



City of Madison

Proposed Demolition & Conditional Use

Location
432 South Gammon Road

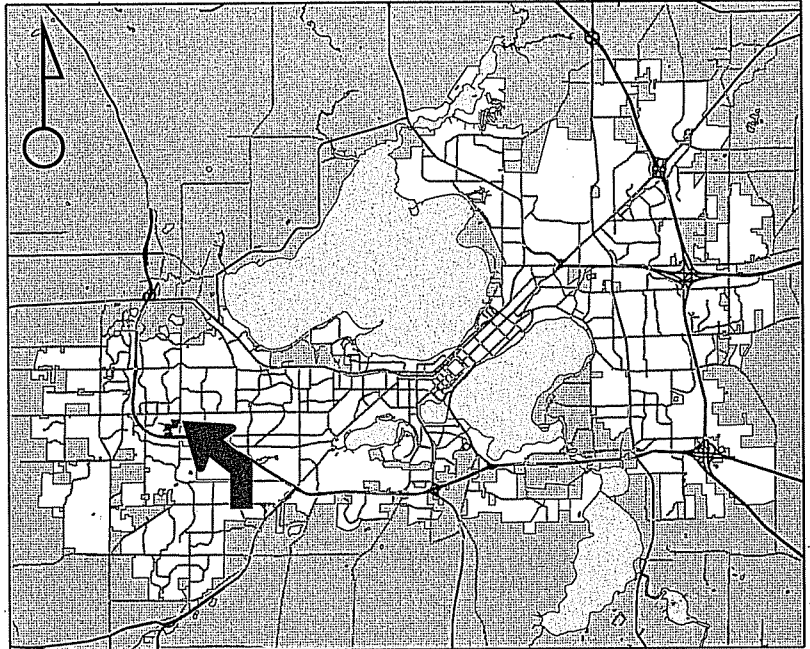
Project Name
Chick-fil-A West Towne Mall

Applicant
Jason D. Hill - Chick-fil-A, Inc./
John Grzywa - Woolpert, Inc.

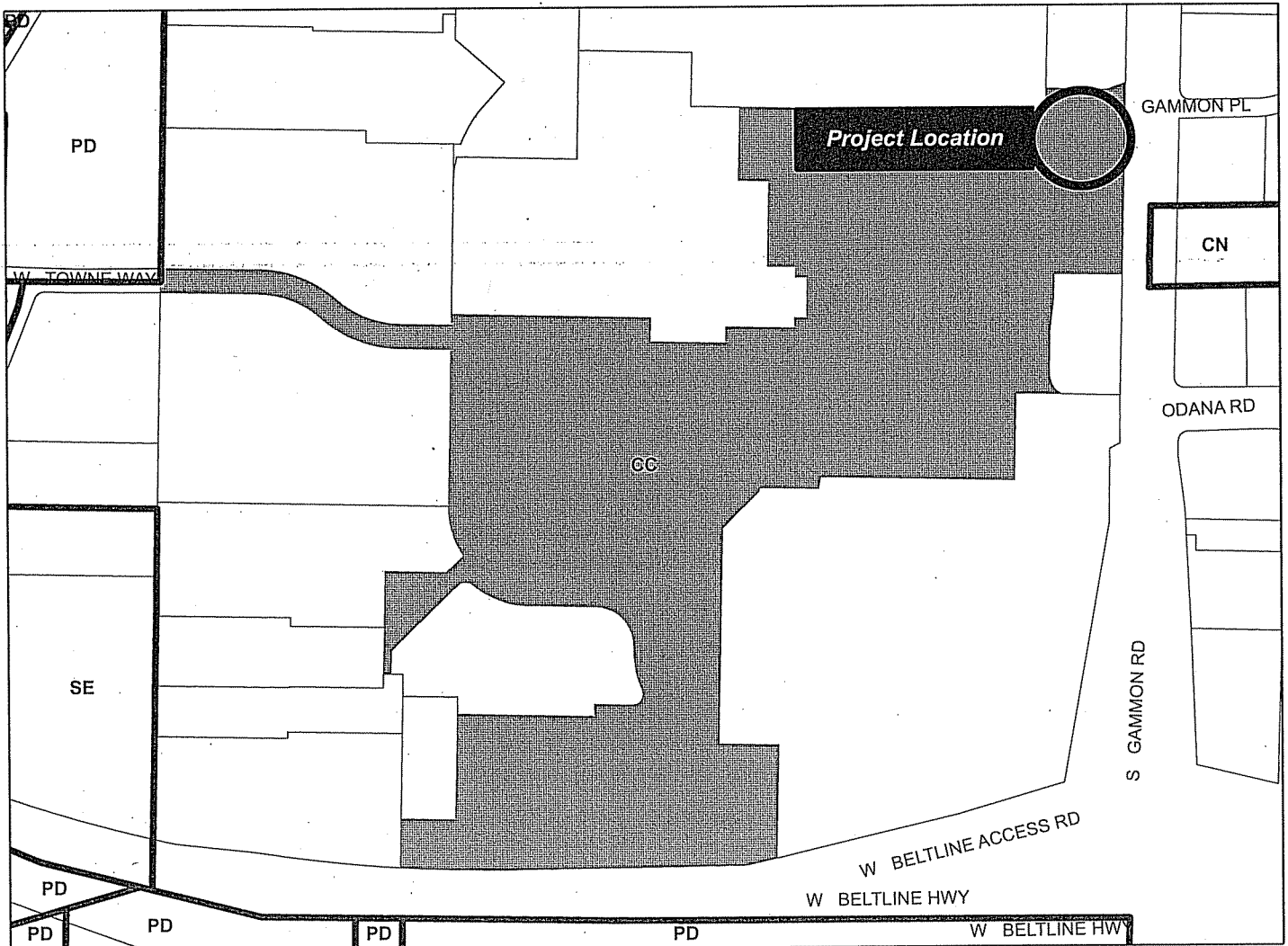
Existing Use
Bank building

Proposed Use
Demolish bank and construct
restaurant with with vehicle access
sales and service window

