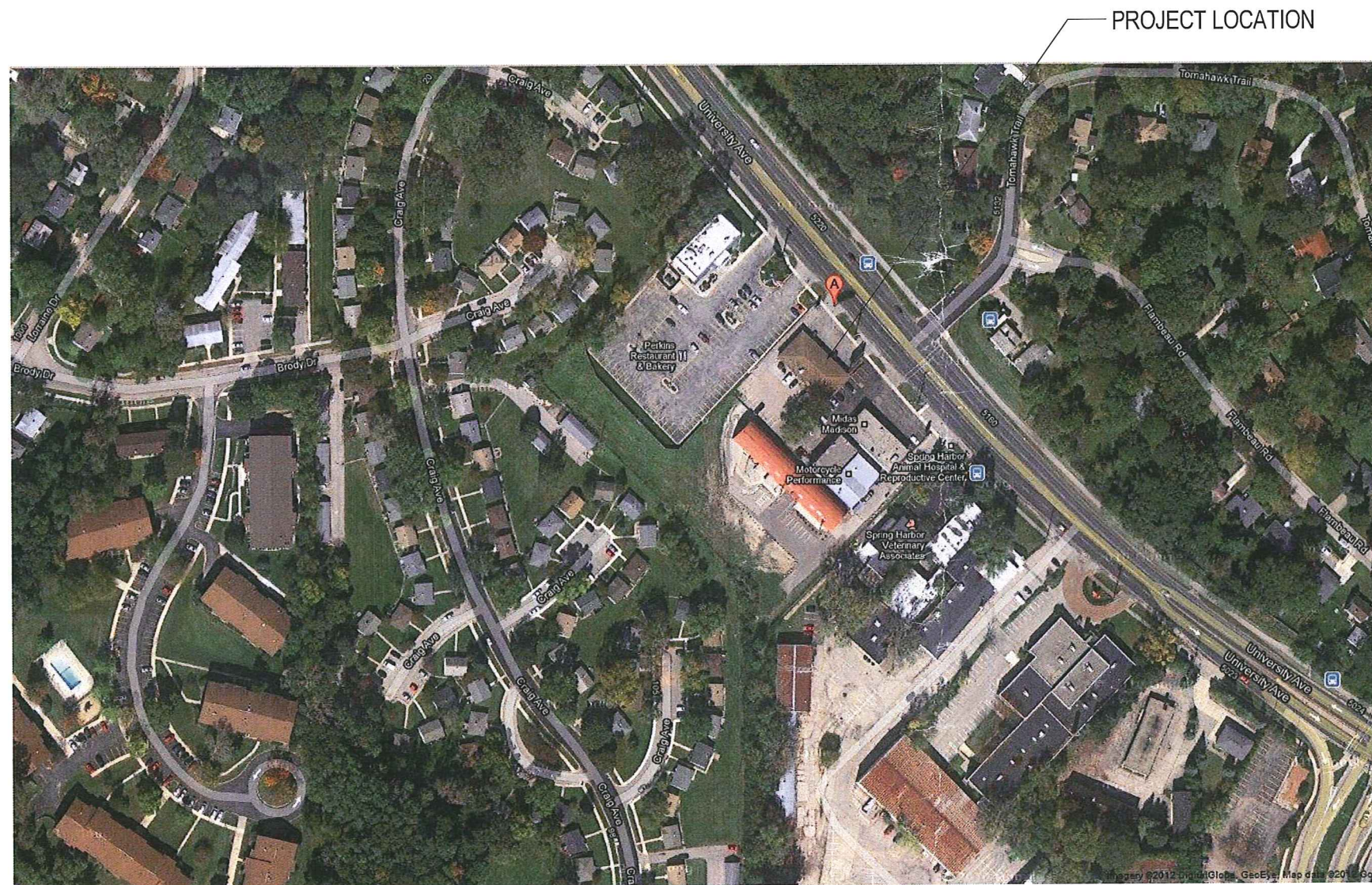


UNIVERSITY AVENUE RETAIL

5225 University Avenue,
Madison WI



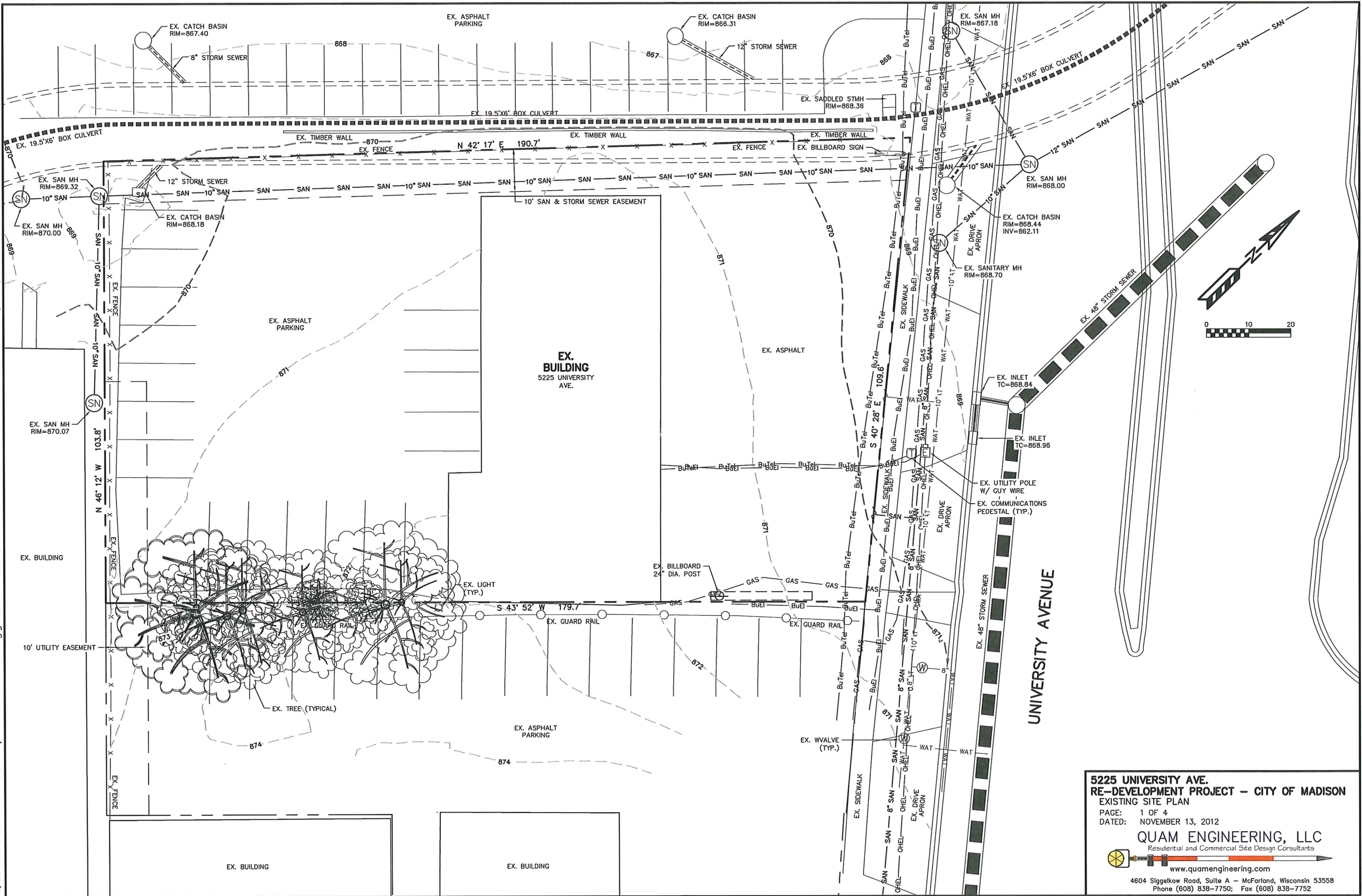
PROJECT # 12026

PLAN COMMISSION
SUBMITTAL

11/14/2012

DW-0

2



**5225 UNIVERSITY AVE.
RE-DEVELOPMENT PROJECT - CITY OF MADISON**
 EXISTING SITE PLAN
 PAGE: 1 OF 4
 DATED: NOVEMBER 13, 2012

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 Phone (608) 838-7750; Fax (608) 838-7752



UNIVERSITY AVENUE

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 5225 UNIVERSITY AVENUE
 Site acreage (total) 0.452 ACRES

Number of building stories (above grade) 1 STORY
 Building height 33'
