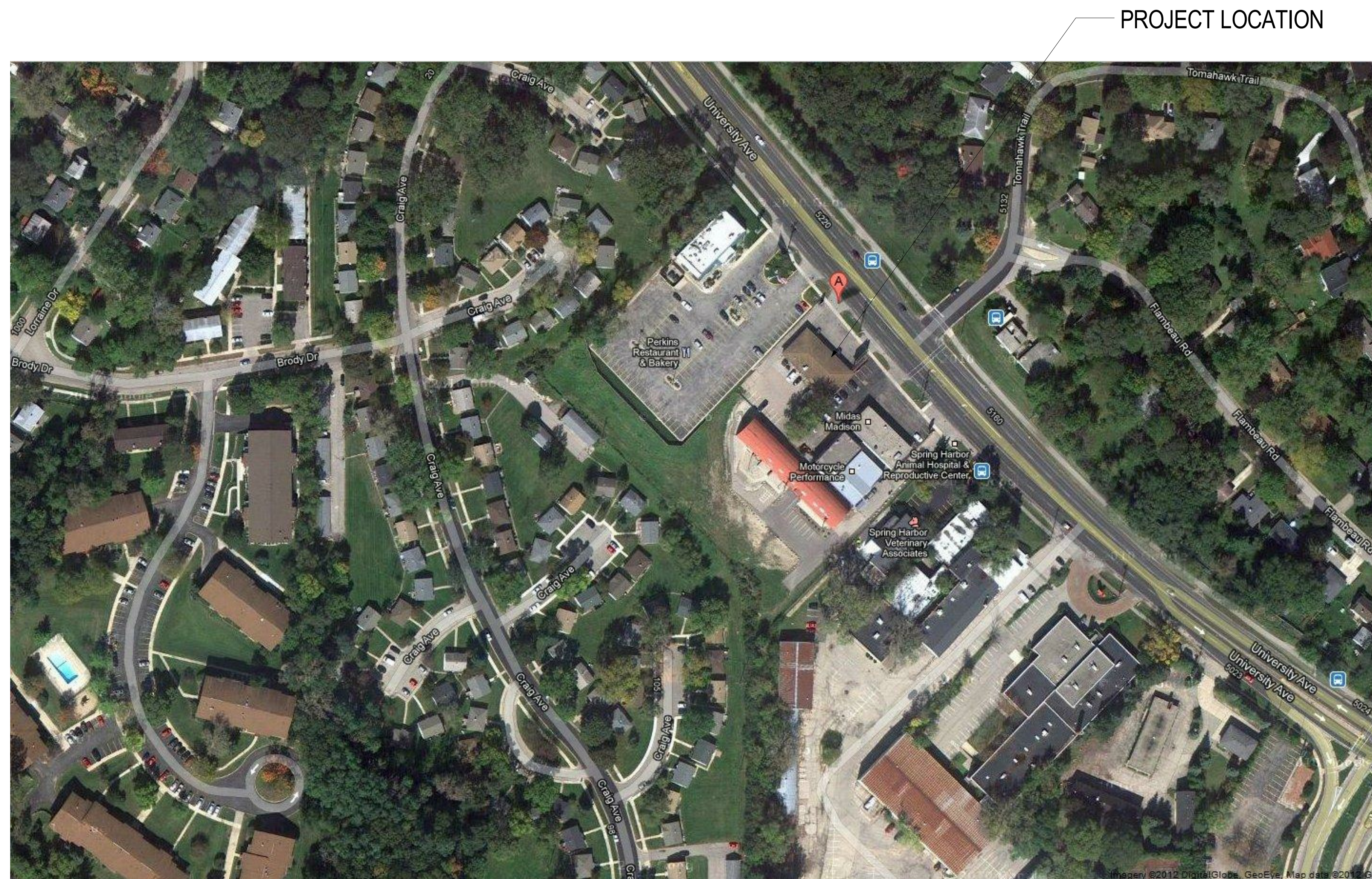
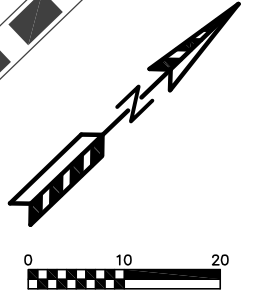


