



Location
7401 Mineral Point Road

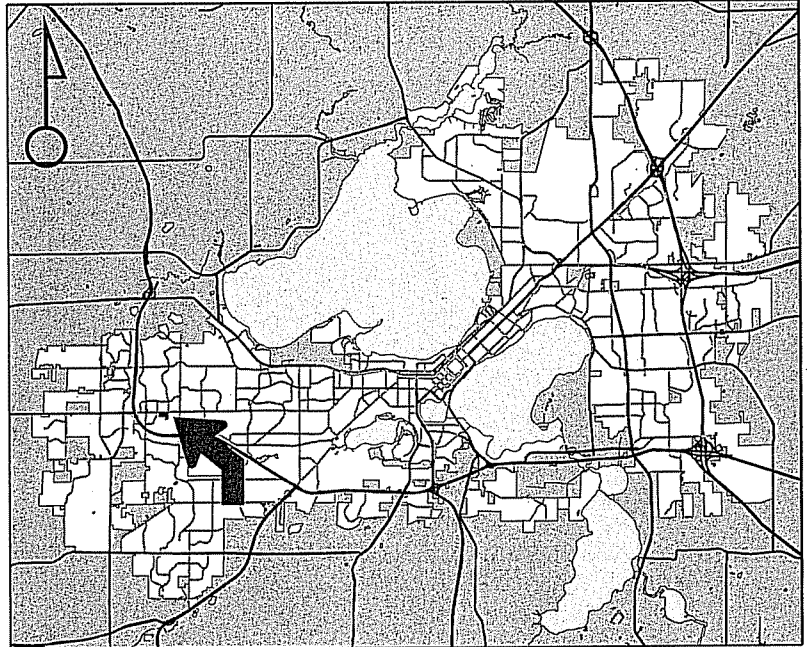
Project Name
West Towne Restaurants

Applicant
Trey Conway - CBL & Associates Properties
Justin Frahm - JDS Professional Services

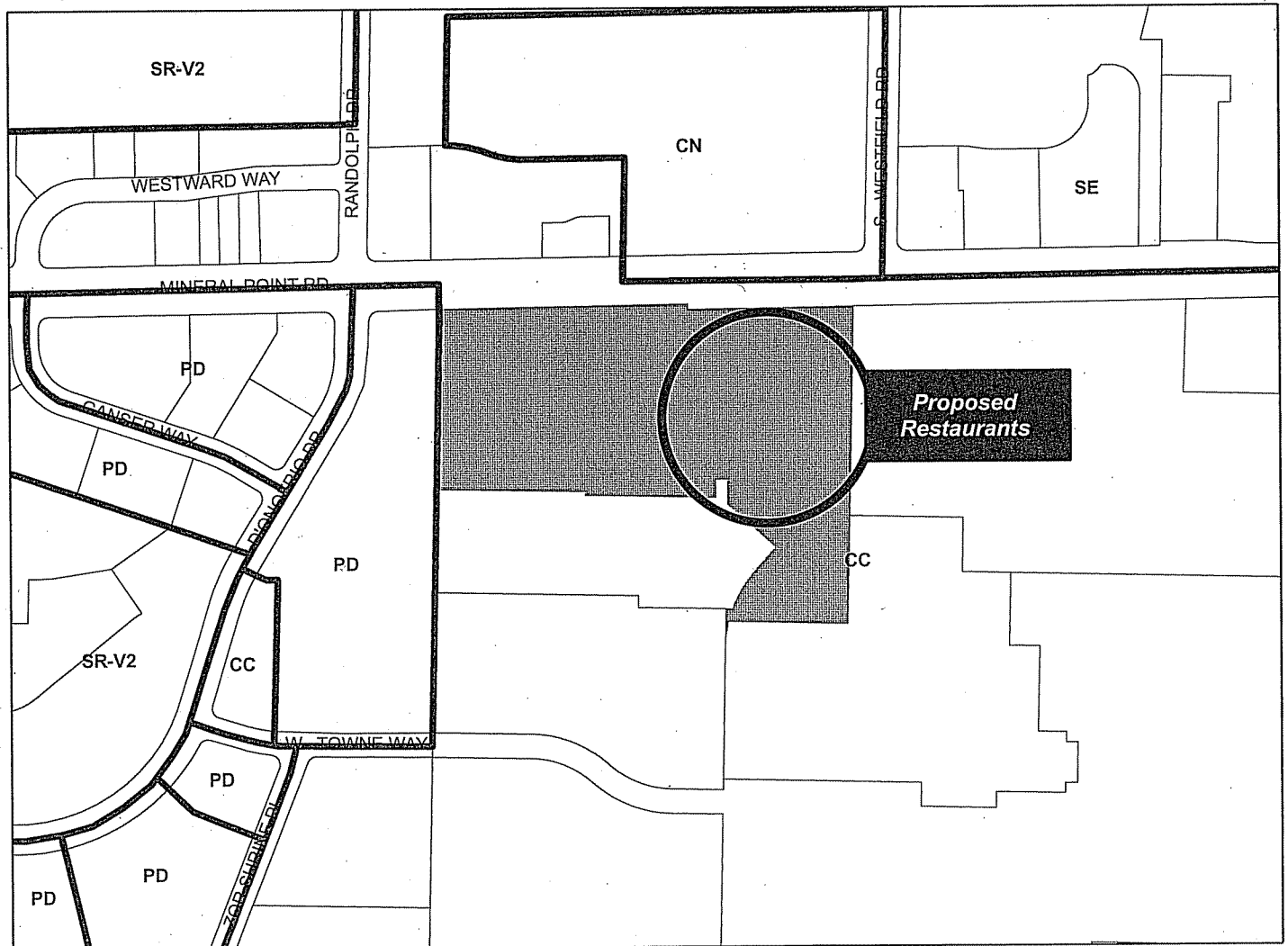
Existing Use
Surface Parking

Proposed Use
Construct restaurant and restaurant with vehicle access sales and service window in parking lot at West Towne Mall

Public Hearing Date
Plan Commission
16 December 2013

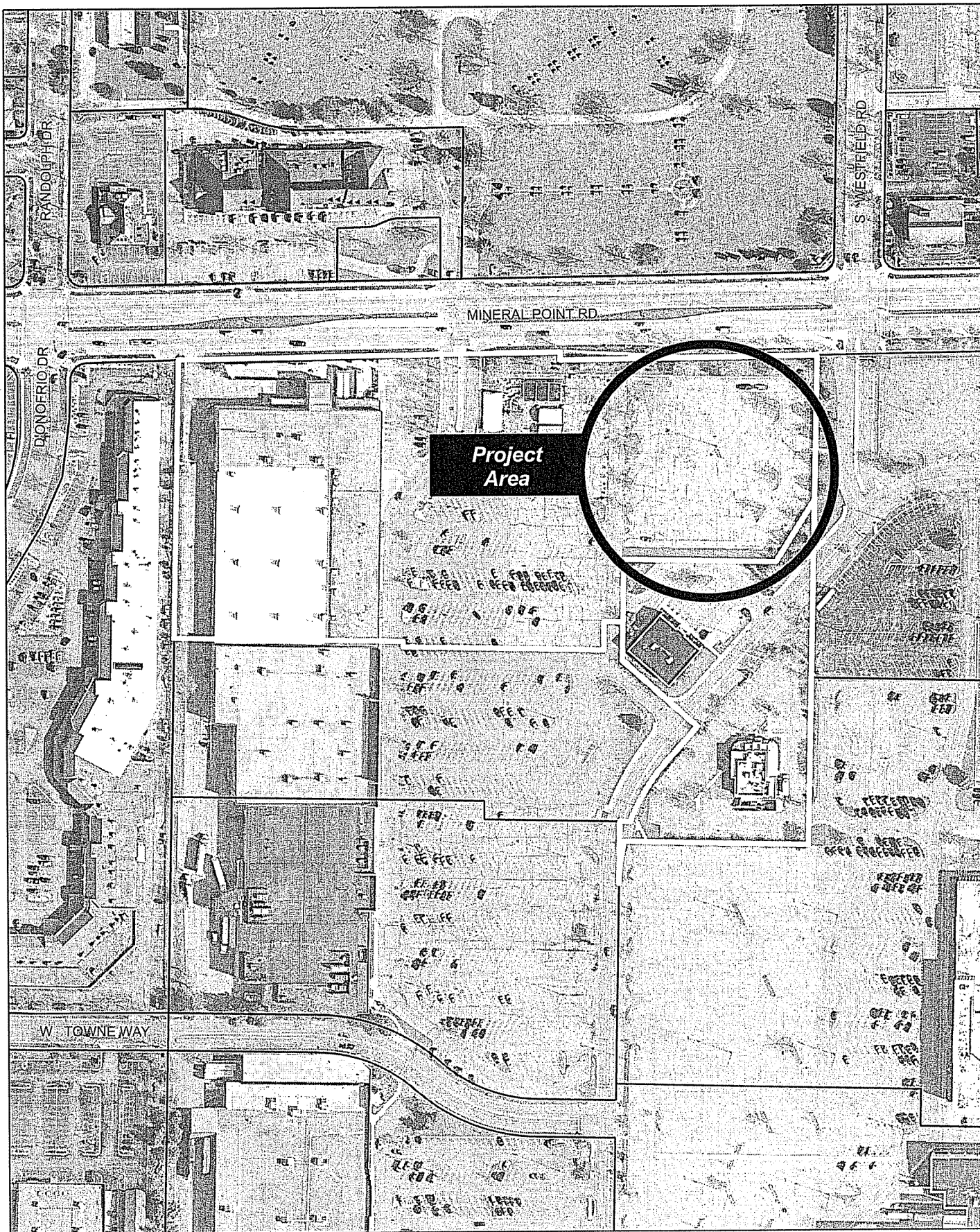


For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 11 December 2013





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: 7401 Mineral Point Road, Madison, WI 53717
Project Title (if any): _____

