

7104 Watts Road
Contract 9202
MUNIS 14292
Developer: West Madison Ventures, LLC



Summary of Improvements:

- Reconstruct public sidewalk on Watts Road adjacent to the project to provide wider terrace per plan approved by City Engineering. Reconstruct existing sidewalk ramps as needed.
- Install private sanitary and water service laterals to serve the project. Restore Watts Road as required to facilitate the private service lateral installation.
- Reconstruct west end of existing median as needed to allow for an ADA compliant pedestrian crossing. Median improvements would be reimbursable to the Developer by the City of Madison.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed
- No public street trees have been approved for removal. Protect any existing public street trees per City Forestry requirements.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC., RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. AND DATED OCTOBER 13, 2020 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 58205133).
2. SEE CONSTRUCTION DETAILS SHEET C.7.0 FOR PAVEMENT SECTION DETAILS.
3. SEE GENERAL NOTES SHEET C.1.0 FOR EXISTING LEGEND.

PROJECT INFORMATION:

SITE AREA: ZONED:	±1.60 ACRES PD-SIP
PROPOSED BUILDING AREA:	8,305 SQ. FT.
PROPOSED USE:	RESTAURANT
PARKING REQUIRED:	60 STALLS MINIMUM, 161 STALLS MAXIMUM (MIN. 15% OF SEATING CAPACITY, MAX. 40% OF SEATING CAPACITY, 402 OCCUPANTS)
PARKING PROVIDED:	61 STALLS (INCLUDES 6 ADA STALLS)
BIKE PARKING REQUIRED:	+14 STALLS ON WAL-MART PARCEL
BIKE PARKING PROVIDED:	20 BIKE SPACES (5% OF SEATING CAPACITY, 402 OCCUPANTS)

PAVEMENT HATCH LEGEND:

	PROPOSED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE
	PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE
	PROPOSED CONCRETE LANDING 6" PORTLAND CEMENT CONCRETE (SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING 6" PORTLAND CEMENT CONCRETE (SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB 7" PORTLAND CEMENT CONCRETE SEE STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED ASPHALT PAVEMENT 1.75" ASPHALT SURFACE COURSE 1.75" ASPHALT BASE COURSE 8" AGGREGATE BASE
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT 2" ASPHALT SURFACE COURSE 3" ASPHALT BASE COURSE 8" AGGREGATE BASE
	PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

RECONSTRUCT SIDEWALK RAMPS AND MEDIAN NOSE AS NEEDED TO PROVIDE ADA CROSSWALK. ANY MEDIAN WORK WOULD BE REIMBURSABLE BY THE CITY (UP TO \$25,000.00).

RECONSTRUCT 5' WIDE SIDEWALK TO PROVIDE LARGER TERRACE

NOTE:

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

PROPOSED LEGEND:

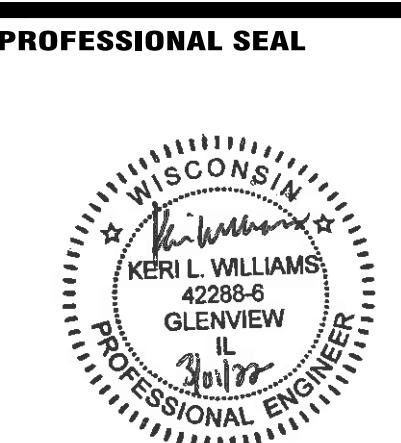
	OLD PROPERTY LINE
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED DEPRESSED CURB AND GUTTER
	PROPOSED PARKING STALL COUNT
	PROPOSED CONCRETE WHEEL STOP
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	PROPOSED STORM SEWER STRUCTURES
	PROPOSED STORM SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER STRUCTURES
	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED GATE VALVE AND VALVE BOX
	PROPOSED TRANSFORMER PAD AND STEEL BOLLARDS
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT

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PROJECT TEAM

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Arlington Heights, IL 60005
t: 847 788 9200

ISSUE/REVISION RECORD
DATE
DESCRIPTION
09/24/20
DEVELOPER REVIEW
10/06/20
PERMIT SUBMITTAL
05/05/21
PERMIT RESPONSE
06/02/21
COORDINATION SET
06/23/21
PERMIT SET
03/02/22
PERMIT RESPONSE



