

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
02902

DATE SUBMITTED: _____	Action Requested
UDC MEETING DATE: <u>March 8, 2006</u>	<input type="checkbox"/> Informational Presentation
	<input type="checkbox"/> Initial Approval and/or Recommendation
	<input checked="" type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 4841 Annamark Drive

ALDERMANIC DISTRICT: 17th District (Santiago Rosas)

OWNER/DEVELOPER (Partners and/or Principals) ARCHITECT/DESIGNER/OR AGENT:
Raymond & Loraine Zeier Jennifer Mowen, agent for Texas Roadhouse
c/o Annamark Corporation c/o GreenbergFarrow
2211 N. Stroughton Road 3455 Salt Creek Lane, Suite 100
Madison, WI 53704 Arlington Heights, IL 60005

CONTACT PERSON: Jennifer Mowen, GreenbergFarrow
Address: 3455 Salt Creek Lane, Suite 100
Arlington Heights, IL 60005
Phone: (847) 788-9200
Fax: (847) 788 9537
E-mail address: jmowen@greenbergfarrow.com

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Community Development (PCD)
 - General Development Plan (GDP)
 - Specific Implementation Plan (SIP)
 - Planned Residential Development (PRD)
 - New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
 - School, Public Building or Space (Fee may be required)
 - New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 50,000 Sq. Ft.
 - Planned Commercial Site

(See Section B for:)
 New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
 R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
 Comprehensive Design Review* (Fee required)
 Street Graphics Variance* (Fee required)
 Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

3455 Salt Creek Lane
Suite 100
Arlington Heights, IL 60005
t: 847 788 9200
f: 847 788 9536

ATLANTA
NEW YORK
CHICAGO
LOS ANGELES
BOSTON
DALLAS
NEW JERSEY

GreenbergFarrow

Via Federal Express Priority

February 27, 2006

Mr. Al Martin
Dept. of Planning & Development
Room LL-100
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985
Tel 608.267.8740, ext. 221

Project Texas Roadhouse Madison, WI
Project # 20050922.2
Re Resubmittal: Urban Design Commission – Final Approval

Dear Mr. Martin,

On behalf of Texas Roadhouse, we hereby resubmit the attached "Application for Urban Design Commission Review and Approval" and fourteen (14) sets of the following plans/documents as requested:

- 1) Location Map, dated 12/28/05, as prepared by GreenbergFarrow (8½x11)
- 2) Site Photo Board, dated 12/28/05, as prepared by GreenbergFarrow (11x17)
- 3) Recorded Certified Survey Map, Sheets 1 thru 4 of 4, dated 01/03/05, as prepared by D'Onofrio, Kottke & Associates (11x17)
- 4) Approved Concept Plan, dated 10/12/04, as prepared by Dimension IV Madison (11x17 copies)
- 5) ALTA Survey, dated 02/20/06, as prepared by D'Onofrio, Kottke & Associates (11x17)
- 6) Site Plan WI-50922A6, Sheets 1 & 2 of 2, dated 02/13/06, as prepared by GreenbergFarrow (11x17)
- 7) Civil Engineering Plans, dated 02/17/06, as prepared by GreenbergFarrow (11x17)
- 8) Landscape Plan L-1.0, L1.1 & L1.2, dated 02/08/06, as prepared by Schreiber/Anderson Associates (11x17)
- 9) Landscape Worksheet, undated
- 10) Building Elevations A2.1, dated 02/08/06, as prepared by GreenbergFarrow (11x17)
- 11) Building Elevations A2.2, dated 02/08/06, as prepared by GreenbergFarrow (11x17)
- 12) Floor Plan Exhibit A1.0, dated 02/08/06, as prepared by GreenbergFarrow (11x17)
- 13) Signage Exhibit Sheets 1, 2 & 3, dated 01/18/06, as prepared by Federal Heath Sign Company
- 14) Seating Plan Exhibit A1.1, dated 02/08/06, as prepared by GreenbergFarrow (11x17)
- 15) Site Lighting Cut Sheets Versalux, as prepared by USA Architectural Lighting; Texas Roadhouse Exterior Specification (Wall Lighting Type F12; Exterior Decorative Lighting Type F16 & F17; and Exterior Soffit Recessed Lighting Type F18)
- 16) Letter addressed to Santiago Rosas, 17th District Alderperson, dated 11/01/05, as prepared by GreenbergFarrow
- 17) Letter of Intent to Plan Commission Members, dated 12/21/05, as prepared by GreenbergFarrow
- 18) Contact List, as prepared by GreenbergFarrow
- 19) 3D Elevations, Front & Rear Views, dated xx/xx/xx, as prepared by GreenbergFarrow

Please note the following revisions to the documents listed above:

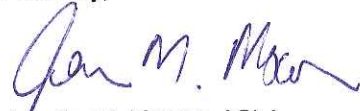
1. The photometric plan (Sheets C7.0 & C7.1 of the Civil Engineering Plan Set) has been revised to further reduce the "hot spots."
2. The architectural elevations have been revised to now show the "Type F12" emergency wall-pack fixtures located at the rear of the building. I have included the manufacturer's cut sheet for this wall-pack that indicates it is rated as a full cutoff fixture and is dark-sky approved.
3. The floor and seating plans have been updated to show the outdoor patio layout.

4. The landscape and site plans have been revised to incorporate several large deciduous trees along the northernmost row of parking along Annamark Drive. In order to eliminate a conflict with the pylon sign in this area, the sign was moved several parking spaces to the east. A new island was created around the base of the sign to afford enough room for landscaping. As such, the island that previously held the pylon sign was resized to accommodate the "lost" parking space for the new sign location. The total on-site parking count remains at 115 spaces.
5. The site plan was also revised to reflect a fire lane turnaround per Fire Department review comments.

With this submission, we look forward to the March 8, 2006 Urban Design Review meeting. Please confirm that we are on the agenda as scheduled.

As always, thank you for your continued help with this project. If you have any questions or require additional information, please contact me at 847.788.9200, ext. 225.

Sincerely,



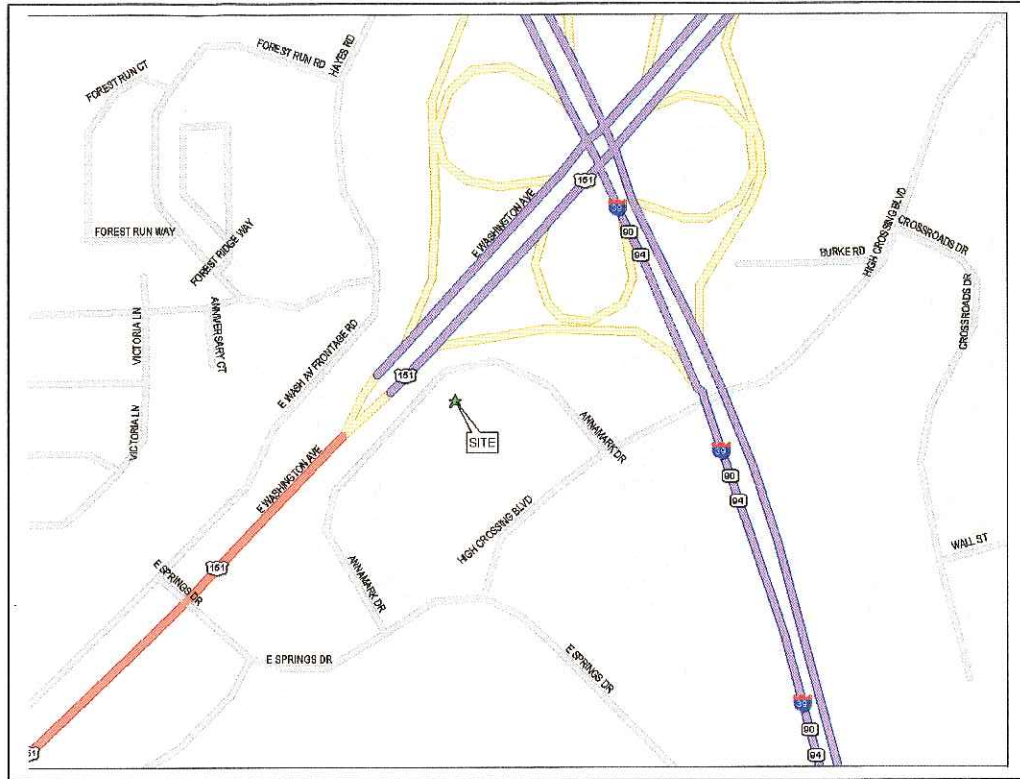
Jennifer M. Mowen, ASLA
Site Development Coordinator

Enclosures

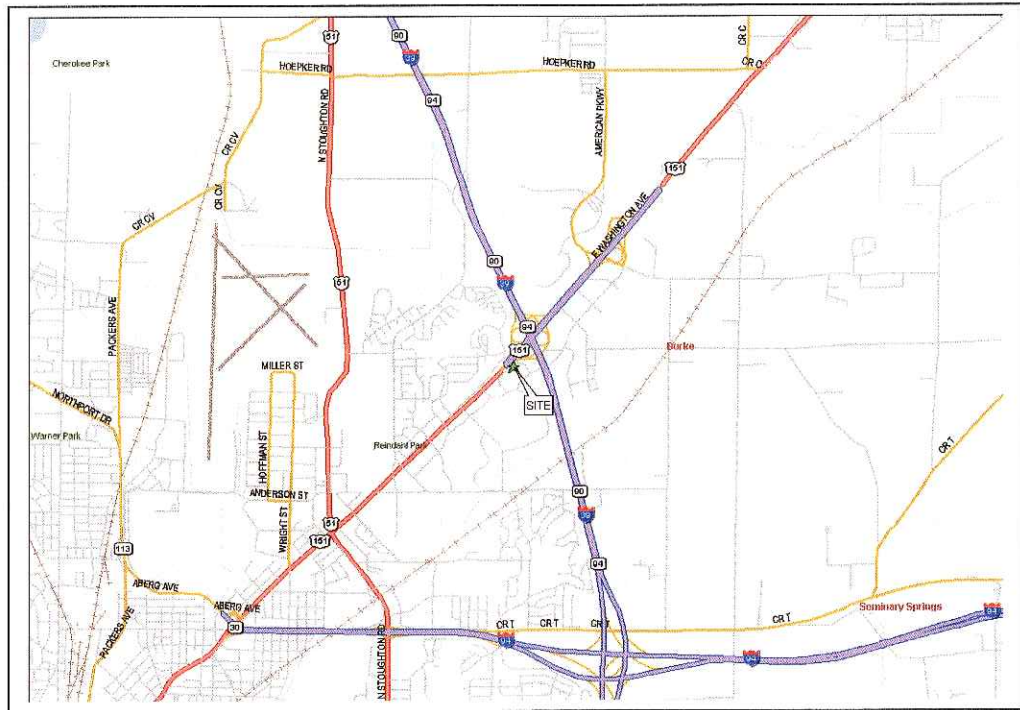
Copies

- Santiago Rosas, 17th District Alderperson (w/encl.) (via FedEx Standard)
- Peter Olson, City Planner, City of Madison (w/encl.) (via FedEx Standard)
- Kerri Smith, Texas Roadhouse (w/encl.) (via FedEx Standard)
- Raymond & Loraine Zieir, Annamark Group Z, LLC (w/encl.) (via FedEx Standard)
- John Frank, Lathrop & Clark LLP (w/encl.) (via FedEx Standard)
- Dave Behrens, GreenbergFarrow MW (w/encl.)
- Jennifer Mowen, GreenbergFarrow MW (w/encl.)
- Julie Wehmeyer, GreenbergFarrow MW (w/elev., site plan, signage)

LOCATION MAPS



Local map.



Regional map.



1



2



3



4



5



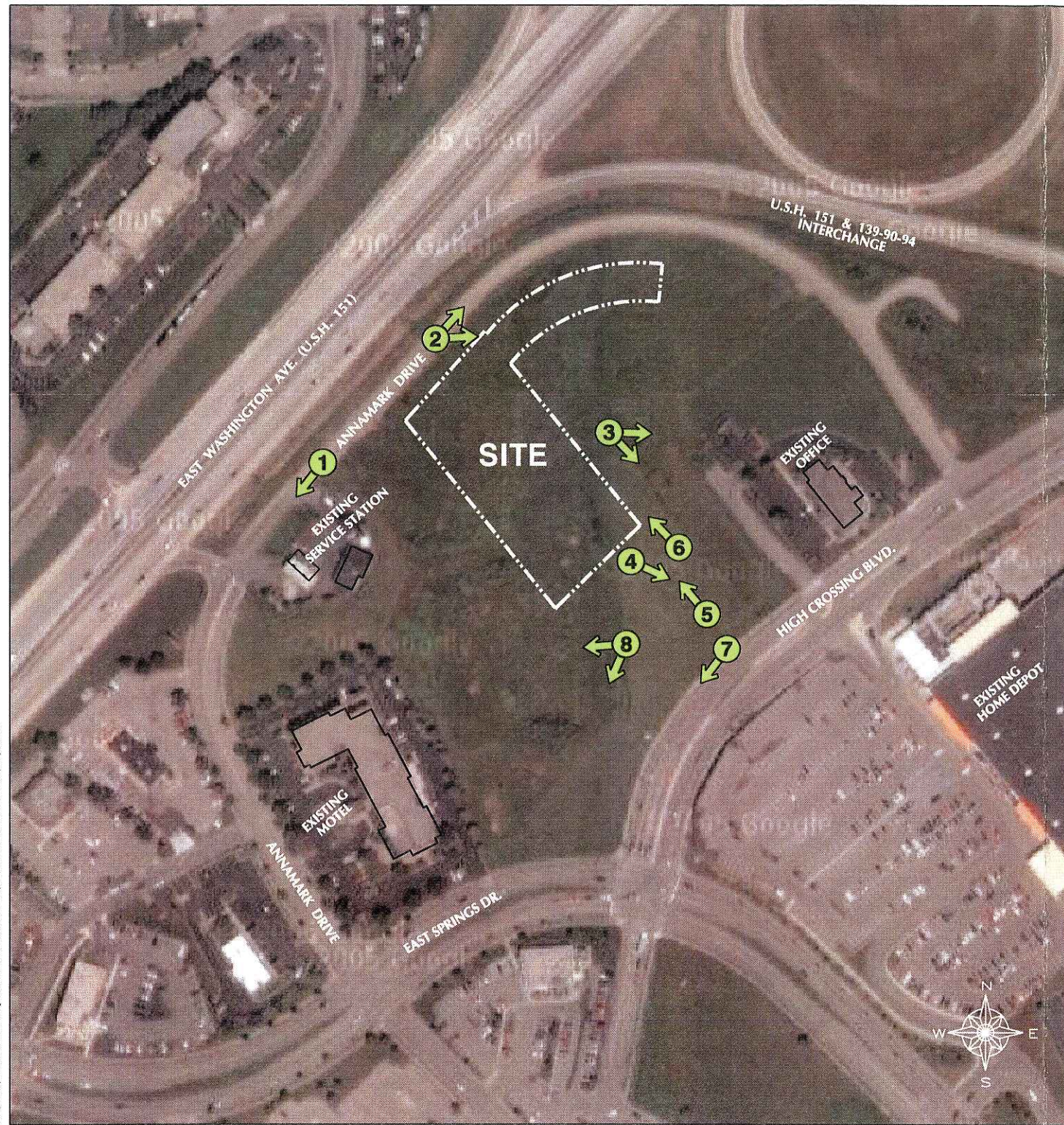
6



7



8



Existing site photographs
(Arrow points to direction of view)

GreenbergFarrow
3455 Salt Creek Lane, Suite 100
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

TEXAS ROADHOUSE

MADISON, WISCONSIN



20050922.2
12/28/05

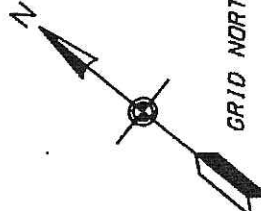
Small vertical text on the left edge of the page, likely a project or drawing number.

00071

CERTIFIED SURVEY MAP

LOTS 16, 17, AND PART OF 13, REGIONAL EAST

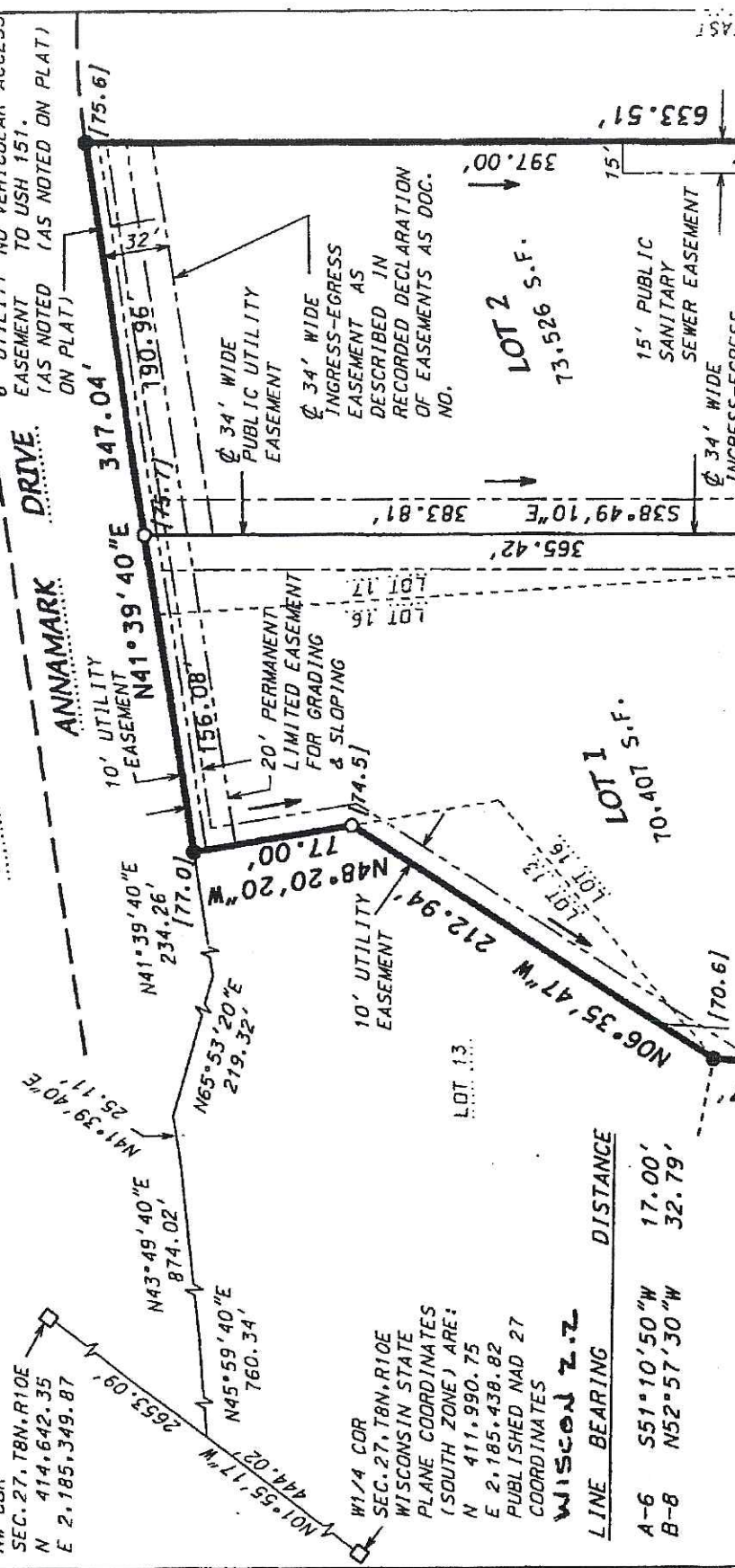
Located in the NE1/4 & SE1/4 of the NW1/4 of Section 27, T8N, R10E,
City of Madison, Dane County, Wisconsin



NW COR
SEC. 27, T8N, R10E
N 414.642.35
E 2,185,349.87

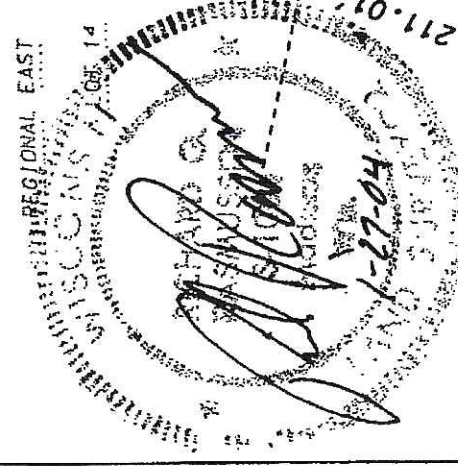
(U.S.H. 151)

EAST WASHINGTON AVENUE
(WIDTH VARIES)

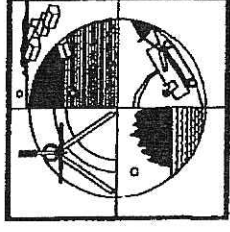


W1/4 COR
SEC. 27, T8N, R10E
WISCONSIN STATE
PLANE COORDINATES
(SOUTH ZONE) ARE:
N 411,990.75
E 2,185,438.82
PUBLISHED NAD 27
COORDINATES
WISCON Z.Z.