 DILHR type of construction (new structures or additions) VB
 Total square footage of building 4,005

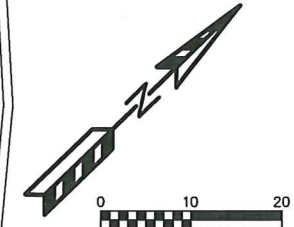
Use of property RESTAURANT
 Gross square feet of office N/A
 Gross square feet of retail area N/A
 Number of employees in warehouse N/A
 Number of employees in production N/A
 Capacity of restaurant/place of assembly T.B.D.

Number of bicycle stalls shown 5

Number of Parking stalls:

	SHOWN
Small Car	0
Large Car	24
Accessible	1
Total	25

Number of trees shown (See Landscape Plan)

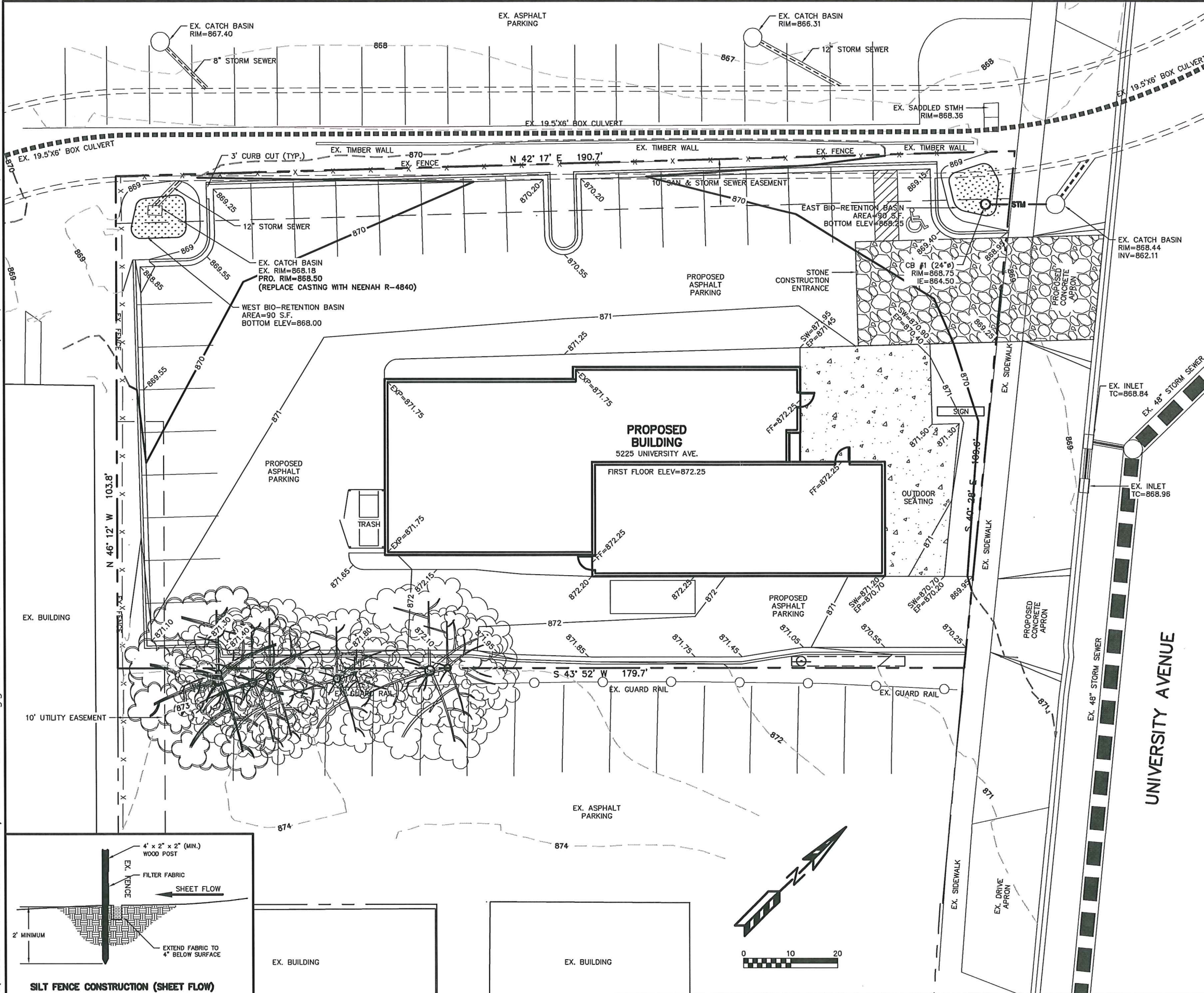


5225 UNIVERSITY AVE.
RE-DEVELOPMENT PROJECT - CITY OF MADISON
 PROPOSED SITE PLAN
 PAGE: 2 OF 4
 DATED: NOVEMBER 13, 2012

