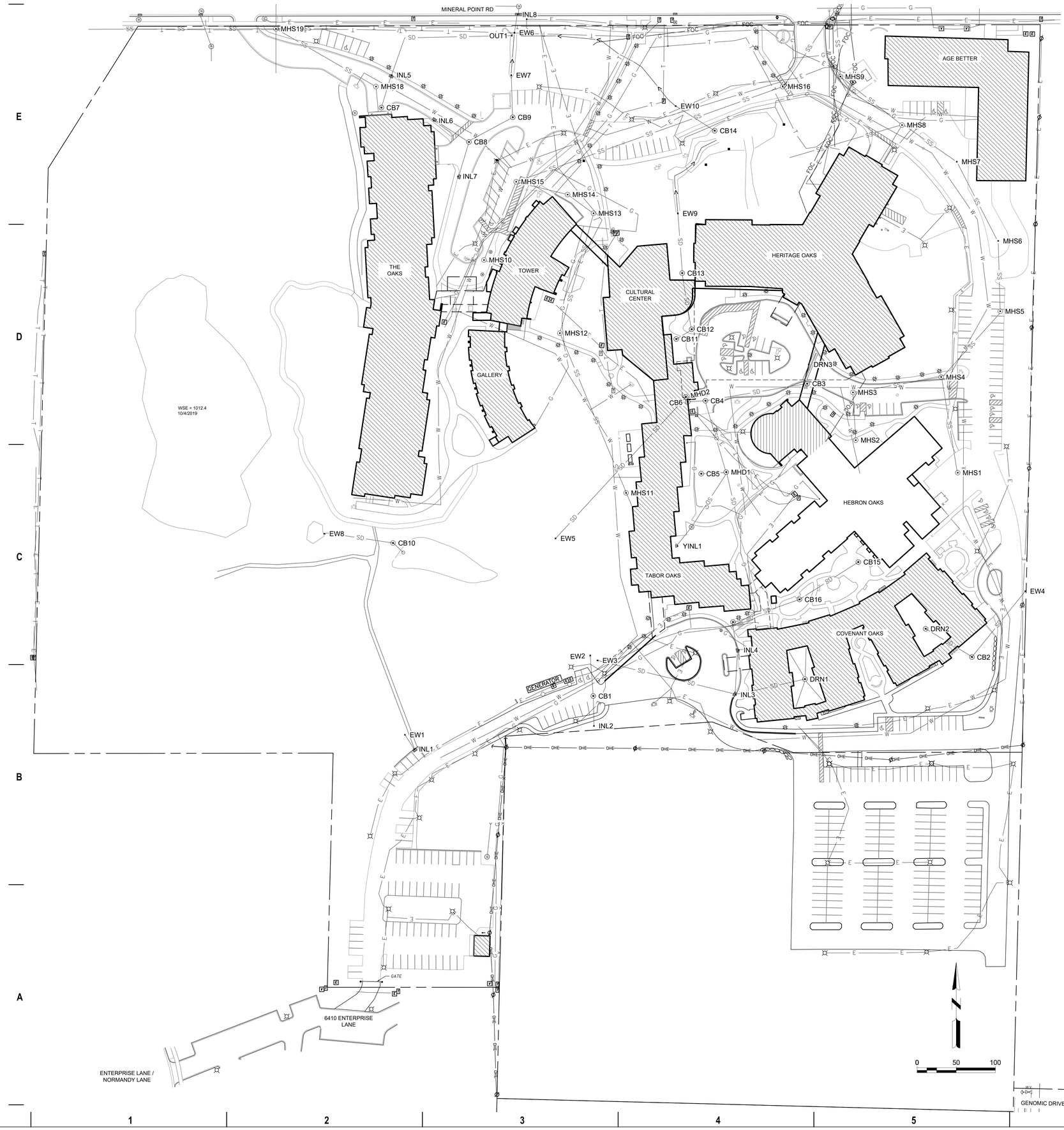
PROJECT MANAGER MO

PROJECT NUMBER 120290-01

OVERALL EXISTING SITE

C010

© Eppstein Uhen Architects, Inc.



STORM STRUCTURE TABLE

STRUCTURE NAME	DESCRIPTION	RIM ELEV	PIPE	INVERT ELEV	CONNECT TO
EW1	ENDWALL	1052.04	12" HDPE SE	1052.04	INL1
INL1	CURB	1055.37	12" HDPE NW	1052.87	EW1
INL2	DITCH INLET	1042.96	24" RCP N	1042.96	CB1
CB1	ROUND INLET	1046.24	24" RCP S	1042.94	INL2
			24" RCP N	1043.04	EW2
EW2	ENDWALL	1041.91	24" RCP S	1041.91	CB1
DRN1	ENDWALL	1064.22	18" PVC W	1053.03	INL3
			(2) 6" PVC N	1060.82	DS
			(2) 6" PVC S	1060.92	DS
INL3	CURB	1052.63	12" OR 18" PVC E OR SE	1047.56	DRN1
			12" RCP N	1047.63	INL4
			12" RCP NW	1047.46	EW3
INL4	CURB	1052.72	12" RCP SW	1049.02	INL3
			12" RCP N	1049.05	
			6" PVC E	1050.95	
EW3	ENDWALL	1043.59	12" RCP SE	1043.59	INL3
CB2	ROUND INLET	1059.45	12" RCP NW	1049.10	
			12" PVC NE	1052.55	EW4
EW4	ENDWALL	1050.86	12" PVC SW	1050.86	CB2
CB3	ROUND INLET	1044.52	6" PVC NW	1042.97	DRN3
			15" PVC SW	1039.72	CB4
CB4	ROUND INLET	1043.00	15" PVC NE	1037.70	CB3
			18" PVC NW	1037.70	CB6
			15" PVC SE	1037.90	MHD1
MHD1	STORM MANHOLE	1053.05	15" PVC NW	1045.00	CB4
			8" PVC SW	1045.48	CB5
			6" PVC SW	1047.60	CB17
			8" PVC S	1045.17	
YINL	(2) SQ INLET	1051.68	4" PVC NE	1050.18	CB17
CB17	ROUND INLET	1052.50	4" PVC SW	1050.25	YINL1
			6" PVC NE	1050.25	MHD1
CB5	ROUND INLET	1052.22	8" PVC NE	1048.40	MHD1
CB6	ROUND INLET	1041.97	18" PVC NE	1036.92	CB4
			18" PVC NW	1034.42	
MHD2	STORM MANHOLE		18" PVC SE		CB6
			21" SW		EW5
EW5	ENDWALL	1025.49	21" NE	1025.49	
CB7	ROUND INLET	1008.08	10" PVC NE	1006.78	INL5
INL5	CURB	1008.72	8" PVC SW	1006.57	CB7
			8" PVC W	1005.65	OUT1
EW6	ENDWALL	1005.78	24" RCP N	1005.78	INL8
INL8	DBL CURB	1008.91	24" RCP S	1004.66	EW6
INL6	CURB	1013.76	12" PVC SE	1011.86	CB8
CB8	ROUND INLET	1016.44	12" PVC NW	1011.04	INL6
			15" PVC NE	1011.24	CB9
			12" PVC SW	1011.24	INL7
INL7	CURB	1017.38	12" PVC NE	1012.03	CB8
			6" PVC NW	1016.33	
CB9	ROUND INLET	1017.07	15" PVC SW	1010.52	CB8
			21" PVC NW	1010.42	EW7
			12" PVC E	1012.97	
EW7	ENDWALL	1009.96	21" PVC SE	1009.96	CB9
CB10	ROUND INLET	1019.41	36" HDPE NW	1014.21	EW8
			8" PVC SE	1014.21	
EW8	ENDWALL	1014.10	36" HDPE SE	1014.10	CB10
CB11	ROUND INLET	1041.28	12" RCP NE	1037.05	CB12
CB12	ROUND INLET	1044.34	12" RCP SW	1036.24	CB11
			15" RCP NW	1036.24	CB13
CB13	ROUND INLET	1037.18	15" RCP SE	1034.24	CB12
			18" RCP NW	1029.46	EW9
EW9	ENDWALL	1027.35	18" RCP SE	1027.35	CB13
EW10	ENDWALL	1013.97	24" RCP SE	1013.97	CB14
CB14	ROUND INLET	1017.78	24" RCP NW	1013.73	EW10
CB15	ROUND INLET	1062.90		1058.55	CB16
CB16	ROUND INLET	not found			
DRN3	TRENCH DRAIN	1043.37	6" PVC NW	1042.97	CB3

SANITARY STRUCTURE TABLE

STRUCTURE NAME	DESCRIPTION	RIM ELEV	PIPE	INVERT ELEV	CONNECT TO
MHS1	SANITARY MANHOLE	1049.26	8" DI NW	1043.18	MHS4
			8" DI	1043.11	
			8" DI	1043.20	
MHS2	SANITARY MANHOLE	1053.09	8" DI PVC	1045.97	
			8" VC	1045.33	
			8" PVC NW	1045.26	MHS3
MHS3	SANITARY MANHOLE	1047.58	8" PVC SE	1042.63	MHS2
			8" PVC NE	1042.63	MHS4
MHS4	SANITARY MANHOLE	BURIED ?	8" PVC SW		MHS3
			8" PVC NE		MHS5
MHS5	SANITARY MANHOLE	1037.38	8" PVC SW	1031.78	MHS4
			8" PVC NW	1031.78	MHS6
MHS6	SANITARY MANHOLE	1030.73	8" PVC SE	1024.94	MHS5
			8" PVC NW	1024.94	MHS7
MHS7	SANITARY MANHOLE	1028.53	8" PVC SE	1019.22	MHS6
			8" PVC NW	1019.22	MHS8
MHS8	SANITARY MANHOLE	1023.16	6" PVC NE	1017.66	
			10" PVC SW	1014.45	
			8" PVC SE	1014.36	MHS7
			10" PVC NW	1014.34	MHS9
MHS9	SANITARY MANHOLE	1018.96	10" PVC SE	1013.72	MHS8
			10" NW	1012.56	MHS17
MHS10	SANITARY MANHOLE	1022.93	8" VC SE	1013.90	
			8" VC NE	1013.76	MHS15
MHS11	SANITARY MANHOLE	NF			
					MHS12
MHS12	SANITARY MANHOLE	1032.52		1023.89	MHS11
				1023.89	MHS13
MHS13	SANITARY MANHOLE	1029.44		1020.96	MHS12
				1020.96	MHS14
MHS14	SANITARY MANHOLE				MHS13
			8" VC NW		MHS15
MHS 15	SANITARY MANHOLE	1020.45	8" VC SE	1014.85	MHS14
			8" VC SW	1013.23	MHS10
			PVC NE	1013.20	MHS 16
MHS16	SANITARY MANHOLE	1016.50	PVC SW	1008.54	MHS15
			10" PVC NE	1008.47	MHS17
MHS17	SANITARY MANHOLE		10" SE		MHS9
			10" PVC SW		MHS16
MHS18	SANITARY MANHOLE	1009.25	8" VC SE	1003.40	
			8" VC NW	1003.40	MHS19
MHS19	SANITARY MANHOLE	1012.95	8" PVC SE	1002.22	MHS18
			8" VC S	1001.39	
			8" PVC W	1002.70	
			8" PVC E	1001.15	
			8" PVC N	1000.94	

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10-30-2020	SCHEMATIC DESIGN
04-14-2021	UDC, GDP, SIP SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

OVERALL EXISTING UTILITIES

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PROJECT MANAGER	MO
PROJECT NUMBER	120290-01

OVERALL EXISTING CONTOURS

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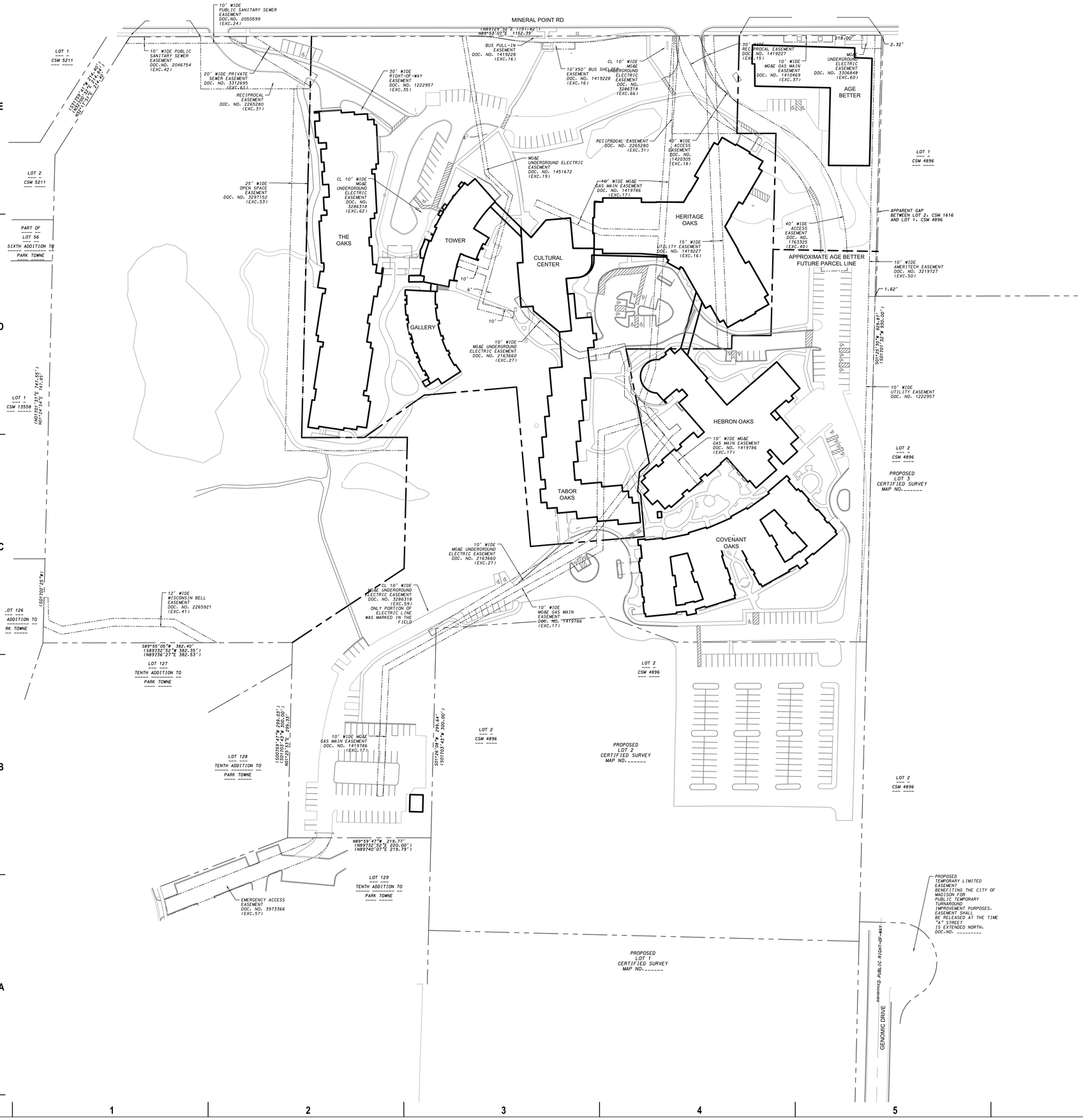

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PLAT AND EASEMENT PLAN

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PROJECT MANAGER MO

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EXISTING TREE SURVEY PLAN

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LEGEND:

- BENCHMARK
- BOLLARD
- CONTROL POINT
- CLEANOUT, SANITARY OR STORM
- DOWNSPOUT
- ELECTRICAL METER
- ELECTRICAL / COMMUNICATIONS PEDESTAL
- ELECTRICAL TRANSFORMER BOX
- ELECTRICAL SERVICE PANEL
- ELECTRICAL HANDHOLE/PULLBOX
- FIRE HYDRANT
- FLAGPOLE
- GAS METER
- GAS VALVE
- GUY WIRE
- INLET, CURB
- INLET, ROUND
- IRON PIN
- LIGHT POLE (SINGLE)
- MANHOLE, ELECTRIC
- MANHOLE, FIBER OPTIC
- MANHOLE, SANITARY SEWER
- MANHOLE, STORM SEWER
- MANHOLE, TELECOMMUNICATIONS
- POWER POLE
- SIGN (SINGLE POST)
- SHRUB
- STORM FLARED END SECTION
- TREE, DECIDUOUS
- TREE, CONIFEROUS
- WATER VALVE
- WATER SHUT OFF
- WATER METER
- WATER SURFACE
- WELL
- G — GAS
- OHE — ELECTRIC, OVERHEAD
- E — ELECTRIC, UNDERGROUND
- x — FENCE
- FOC — FIBER OPTIC CABLE
- o — HANDRAIL
- PROPERTY LINE
- SS — SANITARY SEWER
- STONE RETAINING WALL
- SD — STORM SEWER / CULVERT
- SWALE
- T — TELEPHONE
- W — WATER
- VEGETATION

EXISTING PARKING STALLS PROJECT AREA	
PARKING STALLS	202
ADA PARKING STALLS	5
TOTAL STALLS	207

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PROJECT INFORMATION

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EXISTING SITE PLAN

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

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KEY PLAN

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SITE REMOVALS PLAN - SKILLED NURSING FACILITY

CD041

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PARKING STALLS PROJECT AREA

PARKING STALLS (EXISTING)	195 (202)
ADA STALLS (EXISTING)	7 (5)
TOTAL STALLS (EXISTING)	202 (207)