UNIVERSITY AVENUE RETAIL

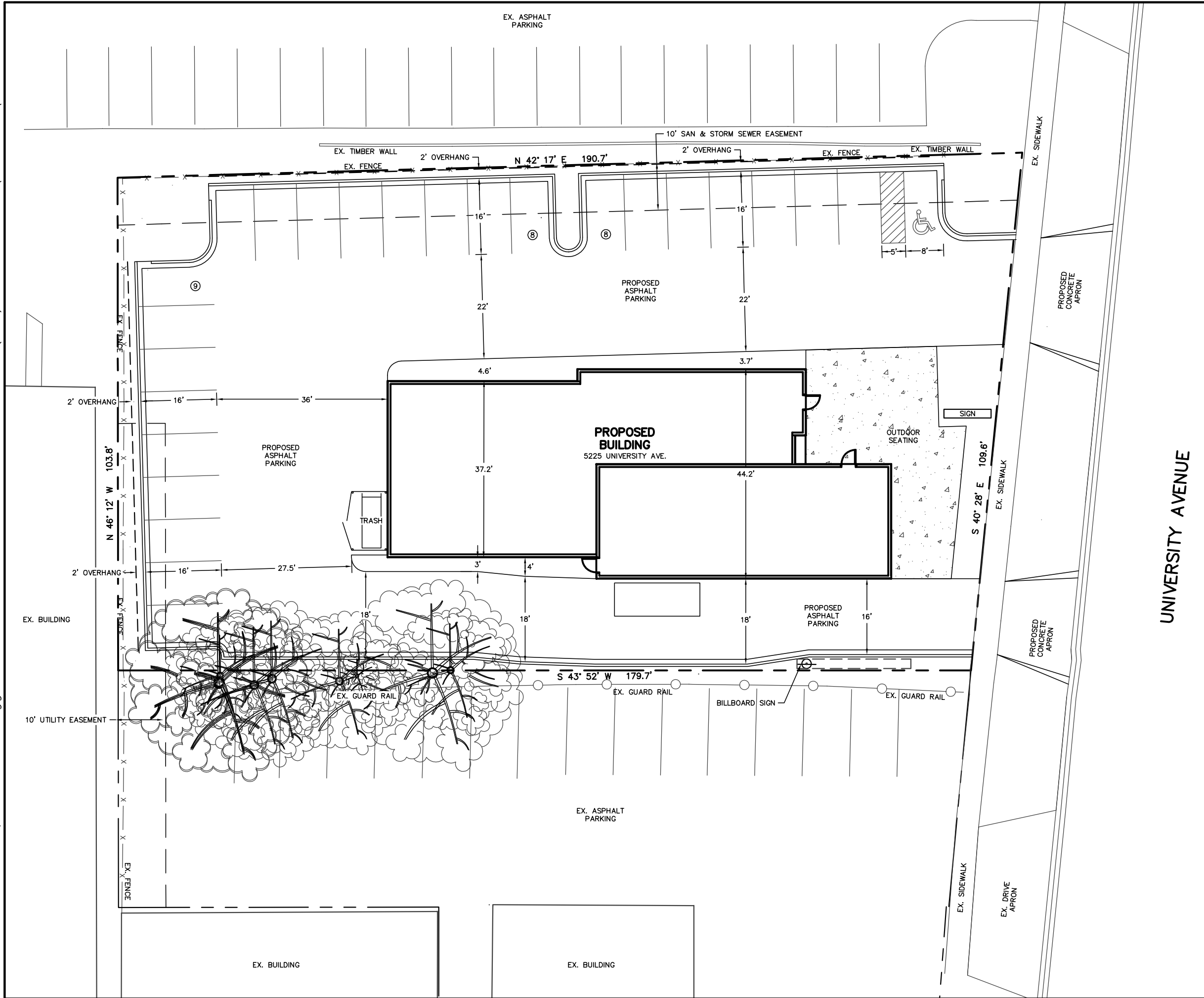
5225 University Avenue,
Madison WI





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

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



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

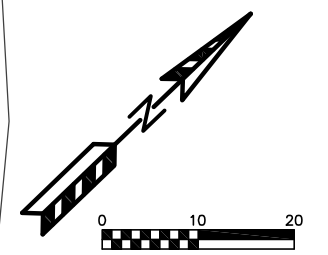
Use of property RESTAURANT
 Gross square feet of office N/A
 Gross square feet of retail area N/A
 Number of employees in warehouse N/A
 Number of employees in production N/A
 Capacity of restaurant/place of assembly T.B.D.

