

**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 DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  - NO SITE GRADING OUTSIDE OR DOWNSLOPE 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.

- SITE PLAN NOTES**
- ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADII 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 TK-26UV CONCRETE SEALANT.
  - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - MARK AND STRIPE 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 ENDOACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING 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 TRENCHING.
  - 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 Plan Site Information Block

Site Address:	7401 MINERAL POINT ROAD
Site acreage (total):	3.21
Number of building stories (above grade):	1
Building height:	20-25'
DJHR type of construction (new structures or additions):	
Total square footage of buildings:	18,303
Use of property:	RESTAURANTS/RETAIL
Gross Square Feet of retail:	4,593
Gross Square Feet of restaurants:	11,710
Number of employees in warehouse:	-
Number of employees in production area:	-
Capacity of restaurant/place of assembly:	-
Number of bicycle stalls shown:	16
Number of parking stalls:	
Small car:	shown
Large car:	167
Accessible:	7
Total:	174
Number of trees shown:	SEE LANDSCAPE PLAN L-1.0
Number of parking stalls (including Steinhafer's Store):	
Small car:	shown
Large car:	179
Accessible:	9
Total:	188

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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:

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: AJV 10-15-13  
 DRAWN: AJV 10-15-13

APPROVED:

PLAN MODIFICATIONS:

LOCAL USE: 10-15-13

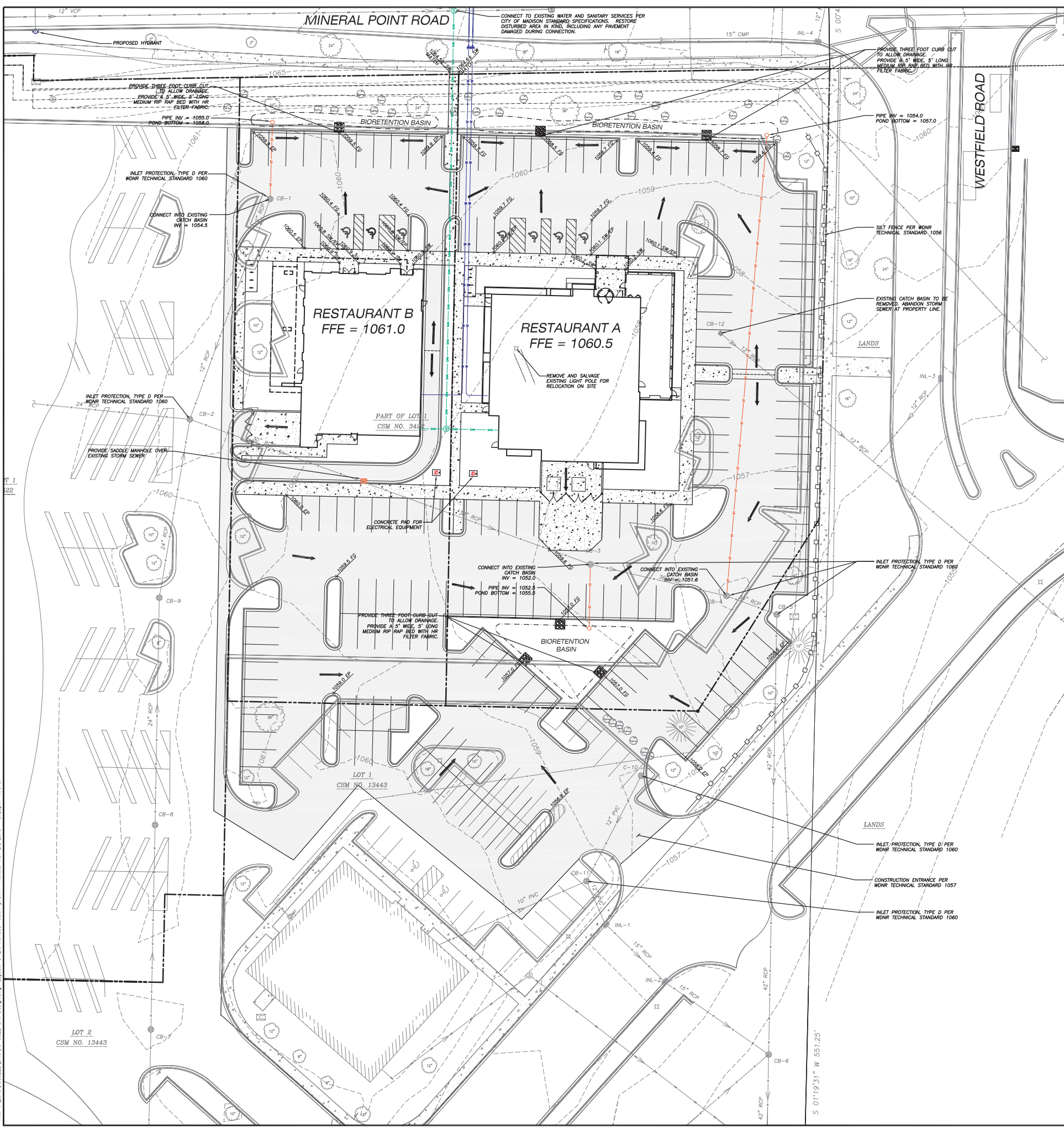
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SHEET TITLE:  
**SITE PLAN / DEMOLITION PLAN**

SHEET NUMBER:  
**C-1.0**

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**LEGEND (PROPOSED)**

- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STORM SEWER
- SANITARY SEWER
- WATER SERVICE
- SILT FENCE
- EDGE OF PAVEMENT
- GRADE BREAK
- 18" CONCRETE CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED DRAINAGE PATH
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- SW - SIDEWALK
- FG - FINAL GRADE

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- 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://www.dnr.state.wi.us/runoff/stormwater/techstds.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 UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO MWR TECHNICAL STANDARDS.
  - INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) 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 WORKING 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 MWR TECHNICAL STANDARDS.
  - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - BACKFILL CONTACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 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 48 HOURS OF REQUEST.
  - ALL SLOPES EXCEEDING 5:1 (25%) AND DRAINAGE SWALES 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 MWR 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 DRAIN PROPERLY 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 SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
  - CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS 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 SIGNING TO 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 WISDOT, WOSPS, AND MWR.
  - 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 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 5382326. 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 CONNECTING 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 MWR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

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DRAWN:	JAV	08-15-13
APPROVED:		
PLAN MODIFICATIONS:		
LOCAL USE:		08-15-13

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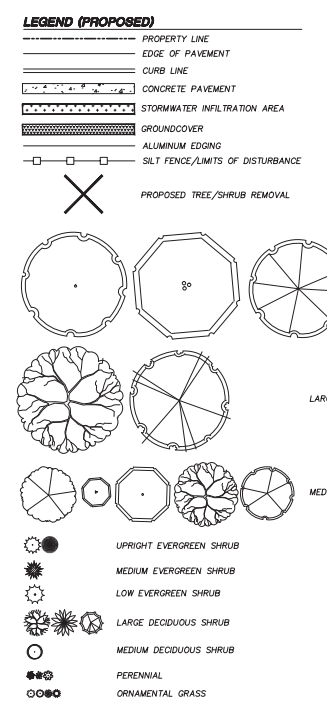
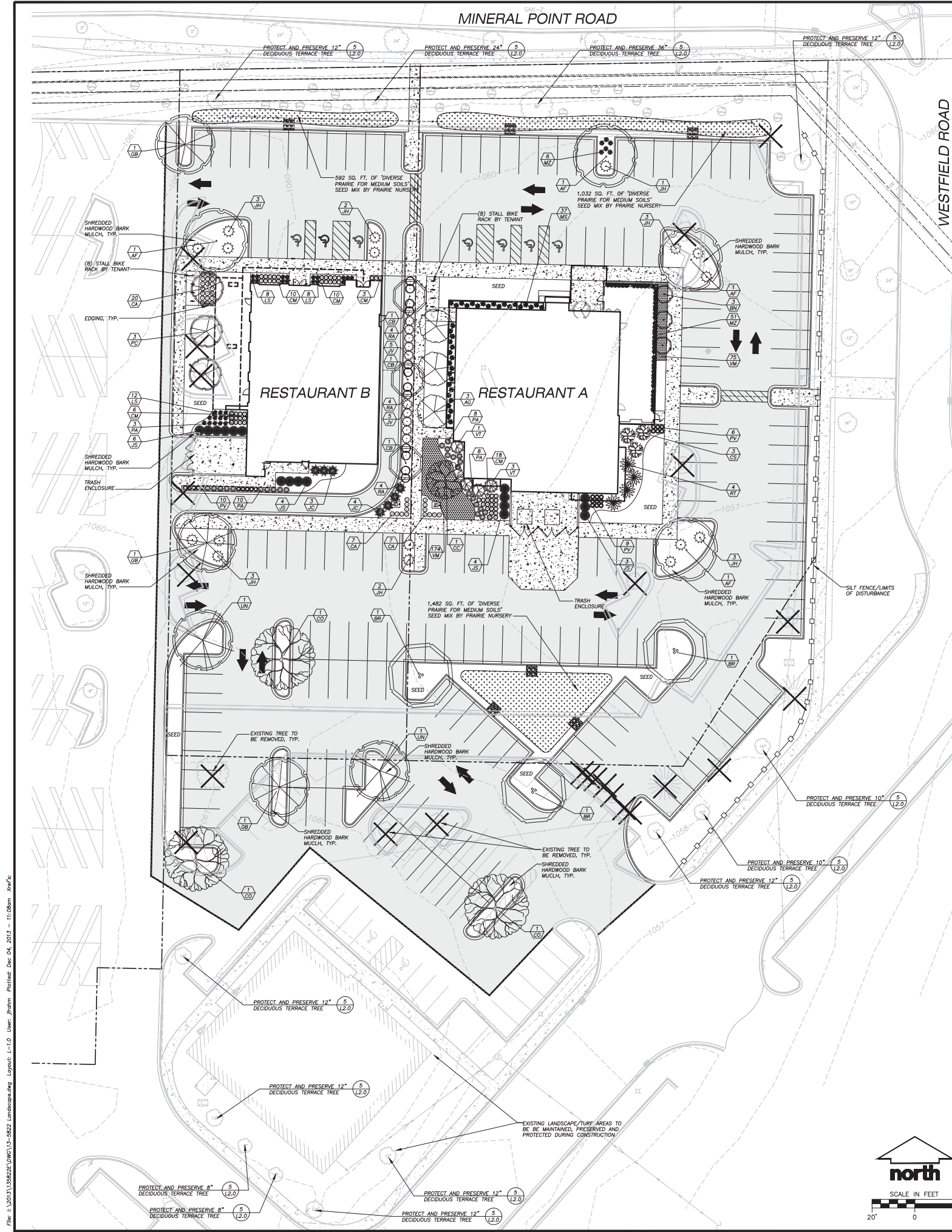
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SHEET TITLE:  
**GRADING, EROSION CONTROL AND UTILITY PLAN**

