

PROJECT PLANS FOR CVS/PHARMACY MINERAL POINT ROAD & GRAND CANYON DRIVE

CITY OF MADISON, WISCONSIN



OWNER:
CVS REALTY CO.
CONTACT: ANTHONY B. TUREK

1467 N. ELSTON AVENUE
CHICAGO, IL 60622
PHONE: 773/276-9782
FAX: 401/652-9068

DEVELOPER:
GB WISCONSIN 2, LLC
CONTACT: CHARLIE HAAPALA

1100 WEST NORTHWEST HIGHWAY, SUITE 111
MT. PROSPECT, IL 60056
PHONE: 312/636-5630
FAX: 847/670-7916

ARCHITECT:
NORR LLC
CONTACT: JOHN POLSINELLI

719 GRISWOLD STREET
STE. 1000
DETROIT, MI 48226
PHONE: 313/221-1111
FAX: 313/420-0145

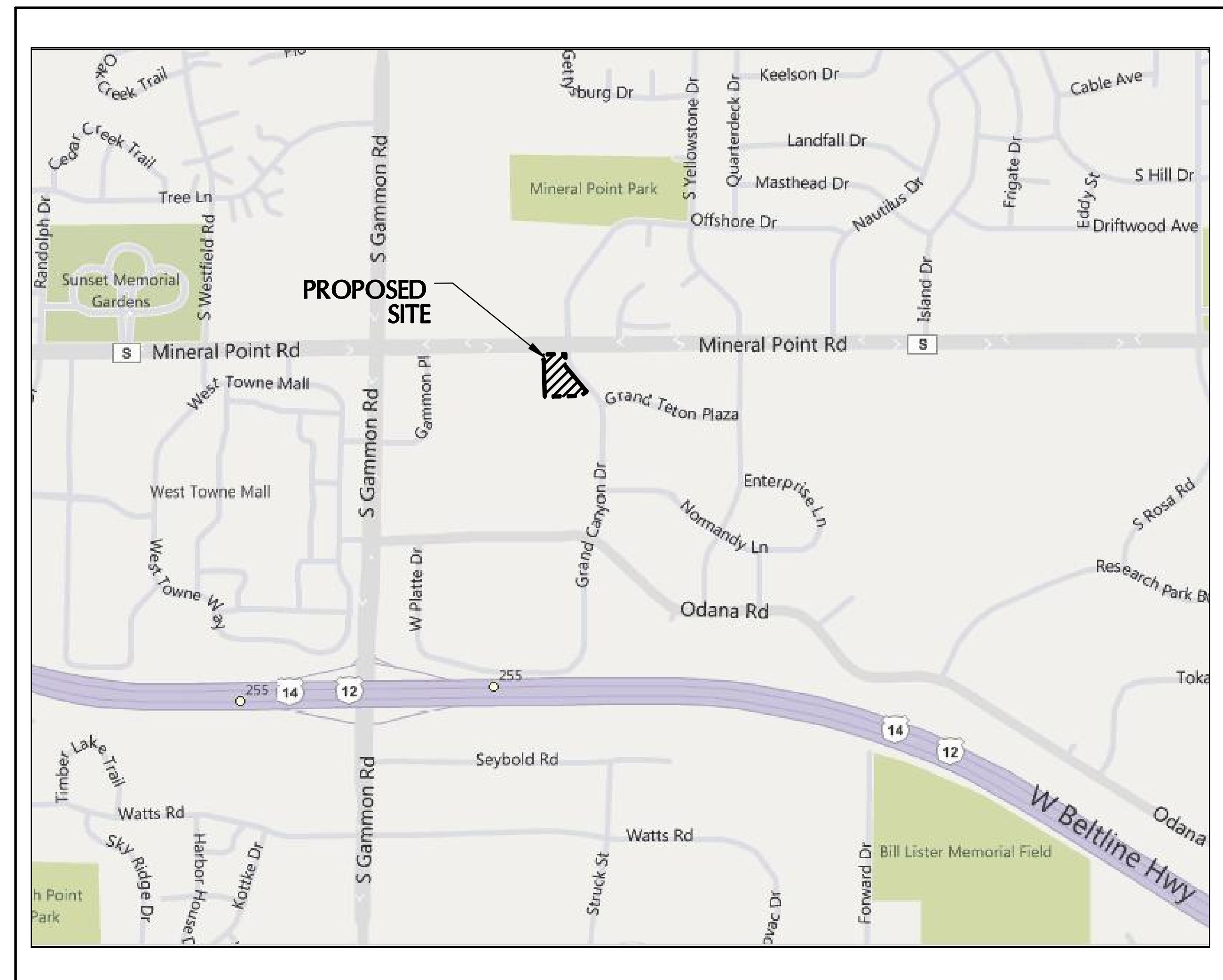
ENGINEER:
R.A. SMITH NATIONAL, INC.
CONTACT: ROBERT J. HARLEY, P.E.