LINE	BEARING	DISTANCE
A-6	S51°10'50"W	17.00'
B-8	N52°57'30"W	32.79'



- LEGEND**
- FOUND IRON STAKE
 - PLACED 3/4" X 24" SOLID
 - ROUND IRON STAKE WEIGHING 1.50 lbs/ft.
 - CONCRETE MONUMENT W/ BRASS CAP
 - / / LOT CORNER ELEVATION



D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.
7630 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

REV.: FEB. 4, 2004
REV.: FEB. 6, 2004
REV.: FEB. 16, 2004
REV.: MAR. 31, 2004
REV.: APR. 21, 2004
REV.: SEP. 27, 2004
REV.: OCT. 7, 2004
REV.: DEC. 22, 2004
REV.: JAN. 3, 2005

DATE: JAN. 27, 2004
F.N.: 03-02-176
C.S.M. NO. 11320
DOC. NO. 4019709
VOL. 68 SHEET 252

SHEET 1 OF 4

000764

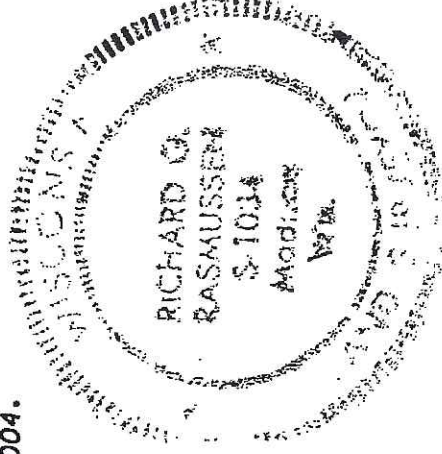
CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Richard G. Rasmussen, Registered Land Surveyor, S-1034, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison and under the direction of the owners listed below. I have surveyed, divided, and mapped the lands described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 27th day of November, 2004.


Richard G. Rasmussen, S-1034



LEGAL DESCRIPTION

Lots 16 and 17 and part of Lot 13, Regional East, recorded in Volume 56-6B of Plats on pages 13-15, as Doc. No. 1952891, Dane County Registry, located in the NE1/4 and SE1/4 of the NW1/4 of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin, to-wit:
Commencing at the west quarter corner of said Section 27; thence N01°55'17"W, 444.02 feet; thence N45°59'40"E, 760.34 feet; thence N43°49'40"E, 874.02 feet; thence N41°39'40"E, 25.11 feet; thence N65°53'20"E, 219.32 feet; thence N41°39'40"E, 234.26 feet to the point of beginning; thence continuing N41°39'40"E, 347.04 feet; thence S38°49'10"E, 633.51 feet; thence S51°10'50"W, 20.77 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 421.16 feet and a chord which bears S30°19'42"W, 299.83 feet; thence S09°28'34"W, 49.62 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 25.00 feet and a chord which bears S50°47'25"W, 33.01 feet to a point of reverse curve; thence southwesterly on a curve to the left which has a radius of 505.00 feet and a chord which bears S81°40'07"W, 182.95 feet; thence N18°46'00"W, 211.01 feet; thence N34°20'15"W, 169.47 feet; thence N06°35'47"W, 212.94 feet; thence N48°20'20"W, 77.00 feet to the point of beginning. Containing 6.567 acres.

OWNER'S CERTIFICATE

Annamark Group Z, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, Owner, does hereby certify that said limited liability company caused the lands described on the Certified Survey to be surveyed, divided and mapped as represented on this Certified Survey Map.

IN WITNESS WHEREOF, said Annamark Group Z, LLC has caused these presents to be signed by its member listed below, and its seal to be hereunto affixed on this 6th day of January, 2005.

ANNAMARK GROUP Z, LLC

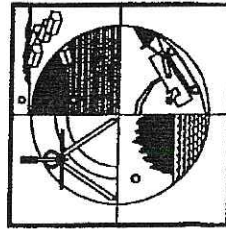
Raymond Zeier Raymond C Zeier, member
Lorraine A. Zeier Lorraine A Zeier, member

STATE OF WISCONSIN)
COUNTY OF DANE

), S.S.

Personally came before me this 6th day of January, 2005, the above named member to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission is permanent
John C Frank
Notary Public, Dane County, Wisconsin



D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.

7630 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

DATE: JAN. 27, 2004

F.N.: 03-02-176

C.S.M. NO. 11320

DOC. NO. 4019709

VOL. 68 SHEET 253

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000765

CERTIFIED SURVEY MAP

CITY OF MADISON APPROVAL

Approved for recording per City of Madison Plan Commission Action of FEBRUARY 8, 2005.

[Signature]
Secretary, City of Madison Plan Commission

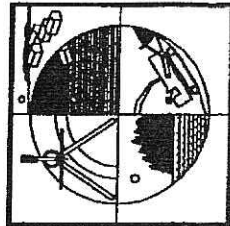
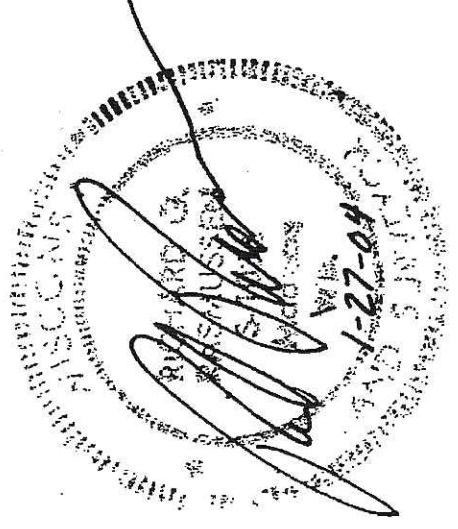
REGISTER OF DEEDS CERTIFICATE

Received for recording this 8th day of February, 2005, at 7:34 clock
A.M. in Volume 68 of Certified Surveys on pages 252-255, as
Document Number 4019709.

[Signature]
Jane Licht, Dane County Register of Deeds

CURVE DATA

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2		421.16	299.83	306.55	S30°19'42"W	41°42'16"	
	4	421.16	223.71	226.43	S35°46'42"W	30°48'16"	
	3	421.16	80.00	80.12	S14°55'34"W	10°54'00"	
3-4		25.00	33.01	36.05	S50°47'25"W	82°37'42"	4-N87°53'44"W
4-5		505.00	182.95	183.96	S81°40'07"W	20°52'18"	5-S71°13'58"W
6-7		650.00	247.61	249.13	S40°12'02"W	21°57'36"	7-S29°13'14"W
6-B		650.00	161.14	161.55	S44°03'37"W	14°14'26"	8-S36°56'24"W
8-7		650.00	87.51	87.57	S33°04'49"W	07°43'10"	
8-9		150.00	18.47	18.48	N49°25'44"W	07°03'32"	9-N45°53'58"W



D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.

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F.N.: 03-02-176

C.S.M. NO. 1320

DOC. NO. 4019709

VOL. 68 SHEET 254

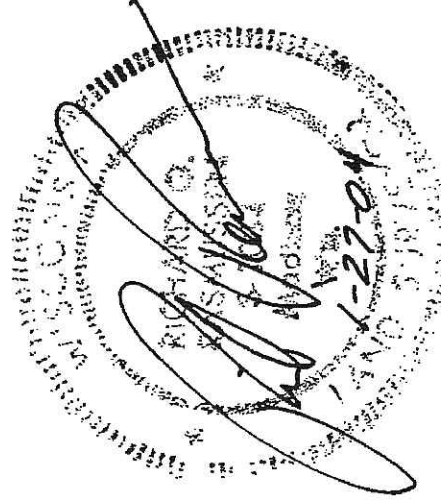
SHEET 3 OF 4

000766

CERTIFIED SURVEY MAP

NOTES:

1. These lots are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time is develops.
2. The lands within this certified survey map are subject to a Declaration of Conditions and Covenants as Doc. No. 1960296.
3. The lands within this certified survey map are subject to a Declaration of Conditions and Covenants as Doc. No. 1960297.
4. The lands within this certified survey map are subject to a Restrictive Covenant as Doc. No. 1987523.
5. The lands within this Certified Survey Map are subject to a Declaration of Covenants, Conditions, and Restrictions as Doc. No. 2013034.
6. The lands within this Certified Survey Map are subject to the First Amendment to Declaration of Covenants, Conditions and Restrictions as Doc. No. 2273112.
7. The lands within this Certified Survey Map are subject to the Second Amendment to Declaration of Covenants, Conditions and Restrictions as Doc. No. 2316295.
8. The lands within this Certified Survey Map are subject to a Declaration of Use Restriction as Doc. No. 2517162.
9. The lands within this Certified Survey Map are subject to a Declaration Covenant as Doc. No. 3172798.
10. The lands within this Certified Survey Map are subject to a Declaration of Use Restriction as Doc. No. 3173174.
11. The lands within this Certified Survey Map are subject to the Third Amendment to Declaration of Covenants, Conditions and Restrictions as Doc. No. 3172800 & 3181461.
12. The lands within this Certified Survey Map are subject to a Termination of Use Restriction as Doc. No. 3173153.
13. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the low owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
14. All lots within this survey are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared with greenways or public streets.
15. The lands within the Certified Survey are subject to a joint driveway agreement as Doc. No. 3173175.



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D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7630
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DATE: JAN. 27, 2004

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C.S.M. NO. 11320

DOC. NO. 4019709

SHEET 4 OF 4

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DIMENSION IV MADISON

Architecture
Engineering
Interior Design

313 West Beltline Hwy., Suite 161
Madison, WI 53713
phone (608) 229-4444 fax (608) 229-4445

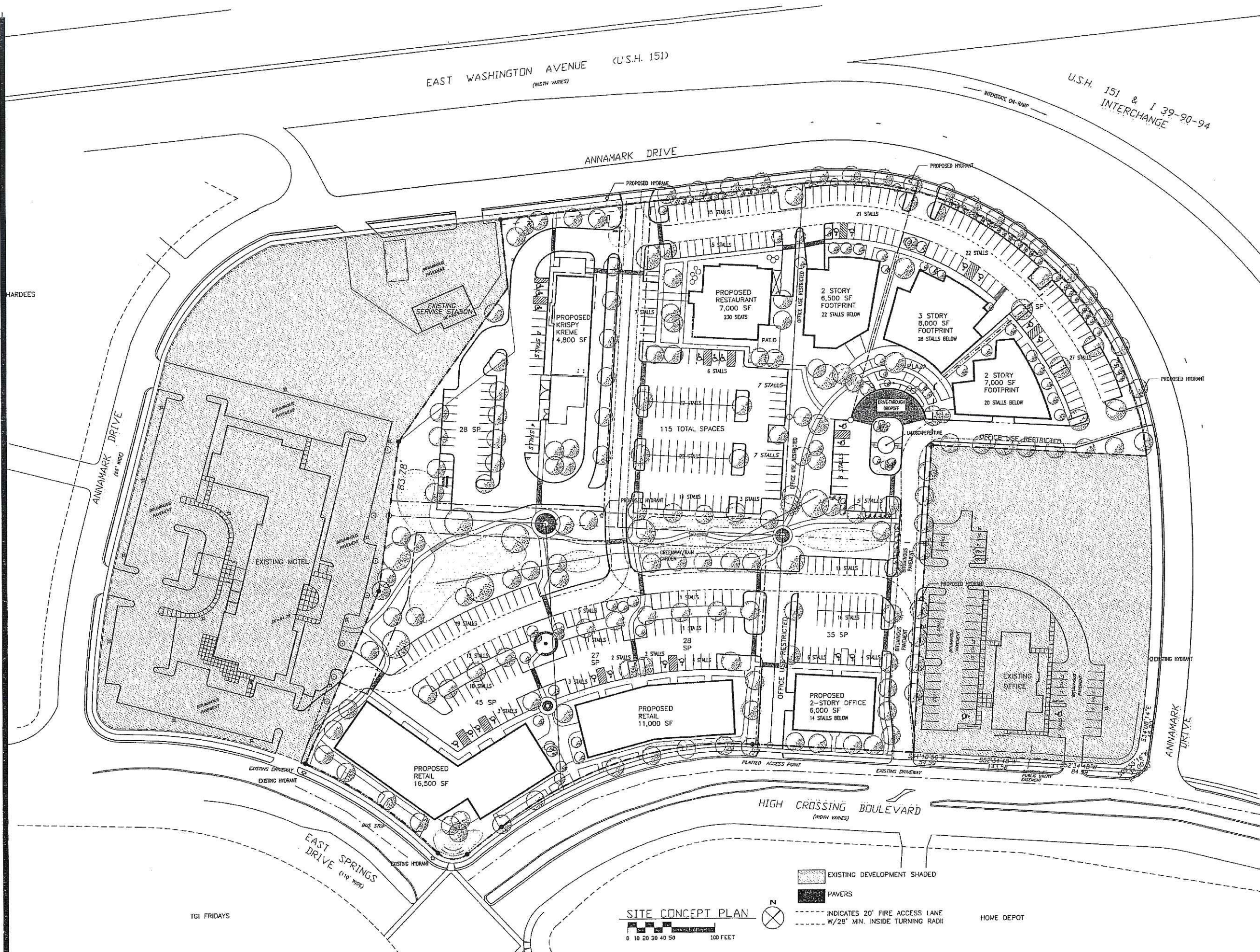
**ZEIER
PLANNED
COMMERCIAL
SITE**
HIGH CROSSING/ANNAMARK
MADISON, WISCONSIN

DATE OF ISSUE: 10/12/04

**PRELIMINARY
NOT FOR
CONSTRUCTION**

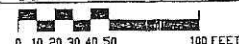
PROJECT #: 03030

HARDEES



TGI FRIDAYS

SITE CONCEPT PLAN

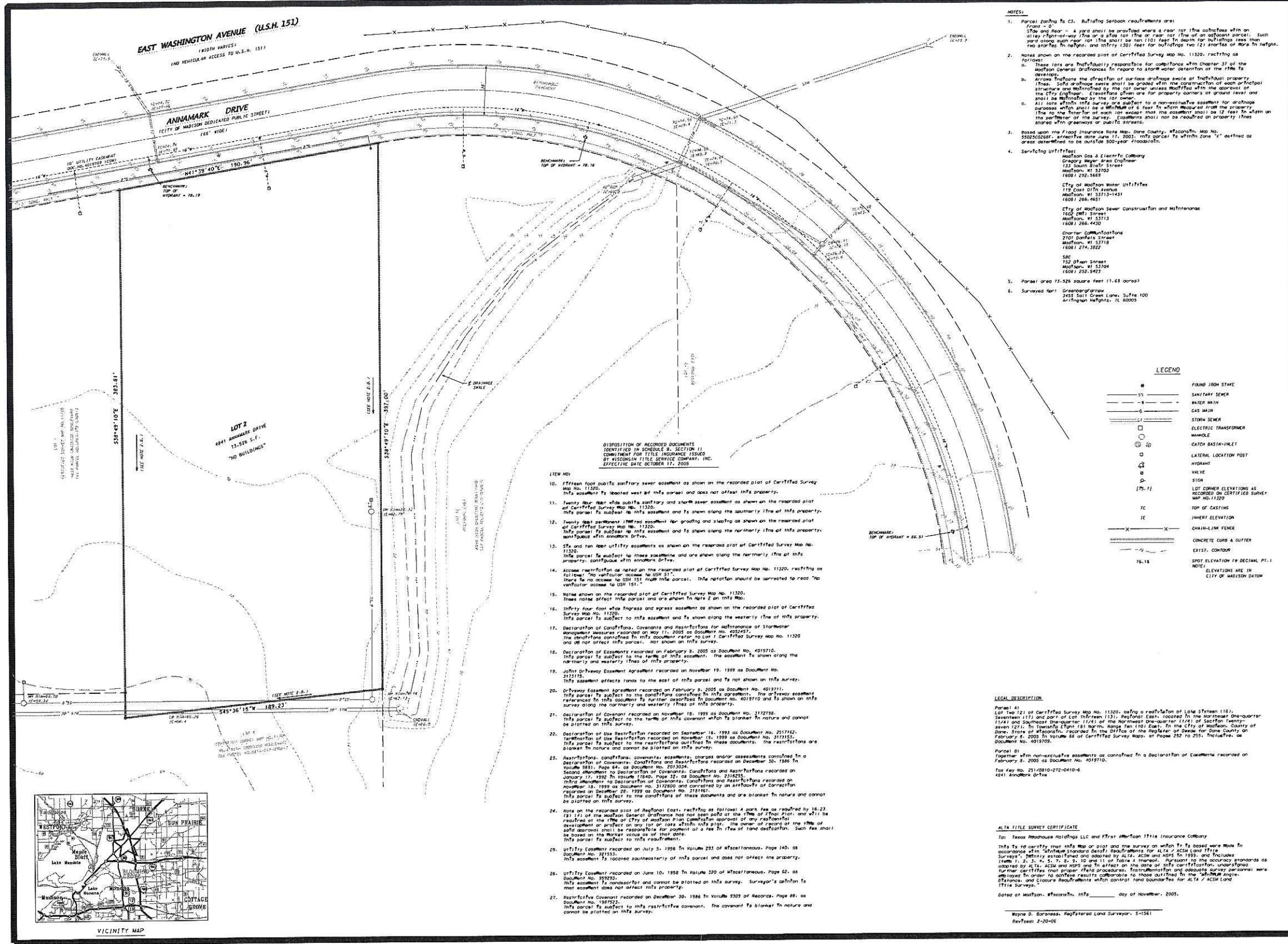


EXISTING DEVELOPMENT SHADED

PAVERS

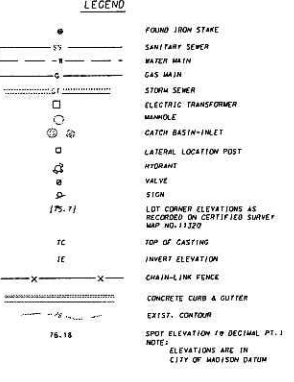
INDICATES 20' FIRE ACCESS LANE
W/28' MIN. INSIDE TURNING RADIUS

HOME DEPOT



DATE: 11-25-05
 REV: 2-20-06
 SCALE: 1" = 30'
 PLAN: 05-09-163

- NOTES:**
- Parcel zoning is C1. All utility easements are:
 - Storm and Sewer - A yard shall be provided where a rear lot (the lot closest with an alley) fronting the alley or a side lot (the lot on the right side of an alley) shall be provided with an alley. The alley shall be 10 feet wide for lots 100 feet or more in width, 12 feet wide for lots 100 feet or more in width, and 15 feet wide for lots 100 feet or more in width.
 - Notes shown on the recorded plat of Certified Survey Map No. 11320, reflecting as follows:
 - There are two hydrology easements for subsurface water collection of the lots to be surveyed.
 - Arrows indicate the direction of surface drainage away from the lot to be surveyed. These arrows shall be provided when the construction of such a drainage system is required by the City Engineer. Elevation data for property corners on ground level are shown as indicated by the lot owner.
 - All lots within this survey are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of such lot subject to the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be recorded on property lines shared with greenways or public streets.
 - Notes upon the Flood Insurance Rate Map, Dane County, Wisconsin, Map No. 502400598, effective date June 11, 2001, this parcel is within Zone "X" defined as areas determined to be outside 500-year floodplain.
 - Surveying utilities:
 - Madison Gas & Electric Company
 Grand Tower Area Engineer
 133 South Bluff Street
 Madison, WI 53703
 (608) 232-5669
 - City of Madison Water Utilities
 119 East 7th Avenue
 Madison, WI 53713-1431
 (608) 256-8557
 - City of Madison Sewer Construction and Maintenance
 1602 West Street
 Madison, WI 53713
 (608) 256-4430
 - Champion Communications
 2705 Domesday Street
 Madison, WI 53718
 (608) 274-8222
 - SBC
 122 Olson Street
 Madison, WI 53704
 (608) 252-5423
 - Parcel area 73,528 square feet (1.69 acres)
 - Surveyed by: GreenbergFarrow
 3421 East Green Lane, Suite 100
 Arlington Heights, IL 60005



- DISTRIBUTION OF RECORDED DOCUMENTS IDENTIFIED IN SCHEDULE B, SECTION 11 COMMITMENT FOR TITLE INSURANCE ISSUED BY ASSOCIATES IN TITLE SERVICE COMPANY, INC. EFFECTIVE DATE OCTOBER 17, 2005**
- ITEM NO.**
10. Affirm foot public sanitary sewer easement as shown on the recorded plat of Certified Survey Map No. 11320. This easement is located west of this parcel and does not affect this property.
 11. Easement for rear alley public sanitary and storm sewer easement as shown on the recorded plat of Certified Survey Map No. 11320. This parcel is subject to this easement and is shown along the southern line of this property. This parcel is subject to this easement and is shown along the southern line of this property.
 12. Easement for rear alley storm sewer easement for grading and storm water shown on the recorded plat of Certified Survey Map No. 11320. This parcel is subject to this easement and is shown along the southern line of this property. This parcel is subject to this easement and is shown along the southern line of this property.
 13. Storm and sewer utility easements as shown on the recorded plat of Certified Survey Map No. 11320. This parcel is subject to these easements and are shown along the northern line of this property. This parcel is subject to these easements and are shown along the northern line of this property.
 14. Access easement as shown on the recorded plat of Certified Survey Map No. 11320, reflecting as follows: "No vehicular access to USR 21". There is no access to USR 21 from this parcel. This easement should be corrected to read "No vehicular access to USR 181".
 15. Notes shown on the recorded plat of Certified Survey Map No. 11320. These notes affect this parcel and are shown to Note 2 on this map.
 16. Easement for rear alley ingress and egress easement as shown on the recorded plat of Certified Survey Map No. 11320. This parcel is subject to this easement and is shown along the western line of this property.
 17. Declaration of Conditions, Covenants and Restrictions for Maintenance of Stormwater Management resources recorded on May 11, 2005 as Document No. 4052457. The conditions contained in this document refer to Lot 1 Certified Survey Map No. 11320 and do not affect this parcel. Not shown on this survey.
 18. Declaration of Easements recorded on February 8, 2005 as Document No. 4018710. This parcel is subject to the terms of this easement. The easement is shown along the northern and western lines of this property.
 19. Joint Driveway Easement Agreement recorded on November 19, 1998 as Document No. 3121715. This easement affects lands to the east of this parcel and is not shown on this survey.
 20. Driveway Easement Agreement recorded on February 9, 2005 as Document No. 4018711. This parcel is subject to the conditions contained in this agreement. The driveway easement referenced in this document is further referenced by Document No. 4018710 and is shown on this survey along the northern and western lines of this property.
 21. Declaration of Covenant recorded on November 18, 1998 as Document No. 3121718. This parcel is subject to the terms of this covenant which is blanket in nature and cannot be plotted on this survey.
 22. Declaration of Use Restriction recorded on November 18, 1998 as Document No. 3121717. Termination of Use Restriction recorded on November 18, 1998 as Document No. 3121717. This parcel is subject to the restrictions outlined in these documents. The restrictions are blanket in nature and cannot be plotted on this survey.
 23. Restrictions, conditions, covenants, easements, charges and/or assessments contained in a Declaration of Conditions, Covenants and Restrictions recorded on December 10, 1986 in Volume 1881, Page 64, as Document No. 2013034. Second Amendment to Declaration of Conditions, Covenants and Restrictions recorded on January 17, 1992 in Volume 17640, Page 32, as Document No. 2118255. Third Amendment to Declaration of Conditions, Covenants and Restrictions recorded on November 18, 1998 as Document No. 3122800 and corrected by an affidavit of correction recorded on December 29, 1999 as Document No. 3181861. This parcel is subject to the conditions of these documents and are blanket in nature and cannot be plotted on this survey.
 24. Note on the recorded plat of Regional East, reflecting as follows: A park fee as required by 16.23 (1) (f) of the Madison General Ordinance has not been paid at the time of this plat, and will be required at the time of the City of Madison plat completion approval of any subsequent development or project on any lot or lots within this plat. The owner of record at the time of this recording shall be responsible for payment of a fee in the form of land dedication. Such fee shall be based on the market value of the lot. This parcel is subject to this requirement.
 25. Utility Easement recorded on July 5, 1956 in Volume 293 of Miscellaneous, Page 140, as Document No. 291555. This easement is located southeasterly of this parcel and does not affect the property.
 26. Utility Easement recorded on June 10, 1956 in Volume 290 of Miscellaneous, Page 62, as Document No. 292925. This easement is recorded and cannot be plotted on this survey. Surveyor's action is that easement does not affect this property.
 27. Restrictive Covenant recorded on December 30, 1986 in Volume 3205 of Records, Page 88, as Document No. 1987923. This parcel is subject to this restrictive covenant. The covenant is blanket in nature and cannot be plotted on this survey.