SHEET NUMBER:  
**C-2.0**

File: I:\2013\130622E\DWG\13-5822 Civil Design.dwg Layout: C-2.0 Revised: User: jhahn Plotted: Nov 21, 2013 8:22am xref.s

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SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
<b>LANDSCAPE PLANT LIST</b>							
<b>LARGE DECIDUOUS TREES</b>							
EX	12	Existing Large Deciduous Trees	VARIES	15B total dbh inches		14	534
AF	4	Autumn Blaze Maple	ACER x 'freemantli 'Jeffersred'	2 1/2" Cal.	B&B	35	140
GB	3	Autumn Gold Ginkgo (Male Cultivar Only)	GINKGO biloba 'Autumn Gold'	2 1/2" Cal.	B&B	35	105
CO	3	Prairie Pride Hackberry	CELTIS occidentalis 'Prairie Pride'	2 1/2" Cal.	B&B	35	105
UN	2	New Horizon Elm	ULMUS x 'New Horizon'	2 1/2" Cal.	B&B	35	70
<b>MEDIUM DECIDUOUS TREES</b>							
AG	3	Autumn Brilliance Serviceberry (Single Leader Tree Form)	AMELANCHIER x grandiflora 'Autumn Brilliance'	1 1/2" Cal.	B&B	15	45
BR	3	River Birch	BETULA nigra	1 1/2" Cal.	B&B CLUMP	15	45
BN	3	Dwarf River Birch	BETULA nigra 'Fox Valley'	1 1/2" Cal.	B&B CLUMP	15	45
GB	3	Fastigate Hornbeam	CARPINUS betulus 'Fastigiata'	1 1/2" Cal.	B&B	15	45
CC	1	Eastern Redbud Columbus Strain	CERCIS canadensis 'Columbus Strain'	1 1/2" Cal.	B&B CLUMP	15	15
PC	3	Cleveland Select Pear	PYRUS calleryana 'Cleveland Select'	1 1/2" Cal.	B&B	15	45
<b>UPRIGHT EVERGREEN SHRUB</b>							
JV	10	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	36" Mn Ht.	B&B	10	100
JS	18	Whitchita Blue Juniper	JUNIPERUS scopulorum 'Whitchita Blue'	36" Mn Ht.	B&B	10	180
<b>MEDIUM EVERGREEN SHRUBS</b>							
JC	7	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	24" Mn Ht.	# 3 Cont.	4	28
<b>LOW EVERGREEN SHRUBS</b>							
JH	17	Wisconsin Juniper	JUNIPERUS horizontalis 'Wisconsin'	3-4" Ht.	# 3 Cont.	4	68
<b>LARGE DECIDUOUS SHRUBS</b>							
EX	21	Existing Large Deciduous Shrubs	VARIES	VARIES		3	63
CS	3	Redosier Dogwood	CORNUS sericea	24-30" Mn Ht.	# 3 Cont.	3	9
RT	4	Tiger Eyes Sumac	RHUS typhina 'Bailiger'	24-30" Mn Ht.	# 3 Cont.	3	12
VT	4	Spring Red Compact Cranberrybush Vib.	VIBURNUM trilobum 'Spring Red'	24-30" Mn Ht.	# 3 Cont.	3	12
<b>MEDIUM DECIDUOUS SHRUBS</b>							
RA	12	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	18" Mn Ht.	# 3 Cont.	3	36
<b>PERENNIALS</b>							
MS	37	Ostrich Fern	MATTEUCCIA struthiopteris	10-12" Mn Ht.	# 1 Cont.	2	74
LS	29	Gayfeather Blazing Star	LIASTRIS spicata 'Kobold'	10-12" Mn Ht.	# 1 Cont.	2	58
PA	29	Russian Sage	PEROVSKIA atriplicifolia	10-12" Mn Ht.	# 1 Cont.	2	58
<b>ORNAMENTAL GRASSES</b>							
CA	34	Karl Foerster Feather Reed Grass	CALAMAGROSTIS x acutiflora 'Karl Foerster'	10-12" Mn Ht.	# 1 Cont.	2	68
CM	50	Korean Feather Reed Grass	CALAMAGROSTIS brachytricha	10-12" Mn Ht.	# 1 Cont.	2	100
MZ	51	Dwarf Zebra Grass	MISCANTHUS sinensis 'Little Zebra'	10-12" Mn Ht.	# 1 Cont.	2	102
PV	25	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10-12" Mn Ht.	# 1 Cont.	2	50
<b>GROUND COVER</b>							
VH	174	Parwinkle	VINCA major	3-4" Ht.	# 1 Cont.	0	0
						<b>TOTAL:</b>	<b>2222</b>

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LOC/PC SUBMITTAL:		10-15-13
LOC INITIAL-FINAL REVISION SUBMITTAL:		11-25-13

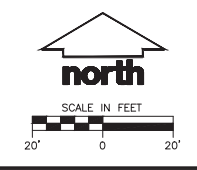
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SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**L-1.0**

File: L:\2013\130622E\DWG\13-5822\_Landscape.dwg Layout: L-1.0 User: Wm Pointed Dec 04, 2013 11:08am xref's





**CITY OF MADISON**  
**LANDSCAPE WORKSHEET**  
 Section 28.142 Madison General Ordinance

Project Location / Address: 7401 MINERAL POINT ROAD, MADISON, WI  
 Name of Project: WEST TOWNE MALL RESTAURANTS  
 Owner / Contact: CBL PROPERTIES & ASSOCIATES, INC.  
 Contact Phone: (608) 848-5060 Contact Email: JUSTIN.FRAHM@JSDINC.COM

\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. \*\*

**Applicability**

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- No demolition of a principal building is involved.
- Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

**Landscape Calculations and Distribution**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area: 106,946 (125,249-18,303 BUILDING FOOTPRINT)  
 Total landscape points required: 1,782

- For lots larger than five (5) acres, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area: \_\_\_\_\_  
 Five (5) acres = 217,800 square feet  
 First five (5) developed acres = 3,610 points  
 Remainder of developed area: \_\_\_\_\_  
 Total landscape points required: \_\_\_\_\_

- For the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) point shall be provided for one hundred (100) square feet of developed area.

Total square footage of developed area: \_\_\_\_\_  
 Total landscape points required: \_\_\_\_\_

10/2013

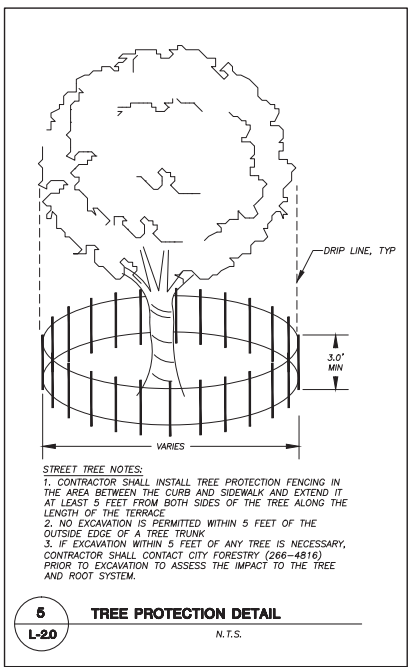
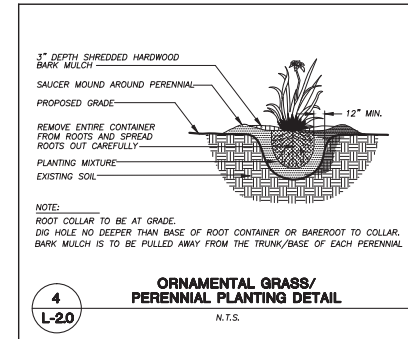
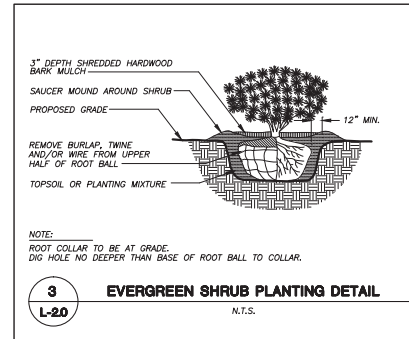
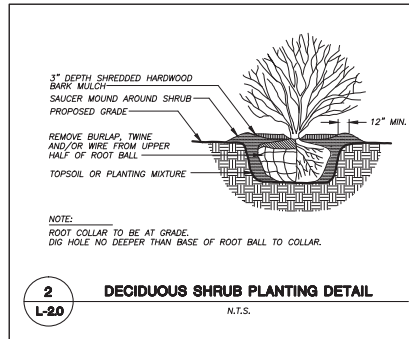
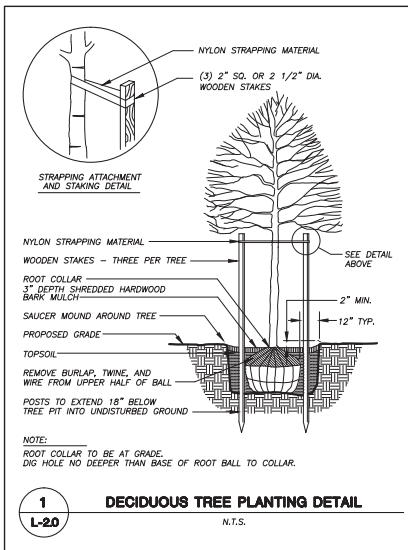
**Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2 inch caliper measured diameter at breast height (dbh)	35			12	420
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			16	240
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			29	290
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	21	63	23	69
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			24	96
Ornamental grasses/perennials	#1 gallon container size, Min. 9"-18"	?			255	510
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper dbh. Maximum points per tree: 200	13	2212 (158 IN.) 30% OF REQ. POINTS =534		
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
<b>Sub Totals</b>				597		1625