16745 W. BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005-5938
PH.: 262/781-1000
FAX: 262/781-8466

R.A. Smith National
*Beyond Surveying
and Engineering*
16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax: 262-781-8466
www.rasmithnational.com

LOCATION MAP

SCALE: NTS



PLAN INDEX

SHEET NO.

DESCRIPTION

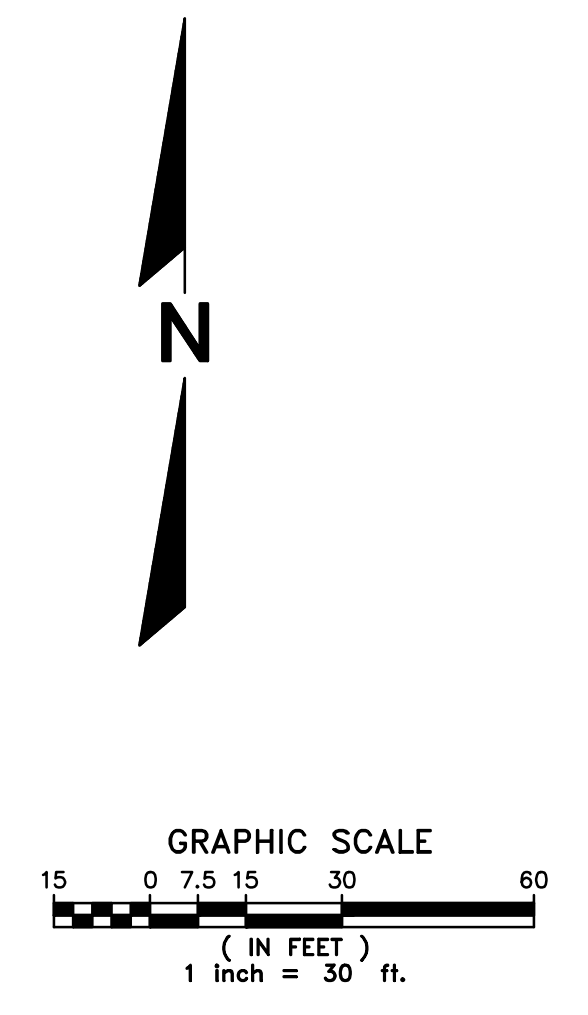
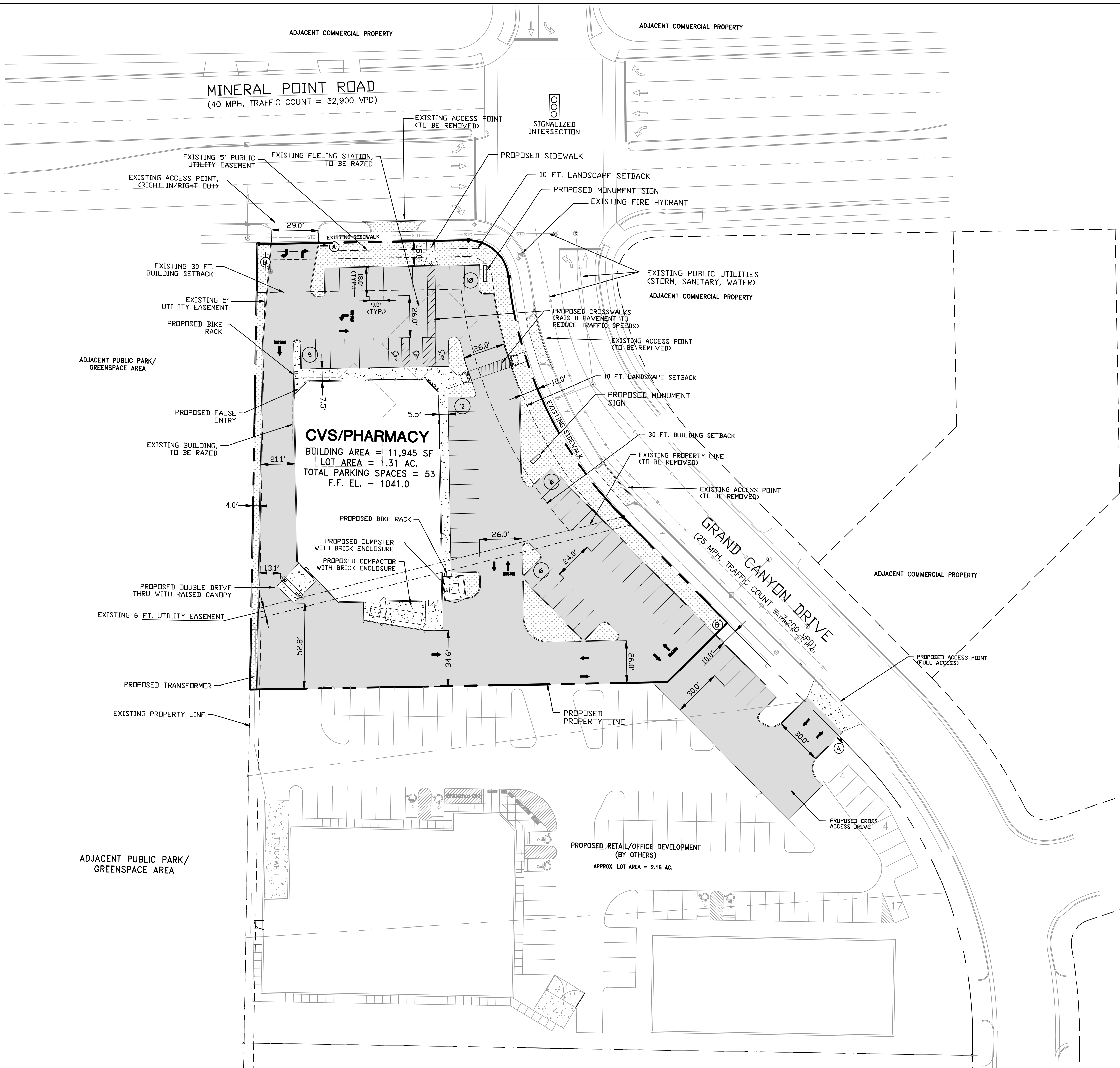
C 1.0
C 2.0
C 3.0
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TITLE SHEET
SITE PLAN
GRADING PLAN
UTILITY PLAN
LANDSCAPE PLAN