Public Hearing Date
Plan Commission
28 April 2014

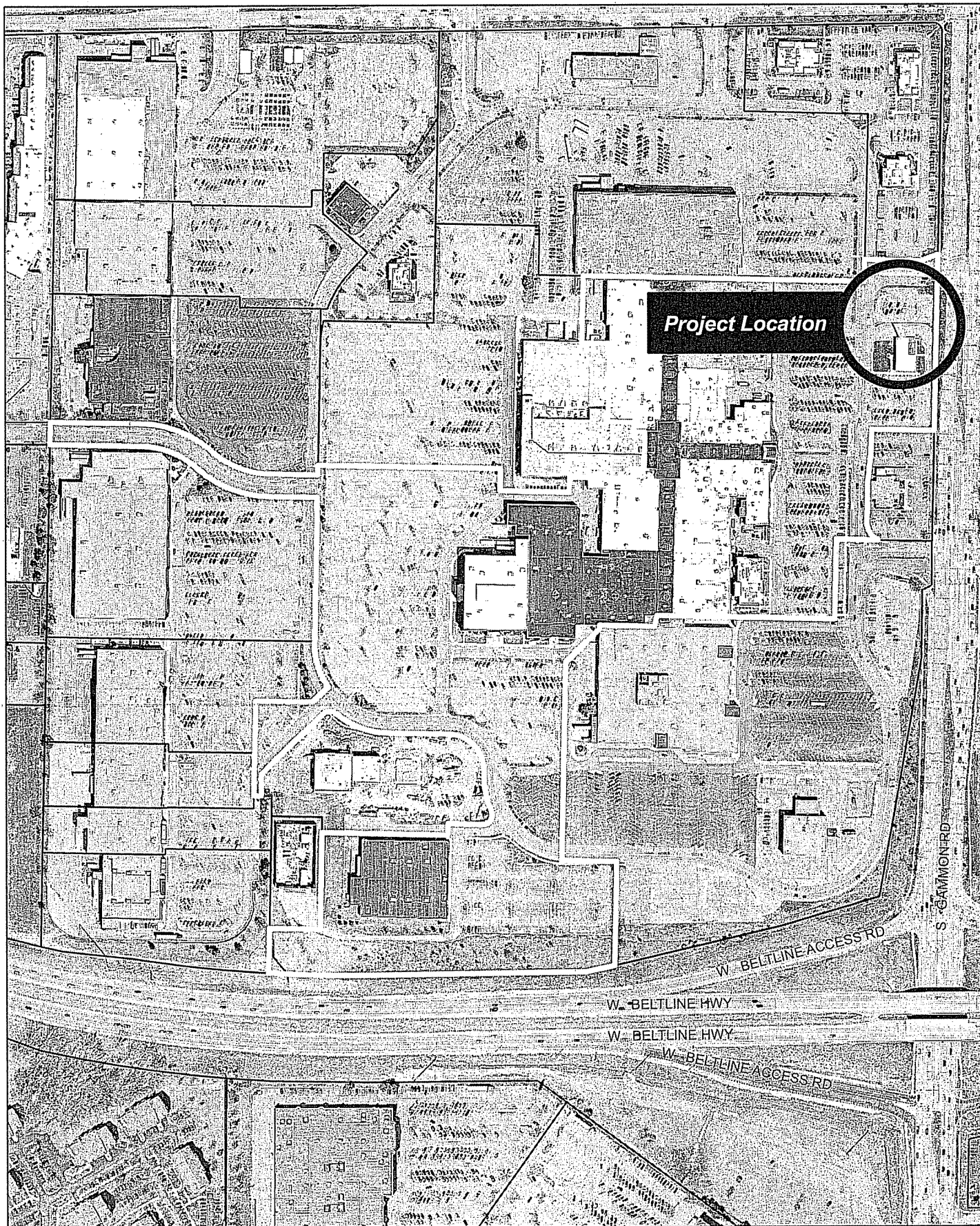


For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 16 April 2014





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 _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<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: 432 S. Gammon Road
Project Title (if any): Chick-fil-A West Towne Mall

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: Jason D. Hill Company: Chick-fil-A, Inc.
 Street Address: 5200 Buffington Road City/State: Atlanta, GA Zip: 30349
 Telephone: (404) 684-8530 Fax: () Email: jason.hill@chick-fil-a.com

Project Contact Person: Jon Grzywa, PE Company: Woolpert, Inc.
 Street Address: 1815 S. Meyers Road, Suite 120 City/State: Oakbrook Terrace, IL Zip: 60181
 Telephone: (630) 693-6314 Fax: () Email: jon_grzywa@woolpert.com

Co-Applicant/
 Property Owner (if not applicant): CBL & Associates Properties, Inc. Attn: Tom Reddy
 Street Address: CBL Center, Suite 500 City/State: Chattanooga, TN Zip: 37421
2030 Hamilton Place Blvd

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of an existing building, and parking lot. Construction a new fast food restaurant with a drive-thru, parking lot, and associated infrastructure.

Development Schedule: Commencement _____ Completion _____

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/altered 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 1/2 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 alder/person, neighborhood association(s), and business association(s) AND the dates you sent the notices:

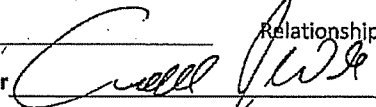
Alder Skidmore, 2/5/14

→ 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: Kevin Firchow Date: 11/15/13 Zoning Staff: Pat Anderson Date: 11/15/13

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

Name of Applicant Jason D. Hill Relationship to Property: Lessee
Authorizing Signature of Property Owner  Date 2/6/14

Justice Wade, VP-Development Leasing and Peripheral Property



February 10, 2014

Mr. Kevin Firchow, AICP
Planner, Planning Division
City of Madison Department of Planning &
Community and Economic Development
Madison Municipal Building Suite LL-100
215 Martin Luther King, Jr. Blvd
PO Box 2985
Madison, WI 53701-2985

Dear Mr. Firchow:

The purpose of this letter is to serve as the Letter of Intent for a proposed restaurant development located at 432 S. Gammon Road in Madison.

Project Team

Applicant:
Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349
Contact: Jason D. Hill

Architect:
Chipman Design Architecture, Inc.
2700 South River Road, Suite 400
Des Plaines, IL 60018
Contact: Steve Ajster

Civil Engineer:
Woolpert, Inc.
1815 South Meyers Road, Suite 120
Oakbrook Terrace, IL 60181
Contact: Jon Grzywa

Existing Site Conditions

The site is an outlot along the east side of the West Towne Mall shopping center. The site area is approximately 1.26 acres. There is an existing bank with a drive-thru and a parking lot on the site.

Project Schedule

The project is anticipated to begin construction in July of 2014 with a projected opening date in December of 2014

Proposed Uses

The project will consist of the construction of a single story restaurant with a drive-thru.

Hours of Operation

6:30 AM-10:00 PM, Monday through Saturday. Closed every Sunday.

Building Square Footage

The proposed building size is 5,012 SF.

Number of Dwelling Units

There will not be any dwelling units constructed as part of this project.

Auto and Bike Parking Stalls

58 Auto parking stalls and 8 bicycle parking spaces are proposed. 50 auto parking and 8 bicycle parking stalls are required.

Lot Coverage & Usable Open Space Calculations

The proposed building will cover 5,012 square feet, or 9.2% of the site. The proposed parking will cover approximately 37,083 square feet, or 67.8% of the site. The proposed landscape area will cover approximately 12,267 square feet, or 23.0% of the site.

Value of Land

The value of the land is estimated to be \$390,000

Estimated Project Cost

The estimated construction cost is \$1,400,000

Number of Construction & Full-Time Jobs Created

40 full time and approximately 100 construction jobs will be created as part of this project.

Public Subsidy Requested

None.

Sincerely,

Woolpert, Inc.



Jon Grzywa, PE



View of site from southeast corner of parking lot.



Sidewalk along Gammon Road and east of site.



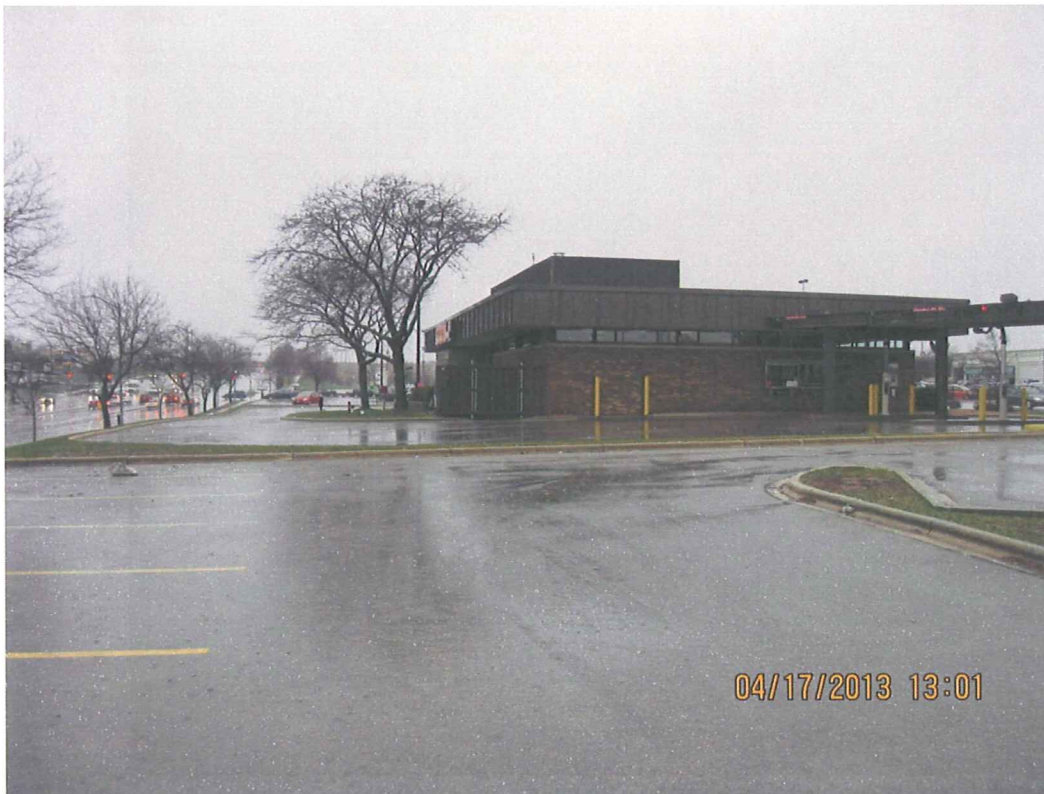
Storm inlet near center of proposed site.