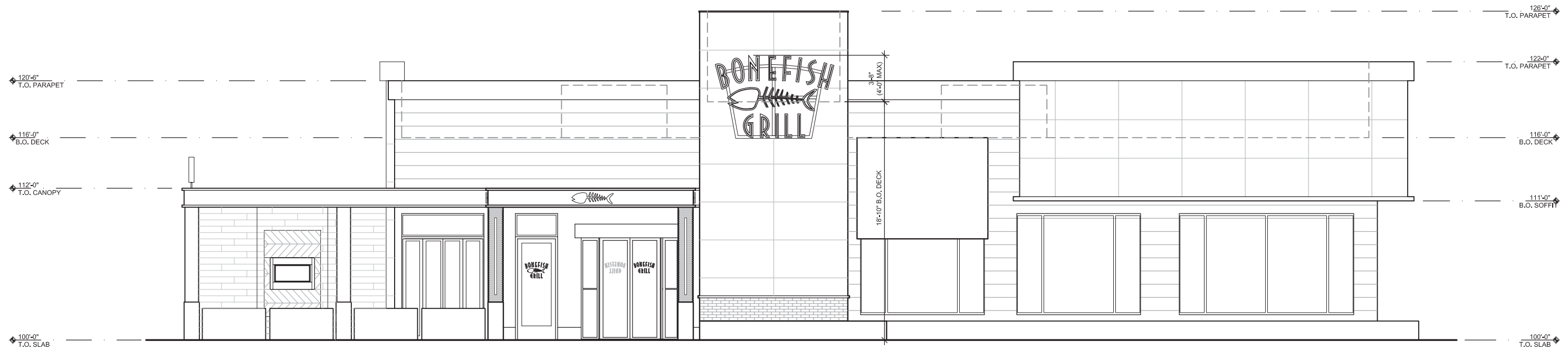
Total Number of Points Provided: 2222

\* As determined by ANSI, ANLA - American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

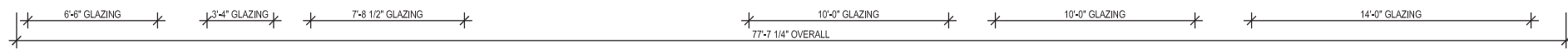


**LANDSCAPE NOTES AND SPECIFICATIONS**

- GENERAL:** ALL WORK IN THE R-O-D-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. 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. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL:** PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:  
 1. PLANTING AREAS = 2"  
 2. TREE PITS = SEE DETAILS  
 PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - ALL PLANTING AREAS SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.**
- MATERIALS - TREE RINGS:** ALL TREES PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULATE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPSOIL APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC:** ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING:** EDGING SHALL BE 5" DEEP, ALUMINUM EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP:** DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



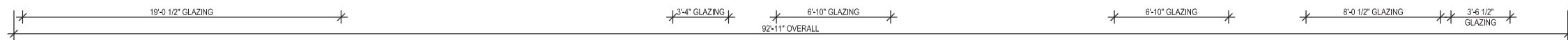
**A FRONT ELEVATION**  
SCALE:



GLAZING CALCULATIONS:  
REQUIRED: (77'-4 1/4" OVERALL) (60%) = 46'-5"  
PROVIDED: 51'-6"  
  
FRONT ELEVATION AREA:  
REQUIRED: (845 SQ.FT.) (40%) = 338  
PROVIDED: 442 SQ.FT.



**B LEFT ELEVATION**  
SCALE:

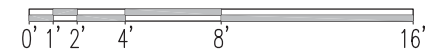


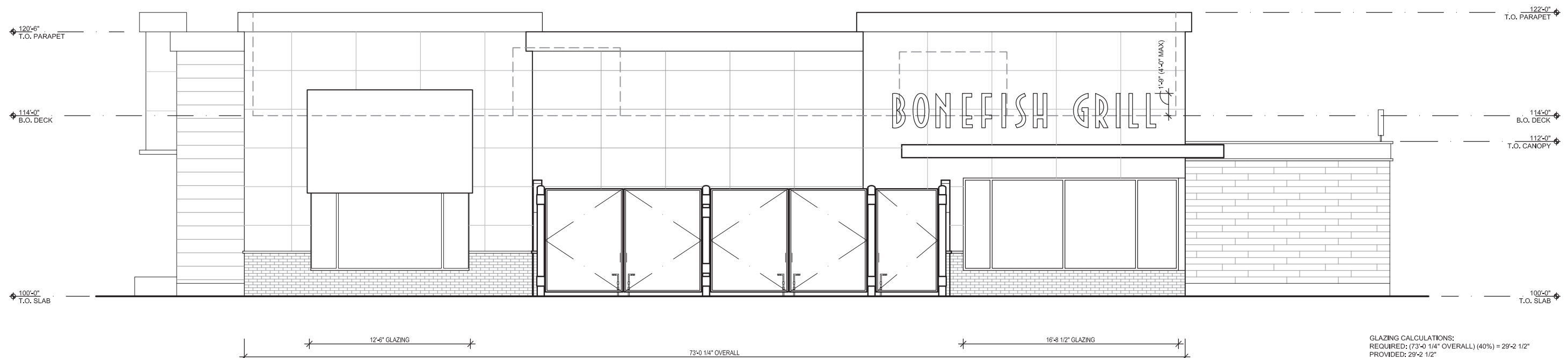
GLAZING CALCULATIONS:  
REQUIRED: (92'-11" OVERALL) (40%) = 37'-2"  
PROVIDED: 47'-7 1/2"



MADISON, WI - BLACKLINE ELEVATIONS

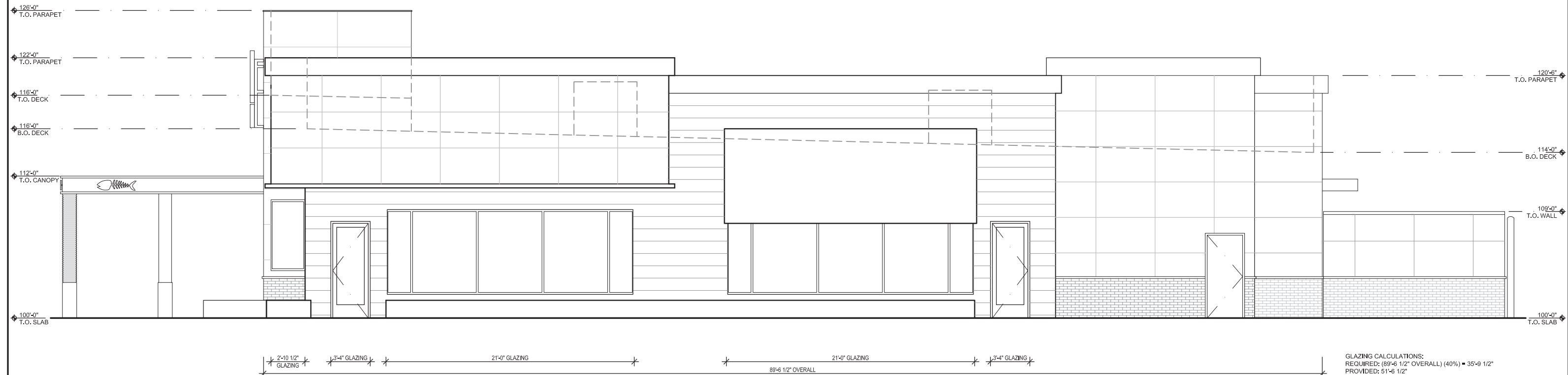
11.20.13





**C REAR ELEVATION**  
SCALE:

GLAZING CALCULATIONS:  
REQUIRED: (73'-0 1/4" OVERALL) (40%) = 29'-2 1/2"  
PROVIDED: 29'-2 1/2"



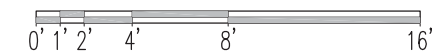
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SCALE:

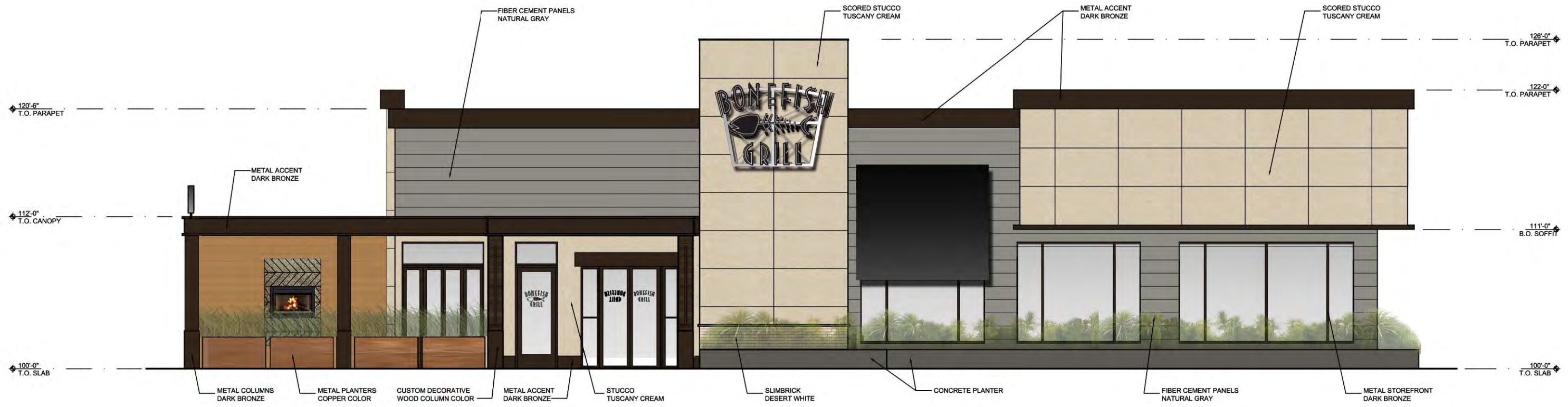
GLAZING CALCULATIONS:  
REQUIRED: (89'-6 1/2" OVERALL) (40%) = 35'-9 1/2"  
PROVIDED: 51'-6 1/2"