BIKE PARKING STALLS

CATEGORY	NUMBER	STALLS/ CATEGORY	STALLS
UNITS	60	4	15
MAX. STAFF PER SHIFT	37	5	8
TOTAL REQUIRED STALLS			23
TOTAL STALLS			24

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

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SITE PAVEMENTS PLAN

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

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PROJECT NUMBER 120290-01

FIRE ACCESS PLAN

C106

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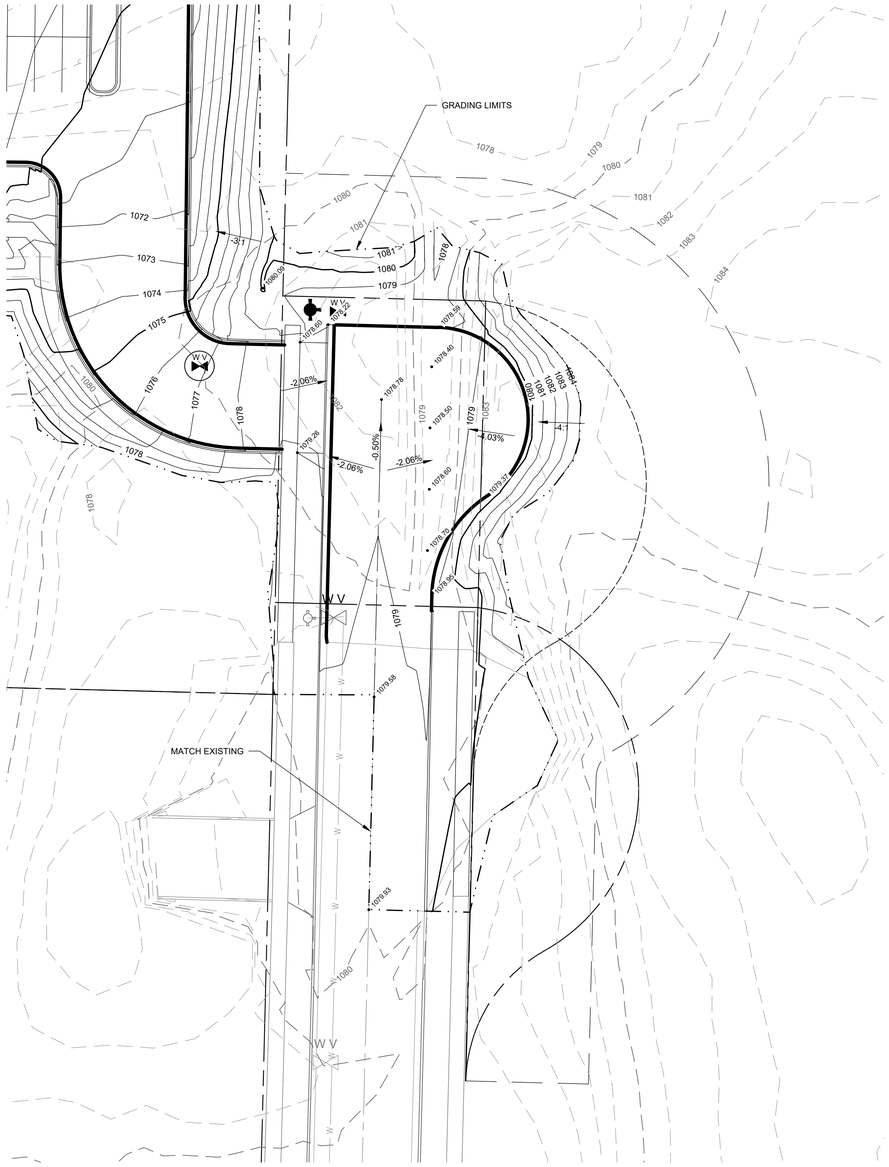

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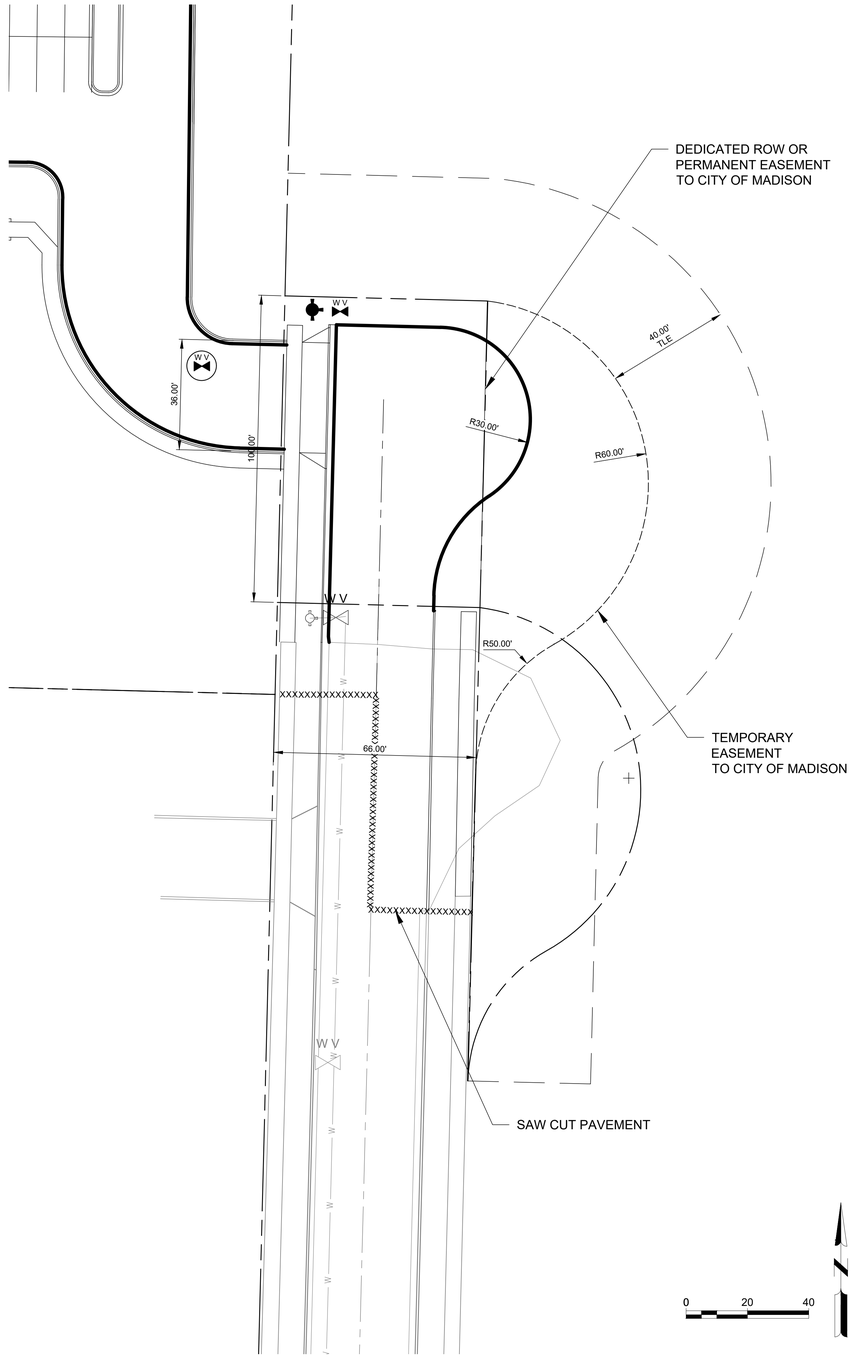
GRADING PLAN



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PAVEMENT LAYOUT

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

GENOMIC DRIVE EXTENSION PLAN

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PROJECT NUMBER	120290-01

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HEBRON OAKS PLAN

C115

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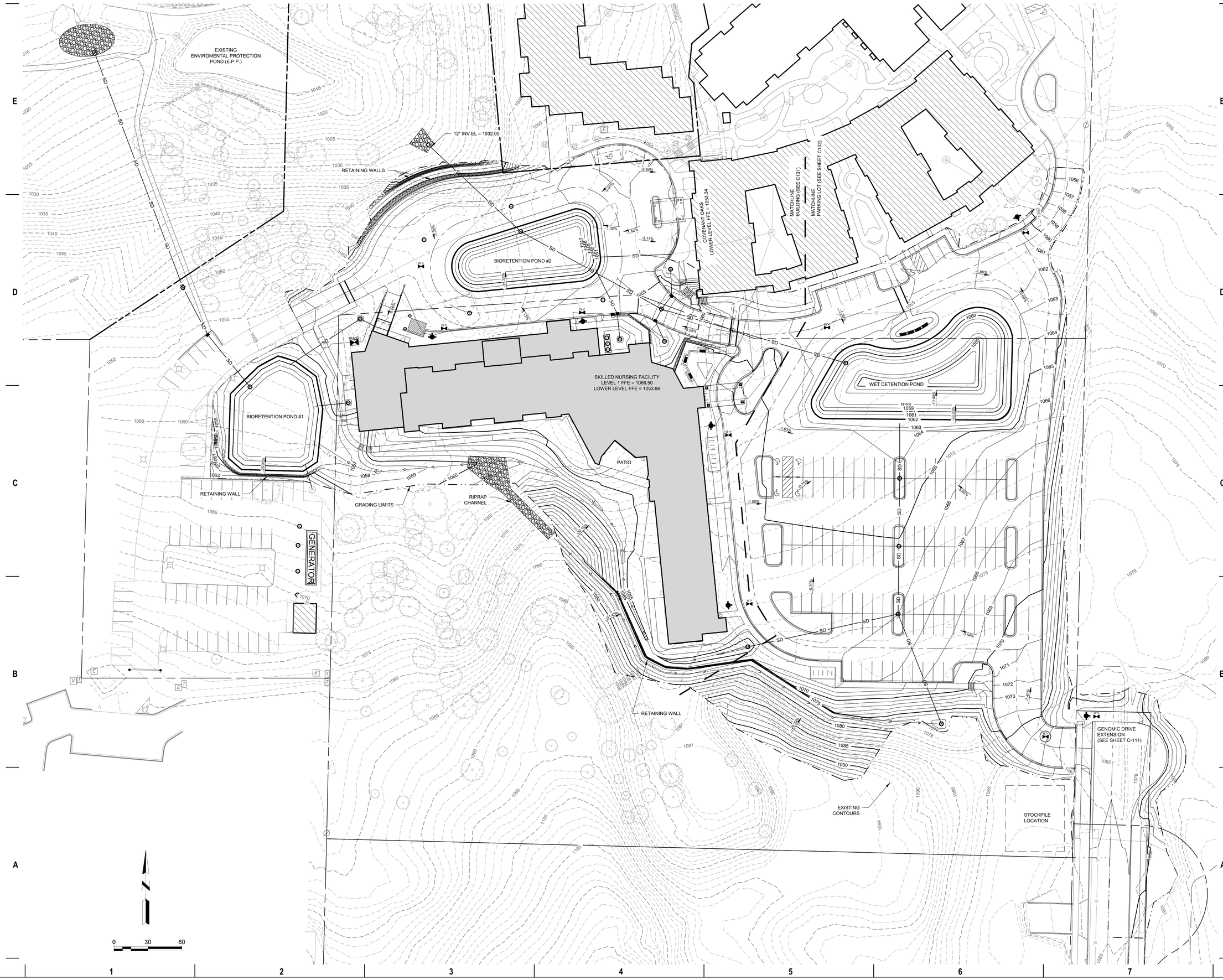

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PROJECT MANAGER MO

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SITE GRADING PLAN

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

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KEY PLAN

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

SITE STORMWATER AND GRADING PLAN - BUILDING

C131

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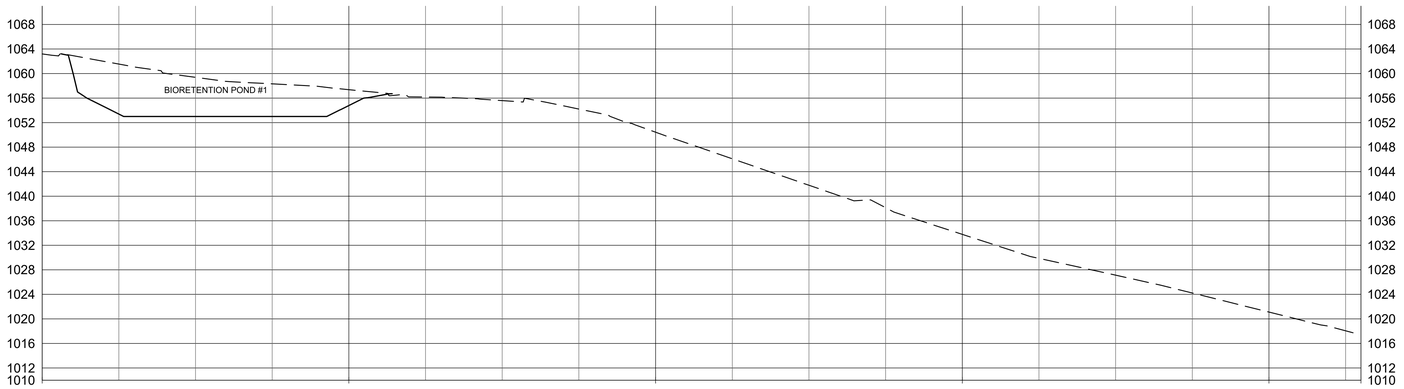

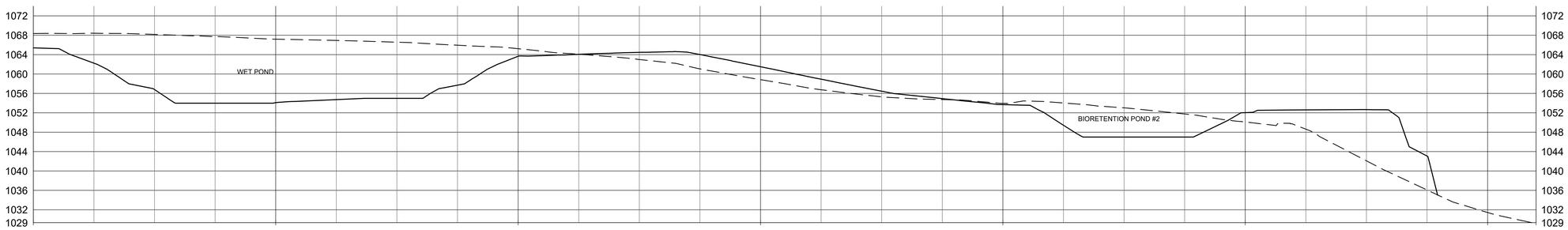

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

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KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

GRADING SECTIONS

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PROJECT INFORMATION

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

SITE STORMWATER AND GRADING PLAN - PARKING LOT

C135

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SITE UTILITIES PLAN

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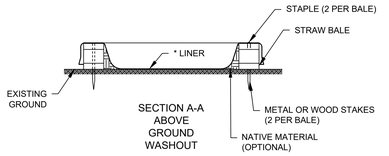
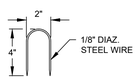
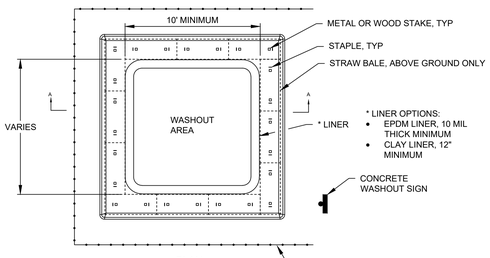


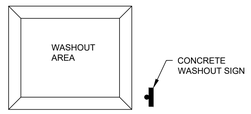
SECTION A-A
ABOVE GROUND WASHOUT



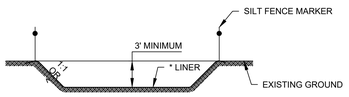
STAPLE DETAIL



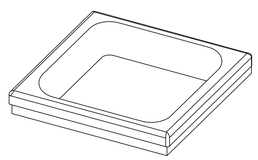
PLAN



PLAN



SECTION A-A
BELOW GROUND WASHOUT



PORTABLE CONTAINER
(LAYOUT MAY VARY)

GENERAL NOTES

WASHOUT LOCATION SHALL BE MARKED WITH A SIGN.

IF PROJECT SITE WARRANTS, ADDITIONAL SIGNAGE MAY BE REQUIRED TO DIRECT CONCRETE WASHOUT ACTIVITIES TO THE WASHOUT LOCATION(S).

WASHOUT SHALL BE INSPECTED DAILY FOR LEAKS AND REPAIRED AS NECESSARY.

PUMPING OF WASH WATER MAY BE REQUIRED IF ADEQUATE SPACE IS NOT AVAILABLE FOR NEXT CONCRETE POUR.

REPLACEMENT WASHOUT, SHALL BE CONSIDERED INCIDENTAL.

PORTABLE CONTAINERS SHALL BE IMPERMEABLE AND EASILY MOVED WITHOUT OVERFLOW.