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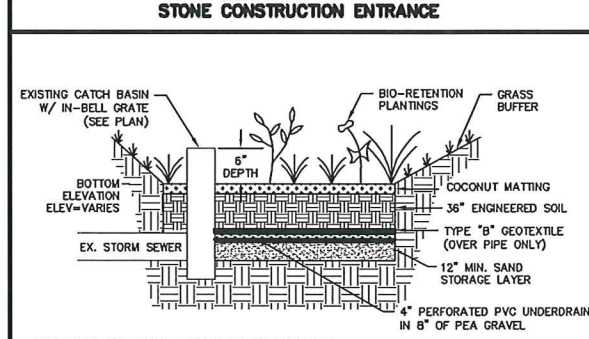
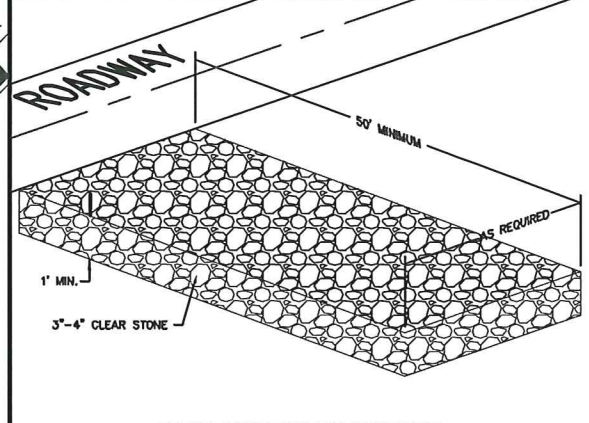
EROSION NOTES:
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:
 DECEMBER 3, 2012 INSTALL INITIAL EROSION CONTROL DEVICES.
 DECEMBER 4, 2012 - MAY 15, 2013 CONSTRUCT BUILDING AND PARKING LOT.
 MAY 16 - JUNE 15, 2013 CONSTRUCT BIO-RETENTION DEVICES AND RESTORE PERVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:
 ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUSLY DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.
 SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.
 FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%.

OWNER:
 UNIVERSITY COFFEE SHOP
 5225 UNIVERSITY AVENUE
 MADISON, WI 53711

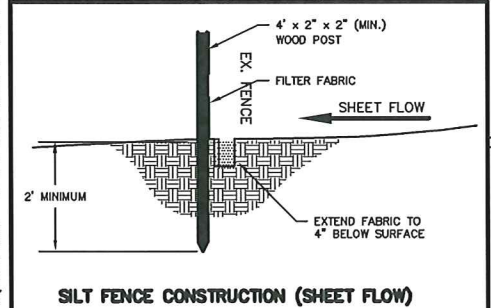
ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

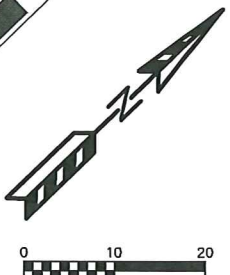
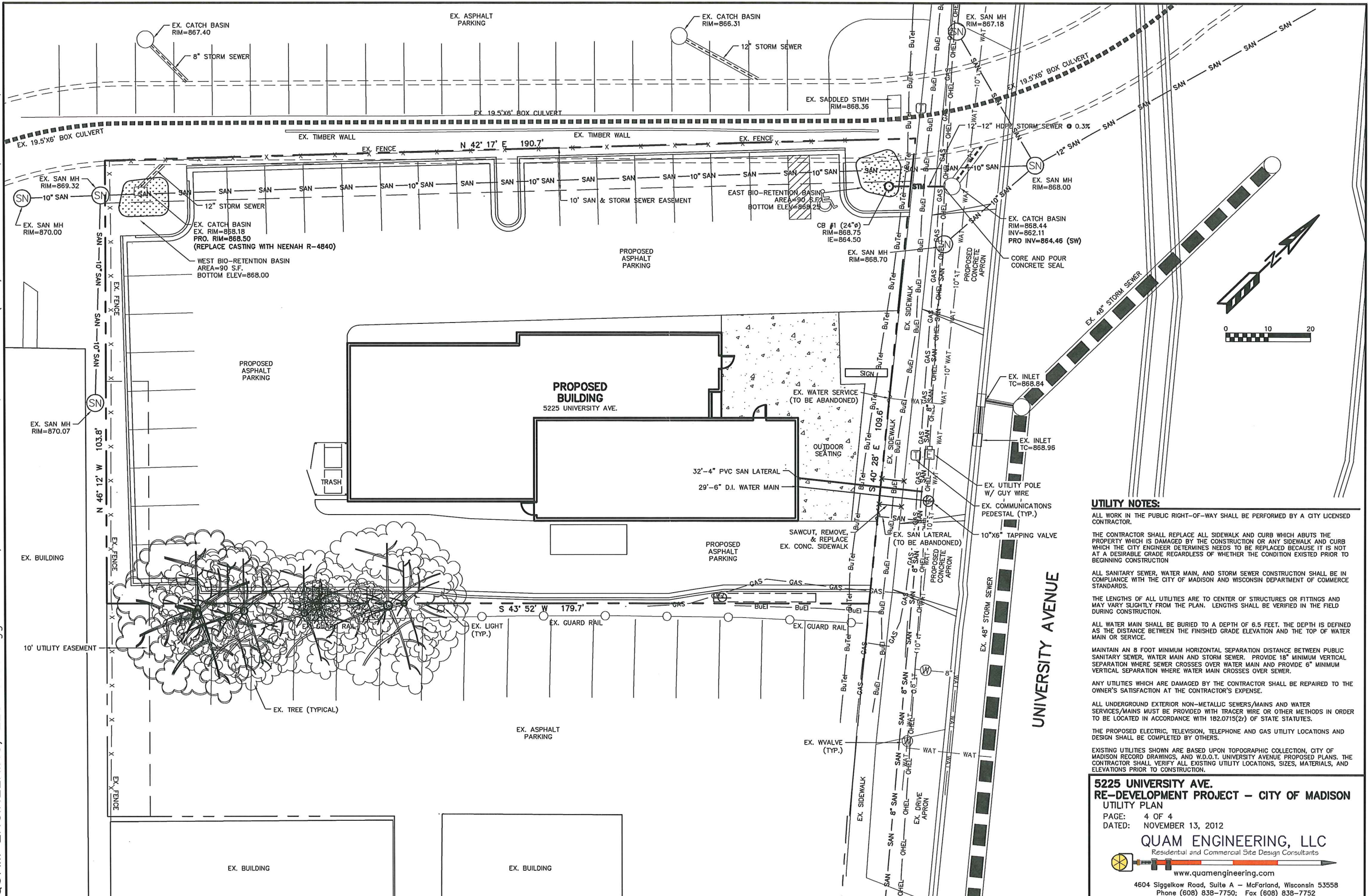