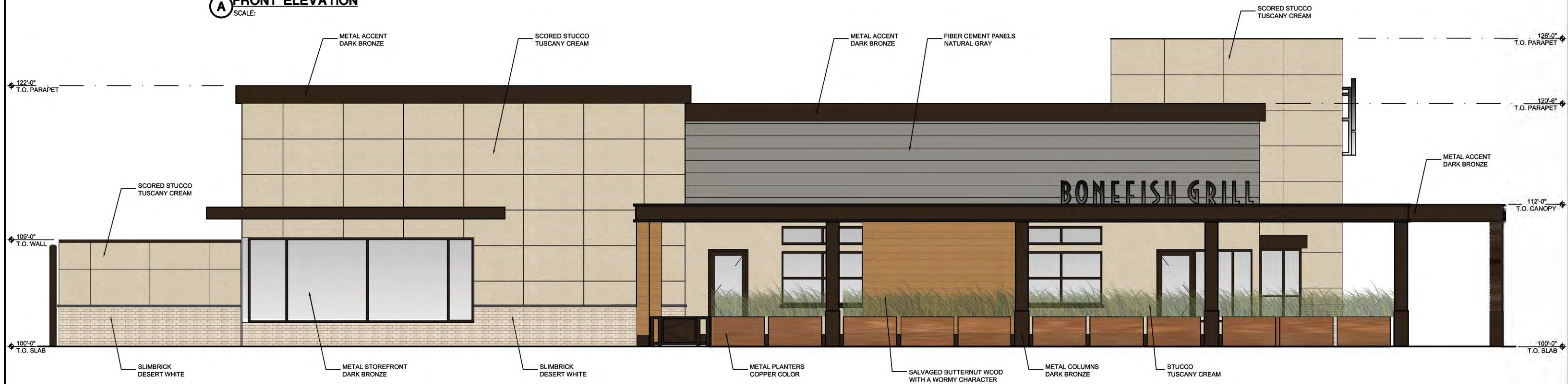
MADISON, WI - BLACKLINE ELEVATIONS

11.20.13





**A FRONT ELEVATION**  
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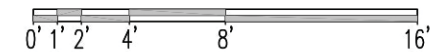


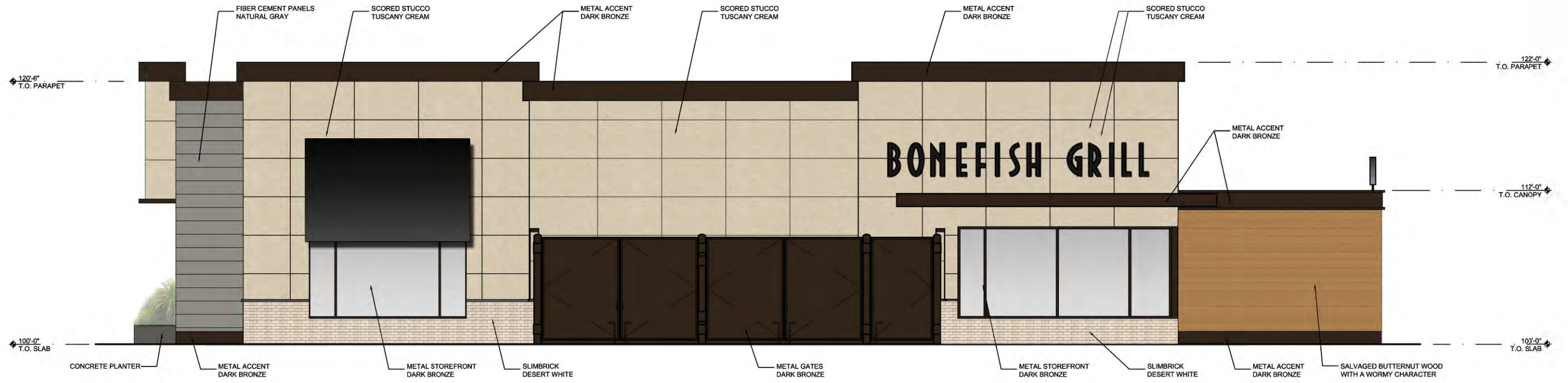
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SCALE:



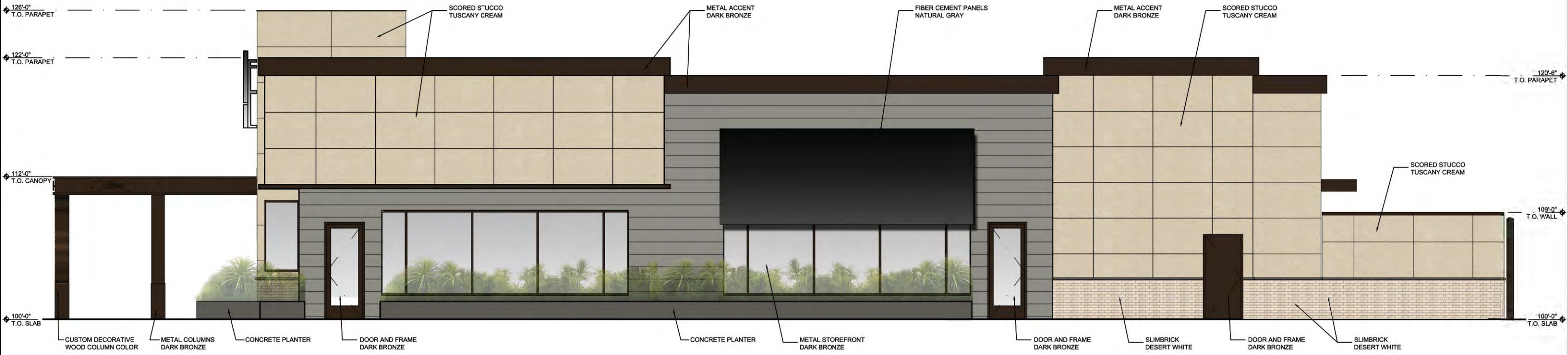
MADISON, WI - PRESENTATION ELEVATIONS

11.20.13





**C REAR ELEVATION**  
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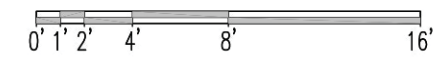


**D RIGHT ELEVATION**  
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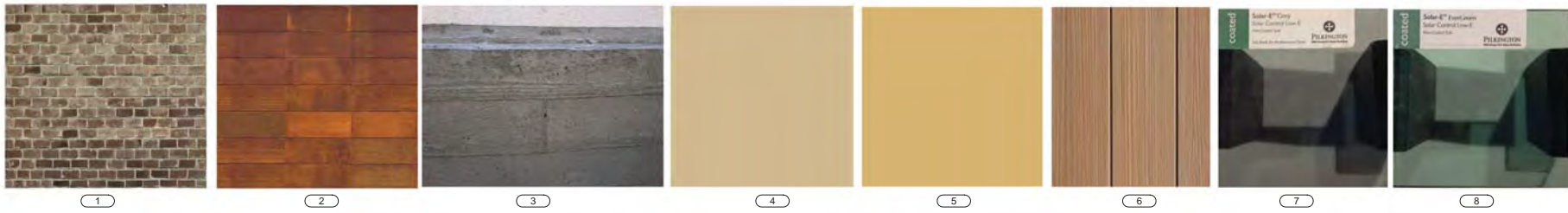


MADISON, WI - PRESENTATION ELEVATIONS

11.20.13







**FINISH SCHEDULE - EXTERIOR**

CODE	TYPE / STYLE / COLOR	PRODUCT DATA	
		MANUFACTURER / REP.	
1	CYPRESS FOREST TUMBLED - QUEEN SIZE 27/8 x 7 5/8 x 2 3/4	STATESVILLE BRICK / 704-872-4123	
2	RUSTED CORTEN PANEL SYSTEM	WESTERN STATES DECKING / PAUL RUBIO 949-929-1020	
3	CAST CONC. FINAL TBD		
4	EIFS - COLOR: ALMOND 10407 (73)	PAREX	
5	POWDER COAT - 049/15190 - RAL 1001	TIGER DRYLAC POWDER COATINGS	
6	ENGINEERED WOOD PLANKING		
7	GLAZING - SOLAR-E GREY	PILKINGTON	
8	GLAZING - SOLAR-E EVERGREEN	PILKINGTON	

**Design Consultant:**  
**ID** ARCHITECTURE  
 Innovation and Design in  
 Architecture, Inc.  
 218 The Promenade North  
 Long Beach, CA 90802  
 www.idexperience.net