7 CONCRETE WASHOUT DETAIL

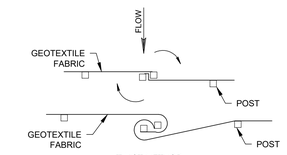
NOT TO SCALE

SILT FENCE NOTES:

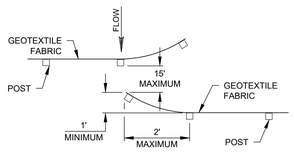
1. ENDS OF FENCE SHALL BE TURNED UPSLOPE 1 TO 2 FEET IN ELEVATION TO PREVENT FLANKING.
2. STAPLE FABRIC WITH MINIMUM 1/2-INCH STAPLES TO THE UPSLOPE SIDE OF THE POSTS.
3. FABRIC SHALL BE FROM A CONTINUOUS ROLL IF POSSIBLE. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY EITHER THE HOOK METHOD WHERE TWO FENCES ARE OVERLAPPED 2'-0" AND EACH FENCE END IS ANGLED TOWARD THE FLOW DIRECTION FOR THE 2'-0" LENGTH OR THE TWIST METHOD WHERE THE ENDS OF THE TWO FENCES ARE OVERLAPPED AND TWISTED 180° UNTILL TWO POSTS ARE TOGETHER.
4. 8'-0" POST SPACING ALLOWED IF A WOVEN FABRIC IS USED.
5. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1056.

GEOTEXTILE FABRIC SPECIFICATIONS:

1. GRAB STRENGTH: 120 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM-D-1682)
2. MULLEN BURST: MIN. 200 P.S.I. (ASTM D-3786)
3. EQUIVALENT OPENING SIZE:
   - BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   - BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
4. WATER FLOW RATE OF 10 GAL/MIN/SQ.FT. AT 50MM CONSTANT HEAD IS DETERMINED BY MULTIPLYING PERMITTIVITY IN SEC-1 AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
5. ULTRA VIOLET RADIATION STABILITY OF 90%
6. FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4 INCH SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

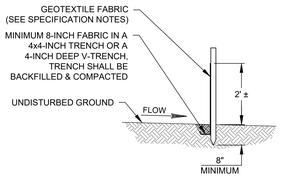


TWIST METHOD

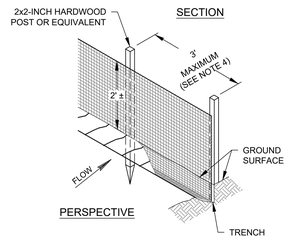


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE



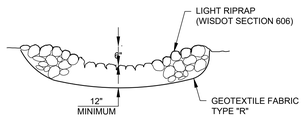
SECTION



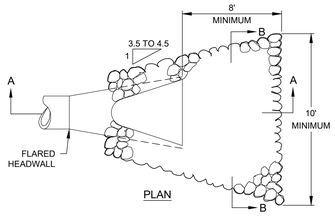
PERSPECTIVE

4 SILT FENCE DETAIL

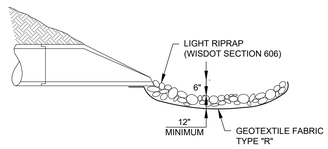
NOT TO SCALE



SECTION B-B



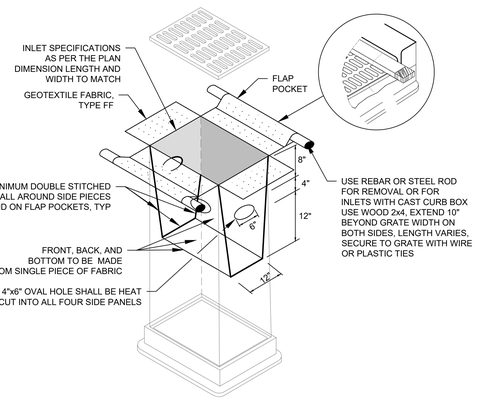
PLAN



SECTION A-A

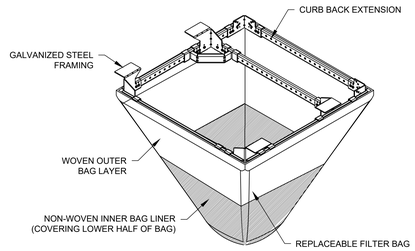
5 RIPRAP OUTFALL DETAIL

NOT TO SCALE



6 INLET PROTECTION DETAIL, TYPE D

NOT TO SCALE



INSTALLATION INSTRUCTIONS:

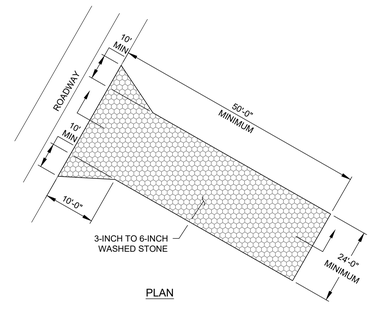
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:

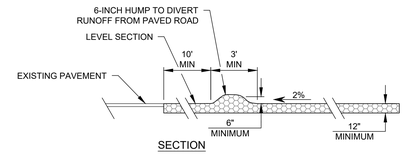
5. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
6. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
7. DISPOSE OF SEDIMENT AND DEBRIS AS DIRECTED BY THE ENGINEER OR MAINTENANCE CONTRACT
8. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM FILTER BAG

1 FRAMED INLET PROTECTION DETAIL

NOT TO SCALE



PLAN

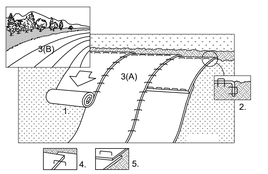


SECTION

NOTE:
MAINTAIN THE TRACKING PAD IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE SITE. SHOULD MUD BE TRACKED OR WASHED ONTO EXISTING PAVEMENT, IT MUST BE REMOVED IMMEDIATELY.

2 STONE TRACKING PAD DETAIL

NOT TO SCALE



SLOPE INSTALLATION

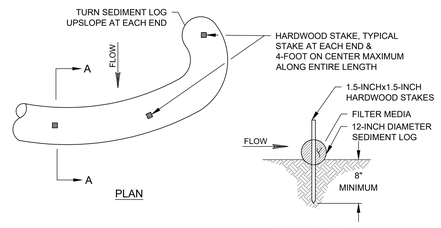


CHANNEL INSTALLATION

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING SEED.
2. BEGIN AT THE TOP OF THE SLOPE OR CHANNEL BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (3A.) DOWN OR (3B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH 4" OVERLAP. USE ONLY BIODEGRADABLE STAPLES.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE OR CHANNEL, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH 6" OVERLAP. STAPLE APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE OR CHANNEL BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. USE EROSION CONTROL REVEGETATIVE MAT (ECRM) CLASS-1, TYPE-B.

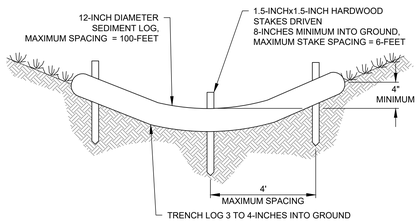
3 EROSION MAT INSTALLATION DETAIL

NOT TO SCALE



PLAN

SECTION A-A



ELEVATION

8 SEDIMENT LOG INSTALLATION DETAIL

NOT TO SCALE

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10-30-2020	SCHEMATIC DESIGN
04-14-2021	UDC, GDP, SIP SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER	MO
PROJECT NUMBER	120290-01

SITE EROSION CONTROL DETAILS

C511

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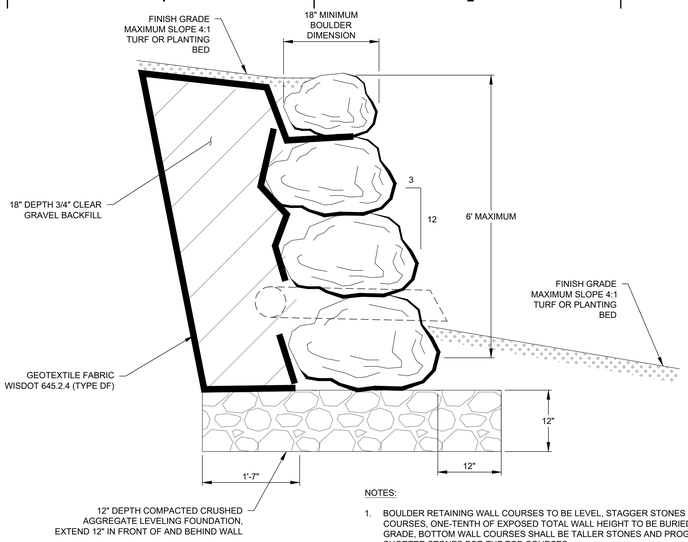
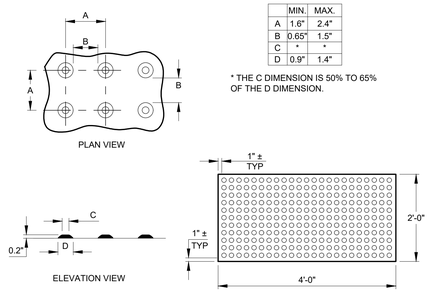


NOTES:

1. BOULDER RETAINING WALL COURSES TO BE LEVEL, STAGGER STONES BETWEEN COURSES, ONE-TENTH OF EXPOSED TOTAL WALL HEIGHT TO BE BURIED BELOW FINISH GRADE, BOTTOM WALL COURSES SHALL BE TALLER STONES AND PROGRESSING TO SHORTER STONES FOR THE TOP COURSES.
2. MAXIMUM EXPOSED WALL HEIGHT=6 FEET
3. MINIMUM TERRACE WIDTH = LOWER TIER WALL EXPOSED HEIGHT

13 BOULDER RETAINING WALL

NOT TO SCALE



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

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

TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL

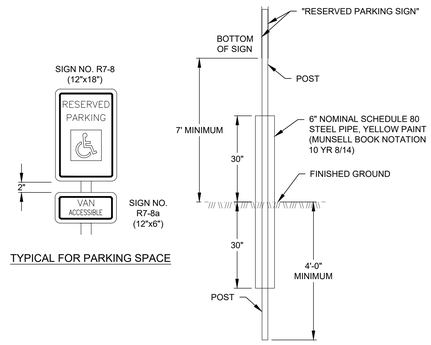
TRUNCATED DOME PANEL DETECTABLE WARNING FIELD DETAIL

GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH A FEDERAL YELLOW POWDER-COATED FINISH, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

11 TRUNCATED DOME DETECTABLE WARNING FIELD

NOT TO SCALE



TYPICAL FOR PARKING SPACE

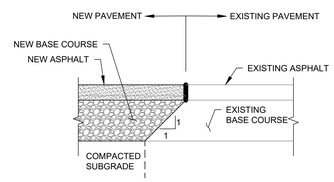
POST BASE DETAIL

SIGNING NOTE:

1. EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL FOR ACCESS. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE POST BASE DETAIL.

12 ADA ACCESSIBLE SIGN

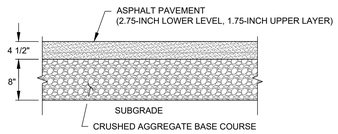
NOT TO SCALE



SECTION

6 PAVEMENT TRANSITION NEW TO EXISTING ASPHALT PAVEMENT DETAIL

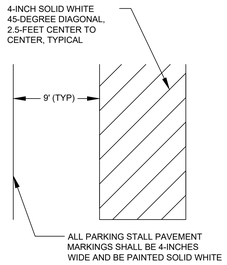
NOT TO SCALE



SECTION

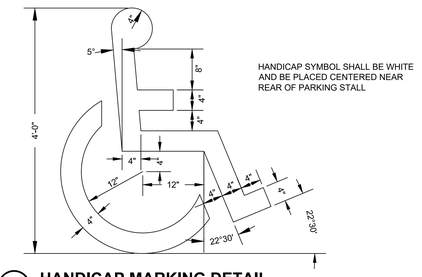
7 ASPHALT PAVEMENT DETAIL

NOT TO SCALE



8 PARKING STALL MARKINGS DETAIL

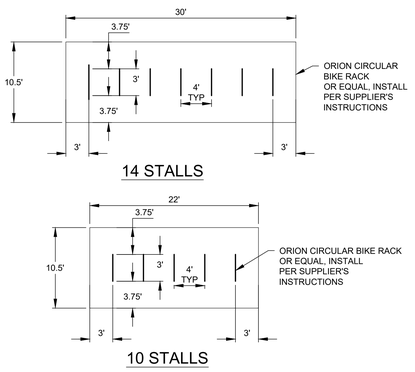
NOT TO SCALE



HANDICAP SYMBOL SHALL BE WHITE AND BE PLACED CENTERED NEAR REAR OF PARKING STALL

9 HANDICAP MARKING DETAIL

NOT TO SCALE

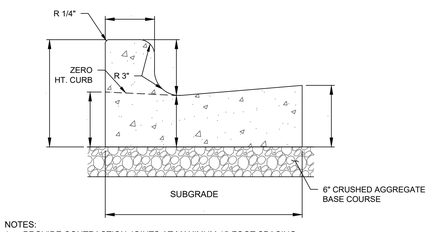


14 STALLS

10 STALLS

10 BIKE STALL DETAIL

NOT TO SCALE

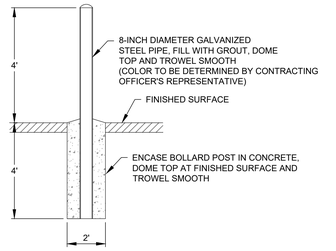


NOTES:

1. PROVIDE CONTRACTION JOINTS AT MAXIMUM 15-FOOT SPACING.
2. PROVIDE EXPANSION JOINTS AT ALL POINTS OF CURVATURE, AND ON EACH SIDE OF INLETS, 3-FEET FROM INLET BUT NO CLOSER THAN 3-FEET FROM AN ADJACENT EXPANSION JOINT. MAXIMUM 125-FOOT SPACING.

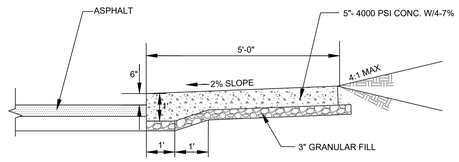
1 18" CURB AND GUTTER

NOT TO SCALE



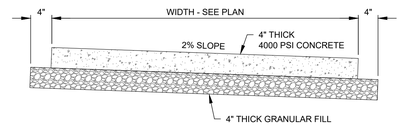
2 BOLLARD DETAIL

NOT TO SCALE



3 RAISED SIDEWALK CURB DETAIL

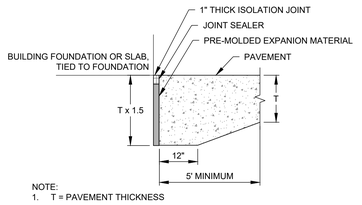
NOT TO SCALE



NOTE:
PROVIDE 3/4" FIBER EXPANSION JOINT WHERE NEW WALK ABUTS EXISTING BUILDING OR NEW OR EXISTING CURB.

4 SIDEWALK DETAIL

NOT TO SCALE



NOTE:
1. T = PAVEMENT THICKNESS

5 THICKENED EDGE AT BUILDING AND STOOPS DETAIL

NOT TO SCALE

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

SITE DETAILS

C531

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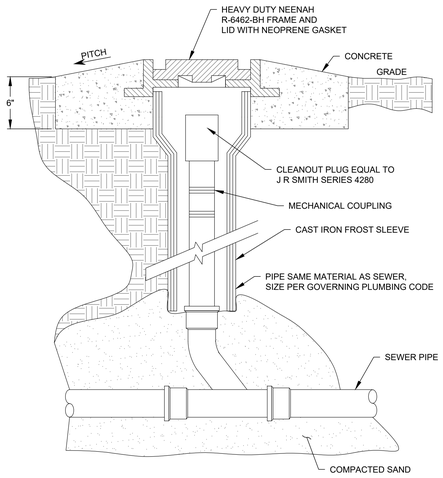
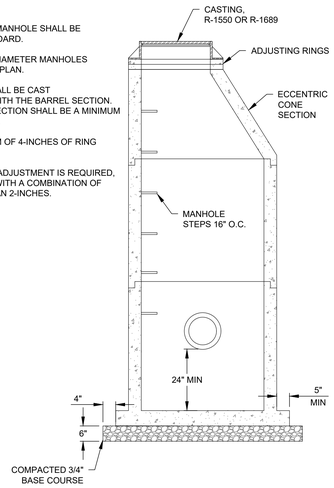


8 SANITARY CLEANOUT DETAIL

NOT TO SCALE

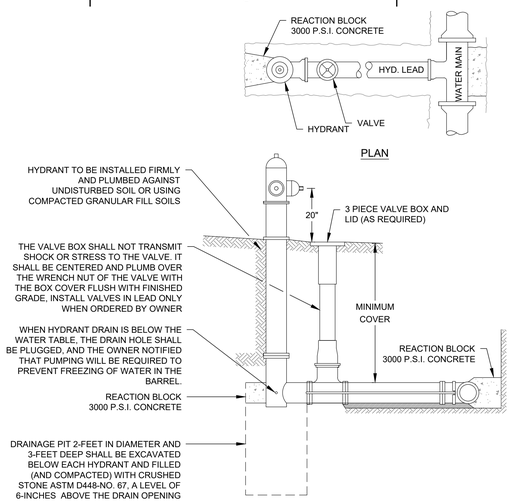
NOTES:

1. 4-FOOT DIAMETER MANHOLE SHALL BE CONSIDERED STANDARD.
2. PROVIDE LARGER DIAMETER MANHOLES WHERE SHOWN ON PLAN.
3. MANHOLE BASE SHALL BE CAST MONOLITHICALLY WITH THE BARREL SECTION. BOTTOM BARREL SECTION SHALL BE A MINIMUM OF 28 INCHES HIGH.
4. PROVIDE A MINIMUM OF 4-INCHES OF RING ADJUSTMENT.
5. WHEN ADDITIONAL ADJUSTMENT IS REQUIRED, IT SHALL BE DONE WITH A COMBINATION OF RINGS THICKER THAN 2-INCHES.