PROFESSIONAL LICENSE NO:
42288

PROFESSIONAL IN CHARGE
KERI WILLIAMS
42288
GLENVIEW
IL
1

PROJECT MANAGER
KERI WILLIAMS

QUALITY CONTROL
EDWARD GOSS

DRAWN BY
TRISTAN BUSCH

PROJECT NAME

TEXAS
ROADHOUSE
MADISON
WISCONSIN
7104 WATTS ROAD
MADISON, WI 53719



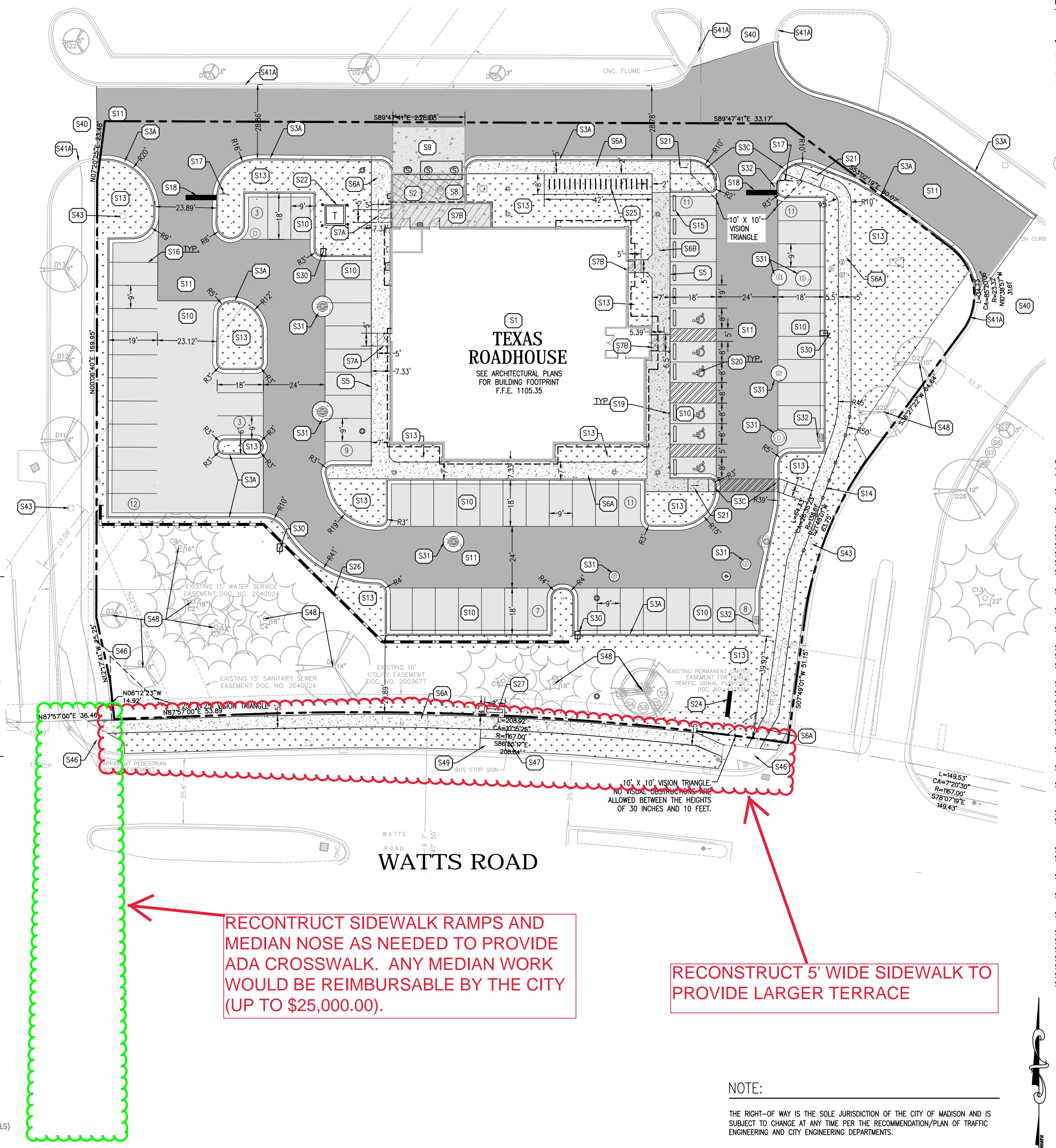
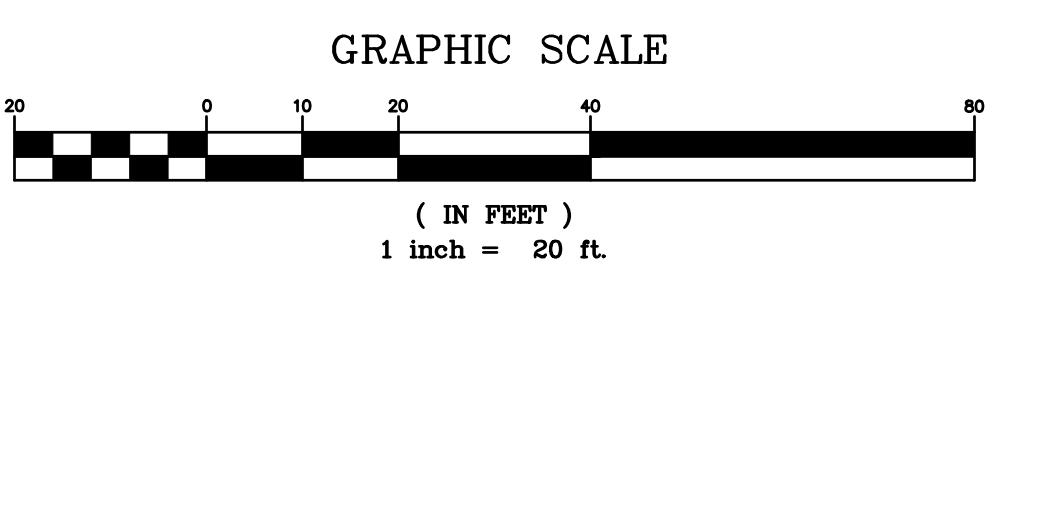
PROJECT NUMBER
20191059.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-3.0