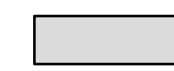







PLAN DATE: DECEMBER 9, 2010

REVISION	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

**REVIEW SET ONLY -
NOT FOR CONSTRUCTION**



LEGEND

-  PROPOSED CONCRETE PAVEMENT/WALKWAY
-  PROPOSED LANDSCAPE AREAS
-  PROPOSED ASPHALT PAVEMENT
-  NUMBER OF PARKING SPACES
-  STOP SIGN
-  CVS/PHARMACY DRIVE THRU PHARMACY SIGN (SEE SIGNING PLAN BY ICON CO.)
-  DISABLED PARKING SPACES
-  PROPOSED TRANSFORMER BOX ON PAD
-  PROPOSED BICYCLE RACK
-  EXISTING TRAFFIC SIGNAL

REVIEW SET ONLY - NOT FOR CONSTRUCTION

DEVELOPER:
 GB WISCONSIN 2, LLC
 800 EAST 96TH STREET
 SUITE 150
 INDIANAPOLIS, INDIANA 46240
 TEL 317/819-0117
 FAX 317/574-7336



RIGHT HAND - 11,945 TYPE B
 SCOPE NUMBER: 75388
 MINERAL POINT & GRAND CANYON
 MADISON, WI
DEAL TYPE NEW

DATE	
DESCRIPTION	
<h2 style="margin: 0;">R.A. Smith National</h2> <p style="margin: 0;"><i>Beyond Surveying and Engineering</i></p>	
16746 W. Bluemount Road, Brookfield WI 53005-5938 262-781-1000 Fax 262-781-8446, www.rasmithnational.com	
CVS/PHARMACY MADISON, WI	<h1 style="margin: 0;">SITE PLAN</h1>
© COPYRIGHT 2008 R.A. Smith National, Inc. DATE: 12/09/10 SCALE: 1" = 30' JOB NO. 3070114 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: JAH CHECKED BY: RJH SHEET NUMBER <h2 style="margin: 0; font-size: 24px;">C 1.0</h2>	

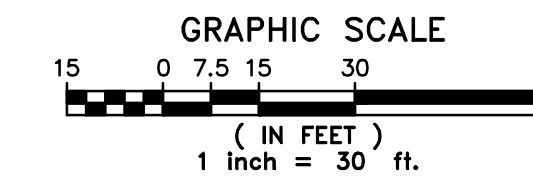
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ADJACENT COMMERCIAL PROPERTY

ADJACENT COMMERCIAL PROPERTY

MINERAL POINT ROAD
(40 MPH, TRAFFIC COUNT = 32,900 VPD)

SIGNALIZED INTERSECTION



LEGEND

- 1040 --- EXISTING CONTOUR LINE
- X 1040.00 EXISTING SPOT ELEVATION
- X 1040.00 PROPOSED SPOT ELEVATION
- X (1040.50) PROPOSED SPOT ELEVATION (TOP OF CURB)
- 1040 --- PROPOSED CONTOUR LINE

ADJACENT PUBLIC PARK/
GREENSPACE AREA

CVS/PHARMACY

BUILDING AREA = 11,945 SF
LOT AREA = 1.31 AC.
TOTAL PARKING SPACES = 53
F.F. EL. = 1041.0

EXISTING PROPERTY LINE
(TO BE REMOVED)

GRAND CANYON DRIVE
(25 MPH, TRAFFIC COUNT = 7,200 VPD)

ADJACENT COMMERCIAL PROPERTY

PROPOSED ACCESS POINT
(FULL ACCESS)

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

ADJACENT PUBLIC PARK/
GREENSPACE AREA

PROPOSED RETAIL/OFFICE DEVELOPMENT
(BY OTHERS)

APPROX. LOT AREA = 2.18 AC.

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600 EAST 96TH STREET
SUITE 150
INDIANAPOLIS, INDIANA 46240
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MINERAL POINT & GRAND CANYON
MADISON, WI
DEAL TYPE: NEW

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CVS/PHARMACY
MADISON, WI

GRADING PLAN

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DATE: 12/09/10

SCALE: 1" = 30'