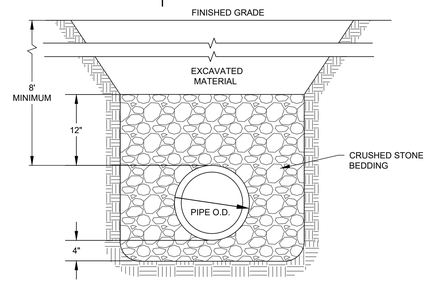
6 PRECAST CONCRETE STORM MANHOLE DETAIL

NOT TO SCALE



4 FIRE HYDRANT INSTALLATION DETAIL

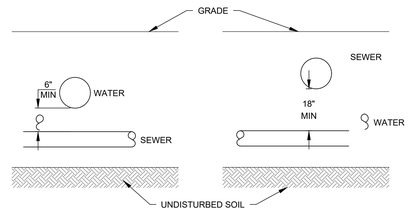
NOT TO SCALE



NOTE: BOTTOM OF TRENCH SHALL BE THE PIPE O.D. PLUS 16 INCHES

1 WATER SERVICE BEDDING DETAIL

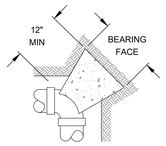
NOT TO SCALE



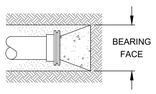
2 WATER & SEWER CROSSINGS DETAIL

NOT TO SCALE

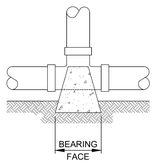
PIPE DIAMETER	FITTING	BEARING FACE (SQ. FEET)
6-INCH	90° BEND	6
6-INCH	45° BEND	4
6-INCH	TEE, HYD., PLUG	5
8-INCH	90° BEND	6
8-INCH	45° BEND	4
8-INCH	TEE, HYD., PLUG	5
10-INCH, 12-INCH	90° BEND	7
10-INCH, 12-INCH	45° BEND	5
10-INCH, 12-INCH	TEE, HYD., PLUG	7
14-INCH, 16-INCH	90° BEND	12
14-INCH, 16-INCH	45° BEND	7
14-INCH, 16-INCH	TEE, HYD., PLUG	12



BEND - PLAN



PLUG - PLAN



TEE - PLAN

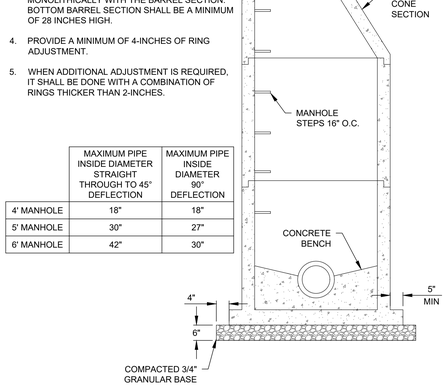
9 CONCRETE REACTION BLOCK DETAIL

NOT TO SCALE

NOTES:

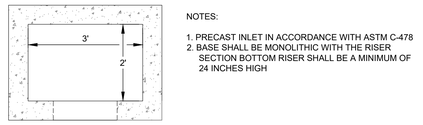
1. 4-FOOT DIAMETER MANHOLE SHALL BE CONSIDERED STANDARD.
2. PROVIDE LARGER DIAMETER MANHOLES WHERE SHOWN ON PLAN.
3. MANHOLE BASE SHALL BE CAST MONOLITHICALLY WITH THE BARREL SECTION. BOTTOM BARREL SECTION SHALL BE A MINIMUM OF 28 INCHES HIGH.
4. PROVIDE A MINIMUM OF 4-INCHES OF RING ADJUSTMENT.
5. WHEN ADDITIONAL ADJUSTMENT IS REQUIRED, IT SHALL BE DONE WITH A COMBINATION OF RINGS THICKER THAN 2-INCHES.

	MAXIMUM PIPE INSIDE DIAMETER STRAIGHT THROUGH TO 45° DEFLECTION	MAXIMUM PIPE INSIDE DIAMETER 90° DEFLECTION
4' MANHOLE	18"	18"
5' MANHOLE	30"	27"
6' MANHOLE	42"	30"



7 SANITARY MANHOLE DETAIL

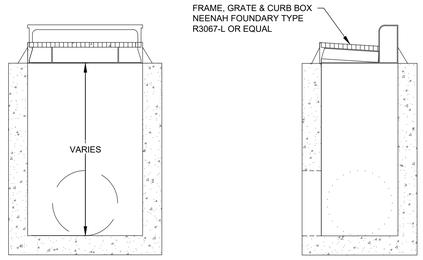
NOT TO SCALE



PLAN

NOTES:

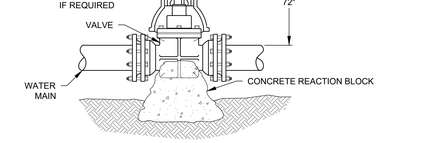
1. PRECAST INLET IN ACCORDANCE WITH ASTM C-478
2. BASE SHALL BE MONOLITHIC WITH THE RISER SECTION BOTTOM RISER SHALL BE A MINIMUM OF 24 INCHES HIGH



PROFILE

5 2' x 3' STORM INLET DETAIL

NOT TO SCALE



3 VALVE & VALVE BOX INSTALLATION DETAIL

NOT TO SCALE

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10-30-2020	SCHEMATIC DESIGN
04-14-2021	UDC, GDP, SIP SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MO

PROJECT NUMBER 120290-01

SITE UTILITY DETAILS

C541

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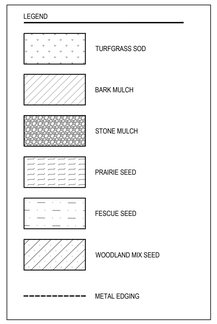

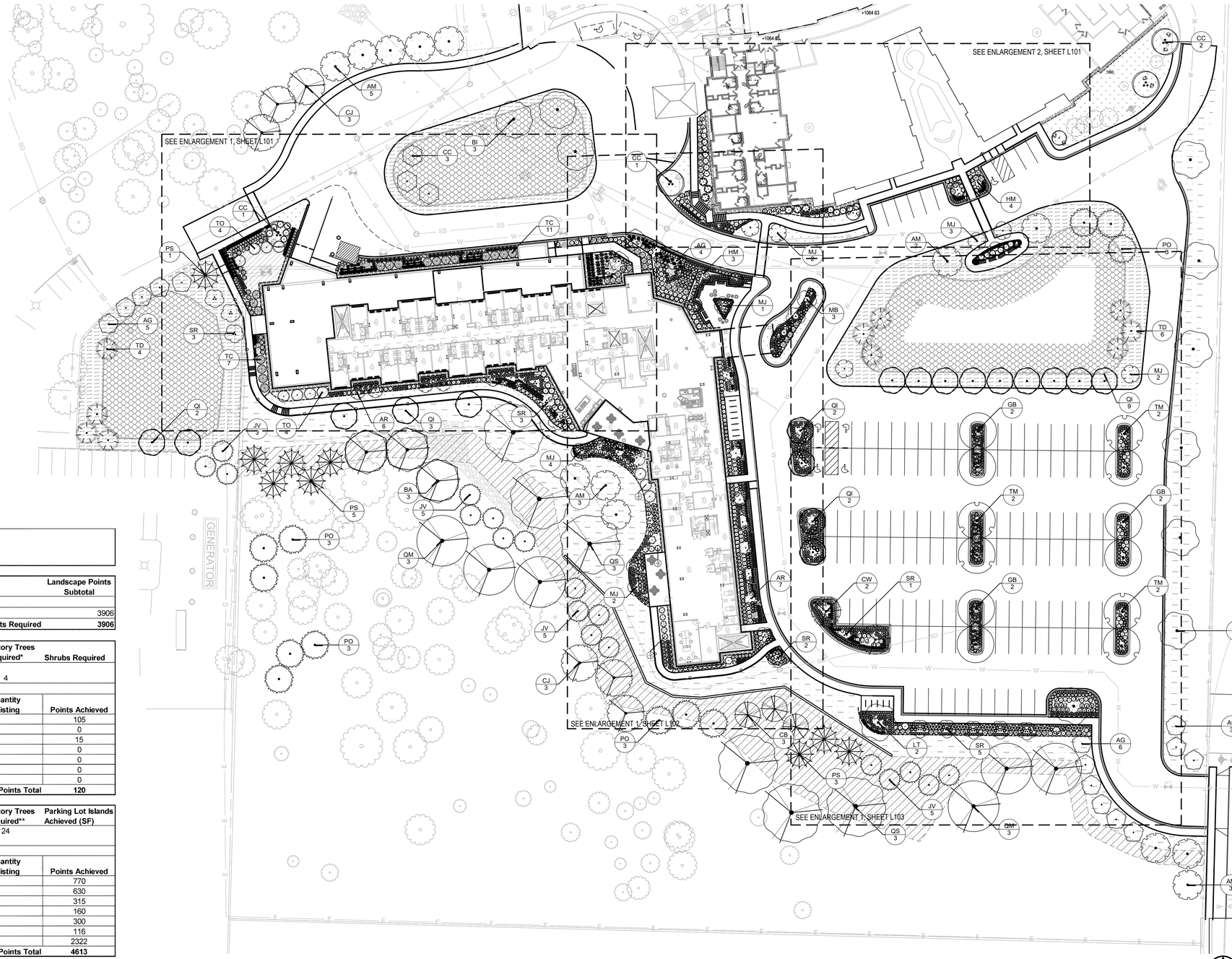

2 Landscape Plan
SCALE: 1"=30'-0"

Oakwood Village University Woods
Madison, WI
14-Apr-21

Developed Lots	SF	Acres	Landscape Points Subtotal
Total Developed Area	245,374	5.63	
Landscape Points (5 pts/300 SF for first 5 acres, 1 pt/100 SF for additional)			3906
		Landscape Points Required	**3906**

Development Frontage (Genomic Drive)	LF		Overstory Trees Required*	Shrubs Required
Total LF of Street Frontage Between Parking/Building & Street	123		4	
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	3		105
Tall Evergreen Tree	35			0
Ornamental Tree	15	1		15
Upright Evergreen Shrub	10			0
Shrub, deciduous	3			0
Shrub, evergreen	4			0
Ornamental Grass/Perennial	2			0
		Development Frontage Points Total		**120**

Interior Parking Lots	SF		Overstory Trees Required**	Parking Lot Islands Achieved (SF)
Total Parking Lot Area	48,613		24	
Min. Parking Lot Islands (8%)	3,889			
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	22		770
Ornamental Tree	15	42		630
Tall Evergreen Tree	35	9		315
Upright Evergreen Shrub	10	16		160
Shrub, deciduous	3	100		300
Shrub, evergreen	4	29		116
Ornamental Grass/Perennial	2	1161		2322
		Interior Parking Lots Points Total		**4613**

General Site, Foundation, Screening				
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	38		1330
Tall Evergreen Tree	35	69		2415
Ornamental Tree	15	58		870
Upright Evergreen Shrub	10	5		50
Shrub, deciduous	3	229		687
Shrub, evergreen	4	115		460
Ornamental Grass/Perennial	2	1631		3262
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4			0
		Foundation Plantings Total		**9074**

TOTAL LANDSCAPE POINTS	**13807**

* Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
** Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees.

1 Landscape Worksheet
SCALE: NTS

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/30/2020	SCHEMATIC DESIGN
04/14/2021	UDC/GDP/SIP SUBMITTAL

saiki DESIGN
P 608.251.3600 | www.ksdla.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER	MO
PROJECT NUMBER	120290-01

LANDSCAPE PLAN

L100

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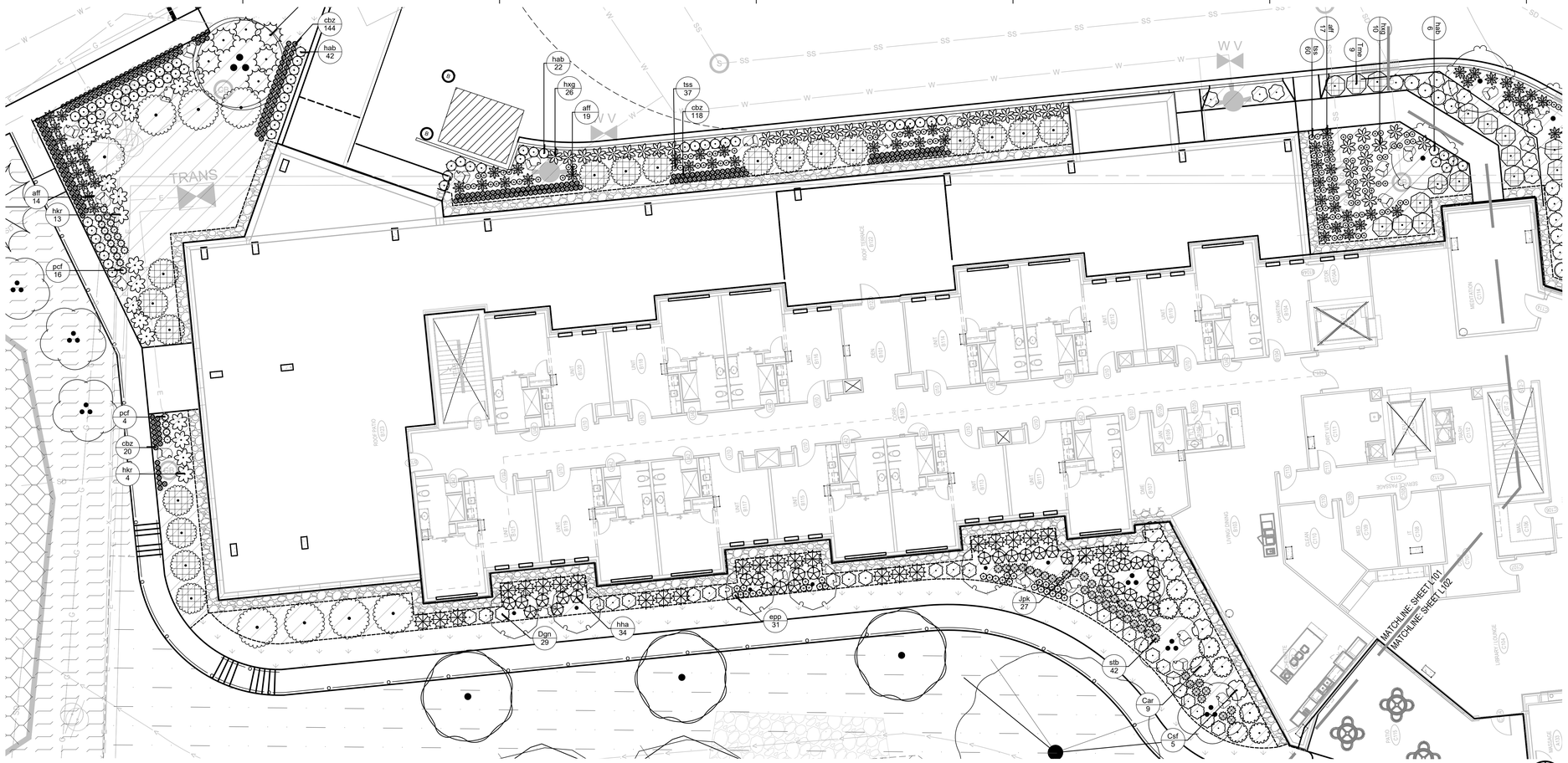
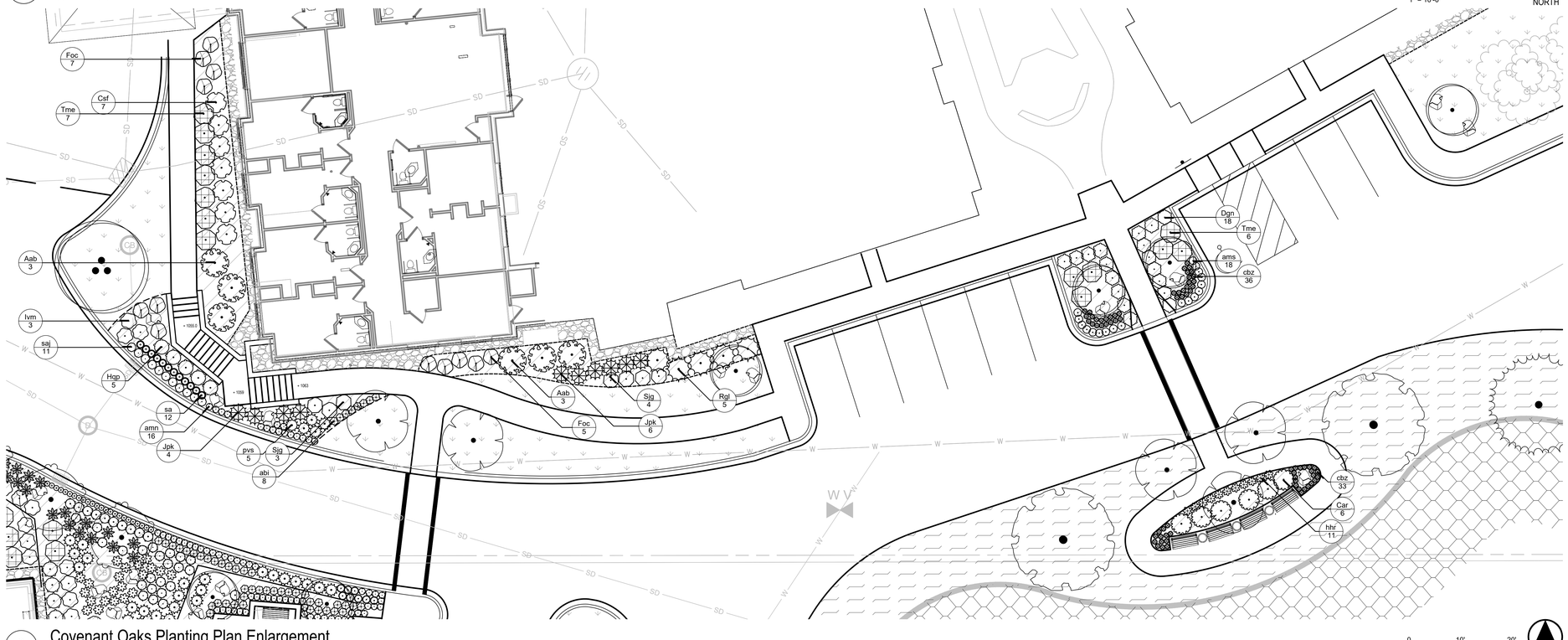