LEGAL DESCRIPTION

Parcel 41:
 Lot Two (2) of Certified Survey Map No. 11320, being a subdivision of Lot 1 (Section 16E), Seventeen (17) and part of Lot 18 (Section 16E), Madison, Wisconsin, located in the northeast one-quarter (1/4) and Northwest one-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-two (22), Township Eight (8) North, Range Ten (10) East, in the City of Madison, County of Dane, State of Wisconsin, recorded in the Office of the Register of Deeds for Dane County on February 8, 2005 in Volume 64 of Certified Survey Maps, of Pages 252 to 253. Hereinafter, as Document No. 4018710.

Parcel 42:
 Together with non-medical fee easements as contained in a Declaration of Easements recorded on February 8, 2005 as Document No. 4018710.

For Key No. 251-0910-272-0410-6
 484 Annamark Drive

ALTA TITLE SURVEY CERTIFICATE

To: Texas Automobile Holdings LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Uniform Standards of Professional Practice for ALTA/ACSM Land Title Surveys" as established and adopted by ALTA, ACSM and NPS in 1999, and includes (Items 1, 2, 4, 5, 7, 8, 9, 10 and 11) of the same. Pursuant to the accuracy standards as adopted by ALTA, ACSM and NPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumenting and adequate survey care were employed in order to achieve results commensurate to those outlined in the "Uniform Standards of Professional Practice for ALTA/ACSM Land Title Surveys."

Dated at Madison, Wisconsin, this _____ day of November, 2005.

Wayne D. Borrasse, Registered Land Surveyor, S-1561
 Rev. 2-20-06



ALTA/ACSM LAND TITLE SURVEY
484 I ANNAMARK DRIVE
 Lot 2 Certified Survey Map No. 11320
 Located in the NE 1/4 and SE 1/4 of the NW 1/4 of Section 27, T8N, R10E,
 City of Madison, Dane County, Wisconsin

D'ONOFRIO, KOTTKE
 AND ASSOCIATES, INC.
 7800 WESTWARD WAY
 WEST BEND, WISCONSIN 53591
 TEL: 608-833-0700
 FAX: 608-833-9389

PROJECT INFORMATION

SITE AREA
TEXAS ROADHOUSE 1.688 ACRES

BUILDING AREA
TEXAS ROADHOUSE 7,135 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
TEXAS ROADHOUSE	SEE NOTE*	83	115
OFFSITE CONSTRUCTION PARKING			31

PARKING RATIO PROVIDED 16.2 SP/1,000 SF

* 30% OF THE CAPACITY IN PERSONS OF DINING/ BAR/WAITING AREAS CAPACITY= 275

ZONING CLASSIFICATION

JURISDICTION CITY OF MADISON, WI
EXISTING ZONING C-3: PLANNED COMMERCIAL
REQUIRED ZONING C-3: PLANNED COMMERCIAL

SIGNAGE REGULATIONS

TBV



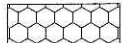
LANDSCAPE REGULATIONS

TBV

BUILDING SETBACKS

FRONT TBV
SIDE TBV
REAR TBV

LEGEND

-  EXISTING DEVELOPMENT
-  PROPOSED FUTURE DEVELOPMENT
-  PROPOSED PERMEABLE AREA

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- THIS SITE PLAN IS BASED ON A SITE CONCEPT PLAN BY DIMENSION IV MADISON DATED 06-28-04.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

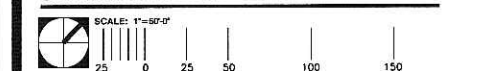
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
09/07/05	INITIAL RELEASE	BM
09/13/05	CUL-DE-SAC	BM
11/07/05	REVISED PARKING, SURVEY INFO	RCM
12/28/05	INSERTED REVISED SITE PLAN & SURVEY	RCM
01/30/06	SHOW PROP. PERMEABLE AREA	BM
02/13/06	REVISED PER FIRE DEPT./JDC COMMENTS	BM

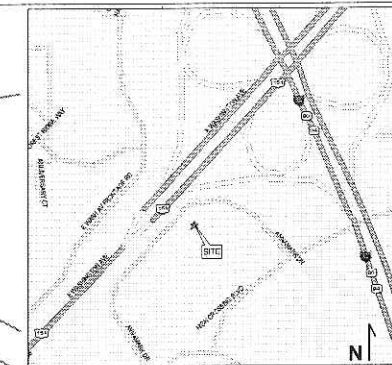


TEXAS ROADHOUSE
MADISON, WI
(SWQ) US 151 (Washington Ave) & I-39

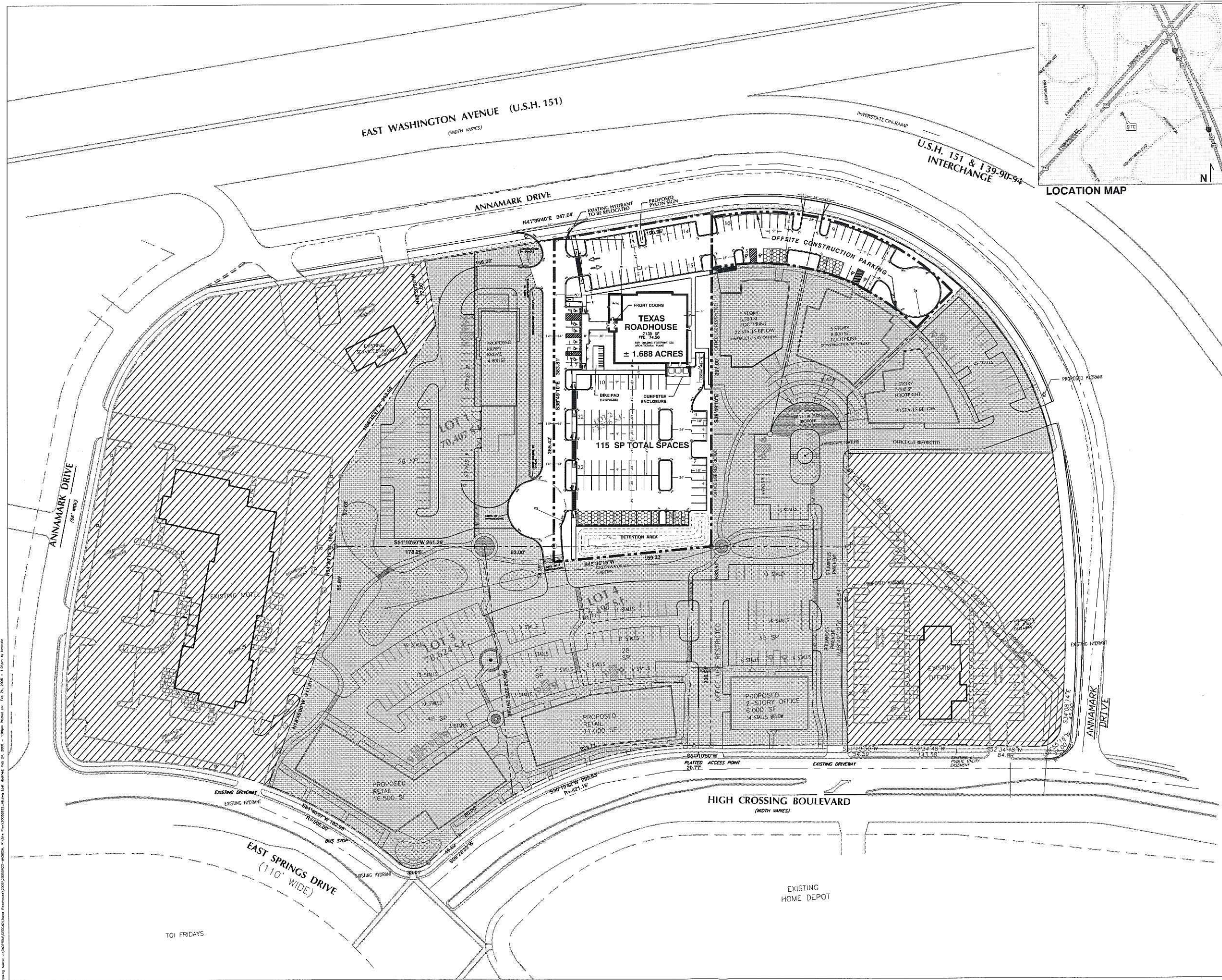
GFA PROJECT NUMBER 20050922.2



WI-50922A6
SHEET 1 of 2



LOCATION MAP



Drawing Name: J:\CAD\2005\50922\50922.dwg Date: 02/13/06 10:00:00 AM Plot Date: 02/13/06 10:00:00 AM Plot Scale: 1"=50'-0" Plot Path: J:\CAD\2005\50922\50922.dwg

ANNAMARK DRIVE

EXISTING HYDRANT TO BE RELOCATED

PROPOSED PYLON SIGN

OFFSITE CONSTRUCTION PARKING

FRONT DOORS
TEXAS ROADHOUSE
7135 SF
FFE. 74.50
FOR BUILDING FOOTPRINT SEE ARCHITECTURAL PLANS
± 1.688 ACRES

2 STORY
6,500 SF
FOOTPRINT
22 STALLS BELOW
CONSTRUCTION BY OTHERS

3 STORY
8,000 SF
FOOTPRINT
CONSTRUCTION BY OTHERS

2 STORY
7,000 SF
FOOTPRINT
20 STALLS BELOW

115 SP TOTAL SPACES

PROPOSED KRISPY KREME
4,800 SF

BIKE PAD
(12 SPACES)

DUMPSTER ENCLOSURE

DRIVE-THROUGH DROPOFF

8 STALLS

5 STALLS

11 STALLS

DETENTION AREA

GREENWAY/RAIN GARDEN

BITUMINOUS PAVEMENT

GreenbergFarrow

3455 Salt Creek Lane, Suite 100
Arlington Heights, Illinois 60005
t: 847 788 9200 f: 847 788 9536

PROJECT INFORMATION

SITE AREA
TEXAS ROADHOUSE 1.688 ACRES

BUILDING AREA
TEXAS ROADHOUSE 7,135 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
TEXAS ROADHOUSE	SEE NOTE*	83	115
OFFSITE CONSTRUCTION PARKING			31

PARKING RATIO PROVIDED 16.2 SP/1,000 SF

* 30% OF THE CAPACITY IN PERSONS OF DINING/ BAR/WAITING AREAS CAPACITY= 275

ZONING CLASSIFICATION

JURISDICTION CITY OF MADISON, WI
EXISTING ZONING C-3: PLANNED COMMERCIAL
REQUIRED ZONING C-3: PLANNED COMMERCIAL

SIGNAGE REGULATIONS

TBV

LANDSCAPE REGULATIONS

TBV

BUILDING SETBACKS

FRONT TBV
SIDE TBV
REAR TBV

LEGEND

- PROPOSED PERMEABLE AREA
- PROPOSED FIRE LANE

PROJECT NOTES

- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY; SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
- THIS SITE PLAN IS BASED ON A SITE CONCEPT PLAN BY DIMENSION IV MADISON DATED 06-28-04.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

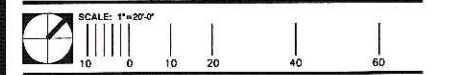
DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
08/07/05	INITIAL RELEASE	BM
09/13/05	CUL-DE-SAC	BM
11/07/05	REVISED PARKING, SURVEY INFO	RCM
12/28/05	INSERTED REVISED SITE PLAN & SURVEY	RCM
01/30/06	SHOW PROP. PERMEABLE AREA	BM
02/13/06	REVISED PER FIRE DEPT./UDC COMMENTS	BM



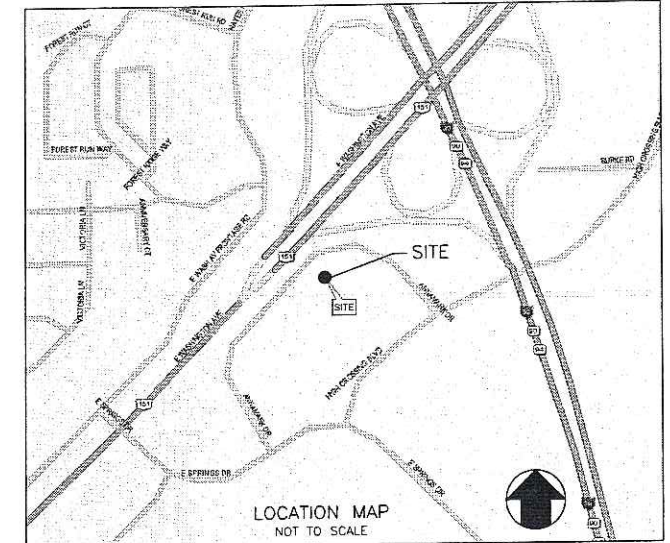
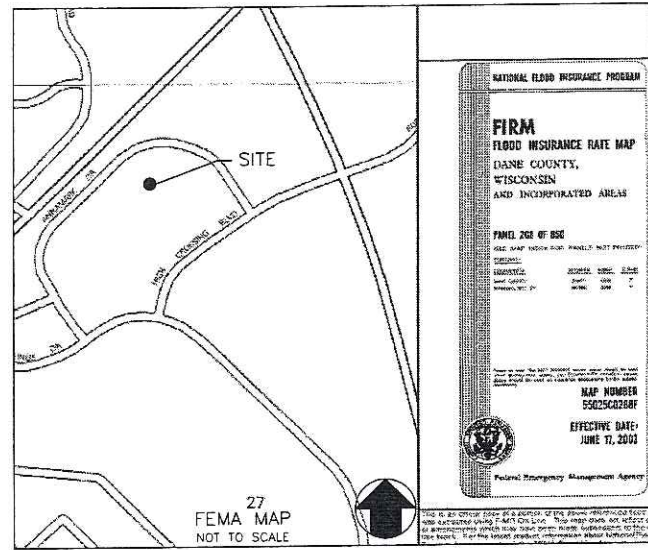
TEXAS ROADHOUSE
MADISON, WI
(SWQ) US 151 (Washington Ave) & I-39

GFA PROJECT NUMBER 20050922.2



WI-50922A6
SHEET 2 of 2

Drawing Name: J:\CONTRACTS\2005\20050922\20050922-04000000.dwg Plot Date: 02/14/2006 10:09am Plotter: HP DesignJet 2400 Plot Size: 36" x 48" Scale: 1/8"=1'-0" Author: J. Smith



MADISON, WISCONSIN

4841 ANNAMARK DRIVE
(SWQ) US 151 (WASHINGTON AVENUE) & I-39

ZONING: C3

OWNER/DEVELOPER:

TEXAS ROADHOUSE

CONTACT: KERRI SMITH
(24 HR EMERGENCY CONTACT)
TEXAS ROADHOUSE HOLDING, LLC
6060 DUTCHMANS LANE, SUITE 400
LOUISVILLE, KENTUCKY 40205
(502) 515-7301

ENGINEER:

GreenbergFarrow

CONTACT: JOHN NOURZAD, PE (VICE-PRESIDENT)
ALFONSO INCHAUSTI, PE (PROJECT MANAGER)
1755 THE EXCHANGE
ATLANTA, GEORGIA 30339
770-303-1033

JENNIFER MOWEN
(SITE DEVELOPMENT COORDINATOR)
3455 SALT CREEK LANE, SUITE 100
ARLINGTON, IL 60005
(847) 788-9200



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

STATE STATUTE (88.0175(1)(FF))
REQUIRES MIN. 2 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

UTILITIES

SEWERS:

CITY OF MADISON PUBLIC WORKS
ENGINEERING DIVISION
CONTACT: GREG FRIES
210 MARTIN LUTHER KING, JR. BOULEVARD
ROOM 115
MADISON, WISCONSIN 53703
PH: (608) 266-4751
FAX: (608) 264-9273
EMAIL: GFRIES@CITYOFMADISON.COM

WATER UTILITY:

CITY OF MADISON
119 EAST OLIN AVENUE
MADISON, WISCONSIN 53713
PH: (608) 266-4651
FAX: (608) 266-4644

ELECTRICITY AND GAS:

MADISON GAS AND ELECTRIC COMPANY
GREGORY MEYER, AREA ENGINEER
133 SOUTH BLAIR STREET
MADISON, WISCONSIN 53703
PH: (608) 252-5669
FAX: (608) 252-5623
CELL: (608) 444-9617
EMAIL: GMEYER@MGE.COM

TELEPHONE:

SBC
152 DIXON STREET
MADISON, WISCONSIN 53704
PH: (608) 252-5423

SHEET INDEX

C-0.0	COVER SHEET
	EXISTING CONDITIONS (TOPOGRAPHIC SURVEY)
C-1.0	GENERAL NOTES
C-2.0	LAYOUT PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-5.0	EROSION CONTROL PLAN
C-6.0	DETAILS 1
C-6.1	DETAILS 2
C-7.0	SITE LIGHTING PLAN
C-7.1	SITE LIGHTING PLAN
L-1.0	LANDSCAPE LAYOUT PLAN
L-1.1	LANDSCAPE PLANT LEGEND

LAND TITLE SURVEY:

D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.

7530 WESTWARD WAY
MADISON, WISCONSIN 53717
PH: (608) 833-7530
FAX: (608) 833-1089

SITE LIGHTING CONSULTANT: ACCU SERV LIGHTING AND EQUIPMENT

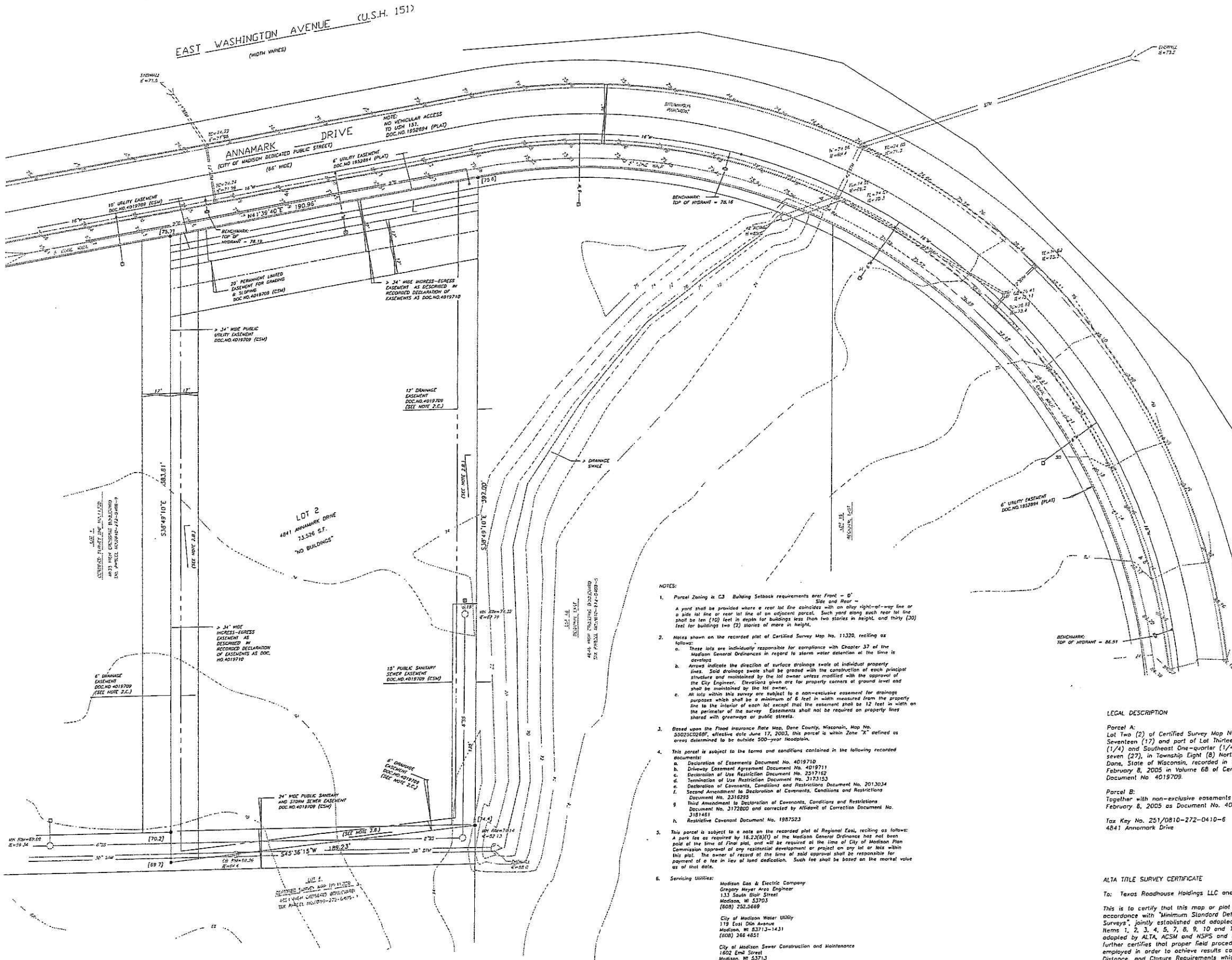
CONTACT: KEVIN LOEHLE
PH: (877) 707-7378
FAX: (502) 961-0357
EMAIL: KLOEHLE@ACCU-SERV.COM

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, OF WHICH THE EXISTENCE IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.

