

**PARKING LOT PLAN SITE INFORMATION BLOCK**

SITE ADDRESS MADISON, WISCONSIN  
 SITE ACREAGE (TOTAL) 15,254 SQ FT ± 0.36 ACRES  
 NUMBER OF BUILDING STORIES (ABOVE GRADE) 2  
 BUILDING HEIGHT 26'-10"  
 TYPE OF CONSTRUCTION (NEW STRUCTURES OR ADDITIONS) SB, NOT SPRINKLED  
 TOTAL SQUARE FOOTAGE OF BUILDING 9,335 SQ FT  
 USE OF PROPERTY COMMERCIAL / RESIDENTIAL  
 GROSS SQUARE FEET OF OFFICE 4,691 SQ FT  
 GROSS SQUARE FEET OF RESIDENTIAL AREA 4,638 SQ FT  
 NUMBER OF EMPLOYEES IN WAREHOUSE N/A  
 NUMBER OF EMPLOYEES ON PRODUCTION AREA N/A  
 CAPACITY OF RESTAURANT / PLACE OF ASSEMBLY N/A  
 NUMBER OF BICYCLE STALLS SHOWN 3 SHOWN  
 NUMBER OF PARKING STALLS (TOTAL SITE):

STALLS REQUIRED	SHOWN
STALLS SHOWN ABOVE GROUND	13
ACCESSIBLE	1
TOTAL	14

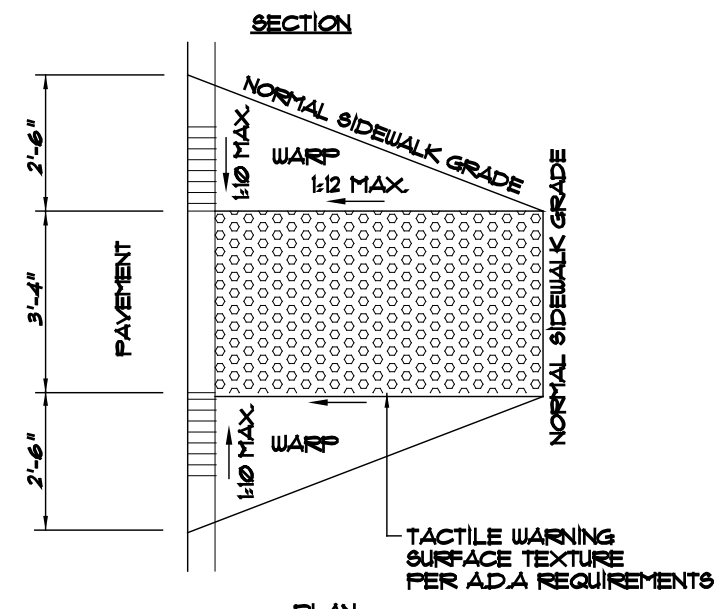
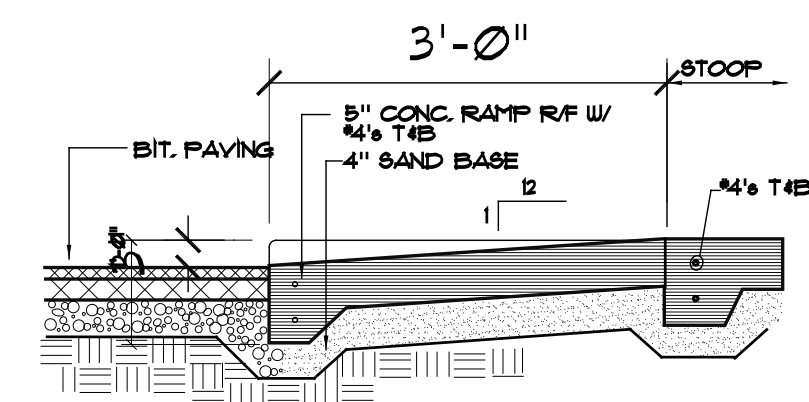
NUMBER OF TREES SHOWN SEE LANDSCAPE PLAN

**SITE INFORMATION**

SITE SIZE 15,254 SQ FT  
 BLDG AREA (FOOTPRINT) 4,691 SQ FT  
 FLOOR AREA RATIO 29.6%  
 PARKING AND WALKS 8,964 SQ FT  
 IMPERVIOUS SURFACE AREA 13,661 SQ FT  
 IMPERVIOUS SURFACE RATIO 86.1%  
 PARKING RATIO FUD  
 ZONING FUD

**LEGEND:**

- PROPERTY CORNER
- PROPERTY LINE
- SAN SANITARY SEWER
- STM STORM SEWER
- W WATER MAIN
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/ LIGHT
- MANHOLE
- ⊕ WATER VALVE
- CURB INLET
- STORM SEWER ACCESS COVER
- ⊕ SPOT ELEVATION
- ⊕ MONITORING WELL
- ▨ EXISTING BUILDING