1 West Wing Planting Plan Enlargement
SCALE: 1"=10'-0"



2 Covenant Oaks Planting Plan Enlargement
SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"
NORTH

LEGEND

- TURFGRASS SOD
- BARK MULCH
- STONE MULCH
- PRAIRIE SEED
- FESCUE SEED
- WOODLAND MIX SEED
- METAL EDGING

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PROJECT INFORMATION

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6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

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10/30/2020	SCHEMATIC DESIGN
04/14/2021	UDC/GDP/SIP SUBMITTAL

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P 608.251.3030 | www.ksd-la.com

KEY PLAN

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

LANDSCAPE ENLARGEMENTS

L101

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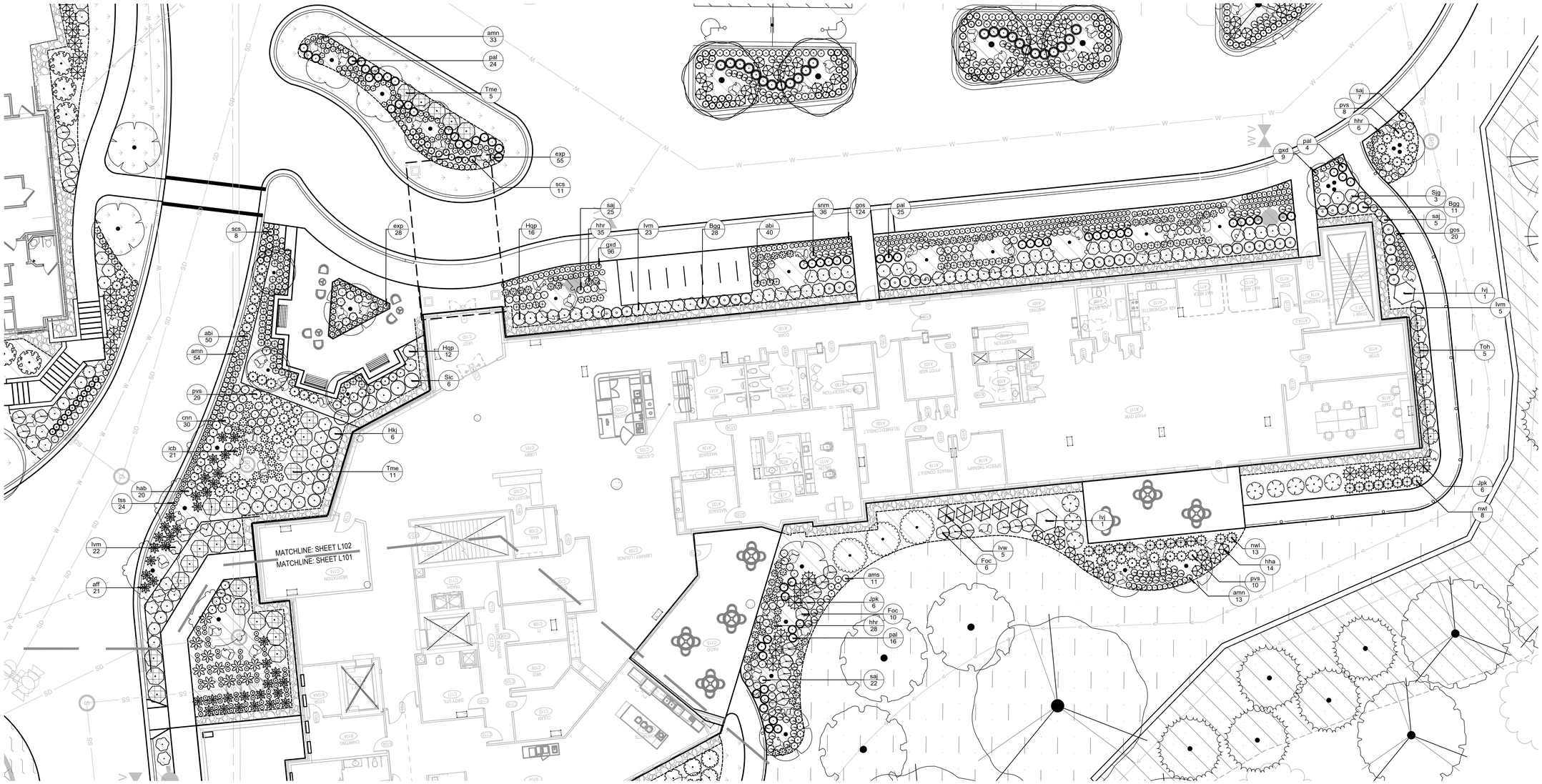
LEGEND

- TURFGRASS SOD
- BARK MULCH
- STONE MULCH
- PRAIRIE SEED
- FESCUE SEED
- WOODLAND MIX SEED
- METAL EDGING



1 East Wing Planting Plan Enlargement

SCALE: 1"=10'-0"

0 10' 20'

1" = 10'-0"

NORTH

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/30/2020	SCHEMATIC DESIGN
04/14/2021	UDC/GDP/SIP SUBMITTAL

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KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER	MO
PROJECT NUMBER	120290-01

LANDSCAPE ENLARGEMENTS

L102

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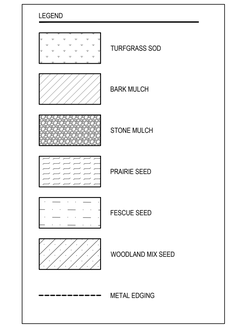

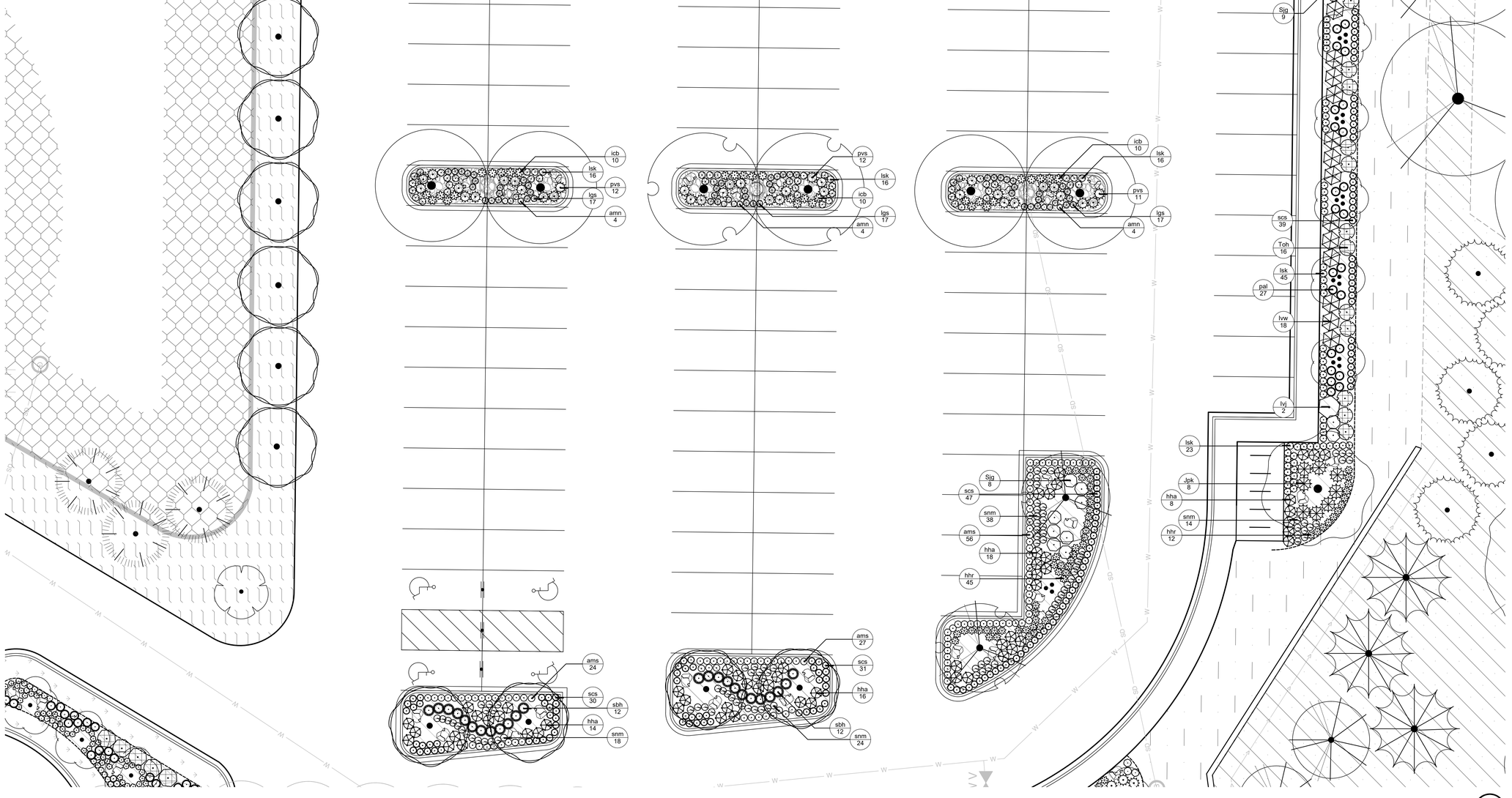

1 Parkign Lot Planting Plan Enlargement

SCALE: 1"=10'-0"

1" = 10'-0" (0, 10', 20')

NORTH

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PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

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KEY PLAN

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PROJECT MANAGER	MO
PROJECT NUMBER	120290-01

LANDSCAPE ENLARGEMENTS

L103

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1 Plant Schedule

SCALE:NTS

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	JV	18	Juniperus virginiana / Eastern Red Cedar	B & B	6` HT. (MIN.)
	PO	12	Picea omorika / Serbian Spruce	B & B	6` HT (MIN.)
	PS	9	Pinus strobus / White Pine	B & B	8` HT (MIN.)
	TD	10	Taxodium distichum / Bald Cypress	15 gal	6` HT. (MIN.)
	TC	18	Taxus cuspidata `Capitata` / Capitata Japanese Yew	B & B	5` HT. (MIN)
	TO	12	Thuja occidentalis `Techny` / Techny Arborvitae	5 gal	4` HT. (MIN.)

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AO	9	Amelanchier alnifolia `Obelisk` TM / Standing Ovation Serviceberry	15 gal	6` HT (MIN.)
	AG	18	Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	8` HT (MIN.)
	AR	13	Amelanchier x grandiflora `Robin Hill` / Robin Hill Serviceberry	B & B	8` HT (MIN.)
	CC	4	Cercis canadensis / Eastern Redbud	B & B	2"Cal
	CW	2	Crataegus viridis `Winter King` / Winter King Hawthorn	B & B	2"Cal
	HM	7	Heptacodium miconioides / Seven Sons Flower	B & B	8` HT (MIN.)
	MB	3	Magnolia x `Butterflies` / Magnolia	B & B	2"Cal
	MJ	14	Magnolia x `Jane` / Jane Magnolia	B & B	2"Cal
	QI	18	Quercus robur x bicolor `Long` TM / Regal Prince Oak	B & B	2.5"Cal
	SR	14	Syringa reticulata `Ivory Silk` / Ivory Silk Japanese Tree Lilac	B & B	8` HT. (MIN.), MULTI-STEMMED

SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	AM	13	Acer miyabei `Morton` TM / State Street Miyabei Maple	B & B	2"Cal
	BA	3	Betula alleghaniensis / Yellow Birch	B & B	2"Cal
	BI	3	Betula lenta / Sweet Birch	15 gal	10` HT (MIN.)
	CB	3	Carpinus betulus / European Hornbeam	B & B	2"Cal
	CC	3	Carpinus caroliniana `J.N. Select A` TM / Fire King American Hornbeam	15 gal	6` HT (MIN.)
	CJ	6	Cercidiphyllum japonicum / Katsura Tree	B & B	2"Cal
	GB	6	Ginkgo biloba `Autumn Gold` TM / Autumn Gold Ginkgo	B & B	2"Cal
	LT	8	Liriodendron tulipifera / Tulip Poplar	B & B	2.5"Cal
	QM	6	Quercus macrocarpa / Burr Oak	B & B	3"Cal
	QS	6	Quercus x schuetti / Swamp x Bur Oak	B & B	3"Cal
	TM	6	Tilia mongolica `Harvest Gold` / Harvest Gold Linden	B & B	2"Cal

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	Aab	6	Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry	3 gal	24" HT (MIN.)
	Car	15	Clethra alnifolia `Ruby Spice` / Ruby Spice Clethra	5 gal	24" HT. (MIN.)
	Csf	12	Cornus sericea `Farrow` / Arctic Fire Red Twig Dogwood	5 gal	36" HT. (MIN.)
	Dgn	47	Deutzia gracilis `Nikko` / Nikko Slender Deutzia	2 gal	18" HT (MIN.)
	Foc	41	Forsythia x `Courtasol` TM / Gold Tide Forsythia	3 gal	24" HT (MIN.)
	Hqp	33	Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea	3 gal	24" HT (MIN.)
	Hkj	6	Hypericum kalmianum / Kalm St. Johnswort	3 gal	18" HT (MIN.)
	Ivw	23	Ilex verticillata / Winterberry	5 gal	24" HT (MIN.)
	Ivj	4	Ilex verticillata `Jim Dandy` / Jim Dandy Winterberry	5 gal	24" HT (MIN.)
	Ivm	53	Itea virginica `Merlot` TM / Short n Sweet Sweetspire	3 gal	18" HT (MIN.)
	Rgl	11	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal	18" HT (MIN.)
	Sjg	72	Spiraea japonica `Goldmound` / Spirea	2 gal	18" HT (MIN.)
	Slc	6	Stephanandra incisa `Crispa` / Cutleaf Stephanandra	2 gal	

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	Bgg	39	Buxus x `Green Gem` / Green Gem Boxwood	3 gal	18" HT (MIN.)
	Jpk	68	Juniperus chinensis `Pfitzeriana Kallay` / Kallays Compact Pfitzer Juniper	3 gal	
	Tme	38	Taxus x media `Everlow` / Everlow Yew	B & B	18" HT (MIN.)
	Toh	21	Thuja occidentalis `Holmstrup` / Holmstrup Arborvitae	5 gal	48" HT (MIN.)