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)



UNIVERSITY AVENUE

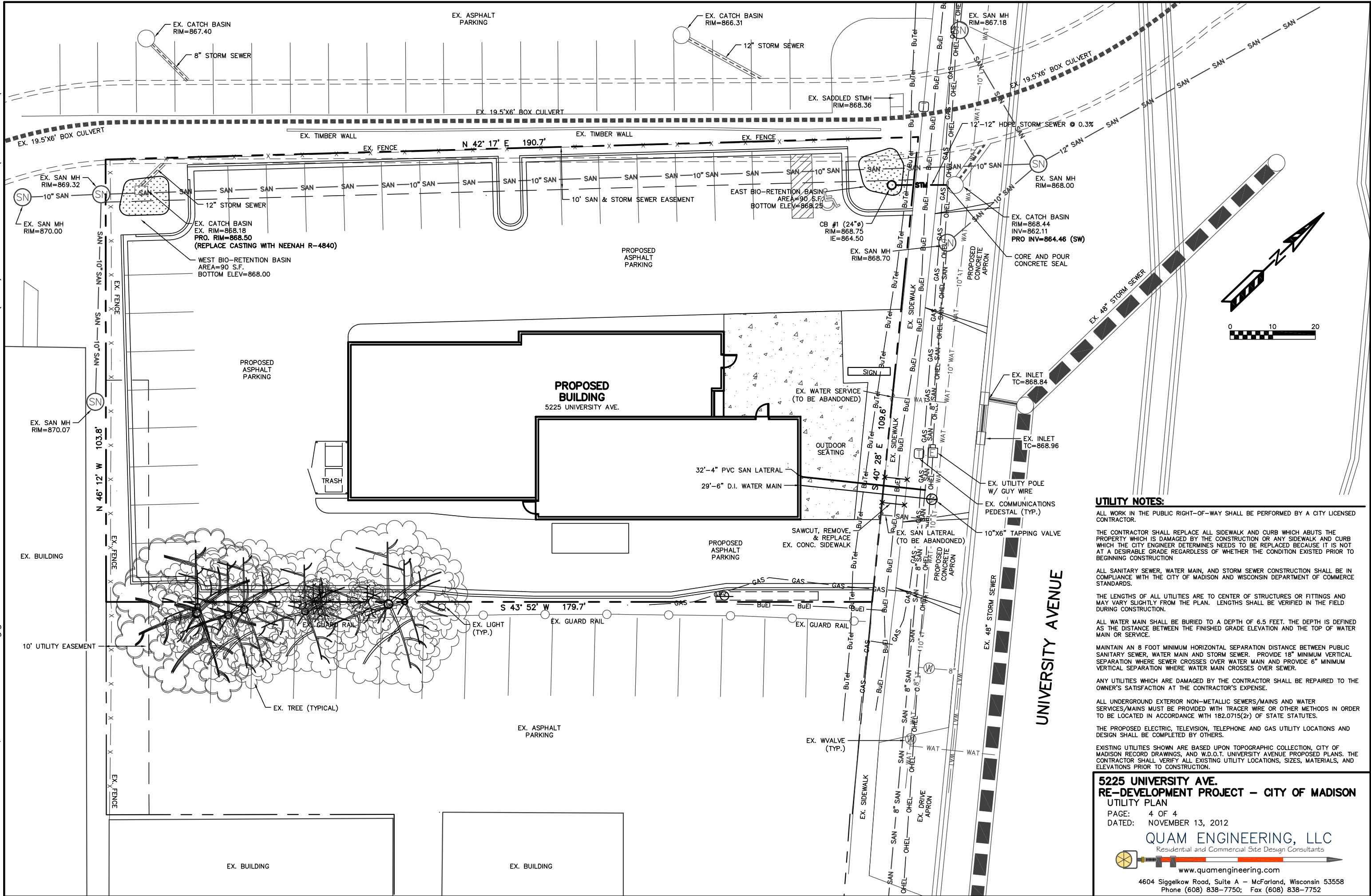
**5225 UNIVERSITY AVE.
 RE-DEVELOPMENT PROJECT - CITY OF MADISON
 PROPOSED SITE PLAN**

PAGE: 2 OF 4
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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.