JOB NO. 3070114

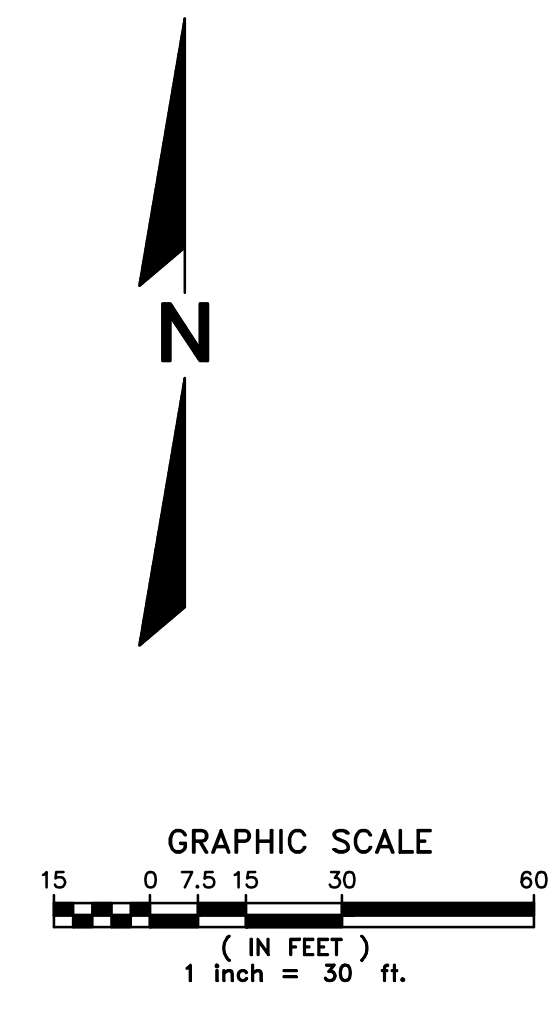
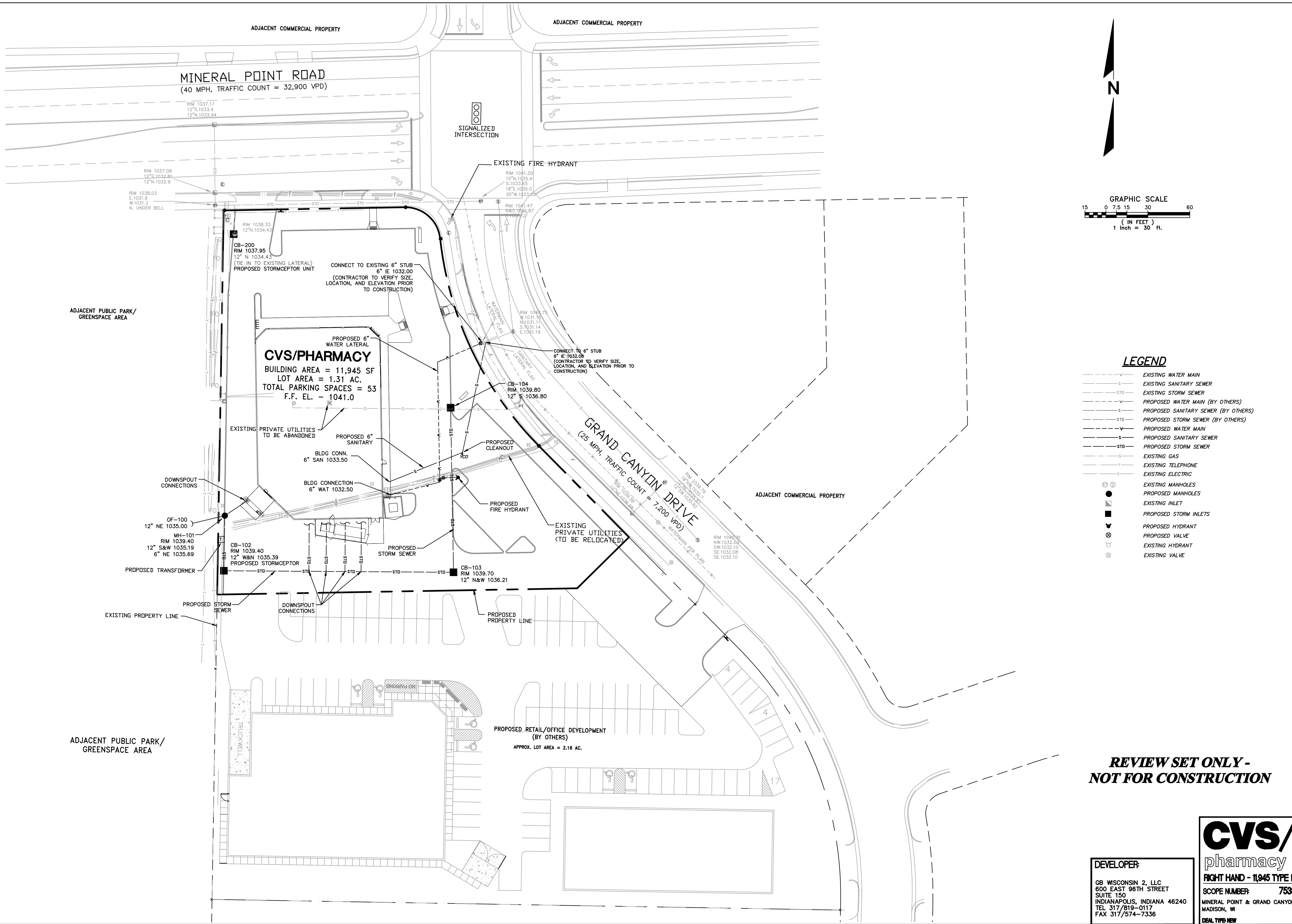
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: JAH