Southeast corner of existing building.



Existing dumpster enclosure and drive-thru.



View from northeast corner.



View of northwestern side of existing building and drive-thru.



View of west side of existing building.



View of existing bus stop to the southwest of site.



Existing detention pond east of Gammon Road.



SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- ACCESSIBLE RAMP
- DETECTABLE WARNING

SITE KEY NOTES

- NO. DESCRIPTION
- 1 "STOP" SIGN
 - 2 "DO NOT ENTER" SIGN
 - 3 "PEDESTRIAN CROSSING" SIGN
 - 4 "LEFT TURN ONLY" SIGN
 - 5 "YIELD" SIGN
 - 6 ACCESSIBLE PARKING SIGN
 - 7 PAINTED ACCESSIBLE PARKING SYMBOL
 - 8 STOP BAR
 - 9 CONCRETE SIDEWALK
 - 10 DIRECTIONAL ARROW
 - 11 DRIVE-THRU GRAPHICS
 - 12 MENU BOARD & CANOPY ORDERING STATION
 - 13 THREE-SIDED PYLON SIGN (30' HEIGHT)
 - 14 DIRECTIONAL SIGN
 - 15 ALUMINUM HANDRAIL, DARK BRONZE
 - 16 REFUSE ENCLOSURE (SEE ARCH. PLANS FOR DETAILS)
 - 17 4" STRIPE, TRAFFIC YELLOW PAINT
 - 18 4" STRIPE, TRAFFIC WHITE PAINT
 - 19 PAINT 4" WIDE STRIPES @ 4' O.C. AT 45° ANGLE, TRAFFIC WHITE PAINT
 - 20 PAINT 4" WIDE STRIPES @ 4' O.C. AT 45° ANGLE, TRAFFIC YELLOW PAINT
 - 21 "DO NOT ENTER" SIGN
 - 22 EXISTING STRIPING TO REMAIN
 - 23 PROPOSED STAIRS
 - 24 PROPOSED BIKE RACK

SITE DATA

SITE AREA: ±1.26 ACRES (54,722 S.F.)	
CURRENT ZONING: CC	
EXISTING BUILDING AREA: 3,797 S.F. (6.9%)	PROPOSED BUILDING AREA: 5,012 S.F. (9.2%) FLOOR AREA RATIO = 0.092
EXISTING PAVEMENT AREA: 30,524 S.F. (55.8%)	PROPOSED PAVEMENT AREA: 37,083 S.F. (67.8%)
EXISTING LANDSCAPE AREA: 20,401 S.F. (37.3%)	PROPOSED LANDSCAPE AREA: 12,627 S.F. (23.0%)
PARKING DATA:	
ON-SITE PARKING: 55 REGULAR SPACES PROVIDED 3 ACCESSIBLE SPACES PROVIDED 58 PARKING SPACES PROVIDED	
REQUIRED PARKING: PARKING SPACES REQUIRED: 1/100 SF GROSS FLOOR AREA GROSS FLOOR AREA = 5,012 SF 50 PARKING SPACES REQUIRED	



Chick-fil-z

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

1815 South Meyers Road
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731



STORE #3352
MADISON
S08C

432 S. GAMMON ROAD
MADISON, WISCONSIN

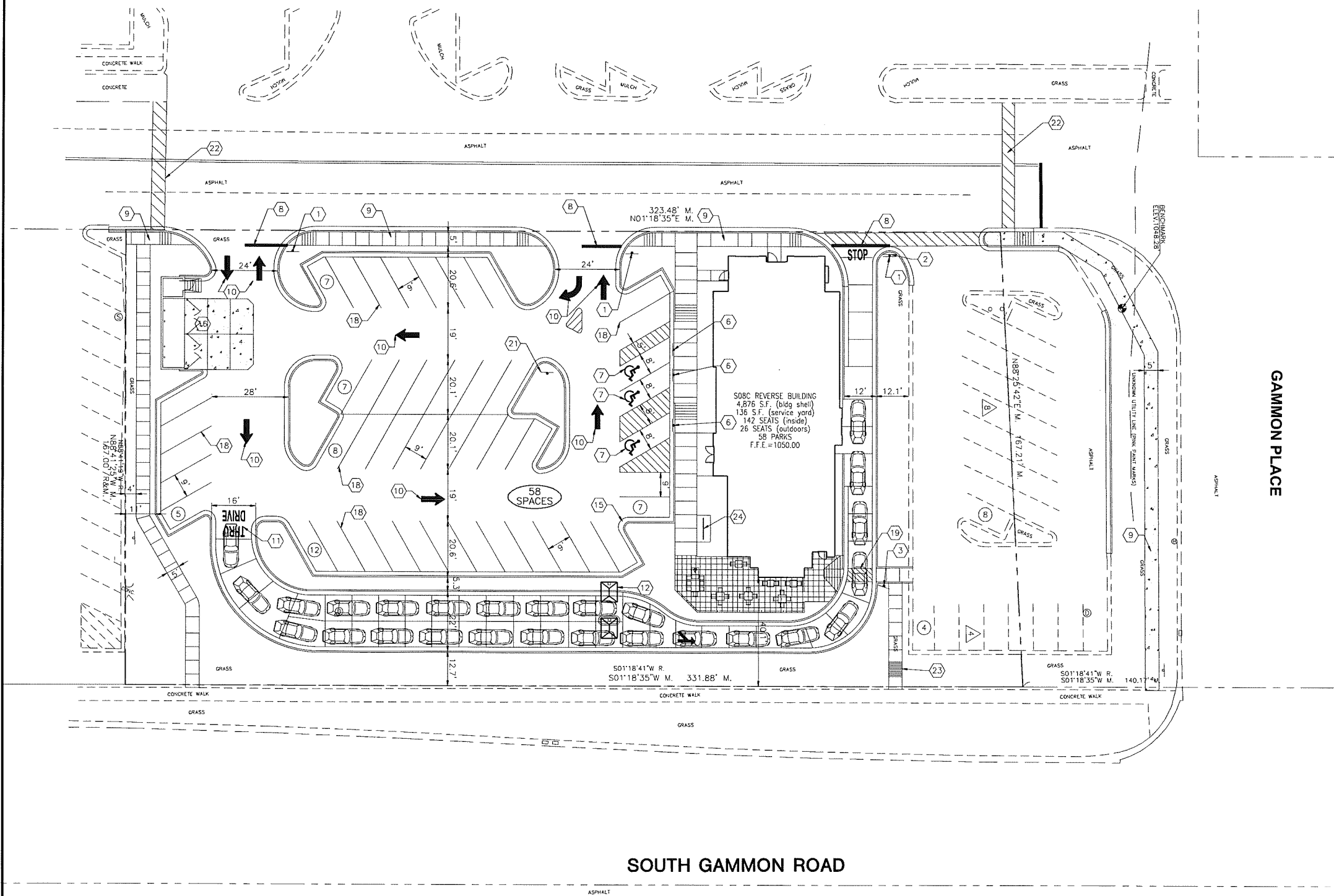
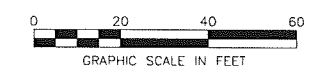
SHEET TITLE
SITE PLAN

DWG EDITION 07.1
REVISION 1

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Date : 12/20/13
Drawn By : DLH
Checked By: EJU