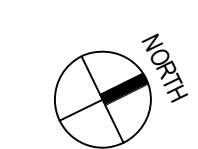
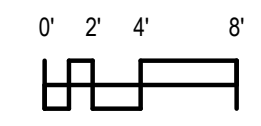
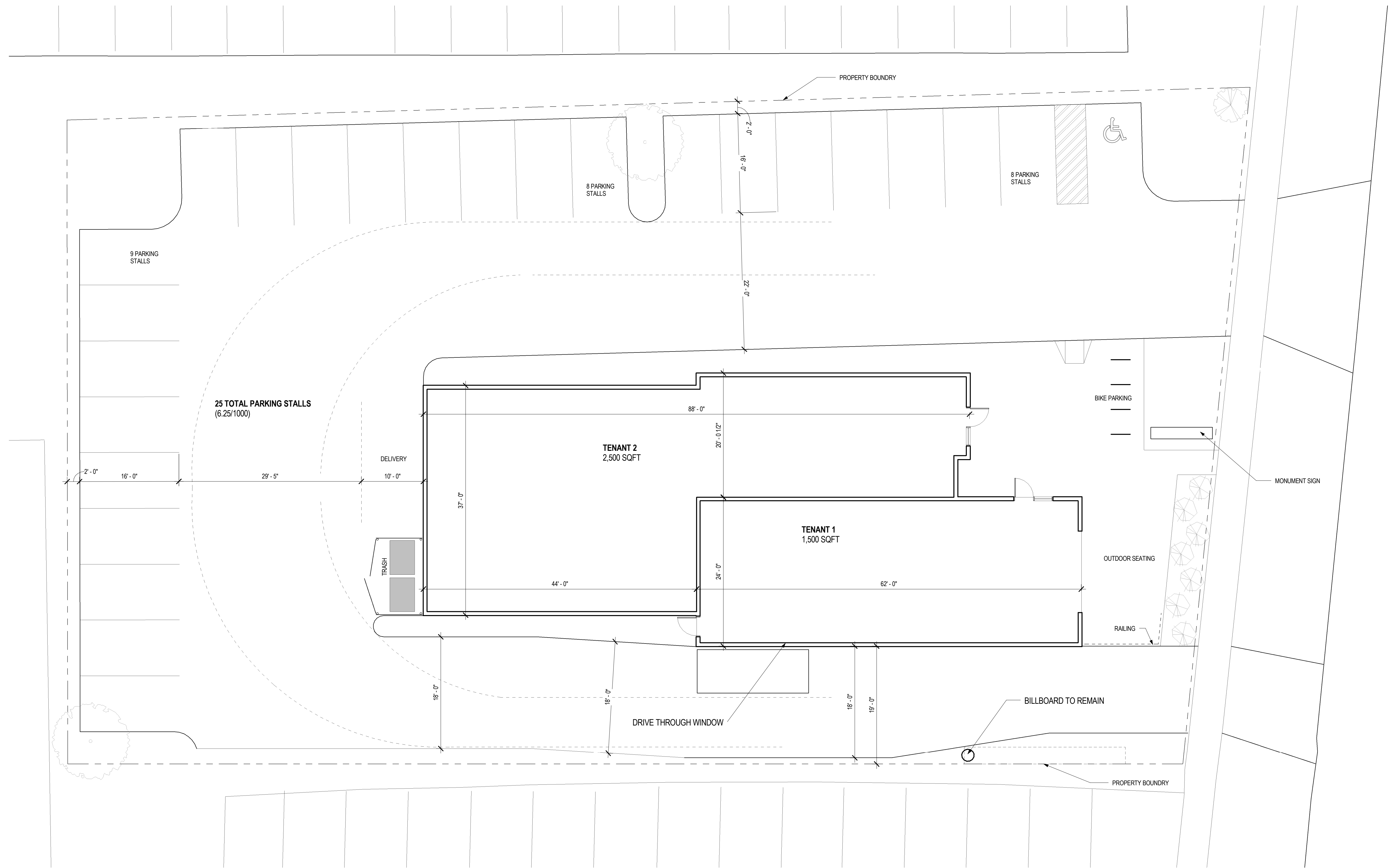
EXISTING UTILITIES SHOWN ARE BASED UPON TOPOGRAPHIC COLLECTION, CITY OF MADISON RECORD DRAWINGS, AND W.D.O.T. UNIVERSITY AVENUE PROPOSED PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

