



Location
1791 Thierer Road

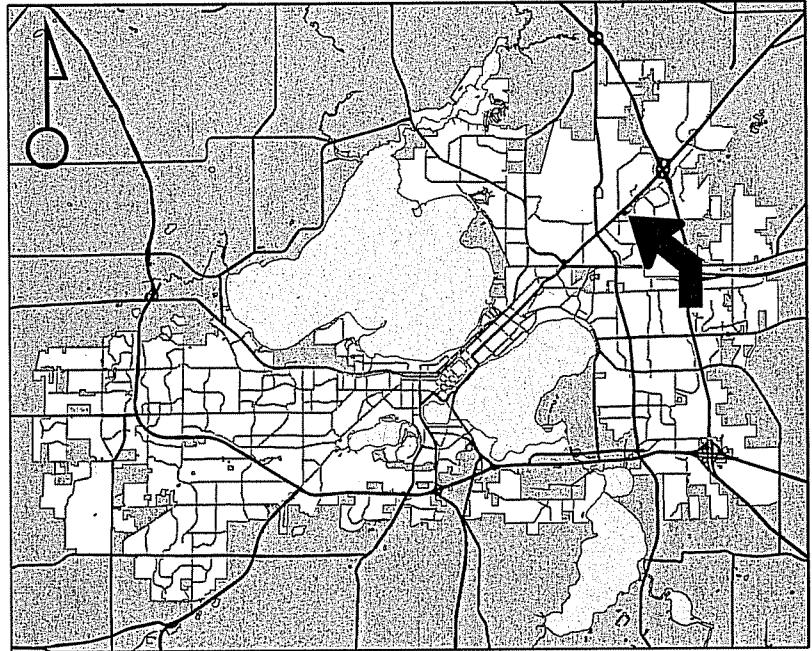
Project Name
Jimmy John's Drive-Thru

Applicant
Avenue Shoppes, LLC/Timothy R. Meseck-
The Architects Partnership

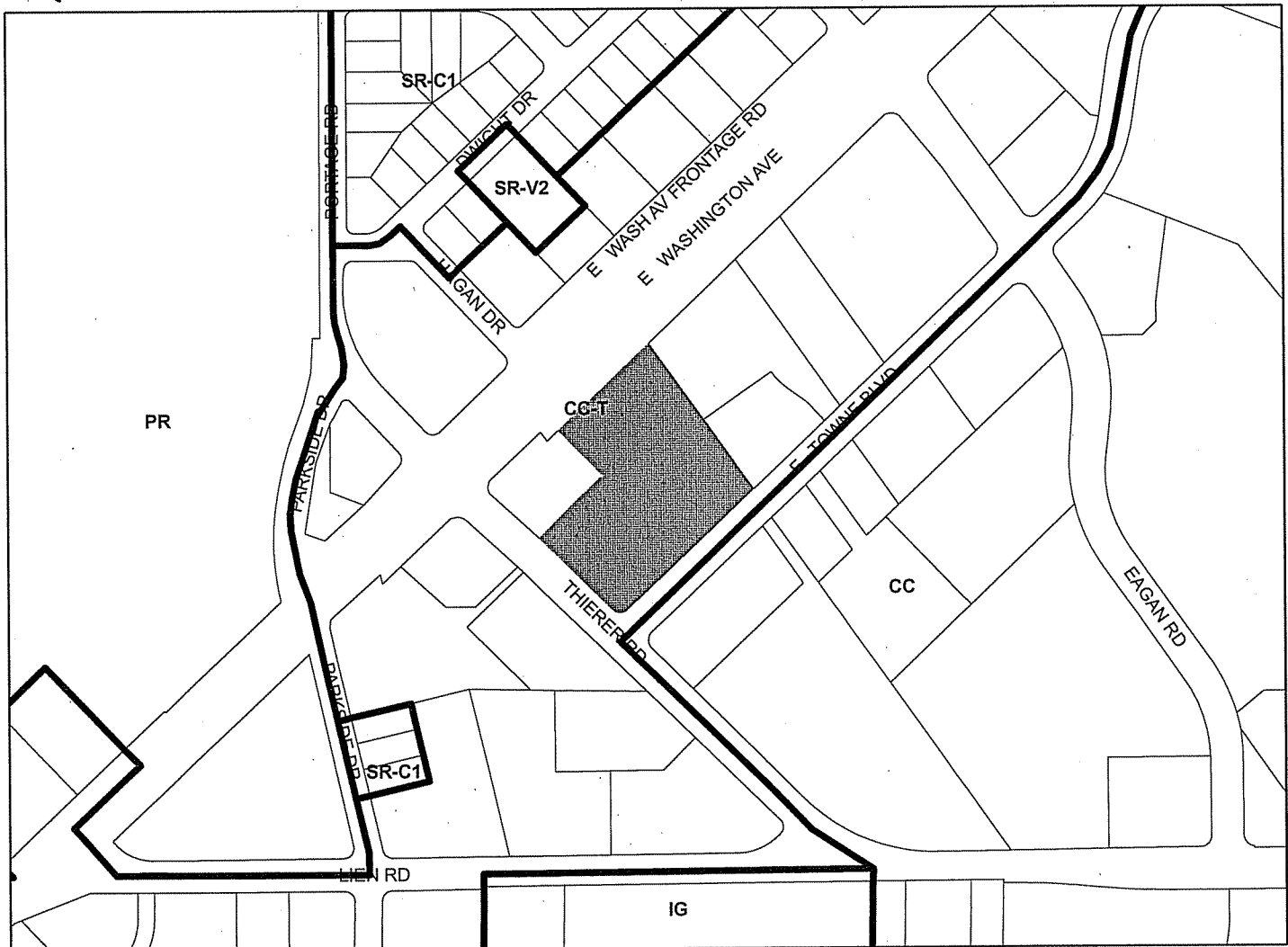
Existing Use
Shopping center

Proposed Use
Construct vehicle access sales and service
window for restaurant in Urban Design Dist. 5

Public Hearing Date
Plan Commission
05 October 2015



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 28 September 2015



LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid <u>\$1600</u>	Receipt No. <u>7081-0011</u>
Date Received <u>8/18/15</u>	
Received By <u>JFK</u>	
Parcel No. <u>0810-284-0802-0</u>	
Aldermanic District <u>17-Samba Baldeh</u>	
Zoning District <u>CC-T</u>	
Special Requirements <u>CU, UDD-05</u>	
Review Required By: <u>Eng Hoto</u>	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. **Project Address:** 1791 Thierer Road, Madison, WI
Project Title (if any): Vehicle Access Sales and Service Window

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. **Applicant, Agent & Property Owner Information:**

Applicant Name: Timothy R. Meseck **Company:** The Architects Partnership
Street Address: 122 South Michigan Avenue, Ste. 1810 **City/State:** Chicago, Illinois **Zip:** 60603
Telephone: (312) 583-9800, x44 **Fax:** (312) 583-9890 **Email:** meseck@tapchicago.com

Project Contact Person: Timothy R. Meseck **Company:** The Architects Partnership
Street Address: 122 South Michigan Avenue, Ste. 1810 **City/State:** Chicago, Illinois **Zip:** 60603
Telephone: (312) 583-9800, x44 **Fax:** (312) 583-9890 **Email:** meseck@tapchicago.com

Property Owner (if not applicant): Avenue Shoppes, LLC
Street Address: 6514 Odana Road **City/State:** Madison, Wisconsin **Zip:** 53719

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: Proposed drive-through window for an existing Jimmy John's Gourmet Sandwiches restaurant.

Development Schedule: Commencement Upon permit approval. Completion 6 weeks from permit approval.

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altere buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Alderperson Samba Baldeh - Notified 7/16/15

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Jay Wendt Date: 6/19/15 Zoning Staff: Matt Tucker Date: 6/19/15

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Timothy R. Meseck Relationship to Property: Architect of Record for Tenant

Authorizing Signature of Property Owner  Date July 20, 2015



August 19, 2015

Ms. Katherine Cornwell
Director of the Planning Division
City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Boulevard
Room LL-100
PO Box 2985
Madison, Wisconsin 53701-2985

Ms. Cornwell:

This letter is to notify the City of Madison Plan Commission of the intent for Jimmy John's Enterprises to install a Vehicular Access Sales and Service Window at the Jimmy John's Gourmet Sandwiches restaurant located at 1791 Thierer Road.

Enclosed with this letter is the Land Use Application for a Conditional Use, along with project plans for review by the Commission.

Following are project details for the Commission's reference in reviewing the application.