GENERAL UTILITY NOTES:

1. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
3. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
5. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
6. SEE THE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

UTILITY CROSSINGS:

- A BOTTOM OF PROPOSED 6" STORM SEWER =1102.13
 TOP OF PROPOSED 6" SANITARY SEWER =1100.55
 VERTICAL SEPARATION = 1.58'
- B BOTTOM OF PROPOSED 12" STORM SEWER =1101.36
 TOP OF PROPOSED 6" SANITARY SEWER =1099.73
 VERTICAL SEPARATION = 1.63'

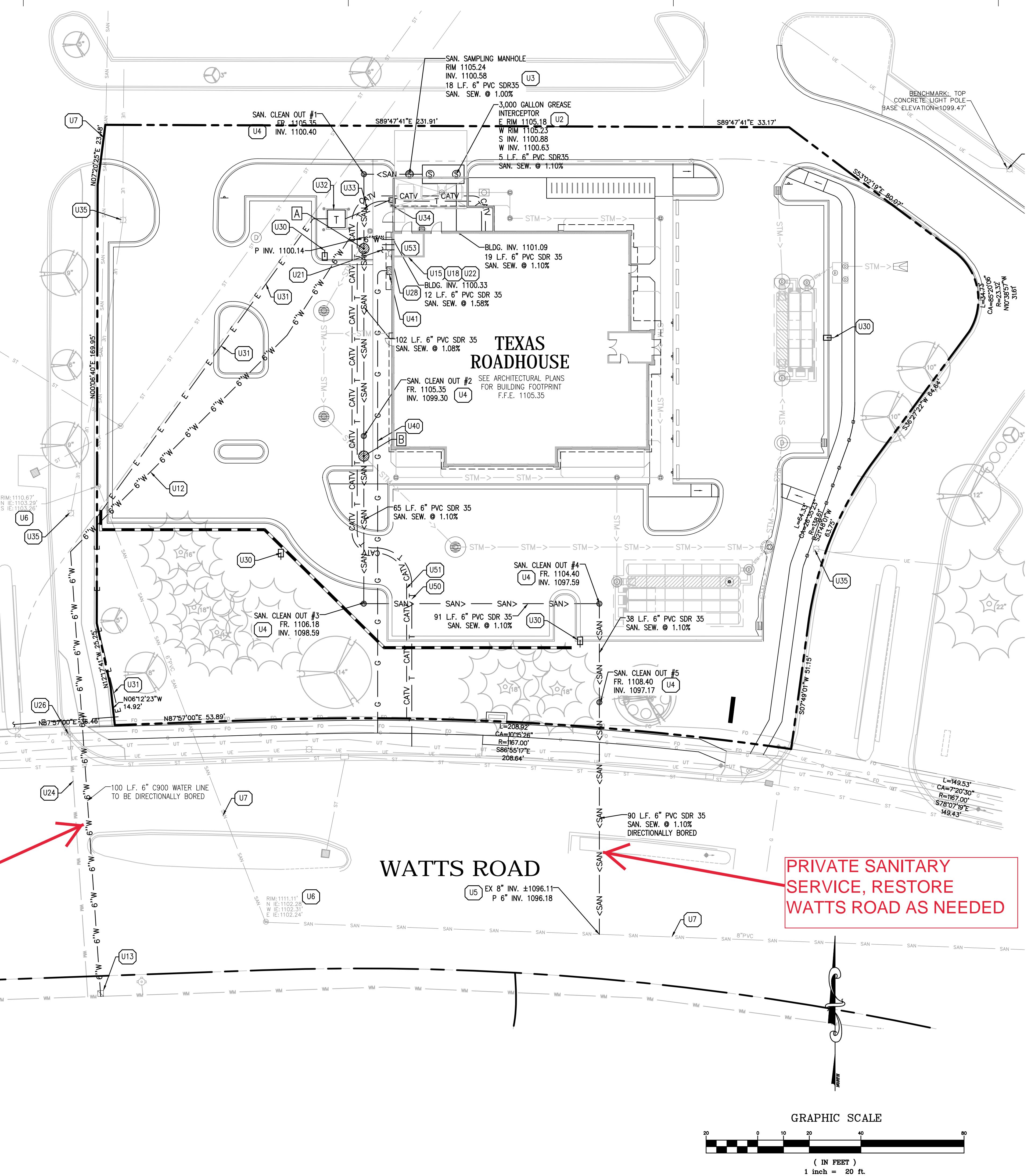
NOTE:

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PRIVATE WATER SERVICE, RESTORE WATTS ROAD AS NEEDED

WATTS ROAD

PRIVATE SANITARY SERVICE, RESTORE WATTS ROAD AS NEEDED



PROPOSED LEGEND:

— — — — —	OLD PROPERTY LINE
— — — — —	PROPERTY LINE
— STM -> —	PROPOSED STORM SEWER
— SAN > —	PROPOSED SANITARY SEWER
— 6" W —	PROPOSED 6" FIRE PROTECTION WATER LINE
— 8" W —	PROPOSED 8" FIRE PROTECTION WATER LINE
— 2" W —	PROPOSED 2" DOMESTIC WATER SERVICE
— 1" W —	PROPOSED 1" IRRIGATION WATER SERVICE
— E —	PROPOSED ELECTRIC SERVICE LINE
— G —	PROPOSED GAS SERVICE LINE
— T —	PROPOSED TELEPHONE SERVICE LINE
	PROPOSED STORM SEWER STRUCTURE WITH OPEN GRATE
	PROPOSED STORM SEWER STRUCTURE WITH CLOSED LID
	PROPOSED STORM SEWER CLEAN OUT
	HEAVY DUTY AREA DRAIN
	PROPOSED STORM SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER CLEAN OUT
	PROPOSED SANITARY SEWER GREASE INTERCEPTOR
	PROPOSED SANITARY SEWER SAMPLING WELL
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED GATE VALVE AND VALVE BOX
	PROPOSED WATER METER AND VAULT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED LIGHT POLE
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
	PROPOSED TRANSFORMER

UTILITY KEY NOTES:

U2 PROPOSED 3,000 GALLON SANITARY SEWER GREASE INTERCEPTOR (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U3 PROPOSED SANITARY SEWER SAMPLING WELL (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U4 PROPOSED SANITARY SEWER CLEANOUT

U5 CONNECT PROPOSED 6" SANITARY SEWER TO EXISTING 8" SANITARY SEWER WITH NEW INSERT TEE AND RISER SECTION PER LOCAL CODES (CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND ELEVATION OF EXISTING SANITARY INVERT PRIOR TO INSTALLING PROPOSED SANITARY SEWER LINES)