REVISION RECORD

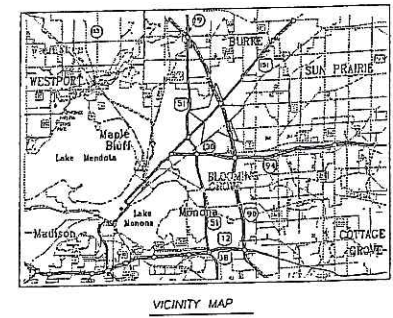
NO.	DATE	SHT No.	DESCRIPTION

JOB NO. 20050922
DATE: 2-17-06



LEGEND

○	FOUND IRON STAKE
—○—	SANITARY SEWER
—○—	WATER MAIN
—○—	GAS MAIN
—○—	STORM SEWER
○	ELECTRIC TRANSFORMER
○	MANHOLE
○	CATCH BASIN-INLET
○	LATERAL LOCATION POST
○	HYDRANT
○	VALVE
○	SIGN
○	LOT CORNER ELEVATIONS AS RECORDED ON CERTIFIED SURVEY MAP NO. 11320
○	TOP OF EASTING
○	INVERT ELEVATION
○	CHAIN-LINK FENCE
○	CONCRETE CURB & GUTTER
○	EXIST. CONTOUR
○	SPOT ELEVATION (Ø DECIMAL PL.)
○	NOTE: ELEVATIONS ARE IN CITY OF MADISON DATUM



- NOTES:**
- Parcel Zoning is **C3**. Building setback requirements are Front - 0', Side and Rear - 0'. A yard shall be provided where a rear lot line coincides with an alley right-of-way line or a side lot line or rear lot line of an adjacent parcel. Such yard along such rear lot line shall be ten (10) feet in depth for buildings less than two stories in height, and thirty (30) feet for buildings two (2) stories or more in height.
 - Notes shown on the recorded plot of Certified Survey Map No. 11320, reciting as follows:
 - These lots are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time its develops.
 - Arrows indicate the direction of surface drainage away of individual property lines. Soil drainage swales shall be greater with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners of ground level and shall be maintained by the lot owner.
 - All lots within this survey are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6 feet in width measured from the property line to the interior of each lot except that the easement shall be 12 feet in width on the perimeter of the survey. Easements shall not be required on property lines shared with greenways of public streets.
 - Based upon the Flood Insurance Rate Map, Dane County, Wisconsin, Map No. 500200000R, effective date June 17, 2003, this parcel is within Zone "X" defined as areas determined to be outside 500-year floodplain.
 - This parcel is subject to the terms and conditions contained in the following recorded documents:
 - Declaration of Easements Document No. 4019710
 - Driveway Easement Agreement Document No. 4019711
 - Declaration of Use Restriction Document No. 2319162
 - Termination of Use Restriction Document No. 3173153
 - Declaration of Covenants, Conditions and Restrictions Document No. 2013034
 - Second Amendment to Declaration of Covenants, Conditions and Restrictions Document No. 2316225
 - Third Amendment to Declaration of Covenants, Conditions and Restrictions Document No. 3172602 and corrected by Affidavit of Correction Document No. 3181481
 - Restrictive Covenant Document No. 1987523
 - This parcel is subject to a note on the recorded plot of Regional East, reciting as follows: A park fee as required by 18.23(8)(1) of the Madison General Ordinance has not been paid at the time of final plat, and will be required at the time of City of Madison Plan Commission approval of any residential development or project on any lot or lots within this plat. The owner of record of the lots of said approval shall be responsible for payment of a fee in lieu of land dedication. Such fee shall be based on the market value as of that date.
 - Serviceing Utilities:
 - Madison Gas & Electric Company
Gregory Meyer Area Engineer
133 South Blair Street
Madison, WI 53703
(608) 252-5609
 - City of Madison Water Utility
179 East Dixon Avenue
Madison, WI 53713-1431
(608) 268-4851
 - City of Madison Sewer Construction and Maintenance
1802 Elm Street
Madison, WI 53718
(608) 268-4430
 - Charter Communications
2701 Daniels Street
Madison, WI 53718
(608) 274-3222
 - SBC
157 Dixon Street
Madison, WI 53704
(608) 252-5423
 - Parcel area 73,526 square feet (1.69 acres)
 - Surveyed for: **Grumborg/Farrar**
3455 Salt Creek Lane, Suite 100
Arlington Heights, IL 60005

LEGAL DESCRIPTION

Parcel A:
Lot Two (2) of Certified Survey Map No. 11320, being a subdivision of Lots Sixteen (16), Seventeen (17) and part of Lot Thirteen (13), Regional East, located in the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-seven (27), in Township Eight (8) North, Range Ten (10) East, in the City of Madison, County of Dane, State of Wisconsin, recorded in the Office of the Register of Deeds for Dane County on February 8, 2005 in Volume 68 of Certified Survey Maps, at Pages 252 to 255, inclusive, as Document No. 4019709.

Parcel B:
Together with non-exclusive easements as contained in a Declaration of Easements recorded on February 8, 2005 as Document No. 4019710.

Tax Key No. 251/0810-272-0410-6
4841 Annamark Drive

ALTA TITLE SURVEY CERTIFICATE

To: Texas Roadhouse Holdings LLC and First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 7, 8, 9, 10 and 11 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements which control land boundaries for ALTA / ACSM Land Title Surveys."

Dated at Madison, Wisconsin, this _____ day of November, 2005.

Wayne D. Barsness, Registered Land Surveyor, 5-1561

DATE: 11-15-05
SCALE: 1" = 30'
DRAWN BY: MKC

ALTA/ACSM LAND TITLE SURVEY
4841 ANNAMARK DRIVE
Lot 2 Certified Survey Map No. 11320
Located in the NE1/4 and SE1/4 of the NW1/4 of Section 27, T8N, R10E, FN 05-02-163
City of Madison, Dane County, Wisconsin

**D'ONOFRIO, KOTKE
AND ASSOCIATES, INC.**
7500 WESTVALE WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7630
FAX: 608-833-1089

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND WAYS, MEANS AND METHODS OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
3. THE GENERAL SPECIFICATION WHICH APPLY TO THE CONSTRUCTION WORK AS SHOWN ON THE ENGINEERING PLANS, ARE CONTAINED IN STANDARD SPECIFICATIONS, CONSTRUCTION DETAILS, AND/OR THE CITY'S ENGINEERING DEPARTMENT.
4. GENERAL GRADING

THE GRADING CONTRACTOR SHALL:

 - A. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
 - B. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS (EARTHWORK CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS IN ROUGH GRADING TO ACCOMMODATE TRENCH SPOIL).
 - C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
 - D. BACKFILL THE CURB AND GUTTER AFTERS ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
 - E. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUB-GRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
5. GENERAL PAVING

THE PAVING CONTRACTOR SHALL:

 - A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS/ CONCRETE SURFACE COURSE.
 - B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. EXCESSIVE CLEANING OF THE BINDER COURSE THAT MAY BE REQUIRED, AND IS NOT THE FAULT OF THE PAVING CONTRACTOR, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. INCIDENTAL TO CONSTRUCTION

THE CONTRACTOR SHALL:

 - A. ADHERE TO THE CRITERIA FOR THE SEPARATION BETWEEN WATERMANS AND THE STORM AND SANITARY SEWER LINES AS DESCRIBE: WHEREVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAIN SHALL BE MAINTAINED UNLESS; THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18 INCH VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18 INCH VERTICAL SEPARATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED.
 - B. BE RESPONSIBLE TO PLACE GRADE AND COORDINATE WITH OTHER CONTRACTORS, ALL UNDERGROUND UTILITY STRUCTURE FRAMES SUCH AS MANHOLES, CATCH BASINS, AND INLETS.
 - C. BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES. THE CONTRACTOR SHALL EXCAVATE AROUND THE EXISTING UTILITIES TO DETERMINE THEIR EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY IMPROVEMENTS.
 - D. PROVE POURED CONCRETE FILLETS CONFORMING TO THE SHAPE OF THE PIPE IN ALL SANITARY AND STORM MANHOLES, AND INLETS.
 - E. BE RESPONSIBLE FOR MAINTAINING THE TOP OF ANY UTILITY TRENCH AT LEAST TWO (2) FEET AWAY FROM ANY EXISTING OR PROPOSED CURB OR PAVEMENT. IN THOSE INSTANCES WHERE THE TRENCH RUNS PARALLEL TO THE SAID CURB OR PAVEMENT.
 - F. BE RESPONSIBLE FOR THE DE-WATERING OF UTILITY TRENCHES DURING CONSTRUCTION AND PROVIDING THE NECESSARY TRENCH BRACING THAT MAY BE REQUIRED IN ORDER TO ADHERE TO CURRENT SAFETY STANDARDS.
 - G. REMOVE SOFT MATERIAL THAT MAY BE ENCOUNTERED AT THE PIPE INVERT ELEVATION TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE, AND BACKFILL WITH COMPACTED BEDDING MATERIAL.
 - H. REMOVE ALL EXCESS MATERIAL OFF THE SITE OR TO AN APPROVED LOCATIONS DESIGNATED BY THE OWNER.
 - I. COMPLETE ANY REQUIRED ADJUSTMENTS OR RECONSTRUCTION TO ANY EXISTING UTILITY STRUCTURES TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTION NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF EIGHT (8) INCHES OF ADJUSTING RINGS SHALL BE ALLOWED.
7. TESTING AND FINAL ACCEPTANCE
 - A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TRUCK FOR PROOF ROLLING THE PAVEMENT SUB-GRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL.
 - B. SPECIFIC COMPACTION TESTING MAY BE REQUIRED BY THE OWNER IN SELECTED FILL AREAS. THE CONTRACTOR SHALL BEAR THE COST OF COMPACTION TESTING AS WELL AS THE RESPONSIBILITY FOR THE NECESSARY CORRECTIONS.
 - C. APPROVAL OF THE PAVEMENT SUB-GRADE BY THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE PAVEMENT MATERIAL.
 - D. SANITARY SEWER MAINS AND SERVICES SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH THE REQUIREMENT OF THE LOCAL JURISDICTIONAL AUTHORITIES PRIOR TO THEIR FINAL ACCEPTANCE. ALLOWABLE TESTING LIMITS SHALL BE AS DESCRIBED IN THE "GENERAL SPECIFICATIONS" UNLESS THE LOCAL REQUIREMENTS ARE MORE RESTRICTIVE. SERVICE STUBS MUST BE PROPERLY PLUGGED AND SEALED AND CLEARLY LOCATED AT THEIR TERMINATION POINTS PRIOR TO TESTING. ALL SEWER MAINS, SERVICE LINES, AND MANHOLES SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO THEIR FINAL ACCEPTANCE.
 - E. WATERMANS SHALL BE TESTED IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL REQUIREMENTS PRIOR TO ITS FINAL ACCEPTANCE. THE PRESSURE AND LEAKAGE TESTS AND DISINFECTION OF THE MAINS SHALL BE DESCRIBED IN THE SPECIFICATIONS OR FROM THE LOCAL REQUIREMENTS, WHICH EVER ARE MORE RESTRICTIVE. ALL VALVE VAULTS SHALL BE CLEAN AND FREE OF DEBRIS AND WATER PRIOR TO THEIR FINAL ACCEPTANCE. THE INDIVIDUAL SERVICE BOXES SHALL BE VISIBLE AND CLEARLY LOCATED PRIOR TO THEIR FINAL ACCEPTANCE.
 - F. SPECIAL CONDITIONS - ALTERNATE SOLUTIONS SHALL BE PRESENTED TO THE CITY OR STATE APPLICABLE AGENCIES WHEN EXTREME TOPOGRAPHICAL, GEOLOGICAL OR EXISTING STRUCTURAL CONDITIONS MAKE STRICT COMPLIANCE WITH THE ABOVE (D) OR (E) TECHNICALLY AND ECONOMICALLY IMPRACTICAL. ALTERNATE SOLUTIONS WILL BE APPROVED PROVIDED WATERTIGHT CONSTRUCTION STRUCTURALLY EQUIVALENT TO APPROVED WATERMAIN MATERIAL IS PROPOSED.
 - G. WATERMANS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION AND THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.

8. MINIMUM REQUIREMENT FOR MANHOLE STRUCTURES
 - A. THE FRAME LIP SHALL BE CLEANED OF ALL MUD AND DEBRIS TO PROVIDE WATERTIGHT SEAL BETWEEN THE FRAME AND THE MANHOLE COVER GASKET.
 - B. MORTAR SHALL BE USED BETWEEN THE FRAME AND ADJUSTING RINGS AND BETWEEN ADJUSTING RINGS AND THE CONE SECTION IN ALL PAVED AREAS. E-2 STICK MAY BE USED IN LANDSCAPE AREAS.
 - C. ALL STEPS MUST BE INSTALLED, ALIGNED AND CLEANED.
 - D. ALL PINHOLES MUST BE MORTARED WITH BRUSH FINISH TO PROVIDE A WATERTIGHT SEAL.
 - E. THE UPSTREAM AND DOWNSTREAM PIPE CAVITIES MUST BE FILLED WITH MORTAR AND SMOOTHED WITH A BRUSH FINISH.
 - F. THE UPSTREAM AND DOWNSTREAM FLOW LINES (INVERTS) SHALL HAVE A SMOOTH TRANSITION FROM THE PIPE TO THE MANHOLE INVERT.
 - G. ALL MANHOLE STRUCTURES SHALL BE FREE OF ANY TYPE OF INFILTRATION (WATER LEAKING INTO THE STRUCTURE).
 - H. IF THERE IS AN INTERNAL DROP IN THE STRUCTURE THERE MUST BE A SMOOTH TRANSITION FROM THE PIPE TO THE INVERT (I.E. CHANNEL THE FLOW FROM THE PIPE TO THE MANHOLE INVERT).
- I. ALL MANHOLES SHALL BE CLEANED OF ANY ACCUMULATON OF SILT, DEBRIS, OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION.

ISSUE/REVISION RECORD	
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12-21-05	90% CITY SUBMITTAL
01-30-06	CITY RESUBMITTAL
02-17-06	COORDINATION SET

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
JOHN NOURZAD, PE
PROJECT MANAGER
ALFONSO INCHAUSTI, PE
QUALITY CONTROL
SOMSAK KADSWAST, PE
DRAWN BY
DAN ANOSPATI, DT

PROJECT NAME

TEXAS ROADHOUSE

MADISON WISCONSIN

4841 ANNAMARK DRIVE



PROJECT NUMBER
20050922.8

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C-1.0

NOT ISSUED FOR CONSTRUCTION

PRELIMINARY

GENERAL LAYOUT NOTES

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE THEIR DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS, AND THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY, AND THAT THE ADJOINING PROPERTY SHALL BE PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.

PROJECT INFORMATION

SITE ADDRESS: 4841 ANNAMARK DRIVE
MADISON, WISCONSIN

TEXAS ROADHOUSE SITE AREA: 1.688 ACRES
OFFSITE PARKING SITE AREA: 0.409 ACRES

TOTAL AREA: 2.097 ACRES

OF BUILDING STORIES (ABOVE GRADE): 1

BUILDING HEIGHT: 27.5 FT

TOTAL SQUARE FOOTAGE OF BUILDING: 7135 SF

USE OF PROPERTY: RESTAURANT

CAPACITY OF RESTAURANT: 239 SEATS

NUMBER OF BICYCLE STALLS: 12

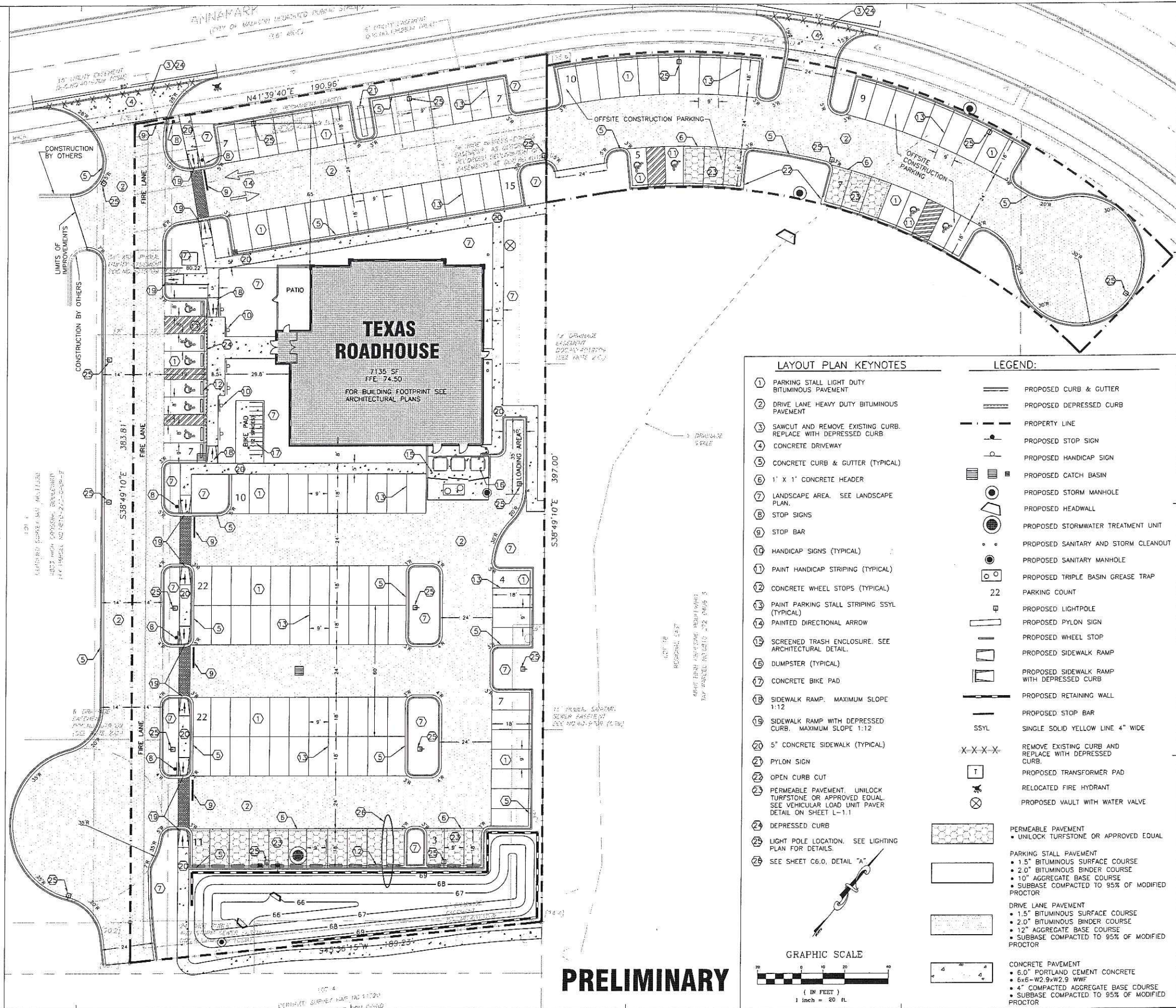
PARKING:

- TRM SITE STALLS: 109
- HANDICAP ACCESSIBLE: 6
- TOTAL TRM SITE STALLS: 115

OFFSITE PARKING STALLS: 27

HANDICAP ACCESSIBLE: 4

TOTAL OFFSITE PARKING STALLS: 31



LAYOUT PLAN KEYNOTES

- 1 PARKING STALL LIGHT DUTY BITUMINOUS PAVEMENT
- 2 DRIVE LANE HEAVY DUTY BITUMINOUS PAVEMENT
- 3 SAWCUT AND REMOVE EXISTING CURB. REPLACE WITH DEPRESSED CURB
- 4 CONCRETE DRIVEWAY
- 5 CONCRETE CURB & GUTTER (TYPICAL)
- 6 1' X 1' CONCRETE HEADER
- 7 LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 8 STOP SIGNS
- 9 STOP BAR
- 10 HANDICAP SIGNS (TYPICAL)
- 11 PAINT HANDICAP STRIPING (TYPICAL)
- 12 CONCRETE WHEEL STOPS (TYPICAL)
- 13 PAINT PARKING STALL STRIPING SSYL (TYPICAL)
- 14 PAINTED DIRECTIONAL ARROW
- 15 SCREWED TRASH ENCLOSURE. SEE ARCHITECTURAL DETAIL.
- 16 DUMPSTER (TYPICAL)
- 17 CONCRETE BIKE PAD
- 18 SIDEWALK RAMP. MAXIMUM SLOPE 1:12
- 19 SIDEWALK RAMP WITH DEPRESSED CURB. MAXIMUM SLOPE 1:12
- 20 5" CONCRETE SIDEWALK (TYPICAL)
- 21 PYLON SIGN
- 22 OPEN CURB CUT
- 23 PERMEABLE PAVEMENT. UNLOCK TURFSTONE OR APPROVED EQUAL. SEE VEHICULAR LOAD UNIT PAVEMENT DETAIL ON SHEET L-1.1
- 24 DEPRESSED CURB
- 25 LIGHT POLE LOCATION. SEE LIGHTING PLAN FOR DETAILS.
- 26 SEE SHEET C6.0, DETAIL "A"