- Project Team:

- Tenant:

Jimmy John's Enterprises

Tony Hickombottom
Special Projects Manager
Phone: (847) 571-3599
E-mail: thickombottom@jimmyjohns.com

Corey Rademacher
Construction
Phone: (217) 621-1757
E-mail: crademacher@jimmyjohns.com

Josh Snapp
Area Manager, Madison
Phone: (217) 273-5535
E-mail: jsnapp@jimmyjohns.com



- Tenant's Architect:

The Architects Partnership
122 South Michigan Avenue
Suite 1810
Chicago, IL 60603
Contact: Timothy R. Meseck, Vice President
Phone: (312) 583-9800, ext. 44
Cell: (414) 745-4525
E-mail: meseck@tapchicago.com
- Tenant's Landscape Architect:

3D Design Studio
529 Barron Boulevard
Grayslake, IL 60030
Contact: Craig Most
Phone: (847) 223-1891
E-mail: cmost@3ddesignstudio.com
- Existing Conditions:
 - Existing Jimmy John's Gourmet Sandwiches restaurant located at the north-northwest corner of The Avenue Shoppes shopping center.
- Zoning:
 - CC-T (Commercial Corridor – Transitional District)
- Project Schedule:
 - Work to be completed within six weeks of permit approval.
- Proposed Uses:
 - Exterior drive-through food sales and service window.
- Hours of Operation:
 - 10:00 a.m. to 10:00 p.m.
- Building Square Footage:
 - Tenant space = 1,942 Square Feet
 - Total Landlord's commercial building in which tenant is located = 65,905 Square Feet
- Lot Size:
 - Total Landlord-owned Parcel = 183,752 SF (4.22 Acres)
- Number of Dwelling Units:
 - None.



- Auto and Bike Parking Stalls:
 - Existing to remain.
- Lot Coverage:
 - Existing to remain.
 - Existing Lot Coverage = 93.15%
 - Maximum Allowed = 85%
- Value of Land:
 - \$6,958,000.00 (per 2015 Assessment Year)
- Estimated Project Cost:
 - \$500,000.00
- Number of Construction and full-time equivalent jobs created:
 - 50 (Estimated)
- Public Subsidy Requested:
 - No.

Please feel free to contact me should you have any questions or concerns regarding this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy R. Meseck'. The signature is fluid and cursive, with a large initial 'T'.

Timothy R. Meseck
Vice President
The Architects Partnership, Ltd.

Phone: (312) 583-9800, ext. 44
Cell: (414) 745-4525

EAST WASHINGTON AVE./L.S.H. 151
RIGHT-OF-WAY VARIES

DESCRIPTION: (AS FURNISHED)

PARCEL A:

All of Lots Two (2), Three (3), and Four (4) of Certified Survey Map No. 2205, recorded in the Dane County Register of Deeds office in Volume 8 of Certified Survey Maps, Page 482, as Document No. 1491234, in the City of Madison, Dane County, Wisconsin.

AND

Part of Lot Two (2), Certified Survey Map No. 3382 recorded in the Dane County Register of Deeds office in Volume 13 of Certified Survey Maps, Pages 161; and 182, as Document No. 1652076, in the City of Madison, Dane County, Wisconsin, described as follows:

A parcel of land located in the Southwest Quarter and the Northwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4 and NW 1/4 SE 1/4) of Section Twenty-eight (28), Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, commencing at the Southeast corner of said Section 28; thence South 89° 0' 48" West, 849.20 feet; thence North 35° 31' 48" West, 1132.82 feet to the point of beginning; thence continuing North 35° 31' 48" West, 209.50 feet; thence South 44° 00' 42" East, 207.21 feet; thence South 45° 59' 18" West, 30.90 feet to the point of beginning.

Tax Parcel No.: 60-0810-284-0802-0 (Commonly known as Princeton Place at 1753 Thierer Road)

PARCEL B:

Leasehold estate created by indenture of lease entered into by and between JACKSON CLINIC BUILDING PARTNERSHIP, as lessor(s), and DOUGLAS B. FRAKES, as lessee(s), dated February 18, 1996 an Affidavit of which was recorded in the office of the Register of Deeds for Dane County, Wisconsin on February 24, 1996, as Document No. 1822642, describing premises situated in said County and State and described as follows:

All of Lot Two (2) of Certified Survey Map No. 3382 recorded in the Dane County Register of Deeds Office in Volume 13 of Certified Survey Maps, Pages 161; and 182, as Document No. 1652076, in the City of Madison, Dane County, Wisconsin, except that part of Lot 2 described as follows:

A parcel of land located in the Southwest Quarter and the Northwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4 and NW 1/4 SE 1/4) of Section Twenty-eight (28), Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, commencing at the Southeast corner of said Section 28; thence South 89° 0' 48" West, 849.20 feet; thence North 35° 31' 48" West, 1132.82 feet to the point of beginning; thence continuing North 35° 31' 48" West, 209.50 feet; thence South 44° 00' 42" East, 207.21 feet; thence South 45° 59' 18" West, 30.90 feet to the point of beginning.

Tax Parcel No.: 60-0810-284-0805-4 (Commonly known as 4102 East Towne Boulevard)

SURVEYOR'S CERTIFICATE

I, Mark Steven Gerhardt, a Registered Surveyor of the State of Wisconsin, certify to LaSalle National Bank, its successors and assigns, First American Title Insurance Company and Princeton Place L.L.C., that this plat of survey is made in accordance with the minimum standards established by said state for surveys and land surveys and with the minimum detail requirements for land title surveys as adopted by The American Land Title Association and American Congress on Surveying and Mapping for an Urban Survey and in accordance with First American Title Insurance Company Commitment No. 974884; that this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises; and that except as shown, there are no visible or recorded easements or rights-of-way across said premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.

Date: December 2, 1997

Mark Steven Gerhardt
Wisconsin Land Surveyor, S-1983

NOTES:

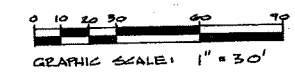
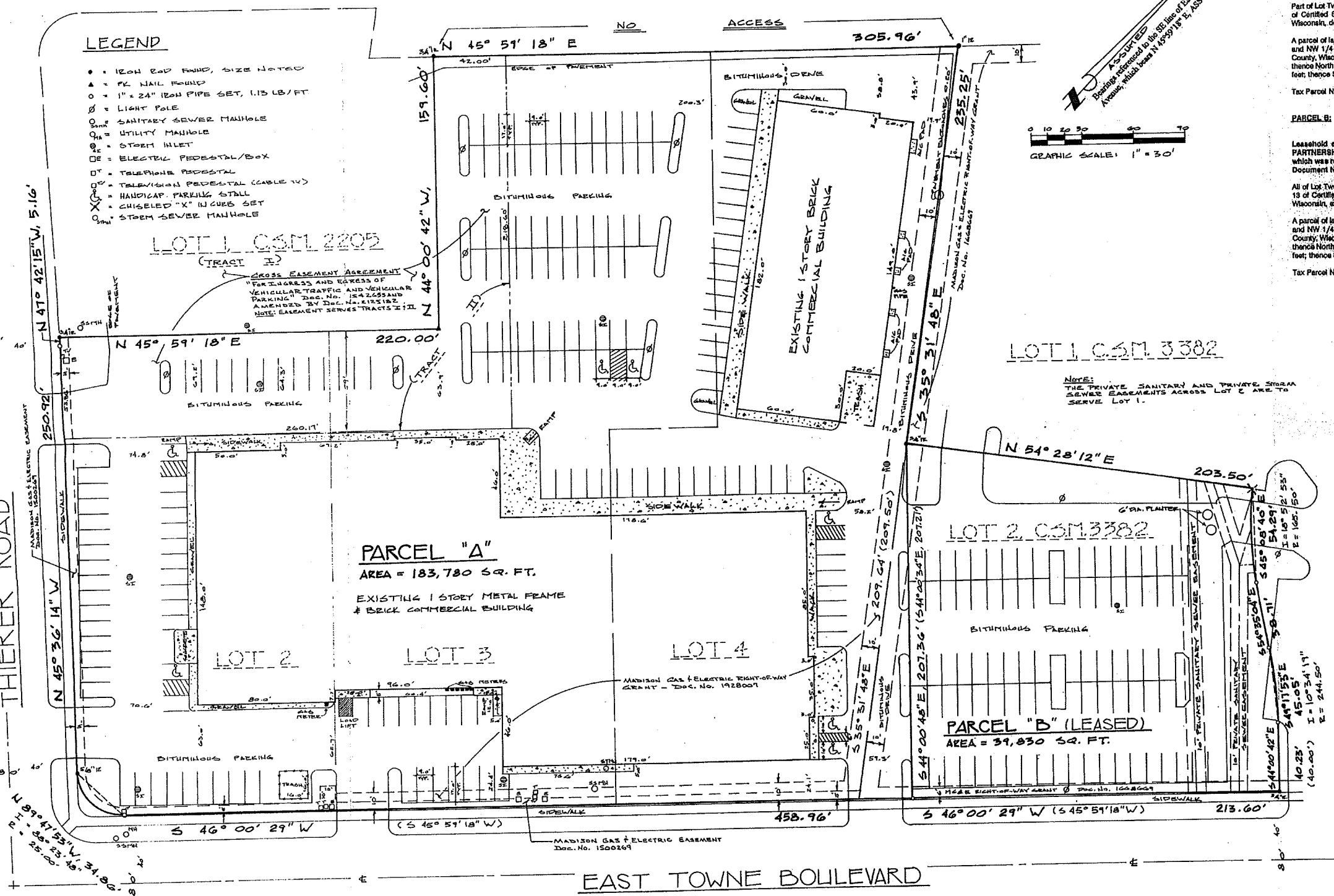
- 1) This property lies in Zone "C" per Flood Insurance Rate Map Community Panel No. 550083 0023 D as revised September 18, 1996 per the City of Madison Engineering Department.
- 2) This property contains no "Designated Wetlands" per the City of Madison Engineering Department on 12/2/1997.