HERBACEOUS PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	amn	128	Allium x `Millenium` / Millenium Ornamental Onion	1 gal	
	ams	136	Allium x `Summer Beauty` / Summer Beauty Allium	1 gal	
	abi	98	Amsonia tabernaemontana `Blue Ice` / Blue Ice Blue Star	1 gal	
	aff	72	Athyrium filix-femina `Lady in Red` / Lady in Red Lady Fern	1 gal	
	cnn	30	Calamintha nepeta ssp. nepeta / Lesser Calamint	1 gal	
	cbz	351	Carex flacca `Blue Zinger` / Blue Sedge	1 gal	
	epp	31	Echinacea pallida / Pale Purple Coneflower	1 gal	
	exp	83	Echinacea x `Pixie Meadowbrite` / Pixie Meadowbrite Purple Coneflower	1 gal	
	gos	144	Galium odoratum / Sweet Woodruff	1 gal	
	gxd	105	Geranium x `Dily's` / Cranesbill	1 gal	
	hha	104	Heliopsis helianthoides `Asahi` / Double False Sunflower	1 gal	
	hhr	137	Hemerocallis x `Happy Returns` / Happy Returns Daylily	1 gal	
	hab	90	Heuchera villosa `Autumn Bride` / Autumn Bride Coral Bells	1 gal	
	hxg	36	Hosta x `Guacamole` / Guacamole Hosta	1 gal	
	hkr	17	Hosta x `Krossa Regal` / Krossa Regal Hosta	1 gal	
	icb	51	Iris sibirica `Caesar's Brother` / Caesar's Brother Siberian Iris	1 gal	
	lsk	155	Liatris spicata `Kobold` / Kobold Spike Gayfeather	1 gal	
	lgs	51	Lobelia siphilitica / Great Lobelia	1 gal	
	nwl	43	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	1 gal	
	pcf	20	Polystichum acrostichoides / Christmas Fern	1 gal	
	snm	170	Salvia nemorosa `May Night` / May Night Sage	1 gal	
	saj	71	Sedum x `Autumn Joy` / Autumn Joy Sedum	1 gal	
	scs	232	Sedum x `Carl` / Carl Sedum	1 gal	
	tss	121	Tiarella x `Spring Symphony` / Spring Symphony Foamflower	1 gal	

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	pvs	109	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	1 gal	
	pal	132	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	1 gal	
	sbh	24	Schizachyrium scoparium `Blue Heaven` / Blue Heaven Little Bluestem	1 gal	
	stb	42	Schizachyrium scoparium `The Blues` / The Blues Little Bluestem	1 gal	
	sa	12	Sesleria autumnalis / Autumn Moor Grass	1 gal	

2 Biobasin Plug Schedule

SCALE:NTS

BIOBASINS	29,207 sf		
Allium cernuum / Nodding Onion	405	4" Plug	3% @ 18" oc
Andropogon gerardii / Big Bluestem	405	4" Plug	3% @ 18" oc
Asclepias incarnata / Swamp Milkweed	405	4" Plug	3% @ 18" oc
Baptisia alba / White Wild Indigo	270	4" Plug	2% @ 18" oc
Carex albicans / Whitetinge Sedge	810	4" Plug	6% @ 18" oc
Carex eburnea / Bristleleaf Sedge	810	4" Plug	6% @ 18" oc
Carex muskingumensis / Palm Sedge	810	4" Plug	6% @ 18" oc
Carex praegracilis / California Field Sedge	810	4" Plug	6% @ 18" oc
Dalea purpurea / Purple Prairie Clover	405	4" Plug	3% @ 18" oc
Elymus canadensis / Canada Wild Rye	810	4" Plug	6% @ 18" oc
Iris versicolor / Blue Flag	405	4" Plug	3% @ 18" oc
Liatris spicata / Spike Gayfeather	405	4" Plug	3% @ 18" oc
Lobelia siphilitica / Great Lobelia	405	4" Plug	3% @ 18" oc
Monarda fistulosa / Bergamot	405	4" Plug	3% @ 18" oc
Panicum virgatum / Switch Grass	810	4" Plug	6% @ 18" oc
Pycnanthemum tenuifolium / Slender Mountain Mint	405	4" Plug	3% @ 18" oc
Ratibida pinnata / Yellow Coneflower	405	4" Plug	3% @ 18" oc
Rudbeckia subtomentosa / Sweet Black-eyed Susan	405	4" Plug	3% @ 18" oc
Senna hebecarpa / Wild Senna	270	4" Plug	2% @ 18" oc
Silphium perfoliatum / Cup Plant	270	4" Plug	2% @ 18" oc
Silphium terebinthinaceum / Prairie Dock	270	4" Plug	2% @ 18" oc
Sorghastrum nutans / Indian Grass	810	4" Plug	6% @ 18" oc
Sporobolus heterolepis / Prairie Dropseed	810	4" Plug	6% @ 18" oc
Symphyotrichum novae-angliae / New England Aster	405	4" Plug	3% @ 18" oc
Verbena hastata / Blue Vervain	405	4" Plug	3% @ 18" oc
Vernonia fasciculata / Ironweed	405	4" Plug	3% @ 18" oc
Zizia aurea / Golden Alexander	270	4" Plug	2% @ 18" oc

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10/30/2020	SCHEMATIC DESIGN
04/14/2021	UDC/GDP/SIP SUBMITTAL

saiki DESIGN
P: 608.251.3600 | www.ksdi-la.com

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MO

PROJECT NUMBER 120290-01

PLANT SCHEDULES

L104

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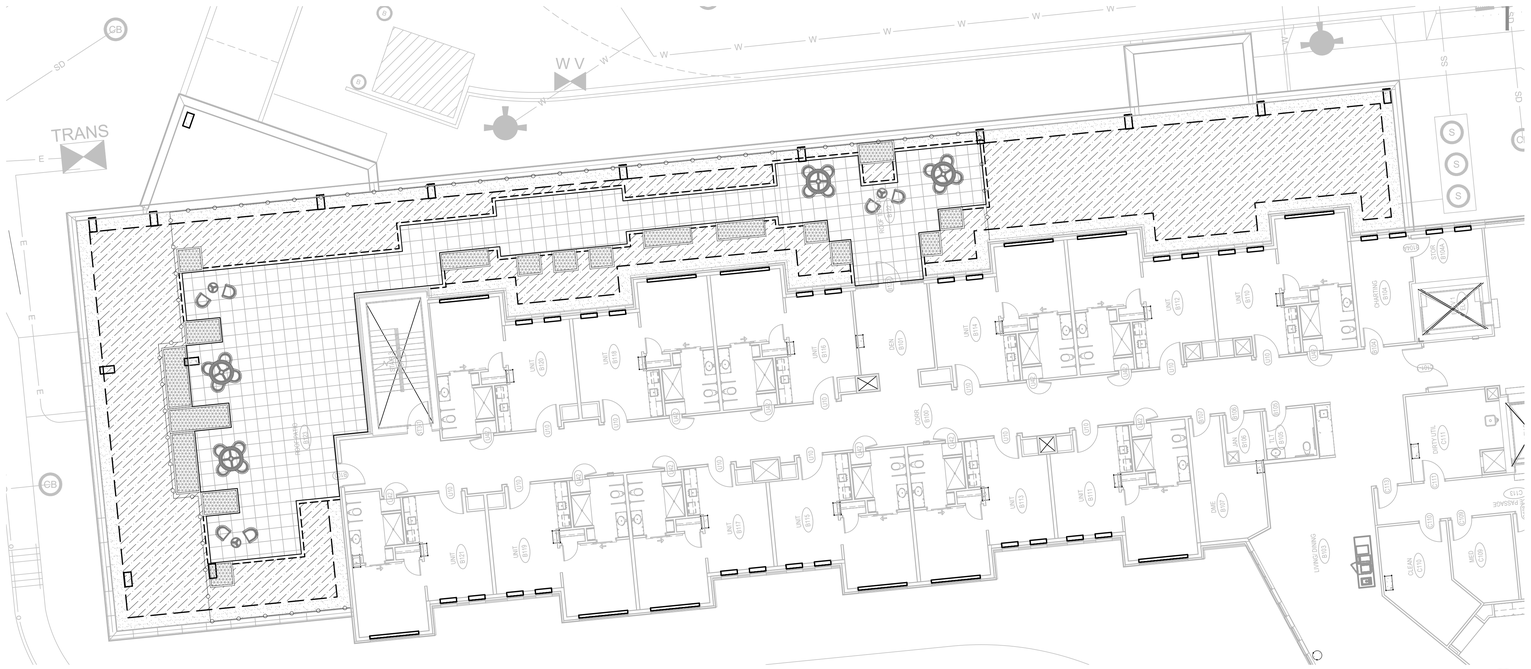
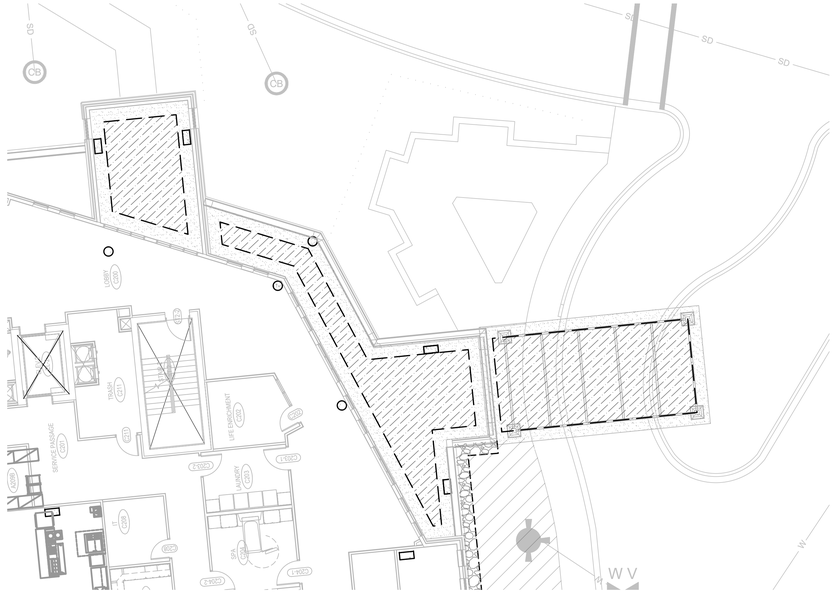


1 First Floor Green Roof
SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"

NORTH



2 Second Floor, Third Floor, and Canopy Green Roofs
SCALE: 1"=10'-0"

0 10' 20'
1" = 10'-0"

NORTH

LEGEND

- PEDESTAL PAVERS
- SEDUM MAT PLANTING
- STONE BALLAST
- RAILING
- METAL CONTAINMENT EDGE
- CURB CONTAINMENT EDGE
- RAISED MODULAR PLANTER

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

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PROJECT MANAGER	MO
PROJECT NUMBER	120290-01

GREEN ROOF PLANS

L300

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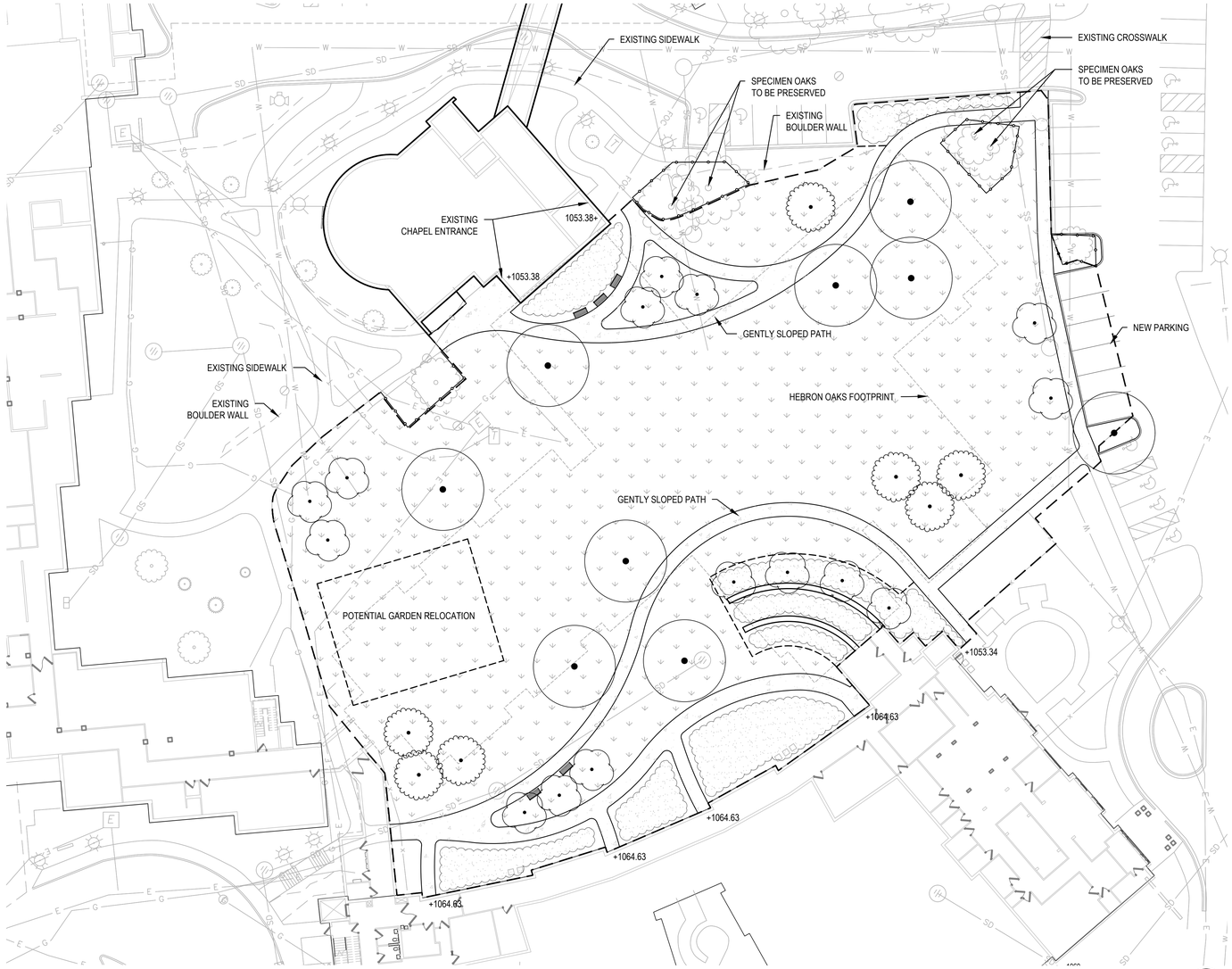

1 Hebron Oaks Site Restoration Plan
SCALE: 1"=20'-0"

0 20' 40'
1" = 20'-0"

NORTH

eua

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madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

6165 Mineral Point Rd, Madison, WI 53705

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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04/14/2021	UDC/GDP/SIP SUBMITTAL

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KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER MO