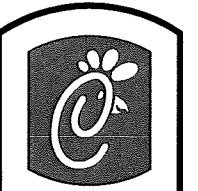
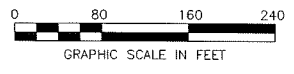
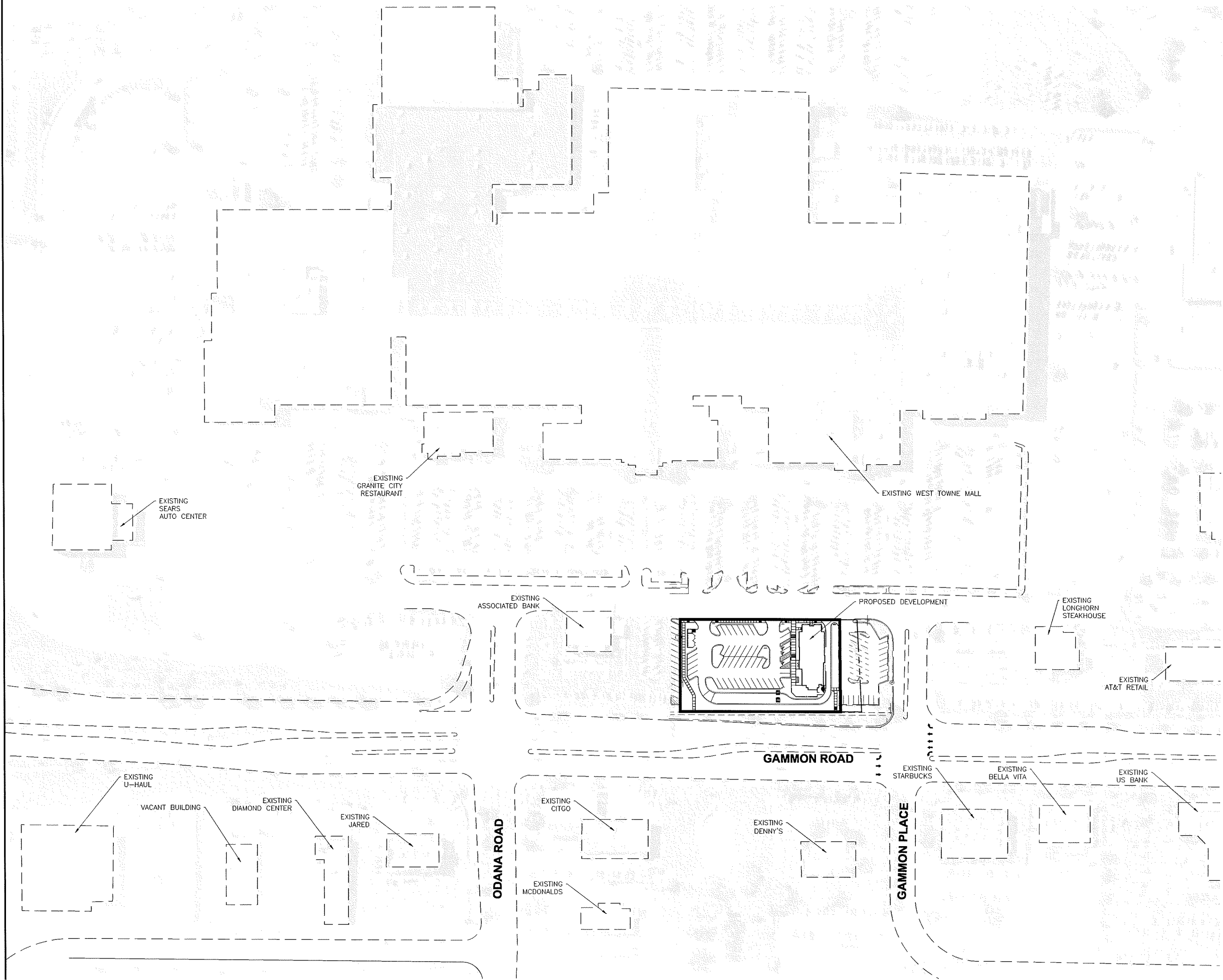
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C-2.0



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Chick-fil-A
 5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

1815 South Meyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731



STORE #3352
 MADISON
 S08C
 432 S. GAMMON ROAD
 MADISON, WISCONSIN

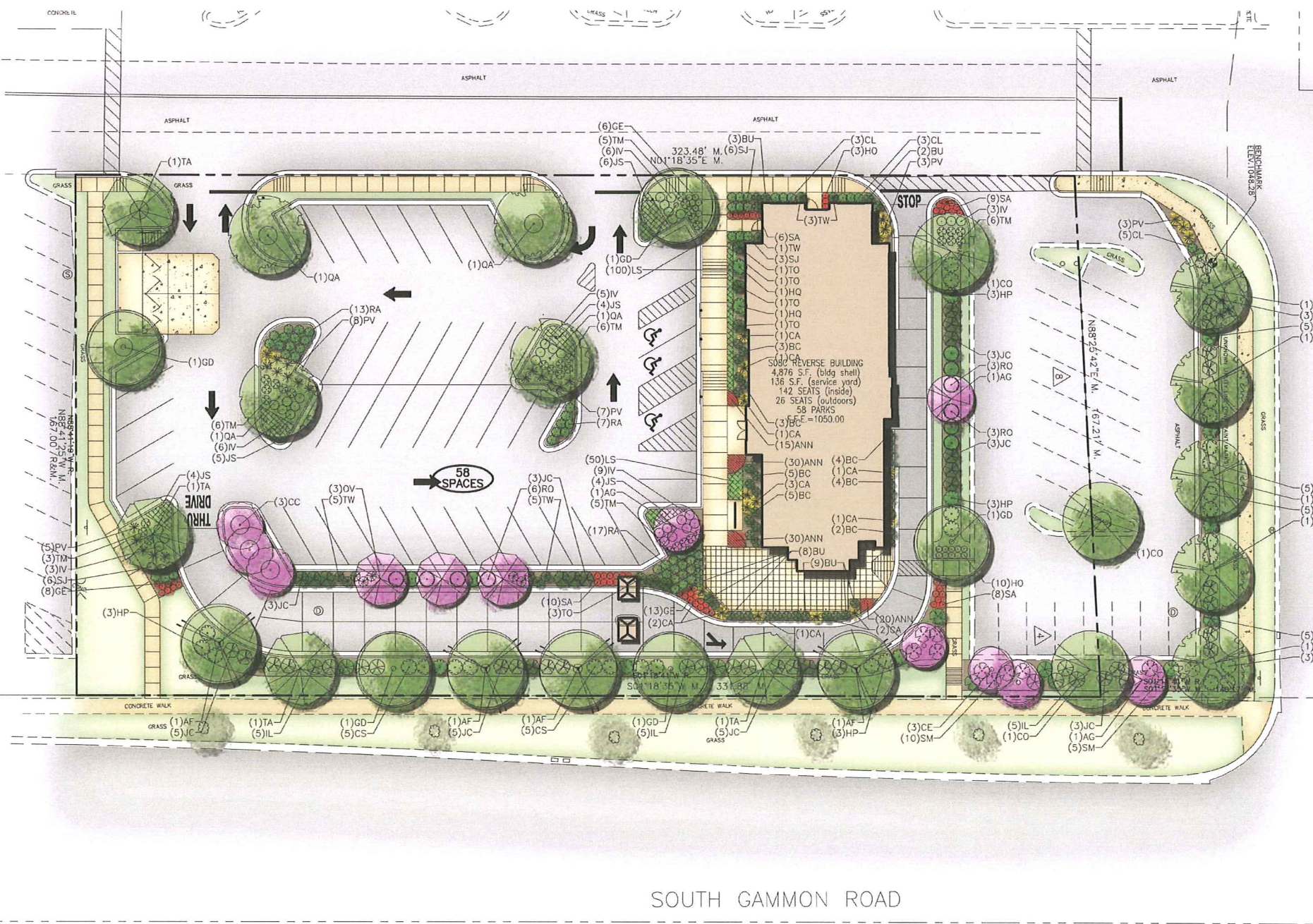
SHEET TITLE
**OVERALL
 SITE PLAN**

DWG EDITION 07.1
 REVISION 1

Job No. : 073820
 Store : 3352
 Date : 12/20/13
 Drawn By : JAC
 Checked By: JLG

Sheet
C-2.1

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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1, CURRENT EDITION.
2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE MADISON LANDSCAPE ORDINANCE.
3. ALL PLANTED AREAS AND LANDSCAPE ISLANDS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
4. THE SIZES OF PLANT MATERIAL SHOWN IN THE PLANT CHART ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. CONTRACTOR TO PROVIDE INFORMATION AT TIME OF BIDDING IF ALTERNATE MATERIALS ARE SUGGESTED.
5. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
6. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL RECEIVE EIGHT INCHES OF TOPSOIL, SOD, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, (5,400 SF).