Surveyed For: Princeton Place L.L.C.
Attn: Mr. John Philipp
P.O. Box 7700
Madison, WI 53707-7700
(608) 241-2100

LEGEND

- = IRON ROD FOUND, SIZE NOTED
- ▲ = PL NAIL FOUND
- = 1" x 24" IRON PIPE SET, 1.13 LB/FT
- ⊙ = LIGHT POLE
- = SANITARY SEWER MANHOLE
- = UTILITY MANHOLE
- ⊙ = STORM INLET
- ⊙ = ELECTRICAL PEDESTAL/BOX
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = TELEVISION PEDESTAL (CABLE TV)
- ⊙ = HANDICAP PARKING STALL
- ⊙ = CHISELED "X" IN CURB SET
- ⊙ = STORM SEWER MANHOLE



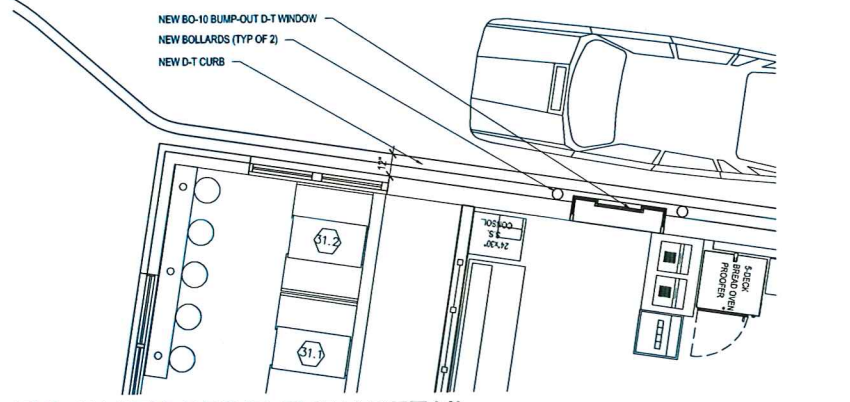
As Shown on
Beating referenced to the 50' line of East Washington Avenue, which bears N 45° 59' 18" E, ASSUMED.

NOTE:
THE PRIVATE SANITARY AND PRIVATE SEWER EASEMENTS ACROSS LOT 2 ARE TO SERVE LOT 1.

THE FOLLOWING EASEMENTS ARE NOT PLOTTABLE:

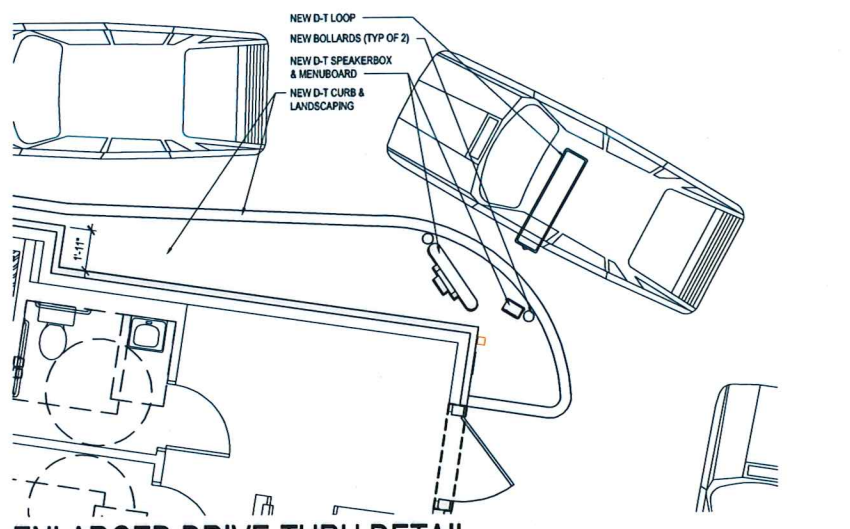
- Easement to Wisconsin Telephone Company as contained in Instrument recorded on December 7, 1927, as Document No. 482723.
- Easement to Wisconsin Telephone Company as contained in Instrument recorded on December 7, 1927, as Document No. 482728.
- Easement and rights granted to Wisconsin Telephone Company and the American Telephone Company, their heirs and assigns, as contained in Instrument recorded on July 31, 1942, as Document No. 660884.

BADGER SURVEYING AND MAPPING SERVICE
SCALE: 1" = 30'
DATE: 12-2-97
DRAWN BY: SLS
REVIEWED: WJA
ALTA-ACSM SURVEY
DRAWING NUMBER: 976-224



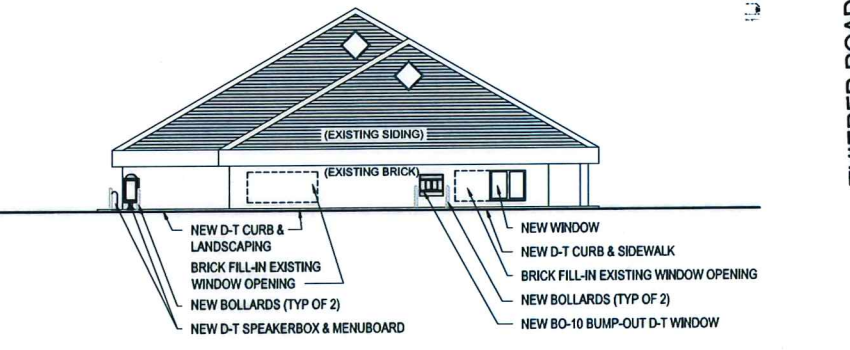
ENLARGED DRIVE-THRU DETAIL

1/4" = 1'-0"



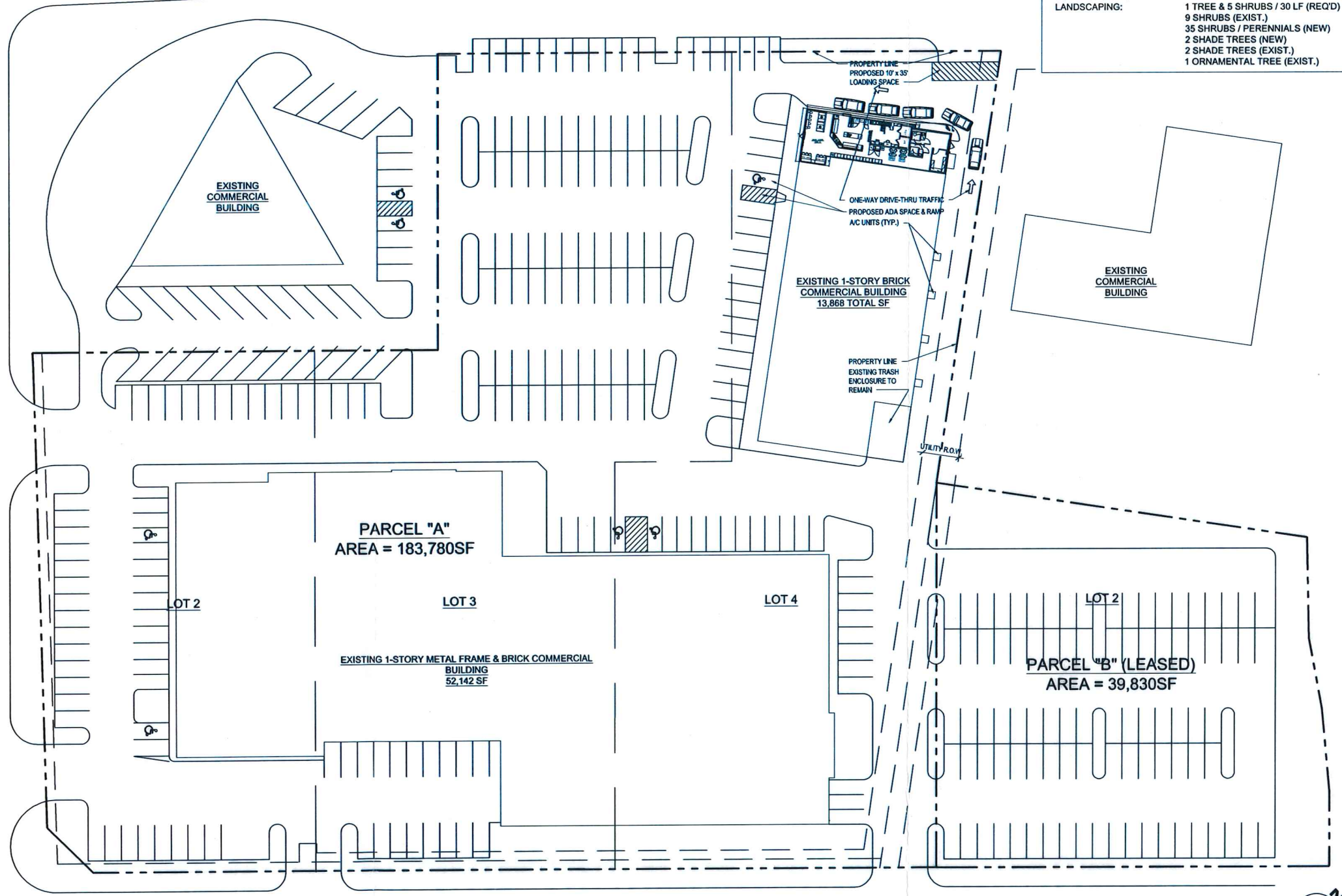
ENLARGED DRIVE-THRU DETAIL

1/4" = 1'-0"