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET MWIR SPECIFICATION S100
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
 BIORETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE SHORT STATURE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.
 TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

**5225 UNIVERSITY AVE.
 RE-DEVELOPMENT PROJECT - CITY OF MADISON
 GRADING AND EROSION CONTROL PLAN**
 PAGE: 3 OF 4
 DATED: NOVEMBER 13, 2012

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UTILITY NOTES:

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.

THE CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OR ANY SIDEWALK AND CURB WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

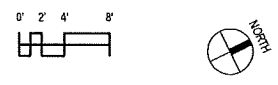
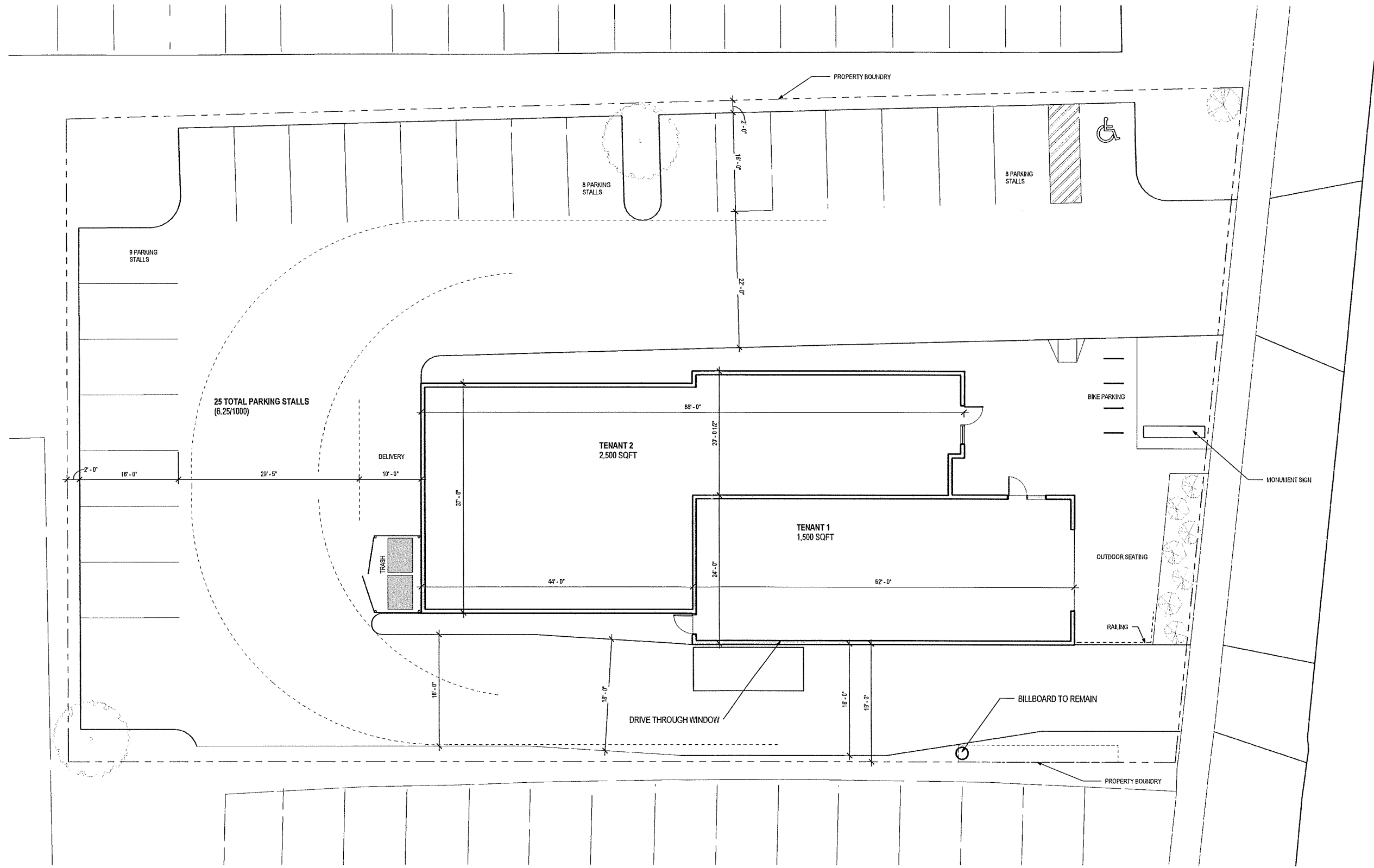
ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