LANDSCAPE CODE SUMMARY

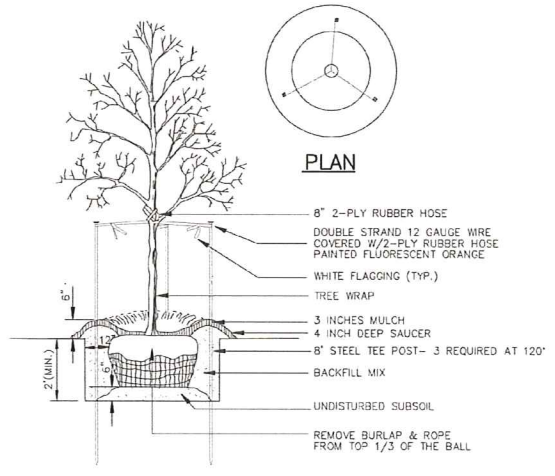
REQUIREMENT: FRONTAGE 28,142(S)
 REQUIREMENT: 1 OVERSTORY TREE AND 5 SHRUBS PER 30 LF
 REQUIRED: NORTH (148.2 LF): 4.9 TREES & 24.7 SHRUBS
 EAST (376.7 LF): 12.6 TREES & 62.8 SHRUBS
 PROVIDED: NORTH: 5 SHADE TREES, 15 EVERGREEN SHRUBS, 13 DECIDUOUS SHRUBS
 EAST: 9 SHADE TREES, 4 ORNAMENTAL TREES, 18 EVERGREEN SHRUBS, 46 DECIDUOUS SHRUBS

INTERIOR PARKING LOT 28,142(S)
 REQUIREMENT: 1 OVERSTORY TREE PER 160 SF OF LANDSCAPE AREA
 REQUIRED: 2071 SF OF REQUIRED LANDSCAPE AREA, 12.95 OVERSTORY TREES
 PROVIDED: 1 EXISTING SHADE TREE, 8 SHADE TREES, 8 ORNAMENTAL TREES, 41 EVERGREEN SHRUBS, 20 DECIDUOUS TREES, 20 ORNAMENTAL GRASSES

FOUNDATION PLANTINGS 23,142(7)
 PROVIDED: 54 EVERGREEN SHRUBS, 19 DECIDUOUS SHRUBS, 16 ORNAMENTAL GRASSES, 230 GROUNDCOVER/ANNUALS, 9 PERENNIALS

LANDSCAPE POINT CALCULATION
 REQUIREMENT: TOTAL DEVELOPED AREA SF DIVIDED BY 300 TIMES 5
 REQUIRED: 54,722/300 = 182
 182 x 5 = 910 PLANT POINTS REQUIRED
 PROVIDED: 1,784 LANDSCAPE POINTS

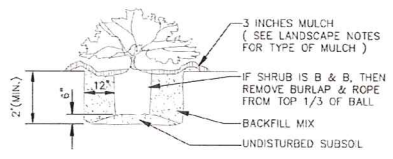
TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
AF	4	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
CO	3	<i>Celtis occidentalis</i>	Common Hackberry	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
GD	5	<i>Gymnocladus dioica 'Espresso'</i>	Fruitless KY Coffeetree	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
LI	5	<i>Liquidambar styraciflua 'Worpleston'</i>	Worpleston American Sweetgum	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
QA	4	<i>Quercus alba</i>	White Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TA	4	<i>Tilia americana 'Boulevard'</i>	Boulevard American Linden	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
ORNAMENTAL / EVERGREEN TREE						
AG	4	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	B&B	1.5" cal. 8'ht. 4'wd	Full, well shaped, single-stem
CE	3	<i>Cercis canadensis</i>	Eastern Redbud	B&B	1.5" cal. 8'ht. 4'wd	Full, well shaped, single-stem
CC	3	<i>Crataegus crus-galli var. inermis</i>	Thornless Cockspur Hawthorn	B&B	1.5" cal. 8'ht. 4'wd	Full, well shaped, single-stem
OV	3	<i>Ostrya virginiana</i>	Ironwood	B&B	1.5" cal. 8'ht. 4'wd	Full, well shaped, single-stem
EVERGREEN SHRUB						
BC	24	<i>Buxus x 'Chicago'and Green'</i>	Chicagoland Green Boxwood	#3 cont.	18"ht. 18"wd	Full, vigorous
BU	22	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood	#3 cont.	18"ht. 18"wd	Full, vigorous
JC	40	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	#3 cont.	24"ht. 24"wd	Full, vigorous
TM	31	<i>Taxus x media 'Densiformis'</i>	Dense Yew	#3 cont.	18"ht. 18"wd	Full, vigorous
TO	6	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Arborvitae	#3 cont.	36"ht. 18"wd	Full, vigorous
TW	13	<i>Thuja occidentalis 'Woodwardii'</i>	Woodward Arborvitae	#3 cont.	18"ht. 18"wd	Full, vigorous
DECIDUOUS SHRUB						
CL	11	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	#3 cont.	18"ht. 18"wd	Full, vigorous
CS	20	<i>Cornus sericea var. 'Bergeson'</i>	Bergeson Dogwood	#3 cont.	24"ht. 24"wd	Full, vigorous
HP	12	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea	#3 cont.	24"ht. 24"wd	Full, vigorous
HQ	5	<i>Hydrangea quercifolia 'Snow Queen'</i>	Oakleaf Hydrangea	#3 cont.	24"ht. 24"wd	Full, vigorous
IL	15	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	#3 cont.	24"ht. 24"wd	Full, vigorous, 1 M to 3 F
IV	31	<i>Ilea virginica 'Little Henry'</i>	Little Henry Sweetspire	#3 cont.	18"ht. 18"wd	Full, vigorous
RA	37	<i>Rhus aromatica 'Gra-Low'</i>	Gra-Low Fragrant Sumac	#3 cont.	12"ht. 18"wd	Full, vigorous
RO	12	<i>Rosa 'Carefree Sunshine'</i>	Carefree Sunshine Rose	#3 cont.	24"ht. 24"wd	Full, vigorous
SJ	15	<i>Spiraea japonica 'Magic Carpet'</i>	Magic Carpet Spirea	#3 cont.	12"ht. 18"wd	Full, vigorous
SM	15	<i>Syringa meyeri 'Palbin'</i>	Meyer Lilac	#3 cont.	24"ht. 24"wd	Full, vigorous
ORNAMENTAL GRASS						
CA	16	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#3 cont.		Full, vigorous
PV	26	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Switchgrass	#3 cont.		Full, vigorous
GROUNDCOVER						
JS	21	<i>Juniperus chinensis sargentii 'Viridis'</i>	Green Sargent Juniper	#3 cont.		4" on center
LS	150	<i>Liriope spicata</i>	Creeping Liriope	quart		12" on center
PERENNIAL / ANNUAL COLOR						
CE	27	<i>Geranium 'Rozanne'</i>	Hardy Geranium	#1 cont.		
HO	13	<i>Hosta 'Guacamole'</i>	Guacamole Hosta	#1 cont.		
SA	33	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	#1 cont.		
ANN	95	Annual Color (varies)		4" pot		12" on center



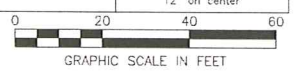
NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

PERMANENT SOD BLEND
 90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
 REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL
 10% KENTUCKY BLUEGRASS (POA PRATENSIS)
 MIDNIGHT, RUBY II, MIDRON VARIETIES OR EQUAL
 98% PURITY AND 85% GERMINATION
 95% WEED FREE



SHRUB PLANTING
N.T.S.