**Architect:**  
**GEOFFREY B. LIM**  
 AIA, NCARB, LEED AP

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**Project Owner:**  
  
**Jason's deli**  
 2400 BROADWAY  
 BEAUMONT, TX 77702

**Stamp:**

**Issue For:**  
 PRE-DESIGN

**Issue Date:**  
 11-20-13

NO.	REASON	DATE

**PRINCIPAL IN CHARGE:**  
 Approver: \_\_\_\_\_  
 PROJECT MANAGER:  
 Checker: \_\_\_\_\_  
 DRAWN BY:  
 Author

**Project Address:**  
 JASON'S DELI - MADISON, WI

**Project Number:**  
 05-018-13

**Sheet Title:**  
 SCHEMATIC ELEVATIONS

**Sheet Number:**  
 PF1-3



**2 EXTERIOR PERSPECTIVE 1**

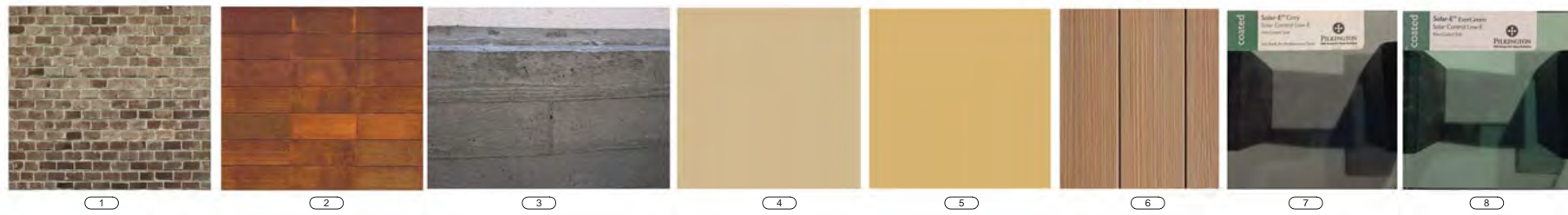
**ZONING CODE CHAPTER 28 DOOR & WINDOW OPENING REQUIREMENTS**

WINDOWS, DOORS OR OTHER OPENINGS SHALL COMPRISE OF AT LEAST 60% OF THE LENGTH AND AT LEAST 40% OF THE AREA OF THE GROUND FLOOR OF THE PRIMARY STREET FACADE

TOTAL BUILDING LENGTH	=	71 FEET	TOTAL FACADE AREA	=	1,269 SF
60% BUILDING LENGTH	=	42.5 FEET (REQUIRED)	40% FACADE AREA	=	507 SF (REQUIRED)
PROVIDED OPENINGS	=	44 FEET	PROVIDED FACADE AREA	=	516 SF



**1 EXTERIOR ELEVATION - FRONT**  
 38' - 1'-0"



FINISH SCHEDULE - EXTERIOR		
CODE	TYPE / STYLE / COLOR	PRODUCT DATA
		MANUFACTURER / REP.
1	CYPRESS FOREST TUMBLED - QUEEN SIZE 27/8 x 7 5/8 x 2 3/4	STATESVILLE BRICK / 704-872-4123
2	RUSTED CORTEN PANEL SYSTEM	WESTERN STATES DECKING / PAUL RUBIO 949-929-1020
3	CAST CONC. FINAL TBD	
4	EIFS - COLOR: ALMOND 10407 (73)	PAREX
5	POWDER COAT - 049/15190 - RAL 1001	TIGER DRYLAC POWDER COATINGS
6	ENGINEERED WOOD PLANKING	
7	GLAZING - SOLAR-E GREY	PILKINGTON
8	GLAZING - SOLAR-E EVERGREEN	PILKINGTON

**Design Consultant:**

**Innovation and Design in Architecture, Inc.**  
 218 The Promenade North  
 Long Beach, CA 90802  
 www.idexperience.net

**Architect:**

**GEOFFREY B. LIM**  
 AIA, NCARB, LEED AP

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**Project Owner:**

**Jason's deli**  
 2400 BROADWAY  
 BEAUMONT, TX 77702

**Stamp:**

**Issue For:**  
PRE-DESIGN

**Issue Date:**  
11-20-13

NO.	REASON	DATE

**Principal in Charge:**  
 Approver: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Author: \_\_\_\_\_

**Project Address:**  
 JASON'S DELI - MADISON, WI

**Project Number:**  
 05-018-13

**Sheet Title:**  
 SCHEMATIC ELEVATIONS

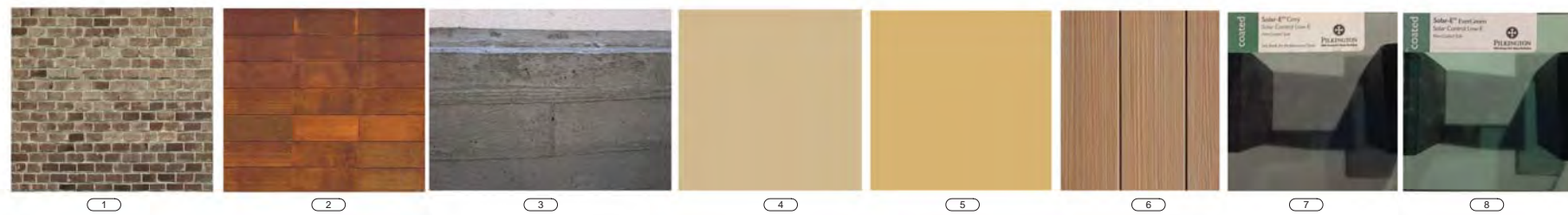
**Sheet Number:**  
 PF1-4



2 EXTERIOR PERSPECTIVE 2



1 EXTERIOR ELEVATION - DRIVE THRU SIDE  
 1/4" = 1'-0"



FINISH SCHEDULE - EXTERIOR		
CODE	PRODUCT DATA	
	TYPE / STYLE / COLOR	MANUFACTURER / REP.
1	CYPRESS FOREST TUMBLD - QUEEN SIZE 27/8 x 7 5/8 x 2 3/4	STATESVILLE BRICK / 704-872-4123
2	RUSTED CORTEN PANEL SYSTEM	WESTERN STATES DECKING / PAUL RUBIO 949-929-1020
3	CAST CONC. FINAL TBD	
4	EIFS - COLOR: ALMOND 10407 (73)	PAREX
5	POWDER COAT - 049/15190 - RAL 1001	TIGER DRYLAC POWDER COATINGS
6	ENGINEERED WOOD PLANKING	
7	GLAZING - SOLAR-E GREY	PILKINGTON
8	GLAZING - SOLAR-E EVERGREEN	PILKINGTON

**Design Consultant:**  
  
**ARCHITECTURE**  
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**Architect:**  
**GEOFFREY B. LIM**  
 AIA, NCARB, LEED AP  
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**Project Owner:**  
  
 2400 BROADWAY  
 BEAUMONT, TX 77702

**Stamp:**

**Issue For:**  
PRE-DESIGN  
**Issue Date:**  
11-20-13

NO.	REASON	DATE

**PRINCIPAL IN CHARGE:**  
 Approver: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Author: \_\_\_\_\_

**Project Address:**  
 JASON'S DELI - MADISON, WI

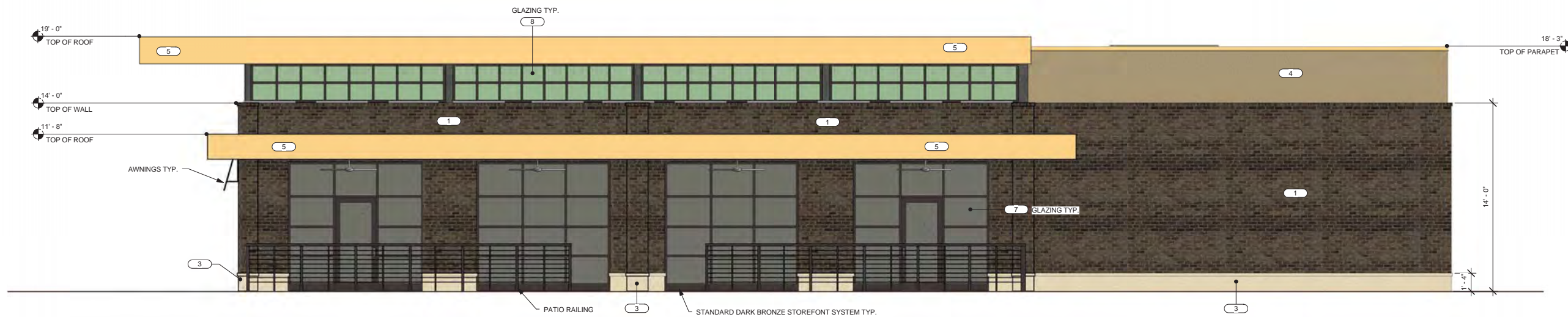
**Project Number:**  
05-018-13

**Sheet Title:**  
SCHEMATIC ELEVATIONS

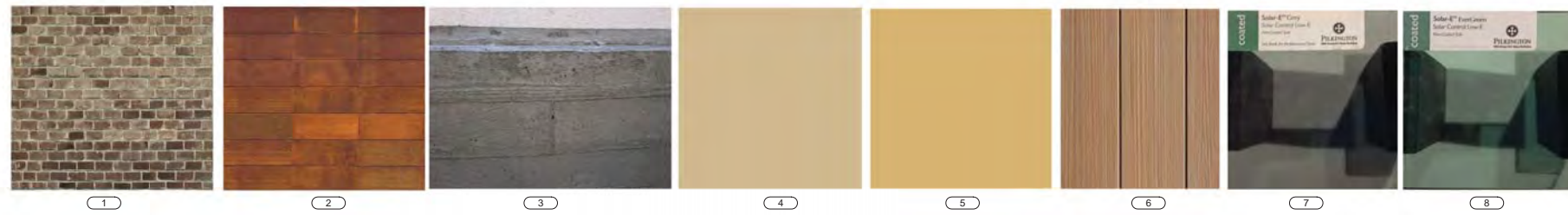
**Sheet Number:**  
PF1-5



2 EXTERIOR PERSPECTIVE 3



1 EXTERIOR ELEVATION - PATIO SIDE  
1/4" = 1'-0"



FINISH SCHEDULE - EXTERIOR		
CODE	PRODUCT DATA	
	TYPE / STYLE / COLOR	MANUFACTURER / REP.
1	CYPRESS FOREST TUMBLED - QUEEN SIZE 27/8 x 7 5/8 x 2 3/4	STATESVILLE BRICK / 704-872-4123
2	RUSTED CORTEN PANEL SYSTEM	WESTERN STATES DECKING / PAUL RUBIO 949-929-1020
3	CAST CONC. FINAL TBD	
4	EIFS - COLOR: ALMOND 10407 (73)	PAREX
5	POWDER COAT - 049/15190 - RAL 1001	TIGER DRYLAC POWDER COATINGS
6	ENGINEERED WOOD PLANKING	
7	GLAZING - SOLAR-E GREY	PILKINGTON
8	GLAZING - SOLAR-E EVERGREEN	PILKINGTON