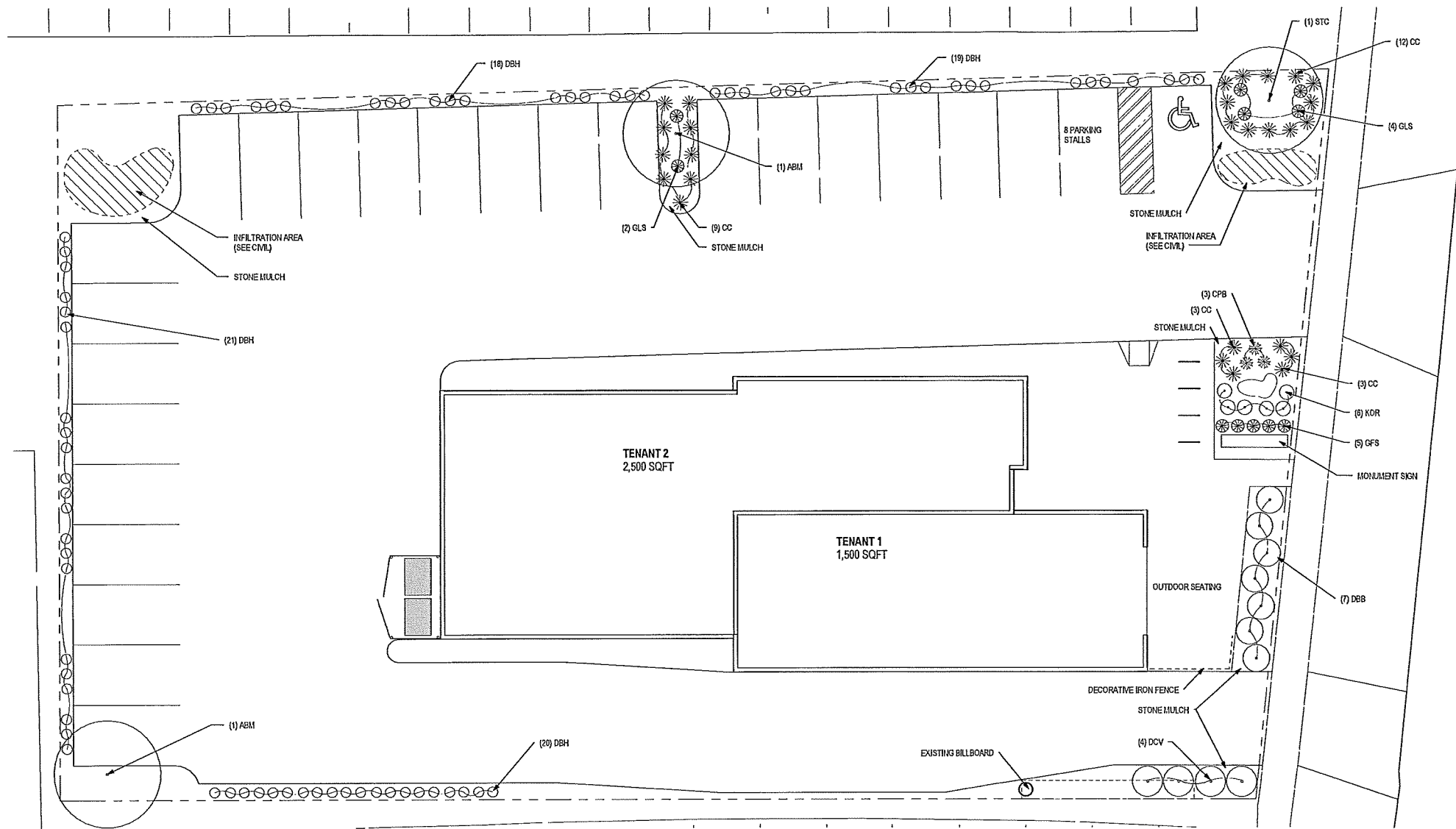
THE PROPOSED ELECTRIC, TELEVISION, TELEPHONE AND GAS UTILITY LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

EXISTING UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION, CITY OF MADISON RECORD DRAWINGS, AND W.D.O.T. UNIVERSITY AVENUE PROPOSED PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

5225 UNIVERSITY AVE. RE-DEVELOPMENT PROJECT - CITY OF MADISON
UTILITY PLAN
 PAGE: 4 OF 4
 DATED: NOVEMBER 13, 2012

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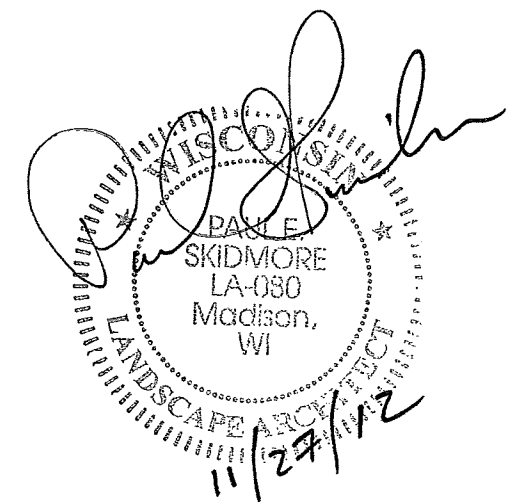




PLANT LIST				
KEY	SIZE	COMMON NAME	ROOT	QUAN.
ABM	2 1/2"	AUTUMN BLAZE MAPLE	BB	2
STC	2"	SERGEANT TINA CRAB	BB	1
CC	18"	CRANBERRY COTONEASTER	POT	27
CPB	15"	CRIMSON PIGNY BARBERRY	POT	3
DBH	18"	DWARF BUSH HONEYSUCKLE	POT	78
DCV	35"	DWARF CRANBERRY BUSH VIBURNUM	POT	4
DBB	24"	DWARF BURNING BUSH	POT	7
KDR	2 G	KNOCK OUT ROSE	CON	6
GLS	18"	GRO LOW SUMAC	POT	6
GFS	18"	GOLD FLAME SPIREA	POT	5