CHECKED BY: RJH

SHEET NUMBER

C 2.0



LEGEND

---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER
---STO	EXISTING STORM SEWER
- - - - -	PROPOSED WATER MAIN (BY OTHERS)
- - - - -	PROPOSED SANITARY SEWER (BY OTHERS)
---STO	PROPOSED STORM SEWER (BY OTHERS)
- - - - -	PROPOSED WATER MAIN
- - - - -	PROPOSED SANITARY SEWER
---STO	PROPOSED STORM SEWER
---	EXISTING GAS
---	EXISTING TELEPHONE
---	EXISTING ELECTRIC
⊙	EXISTING MANHOLES
⊙	PROPOSED MANHOLES
⊕	EXISTING INLET
⊕	PROPOSED STORM INLETS
⊕	PROPOSED HYDRANT
⊕	PROPOSED VALVE
⊕	EXISTING HYDRANT
⊕	EXISTING VALVE

DATE	DESCRIPTION

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CVS/PHARMACY
MADISON, WI

UTILITY PLAN

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GB WISCONSIN 2, LLC
800 EAST 96TH STREET
SUITE 150
INDIANAPOLIS, INDIANA 46240
TEL 317/819-0117
FAX 317/574-7336

CVS/
pharmacy
RIGHT HAND - 11,945 TYPE B
SCOPE NUMBER: 75388
MINERAL POINT & GRAND CANYON
MADISON, WI
REAL TYPE NEW

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DATE:	12/09/10
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PROJECT MANAGER:	ROBERT J. HARLEY, P.E.
DESIGNED BY:	JAH
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SHEET NUMBER	C 3.0

MINERAL POINT ROAD

LANDSCAPE WORKSHEET

Parking Lots, Storage Areas and Loading Areas
(Section 28.04 Madison General Ordinance)

Project Location/Address:	Mineral Point Rd & Grand Canyon Dr, Madison, WI
Name of Project:	CVS/Pharmacy
Owner/Contact:	CVS Realty Co. / Anthony B. Turek
Address:	1467 N. Elston Ave. - Chicago, IL

1) Number of Trees Required

The number of trees required for the parking lot is based on the number of parking stalls. Using Schedule for Required Trees on the attached worksheet, determine the number of trees required. (Example: One tree per 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage storage area by (300) square feet. This converts area to stalls. (Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points).

Number of Parking Stalls = 53

Total Square Footage of the Storage Area = 0
Divided by (300) Square Feet = 0

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) = 4

2) Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus 49.5 points would be rounded down to 49 points required.

Number of points required for loading areas is (75) points for each loading bay = 75

Number of Points Required (See Schedule in reverse side) = 252

Tabulation of Points and Credits

Indicate below the quantity and points for all landscape elements. Also, credit information for the boundary screening and any elements to be retained.

Elements	Point Values	Quantity	Credits	
			Points Achieved	Quantity Points
Canopy Trees: 2" - 2 1/2" Caliper	35	6	210	6
Deciduous Shrubs	2	91	182	0
Evergreen Shrub	3	33	99	0
Decorative Wall or Fence (per 10 L.F.)	5	0	0	0
Earth Berm (per 10 L.F.)	5	0	0	0
Avg. Height 30"	2	0	0	0
Avg. Height 15"	15	1	15	0
Evergreen Trees 3" height minimum	15	1	15	0
Canopy Tree or Smaller Tree 1-1/2" - 2" Caliper	15	1	15	0
Sub Total			521	731
			TOTAL	731

* Trees required in Part 1 above, are not to be included in the point count.

TOTAL No. of Points Provided (Equal to or greater than points required)

PLANT MATERIAL SCHEDULE

SHADE TREES

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABM	3	AUTUMN BLAZE MAPLE	ACER X FRIEMANII 'AUTUMN BLAZE'	2" CAL	BB	FULL MATCHING HEADS
RDL	4	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL	BB	FULL MATCHING HEADS
SL	3	SKYLINE LOCUST	GLEDTISIA TRICANTHOS 'SKYLINE'	2" CAL	BB	FULL MATCHING HEADS

ORNAMENTAL TREES

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CFP	1	GALLERY FLOERING PEAR	PIRUS GALLERYANA 'CLEVELAND SELECT'	1 1/2" CAL	BB	UNIFORMLY BRANCHED CROWNS