**Design Consultant:**  
  
**ARCHITECTURE**  
 Innovation and Design in  
 Architecture, Inc.  
 218 The Promenade North  
 Long Beach, CA 90802  
 www.idexperience.net

**Architect:**  
**GEOFFREY B. LIM**  
 AIA, NCARB, LEED AP

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**Project Owner:**



**Stamp:**

**Issue For:**  
PRE-DESIGN

**Issue Date:**  
11-20-13

NO.	REASON	DATE

**PRINCIPAL IN CHARGE:**  
 Approver: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Checker: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Author: \_\_\_\_\_

**Project Address:**  
 JASON'S DELI - MADISON, WI

**Project Number:**  
 05-018-13

**Sheet Title:**  
 SCHEMATIC ELEVATIONS

**Sheet Number:**  
 PF1-6



1 EXTERIOR PERSPECTIVE 4

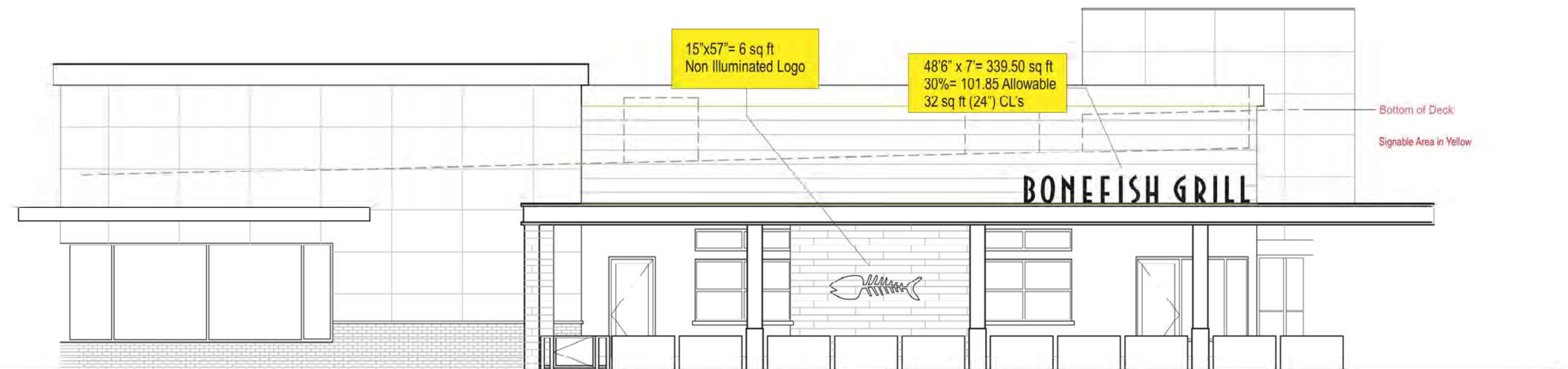


2 EXTERIOR ELEVATION - REAR  
 3/8" = 1'-0"






**Front Elevation**

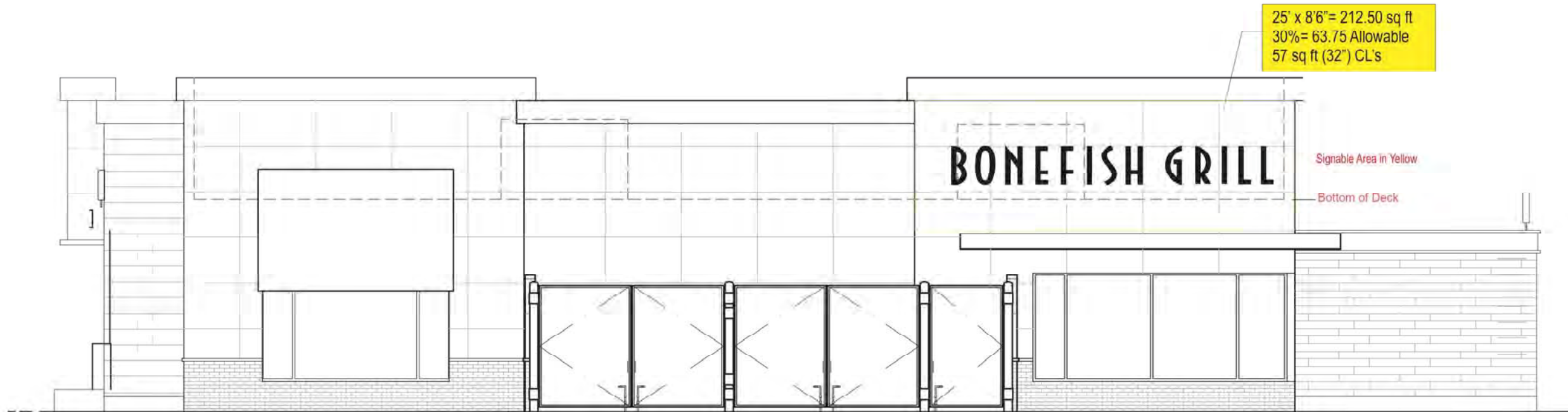
Scale: 1/8" = 1' @ 11X17



**Left Side Elevation**

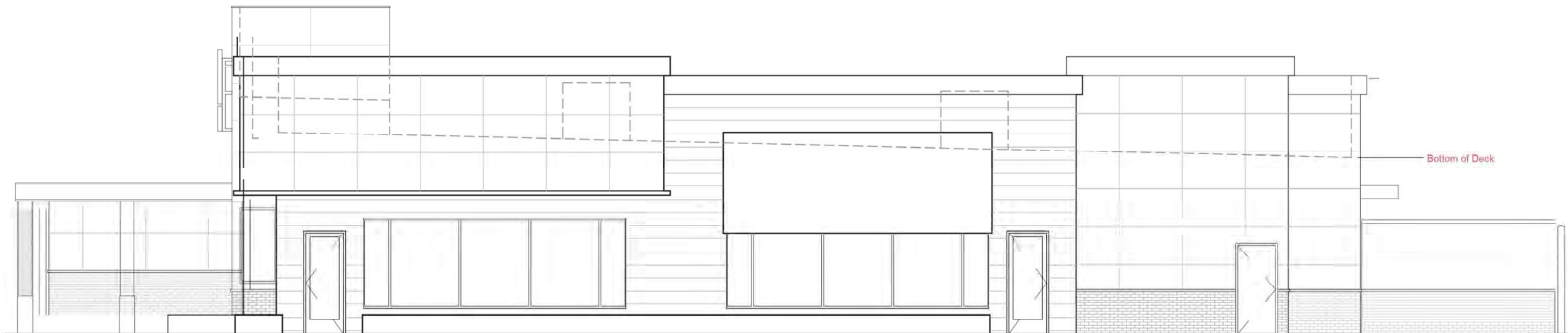
Scale: 1/8" = 1' @ 11X17

	THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.	1 REV #	REVISED PER CITY COMMENTS DESCRIPTION	10/15/13 DATE	DD BY	 	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	<b>CUSTOMER APPROVAL:</b> SIGNATURE _____ DATE: _____ APPROVAL RECEIVED BY UNITED DATE: _____	<b>IMPORTANT:</b> PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.	
--	---	------------	--	------------------	----------	---	---	---	---	---




**Rear Elevation**

Scale: 1/8" = 1' @ 11X17



**Right Side Elevation**

Scale: 1/8" = 1' @ 11X17

<p>CLIENT: Bonefish Grill          LOCATION: Madison, WI          DATE: 11-22-13          DRAWING # BON-Madison-E1          DRAWN BY: DD</p>	<p>STORE # X          SHEET SIZE 11 x 17</p>	<p>THIS DESIGN IS SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE.</p>	<table border="1"> <thead> <tr> <th>REV #</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER CITY COMMENTS</td> <td>10/15/13</td> <td>DD</td> </tr> </tbody> </table>	REV #	DESCRIPTION	DATE	BY	1	REVISED PER CITY COMMENTS	10/15/13	DD	<p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p> <p>SP US          UL US</p>	<p><b>CUSTOMER APPROVAL:</b></p> <p>SIGNATURE _____          DATE: _____          APPROVAL RECEIVED BY LIMITED _____          DATE: _____</p>	<p><b>IMPORTANT:</b></p> <p>PERMANENT ACCESS TO THE BACK SIDE OF THE WALL IS REQUIRED FOR INSTALLATION AND WIRING OF THE SIGN. IF IT IS NOT AVAILABLE IT MUST BE PROVIDED BY THE CUSTOMER BEFORE INSTALLATION.</p>		<p>206 Tower Drive          Ocala, Florida 34677          Oldstead@unitedsign.com          888-704-1516          A Division of United Advantage Sign Companies, Inc.</p>
REV #	DESCRIPTION	DATE	BY													
1	REVISED PER CITY COMMENTS	10/15/13	DD													

FRONT STORE ELEVATION

S1-1

SIGN CODE •

Signage = 24.6 SqFt

Relevant Signage Code:

Allowed 30% of the signable area. Area is calculated per wall face in a rectangle. It cannot pass over a change in material, relief, color, door or window openings. 1 sign per signable area.