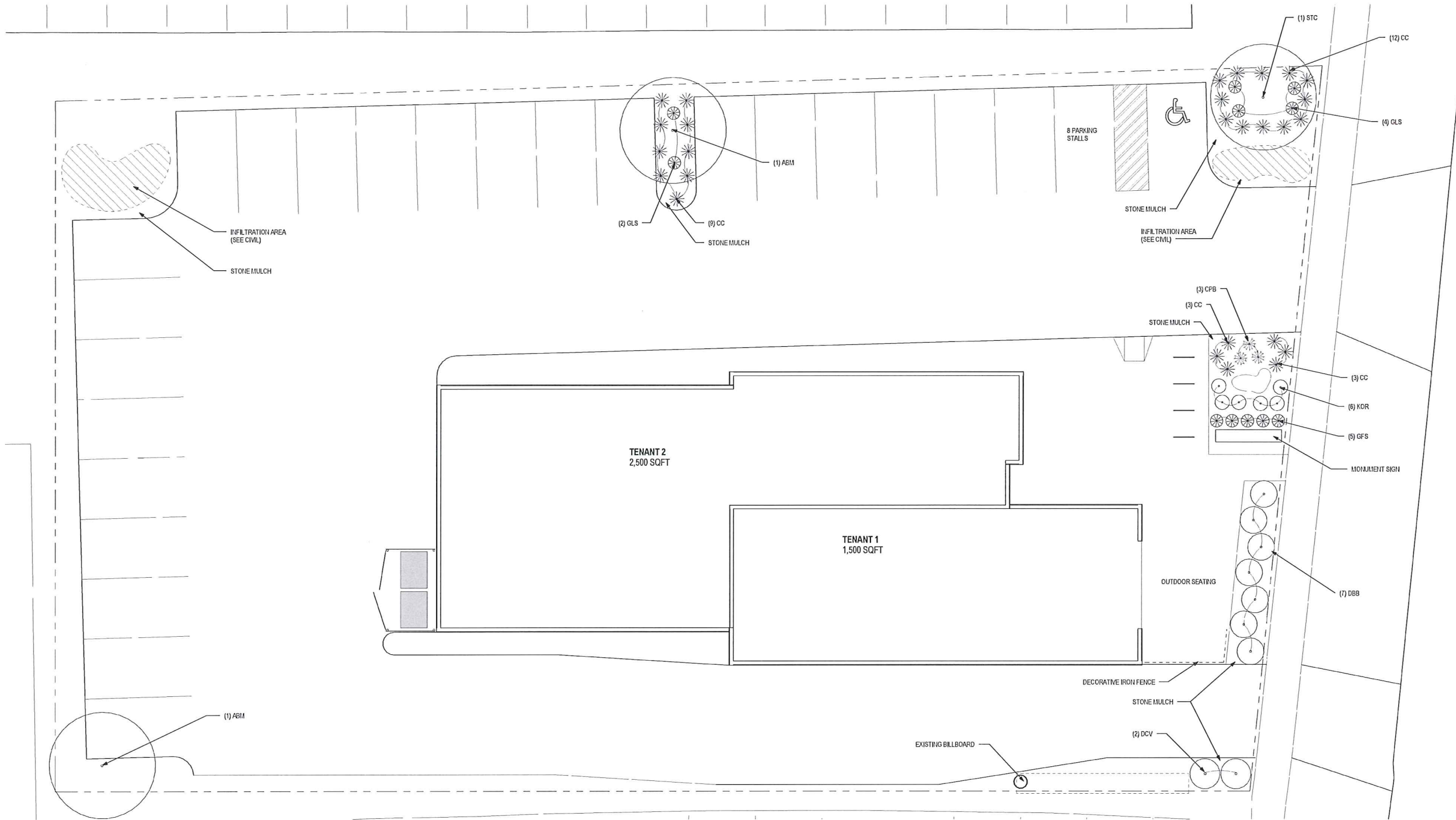
**5225 UNIVERSITY AVE.
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UTILITY PLAN**