LEGEND:

- PROPOSED CURB & GUTTER
- PROPOSED DEPRESSED CURB
- PROPERTY LINE
- PROPOSED STOP SIGN
- PROPOSED HANDICAP SIGN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED HEADWALL
- PROPOSED STORMWATER TREATMENT UNIT
- PROPOSED SANITARY AND STORM CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED TRIPLE BASIN GREASE TRAP
- PARKING COUNT
- PROPOSED LIGHTPOLE
- PROPOSED PYLON SIGN
- PROPOSED WHEEL STOP
- PROPOSED SIDEWALK RAMP
- PROPOSED SIDEWALK RAMP WITH DEPRESSED CURB
- PROPOSED RETAINING WALL
- PROPOSED STOP BAR
- SINGLE SOLID YELLOW LINE 4" WIDE
- REMOVE EXISTING CURB AND REPLACE WITH DEPRESSED CURB.
- PROPOSED TRANSFORMER PAD
- RELOCATED FIRE HYDRANT
- PROPOSED VAULT WITH WATER VALVE
- PERMEABLE PAVEMENT
 - UNLOCK TURFSTONE OR APPROVED EQUAL
- PARKING STALL PAVEMENT
 - 1.5" BITUMINOUS SURFACE COURSE
 - 2.0" BITUMINOUS BINDER COURSE
 - 10" AGGREGATE BASE COURSE
 - SUBBASE COMPACTED TO 95% OF MODIFIED PROCTOR
- DRIVE LANE PAVEMENT
 - 1.5" BITUMINOUS SURFACE COURSE
 - 2.0" BITUMINOUS BINDER COURSE
 - 12" AGGREGATE BASE COURSE
 - SUBBASE COMPACTED TO 95% OF MODIFIED PROCTOR
- CONCRETE PAVEMENT
 - 6.0" PORTLAND CEMENT CONCRETE
 - 6x6-W2.9xW2.9 WWF
 - 4" COMPACTED AGGREGATE BASE COURSE
 - SUBBASE COMPACTED TO 95% OF MODIFIED PROCTOR

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

PRELIMINARY

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ISSUE/REVISION RECORD

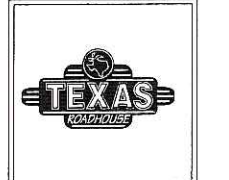
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01-30-06	CITY RESUBMITTAL
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PROFESSIONAL IN CHARGE
JOHN NOURZAD, PE
PROJECT MANAGER
ALFONSO INCHAUSTI, PE
QUALITY CONTROL
SOMSAK KAGSWASTI, PE
DRAWN BY
DAN ANGSPATT, DT

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN
4841 ANNAMARK DRIVE



PROJECT NUMBER
20050922.8

SHEET TITLE
LAYOUT PLAN

SHEET NUMBER
C-2.0
NOT ISSUED FOR CONSTRUCTION

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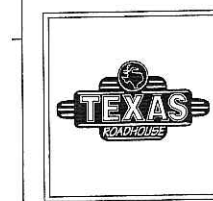
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SONSUK KAKSINASTI, PE
DRAWN BY
DAN ANCSPATI, CIT

PROJECT NAME
TEXAS ROADHOUSE
MADISON WISCONSIN
4841 ANNAMARK DRIVE



PROJECT NUMBER
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SHEET TITLE

GRADING AND DRAINAGE PLAN

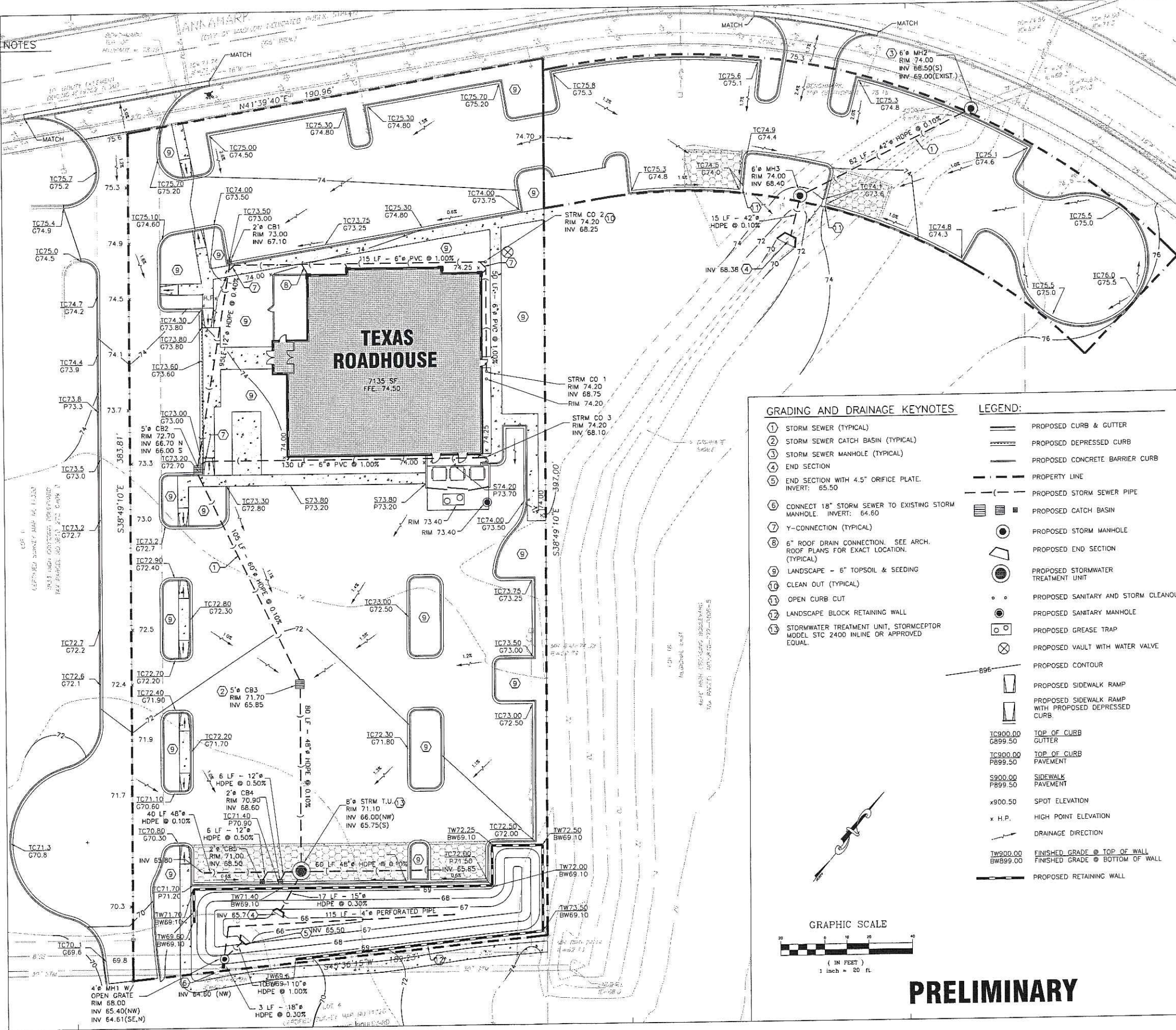
SHEET NUMBER

C-3.0

NOT ISSUED FOR CONSTRUCTION

GENERAL GRADING AND DRAINAGE NOTES

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
- STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE OPENINGS SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

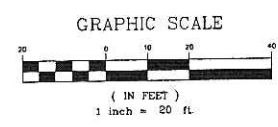


GRADING AND DRAINAGE KEYNOTES

- | | |
|---|--|
| ① STORM SEWER (TYPICAL) | — PROPOSED CURB & GUTTER |
| ② STORM SEWER CATCH BASIN (TYPICAL) | — PROPOSED DEPRESSED CURB |
| ③ STORM SEWER MANHOLE (TYPICAL) | — PROPOSED CONCRETE BARRIER CURB |
| ④ END SECTION | — PROPERTY LINE |
| ⑤ END SECTION WITH 4.5" ORIFICE PLATE. INVERT: 65.50 | — PROPOSED STORM SEWER PIPE |
| ⑥ CONNECT 18" STORM SEWER TO EXISTING STORM MANHOLE. INVERT: 64.60 | ■ PROPOSED CATCH BASIN |
| ⑦ Y-CONNECTION (TYPICAL) | ● PROPOSED STORM MANHOLE |
| ⑧ 6" ROOF DRAIN CONNECTION. SEE ARCH. ROOF PLANS FOR EXACT LOCATION. (TYPICAL) | ◻ PROPOSED END SECTION |
| ⑨ LANDSCAPE - 6" TOPSOIL & SEEDING | ● PROPOSED STORMWATER TREATMENT UNIT |
| ⑩ CLEAN OUT (TYPICAL) | ○ PROPOSED SANITARY AND STORM CLEANOUT |
| ⑪ OPEN CURB CUT | ● PROPOSED SANITARY MANHOLE |
| ⑫ LANDSCAPE BLOCK RETAINING WALL | □ PROPOSED GREASE TRAP |
| ⑬ STORMWATER TREATMENT UNIT, STORMCEPTOR MODEL STC 2400 INLINE OR APPROVED EQUAL. | ⊗ PROPOSED VAULT WITH WATER VALVE |

LEGEND:

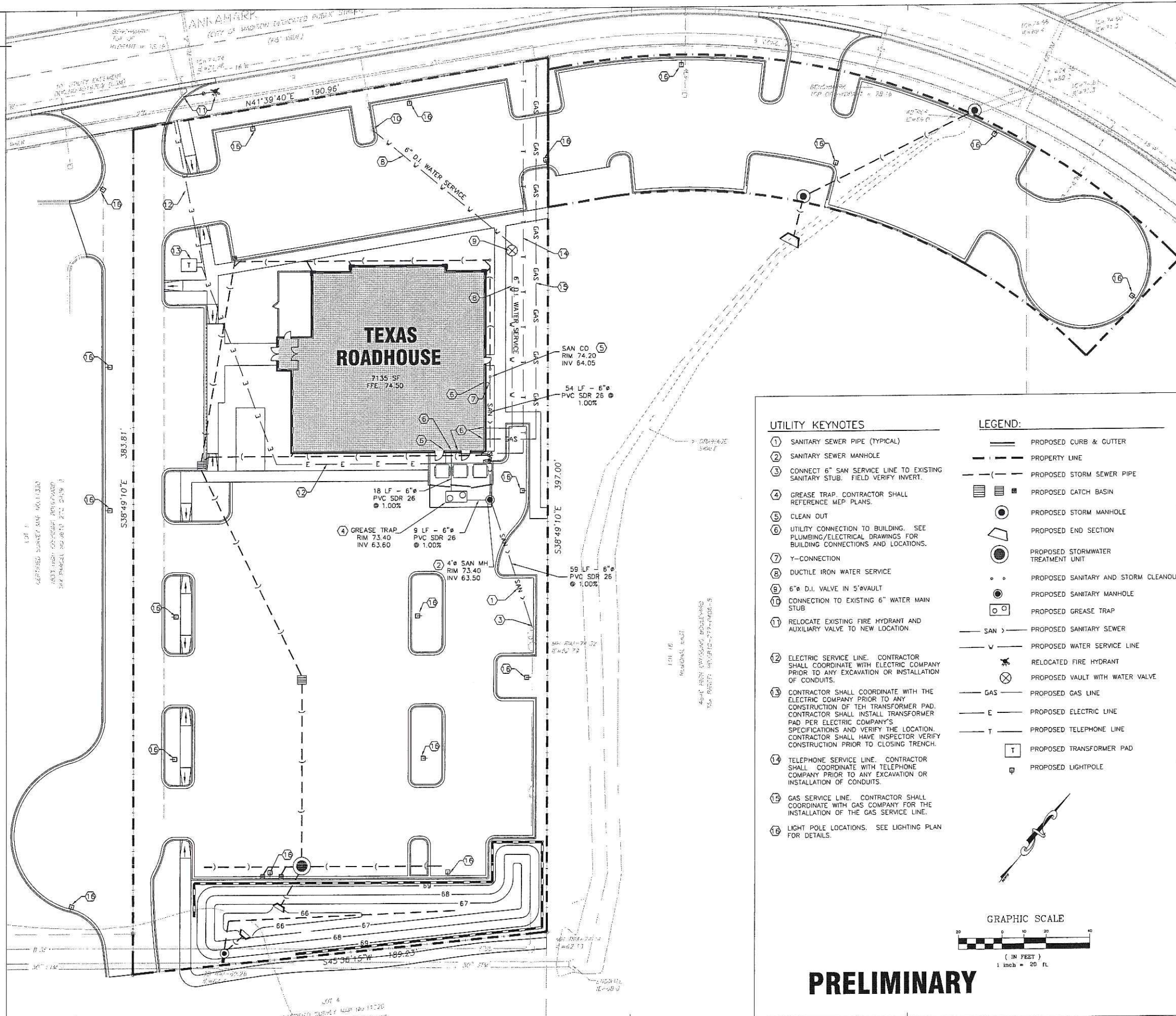
- | | |
|----------|---|
| — | PROPOSED CONTOUR |
| — | PROPOSED SIDEWALK RAMP |
| — | PROPOSED SIDEWALK RAMP WITH PROPOSED DEPRESSED CURB |
| IC900.00 | TOP OF CURB |
| G899.50 | GUTTER |
| IC900.00 | TOP OF CURB PAVEMENT |
| P899.50 | PAVEMENT |
| S900.00 | SIDEWALK PAVEMENT |
| P899.50 | PAVEMENT |
| x900.50 | SPOT ELEVATION |
| x H.P. | HIGH POINT ELEVATION |
| → | DRAINAGE DIRECTION |
| TW900.00 | FINISHED GRADE @ TOP OF WALL |
| BW899.00 | FINISHED GRADE @ BOTTOM OF WALL |
| — | PROPOSED RETAINING WALL |



PRELIMINARY

GENERAL UTILITY NOTES

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
- THE CITY OF MADISON SHALL BE NOTIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS, AND AT THE VARIOUS STAGES IN CONSTRUCTION. THE AUTHORITY SHALL BE GIVEN A 24 HOUR ADVANCE NOTICE BEFORE AN INSPECTION IS NEEDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION. REPAIR ALL DAMAGES MADE TO EXISTING UTILITIES AT NO COST TO THE OWNER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL TRENCHES FOR THE CONSTRUCTION OF SEWERS AND THE EXCAVATION AROUND STRUCTURES AND OTHER APPURTENANCES WHICH OCCUR WITH THE LIMITS OF EXISTING OR PROPOSED PAVEMENTS, OR WHERE THE EDGE OF THE TRENCH SHALL BE WITHIN TWO (2) FEET OF SAID IMPROVEMENTS, SHALL BE BACKFILLED WITH COMPACTED GRANULAR TRENCH BACKFILL.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.



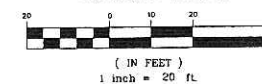
UTILITY KEYNOTES

- SANITARY SEWER PIPE (TYPICAL)
- SANITARY SEWER MANHOLE
- CONNECT 6" SAN SERVICE LINE TO EXISTING SANITARY STUB. FIELD VERIFY INVERT.
- GREASE TRAP CONTRACTOR SHALL REFERENCE MEP PLANS.
- CLEAN OUT
- UTILITY CONNECTION TO BUILDING. SEE PLUMBING/ELECTRICAL DRAWINGS FOR BUILDING CONNECTIONS AND LOCATIONS.
- Y-CONNECTION
- DUCTILE IRON WATER SERVICE
- 6" D.I. VALVE IN 5' VAULT
- CONNECTION TO EXISTING 6" WATER MAIN STUB
- RELOCATE EXISTING FIRE HYDRANT AND AUXILIARY VALVE TO NEW LOCATION
- ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
- CONTRACTOR SHALL COORDINATE WITH THE ELECTRIC COMPANY PRIOR TO ANY CONSTRUCTION OF THE TRANSFORMER PAD. CONTRACTOR SHALL INSTALL TRANSFORMER PAD PER ELECTRIC COMPANY'S SPECIFICATIONS AND VERIFY THE LOCATION. CONTRACTOR SHALL HAVE INSPECTOR VERIFY CONSTRUCTION PRIOR TO CLOSING TRENCH.
- TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
- GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
- LIGHT POLE LOCATIONS. SEE LIGHTING PLAN FOR DETAILS.

LEGEND:

- PROPOSED CURB & GUTTER
- PROPERTY LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED END SECTION
- PROPOSED STORMWATER TREATMENT UNIT
- PROPOSED SANITARY AND STORM CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED GREASE TRAP
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE LINE
- RELOCATED FIRE HYDRANT
- PROPOSED VAULT WITH WATER VALVE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED TRANSFORMER PAD
- PROPOSED LIGHTPOLE

GRAPHIC SCALE



PRELIMINARY

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
12-21-05	905 CITY SUBMITTAL
01-30-06	CITY RESUBMITTAL
02-17-06	COORDINATION SET

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
JOHN NOURZAD, PE
PROJECT MANAGER
ALFONSO INCHAUSTI, PE
QUALITY CONTROL
SOMSAK KACHWASTI, PE
DRAWN BY
DAN ANCSPATI, EIT

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN

4841 ANNAMARK DRIVE



PROJECT NUMBER
20050922.8

SHEET TITLE

UTILITY PLAN

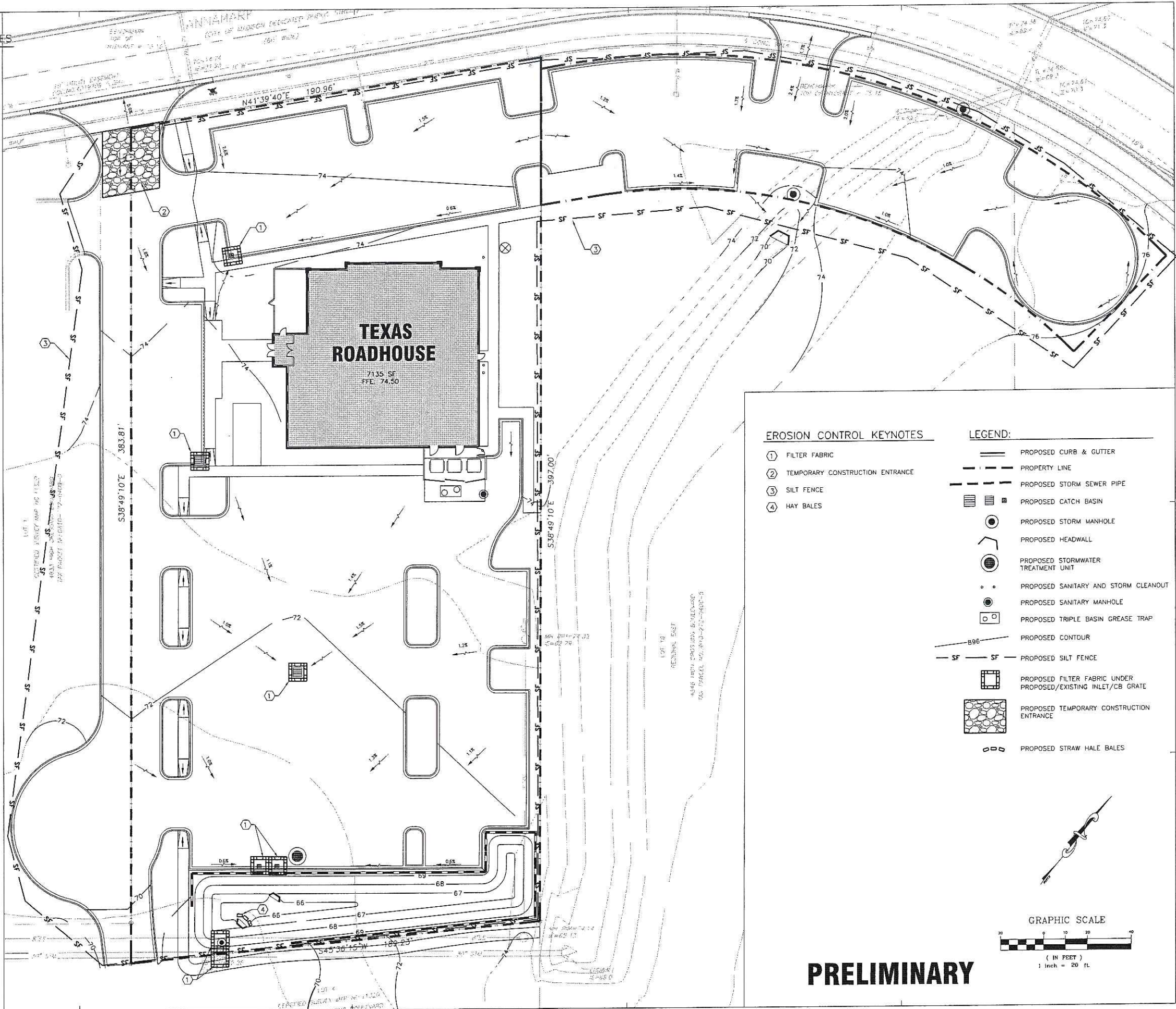
SHEET NUMBER

C-4.0

NOT ISSUED FOR CONSTRUCTION

GENERAL EROSION CONTROL NOTES

1. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
2. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO CLEARING, GRADING AND DEMOLITION WORK. MAINTAIN ALL SEDIMENT AND EROSION CONTROL, AND TREE PROTECTION MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
3. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DIRECTION OF THE CITY'S ENGINEERING DEPARTMENT.
4. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE. CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCE UNTIL SITE PAVING IS COMPLETE.
5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED BY VEHICLE OFF-SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED.
6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
7. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVES HAVE BEEN PAVED.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE IMPROVEMENTS ARE BEING MADE. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH MUTCD.
10. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES, IF REQUIRED, ARE CONSTRUCTED.
11. CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS REGULARLY AND IMMEDIATELY FOLLOWING HEAVY RAIN STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REPAIR OR REPLACE FAILED SYSTEMS AT THE EARLIEST POSSIBLE DATE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
13. ALL DISTURBED AREAS, WITH NO SPECIFIED GROUND COVER ARE TO BE RESTORED WITH MINIMUM SIX (6) INCHES OF TOPSOIL AND SEEDING.
14. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DIRECTION OF THE CITY'S ENGINEERING DEPARTMENT.