Sign Calculation:

(H) x (L) of overall boxed dimensions

SIGN TYPE •

L.E.D. Channel Letterset / Background

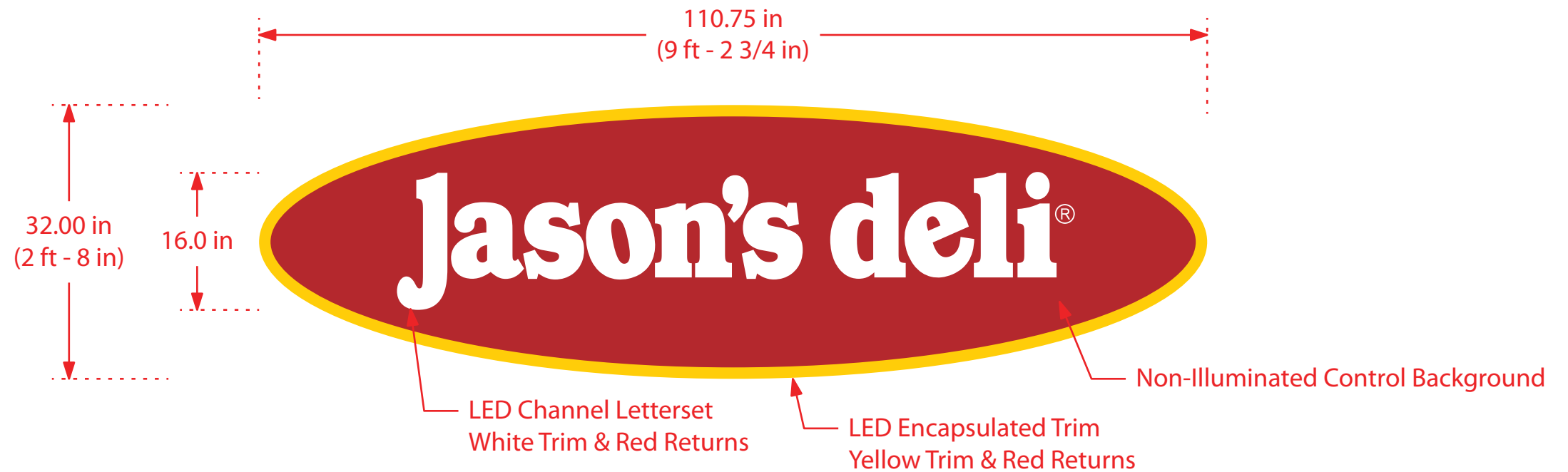
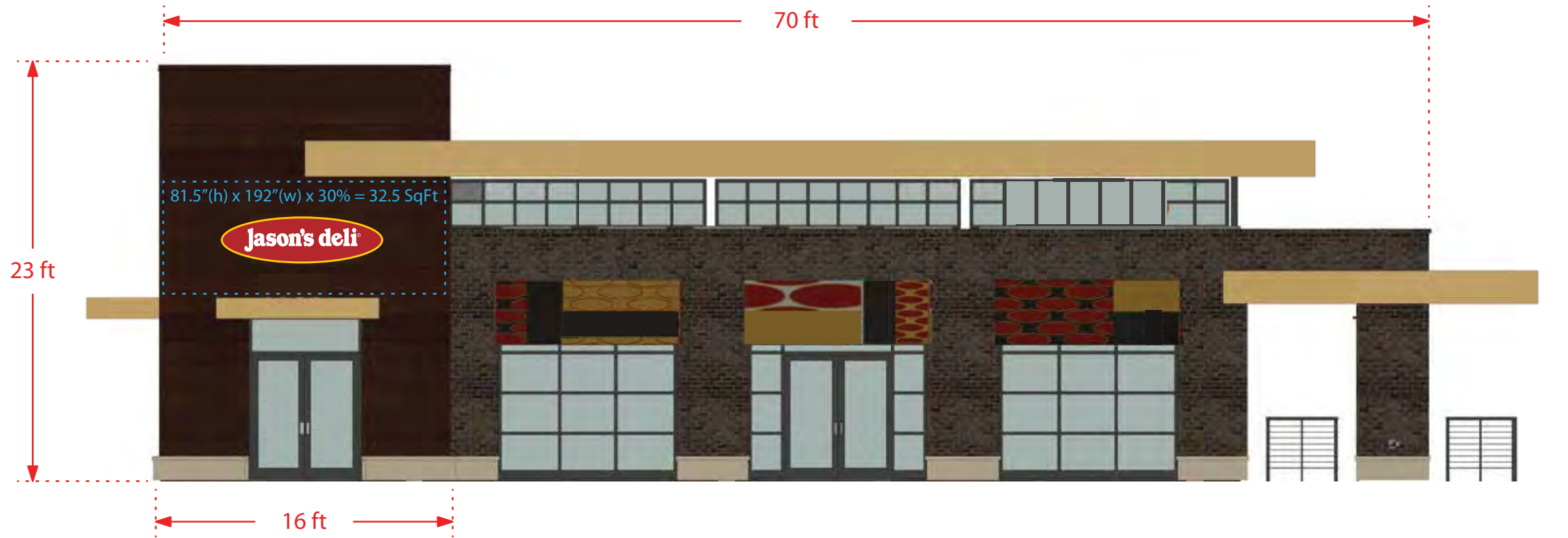
MOUNTING •

Mounting TBD

COLOR PALETTE •

	PMS 1805
	Yellow Acrylic # 2037
	White Acrylic
	N/A
	N/A
	N/A
	N/A
	N/A
	N/A

**\*\*All Measurements Require Verification\*\***



Revision Date: 10/29/13 Rev. Details: New Options

1171 Tower Rd.  
Schaumburg, IL 60173  
O: 847.301.0510  
F: 847.301.0518  
ideas@identiti.net

Project No:	SO	Proj. Location:	Madison, WI
Orig. Draft:	10/29/2013	Proj. Manager:	Ashley Lydon
Page Rev:	001	Sales Rep:	N/A

Scale: 3/4" = 12"

Designer: Jay Revision Art: Jay



PROJECT

**Jason's deli**

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REAR STORE ELEVATION

S2-1

SIGN CODE •

Signage = 41.625 SqFt

Relevant Signage Code:

Allowed 30% of the signable area. Area is calculated per wall face in a rectangle. It cannot pass over a change in material, relief, color, door or window openings. 1 sign per signable area.

Sign Calculation:

(H) x (L) of overall boxed dimensions

SIGN TYPE •

L.E.D. Channel Letterset / Background

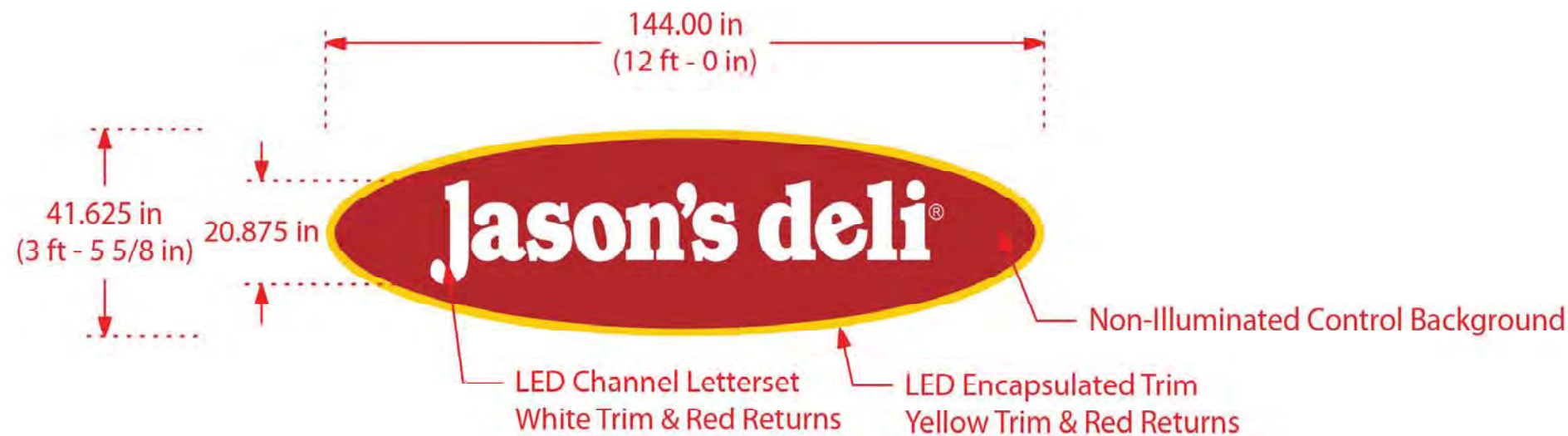
MOUNTING •

Mounting TBD

COLOR PALETTE •

PMS 1805
Yellow Acrylic # 2037
White Acrylic
N/A
N/A
N/A
N/A
N/A
N/A

**\*\*All Measurements Require Verification\*\***



Revision Date: 11/15/13 Rev. Details: Size Reduced

1171 Tower Rd.  
Schaumburg, IL 60173  
O: 847.301.0510  
F: 847.301.0518  
ideas@identiti.net

Project No:	SO	Proj. Location:	Madison, WI
Orig. Draft:	10/29/2013	Proj. Manager:	Ashley Lydon
Page Rev:	002	Sales Rep:	N/A

Scale: 3/8" = 12"

Designer: Jay Revision Art: Jay



PROJECT

**Jason's deli**

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# SPEC

**SIGN CODE •**

**Signage = N/A**

**Relevant Signage Code:**

Allowed 30% of the signable area. Area is calculated per wall face in a rectangle. It cannot pass over a change in material, relief, color, door or window openings. 1 sign per signable area.