Chick-fil-A
 5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

1815 South Meyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731



STORE #3352
 MADISON
 S08C

432 S. GAMMON ROAD
 MADISON, WISCONSIN

SHEET TITLE
 LANDSCAPE
 PLAN

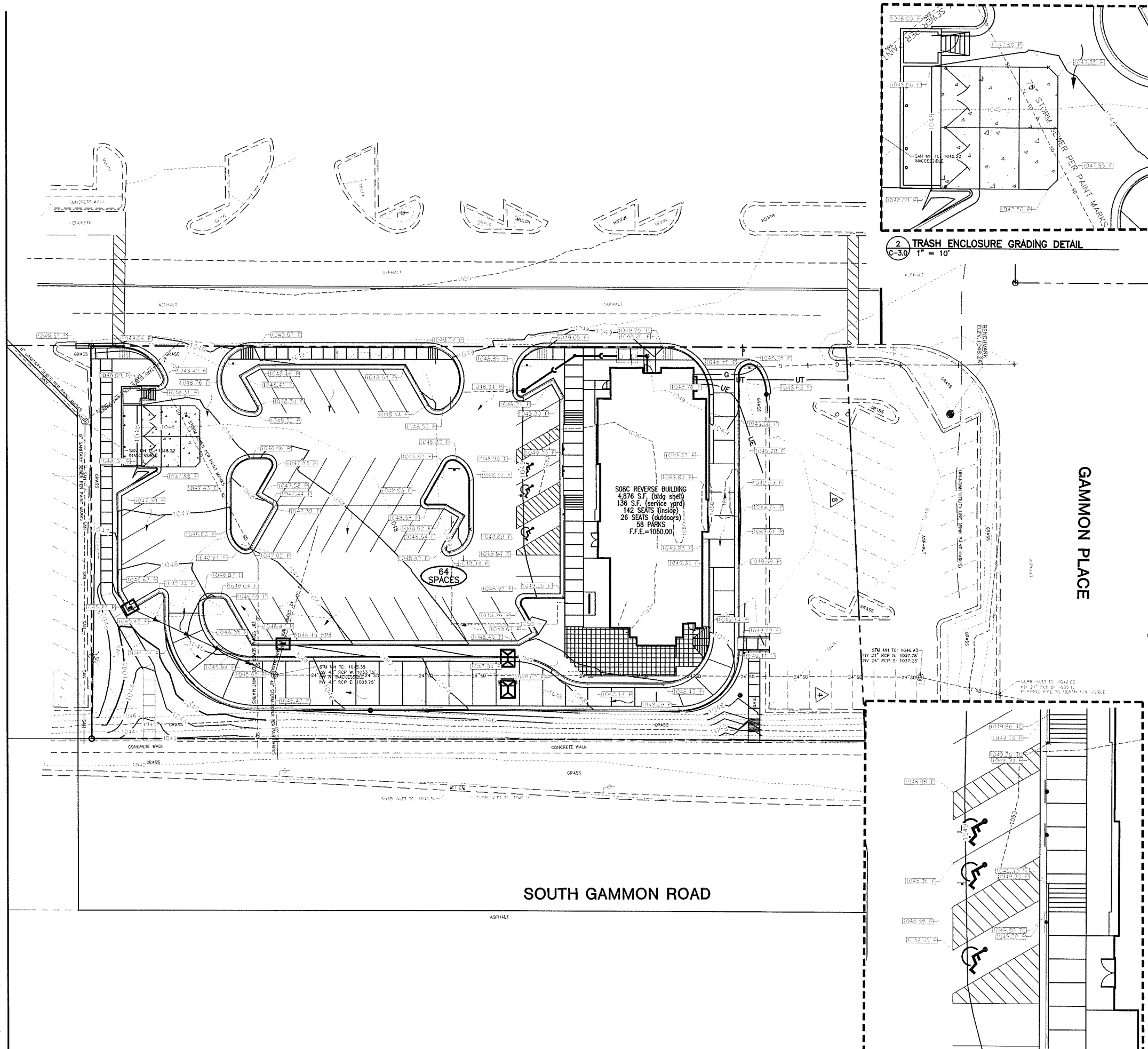
DWG EDITION 07.1
 REVISION -

Job No. : 073820
 Store : 3352
 Date : 2/11/14
 Drawn By : DLH
 Checked By: EJU

Sheet

L-1.0

Layout Tab Name: C-3.0, Images: buildable area CFA.jpg, MAPS.jpg, Xrefs: 01-3352-P.dwg, 01-3352-X.dwg, 01-3352-TBLK.dwg
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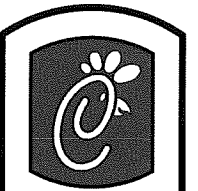
GRADING LEGEND

	EXISTING BOUNDARY
	PROPOSED BOUNDARY
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED STORM SEWER
	PROPOSED UNDERDRAIN
	PROPOSED RETAINING WALL
	SPILLING CURB & GUTTER
	CATCHING CURB & GUTTER
	DIRECTION OF FLOW
	OVERLAND FLOW ROUTE
	ELEVATION AT TOP OF CURB
	ELEVATION AT TOP OF PAVEMENT
	ELEVATION AT TOP OF SLAB
	ELEVATION AT TOP OF WALK
	ELEVATION AT STRUCTURE RIM
	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED FLARED END SECTION

GRADING NOTES

1. CONTOURS SHOWN ARE FOR REFERENCE ONLY.
2. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT OR GREEN AREAS.
3. RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
4. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
5. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT SYSTEM(S). SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.
6. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.
7. FOR ALL CURB ISLANDS, CENTER OF ISLANDS SHALL BE A MINIMUM OF 6" HIGHER THAN TOP OF CURB.
8. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF INDIANAPOLIS.
9. ALL STORM SEWER SHALL BE CLASS IV REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 UNLESS INDICATED OTHERWISE. TRENCH SHALL BE BACKFILLED WITH COMPACTED CA-6.
10. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
11. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.
13. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
14. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
15. ALL DISTURBED AREAS ON-SITE SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED WITH SOD.
16. CONTRACTOR TO ENSURE THAT ACCESSIBLE PARKING SPACES AND ACCESS AISLES ARE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS IN ACCORDANCE WITH ADAAG 4.6.3.

BENCHMARK:
 THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
 IRON ROD SET - SEE DRAWING FOR LOCATION.
 ELEVATION = 1048.28'



5200 Burlington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

1815 South Meyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.486.3731



STORE #3352
 MADISON
 SOBC

432 S. GAMMON ROAD
 MADISON, WISCONSIN

SHEET TITLE
GRADING PLAN

DWG EDITION 07.1
 REVISION -

Job No. : 073820
 Store : 3352
 Date : 2/04/14
 Drawn By : JAC
 Checked By: JLG

Sheet
C-3.0

SANITARY STRUCTURE TABLE			
STRUCTURE ID	DESCRIPTION	RIM	INVERT
1.0	External Drop Mahole	1049.47	6" EX = 1040.65 (S) 6" = 1044.43 (NW)
1.1	Clean Out	1049.39	6" = 1044.70 (N) 6" = 1044.70 (SE)
1.2	Clean Out	1049.26	6" = 1044.92 (E) 6" = 1044.92 (S)

CONTRACTOR TO FIELD VERIFY EXISTING INVERT

UTILITY PLAN LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- PROPOSED GAS
- PROPOSED TELEPHONE

- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED LIGHT POLE
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- PROPOSED SANITARY STRUCTURE CALLOUT
- PROPOSED STORM STRUCTURE CALLOUT
- PROPOSED UTILITY LAYOUT CALLOUT
- PROPOSED UTILITY CROSSING CALLOUT