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: Trey Conway Company: CBL & Associates Properties, Inc.
 Street Address: 2030 Hamilton Place Blvd., Su. 500 City/State: Chattanooga, TN Zip: 37421
 Telephone: (423) 553-8730 Fax: (423) 490-8802 Email: trey_conway@cblproperties.com

Project Contact Person: Justin Frahm Company: JSD Professional Services, Inc.
 Street Address: 161 Horizon Drive Suite 101 City/State: Verona, WI Zip: 53593
 Telephone: (608) 848-5080 Fax: (608) 848-2255 Email: Justin.frahm@jsoinc.com

Property Owner (if not applicant): Spirit SPE Portfolio 2008-1, LLC
 Street Address: 7401 Mineral Point Road City/State: Madison, WI Zip: 53717

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Two (2) proposed free standing restaurant buildings

Development Schedule: Commencement 02/01/14 Completion 11/01/14

9

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 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 alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alderman Paul Skidmore, District 9, 9/16/13


→ 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: DAT meeting Date: 9/19/13 Zoning Staff: DAT meeting Date: 9/19/13

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

Name of Applicant Trey Conway Relationship to Property: Developer

Authorizing Signature of Property Owner  Date 10/15/13

Mark Manheimer
Senior Vice President

10/16/2013

LETTER OF INTENT

To: City of Madison Urban Design Commission/Plan Commission
Re: West Towne Shopko Development
Developer: CBL & Associates Properties, Inc.

Dear Commission Members:

Included in this submittal is information pertaining to a new development project by CBL & Associates within the West Towne Mall development, generally located at the corner of the Shopko property, the mall ring road and Mineral Point Road. The project replaces one vacant out-parcel, with new restaurant construction which will add both temporary construction and full-time restaurant service employment opportunities to the local job market. One existing parcels is currently being combined into three separate parcels through the City's subdivision process.

Existing Conditions

The current site contains a 77,666 SF vacant asphalt paved parking lot containing 241 parking spaces and associated infrastructure. A perimeter 5' wide concrete sidewalks extends around the site adjacent to the mall ring road. There is one existing curb cut to the Steinhafel's Mattress paved area.

Project Details

The development project includes the following:

- Demolition of existing selective paving, and infrastructure (excluding underground public utilities and easements).
- New construction of 11,710 SF of two single-story restaurant buildings with maximum height of 25' above finished grade elevation.
- 168 new automobile parking stalls and 7 accessible spaces for a total of 175 parking stalls; facilities for parking of 16 bicycles distributed in 2 separate locations within site.
- Vehicular access will be provided at 4 locations: southeast property corner from ring road (no change/existing); northern property (existing location/internal modification); and two on the western property (new location/ single curb cut versus two existing curb cuts)
- Pedestrian features to include expanded perimeter sidewalks at 7'-0" wide; new sidewalk/crosswalk connection from north side of new building to Mineral Point Road; offsite sidewalk/crosswalk connection from existing sidewalk from the mall ring road to development's building sidewalk; and sidewalk passage/node between new buildings.
- Landscaping per attached Landscape Plans
- Site Lighting to include relamping/reuse of existing area light poles; building mounted sconce lighting and ornamental light poles for building sidewalk lighting; and a combination of ornamental light poles between new buildings.
- Signage: A signage package will be submitted as tenants are secured and proposed signage will be consistent with Chapter 31 and other City Ordinances.

- Two outdoor seating areas containing 44 seats and 64 seats respectively in locations shown on plans. *Use and hours of operation to be determined.
 - Zoning: CC – Commercial Center District
 - Hours of Operation: Retail operation - 10:00am to 10:00pm Monday through Sunday
 - Construction Schedule (*):
 - Demolition of existing structure February-March, 2014
 - Site Preparation March- June, 2014
 - Building Construction June- October, 2014
 - Tenant Fixturing October- November, 2014
 - Grand Opening November-December, 2014
- (*) Pending Construction Contract with General Contractor

Parties Involved

Developer	CBL & Associates Properties, Inc. Contact: Trey Conway 423.553.8730 Trey_Conway@cblproperties.com
Property Owner	Spirit SPE Portfolio 2006-1, LLC Contact: Jennifer McGinnity 920.429.4780 Jennifer.McGinnity@shopko.com
Civil Engineer:	JSD Professional Services, Inc. Contact: Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com
Landscape Architect:	JSD Professional Services, Inc. Contact: Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com
Surveyor:	JSD Professional Services, Inc. Contact: Justin Frahm 608.848.5060 Justin.Frahm@jsdinc.com
General Contractor:	To Be Determined

Summary

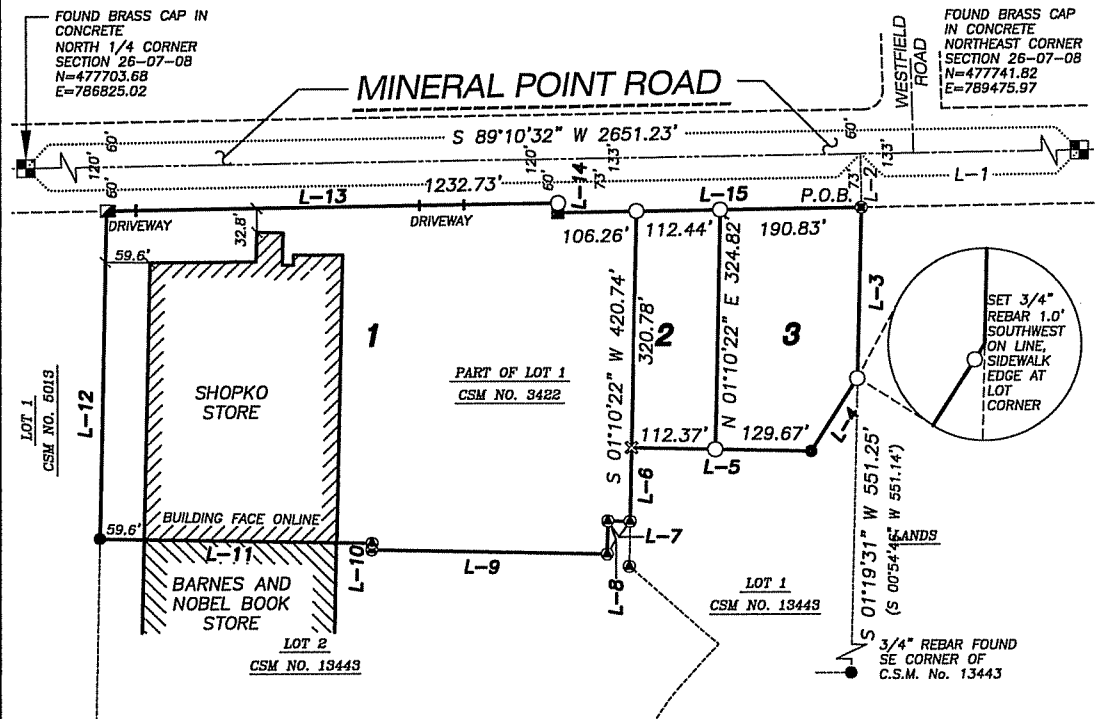
The development of this site will accomplish the removal of existing vacant and deteriorating properties within West Towne Mall and the creation of a vibrant and distinctive restaurant center that enhances pedestrian movement and reconnects the existing site with the remainder of the mall. We look forward to working with the City to make the West Towne development project a successful addition to the City of Madison's retail experiences.

Respectfully submitted by,

Trey Conway
CBL & Associates Properties, Inc.