U6 EXISTING SANITARY SEWER STRUCTURE TO REMAIN

U7 EXISTING SANITARY SEWER LINE TO REMAIN

U10 REMOVE EXISTING CAP AND CONNECT PROPOSED 8" WATER LINE TO EXISTING 8" WATER LINE

U12 PROPOSED 6" C900 FIRE PROTECTION WATER SERVICE LINE

U13 PROPOSED PRESSURE CONNECTION TO EXISTING WATER MAIN WITH VALVE AND VAULT

U15 PROPOSED 2" TYPE K COPPER DOMESTIC WATER LINE WITH 2" WATER METER TO BE TAPPED OFF 6" FIRE PROTECTION LINE INSIDE BUILDING MECHANICAL ROOM (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION)

U18 PROPOSED 2" DOMESTIC BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING MECHANICAL ROOM (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

U21 PROPOSED 1" TYPE K COPPER IRRIGATION WATER LINE STUB

U22 PROPOSED IRRIGATION WATER LINE BACKFLOW PREVENTION DEVICE AND 1" WATER METER TO BE LOCATED INSIDE BUILDING MECHANICAL ROOM (COORDINATE EXACT IRRIGATION STUB LOCATION WITH PLUMBING PLANS AND SEE IRRIGATION PLAN FOR CONTINUATION)

U24 APPROXIMATE LOCATION OF EXISTING WATER MAIN TO REMAIN

U26 EXISTING WATER VALVE TO REMAIN

U28 PROPOSED FIRE DEPARTMENT CONNECTION (FDC) PER LOCAL CODE

U30 PROPOSED LIGHT POLE (SEE PHOTOMETRIC PLAN AND BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U31 PROPOSED PRIMARY ELECTRIC SERVICE LINE (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRIC SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH POWER COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

U32 PROPOSED ELECTRIC TRANSFORMER LOCATION (CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION, SIZE AND DESIGN WITH POWER COMPANY)

U33 SECONDARY POWER – SEE SHEET E3, DETAIL 1 FOR SECONDARY ELECTRICAL POWER REQUIREMENTS – CONDUIT AND WIRE QUANTITY AND SIZE TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR

U34 PROPOSED ELECTRIC SERVICE METER, CT CABINET AND DISCONNECT LOCATION (SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U35 EXISTING LIGHT POLE TO REMAIN

U40 PROPOSED GAS SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH GAS COMPANY. SEE BUILDING MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U41 PROPOSED GAS SERVICE METER (CONTRACTOR SHALL COORDINATE METER LOCATION WITH GAS COMPANY AND BUILDING MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U50 PROPOSED 2" PVC SCHEDULE 80 CONDUITS WITH PULL WIRE FOR NEW TELEPHONE SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH TELEPHONE AND CABLE COMPANIES. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U51 PROPOSED 2" PVC SCHEDULE 80 CONDUITS WITH PULL WIRE FOR NEW CABLE TELEVISION SERVICE LINE (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH TELEPHONE AND CABLE COMPANIES. SEE BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAIL)

U53 PROPOSED BUILDING MECHANICAL ROOM (SHOWN FOR REFERENCE ONLY)

A large, bold, black 'GF' logo is positioned on a thick, light grey diagonal bar that runs from the top left towards the bottom right of the page. The letters are blocky and have a high-contrast, graphic appearance.

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PROJECT T

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
09/24/20	DEVELOPER REVIEW
10/06/20	PERMIT SUBMITTAL
05/05/21	PERMIT RESPONSE
06/02/21	COORDINATION SET
06/23/21	PERMIT SET
03/02/22	PERMIT RESPONSE

A circular professional seal for Keri L. Williams, Professional Engineer. The outer ring contains the text "PROFESSIONAL SEAL" at the top and "WISCONSIN" at the bottom, separated by a dotted line. The inner circle contains "Keri L. Williams" in a script font, "42288-6" in a serif font, "GLENVIEW" in a serif font, "IL" in a serif font, and the date "3/01/22" in a script font. The entire seal is enclosed in a circular border with a dotted pattern.

PROFESSIONAL LICENSE NO:
42288

PROFESSIONAL IN CHARGE
KERI WILLIAMS

PROJECT MANAGER
KERI WILLIAMS

QUALITY CONTROL
EDWARD GOSS

DRAWN BY
TRISTAN DUCOU

PROJECT NAME
TEXAS
ROADHOUSE
MADISON
WISCONSIN
7104 WATTS ROAD
MADISON, WI 53716



PROJECT M

SHEET TITL

UTILITY PLAN

Page 10

SHEET NUMBER

C-5.0