PROPOSED ELEVATION

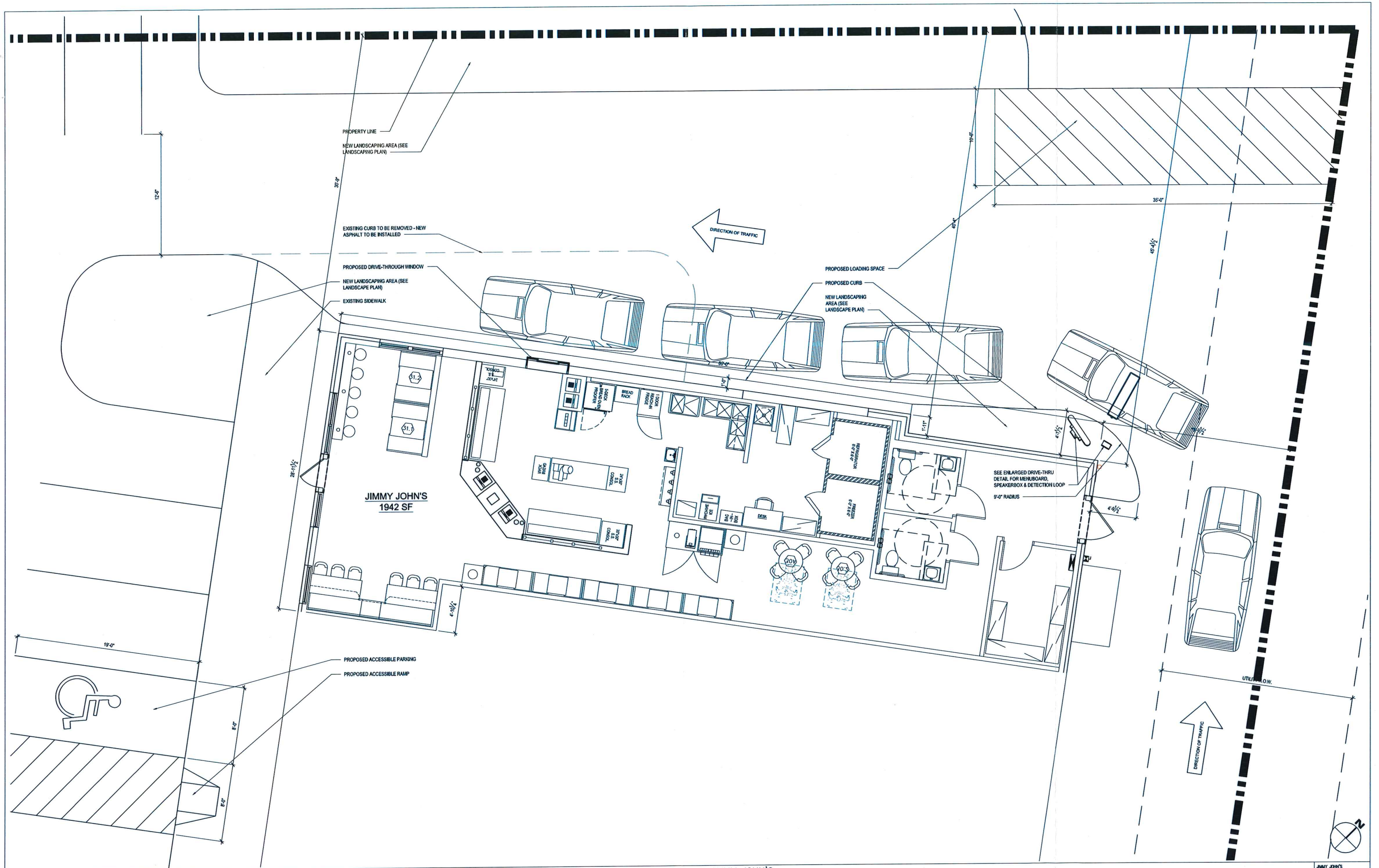
1/16" = 1'-0"



SITE PLAN

1" = 30'-0"

ZONING ANALYSIS:	
ZONING DISTRICT:	CC-T COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT
ZONING USE:	RESTAURANT (PERMITTED) DRIVE-THROUGH (CONDITIONAL)
USE:	
FRONT YARD SETBACK:	20'-0" (REQ'D) 30'-0" (PROVIDED)
SIDE YARD SETBACK:	0'-0" (REQ'D) 19'-9" (PROVIDED)
LOT COVERAGE:	85% (MAXIMUM ALLOWABLE) 36% - BUILDINGS (PROVIDED) 93.15% - BUILDINGS & PAVEMENT
HEIGHT: ALLOWED:	5 STORIES / 68 FT (MAXIMUM)
GROSS FLOOR AREA:	1 STORY / 35 FT (PROVIDED) 40,000 SF (ALLOWED) 66,010 SF (PROVIDED)
OCCUPANCY (CAPACITY):	33 PERSONS
PARKING PROVIDED:	EXISTING TO REMAIN
OFF STREET LOADING:	1 SPACE (REQ'D) 1 SPACE (PROVIDED)
LOT FRONTAGE:	119'-11"
LANDSCAPING:	1 TREE & 5 SHRUBS / 30 LF (REQ'D) 9 SHRUBS (EXIST.) 35 SHRUBS / PERENNIALS (NEW) 2 SHADE TREES (NEW) 2 SHADE TREES (EXIST.) 1 ORNAMENTAL TREE (EXIST.)



PROPERTY LINE
NEW LANDSCAPING AREA (SEE LANDSCAPING PLAN)

EXISTING CURB TO BE REMOVED - NEW ASPHALT TO BE INSTALLED

PROPOSED DRIVE-THROUGH WINDOW
NEW LANDSCAPING AREA (SEE LANDSCAPE PLAN)
EXISTING SIDEWALK

DIRECTION OF TRAFFIC

PROPOSED LOADING SPACE
PROPOSED CURB
NEW LANDSCAPING AREA (SEE LANDSCAPE PLAN)

JIMMY JOHN'S
1942 SF

SEE ENLARGED DRIVE-THRU DETAIL FOR MENUBOARD, SPEAKERBOX & DETECTION LOOP
9'-0" RADIUS

PROPOSED ACCESSIBLE PARKING
PROPOSED ACCESSIBLE RAMP

DIRECTION OF TRAFFIC

UTILITY T.O.W.



DATE: 6.12.2015
DRAWN BY: NS
SQ. FT.: 0000
SCALE: 1/4" = 1'-0"