**TYPICAL CURB RAMP DETAIL**  
 C-11 SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

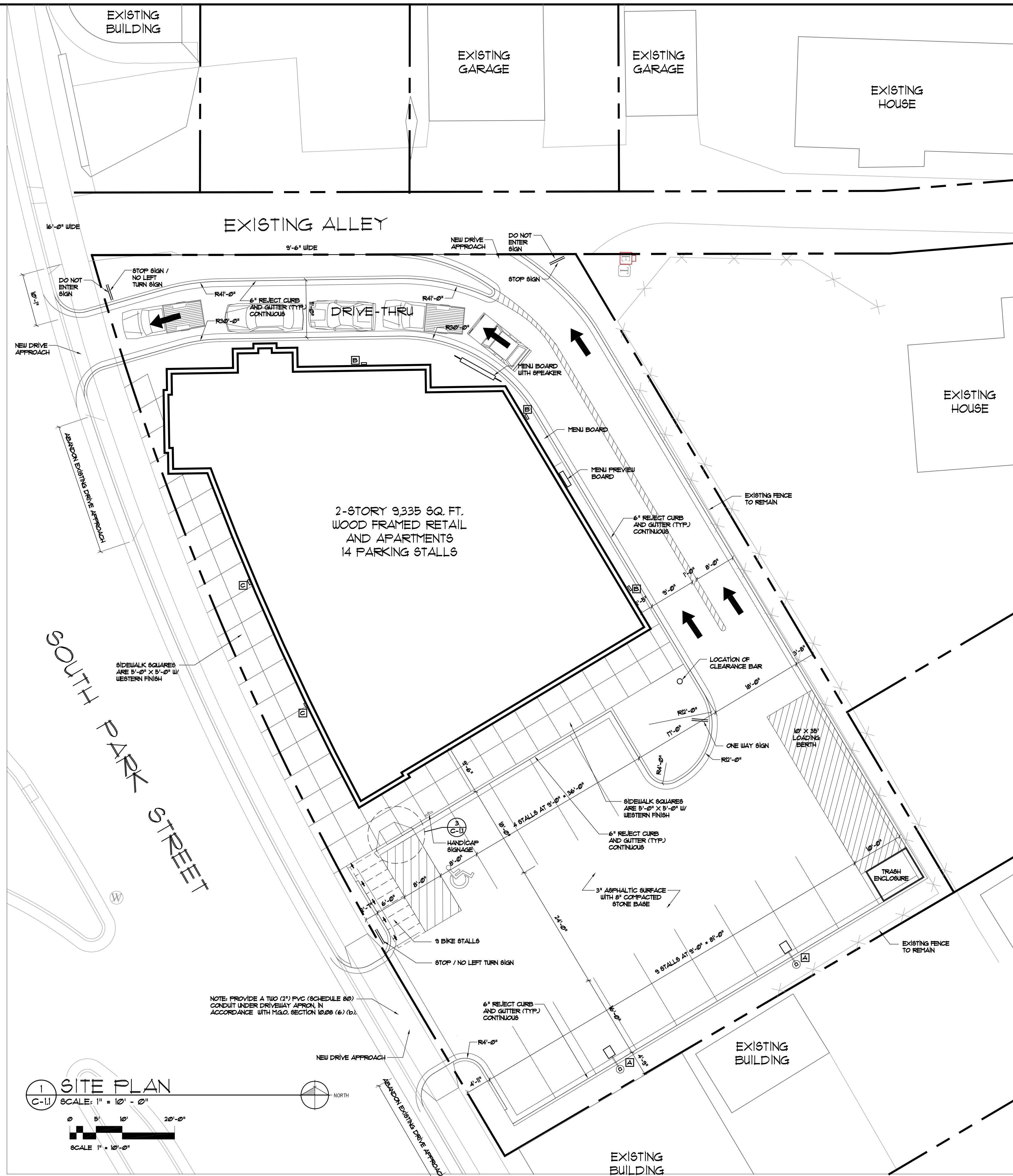
- ALL PAINT STRIPPING SHALL BE 4" WIDE, YELLOW
- H.C. CURB CUTS AND RAMPS PER ADA SEC. 4.11 MAX. SLOPE TO BE 1:12, MIN. WIDTH TO BE 36", TRUNCATED DOMES ARE TO BE INSTALLED ON EACH SIDE, DIAMOND MESH SURFACE FULL WIDTH AND DEPTH OF RAMP. SEE DETAIL 2/C-11
- ALL DIMENSIONS ARE FROM FACE OF CONCRETE WALL, FACE OF CURB OR CENTER OF PROPERTY LINE.
- BITUMINOUS PAVING IS 3" SURFACE COURSE ON 6" COMPACTED STONE BASE (APPROXIMATE ASPHALTIC AREA: 1,560 SQ FT)
- ALL EXTERIOR CONCRETE SIDEWALKS TO BE 6" BAG MIX WITH WESTERN FINISH 5" THICK W/ W/F REINFORCING ON 6" COMPACTED FILL (AREA OF SIDEWALKS: 1,400 SQ FT)
- WATER SERVICE MATERIAL SHALL BE 2" COPPER
- SEWER AND WATER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
- DRIVEWAY APRON CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MADISON STANDARDS
- EXISTING WATER MAIN VALVES SHALL BE MARKED AND PROTECTED FOR DURATION OF CONSTRUCTION
- SLOPES GREATER THAN 3:1 SHALL BE LINED WITH EROSION MATTING
- TRACKED MATERIAL SHALL BE COLLECTED BY THE GENERAL CONTRACTOR AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE CITY
- ACCESSIBLE SIGNAGE AT THE HEAD OF STALLS SHALL BE A MINIMUM OF 60" INCHES BETWEEN THE BOTTOM OF THE SIGN AND THE GROUND
- PROVIDE KNOX BOX FOR THE FIRE DEPARTMENT. COORDINATE LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.
- ALL "STOP" SIGNS ARE TO BE INSTALLED AT A HEIGHT OF 1 FEET AT ALL DRIVEWAY APPROACHES BEHIND THE PROPERTY LINE