PAGE: 4 OF 4
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Paul E. Skidmore
 PAUL E. SKIDMORE
 LA-080
 Madison, WI
 LANDSCAPE ARCHITECT
 11/13/12

LANDSCAPE ABBREVIATIONS LEGEND					
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 PINKY BARBERRY	POT	3	
DCV	36"	DWARF CRANBERRY BUSH VIBURNUM	POT	2	
DBB	24"	DWARF BURNING BUSH	POT	7	
KOR	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 608.826.0032

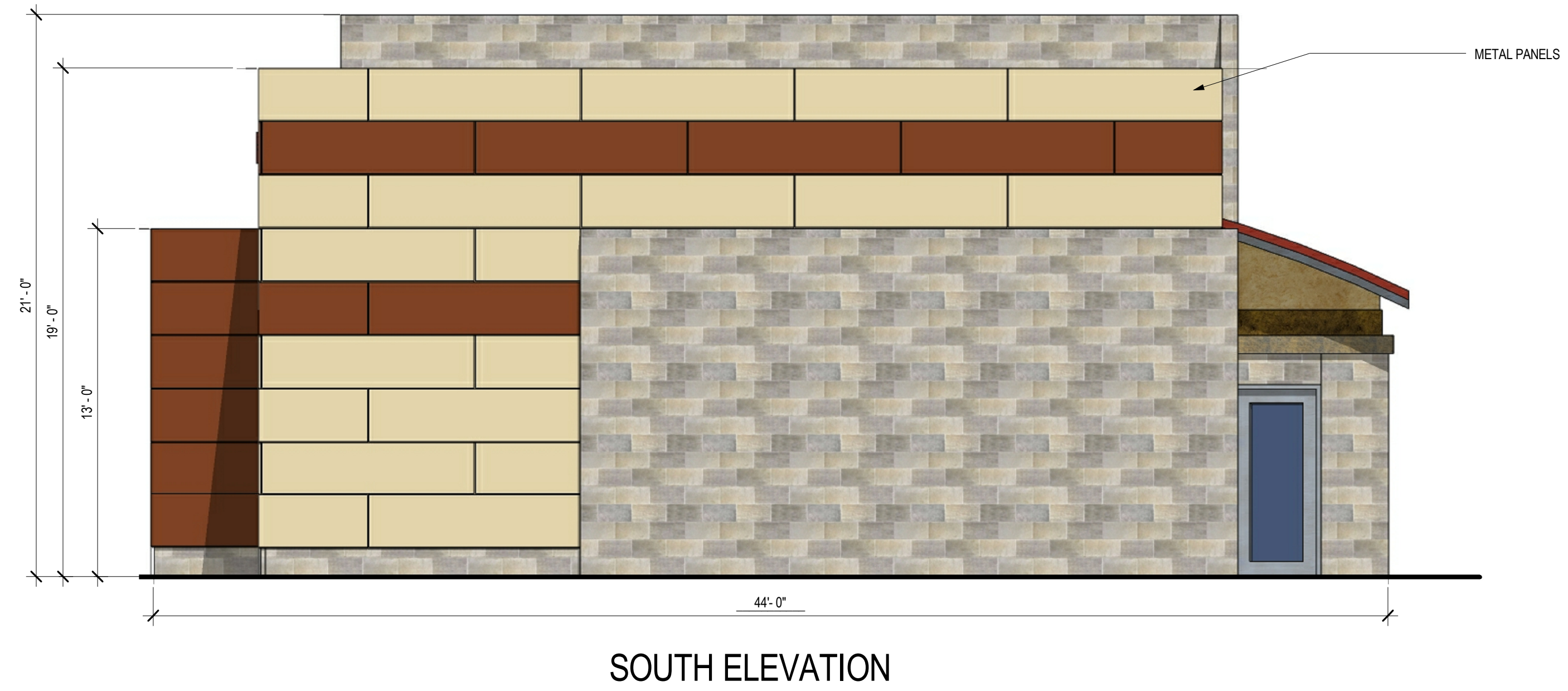
1 LANDSCAPE PLAN
 1/8" = 1'-0"
 0' 2' 4' 8'
 NORTH