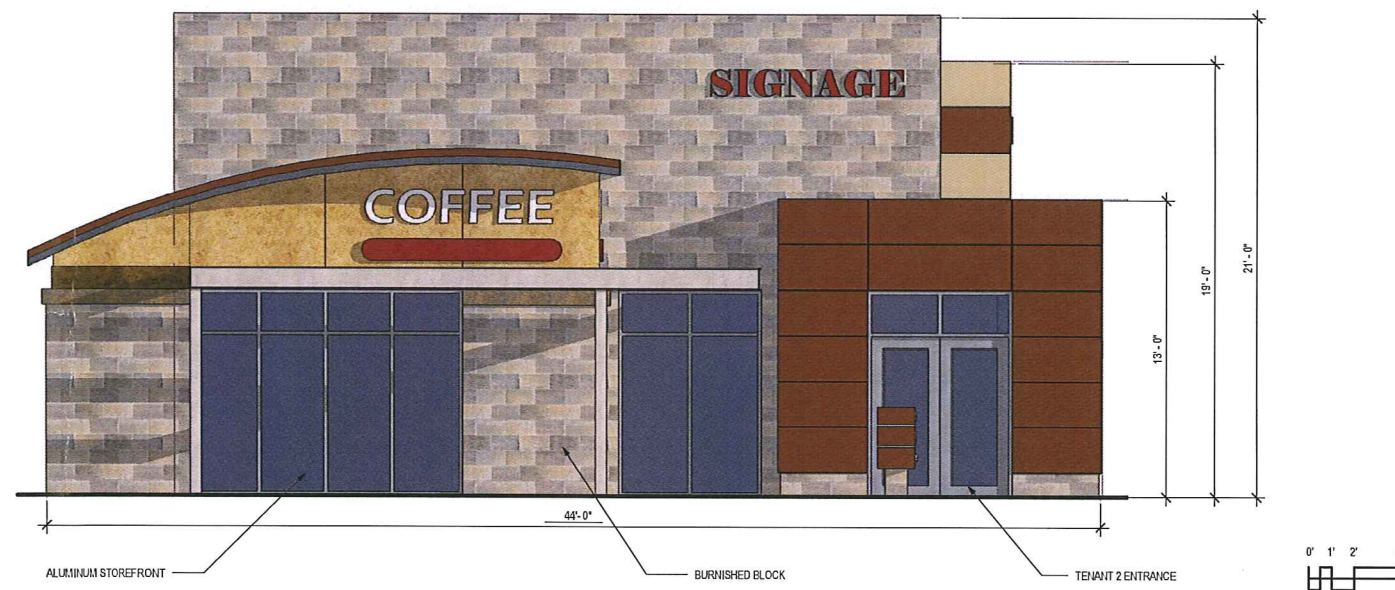
NOTES:
 1) PLANTING BEDS, PARKING LOT ISLANDS, AND AREA DESIGNATED AS "STONE MULCH" TO RECEIVE 3" OF #2 WASHED STONE OVER WEED BARRIER FABRIC