**LIGHT FIXTURE KEY**

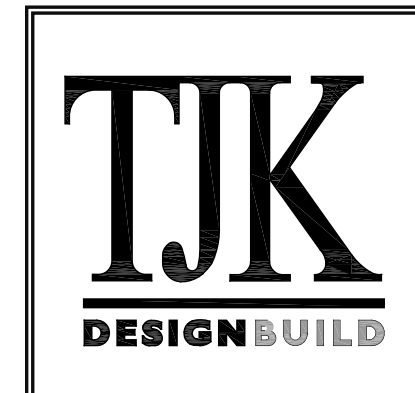
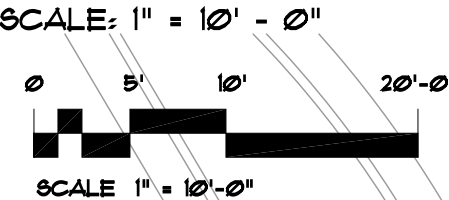
- A** COOPER LIGHTING, INVUE 4020U MH SINGLE HEAD PARKING LOT LIGHT FIXTURES MODEL # IC1-T15-MH-208-9L-DP 12'-0" X 4" SQ STEEL POLE ON 3'-0" CONC. BASE (15'-0" FROM GRADE)
- B** COOPER LIGHTING, INVUE ENTRI LED WAL-PAC LIGHT FIXTURE CATALOG # ENC-C01-LED-EI-BL4-DP (9'-0" FROM GRADE)
- C** COOPER LIGHTING, INVUE ENTRI LED WAL-PAC LIGHT FIXTURE CATALOG # ENC-C01-LED-EI-G2U-DP (8'-0" FROM GRADE)



CALL DIGGERS HOTLINE 1-800-242-8811 TOLL FREE  
 WIS STATUTE 10.27(154) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



**1 SITE PLAN**  
 C-11 SCALE: 1" = 10' - 0"



634 West Main Street  
 Madison, WI 53703  
 608-257-1090  
 FAX 608-257-1092

REV DATE

**COPYRIGHTED DRAWING**  
 © 2011 TJK Design Build, Inc. ALL RIGHTS RESERVED. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN MAY BE REPRODUCED, DISTRIBUTED, USED OR DISCLOSED IN WHOLE OR IN PART, UNLESS EXPRESSLY AUTHORIZED IN WRITING BY TJK DESIGN BUILD, INC.

PROPOSED FACILITY FOR:  
**ERIN SQUARE**  
 801 SOUTH PARK STREET  
 MADISON, WISCONSIN

**C-11**  
 1.5.12



## Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2986  
Madison, Wisconsin 53701-2986  
PH 608 266 4761  
TTY 866-704-2315  
FAX 608 267 1158

December 22, 2011

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **801 S Park Street – Rezone – Construct two-story mixed-use building with a drive-thru window**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. **The proposed drive-thru shall be modified to minimize the impact of traffic on the public alley. The plans shall be revised to using Park Street as the exit for the drive-thru and escape lane, rather than the public alley. There is also a question as to the need for the bypass and extra space provided there.**
2. **Added landscaping features may be added at the easterly property line next to the drive-thru to serve as noise reduction features for the menu board.**
3. **A condition of approval shall be that no residential parking permits shall be issued for 801 S Park St, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit a copy of the lease noting the above condition in the lease when submitting plans for City approval.**

### PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

4. **None**

**Please contact Bob Arseneau, Traffic Engineer at 266-4761 if you have questions regarding the above items:**

### GENERAL OR STANDARD REVIEW COMMENTS

In addition, the following General or Standard Review Comments are in accordance to M.G.O.:

5. The Applicant shall provide to Traffic Engineering for approval, a Queuing Model showing provision for vehicles for each service point queue storage that prevents queue interference with pedestrian or other vehicular movements.
6. The Developer shall post a deposit and reimburse the City for all costs associated with any modifications to Traffic Signals, Street Lighting, Signing and Pavement Marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
7. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact Bryan Walker, City Traffic Engineering at 267-8754 if you have questions regarding the above items:

Contact Person: John Bieno  
Fax: (608) 257-1092  
Email: [jjbieno@tjkdesignbuild.com](mailto:jjbieno@tjkdesignbuild.com)

DCD: DJM: dm