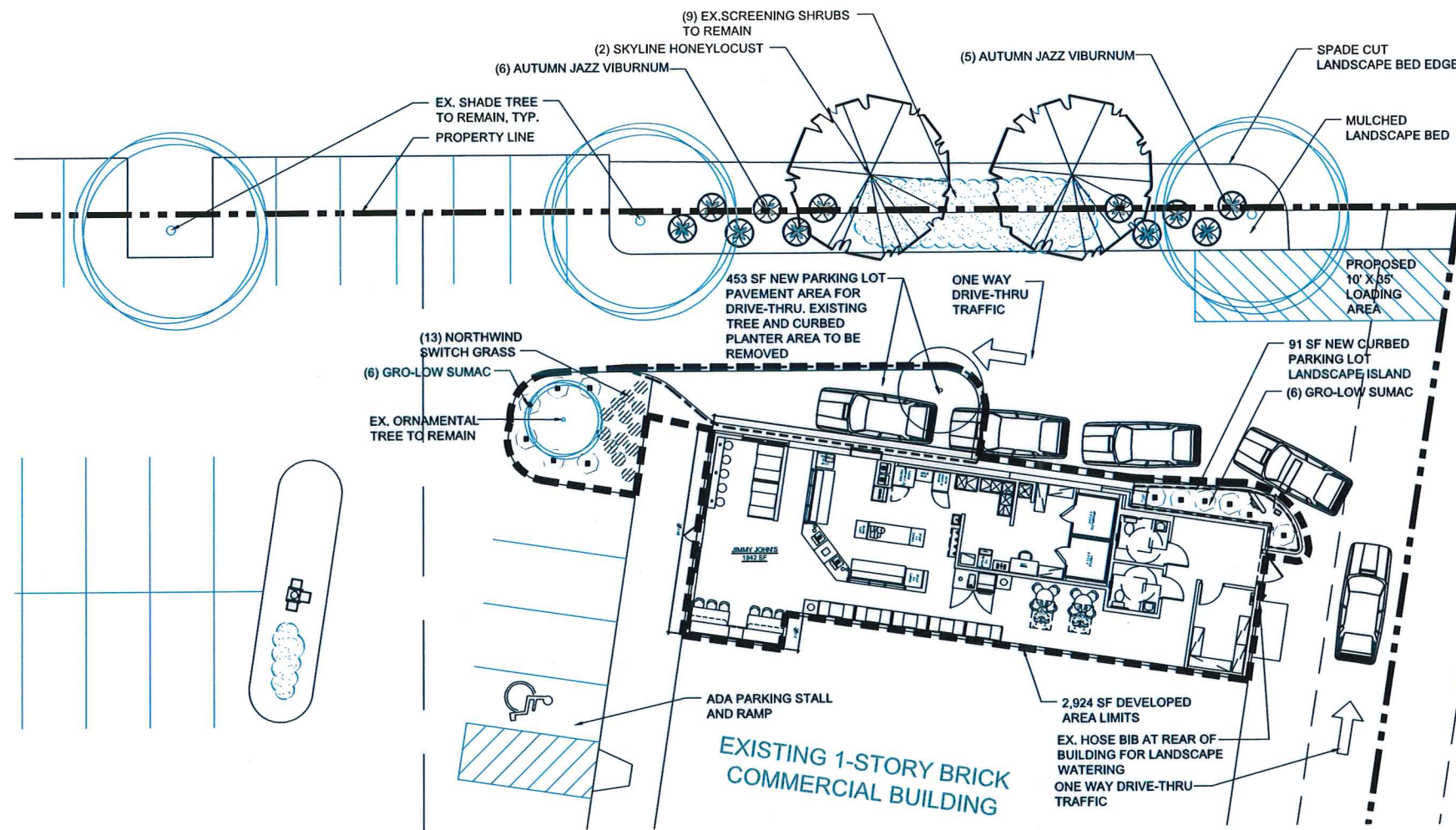


JIMMY JOHN'S
GOURMET SANDWICHES
STORE #55C
1791 THERER RD.
MADISON, WI

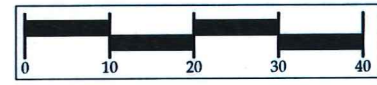
JIMMY JOHN'S
FRANCHISE, LLC
2212 FOX DRIVE
CHAMPAIGN, IL 61820
217-356-9900
FAX: 217-356-2956

STORE LAYOUT
(210evo)

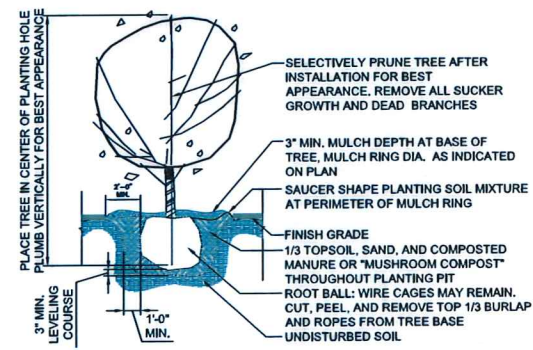
EAST WASHINGTON AVENUE



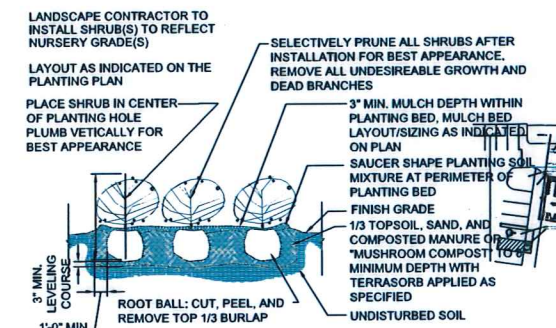
1 Landscape Plan
SCALE: 1" = 10'



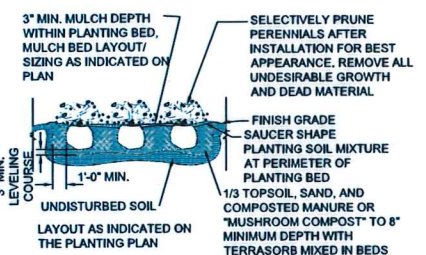
- NOTES:
1. LANDSCAPE CONTRACTOR SHALL CONFIRM TREE PIT DOES NOT HOLD WATER.
 2. LANDSCAPE CONTRACTOR TO INSTALL TREE AT ELEVATION OF NURSERY GRADE
 3. LAYOUT AS INDICATED ON THE PLANTING PLAN



2 Tree Planting Detail
SCALE: N.T.S.



3 Shrub Planting Detail
SCALE: N.T.S.



4 Perennial Planting Detail
SCALE: N.T.S.

OWNER
JIMMY JOHN'S
Since 1953
WORLD'S GREATEST GOURMET SANDWICHES
JIMMY JOHN'S FRANCHISE, LLC
2211 101ST DR. COMMERCE, IL 60030
217-356-9900 FAX: 217-356-2956

ARCHITECT OF RECORD
tap
The Architects Partnership

Plant List			
SHADE TREES			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Skyline" Honeylocust	<i>Gleditsia triacanthos</i> "Autumn Gold"	2	2.5" BB
SHRUBS			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Gro-low" Sumac	<i>Rhus aromatica</i> "Gro-Low"	12	#3 Gal.
"Autumn Jazz" Viburnum	<i>Viburnum dentatum</i> "Autumn Jazz"	11	#3 Gal.
PERENNIALS			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Northwind" Switch Grass	<i>Panicum virgatum</i> "Northwind"	13	#3 Gal.

LANDSCAPE CODE CALCULATIONS:

DEVELOPED AREA LANDSCAPE CALCULATION
DEVELOPED AREA (AS SHOWN ON PLAN): 2,924 SF / 300 = 9.75 PLANT UNITS OR 50 POINTS REQUIRED.
PROPOSED LANDSCAPE:
(12) 3 GAL. DECIDUOUS SHRUBS = 24 POINTS
(13) 3 GAL. ORNAMENTAL GRASSES = 26 POINTS
TOTAL OF 50 POINTS PROPOSED.

DEVELOPMENT FRONTAGE LANDSCAPE CALCULATION
120 LF OF FRONTAGE / 30 = 4 SHADE TREES AND 20 SHRUBS REQUIRED.
PROPOSED LANDSCAPE:
(2) NEW SHADE TREES PLUS (2) EXISTING SHADE TREES = 4 TOTAL SHADE TREES.
(11) NEW SCREENING SHRUBS PLUS (9) EXISTING SHRUBS = 20 TOTAL SHRUBS.
(NOTE - FENCING NOT PROPOSED SINCE REMAINING DEVELOPMENT DOES NOT HAVE FENCING.)

INTERIOR PARKING LOT LANDSCAPE CALCULATION
NEW PARKING LOT / DRIVE LAINE ASPHALT AREA - 453 SF.
EXISTING ASPHALT PARKING REMOVED FOR NEW PARKING LOT LANDSCAPE ISLAND 79 SF.
TOTAL NEW PAVEMENT AREA - 374 SF
374 X 5% = 18.7 SF OF INTERIOR PLANTING ISLANDS REQUIRED AND 91 SF OF PARKING LOT ISLAND PROPOSED.

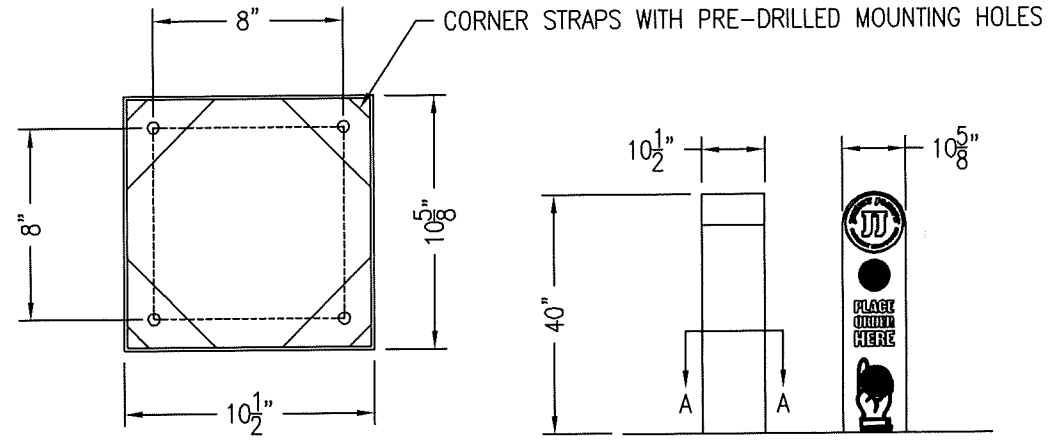
- LANDSCAPE GENERAL NOTES:**
1. ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE. ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
 2. ALL PLANTS SHALL RECEIVE MIN. 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH COVER IN PLANTING BED, INCLUDING PERENNIAL PLANTINGS.
 3. THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
 4. THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 1/3 TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTOTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED, AFTER INSTALLATION MULCH AS SPECIFIED ABOVE. CONTRACTOR MUST ALSO WORK INTO SOIL TERRASORB HB AT A RATE PER THE MANUFACTURER'S RECOMMENDATION ALL SHRUB AND NON-IRRIGATED TREE AND PERENNIAL BEDS. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO IMPLEMENTATION.
 5. ANY EXISTING TURF AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED WITH SOD AS NECESSARY.