LANDSCAPE PLAN BY: PAUL SKIDMORE 13 RED MAPLE TRAIL, MADISON WI 53717 608.828.0032

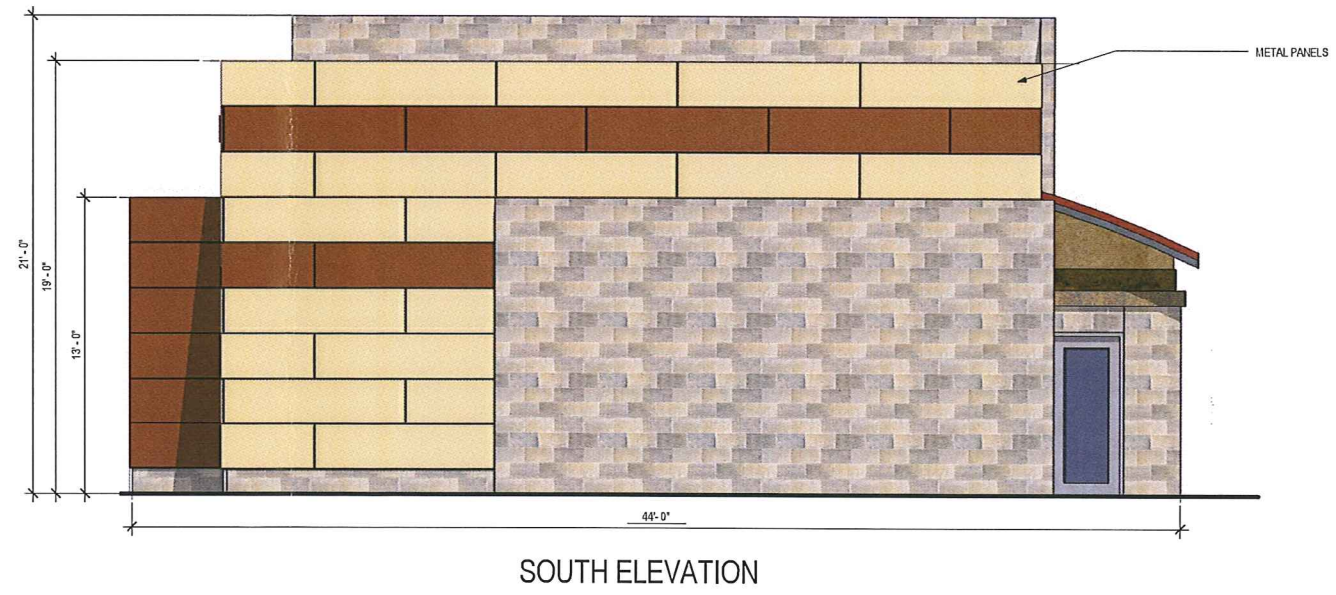




WEST ELEVATION



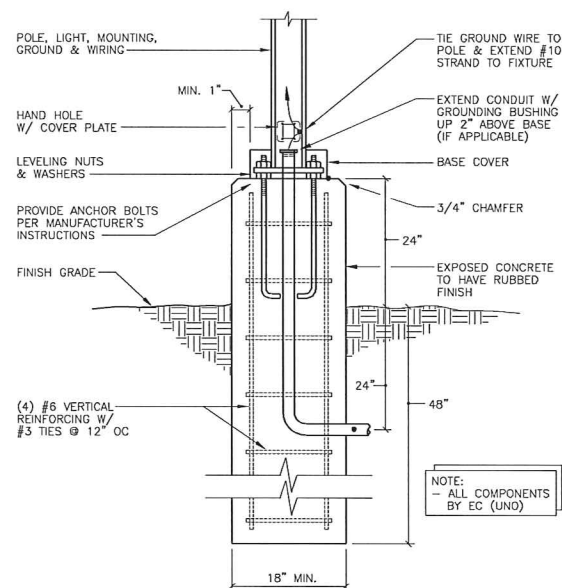
NORTH ELEVATION



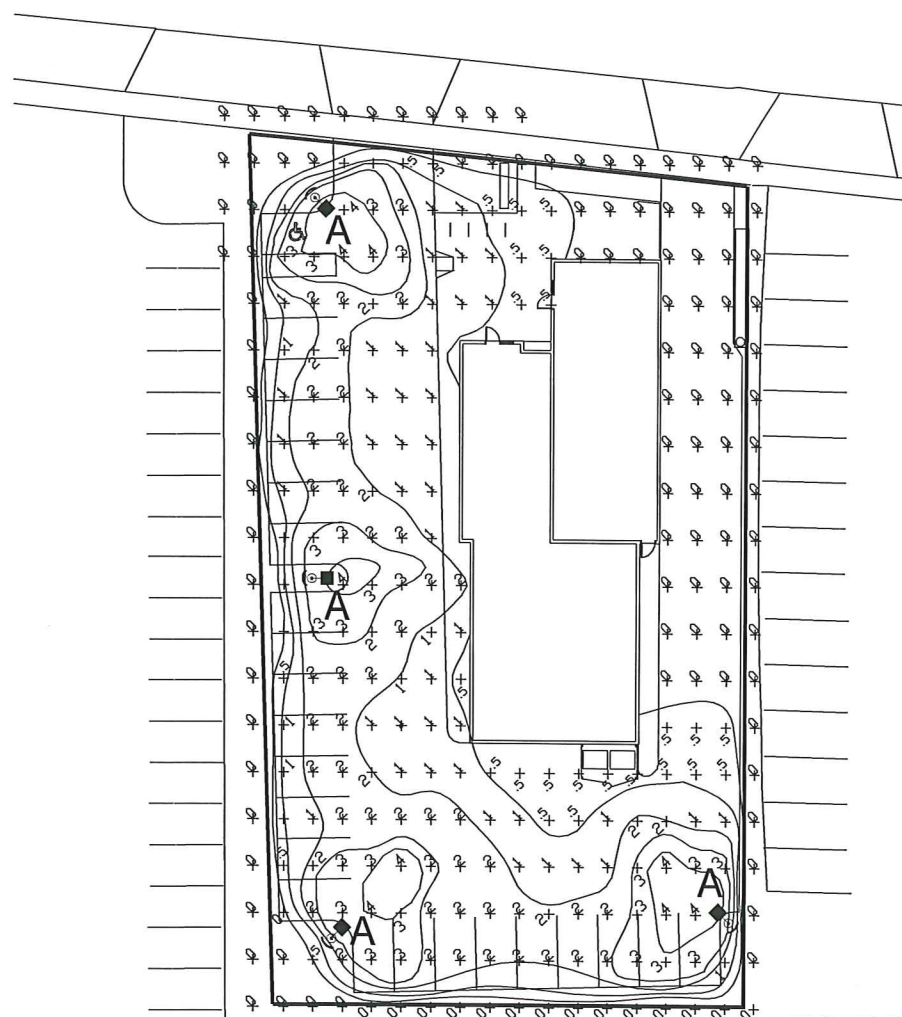


**UNIVERSITY
 AVE. RETAIL**

5225 UNIVERSITY AVE.
 MADISON, WI



2 POLE BASE DETAIL
 N.T.S.



1 SITE PLAN
 0 10' 20' 40'

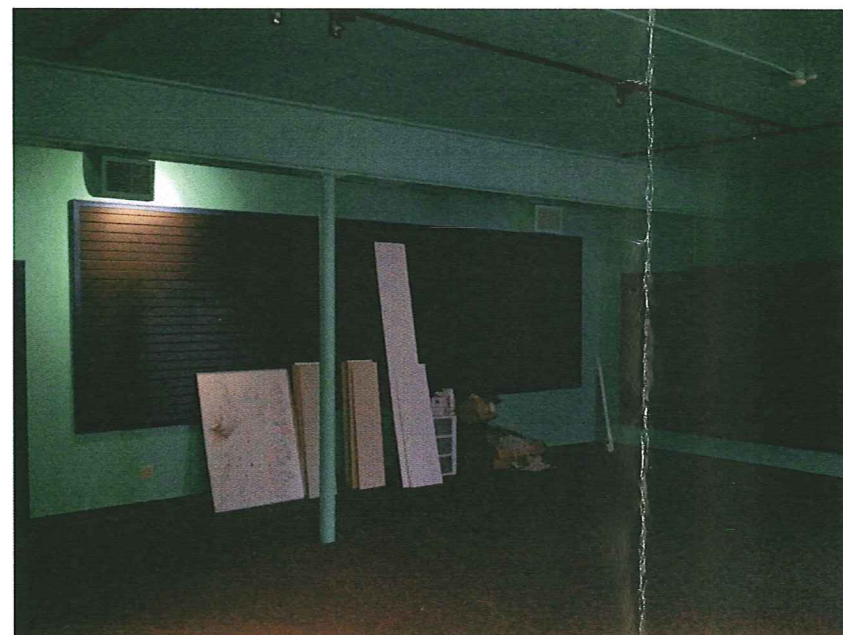
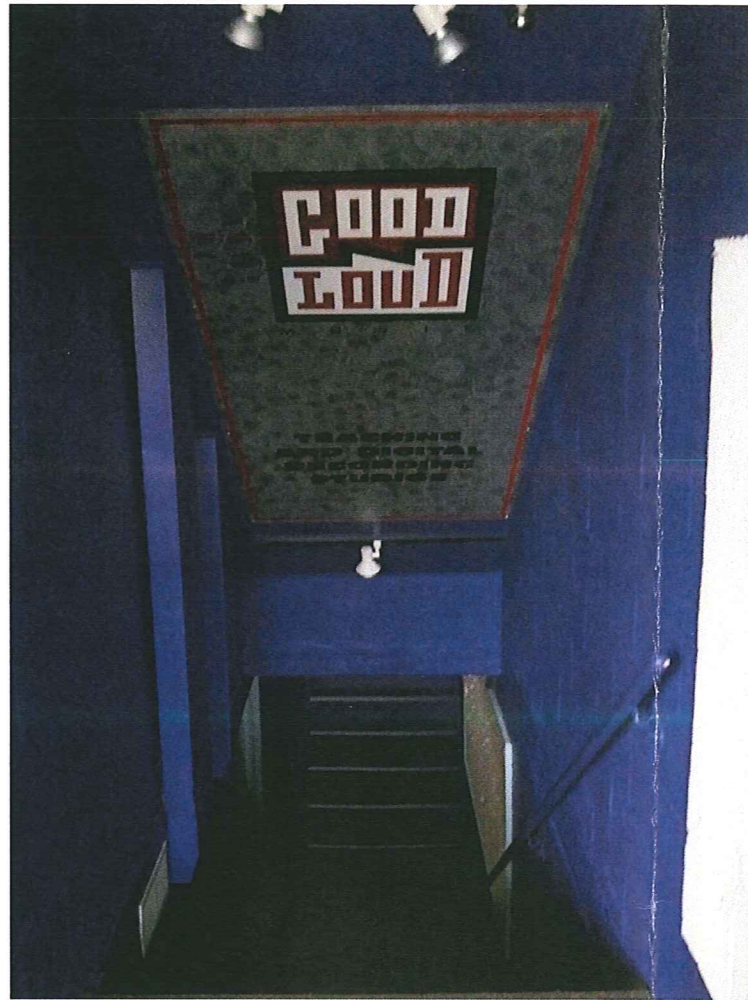
FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NO.	VOLTS	LAMPS	MT'G.	REMARKS
A	MCGRAW EDISON	CAL-250-MH-3F-MA1055	120	1-MH250/U	POLE	SINGLE HEAD TYPE III AREA FIXTURE ON 28' POLE METAL HALIDE LAMP SOURCE W/ HOUSE SIDE SHIELD