WEST ELEVATION



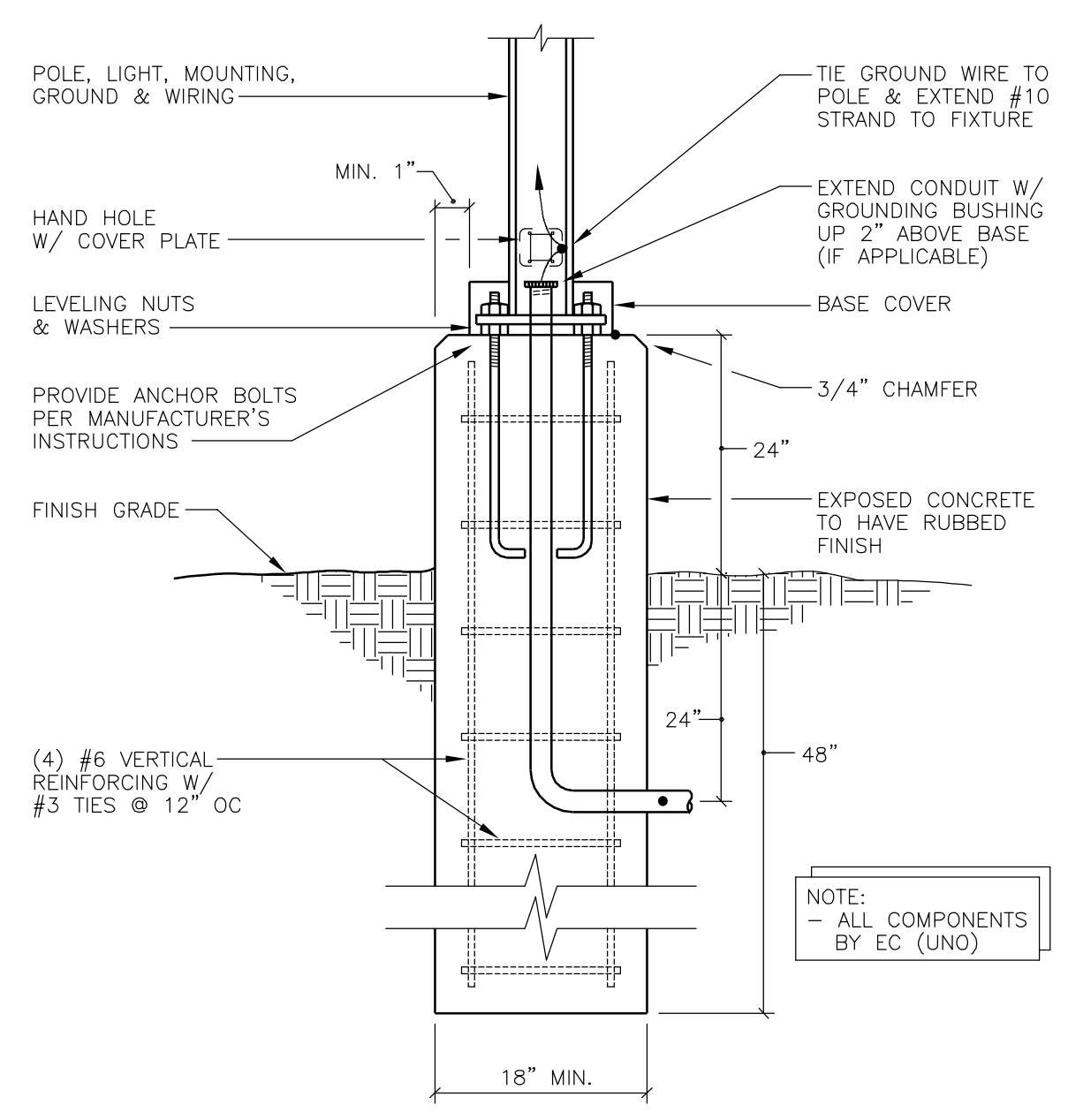
NORTH ELEVATION



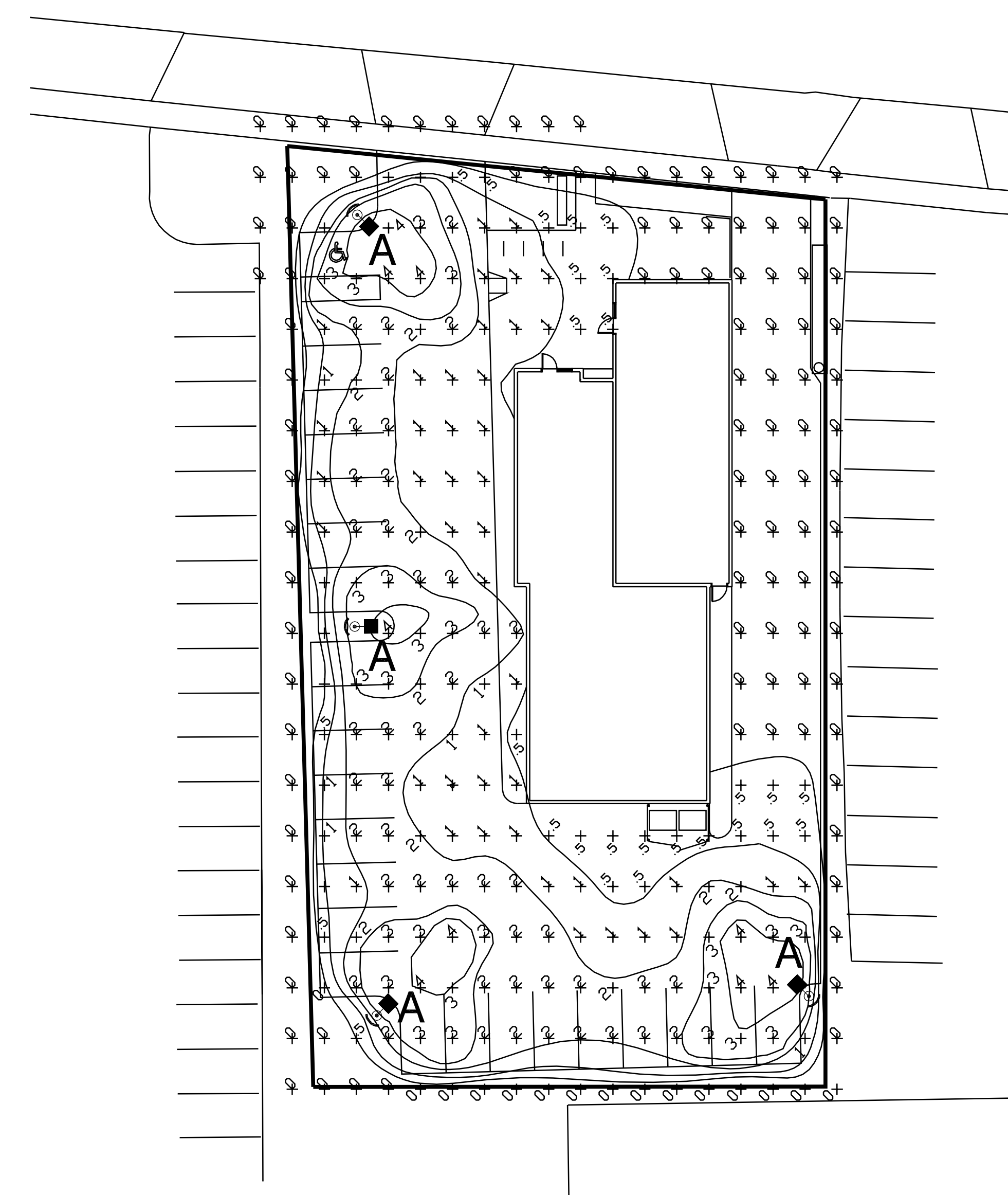


**UNIVERSITY
 AVE. RETAIL**

5225 UNIVERSITY AVE.
 MADISON, WI



2 POLE BASE DETAIL
 N.T.S.



1 SITE PLAN

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