3D design studio
529 North Barron Boulevard
Grayslake, IL 60030
(847)223-1891 (847)223-1892 FAX
website: www.3ddesignstudio.com
email: info@3ddesignstudio.com

Jimmy John's - Store #59C
Landscape Plan

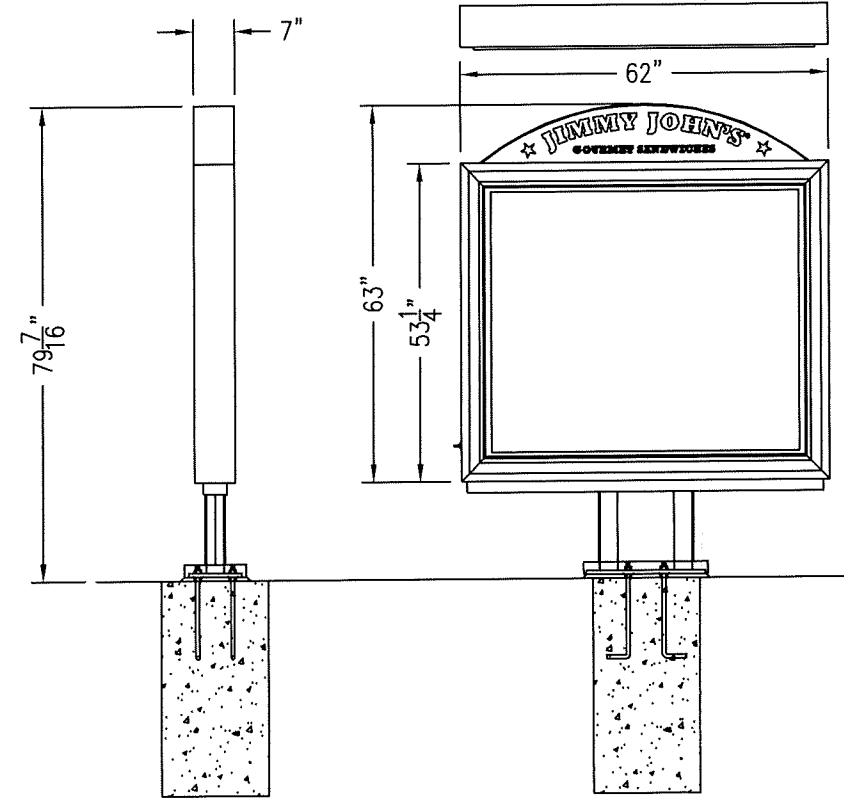
scale	AS NOTED
design	3D
date	7.1.15
revision	8.12.15
revision	
revision	

sheet
1
of 1 sheet(s)



SECTION A-A

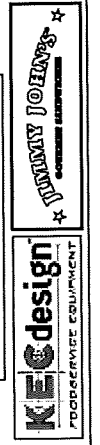
SPEAKER PEDESTAL
MOUNTED TO CONCRETE WITH 4 EA 1/2" X
6" REDHEAD CONCRETE WEDGE ANCHORS (OR
EQUIVALENT FASTENERS).

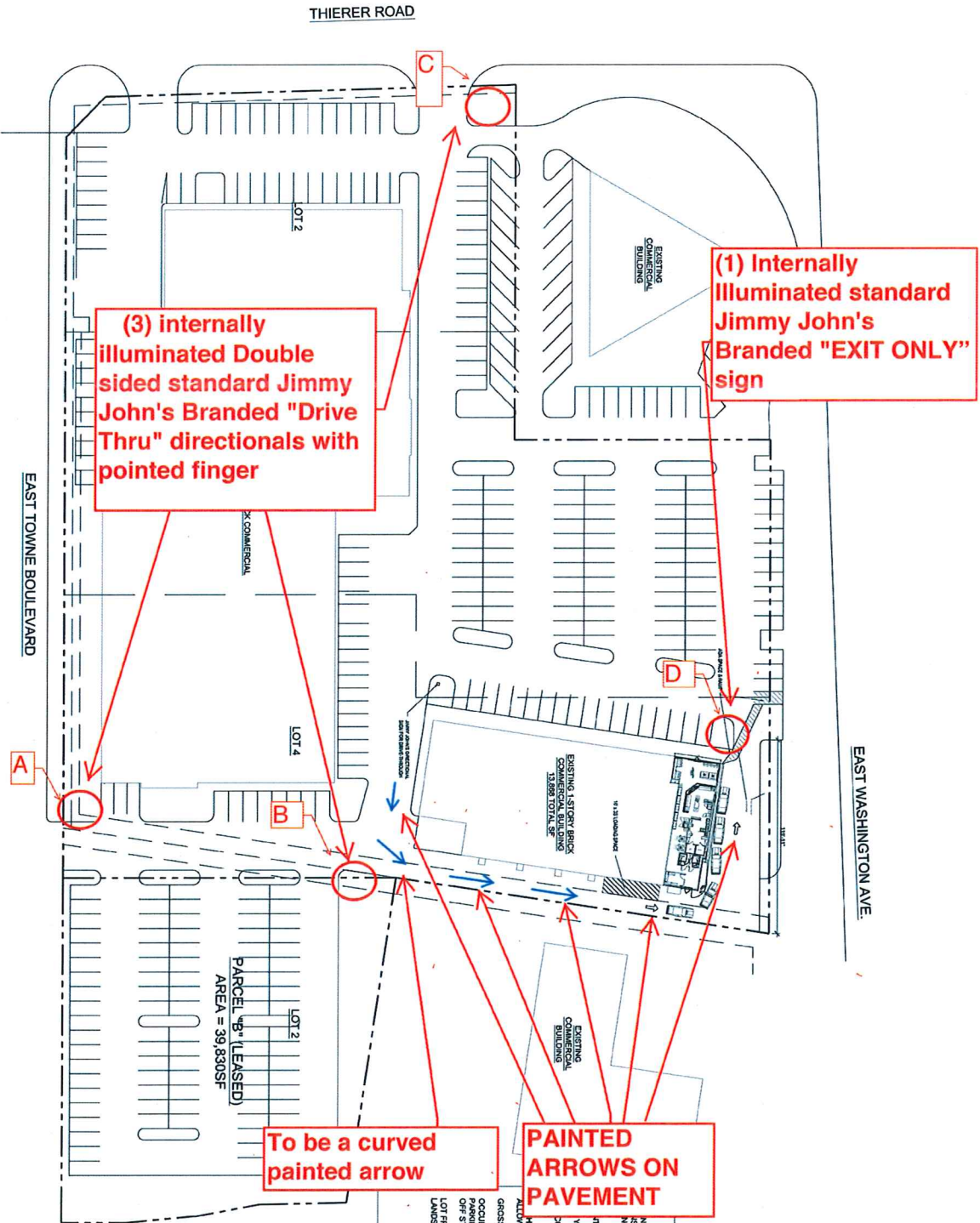


GROUND MOUNT O-MENU
MOUNTED TO CONCRETE FOUNDATION WITH
(4) EA 5/8" "J" ANCHOR BOLTS

PROJECT DESCRIPTION JIMMY JOHN'S O-MENUS AND SPEAKER PEDESTAL	REVISION REF # AND DATE	SCALE
	A 06/25/09	1/4"=1'
PAGE DESCRIPTION SITE DRAWING		SHEET 1 OF 1
CLIENT JIMMY JOHN'S	CONTACT PERSON N/A	DRAWN BY AVM
ADDRESS	CITY	STATE
JOB SITE LOCATION JIMMY JOHN'S	CITY	STATE
ADDRESS	CITY	STATE
	WORK ORDER #	CHECKED BY
	N/A	
	ZIP	DATE FILE CREATED
		06/12/09
	ZIP	DWG FILE #
		107882COMBINEDSITE
	ZIP	PART #
		9000

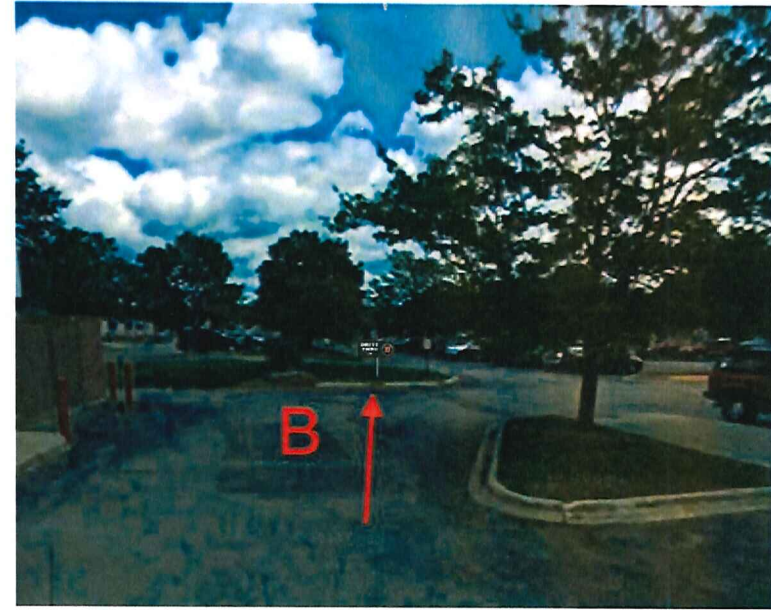
National Sign Systems
4200 LINMAN COURT
HILLIARD, OH (614) 850-2540
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ZONING ANALYSIS:

REG. DISTRICT:	CC-1 COMMERCIAL CORPORA-
SIONAL DISTRICT	RESTAURANT (PERMITTED)
USE:	DRIVE-THROUGH (CONVENTIONAL)
FT. YARD SETBACK:	30'-0" (REQ'D)
YARD SETBACK:	30'-0" (PROVIDED)
COVERARGE:	85% (MAXIMUM ALLOWABLE)
18'-0" (PROVIDED)	
5 STOREY / 18 FT (MAXIMUM)	
ALLOWED:	
GROSS FLOOR AREA:	40,000 SF (ALLOWED)
OCCUPANCY (CAPACITY):	80 PERSONS (PROVIDED)
PARKING PROVIDED:	EXISTING TO REMAIN
OFF STREET LOADING:	1 SPACE (REQ'D)
LANDSCAPING:	18'-11" (PROVIDED)
1 TREE & 2 SHRUBS (7.50 LF (REQ'D)	
2 SHADE TREES (NEW)	
35 SHRUBS / PERENNIALS (NEW)	
2 CONCRETE / BRICK (NEW)	
1 CONCRETE / BRICK (EXIST)	



PH: 217-877-2345
FAX: 217-877-2347

Signs & Graphics, Inc.

2901 N. Woodford St. Decatur, IL 62526

For: Jimmy John's Gourmet Sandwiches - Madison, WI

Quantity: Three (3) double sided internally illuminated "Drive Thru" directional signs

Vinyl Colors: 3630-22 Black and 3630-83 Regal Red

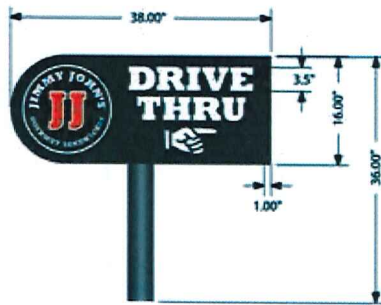
Quantity: One (1) double sided internally illuminated "Exit Only" directional signs

Vinyl Colors: 3630-22 Black and 3630-83 Regal Red

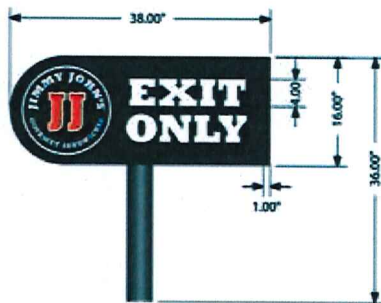
This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendsen Signs and Graphics, Inc. It is not to be shown or described to other nor is it to be used reproduced, copied or exhibited in any fashion.



Designer: KL
Date: 08-03-15
Sketch No. MDSN 102



A, B, C



D



PH: 817-877-2348
FAX: 817-877-2347

Signs & Graphics, Inc.

2901 N. Woodford St. Decatur, IL 62526

For: Jimmy John's Gourmet Sandwiches - Madison, WI

Quantity: Three (3) double sided internally illuminated "Drive Thru" directional signs

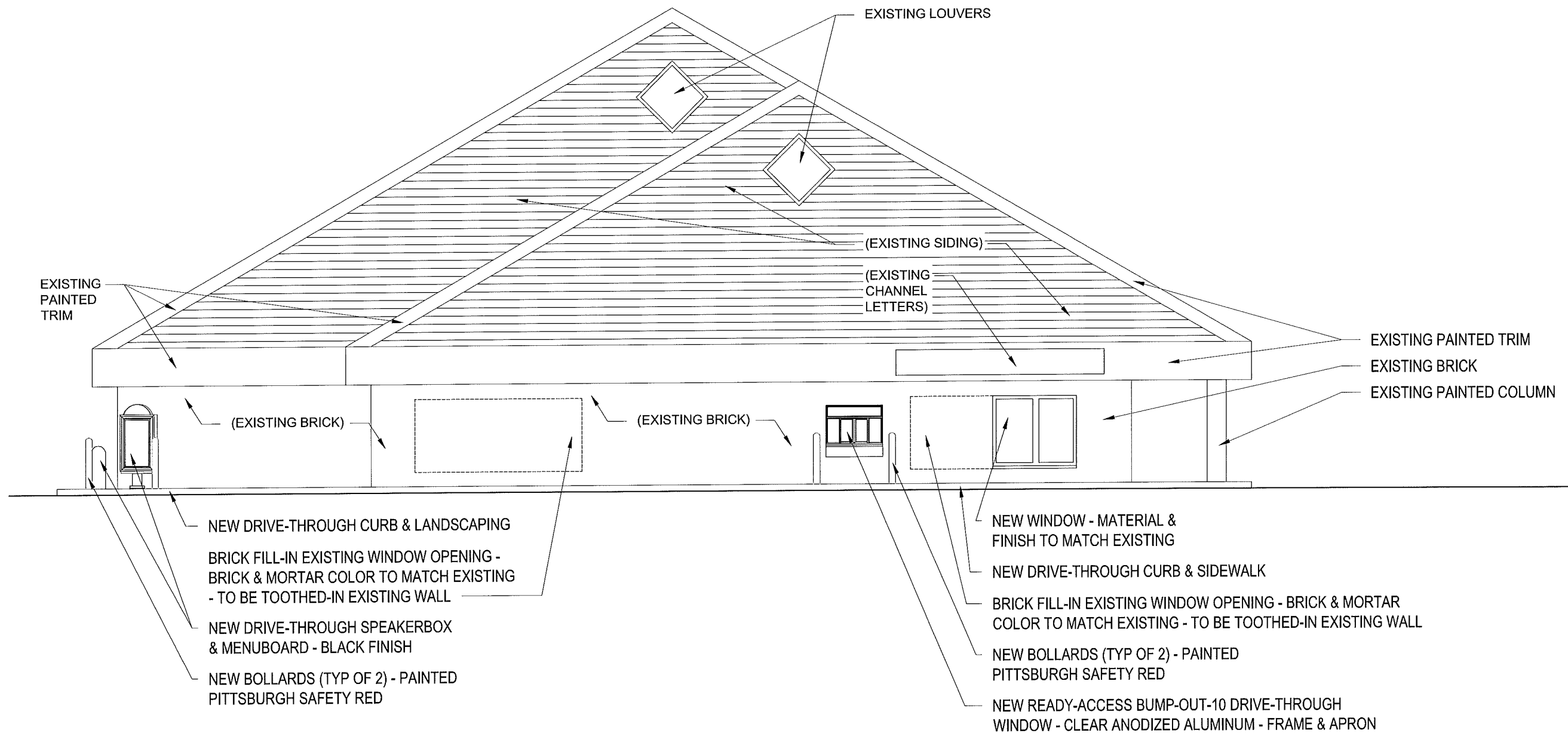
Vinyl Colors: 3630-22 Black and 3630-83 Regal Red

Quantity: One (1) double sided internally illuminated "Exit Only" directional signs

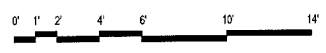
Vinyl Colors: 3630-22 Black and 3630-83 Regal Red

This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendsen Signs and Graphics, Inc. It is not to be shown or described to other nor is it to be used reproduced, copied or exhibited in any fashion.