UTILITY NOTES

- MADISON GAS AND ELECTRIC WILL INSTALL THE GAS METER. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE GAS COMPANY AND MARKING THE LOCATION OF THE METER. METER MAY NOT BE CLOSER THAN 3 FEET FROM ANY ELECTRICAL POWER SOURCE.
- CONTRACTOR TO FURNISH AND INSTALL (1)-4" SCHEDULE 40 PVC CONDUIT AND PULL ROPE FOR TELEPHONE SERVICE FROM PROPERTY LINE TO THE BUILDING. CONTRACTOR TO FURNISH 4'X4'X8" SERVICE BOARD PRIOR TO AT&T COMING TO SITE FOR INSTALLATION. CONTRACTOR TO FURNISH #6 GROUND.
- PRIMARY ELECTRICAL SERVICE TO BE PROVIDED BY ALLIANT ENERGY AND LIGHT COMPANY FROM RIGHT-OF-WAY TO TRANSFORMER PAD.
- CONTRACTOR TO FURNISH AND INSTALL (2)-4" SCHEDULE 40 PVC CONDUITS AND BURY IN A 36" DEEP TRENCH SUCH THAT TOP OF CONDUIT IS MINIMUM OF 30" BELOW FINISHED GRADE.
- ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF MADISON UTILITIES DEPARTMENT.
- ALL SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR-35, CONFORMING TO ASTM D-3034, UNLESS INDICATED OTHERWISE.
- ALL WATER MAIN CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF MADISON UTILITY DEPARTMENT. ALL WATER MAIN SHALL BE CONSTRUCTED OF PRESSURE CLASS 350 DUCTILE IRON PIPE.
- ALL FITTINGS, BENDS, HYDRANTS, AND ALL JOINTS SHALL BE PROPERLY BRACED BY MEANS OF RESTRAINED JOINT ASSEMBLIES AS FOLLOWS:
 - ALL MECHANICAL JOINT FITTINGS, BENDS AND HYDRANTS SHALL BE PROPERLY ANCHORED BY MEANS OF EBAA SERIES 1100 "MEGALUG" MECHANICAL JOINT RESTRAINTS.
 - ALL PUSH-ON JOINTS SHALL BE PROPERLY ANCHORED BY MEANS OF EBAA SERIES 1700 "MEGALUG" RESTRAINT HARNESSES OR APPROVED EQUAL.
- CONTRACTOR TO COORDINATE SHUTDOWN OF ALL WATER MAINS WITH THE CITY OF MADISON UTILITY DEPARTMENT. CITY SHALL BE GIVEN 5 WORKING DAYS NOTICE.
- CONTRACTOR SHALL ADJUST EXISTING STRUCTURES TO MEET FINAL GRADE.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
- PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
- ALL PROPOSED PIPE CONNECTIONS TO EXISTING OR PROPOSED MANHOLES SHALL CONFORM TO ASTM-C923.
- WHERE PROPOSED SEWER CROSSES ABOVE A WATERMAIN, PROPOSED SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE FOR A MINIMUM OF 10' ON EITHER SIDE OF CROSSING.

LAYOUT NOTES

- PRESSURE CONNECTION TO EXISTING WATER SERVICE WITH VALVE AND VALVE VAULT
- 6" D.I. COMBINED FIRE PROTECTION/DOMESTIC WATER SERVICE CONNECT TO BUILDING WATER SERVICE (COORDINATE WITH PLUMBING PLANS)
- PROPOSED GAS SERVICE (SEE NOTE 1)
- COORDINATE GAS METER INSTALLATION WITH GAS COMPANY
- UNDERGROUND PRIMARY TELEPHONE SERVICE (SEE NOTE 2)
- UNDERGROUND SECONDARY ELECTRIC SERVICE (SEE NOTE 3)
- GREASE INTERCEPTOR (1,000 GALLON)



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
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UTILITY CROSSINGS

- A** BOTTOM OF PROPOSED 6" SAN = 1044.6
TOP OF PROPOSED 6" WTR = 1043.5

BENCHMARK:

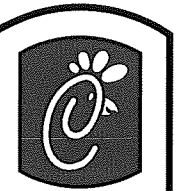
THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
IRON ROD SET - SEE DRAWING FOR LOCATION.

ELEVATION = 1048.28'

SOUTH GAMMON ROAD

133' PUBLIC RIGHT-OF-WAY
HERETOFORE DEDICATED

Layout Tab Name: C-4.0; Images: buildable area CFA.jpg; MAPS.jpg; Xrefs: 01-3352-P.dwg; 01-3352-X.dwg; 01-3352-TBLK.dwg
 Last Saved By: cebulski; 2/4/2014 6:19:15 PM
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Chick-fil-A

5200 Burlington Rd.
Atlanta, Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

1815 South Meyers Road
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630.424.9080
FAX: 630.495.3731



STORE #3352
MADISON
S08C

432 S. GAMMON ROAD
MADISON, WISCONSIN

SHEET TITLE
UTILITY
PLAN

DWG EDITION 07.1
REVISION

Job No. : 073820

Store : 3352

Date : 2/04/14

Drawn By : JAC

Checked By: JLG

C-4.0

S08 V8 Building C - Reverse | Exterior Elevations



West Towne FSU, Madison, WI – Store # 03352

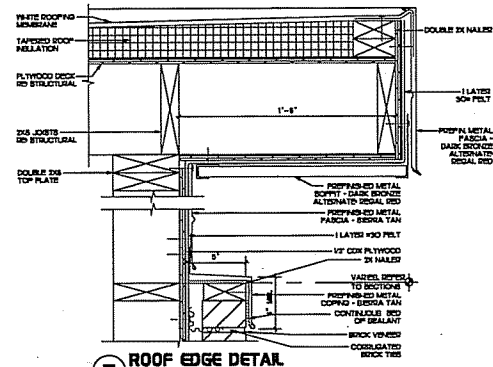


S08 V8 Building C - Reverse | Exterior Elevations

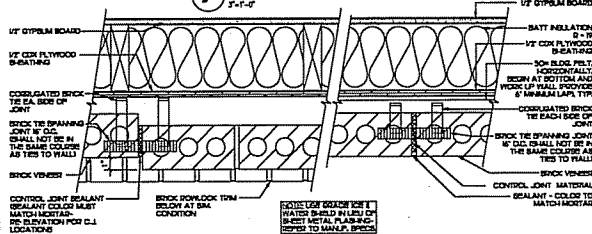


West Towne FSU, Madison, WI – Store # 03352





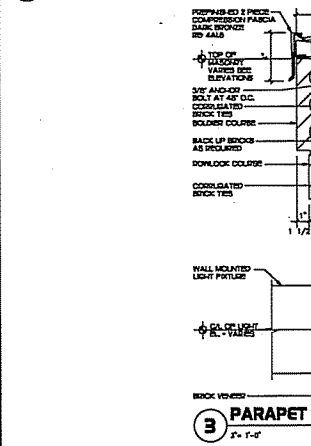
7 ROOF EDGE DETAIL
3/4" = 1'-0"



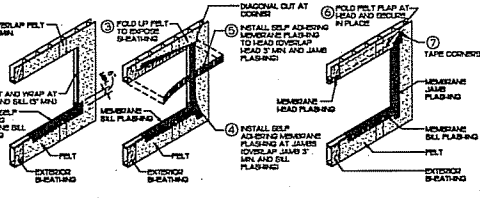
5 BRICK PLASTER DETAIL
3/4" = 1'-0"