NEW PARKING LOT CALCULATIONS:			
AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	AVERAGE/MINIMUM (fc)
1.37	4.12	.45	3.04

DATE OF ISSUE:	11/12/12
REVISIONS:	
PROJECT #:	12026

**SITE LIGHTING
 PLAN**

E1.0



DIMENSION

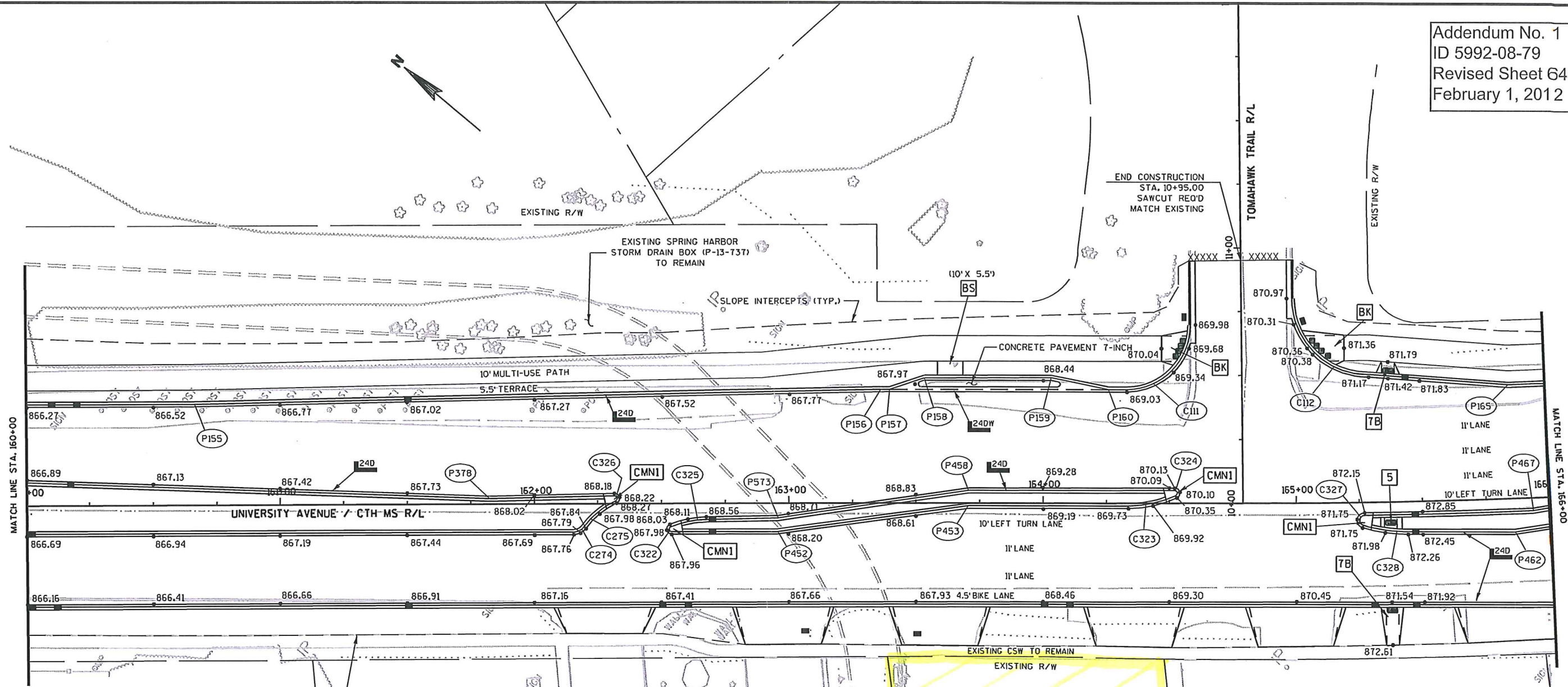
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6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionmadison.com

UNIVERSITY AVENUE RETAIL

5225 University Avenue, Madison WI

EXISTING BUILDING PHOTOS
11/14/2012
12026

Addendum No. 1
 ID 5992-08-79
 Revised Sheet 64
 February 1, 2012



+28 RT 30' C.E. CONC. APRON +98 RT 30' C.E. CONC. APRON +59 RT 30' C.E. CONC. APRON +36 RT 30' C.E. CONC. APRON +00 RT 30' C.E. CONC. APRON +83 RT 62' C.E. (COMBINED) CONC. APRON

- LEGEND**
- XXXXX SAWCUT
 - CURB RAMP DETECTABLE WARNING FIELD (SEE S.D.D.)
 - PROPOSED INLET
 - CONCRETE CURB & GUTTER 'XX'-INCH TYPE X (SEE S.D.D.)
 - CURB RAMP TYPE 'X' (SEE S.D.D.)
 - CURB RAMP TYPE BIKE (SEE DETAIL)
 - CONCRETE MEDIAN SLOPED NOSE TYPE 1 (SEE S.D.D.)
 - CONCRETE MEDIAN SLOPED NOSE TYPE 2 (SEE S.D.D.)
 - BUS STOP PAD (SEE DETAIL)

5225
University
Avenue