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, PAGE 250-253 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1657742, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



LEGEND

- GOVERNMENT CORNER
- PK/MAG NAIL FOUND
- 1/2" IRON PIPE FOUND
- 3/4" REBAR FOUND
- ✕ CHISELED 'X' FOUND
- DRILL HOLE FOUND
- 1-1/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)

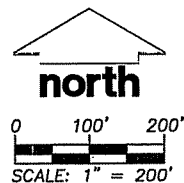
- BOUNDARY LINE
- LOT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - PLATTED LOT LINE
- /// BUILDING

NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°10'32" W.
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 29, 2013.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°10'32" W	1418.50'
()	S 88°46'36" W	1418.77'
L-2	S 00°49'28" E	73.00'
()	S 01°13'24" E	73.01'
L-3	S 01°19'31" W	231.64'
()	S 00°54'46" W	231.59'
L-4	S 32°18'58" W	116.84'
()	S 32°14'49" W	116.72'
L-5	N 88°46'58" W	242.04'
()	N 88°47'58" W	242.00'
L-6	S 01°10'22" W	99.96'
()	S 01°12'02" W	100.00'
L-7	N 88°49'56" W	30.07'
()	N 88°47'58" W	30.00'
L-8	S 01°14'54" W	45.30'
()	S 01°12'02" W	45.32'
L-9	N 88°48'10" W	320.83'
()	N 88°47'58" W	320.83'
L-10	N 01°05'48" E	9.00'
()	N 01°12'02" E	9.00'
L-11	N 88°48'56" W	365.51'
()	N 88°47'58" W	365.96'
L-12	N 01°11'08" E	444.85'
()	N 00°48'02" E	475.90'
L-13	N 89°11'01" E	610.57'
()	N 88°46'36" E	610.83'
L-14	S 01°12'27" W	12.93'
()	S 00°48'02" W	13.00'
L-15	N 89°09'20" E	409.53'
()	N 88°46'36" E	409.29'

LOT AREA		
LOT	SQUARE FEET	AREA
1	328,102	7.532
2	36,274	0.833
3	59,447	1.365
TOTAL	423,823	9.730

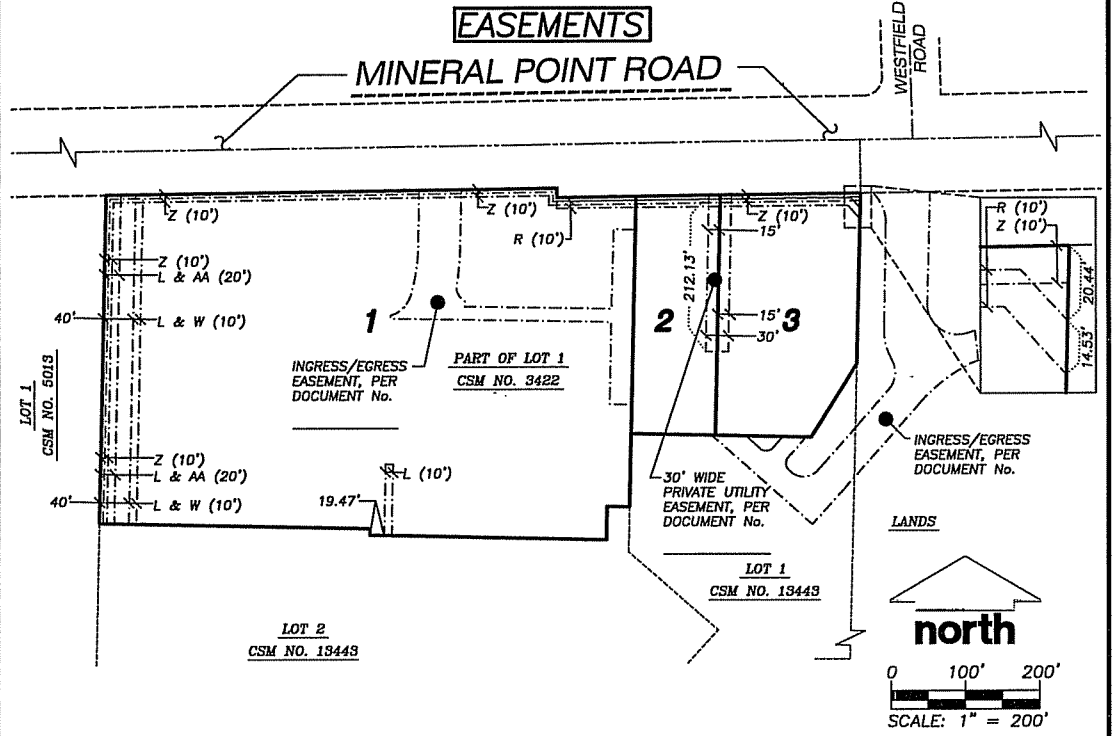


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PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CBL & ASSOCIATES PROPERTIES, INCORPORATED 2030 HAMILTON PLACE BOULEVARD, SUITE 500 CHATTANOOGA, TN 37421	PROJECT NO: 13-5822 FILE NO: B-247 FIELDBOOK/PG: 225/72 SHEET NO: 1 OF 4	SURVEYED BY: JK DRAWN BY: JK CHECKED BY: TJB APPROVED BY: DMJ	VOL: _____ PAGE: _____ DOC. NO.: _____ C.S.M. NO.: _____
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EASEMENTS

- L. EASEMENTS FOR PUBLIC WATERMAIN, UNDERGROUND TELEPHONE CABLE AND PUBLIC SANITARY SEWER, AS SHOWN ON CERTIFIED SURVEY MAP No. 3422. AFFIDAVIT OF CORRECTION TO CERTIFIED SURVEY MAP No. 3422 RECORDED IN VOLUME 1918 OF RECORDS, PAGE 22 AS DOCUMENT NUMBER 1685646.
- M. NOTE ON CERTIFIED SURVEY MAP No. 3422: "ACCESS EASEMENT AGREEMENTS EXIST BETWEEN LOT 1 AND 2 AND THE PROPERTY TO THE EAST."
- Q. TERMS AND PROVISIONS CONTAINED IN EASEMENT RESTRICTION AND OPERATING AGREEMENT, DATED JANUARY 24, 1969, AND RECORDED ON APRIL 25, 1969, IN VOLUME 100 OF RECORDS, PAGE 396, DOCUMENT No. 1239177; UNRECORDED SUPPLEMENT THERETO DATED JANUARY 24, 1969; SECOND SUPPLEMENT THERETO DATED MARCH 7, 1971, AND RECORDED APRIL 26, 1971, IN VOLUME 243 OF RECORDS, PAGE 140, AS DOCUMENT No. 1288279; FIRST AMENDMENT THERETO DATED JUNE 2, 1971 AND RECORDED SEPTEMBER 16, 1971 IN VOLUME 283 OF RECORDS, PAGE 238, AS DOCUMENT No. 1303874; THIRD SUPPLEMENT THERETO DATED NOVEMBER 8, 1972 AND RECORDED ON MARCH 28, 1973 IN VOLUME 425 OF RECORDS, PAGE 512, AS DOCUMENT No. 1359322; FOURTH SUPPLEMENT THERETO DATED JANUARY 31, 1980 AND RECORDED ON FEBRUARY 15, 1980, IN VOLUME 1667 OF RECORDS, PAGE 35, AS DOCUMENT No. 1657737; FIFTH SUPPLEMENT THERETO DATED MAY 12, 1982 AND RECORDED ON SEPTEMBER 21, 1982 IN VOLUME 3863 OF RECORDS, PAGE 25, AS DOCUMENT No. 1752610; SIXTH SUPPLEMENT THERETO DATED APRIL 29, 1983 AND RECORDED ON JUNE 24, 1983 IN VOLUME 4628 OF RECORDS, PAGE 33, AS DOCUMENT No. 1786646; SEVENTH SUPPLEMENT THERETO DATED JANUARY 27, 1989 AND RECORDED ON JANUARY 27, 1989, IN VOLUME 12447 OF RECORDS, PAGE 4, AS DOCUMENT No. 2124846.
- R. EASEMENT AGREEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED SEPTEMBER 4, 1970, IN VOLUME 198 OF RECORDS, PAGE 498, AS DOCUMENT NUMBER 1272585.
- W. WEST TOWN MALL TELEPHONE EASEMENT AGREEMENT TO MID-PLAINS TELEPHONE COMPANY RECORDED FEBRUARY 15, 1980, IN VOLUME 1667 OF RECORDS, PAGE 26, AS DOCUMENT NUMBER 1657736.
- X. THE EFFECT, IF ANY, OF THE PLANNED COMMERCIAL SITE RECORDED FEBRUARY 15, 1980, IN VOLUME 1668 OF RECORDS, PAGE 5, AS DOCUMENT NUMBER 16577543; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED MAY 25, 1982, IN VOLUME 3599 OF RECORDS, PAGE 88, AS DOCUMENT NUMBER 1740910; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED AUGUST 15, 1985, IN VOLUME 7141 OF RECORDS, PAGE 30, AS DOCUMENT NUMBER 1894411; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED NOVEMBER 2, 1988, IN VOLUME 12148 OF RECORDS, PAGE 42, AS DOCUMENT NUMBER 2112324; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED SEPTEMBER 25, 1991, IN VOLUME 16775 OF RECORDS, PAGE 1, AS DOCUMENT NUMBER 2291039; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED SEPTEMBER 8, 1992, IN VOLUME 20024 OF RECORDS, PAGE 53, AS DOCUMENT NUMBER 2388739; REPLACED AND SUPERCEDED BY PLANNED COMMERCIAL SITE RECORDED MARCH 16, 2000, AS DOCUMENT NUMBER 3198520.
- Z. EASEMENT AGREEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED AUGUST 4, 1980, IN VOLUME 2096 OF RECORDS, PAGE 14, AS DOCUMENT NUMBER 1673482.
- AA. CONSENT TO OCCUPY PUBLIC WATER, SANITARY AND STORM SEWER EASEMENTS BY AND BETWEEN WISCONSIN POWER AND LIGHT COMPANY AND THE CITY OF MADISON RECORDED SEPTEMBER 3, 1980, IN VOLUME 2182 OF RECORDS, PAGE 28, AS DOCUMENT NUMBER 1677835.