4 BRICK CONTROL JOINT DETAIL
3/4" = 1'-0"



3 PARAPET DETAIL
3/4" = 1'-0"

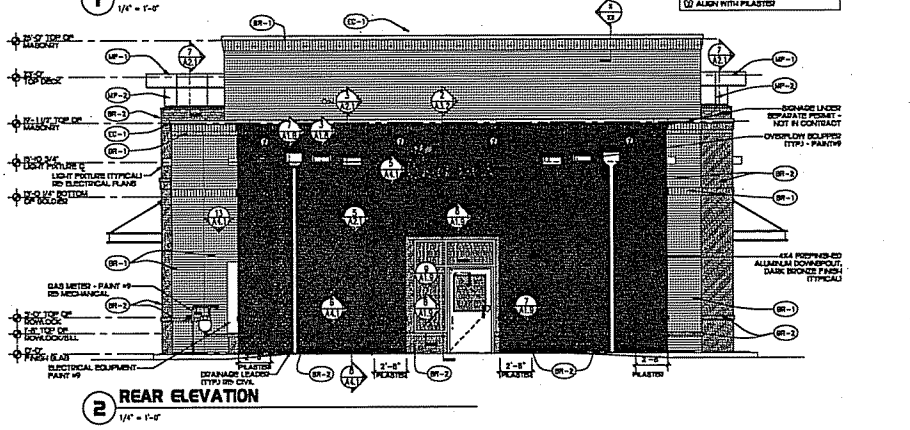


6 STOREFRONT FLASHING
NOT TO SCALE

EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & EXTERIOR ELEVATIONS			
(E1)	BRICK #1 (MODULAR SET) GENERAL BRICK BRICK - RED VELVET ACME EQUIVALENT - CEMSON	(A1)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE 3'-4" LENGTH x 3'-0" DEPTH
(E2)	BRICK #2 (MODULAR SET) GENERAL BRICK BRICK - SEVERSTONE ACME EQUIVALENT - MYSON BLED 1	(A2)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE 3'-4" LENGTH x 3'-0" DEPTH
(E3)	STICKERITE TEX - TEX 44 COLOR - DARK BRONZE (WHITE)	(A3)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE 6'-0" LENGTH x 4'-4" DEPTH
(E4)	PARAPET WALL COPING DURALAST EXCEPTIONAL METALS - COLOR - DARK BRONZE	(A4)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE 7'-4" LENGTH x 4'-4" DEPTH
(E5)	ALUMINUM FASCIA & SILL DURALAST EXCEPTIONAL METALS - COLOR - DARK BRONZE (INTERMEDIATE RED)	(A5)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE 3'-11" LENGTH x 3'-0" DEPTH
(E6)	ALUMINUM FASCIA DURALAST EXCEPTIONAL METALS - COLOR - BERRA TAN	(A6)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE 3'-4" LENGTH x 3'-0" DEPTH
(E7)	PANT #1 SHEPPARD WILLIAMS - SHEP-CRKL HIGH PERFORMANCE ACETATE BRUSH COLOR - DARK BRONZE (PM-G103)	(A7)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE 3'-4" LENGTH x 3'-0" DEPTH



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

5200 Buffington Rd.
Atlanta, Georgia, 30349-2998

Revisions:

Mark	Date	By
Δ	01.24.2014	ISSUED FOR PERMITS & BID
Mark	Date	By
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Mark	Date	By
Δ		

Scale

STORE #3332
 West Towne Mall
 FSU 508
 432 S. Common Rd
 Modesto, WI 53703

SHEET TITLE
 EXTERIOR
 ELEVATIONS

VERSION: VB.6
 ISSUE DATE: 3-2014

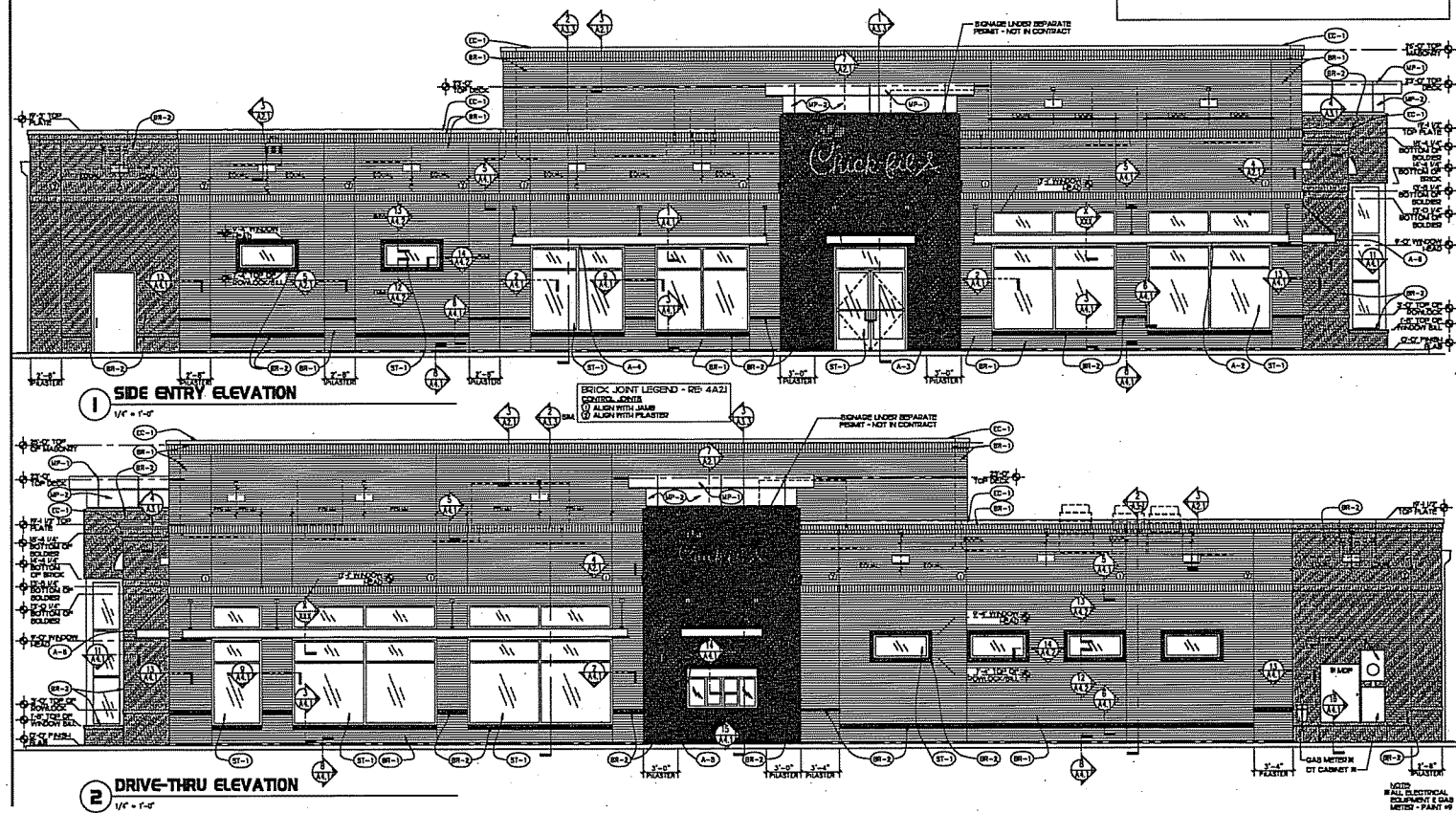
Job No.: 13-5018
 Store #: 3332
 Date: 02.26.14
 Drawn By: HSE
 Checked By: HSE


Sheet
A-2.1

SUPPLEMENTAL
FACADE MATERIAL INFORMATION -
PROVIDED BY APPLICANT

EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS			
(B-1)	BRICK # 1 (UNDOUBT SET) GENERAL BRICK - RED VELOUR KACHE EQUIVALENT - CHAMOSH	(A-1)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE - 5'-4" LENGTH x 3'-0" DEPTH
(B-2)	BRICK # 2 (UNDOUBT SET) GENERAL BRICK - BAYSTONE KACHE EQUIVALENT - APPROX BLEND 1	(A-2)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE - 5'-4" LENGTH x 3'-0" DEPTH
(S-1)	STOREFRONT FIX - VES 43 COLOR - DARK BRONZE (MATE)	(A-3)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE - 4'-0" LENGTH x 4'-4" DEPTH
(C-1)	PANAJET WALL COPING DURGLASTY EXCEPTIONAL METALS - COLOR - DARK BRONZE	(A-4)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE - 27'-0" LENGTH x 3'-0" DEPTH
(A-5)	ALUMINUM FACIA & SOFFIT DURGLASTY EXCEPTIONAL METALS - DARK BRONZE (ALTERNATE: REGAL RED)	(A-5)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE - 7'-4" LENGTH x 4'-4" DEPTH
(A-6)	ALUMINUM FACIA DURGLASTY EXCEPTIONAL METALS - COLOR - TERRA TAN	(A-6)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE - 36'-11" LENGTH x 3'-0" DEPTH
(F-1)	PAINT BY SHERWIN WILLIAMS - SHEK-CRYL HIGH PERFORMANCE ACRYLIC #MA-330 COLOR - DARK BRONZE (SMA-CLO-10)	(A-7)	ALUMINUM ANODIZED - COVERED COLOR - DARK BRONZE SEE - 5'-4" LENGTH x 3'-0" DEPTH

NOTE:





Chick-fil-e

5200 Burlington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△	01.24.2014	
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△		
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Seal

Chick-fil-e Construction

ISSUE FOR BD
DATE 3.7.2014

STORE #3332
West Towne Mall
FSU 508

432 S. Common Rd
Madison, WI 53703

SHEET TITLE
EXTERIOR
ELEVATIONS

VERSION: VB.6
ISSUE DATE: 3-2014

Job No.: 13-5018
Store #: 3332
Date: 02.26.14
Drawn By: WAC
Checked By: WAC

Sheet

A-22