PROJECT NUMBER 120290-01

HEBRON SITE RESTORATION

L400

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EXISTING SITE PLAN

AP010

120290-01
04/14/21

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OAKWOOD VILLAGE UNIVERSITY WOODS - UDC SUBMITTAL



PROPOSED SITE PLAN



FUTURE BUILDING DEMOLITION PLAN



FUTURE SITE PLAN

AP013

120290-01
04/14/21

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OAKWOOD VILLAGE UNIVERSITY WOODS - UDC SUBMITTAL

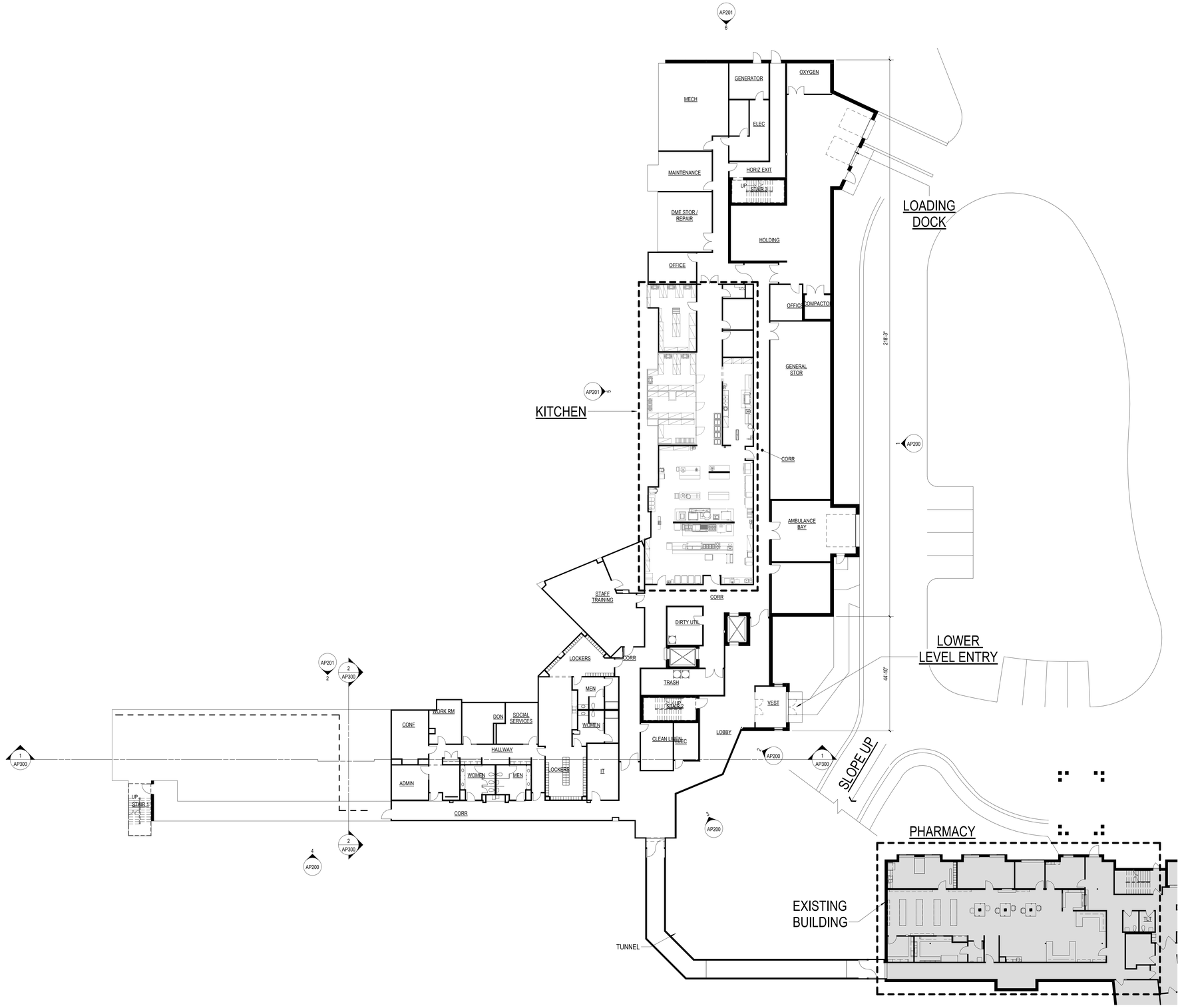


PREVIOUS



CURRENT

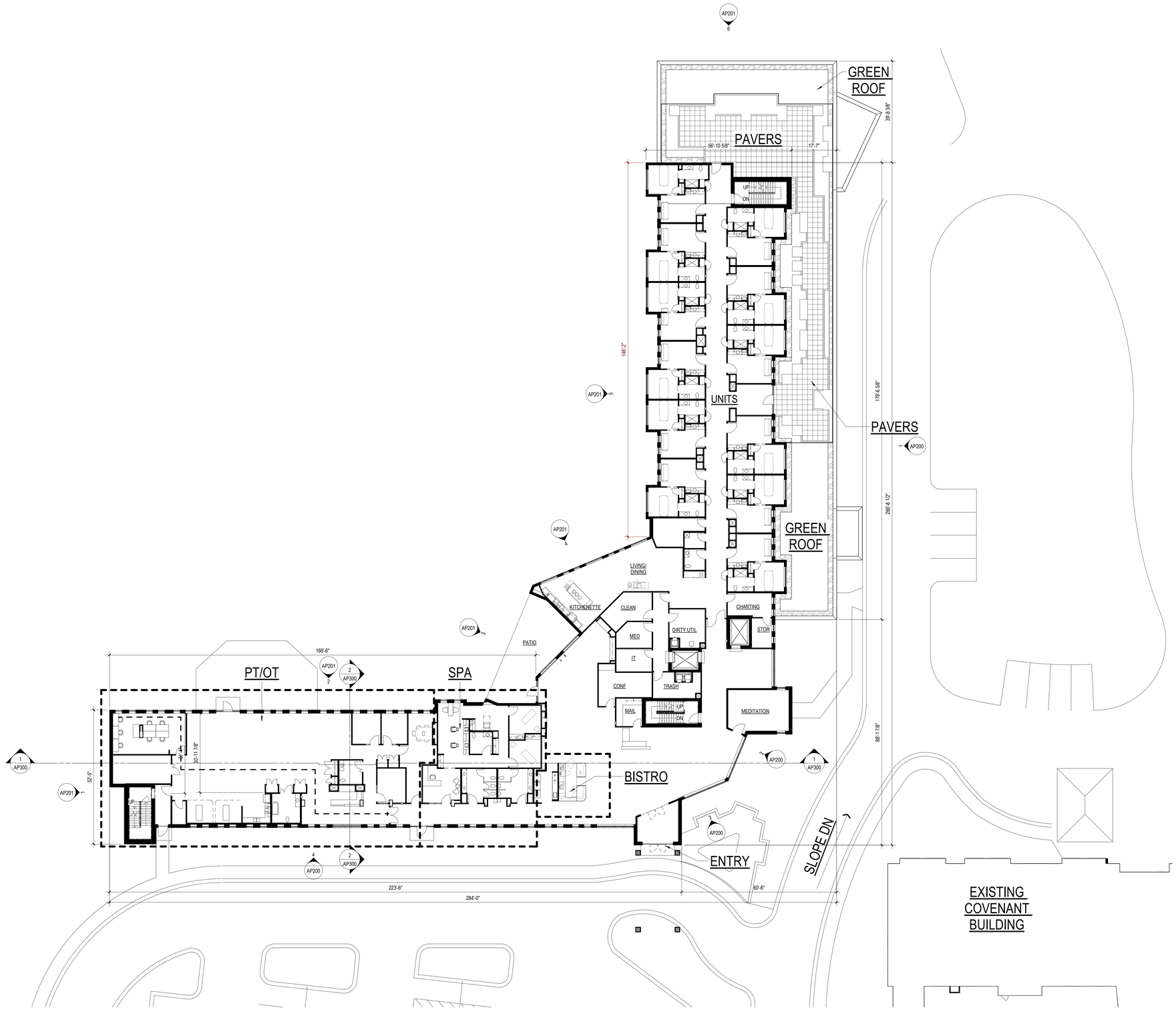
SITE PLAN COMPARISON



1 LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

TRUE N



1 1ST FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

TRUE N

1ST FLOOR PLAN

AP101

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
04/14/21



1 2ND FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

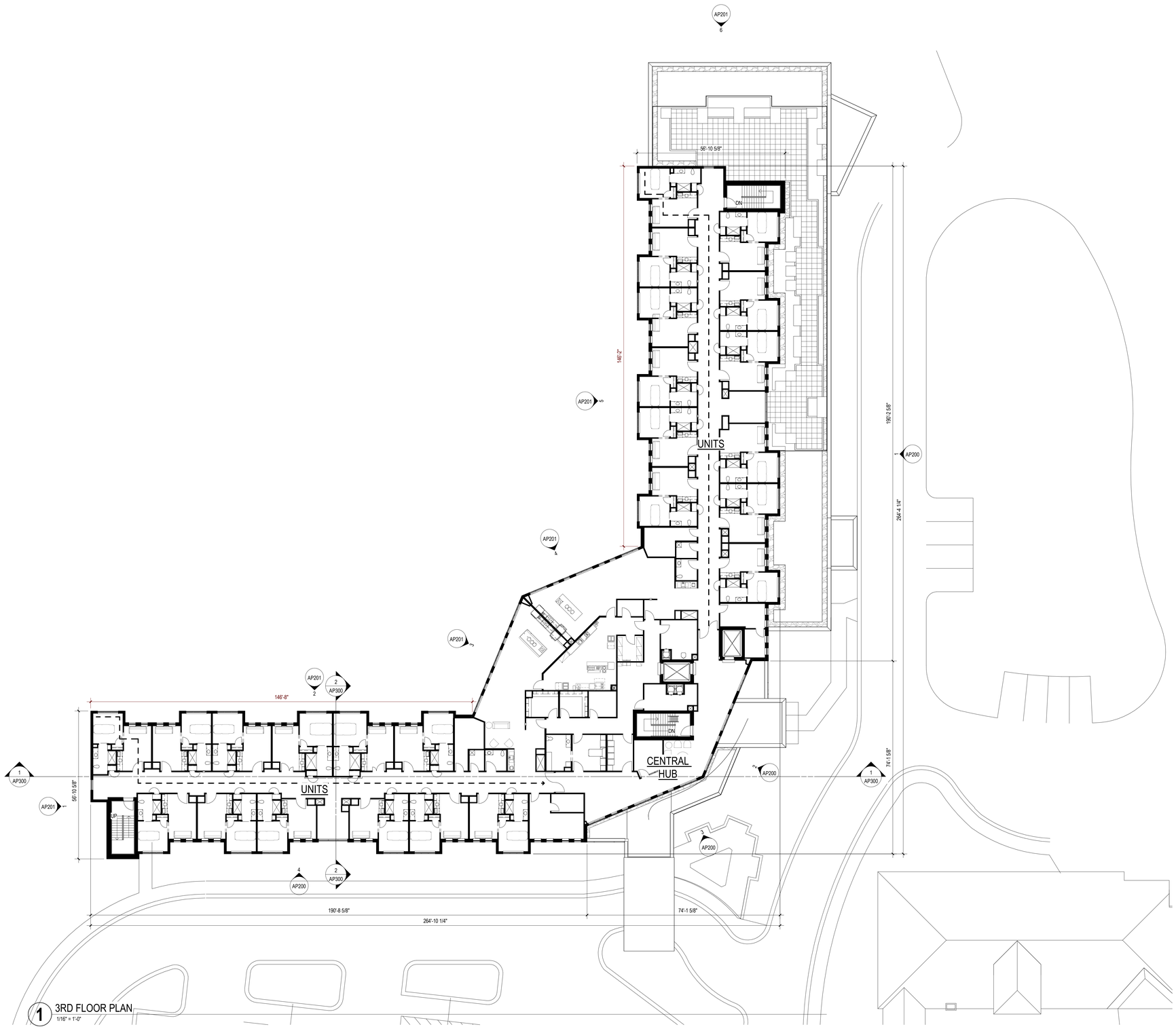
TRUE N

2ND FLOOR PLAN

AP102

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
04/14/21



1 3RD FLOOR PLAN
1/16" = 1'-0"

0' 4' 8' 16' 32'
SCALE: 1/16" = 1'-0"

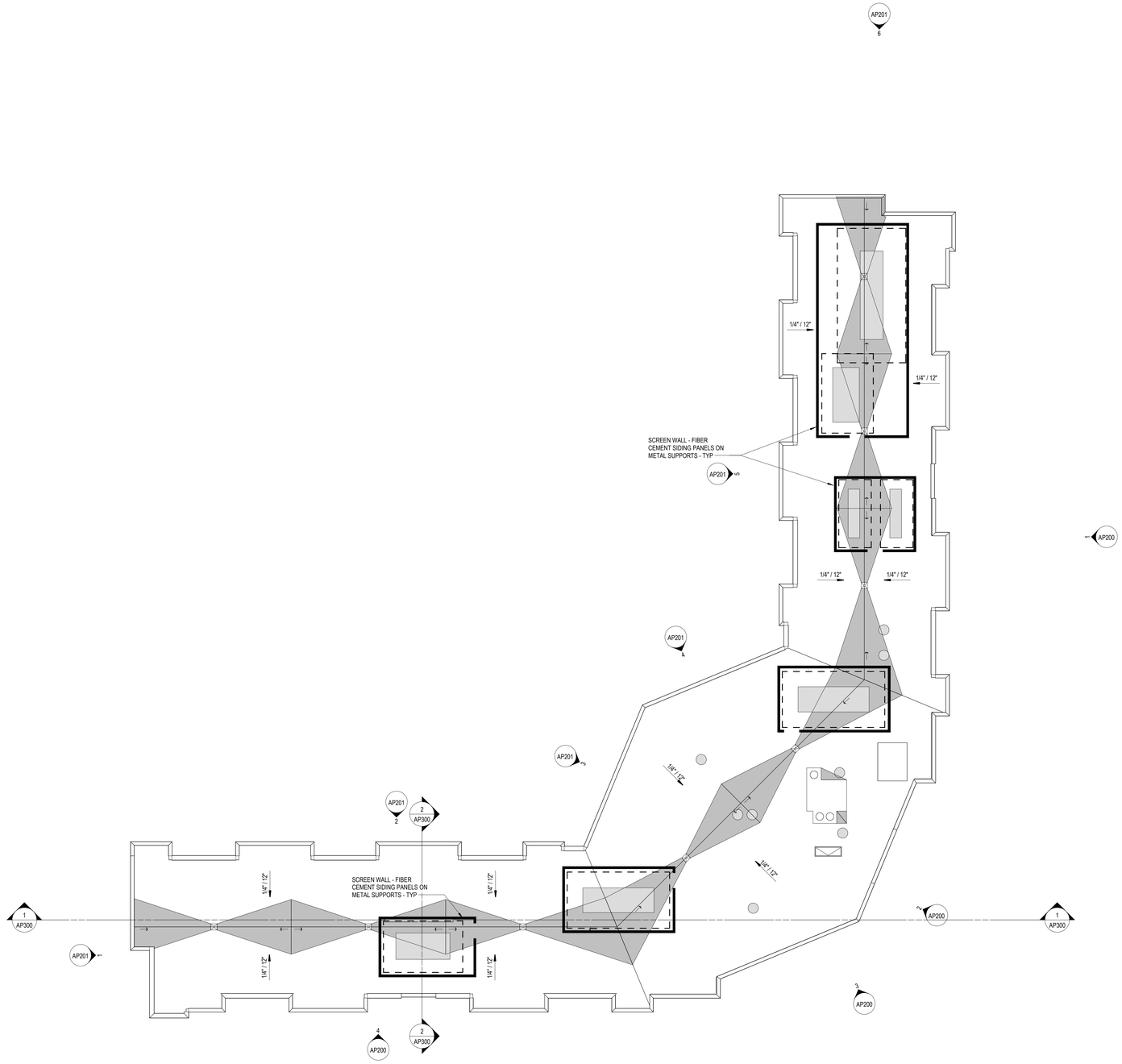
TRUE N

3RD FLOOR PLAN

AP103

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
04/14/21



1 ROOF PLAN

1/16" = 1'-0"

0' 4' 8' 16' 32'

SCALE: 1/16" = 1'-0"

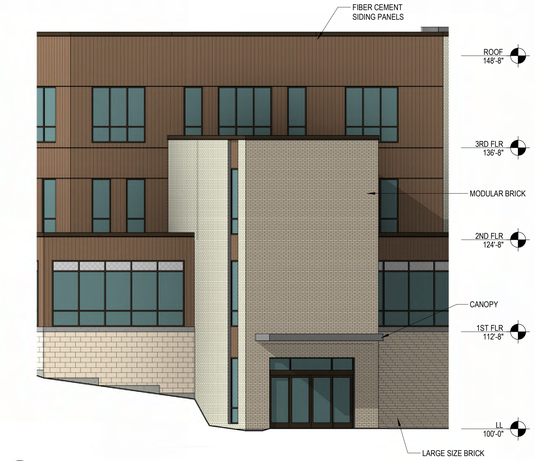
TRUE N



4 AREA A - EAST ELEVATION
1/8" = 1'-0"



3 AREA C - NORTHEAST ELEVATION 2
1/8" = 1'-0"



2 AREA C - NORTHEAST ELEVATION 1
1/8" = 1'-0"



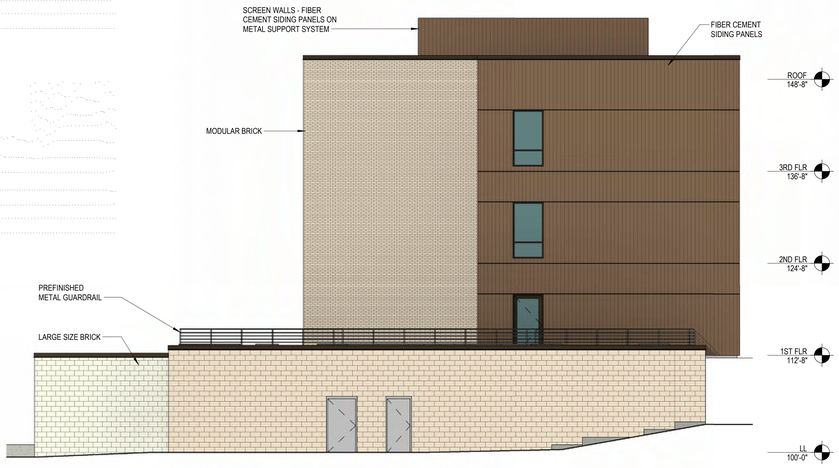
1 AREA B - NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS - COLOR

AP200

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
04/14/21



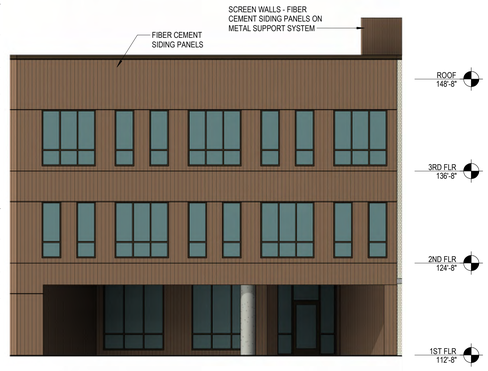
6 AREA B - WEST ELEVATION
1/8" = 1'-0"



5 AREA B - SOUTH ELEVATION
1/8" = 1'-0"



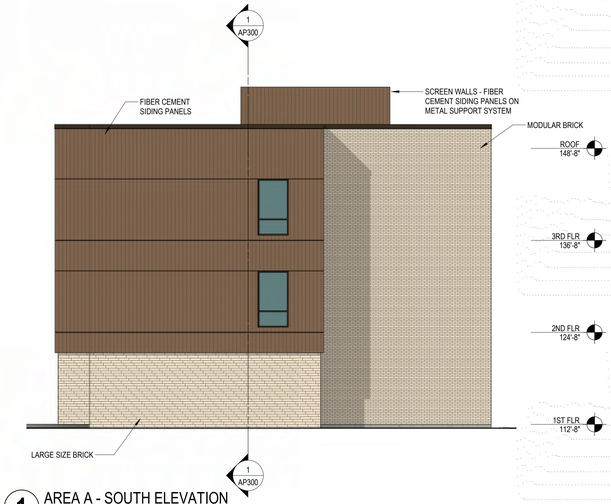
4 AREA C - SOUTHWEST ELEVATION 2
1/8" = 1'-0"



3 AREA C - SOUTHWEST ELEVATION 1
1/8" = 1'-0"



2 AREA A - WEST ELEVATION
1/8" = 1'-0"



1 AREA A - SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS - COLOR

AP201

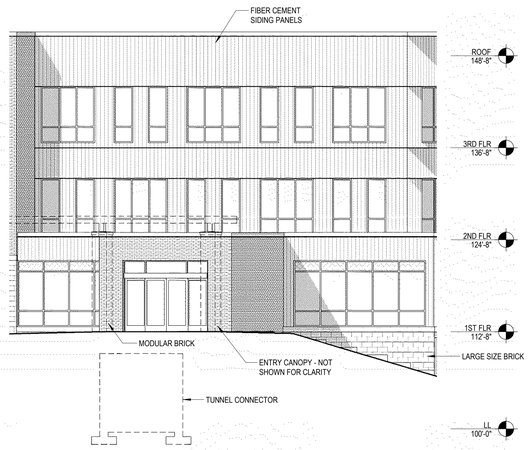
OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
04/14/21