EROSION CONTROL KEYNOTES

- ① FILTER FABRIC
- ② TEMPORARY CONSTRUCTION ENTRANCE
- ③ SILT FENCE
- ④ HAY BALES

LEGEND:

- PROPOSED CURB & GUTTER
- - - PROPERTY LINE
- - - PROPOSED STORM SEWER PIPE
- ▢ PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- ◡ PROPOSED HEADWALL
- ⊙ PROPOSED STORMWATER TREATMENT UNIT
- PROPOSED SANITARY AND STORM CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED TRIPLE BASIN GREASE TRAP
- PROPOSED CONTOUR
- SF - SF - PROPOSED SILT FENCE
- ▣ PROPOSED FILTER FABRIC UNDER PROPOSED/EXISTING INLET/CB GRATE
- ▨ PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
- ⊞ PROPOSED STRAW HALE BALES

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ALFONSO INCHAUSTI, PE
QUALITY CONTROL
SOMSAK KAGSWAST, PE
DRAWN BY
DAN ANGSPATT, EIT

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN
4841 ANNAMARK DRIVE



PROJECT NUMBER
20050922.8

SHEET TITLE
EROSION CONTROL PLAN

SHEET NUMBER
C-5.0
NOT ISSUED FOR CONSTRUCTION

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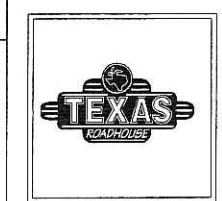
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PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN
4841 ANNAMARK DRIVE

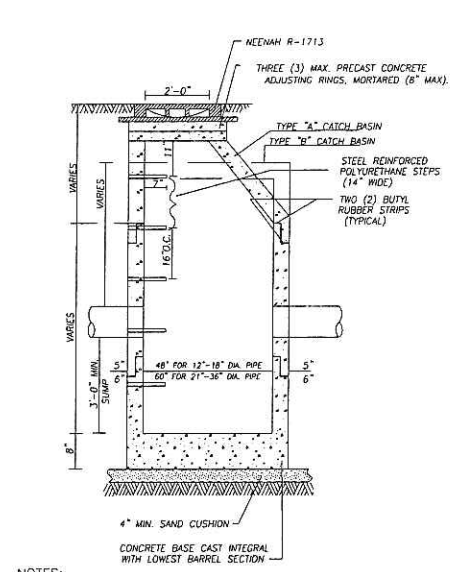
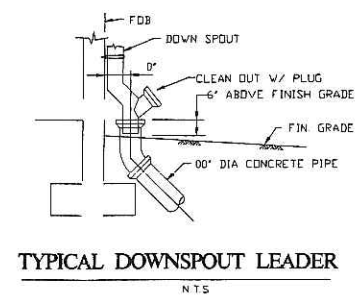
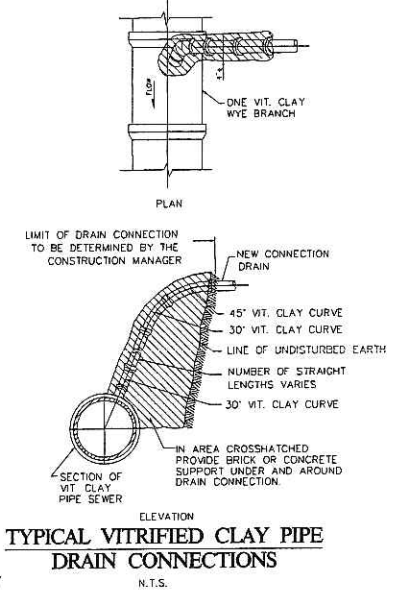
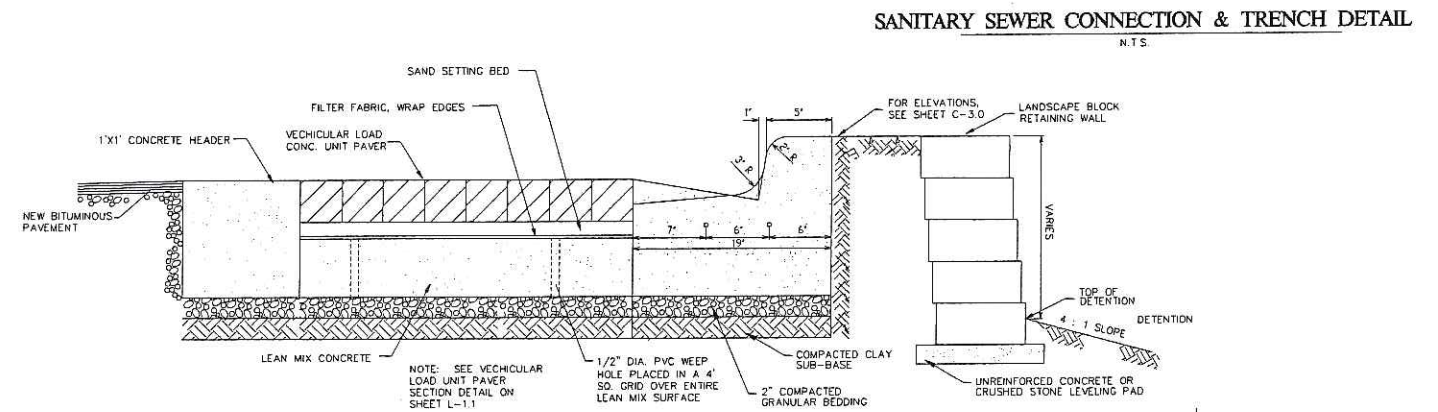
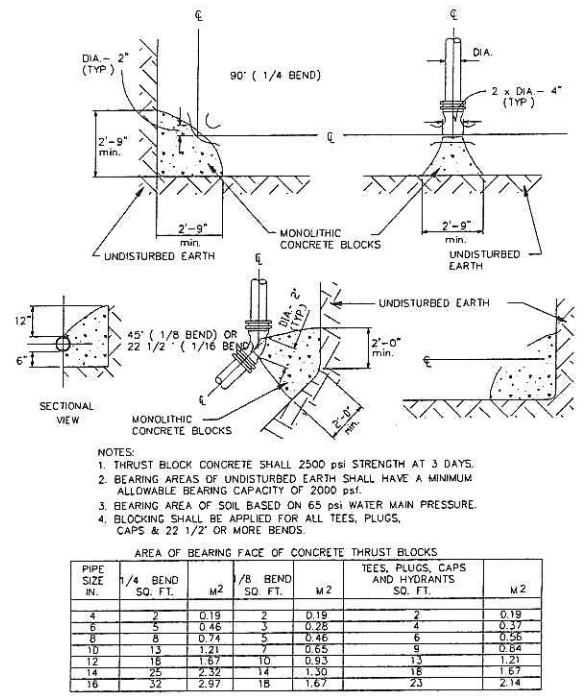
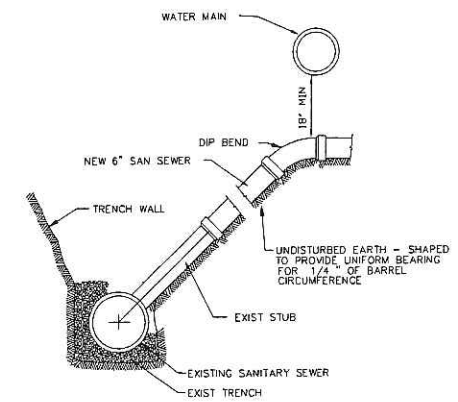
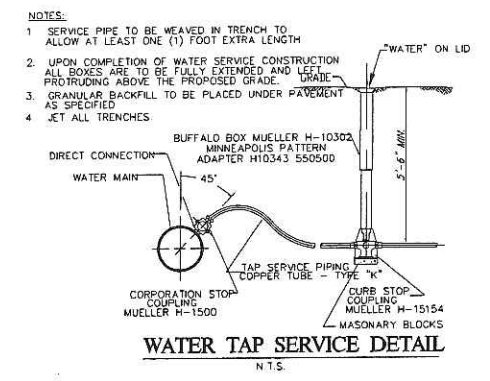


PROJECT NUMBER
20050922.8

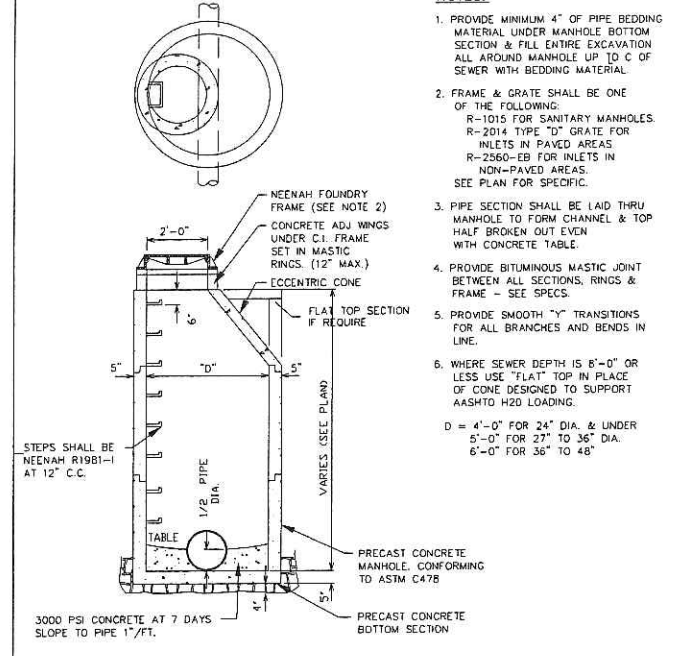
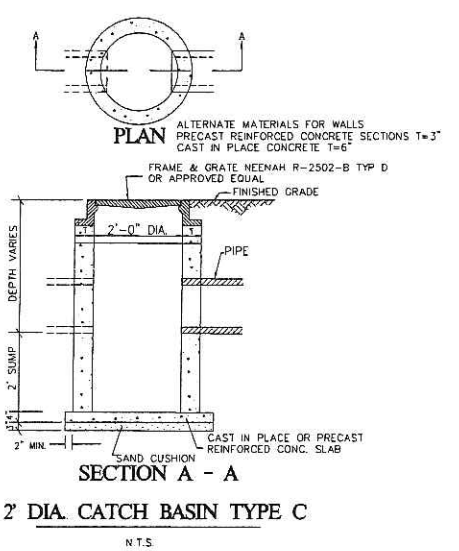
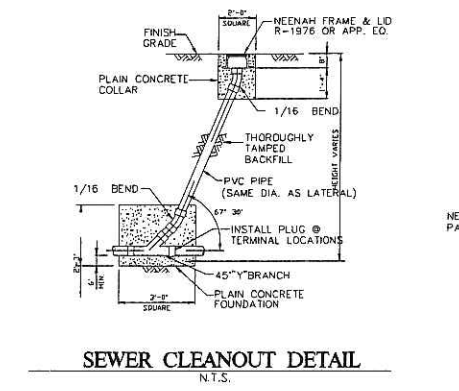
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DETAILS SHEET 1

SHEET NUMBER
C-6.0

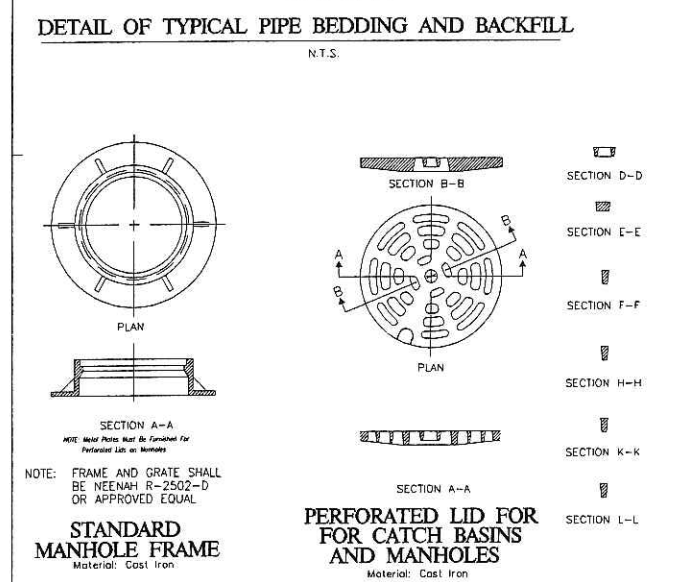
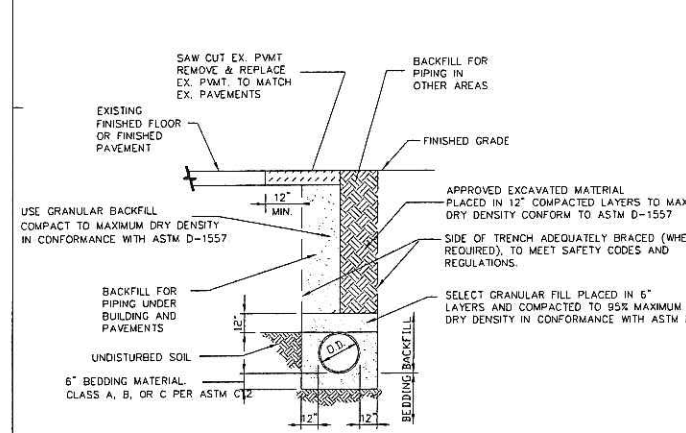
NOT ISSUED FOR CONSTRUCTION



NOTES:
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVE.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.



NOTES:
1. PROVIDE MINIMUM 4" OF PIPE BEDDING MATERIAL UNDER MANHOLE BOTTOM SECTION & FILL ENTIRE EXCAVATION ALL AROUND MANHOLE UP TO C OF SEWER WITH BEDDING MATERIAL.
2. FRAME & GRATE SHALL BE ONE OF THE FOLLOWING:
R-1015 FOR SANITARY MANHOLES.
R-2014 TYPE "D" GRATE FOR INLETS IN PAVED AREAS.
R-2050-EB FOR INLETS IN NON-PAVED AREAS. SEE PLAN FOR SPECIFIC.
3. PIPE SECTION SHALL BE LAID THRU MANHOLE TO FORM CHANNEL & TOP HALF BROKEN OUT EVEN WITH CONCRETE TABLE.
4. PROVIDE BITUMINOUS MASTIC JOINT BETWEEN ALL SECTIONS, RINGS & FRAME - SEE SPECS.
5. PROVIDE SMOOTH "Y" TRANSITIONS FOR ALL BRANCHES AND BENDS IN LINE.
6. WHERE SEWER DEPTH IS 8'-0" OR LESS USE "FLAT" TOP IN PLACE OF CONE DESIGNED TO SUPPORT AASHTO H20 LOADING.
D = 4'-0" FOR 24" DIA. & UNDER
5'-0" FOR 27" TO 36" DIA.
6'-0" FOR 36" TO 48"



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QUALITY CONTROL
SOMSAK KACSWASTI, PE
DRAWN BY
DAN ANGSPAT, EIT

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN

4841 ANNAMARK DRIVE



PROJECT NUMBER
20050922.8

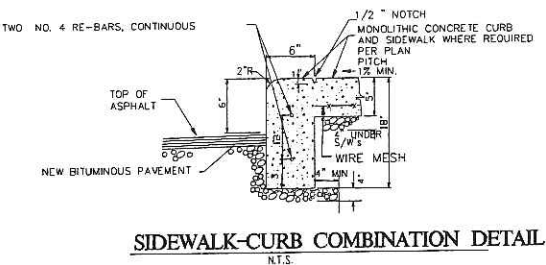
SHEET TITLE

DETAILS SHEET 2

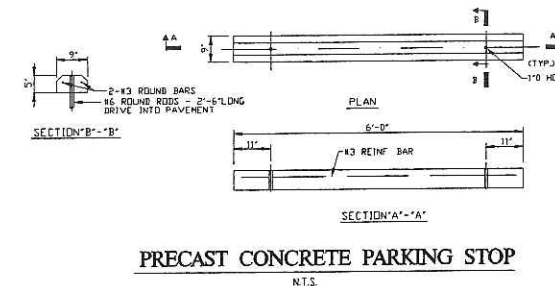
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C-6.1

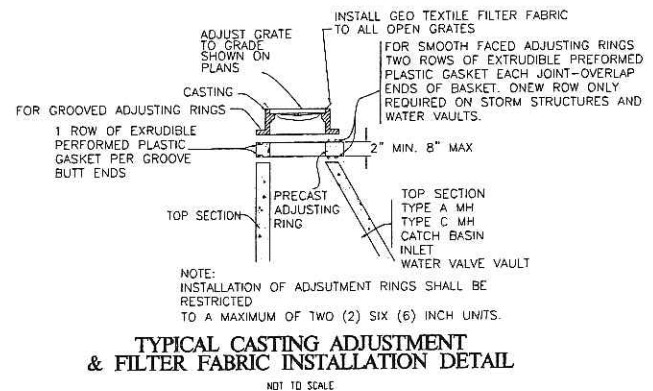
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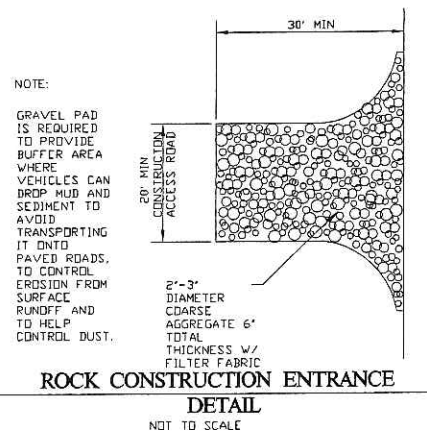
SIDEWALK-CURB COMBINATION DETAIL
N.T.S.



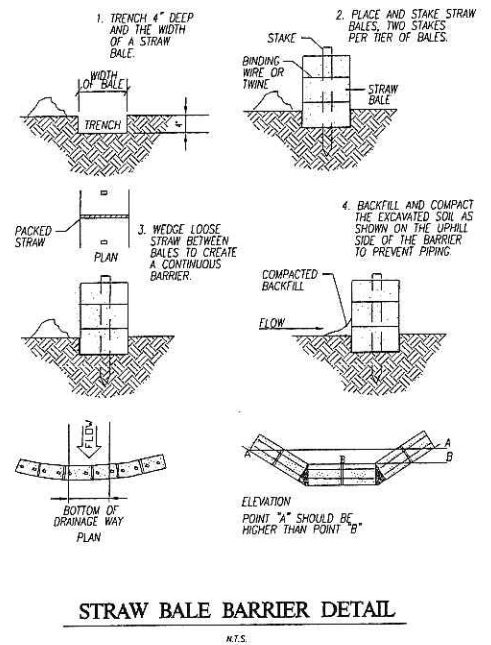
PRECAST CONCRETE PARKING STOP
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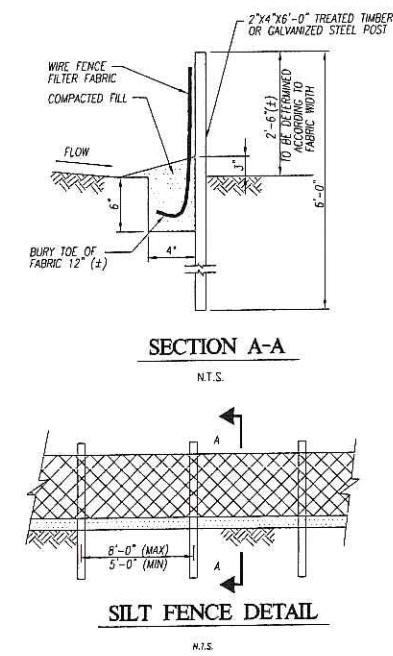
TYPICAL CASTING ADJUSTMENT & FILTER FABRIC INSTALLATION DETAIL
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

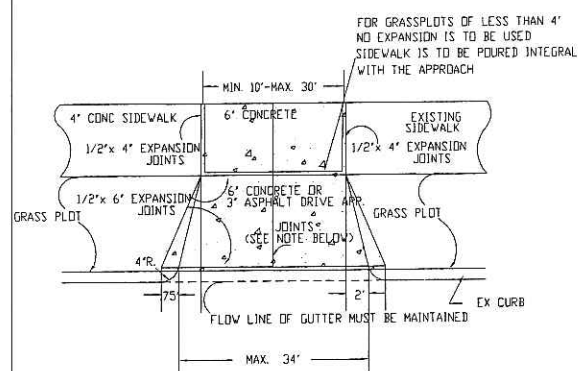


STRAW BALE BARRIER DETAIL
N.T.S.

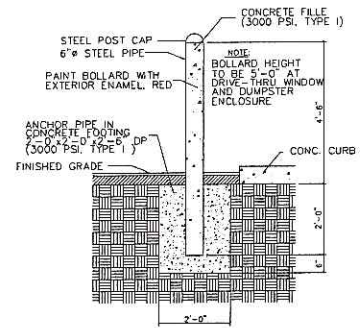


SILT FENCE DETAIL
N.T.S.

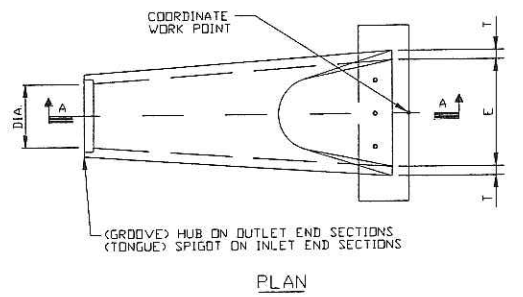
PRELIMINARY



CONCRETE DRIVEWAY DETAIL
N.T.S.