Designer: KL
Date: 08-03-15
Bendsen Signs & Graphics, Inc. Sketch No. MDSN 103a



REVISED PROPOSED NORTH ELEVATION



DATE: 5.11.2015
 DRAWN BY: AS
 SQ. FT.: 000
 SCALE: VARIES

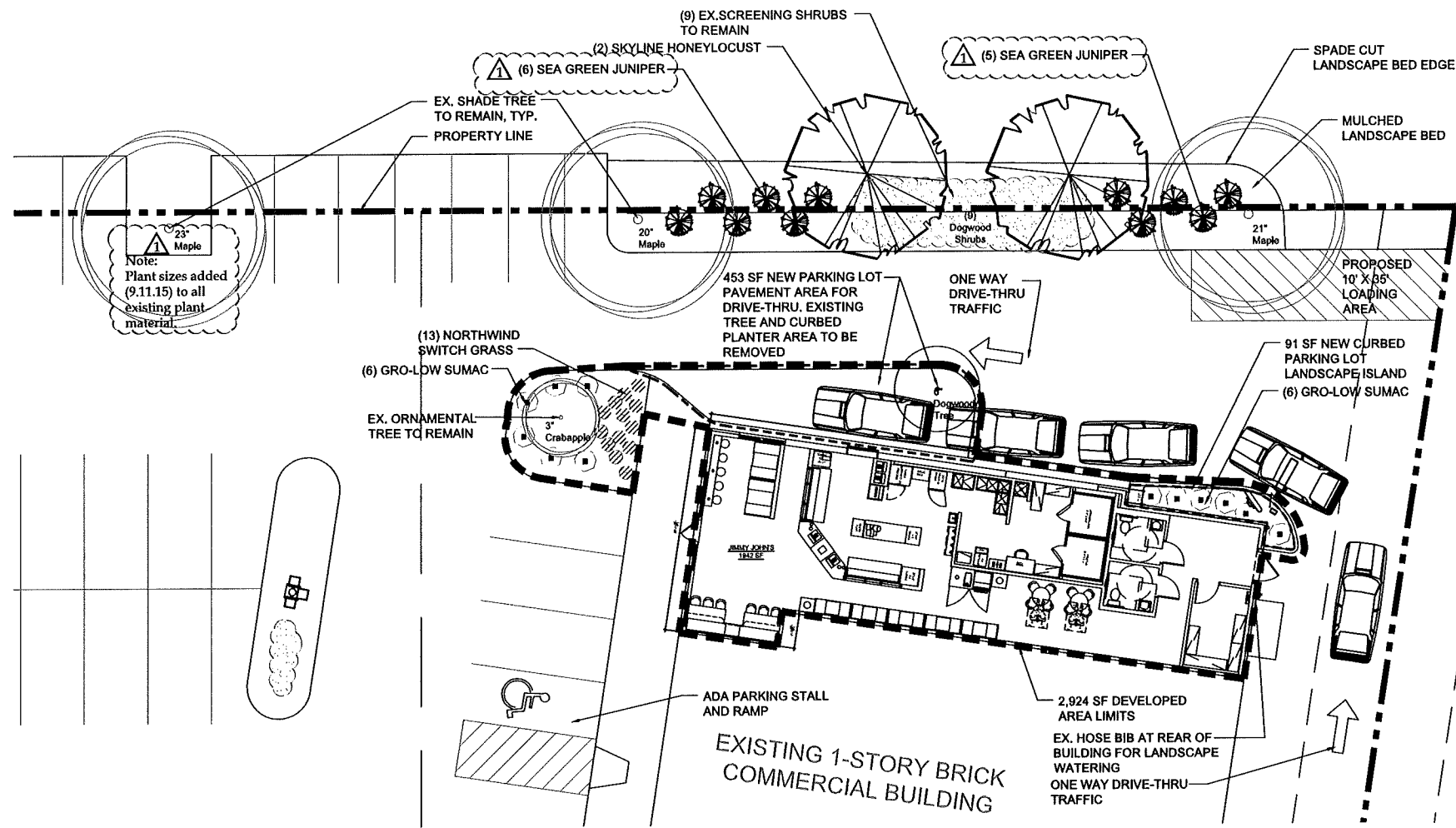


STORE LAYOUT
 (210evo)

JIMMY JOHN'S
 GOURMET SANDWICHES
 STORE #59C
 1791 THERER RD.
 MADISON, WI

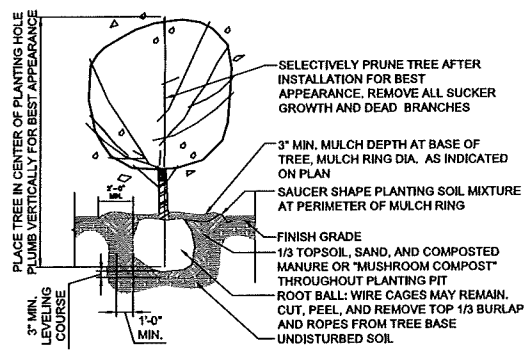
JIMMY JOHN'S
 FRANCHISE, LLC
 2212 FOX DRIVE
 CHAMPION, IL 61820
 217-356-9900
 FAX: 217-356-2956

EAST WASHINGTON AVENUE

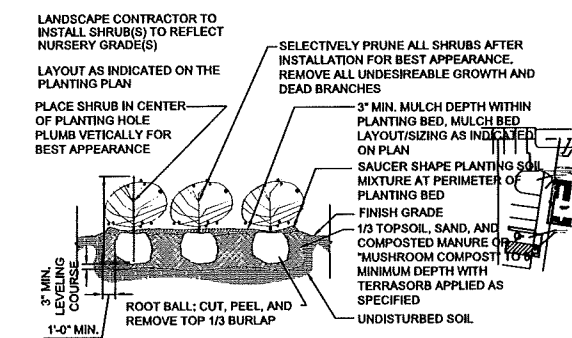


1 Landscape Plan
SCALE: 1" = 10'

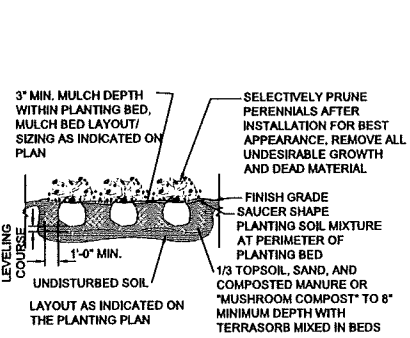
- NOTES:
 1. LANDSCAPE CONTRACTOR SHALL CONFIRM TREE PIT DOES NOT HOLD WATER.
 2. LANDSCAPE CONTRACTOR TO INSTALL TREE AT ELEVATION OF NURSERY GRADE
 3. LAYOUT AS INDICATED ON THE PLANTING PLAN



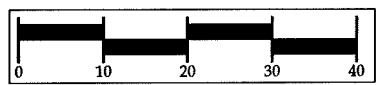
2 Tree Planting Detail
SCALE: N.T.S.



3 Shrub Planting Detail
SCALE: N.T.S.



4 Perennial Planting Detail
SCALE: N.T.S.



OWNER
JIMMY JOHN'S
 Since 1953
 JJ
 WORDS IN GREENEY
 GOSWAMT LANDSCAPES
 JIMMY JOHN'S LANDSCAPE, LLC
 2012 FOX DRIVE, CHICAGO, IL 60600
 312-366-9900 FAX: 312-366-2068

ARCHITECT OF RECORD
tap
 The Architects Partnership

Plant List			
SHADE TREES			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Skyline" Honeylocust	<i>Ginkgo biloba "Autumn Gold"</i>	2	2.5' BB
SHRUBS			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Gro-low" Sumac	<i>Rhus aromatica "Gro-Low"</i>	12	#3 Gal.
"Sea Green" Juniper	<i>Juniperus chinensis "Sea Green"</i>	11	#3 Gal.
PERENNIALS			
COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Northwind" Switch Grass	<i>Panicum virgatum "Northwind"</i>	13	#3 Gal.

LANDSCAPE CODE CALCULATIONS:
DEVELOPED AREA LANDSCAPE CALCULATION
 DEVELOPED AREA (AS SHOWN ON PLAN): 2,924 SF / 300 = 9.75 PLANT UNITS OR 50 POINTS REQUIRED.
PROPOSED LANDSCAPE:
 (12) 3 GAL. DECIDUOUS SHRUBS = 24 POINTS
 (13) 3 GAL. ORNAMENTAL GRASSES = 26 POINTS
TOTAL OF 50 POINTS PROPOSED.
DEVELOPMENT FRONTAGE LANDSCAPE CALCULATION
 120 LF OF FRONTAGE / 30 = 4 SHADE TREES AND 20 SHRUBS REQUIRED.
PROPOSED LANDSCAPE:
 (2) NEW SHADE TREES PLUS (2) EXISTING SHADE TREES = 4 TOTAL SHADE TREES.
 (11) NEW SCREENING SHRUBS PLUS (9) EXISTING SHRUBS = 20 TOTAL SHRUBS.
 (NOTE - FENCING NOT PROPOSED SINCE REMAINING DEVELOPMENT DOES NOT HAVE FENCING.)
INTERIOR PARKING LOT LANDSCAPE CALCULATION
 NEW PARKING LOT / DRIVE LANE ASPHALT AREA - 453 SF.
 EXISTING ASPHALT PARKING REMOVED FOR NEW PARKING LOT LANDSCAPE ISLAND 79 SF.
 TOTAL NEW PAVEMENT AREA - 374 SF.
 374 X 5% = 18.7 SF OF INTERIOR PLANTING ISLANDS REQUIRED AND 81 SF OF PARKING LOT ISLAND PROPOSED.

LANDSCAPE GENERAL NOTES:
 1. ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE. ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
 2. ALL PLANTS SHALL RECEIVE MIN. 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH COVER IN PLANTING BED, INCLUDING PERENNIAL PLANTINGS.
 3. THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
 4. THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 1/3 TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED. AFTER INSTALLATION MULCH AS SPECIFIED ABOVE. CONTRACTOR MUST ALSO WORK INTO SOIL TERRASORB HB AT A RATE PER THE MANUFACTURER'S RECOMMENDATION ALL SHRUB AND NON-IRRIGATED TREE AND PERENNIAL BEDS. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO IMPLEMENTATION.
 5. ANY EXISTING TURF AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED WITH SOG AS NECESSARY.



529 North Barron Boulevard
 Grayslake, IL 60030
 (847)223-1891 (847)223-1892 FAX
 website: www.3ddesignstudio.com
 email: info@3ddesignstudio.com

Jimmy John's - Store #59C
 REVISED - Landscape Plan

scale	AS NOTED
design	3D
date	7.1.15
revision	8.12.15
revision	9.11.15
revision	

sheet
1
 of 1 sheet(s)

REVISED