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PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CBL & ASSOCIATES PROPERTIES, INCORPORATED 2030 HAMILTON PLACE BOULEVARD, SUITE 500 CHATTANOOGA, TN 37421	PROJECT NO: <u>13-5822</u> FILE NO: <u>B-247</u> FIELDBOOK/P/G: <u>225/72</u> SHEET NO: <u>2 OF 4</u>	SURVEYED BY: <u>JK</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>DMJ</u>
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	

CERTIFIED SURVEY MAP NO. _____

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LEGAL DESCRIPTION

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, PAGE 250-253 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AS DOCUMENT NO. 1657742, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, IN TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, AFORESAID; THENCE SOUTH 89 DEGREES 10 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 1418.50 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 28 SECONDS EAST, 73.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 19 MINUTES 31 SECONDS WEST, 231.64 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 58 SECONDS WEST, 116.84 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 58 SECONDS WEST, 242.04 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 22 SECONDS WEST, 99.96 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 56 SECONDS WEST, 30.07 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 54 SECONDS WEST, 45.30 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 10 SECONDS WEST, 320.83 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 48 SECONDS EAST, 9.00 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 56 SECONDS WEST, 365.51 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 08 SECONDS EAST, 444.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MINERAL POINT ROAD; THENCE NORTH 89 DEGREES 11 MINUTES 01 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 610.57 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 27 SECONDS WEST, 12.93 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 20 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 409.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 423,823 SQUARE FEET OR 9.730 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF SHOPKO STORES, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

CORPORATE OWNER'S CERTIFICATE

SHOPKO STORES, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID SHOPKO STORES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2013.

SHOPKO STORES, LLC

BY: _____
*****, MANAGING MEMBER

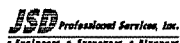
STATE OF WISCONSIN) SS
DANE COUNTY) SS

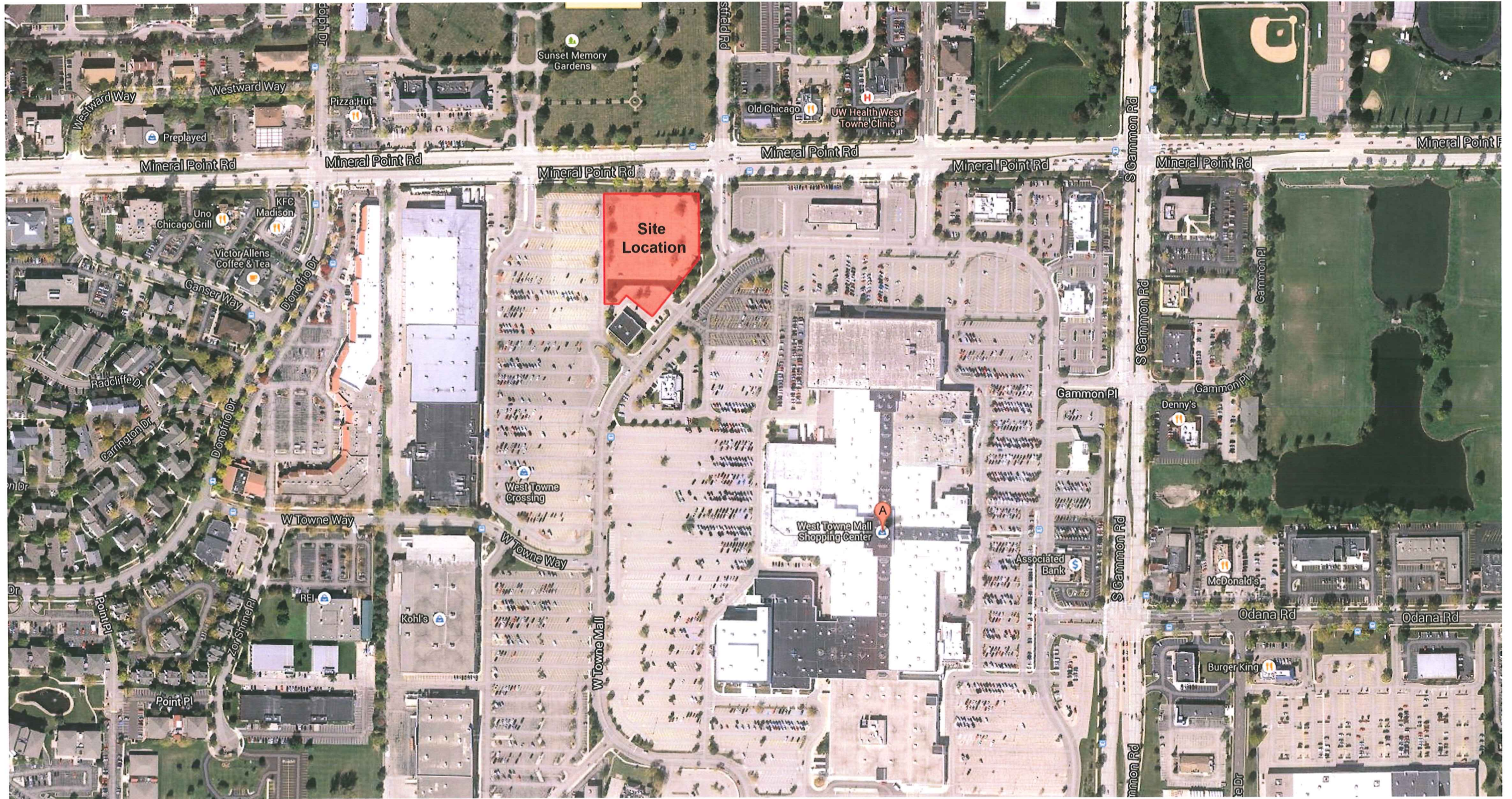
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED SHOPKO STORES, LLC, TO
ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

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PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: CSL & ASSOCIATES PROPERTIES, INCORPORATED 2030 HAMILTON PLACE BOULEVARD, SUITE 500 CHATTANOOGA, TN 37421	PROJECT NO: <u>13-5822</u> FILE NO: <u>B-247</u> FIELDBOOK/PG: <u>225/72</u> SHEET NO: <u>3 OF 4</u>	SURVEYED BY: <u>JK</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>DMJ</u>
		VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____	





Ingress/Egress Looking West from Site



Existing Parking Area Looking West From S. Westfield Road Entry

Existing Photos - Site Context Composite 1 & 2

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CBL
CBL & ASSOCIATES PROPERTIES, INC.



Existing Building and Parking Area Looking Southwest from Site



Ingress/Egress Looking Northeast from adjacent West Towne Mall Site

Existing Photos - Site Context Composite 1 & 2

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CBL
CBL & ASSOCIATES PROPERTIES, INC.



Adjacent Property to Northwest



Adjacent Property to Southwest



Adjacent Property to North



S. Westfield Road Intersection

Existing Photos - Site Context

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CBL
CBL & ASSOCIATES PROPERTIES, INC.