EVERGREEN TREES

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
NA	1	NIGRA ARBORVITAE	TAXUS OCCIDENTALIS 'NIGRA'	6" HT	BB	SEMI-SHEARED, FULLY BRANCHED TO GROUND

EVERGREEN SHRUBS

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ENB	4	BIRDS NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	18" DIA	CG	UNIFORM, BALANCED BRANCHING
PAC	1	KALLAT'S COMPACT PRIFTERS JASMINE	JANIPERUS CHINENSIS 'KALLAT'S'	18" DIA	CG	UNIFORM, BALANCED BRANCHING
SCJ	3	SARGENT JASMINE	JANIPERUS CHINENSIS 'SARGENTII'	18" DIA	CG	UNIFORM, BALANCED BRANCHING

DECIDUOUS SHRUBS

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CBB	8	COMPACT BURNING BUSH	EXCORTYLLUS ALATUS 'COMPACTUS'	24"	BB	UNIFORM, BALANCED BRANCHING

FLOWERING SHRUBS

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	21	DIWARF BUSH HONEYBUCKLE	DIERVILLA LONICERA	18"	FOT	
GAC	22	GREEN MOUND ALPINE CURRANT	RIBES ALPNUM 'GREEN MOUND'	18"	FOT	
GLS	23	GRASSY LOW FRAGRANT SIBIRAC	RABD ARPHATICA 'GRASSY LOW'	18"	CG	
KS	-	KNOCKOUT SHRUB ROSE	ROSA 'KNOCKOUT'	18"	FOT	

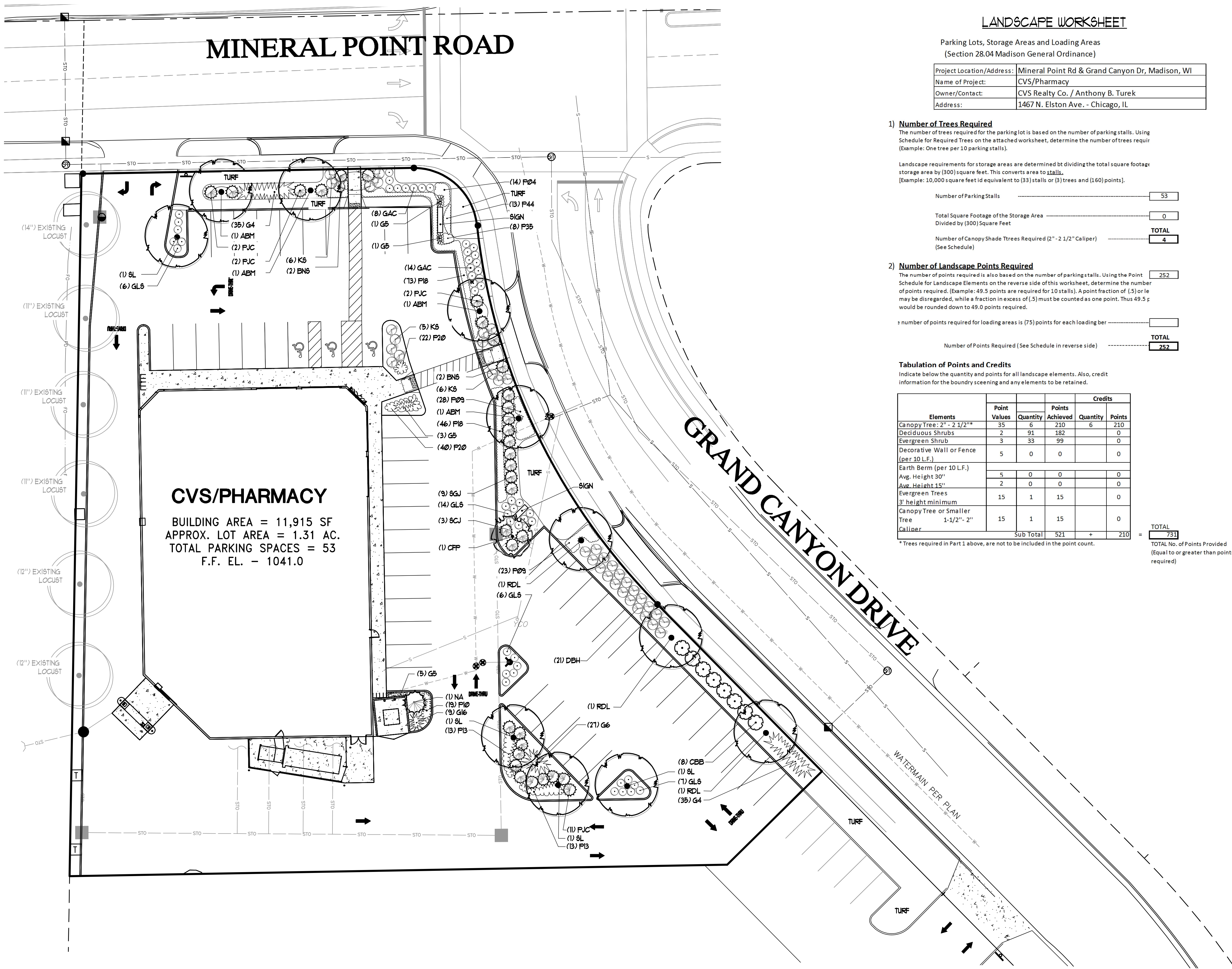
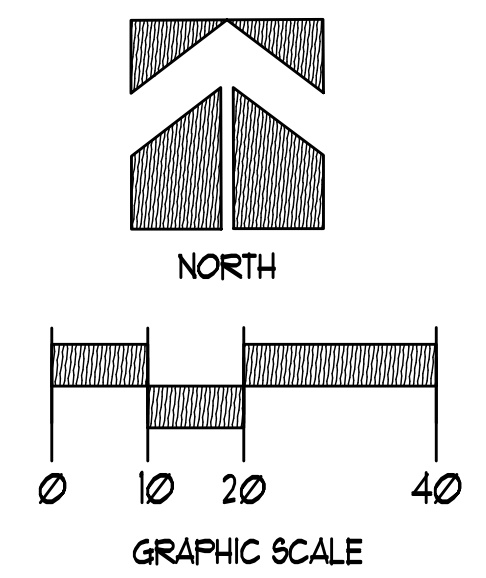
ORNAMENTAL GRASSES