**Sign Calculation:**

(H) x (L) of overall boxed dimensions

**SIGN TYPE •**

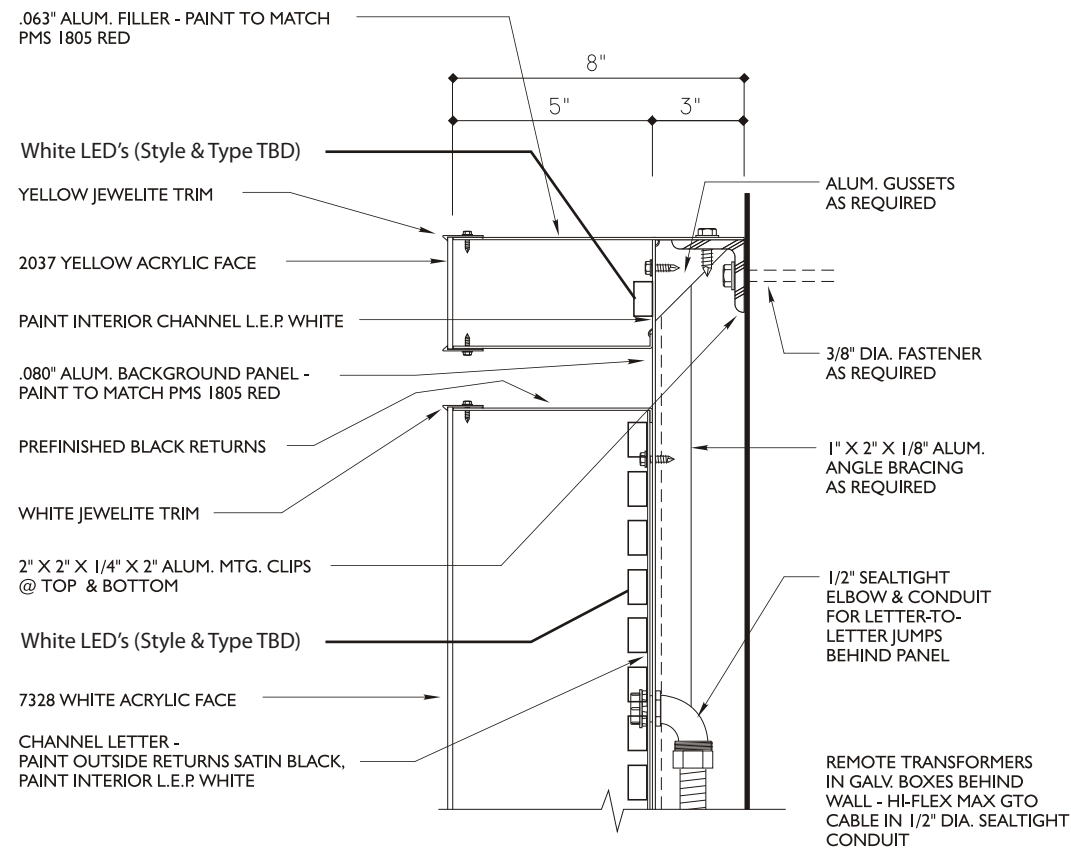
LED Channel Letterset w/ Background

**MOUNTING •**

Mounting TBD

**COLOR PALETTE •**

PMS 1805
Yellow Acrylic # 2037
White Acrylic
N/A
N/A
N/A
N/A
N/A
N/A



REGISTRATION MARK TO BE WHITE VINYL APPLIED UNTO PAN FACE.

**SECTION**

**N.T.S.**

Revision Date: No Rev. Rev. Details: This page is from the original draft.

1171 Tower Rd.  
Schaumburg, IL 60173  
O: 847.301.0510  
F: 847.301.0518  
ideas@identiti.net

Project No:	SO	Proj. Location:	Madison, WI
Orig. Draft:	10/16/2013	Proj. Manager:	Ashley Lydon
Page Rev:	000	Sales Rep:	N/A

Scale: NTS

Designer: Jay Revision Art: N/A



PROJECT



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# SIGN SPECIFICATIONS - AWNINGS

## SPEC

### SIGN CODE •

Signage = N/A

#### Relevant Signage Code:

Allowed 30% of the signable area. Area is calculated per wall face in a rectangle. It cannot pass over a change in material, relief, color, door or window openings. 1 sign per signable area.

#### Sign Calculation:

(H) x (L) of overall boxed dimensions

### SIGN TYPE •

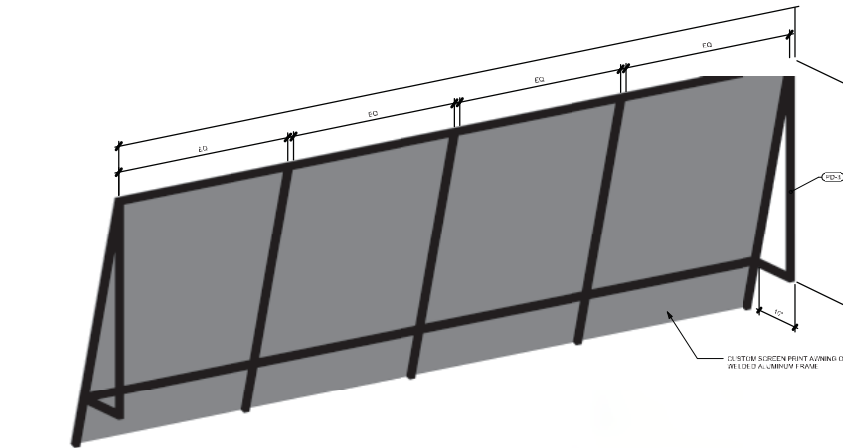
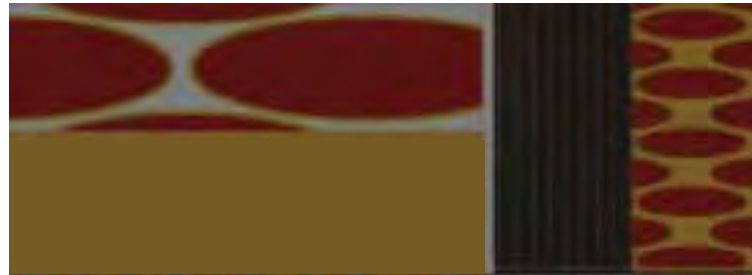
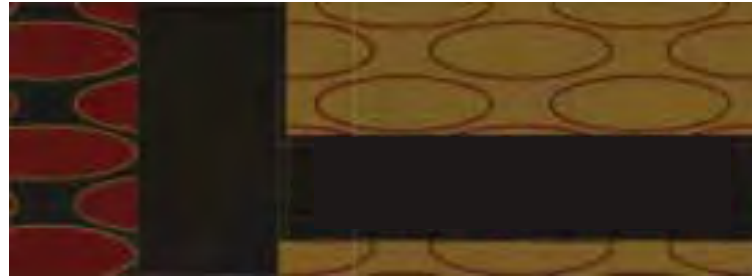
Awnings - Quantity 3

### MOUNTING •

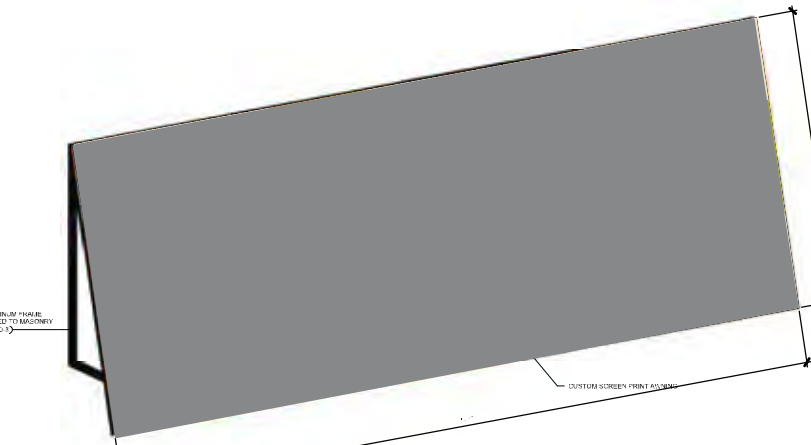
Mounting TBD

### COLOR PALETTE •

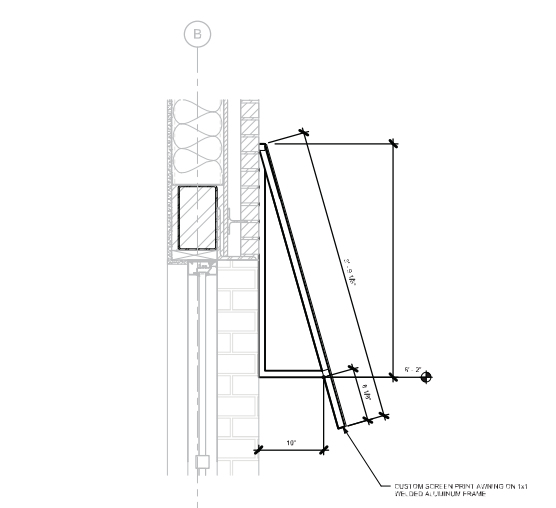
	PMS 1805
	Yellow Acrylic # 2037
	White Acrylic
	N/A
	N/A
	N/A
	N/A
	N/A



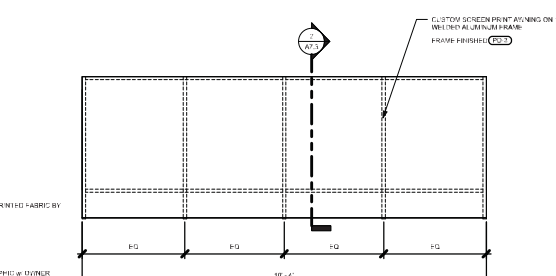
4 DETAIL @ AWNING - BACK



3 DETAIL @ AWNING - FRONT



2 SECTION THRU AWNING



1 TYP. EXTERIOR AWNING

NOTE:  
 1) TOTAL REQUIRED FRAME & PRINTED FABRIC BY SET  
 2) FABRIC MADE TO ORDER BY:  
 SIGNAGE CREATIVE  
 20247-0747  
 11111 11111 11111 11111 11111  
 3) TO VERIFY FINAL FABRIC GRAPHIC, CONTACT IDENTITI PRIOR TO FINAL FABRICATION

Revision Date: 10/29/13 Rev. Details: Awning Copy Removed

1171 Tower Rd. Schaumburg, IL 60173 O: 847.301.0510 F: 847.301.0518 ideas@identiti.net	Project No: SO	Proj. Location: Madison, WI
	Orig. Draft: 10/16/2013	Proj. Manager: Ashley Lydon
	Page Rev: 001	Sales Rep: N/A

Scale: NTS Designer: Jay Revision Art: Jay



PROJECT



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