Adjacent Property to Southeast



Adjacent Property to South



Adjacent Property to South



Shopko Property Access Drive West of Site

Existing Photos - Site Context



Mineral Point Road Sidewalk Looking East to Site



Parking Area Looking East to Site



Looking Northeast from Site

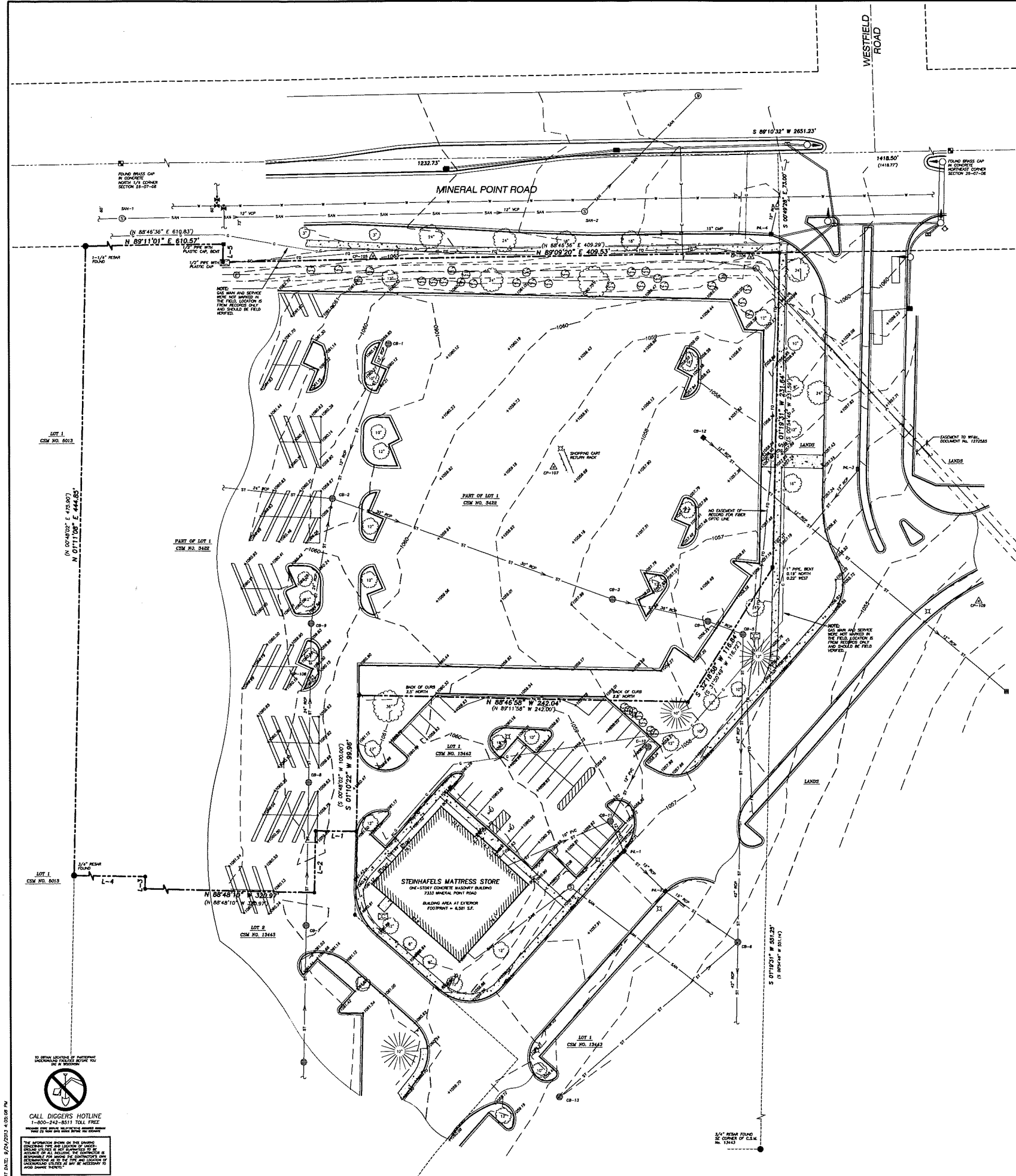


Looking Southeast from Site

Existing Photos - Site Context

JSD Professional Services, Inc.
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CBL
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LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 88°49'58" E	30.00'
L-2	N 89°11'01" E	610.57'
L-3	S 07°48'02" W	45.30'
L-4	N 01°10'04" E	8.99'
L-5	N 01°12'02" E	8.00'
L-6	N 88°48'56" W	385.58'
L-7	N 88°47'58" W	385.98'
L-8	S 01°12'27" W	12.83'
L-9	S 02°48'02" W	13.00'

SANITARY SEWER MANHOLES

STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1068.71	W	1058.02	12" VCP
SAN-2	1063.22	W	1054.01	12" VCP
		NE	1052.88	12" VCP

STORM SEWER INLETS

INLET ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
RI-1	1056.79	NW	1052.24	12" RCP
RI-2	1056.69	NW	1051.25	15" RCP
RI-3	1056.05	SW	1052.80	12" RCP
RI-4	1061.33	W	1058.57	12" RCP

CATCH BASINS

STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	1059.17	SW	1054.42	12" RCP
CB-2	1059.35	NE	1052.54	12" RCP
		NW	1052.44	24" RCP
		S	1052.31	24" RCP
CB-3	1057.48	NW	1049.92	30" RCP
CB-4	1055.63	SE	1049.92	36" RCP
		NW	1048.48	36" RCP
		SE	1048.48	36" RCP
CB-5	1056.89	NW	1048.12	36" RCP
CB-6	1053.65	NW	1047.55	42" RCP
CB-7	1059.64	S	1054.43	18" RCP
CB-8	1059.32	S	1053.48	24" RCP
CB-9	1058.25	N	1053.11	24" RCP
CB-10	1057.59	SW	1052.59	12" PVC
CB-11	1059.04	NE	1053.60	12" PVC
		SW	1053.71	10" PVC
		SE	1053.08	12" PVC
CB-12	1057.43	SE	1054.36	12" RCP
CB-13	1056.97	NE	1053.22	10" PVC

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
CP-105	1063.27	REBAR AND CAP AT THE NORTHWEST CORNER OF SITE
CP-106	1061.92	REBAR AND CAP AT THE NORTHEAST CORNER OF SITE
CP-107	1058.90	M.A.G. NAIL BY LIGHT POLE NEAR THE CENTER OF THE SITE
CP-108	1060.31	REBAR AND CAP AT THE SOUTHWEST CORNER OF SITE
CP-109	1053.63	M.A.G. NAIL SOUTHWEST OF THE SITE

- LEGEND**
- GOVERNMENT CORNER
 - IRON PIPE FOUND (SIZE NOTED)
 - IRON PIPE FOUND (SIZE NOTED)
 - 3/4" REBAR FOUND
 - CHASED "X" FOUND
 - DRILL HOLE FOUND
 - CONTROL POINT
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER OR GAS VALVE
 - STORM MANHOLE
 - ROUND CASTED INLET
 - SQUARE CASTED INLET
 - CURB INLET
 - GAS REGULATOR/WATER
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - TRAFFIC SIGNAL
 - SIGNAL CONTROLLER BOX
 - CABLE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - HANDICAP PARKING
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PLATTED LOT LINE
 - EASEMENT LINE
 - LANDSCAPE LIMITS
 - GUARD OR SAFETY RAIL
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - SANITARY SEWER
 - WATER LINE
 - STORM SEWER
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - BUILDING
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - DISCONTINUED MAPPED PIPE LINE
 - () RECORDED INFORMATION

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 2, 2013.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°10'12" W.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 08 EAST, RANGE 08 EAST, CITY OF MADISON, WISCONSIN. ELEVATION = 1040.01'
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPROPRIATELY LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 2013051081.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES. CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SITE LIGHTING CONNECTION WERE NOT MARKED IN THE FIELD.

LEGAL DESCRIPTION

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, ON PAGES 250-253, AS DOCUMENT NO. 1657742, LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878 REGISTERED LAND SURVEYOR DATE _____

EXISTING CONDITIONS SURVEY

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, ON PAGES 250-253, AS DOCUMENT NO. 1657742, LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 08 EAST, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 161 HARTWELL DRIVING SUITE 101
 CHATTANOOGA, IN 46720
 PHONE: (317)844-5500

PROJECT NO. 13-5822
 FILE NO. E-172
 SURVEYED: PB/K
 F.R. NO./P.D.: 225/72
 SHEET NO. 1 OF 2

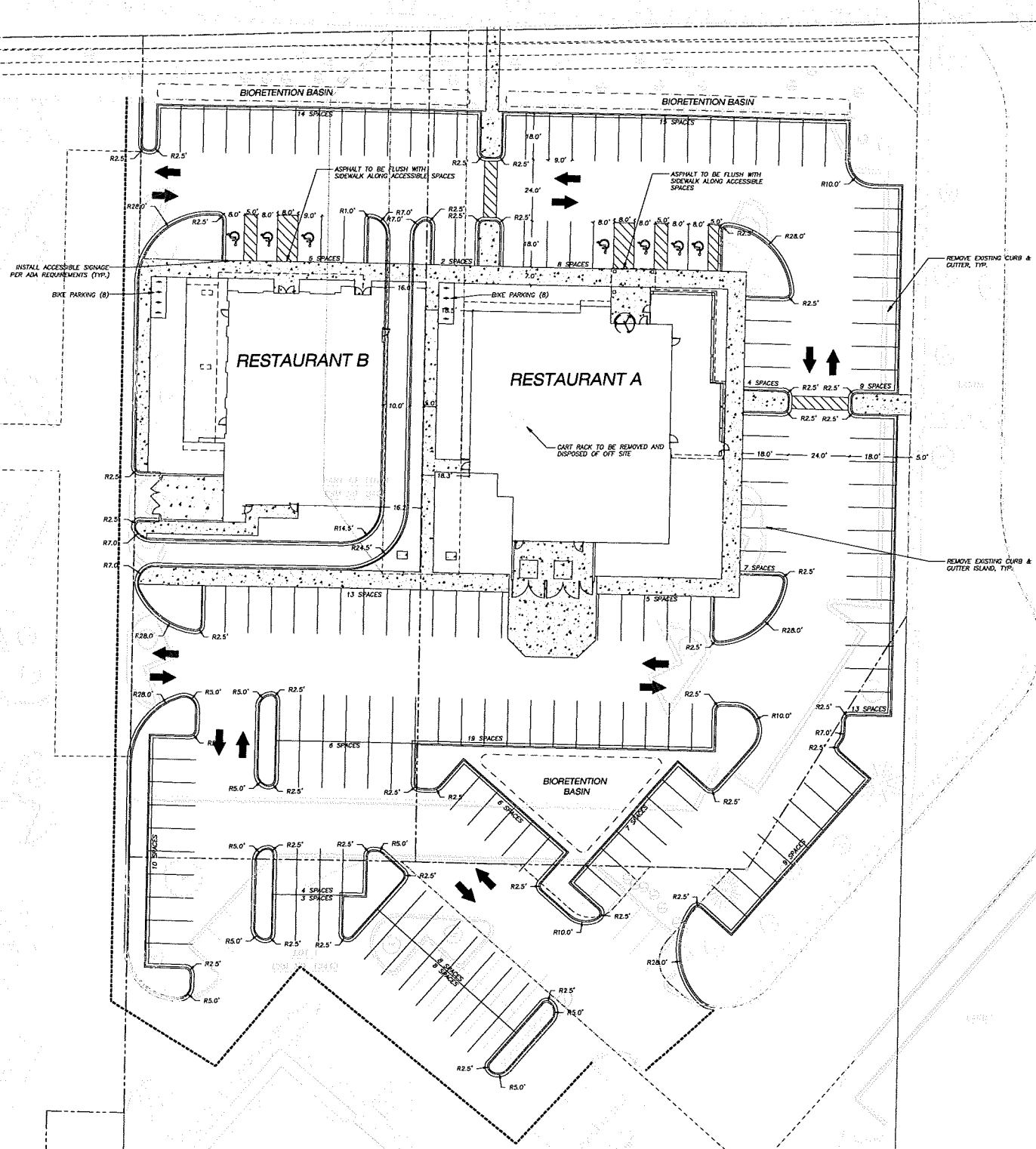
DATE: 09-09-2013
 CHECKED BY: TJB
 APPROVED BY: TJB
 DRAWN BY: JK
 PREPARED FOR: CR & ASSOCIATES PROPERTIES, INCORPORATED
 2030 HAMILTON PLACE BOULEVARD, SUITE 500
 CHATTANOOGA, TN 37421