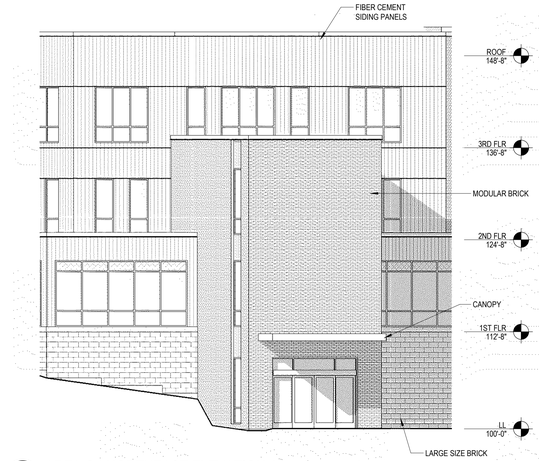
4 AREA A - EAST ELEVATION

1/8" = 1'-0"



3 AREA C - NORTHEAST ELEVATION 2

1/8" = 1'-0"



2 AREA C - NORTHEAST ELEVATION 1

1/8" = 1'-0"



1 AREA B - NORTH ELEVATION

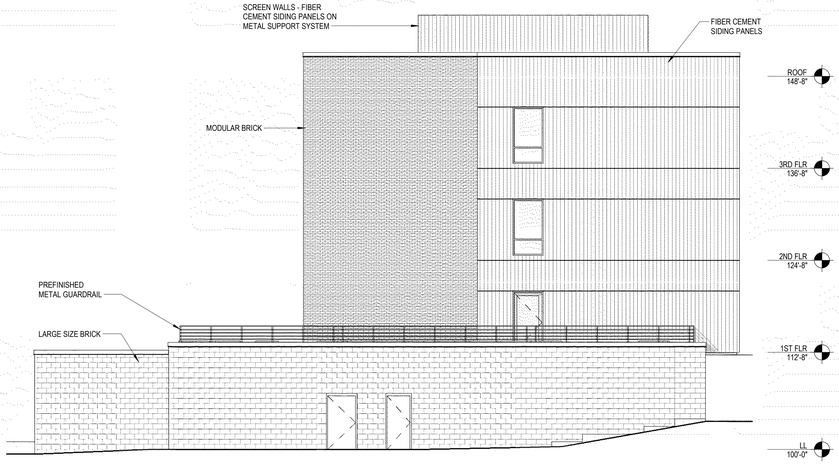
1/8" = 1'-0"

ELEVATIONS - BLACK & WHITE

AP202

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

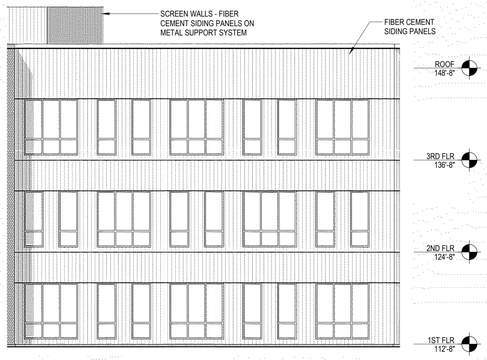
120290-01
04/14/21



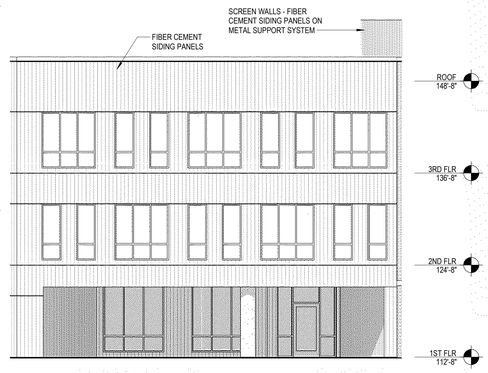
6 AREA B - WEST ELEVATION
1/8" = 1'-0"



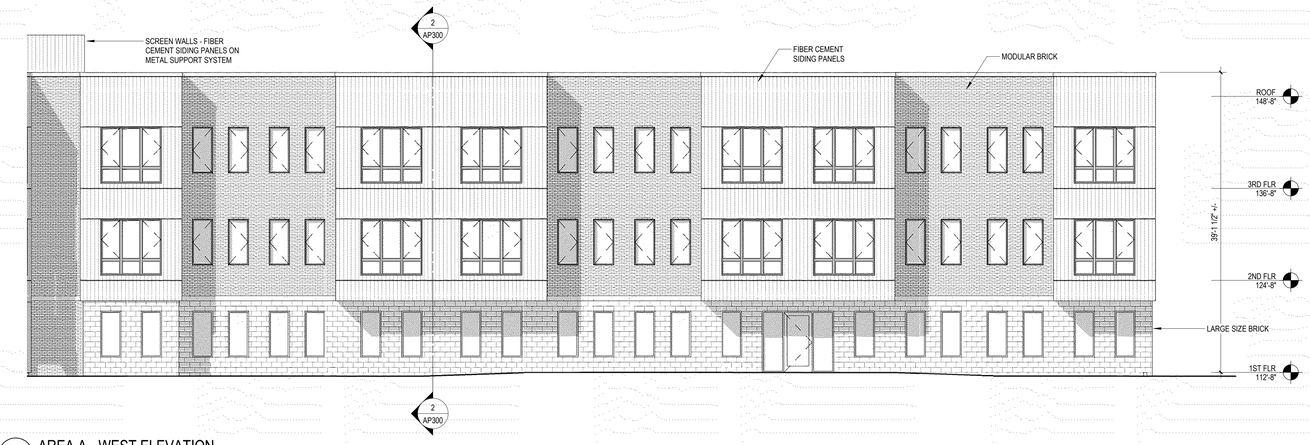
5 AREA B - SOUTH ELEVATION
1/8" = 1'-0"



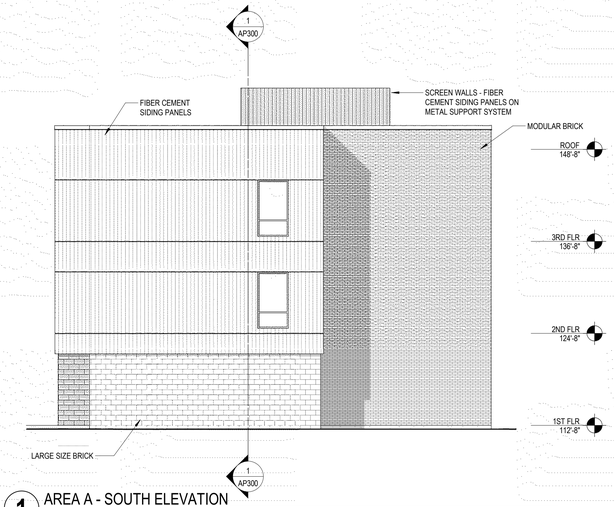
4 AREA C - SOUTHWEST ELEVATION 2
1/8" = 1'-0"



3 AREA C - SOUTHWEST ELEVATION 1
1/8" = 1'-0"



2 AREA A - WEST ELEVATION
1/8" = 1'-0"



1 AREA A - SOUTH ELEVATION
1/8" = 1'-0"

ELEVATIONS - BLACK & WHITE

AP203

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
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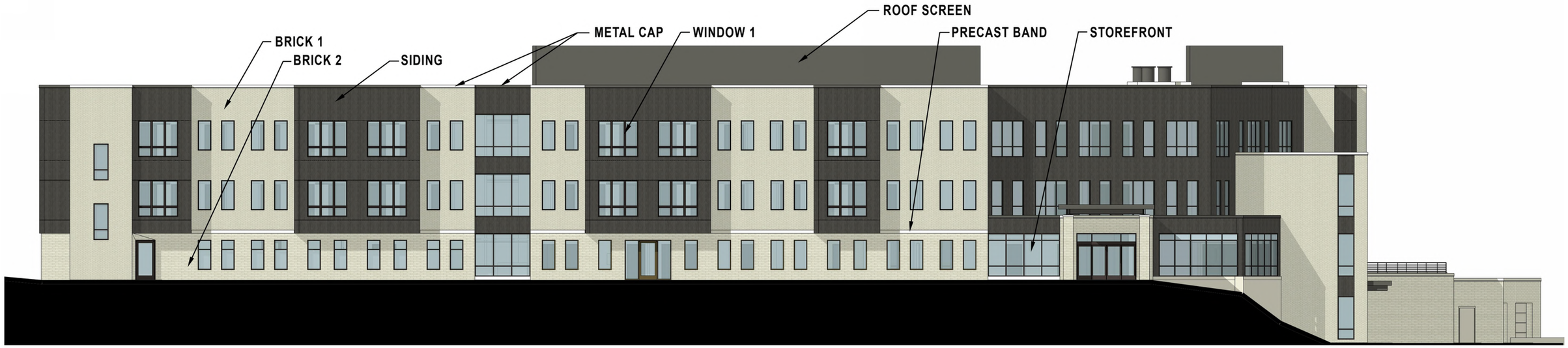


BRICK 1 (TOP)

Manufacturer: Interstate brick

Size: Modular

Color: Artic White

BRICK 2 (BASE)

Manufacturer: Interstate brick

Size: 4x16

Color: Artic White



SIDING

Manufacturer: Nichiha

Size: 8” Vertical Panels

Color: Vintagewood “Bark”



PRECAST BAND

Manufacturer: Stonecast

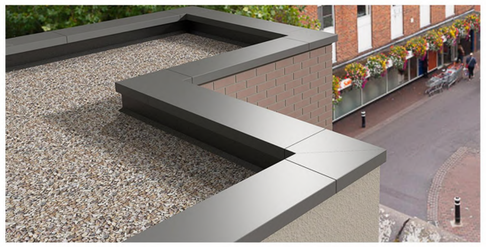
Color: Limestone



METAL CAP/ROOF SCREEN

Manufacturer: Firestone

Color: Dark Bronze/Almond



WINDOW 1

Manufacturer: Marvin

Color: Ebony



STOREFRONT

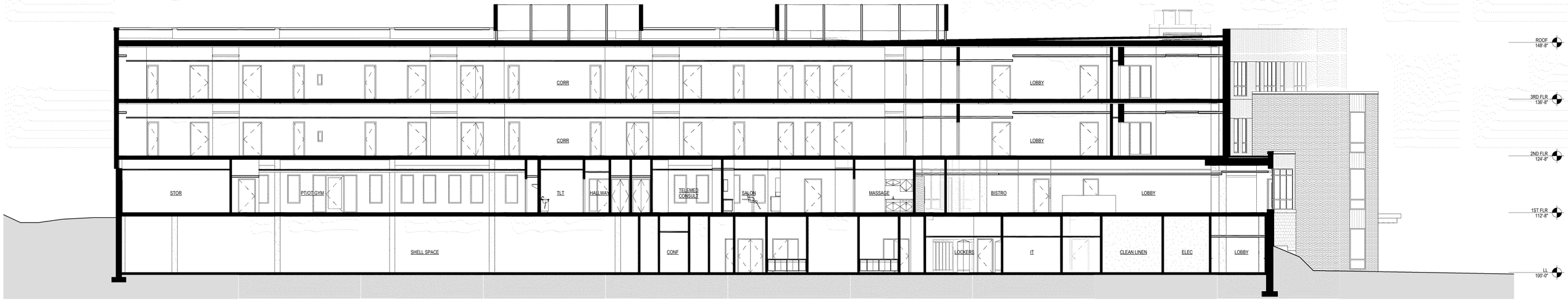
Manufacturer: Kawneer

Color: Dark Bronze





2 SOUTH WING SECTION
1/8" = 1'-0"



1 NORTH/SOUTH SECTION
1/8" = 1'-0"

SECTIONS

AP300

OAKWOOD VILLAGE UNIVERSITY WOODS - SKILLED NURSING FACILITY

120290-01
04/14/21



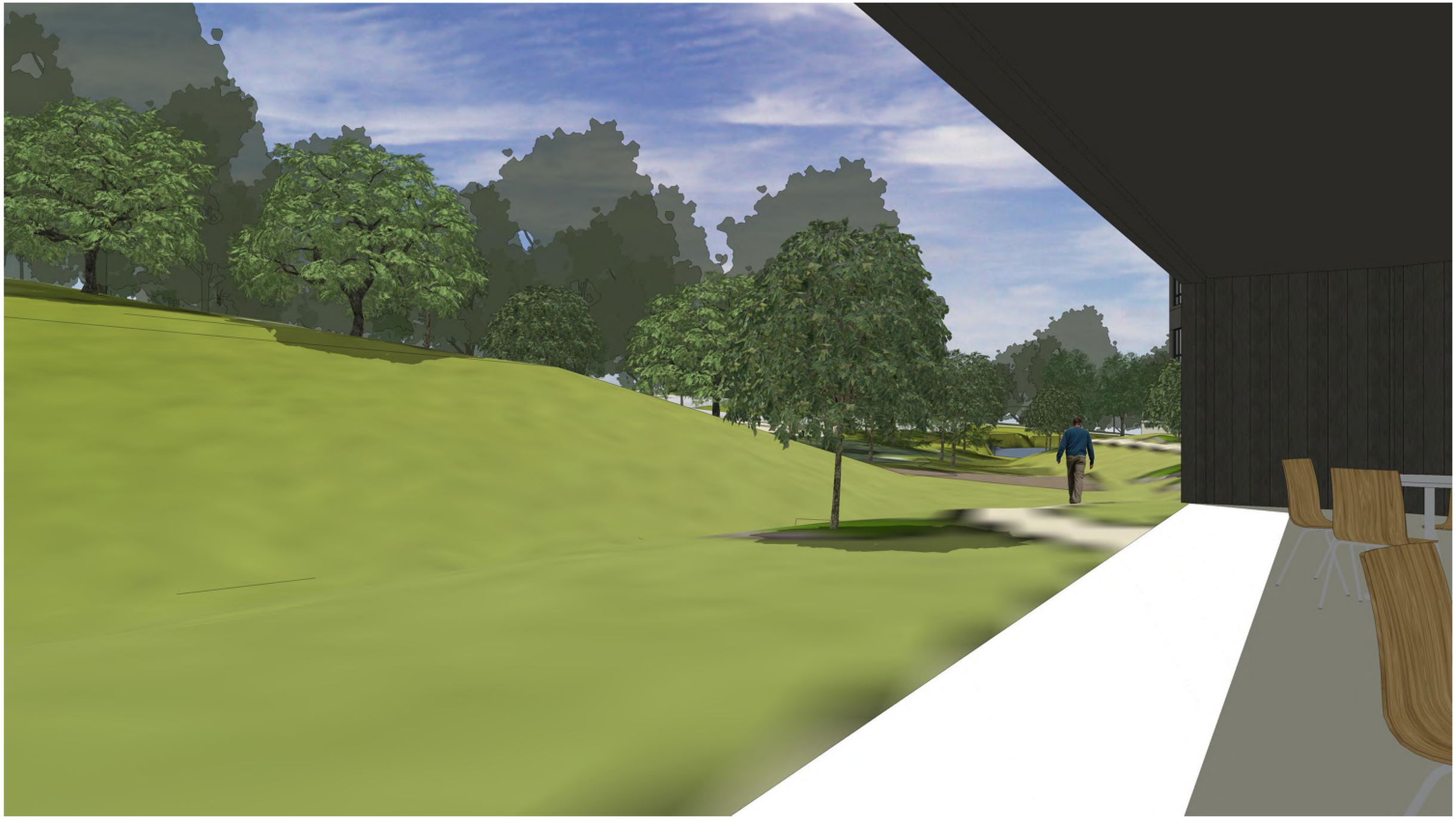
LOOKING SOUTHWEST TO MAIN ENTRY



LOOKING SOUTH TO LOWER LEVEL ENTRY



LOOKING SOUTH FROM COURTYARD



LOOKING SOUTHWEST FROM COURTYARD

































PHOTOS OF EXISTING SITE

CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division, 325 W. Johnson St., Madison, WI 53703 ◆ Phone: 608-266-4484 ◆ FAX: 608-267-1153

Project Address: 6301 Mineral Point Road

Contact Name & Phone #: Anne Anderson 608-443-0491

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☐ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of ~~8%~~ 10%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane?	☒ Yes	☐ No	☐ N/A
a. Is a detail of the signage included on the site plan?	☒ Yes	☐ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane?	☐ Yes	☒ No	☐ N/A
a. Is a detail of the curb included on the site plan?	☐ Yes	☐ No	☒ N/A
g) Is part of a sidewalk used as part of the required fire lane?	☐ Yes	☒ No	☐ N/A
a. Is the sidewalk constructed to withstand 85,000-lbs?	☐ Yes	☐ No	☒ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, is the area for turning around fire apparatus provided by:			
a) A cul-de-sac with a minimum inside diameter of 70-feet?	☐ Yes	☐ No	☒ N/A
b) A 45-degree wye with a minimum length of 60-feet per side?	☐ Yes	☐ No	☒ N/A
c) A 90-degree tee with a minimum length of 60-feet per side?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 23? If yes, see IFC 2306.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the lowest level of fire apparatus access?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☒ Yes	☐ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.20** and **IFC 2006 Edition Chapter 5 and Appendix D**; please see the codes for further information.