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
G4	10	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL.	FOT	24" SPACING
GB	10	KARL FOERSTER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL.	FOT	30" SPACING
G6	21	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.	FOT	18" SPACING
G6	9	SHENANDOAH BUTCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL.	FOT	18" SPACING

PERENNIALS

BTH	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
P4	14	BLACK EYED SUSAN	RUDBECKIA FLOIDA VAR GOLDSTURM	4 1/2"	FOT	18" SPACING
P9	51	WHITE CONIFLOER	ECINACEA PURPUREA 'ALBA'	4 1/2"	FOT	18" SPACING
P10	19	CORONILLA 'ZAGREB'	CORONILLA VERTICILLATA 'ZAGREB'	4 1/2"	FOT	18" SPACING
P13	26	DAYLILY 'HAPPY RETURNS'	HEMEROCALLIS 'HAPPY RETURNS'	4 1/2"	FOT	24" SPACING
P18	15	DAYLILY 'STELLA de ORO'	HEMEROCALLIS 'STELLA de ORO'	4 1/2"	FOT	18" SPACING
P20	62	MONTROSE WHITE CALLARANT SAVORY	CALAPHATHA NEPTA 'MONTROSE WHITE'	4 1/2"	FOT	2" SPACING
P35	8	KOBOLD SPIKE GATEWEATHER	Liatris spicata 'KOBOLD'	4 1/2"	FOT	18" SPACING
P44	13	PALACE PURPLE CORAL BELL	HEICHERA MICRANTHA	4 1/2"	FOT	18" SPACING

NOTE: TURF TYPE TO BE SPECIFIED ON FINAL PLANS.



CVS/PHARMACY
BUILDING AREA = 11,915 SF
APPROX. LOT AREA = 1.31 AC.
TOTAL PARKING SPACES = 53
F.F. EL. - 1041.0

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R. A. SMITH NATIONAL, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R. A. SMITH NATIONAL.



THIS PLAN IS FOR MUNICIPAL REVIEW
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DEVELOPER:
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SUITE 150
INDIANAPOLIS, INDIANA 46240
TEL 317/819-0117
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LANDSCAPE PLAN

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