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

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MINERAL POINT ROAD

WESTFIELD ROAD



LEGEND (PROPOSED)

- PROPERTY LINE
- EASEMENT LINE
- SAWCUT
- BUILDING LINE
- EDGE OF PAVEMENT
- 18" CONCRETE CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN OCCUPANCY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
 - NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SLOPE LOCATION NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE IIC-26UV CONCRETE SEALANT.
 - USE 4" MOD. HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIKE ADA PARKING SPACES APPROPRIATELY.
 - 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS.

- DEMOLITION NOTES**
- THE DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL-INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
 - ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
 - SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 503 AND WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 704.12 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
 - PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - REFER TO LANDSCAPE PLAN FOR PROPOSED TREE REMOVAL.
 - PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENOUGH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENDING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADICALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENDING.
 - ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH UTILITY OR ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT 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 DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
 - ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.

Parking Lot Site Information Block

Site Address	7401 MINERAL POINT ROAD
Site acreage (total)	2.198
Number of building stories (above grade)	
Building height	18-20'
DLHR type of construction (new structures or additions)	
Total square footage of buildings	11,210
Use of property	RESTAURANTS
Gross Square Feet of office	
Gross Square Feet of retail	11,210
Number of employees in warehouse	
Number of employees in production area	
Capacity of restaurant/office of assembly	
Number of bicycle stalls shown	16
Number of parking stalls:	
Small car	shown
Large car	168
Accessible	7
Total	175
Number of trees shown	

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- LANDSCAPE ARCHITECTURE

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 608.848.5060 PHONE | 608.848.2255 FAX
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CBL & ASSOCIATES PROPERTIES, INC.

2030 HAMILTON PLACE BLVD., SUITE 500
 CHATTANOOGA, TN 37421

PROJECT:
WEST TOWNE MALL RESTAURANTS

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 13-5822E

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN	A.J.Y.	12-10-11
DRAWN	A.J.Y.	12-10-11
APPROVED:		

PLAN MODIFICATIONS:

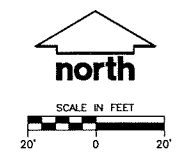
REVISION	DATE

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Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 540-2289
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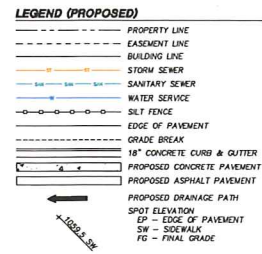
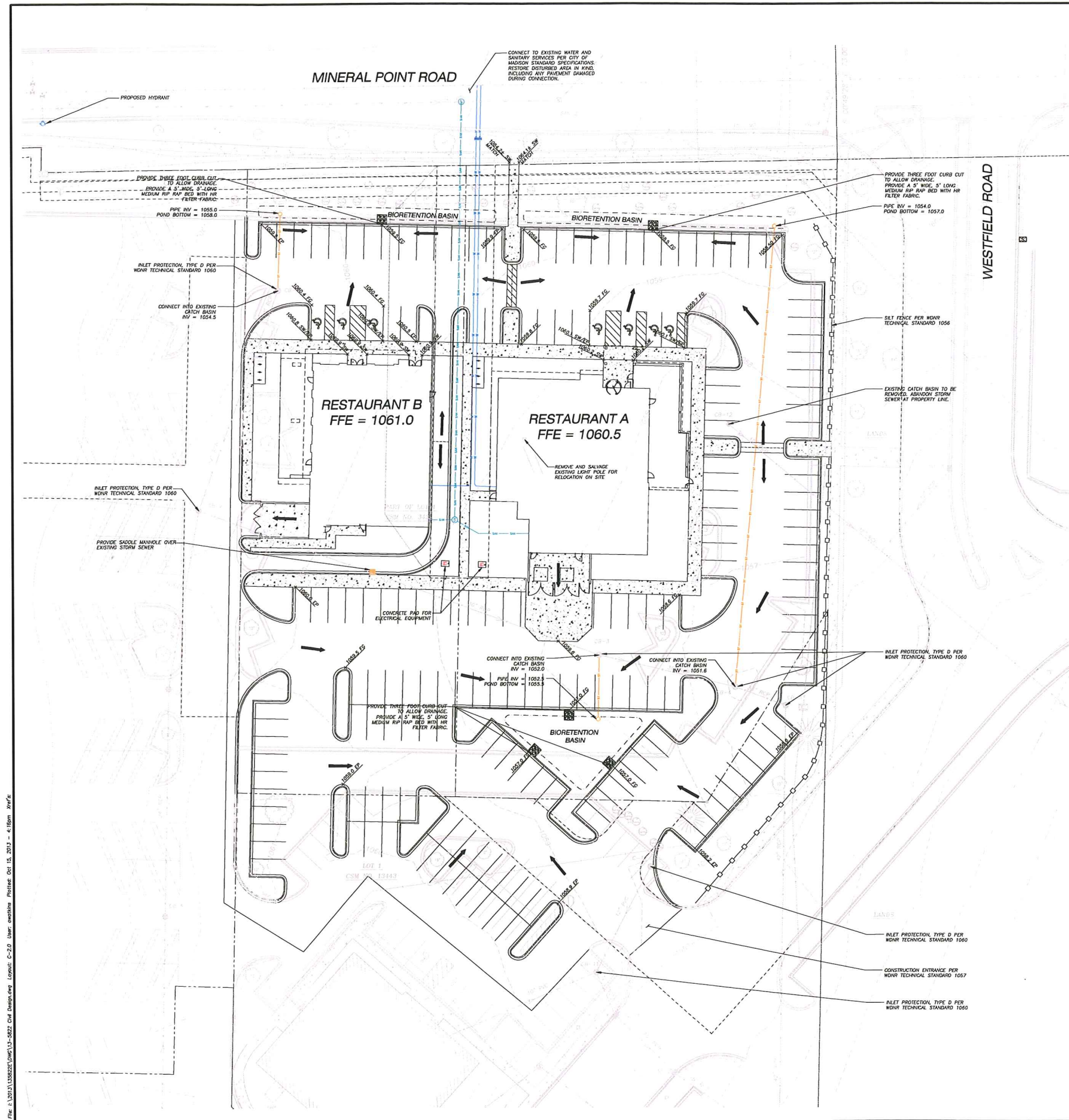
SHEET TITLE:
SITE PLAN / DEMOLITION PLAN

SHEET NUMBER:
C-1.0



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File: J:\2013\130822\DWG\13-5822-C-2.0.dwg User: ewhite Date: Oct 15, 2013 4:16pm Xref:



- GENERAL NOTES**
- REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - NO SITE GRADING OUTSIDE OF OR NEARBY OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://dnr.wisconsin.gov/topic/water/soilwater.htm>
 - INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNPUBLISHED FIELD CONDITIONS CONFORM TO WORK TECHNICAL STANDARDS.
 - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ENDS PER WEEK MAXIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
 - INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
 - INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH MORNING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
 - INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
 - INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH MWRM TECHNICAL STANDARDS.
 - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
 - INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION.
 - APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
 - ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
 - ALL SLOPES EXCEEDING 5:1 (DOWN) AND DRAINAGE CHANNELS SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATING OR APPLICATION OF A MUD APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
 - CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO MWRM TECHNICAL STANDARD 1068.
 - CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

- GRADING AND SEEDING NOTES**
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
 - ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS BEING PREPARED AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
 - CONTRACTOR SHALL WATER ALL NEWLY SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
 - CONTRACTOR TO DEEP FILL ALL COMPACTED PREVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
 - THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN, DEPT. OF TRANSPORTATION, AND MWRM.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY IN INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 5302316. PUBLIC IMPROVEMENTS ONLY SHOWN ON THIS PLAN FOR GRAPHIC PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTOR A MINIMUM OF 48 HOURS BEFORE COMMENCING TO PUBLIC UTILITIES OR DOING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
 - WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
 - ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
 - COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
 - DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER MWRM STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

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CBL & ASSOCIATES PROPERTIES, INC.