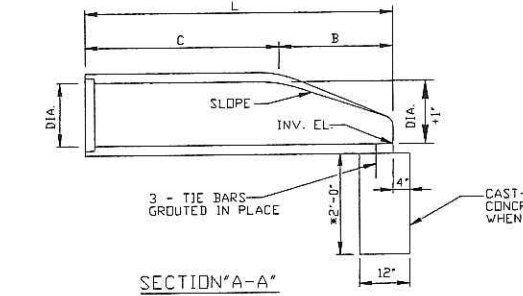
STEEL PIPE BOLLARD DETAIL
N.T.S.



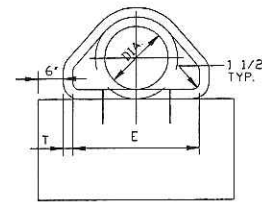
PLAN

DIA.	SLOPE	*B*	*C*	*L*	*E*	*T*
15"	3:1	2'-3"	3'-10"	6'-1"	2'-6"	2 1/4"
18"	3:1	2'-3"	3'-10"	6'-1"	2'-0"	2 1/2"
24"	3:1	3'-8"	2'-6"	6'-2"	4'-0"	3 1/2"
30"	3:1	4'-6"	1'-8"	6'-2"	5'-0"	3 1/2"
36"	3:1	5'-3"	2'-11"	8'-2"	6'-0"	4"
42"	3:1	5'-3"	2'-11"	8'-2"	6'-6"	4 1/2"
48"	3:1	6'-0"	2'-2"	8'-2"	7'-0"	5"
54"	3:1	6'-6"	1'-10"	8'-4"	7'-6"	5 1/2"
60"	3:1	6'-6"	1'-10"	8'-4"	8'-0"	6"
72"	3:1	6'-6"	1'-10"	8'-4"	9'-0"	7"

PRECAST CONCRETE FLARED END PIPE SECTION (REINFORCED)

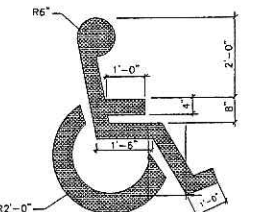


SECTION A-A

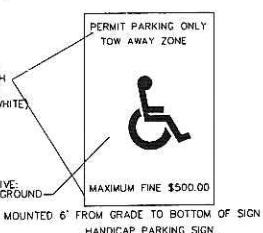


ELEVATION

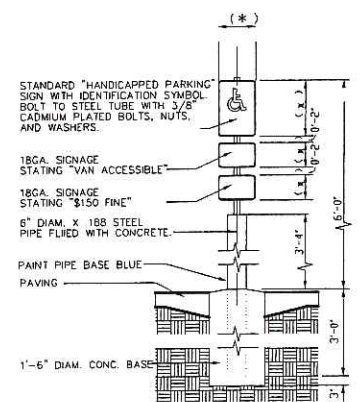
TYPICAL PRECAST CONCRETE FLARED END SECTION
N.T.S.



NOTE:
1. AT CURVED PARKING AREAS AT NARROWEST ARC OF SPACE.
2. PAINT TO BE CHLORINATED RUBBER ALKYL FS TT, TYPE III QUICK DRYING, NONBLEEDING, COLOR PER LOCAL CODE.

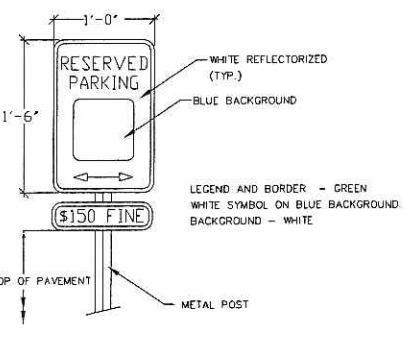


HANDICAPPED PAINTED SYMBOL AND PARKING STALL DIMENSIONS
N.T.S.



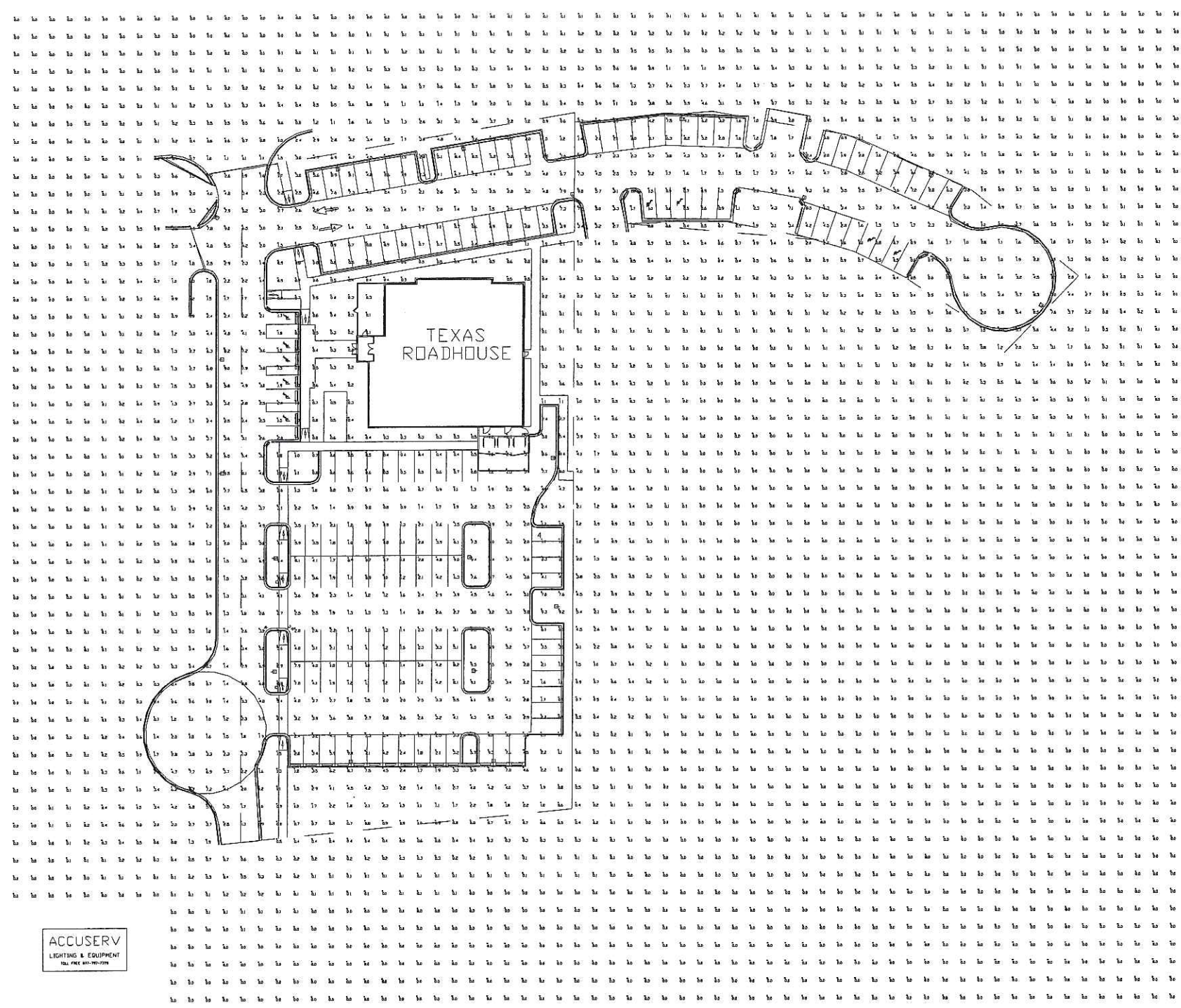
NOTES:
SIZE OF SIGN DESIGNATED BY ASTERISK (*) SHALL BE DETERMINED BY LOCAL BUILDING AUTHORITY.

HANDICAP SIGN
N.T.S.



NOTES:
"RESERVED PARKING" SIGN SHALL CONFORM TO U.S. DEPARTMENT OF TRANSPORTATION STANDARD

HANDICAP PARKING SIGN DETAIL
N.T.S.



TEXAS ROADHOUSE
 MADISON, WI
 PREPARED BY: KEVIN LOEHLE
 ACCUSERV LIGHTING & EQUIPMENT
 TF: 877-707-7378
 FX: 502-961-0357
 kloehle@accu-serv.com
 FEBRUARY 15, 2006

ACCUSERV
 LIGHTING & EQUIPMENT
 TEL: 877-707-7378

Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
TRH PARKING AREA	3.07	9.5	0.4	7.68	23.75

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
☐	15	A	SINGLE	36000	0.700	ACCVRV400MHT1DBM (2.5' BASE+20' POLE=22.5MH) SNTS2057SINGLEDBM
☐	4	B	SINGLE	36000	0.700	ACCVRV400MHT1DBM (2.5' BASE+20' POLE=22.5MH) SNTS2057SINGLEDBM

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 Atlanta, GA 30339
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 DRAWN BY
 DAN ANSPATT, EIT

PROJECT NAME
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 MADISON WISCONSIN
 4841 ANNAMARK DRIVE

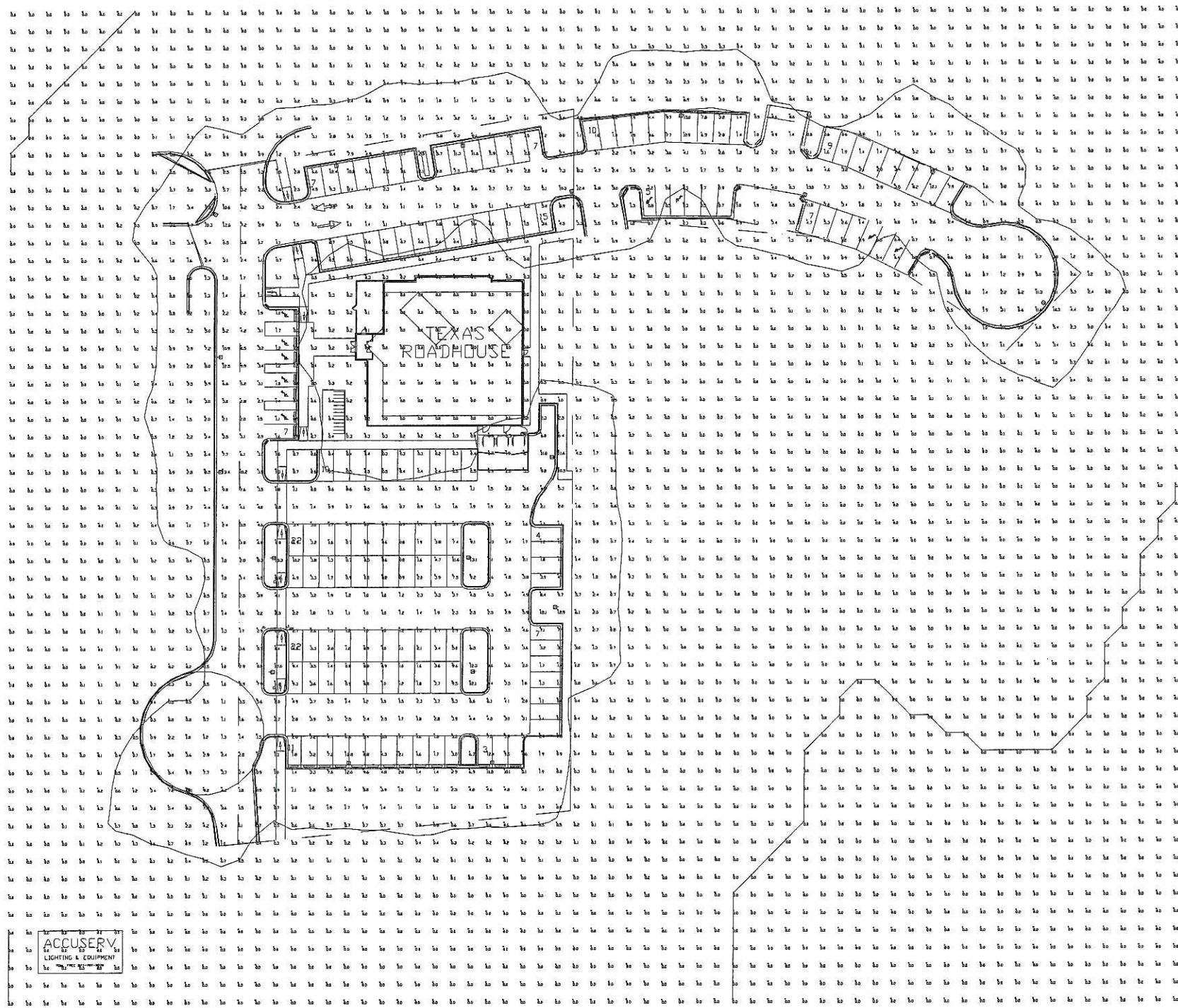


PROJECT NUMBER
 20050922.8

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
C-7.0

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LIGHTING & EQUIPMENT

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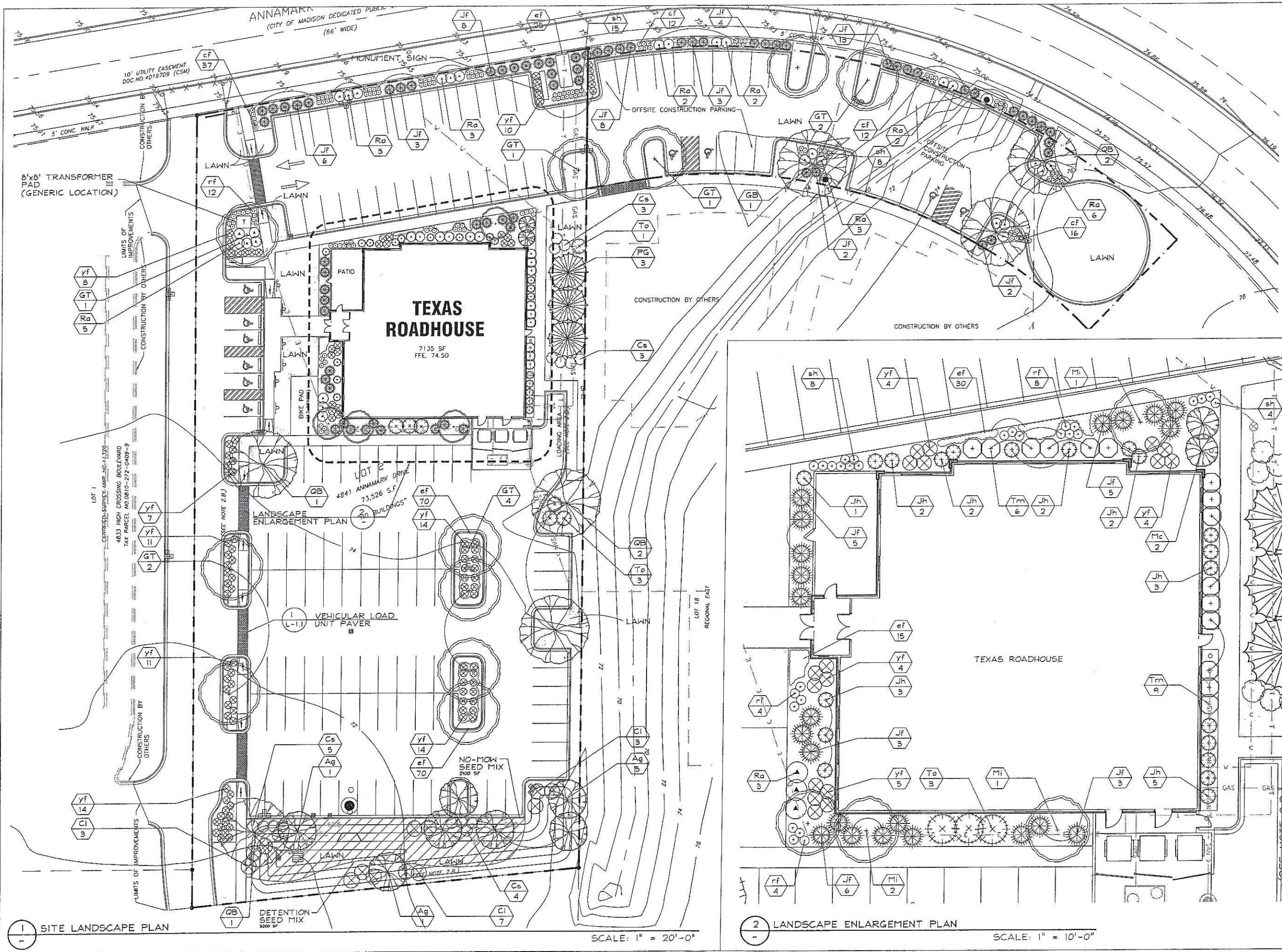


PROJECT NUMBER
20050922.8

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
C-7.1

NOT ISSUED FOR CONSTRUCTION



1 SITE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

2 LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

SAA
 SCHREIBER / ANDERSON
 ASSOCIATES, INC.
 117 John Nolan Drive
 Madison, WI 53713
 Ph. 608.255.0800
 Fx. 608.255.7250
 www.saa-madison.com

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 Atlanta, GA 30339
 t: 770 303 1033 f: 770 303 2333
 Professional Seal

Revision _____ Date _____
 UDC _____ 2/8/2006

Project Name _____

TEXAS
 ROADHOUSE



4841 Annamark Drive
 MADISON,
 WISCONSIN

Drawn By: AW
 Checked By: CT
 File: P-LS
 Issued For: UDC
 Issue Date: 02/08/2005
 Project No. 2141

OPTION
 LANDSCAPE
 LAYOUT PLAN

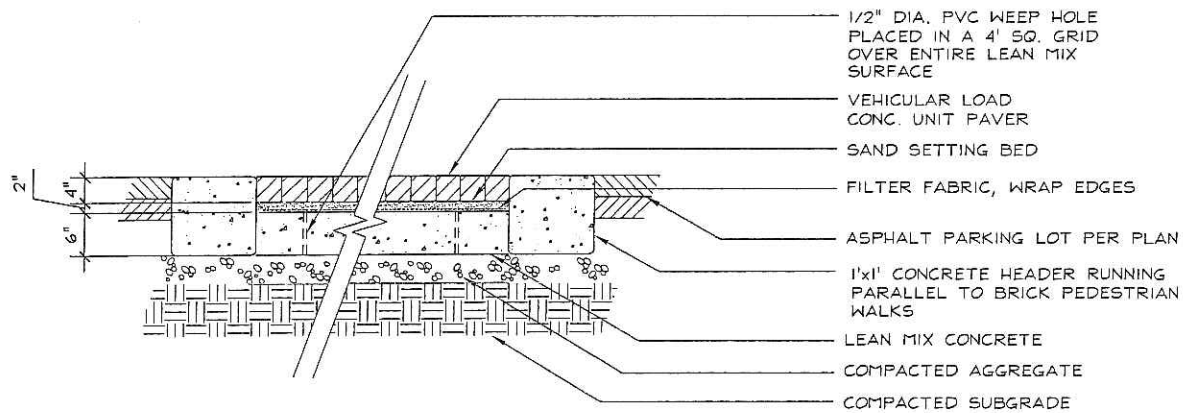
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Sheet Number

L-1.0

LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments	Suppliers *
SHADE TREES							
GT	Gleditsia triacanthos var. inermis Skyline	Skyline Honeylocust	3" Cal.	B&B	11	Small leaves	JN, BC, MC
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	7	Tolerant to salt	JN, BC, MC, LI
ORNAMENTAL TREES							
Ag	Amelanchier x Grand 'Autumn Brilliance'	Autumn Brill Serviceberry	6' MS	B&B	7	20' O.C. spacing, Multi-stem	JN, BC, MC, LI
Mc (1)	Malus sp. 'Camelot'	Camzarn (Camelot) Crabapple	2" Cal.	B&B	2	10'Hx8'W, Rose pink flowers	JN, BC
Mi (1)	Malus sp. 'Indian Magic'	Indian Magic Crabapple	2" Cal.	B&B	4	15'Hx15'W, Rose pink flowers	JN, MC, MI, LI
EVERGREEN TREES							
PG	Picea glauca var. densata	Black Hills Spruce	6' Ht.	Cont.	3	15' O.C. spacing	JN, BC, MC, LI
EVERGREEN SHRUBS							
JF (2)	Juniperus chinensis 'Fruitlandii'	Fruitland Juniper,	18" Ht.	Cont.	69	3'Hx6'W, bright green foliage	See AIts.
Jh (1)	Juniperus chinensis 'Hooks'	Hooks' Juniper	4' Ht.	Cont.	20	15'Hx3'W, AKA - Hooks #6	JN, MI
Tm (1)	Taxus x media 'Densiflora'	Dense Yew	24" Ht.	Cont.	15	5'Hx6'W, dark green foliage	JN, BC, LI, MI
Ta (1)	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3' Ht.	Cont.	7	12'Hx4'W, upright pyramidal	JN, MC, MI
DECIDUOUS SHRUBS							
Cl	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	5 Gal.	Cont.	13	5' O.C. spacing	JN, BC
Cs	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	5 Gal.	Cont.	15	5' O.C. spacing	JN, MC, LI, MI
Ra	Rhus aromatica 'Gro Lo'	Grow Lo Sumac	5 Gal.	Cont.	31	5' O.C. spacing	JN, MC, LI, MI
PERENNIALS / GRASSES							
cf	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 Gal.	Cont.	77	2' O.C. spacing	JN, BC, MC, LI
rf	Rudbeckia hirta	Black-Eyed Susan	2 Gal.	Cont.	28	2'-6" O.C. spacing	JN, BC, MC, LI
sh	Sporobolus heterolepis	Prairie Dropseed	2 Gal.	Cont.	35	3' O.C. spacing	JN, BC, MC, LI
Yf	Yucca filamentosa	Adam's-needle Yucca	2 Gal.	Cont.	106	3' O.C. spacing	BC, MC, LI
GROUNDCOVERS							
ef (1)	Euonymus fortunei var. 'Coloratus'	Purpleleaf Wintercreeper	2" P.P.	Cont.	215	12" O.C. spacing	JN, BC, MC
	Detention Basin Prairie Mix	wildflowers, grasses, mix	5 lbs. min	#50062		Install per supplied directions	Prairie Nursery



1 VEHICULAR LOAD UNIT PAVER - SECTION
L-1.1

SCALE 1"=1'-0"