2030 HAMILTON PLACE BLVD., SUITE 500
 CHATTANOOGA, TN 37421

PROJECT:
WEST TOWNE MALL RESTAURANTS

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 13-5822E

SEAL/SIGNATURE:

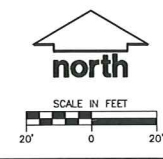
DESIGN:	AW	10-15-13
DRAWN:	AW	10-15-13
APPROVED:		
PLAN MODIFICATIONS:		
LOCAL USE:		10-15-13

DIGGERS & HOTLINE

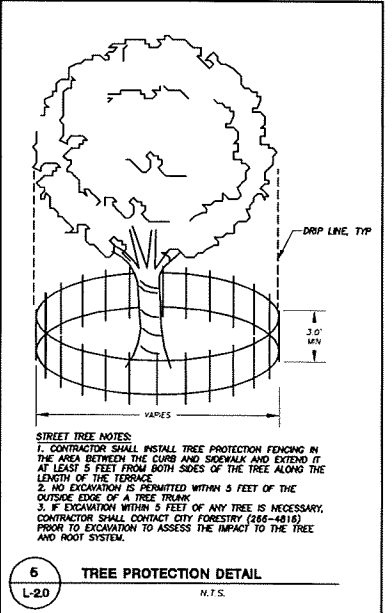
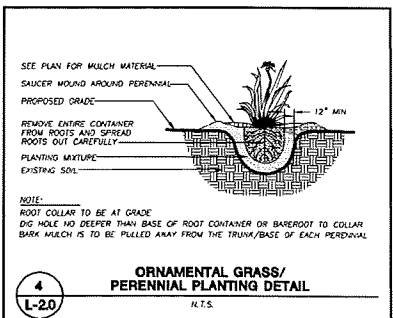
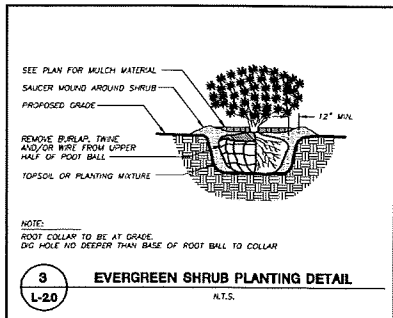
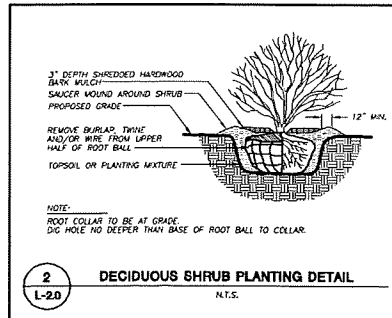
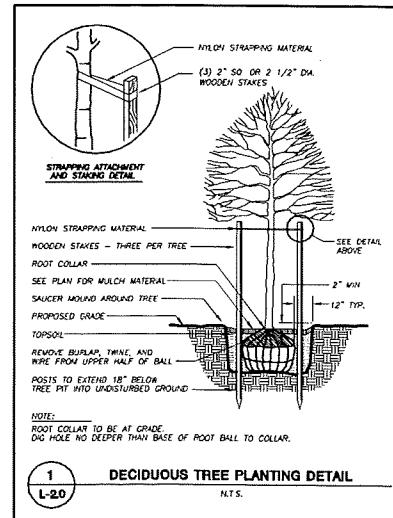
Toll Free (800) 242-8511
 Milwaukee Area (414) 255-1118
 Hanging Inland TDD (800) 543-2289
 www.DiggersandHotline.com

SHEET TITLE:
GRADING, EROSION CONTROL AND UTILITY PLAN

SHEET NUMBER:
C-2.0



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"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

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- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.263.0000 PHONE | 608.264.2265 FAX
MADISON | MILWAUKEE
KEOSAUQUA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:
**CBL & ASSOCIATES
PROPERTIES, INC.**

2030 HAMILTON PLACE BLVD., SUITE 600
CHATTANOOGA, TN 37421

PROJECT:
**WEST TOWNE MALL
RESTAURANTS**

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 13-6822E

DESIGNER: JF 10-11-12

APPROVER: JF 10-11-12

PLAN MODIFICATIONS:

DATE AND BY:	NO. 10-12

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 256-1181
Hearing Impaired TDD (800) 542-2288
www.DiggersHotline.com

SHEET TITLE:
**LANDSCAPE
DETAILS**

SHEET NUMBER:
L-2.0

File: F:\2013\130622E\DWG\13-6822E Landscape.dwg Layout: L-2.0 User: jf User: jf Date: Oct 15, 2013 4:12pm 3x4.5'

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TOP OF TOWER
EL 125'-0"

TOP OF PARAPET
EL 117'-10"

TOP OF CANOPY
EL 111'-10"

TSL
EL 100'-0"



METAL ACCENT
"DARK BRONZE"

FAUX PLASTER
TUSCANY-CREAM

METAL ACCENT
"DARK BRONZE"

TOP OF PARAPET
EL 120'-4"
TOP OF PARAPET
EL 118'-10"

BOT OF OVERHANG
EL 111'-0"

TSL
EL 100'-0"

A FRONT ELEVATION
SCALE: 1/4"=1'-0"

METAL PLANTERS
COPPER FINISH

CUSTOM DECORATIVE
WOOD COLUMN COVER

FAUX PLASTER
TUSCANY-CREAM

CONCRETE CURB
PLANTER

ANNODIZED METAL FRAMES
"DARK BRONZE"

FAUX CEMENT CLADDING
NATURAL GRAY

ANNODIZED METAL FRAMES
"DARK BRONZE"

TOP OF TOWER
EL 125'-0"

TOP OF PARAPET
EL 118'-10"

TOP OF PARAPET
EL 117'-10"

METAL ACCENT
"DARK BRONZE"

FAUX PLASTER
TUSCANY-CREAM

METAL ACCENT
"DARK BRONZE"

FAUX CEMENT CLADDING
NATURAL GRAY

METAL ACCENT
"DARK BRONZE"

METAL ACCENT
"DARK BRONZE"

FAUX CEMENT CLADDING
NATURAL GRAY

B RIGHT ELEVATION
SCALE: 1/4"=1'-0"

ANNODIZED METAL FRAMES
"DARK BRONZE"

CONCRETE CURB
PLANTER

ANNODIZED METAL FRAMES
"DARK BRONZE"

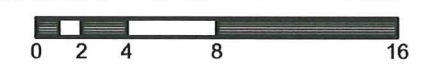
ANNODIZED METAL FRAMES
"DARK BRONZE"

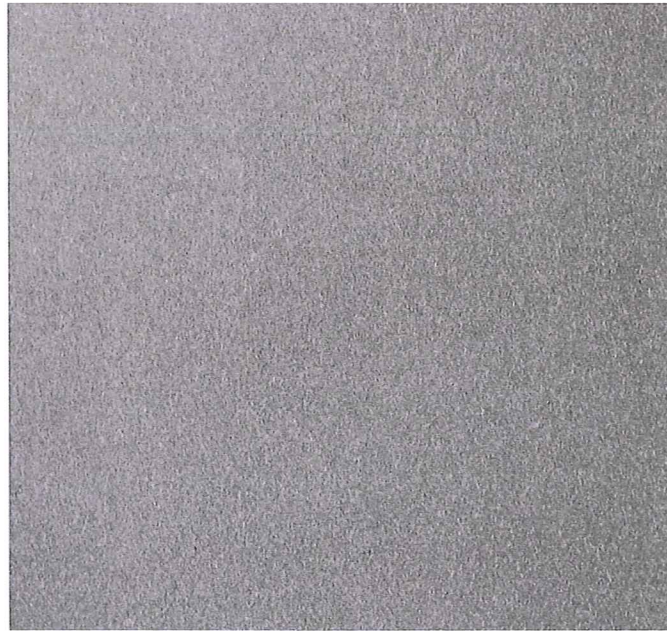
METAL ACCENT
"DARK BRONZE"



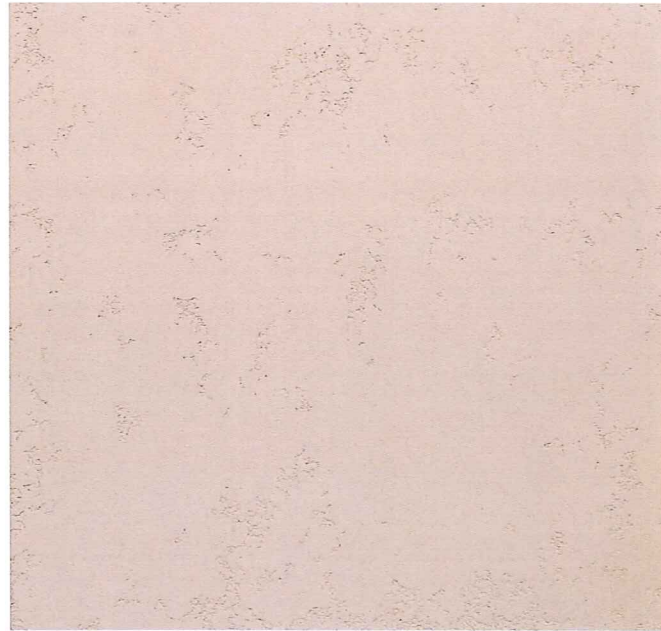
Madison, WI - Presentation Elevations
In-line Greenfield PDR w/ Patio

10.11.13

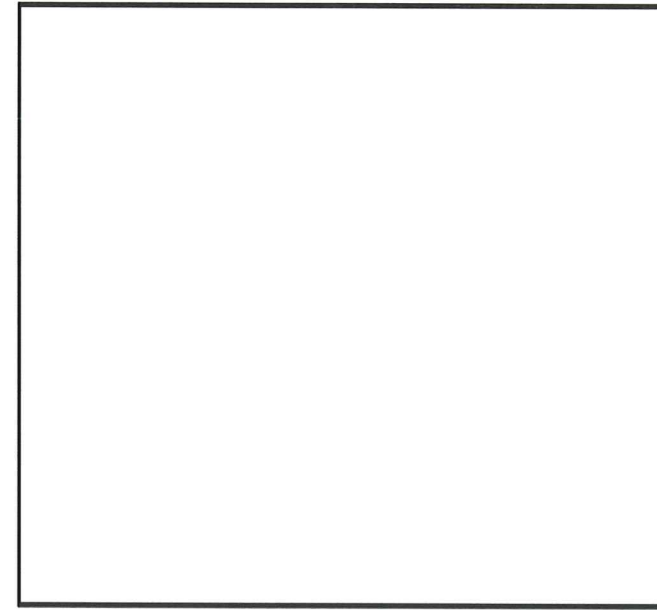




AMERICAN FIBER CEMENT CORPORATION
 FAUX CEMENT CLADDING
 EXTERIOR WALLS
 NATURA TC --
 COLOR: NATURAL GRAY (#N250)



TEXSTON
 STUCCO FINISH
 EXTERIOR WALLS
 TUSCANY COLOR CODE: VPC-4643D-091613



TBD
 FLOORING & LOW PLANT BEDS
 SPEC UNDETERMINED
 COLOR TO BE DARK CHARCOAL



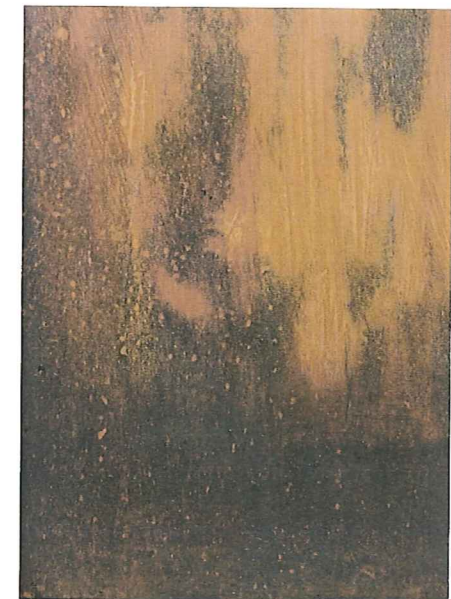
CWC
 BUTTERNUT WOOD PLANKING
 EXTERIOR FEATURE WALL



PORCELONOSA USA
 IRONKER/COBRE
 TILE ABOVE FIRE PIT



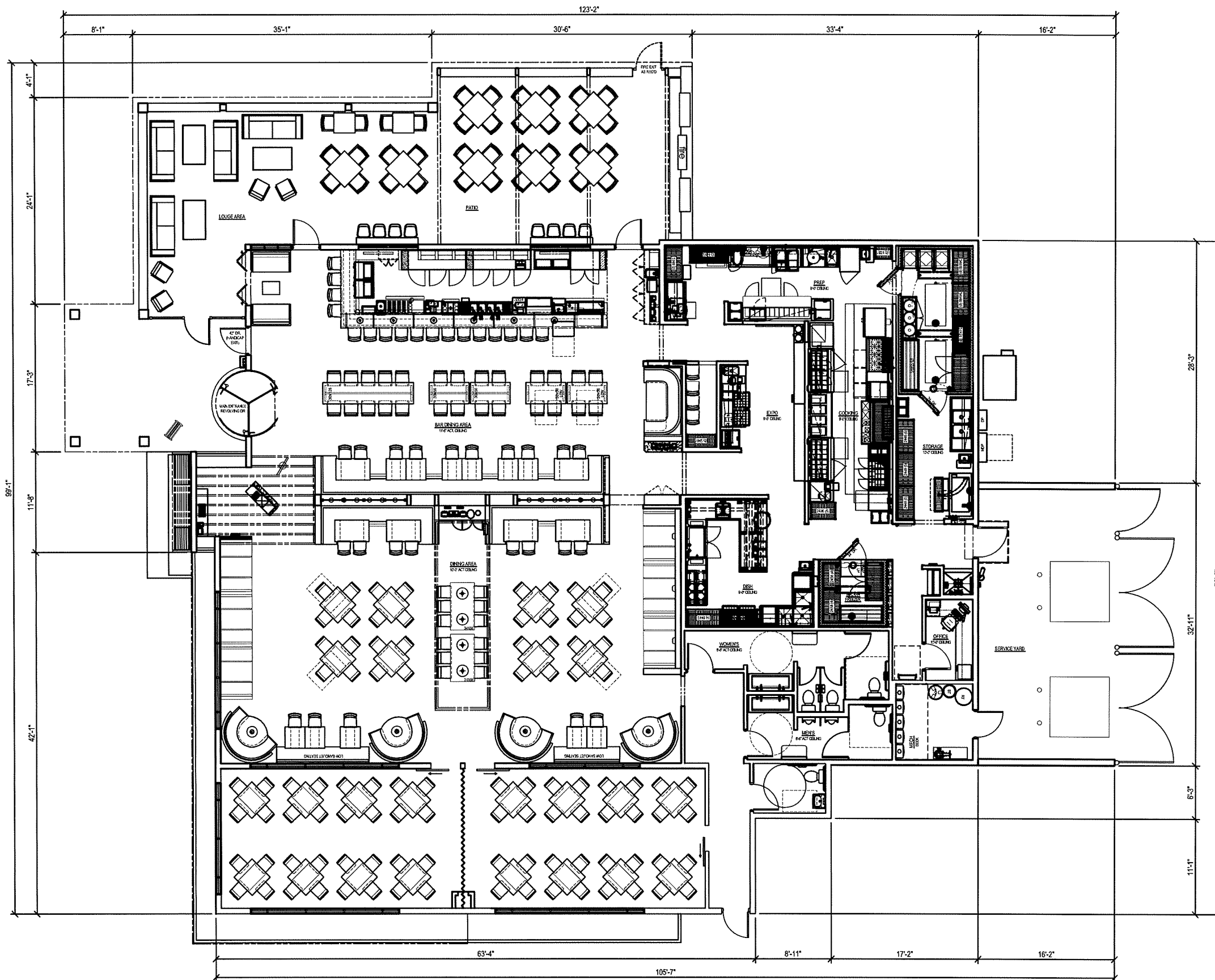
PRISMATIC POWDERS
 POWDER COATING
 BLACK BRONZE II



TBD
 CUSTOM EXTERIOR PLANTERS

BONEFISH GRILL

'Greenfield' Exterior Finishes



RESTAURANT SEATING INFORMATION		
BAR	TABLE	SEATS
BAR STOOLS	N/A	17
2 TOP TABLES	6	12
4 TOP TABLES	4	16
5 TOP TABLES	2	10
7 TOP TABLES	1	7
8 TOP TABLES	1	8
	14	70
DINING	TABLE	SEATS
2 TOP TABLES	5	10
4 TOP TABLES	14	56
5 TOP TABLES	8	40
6 TOP TABLES	2	12
	29	118
PRIVATE DINING	TABLE	SEATS
4 TOP TABLES	14	56
PATIO	TABLE	SEATS
STOOLS	N/A	8
2 TOP TABLES	2	4
4 TOP TABLES	8	32
	10	44
TOTALS	TABLE	SEATS
INTERIOR	57	244
EXTERIOR / PATIO	10	44
	67	288

RESTAURANT AREA INFORMATION	
BUILDING SQUARE FOOTAGE	SIZE
WAITING	344
BAR	1,245
DINING	1,660
PRIVATE DINING	1,078
BOH	2,180
TOTAL	6,506
ADDITIONAL SQUARE FOOTAGE	SIZE
PATIO	843
LOUNGE / PORCH	460



Madison, WI - Presentation Floor Plan
 2013 Greenfield PDR Prototype (expanded) w/ Patio

10.11.13