NOTES:

- VEGETATION PER TEXAS ROADHOUSE LANDSCAPE MANUAL (OHIO VALLEY LIST)
- ALTERNATIVES / SUPPLIERS FOR FRUITLAND JUNIPER
 - Juniperus chinensis 'Sea Green' 4'Hx6'W, mint green JN, MC, MI
 - Juniperus x Fritzeriana 'Kelley's Compacta' 3'Hx6'W, bright green JN, MC, MI

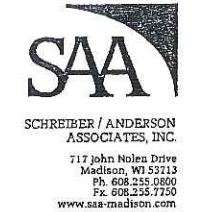
*** SUPPLIER INFORMATION:**

JN - JOHNSON'S NURSERY, INC 1800 N6257 MARCY ROAD MENDOTA FALLS, WI 53051 262.252.4980 P 262.252.4495 F	MI - MINOR'S GARDEN CENTER 7777 NORTH 76TH ST. MILWAUKEE, WI 53223 414.354.1650 P 414.354.5205 F
BC - THE BRUCE COMPANY OF WISCONSIN P.O. BOX 620330 MIDDLETON, WI 53562 608.836.7041 P 608.836.0920 F	LI - LIEDS NURSERY FARMS, INC. N63 W22039 HWY 74 SUSSEX, WI 53089 262.246.6901 P 262.246.3822 F
MC - MCKAY NURSERY 750 SOUTH MONROE STREET WATERLOO, WI 53594 800.296.4242 P 920.478.3615 F	

- THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS
- PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED; ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS AND DISEASES.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THE REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
- TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER.
- MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH CRUSHED RED BRICK MULCH OR APPROVED EQUAL - 3" DEEP OVER WEED PREV. FABRIC. MULCH ALONG THE PERIMETER OF THE BUILDING SHALL BE 3/4" - 1 1/4" WASHED RIVER GRAVEL 3" DEEP OVER WEED PREV. FABRIC.
- PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING BETWEEN MARCH 15TH AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH, OR AS OTHERWISE DIRECTED BY OWNER.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
- ALL PLANT MATERIAL SHALL BE PLACED WITHIN A MULCHED PLANTING BED AS INDICATED IN NOTE NO. 5, AND ALL BEDS (EXCLUDING INDIVIDUAL TREE PLANTINGS) SHALL BE "EDGED" W/STEEL EDGING.
- LAWN AND PLANT BEDS WILL BE IRRIGATED. THE IRRIGATION SYSTEM WILL INCLUDE ALL PIPING, HEADS, CONTROLLER, BACKFLOW PREVENTER, WIRING, SLEEVES UNDER HARD SURFACES AND OTHER NORMAL EQUIPMENT TO PROVIDE 100% COVERAGE OF ALL PLANTED AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL BE TREATED WITH A 'PREEN' APPLICATION
- 'LAWN' AREAS SHALL BE FINISH-GRADED AND SEEDED AT A RATE OF 4 LBS. PER 1,000 SQ. FT.
- AREAS LABELED 'LAWN' SHALL RECEIVE A MIXTURE OF THE FOLLOWING TYPES:
40% PALMER RYEGRASS 20% BARON BLUEGRASS
20% NASSAU BLUEGRASS 20% PENNLAWN CREEPING RED FESCUE
- AREA LABELED 'DETENTION SEED MIX' SHALL BE SEEDED WITH PRAIRIE NURSERY (OR APPROVED EQUAL) "DETENTION BASIN MIX" ITEM # 50062 - 1.800.476.9453 (SEE LANDSCAPE PLANT LEGEND)

LANDSCAPE POINTS / BUILDING DATA

CITY OF MADISON REQUIREMENTS			
Parking Stalls Provided Total		146 stalls	
Texas Roadhouse Parking		115 stalls	
Offsite Construction Parking		31 stalls	
Loading Area		75 points	
Canopy Trees Required		11 trees	
Required Landscape Points		712 points	
TEXAS ROADHOUSE LANDSCAPE POINTS			
Required Canopy Trees	11 Trees	x 0 Pts.	= 0
Canopy Trees 2-2.5'	7 Trees	x 35 Pts.	= 245
Canopy Trees 1.5'-2'	11 Trees	x 15 Pts.	= 165
Evergreen Trees 3'+ Ht.	30 Trees	x 15 Pts.	= 450
Deciduous Shrub	59 Shrubs	x 2 Pts.	= 118
Evergreen Shrub	111 Shrubs	x 3 Pts.	= 333
TOTAL LANDSCAPE POINTS	229 Units		1301 Pts.
Required Landscape Pts.			712 Pts.
Additional Pts.			589 Pts.



Professional Seal

Revision	Date
UDC	2/8/2006

Project Name

TEXAS ROADHOUSE



4841 Annamark Drive
MADISON, WISCONSIN

Drawn By: AW
Checked By: CT
File: P-LS
Issued For: UDC
Issue Date: 02/08/2005
Project No. 2141

OPTION
LANDSCAPE PLANT LEGEND

Scale Indicated for 24x36" Sheet Size

Sheet Number

L-1.1



SCHREIBER / ANDERSON ASSOCIATES, INC.

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GreenbergFarrow

1755 The Exchange
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t: 770 303 1033 f: 770 303 2333

Professional Seal

Revision	Date
UDC	2/8/2006

Project Name

TEXAS ROADHOUSE



4841 Annamark Drive
MADISON,
WISCONSIN

Drawn By: AW
Checked By: CT
File: P-LS
Issued For: UDC
Issue Date: 02/15/2005
Project No. 2141

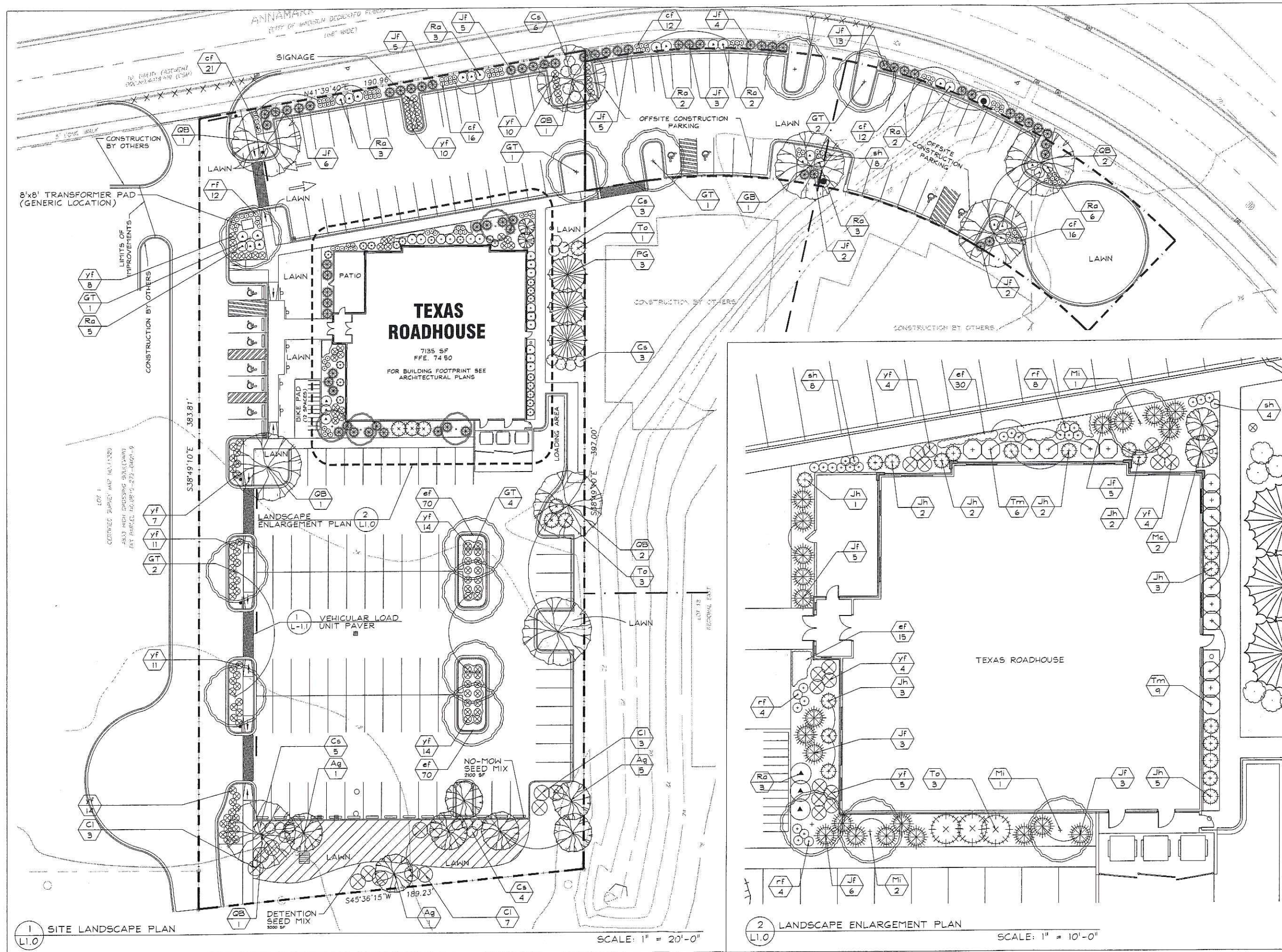
OPTION
**LANDSCAPE
LAYOUT PLAN**



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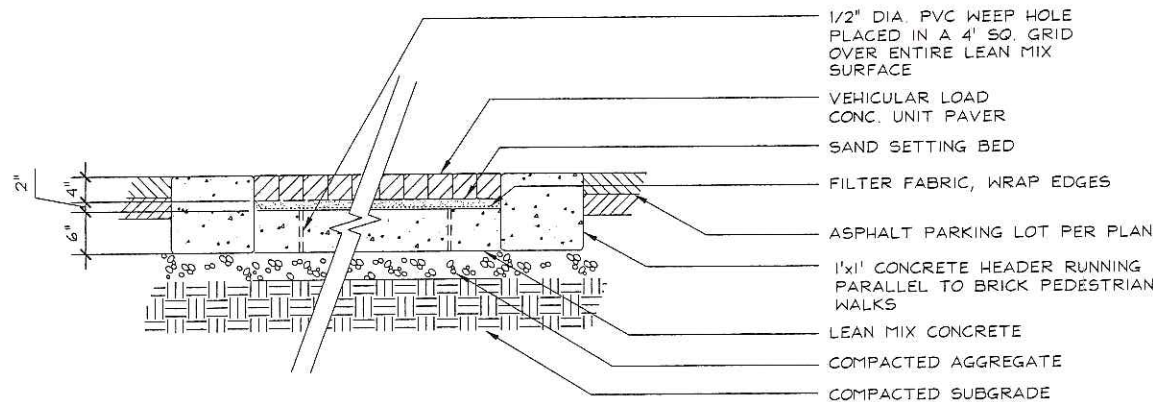
Sheet Number

L-1.0



LANDSCAPE PLANT LEGEND

Symbol	Botanical name	Common Name	Size	Root	Quantity	Comments	Suppliers *
SHADE TREES							
GT	Gleditsia triacanthos var. inermis Skyline	Skyline Honeylocust	3" Cal.	B&B	11	Small leaves	JN, BC, MC
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	9	Tolerant to salt	JN, BC, MC, LI
ORNAMENTAL TREES							
Ag	Amelanchier x Grand 'Autumn Brilliance'	Autumn Brill Serviceberry	6' M5	B&B	7	20' O.C. spacing, Multi-stem	JN, BC, MC, LI
Mc (1)	Malus sp. 'Camelot'	Camzarn (Camelot) Crabapple	2" Cal.	B&B	2	10'Hx8'W, Rose pink flowers	JN, BC
Mi (1)	Malus sp. 'Indian Magic'	Indian Magic Crabapple	2" Cal.	B&B	4	15'Hx15'W, Rose pink flowers	JN, MC, MI, LI
EVERGREEN TREES							
PG	Picea glauca var. densata	Black Hills Spruce	6' Ht.	Cont.	3	15' O.C. spacing	JN, BC, MC, LI
EVERGREEN SHRUBS							
Jf (2)	Juniperus chinensis 'Fruitlandii'	Fruitland Juniper	18" Ht.	Cont.	63	3'Hx6'W, bright green foliage	See Alts.
Jh (1)	Juniperus chinensis 'Hooks'	Hooks' Juniper	4' Ht.	Cont.	20	15'Hx3'W, AKA - Hooks #6	JN, MI
Tm (1)	Taxus x media 'Densiflora'	Dense Yew	24" Ht.	Cont.	15	5'Hx6'W, dark green foliage	JN, BC, LI, MI
To (1)	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	3' Ht.	Cont.	7	12'Hx4'W, upright pyramidal	JN, MC, MI
DECIDUOUS SHRUBS							
Cl	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	5 Gal.	Cont.	13	5' O.C. spacing	JN, BC
Cs	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	5 Gal.	Cont.	21	5' O.C. spacing	JN, MC, LI, MI
Ra	Rhus aromatica 'Gro Lo'	Gro Lo Sumac	5 Gal.	Cont.	31	5' O.C. spacing	JN, MC, LI, MI
PERENNIALS / GRASSES							
cf	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2 Gal.	Cont.	77	2' O.C. spacing	JN, BC, MC, LI
rf	Rudbeckia hirta	Black-Eyed Susan	2 Gal.	Cont.	28	2'-6" O.C. spacing	JN, BC, MC, LI
sh	Sporobolus heterolepis	Prairie Dropseed	2 Gal.	Cont.	21	3' O.C. spacing	JN, BC, MC, LI
yf	Yucca filamentosa	Adam's-needle Yucca	2 Gal.	Cont.	106	3' O.C. spacing	BC, MC, LI
GROUNDCOVERS							
ef (1)	Euonymus fortunei var. 'Coloratus'	Purpleleaf Wintercreeper	2" P.P.	Cont.	215	12" O.C. spacing	JN, BC, MC
	Detention Basin Prairie Mix	wildflowers, grasses, mix	5 lbs. min	#50062		Install per supplied directions	Prairie Nursery



1 VEHICULAR LOAD UNIT PAVER - SECTION
L-1.1

SCALE 1"=1'-0"

NOTES:

(1) VEGETATION PER TEXAS ROADHOUSE LANDSCAPE MANUAL (OHIO VALLEY LIST)

(2) ALTERNATIVES / SUPPLIERS FOR FRUITLAND JUNIPER

- Juniperus chinensis 'Sea Green' 4'Hx6'W, mint green JN, MC, MI
Sea Green Juniper
- Juniperus x Pfitzeriana 'Kallo's Compact' 3'Hx6'W, bright green JN, MC, MI
Kallo's Compact Pfitzer

*** SUPPLIER INFORMATION:**

- | | |
|---|--|
| JN - JOHNSON'S NURSERY, INC
1180 N6257 MARCY ROAD
MENOMONEE FALLS, WI 53051
262.252.4980 P
262.252.4495 F | MI - MINOR'S GARDEN CENTER
7777 NORTH 76TH ST.
MILWAUKEE, WI 53223
414.354.4930 P
414.354.5205 F |
| BC - THE BRUCE COMPANY OF WISCONSIN
P.O. BOX 620330
MIDDLETON, WI 53562
608.836.7041 P
608.836.0920 F | LI - LIEDS NURSERY FARMS, INC.
N63 W22039 HWY 74
SUSSEX, WI 53089
262.246.6901 P
262.246.3822 F |
| MC - MCKAY NURSERY
750 SOUTH MONROE STREET
WATERLOO, WI 53594
800.236.4242 P
920.476.3615 F | |

- THE GENERAL CONTRACTOR SHALL LEAVE THE SITE AT FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT MATERIAL: SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF SPECIES SPECIFIED; ALL PLANTS SHALL BE WELL BRANCHED AND PROPORTIONED AND FREE OF ALL INSECTS AND DISEASES.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE (12) MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THE REPLACEMENT SHALL NOT BE CONSIDERED A "GUARANTEED" REPLACEMENT.
- TOPSOIL REQUIREMENTS FOR PLANTING OPERATIONS AND GRADING/MOUNDS SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF CLAY LUMPS, STONES, ROOTS AND OTHER FOREIGN MATTER.
- MULCH: ALL PLANTING BEDS SHALL BE MULCHED WITH CRUSHED RED BRICK MULCH OR APPROVED EQUAL - 3" DEEP OVER WEED PREV. FABRIC. MULCH ALONG THE PERIMETER OF THE BUILDING SHALL BE 3/4" - 1 1/4" WASHED RIVER GRAVEL 3" DEEP OVER WEED PREV. FABRIC.
- PLANTING PERIOD: EXECUTE ALL LAWNWORK AND PLANTING BETWEEN MARCH 15TH AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND NOVEMBER 15TH, OR AS OTHERWISE DIRECTED BY OWNER.
- INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS AND WITH THE GENERAL PLANTING SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY.
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- ALL PLANT MATERIAL SHALL BE TREATED WITH A 'PREEN' APPLICATION
- 'LAWN' AREAS SHALL BE FINISH-GRADED AND SEEDED AT A RATE OF 4 LBS. PER 1,000 SQ. FT.
- AREAS LABELED 'LAWN' SHALL RECEIVE A MIXTURE OF THE FOLLOWING TYPES:
40% PALMER RYEGRASS 20% BARON BLUEGRASS
20% NASSAU BLUEGRASS 20% PENNLAWN CREEPING RED FESCUE
- AREA LABELED 'DETENTION SEED MIX' SHALL BE SEEDED WITH PRAIRIE NURSERY (OR APPROVED EQUAL) "DETENTION BASIN MIX" ITEM # 50062 - 1.800.476.9453 (SEE LANDSCAPE PLANT LEGEND)

LANDSCAPE POINTS / BUILDING DATA

CITY OF MADISON REQUIREMENTS			
Parking Stalls Provided Total	146 stalls		
Texas Roadhouse Parking	115 stalls		
Offsite Construction Parking	31 stalls		
Loading Area	75 points		
Canopy Trees Required	11 trees		
Required Landscape Points	712 points		
TEXAS ROADHOUSE LANDSCAPE POINTS			
Required Canopy Trees	11 Trees	x	0 Pts. = 0
Canopy Trees 2-2.5'	7 Trees	x	35 Pts. = 245
Canopy Trees 1.5'-2"	13 Trees	x	15 Pts. = 195
Evergreen Trees 3'+ Ht.	30 Trees	x	15 Pts. = 450
Deciduous Shrub	59 Shrubs	x	2 Pts. = 118
Evergreen Shrub	111 Shrubs	x	3 Pts. = 333
TOTAL LANDSCAPE POINTS	231 Units		1331 Pts.
Required Landscape Pts.			712 Pts.
Additional Pts.			619 Pts.



SCHREIBER / ANDERSON ASSOCIATES, INC.
717 John Nolen Drive
Madison, WI 53713
Ph. 608.255.0800
Fz. 608.255.7750
www.saa-madison.com



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Atlanta, GA 30339
t: 770.303.1033 f: 770.303.2333

Professional Seal

Revision	Date
UDC	2/8/2006

Project Name

TEXAS ROADHOUSE



4841 Annamark Drive
MADISON, WISCONSIN

Drawn By: AW
Checked By: CT
File: P-LS
Issued For: UDC
Issue Date: 02/15/2005
Project No. 2141

OPTION

LANDSCAPE PLANT LEGEND

Scale Indicated for 24x36" Sheet Size
0

Sheet Number

L-1.1



1 SITE LANDSCAPE PLAN
L1.0

SCALE: 1" = 20'-0"

2 LANDSCAPE ENLARGEMENT PLAN
L1.0

SCALE: 1" = 10'-0"

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GreenbergFarrow

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Professional Seal

Revision	Date
UDC	2/8/2006

Project Name

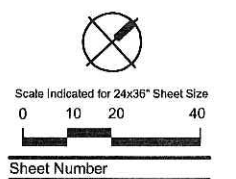
TEXAS
ROADHOUSE



4841 Annamark Drive
MADISON,
WISCONSIN

Drawn By: AW
Checked By: CT
File: P-LS
Issued For: UDC
Issue Date: 02/08/2005
Project No. 2141

OPTION
ILLUSTRATIVE



Sheet Number

L1.2

LANDSCAPE WORKSHEET
 Parking Lots, Storage Areas and Loading Areas
 (Section 28.04 Madison General Ordinance)

Project Location/Address: 4841 ANNAVILLE DR.
 Name of Project: TEXAS BORDHOUSE
 Owner/Contact: GREGG FERGUSON
 Address: 1755 THE EXCHANGE, ATLANTA, GA 30339

FOR PARKING LOTS WITH GREATER THAN 20 STALLS, LANDSCAPE PLANS MUST BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT

I. Number of Trees Required

The number of trees required for a parking lot is based on the number of parking stalls. Using the Schedule for Required Trees on the reverse side of this worksheet, determine the number of trees required. (Example: One tree is required for 10 parking stalls).

Landscape requirements for storage areas are determined by dividing the total square footage of the storage area by (300) square feet. This converts area to stalls.
 [Example: 10,000 square feet is equivalent to (33) stalls or (3) trees and (160) points].

Number of Parking Stalls _____ **140**

Total Square Footage of the Storage Area _____
 Divided by Three Hundred (300) Square Feet _____ **—**

Number of Canopy Shade Trees Required (2" - 2 1/2" Caliper) _____ **11**
 (See Schedule on reverse side) TOTAL

II. Number of Landscape Points Required

The number of points required is also based on the number of parking stalls. Using the Point Schedule for Landscape Elements on the reverse side of this worksheet, determine the number of points required. (Example: 49.5 points are required for 10 stalls). A point fraction of (.5) or less may be disregarded, while a fraction in excess of (.5) must be counted as one point. Thus: 49.5 points would be rounded down to 49.0 points required.

The number of points required for loading areas is (75) points for each loading berth. _____ **75**
 (See Schedule on reverse side)

Number of Points Required (See Schedule on reverse side) _____ **712**
 TOTAL

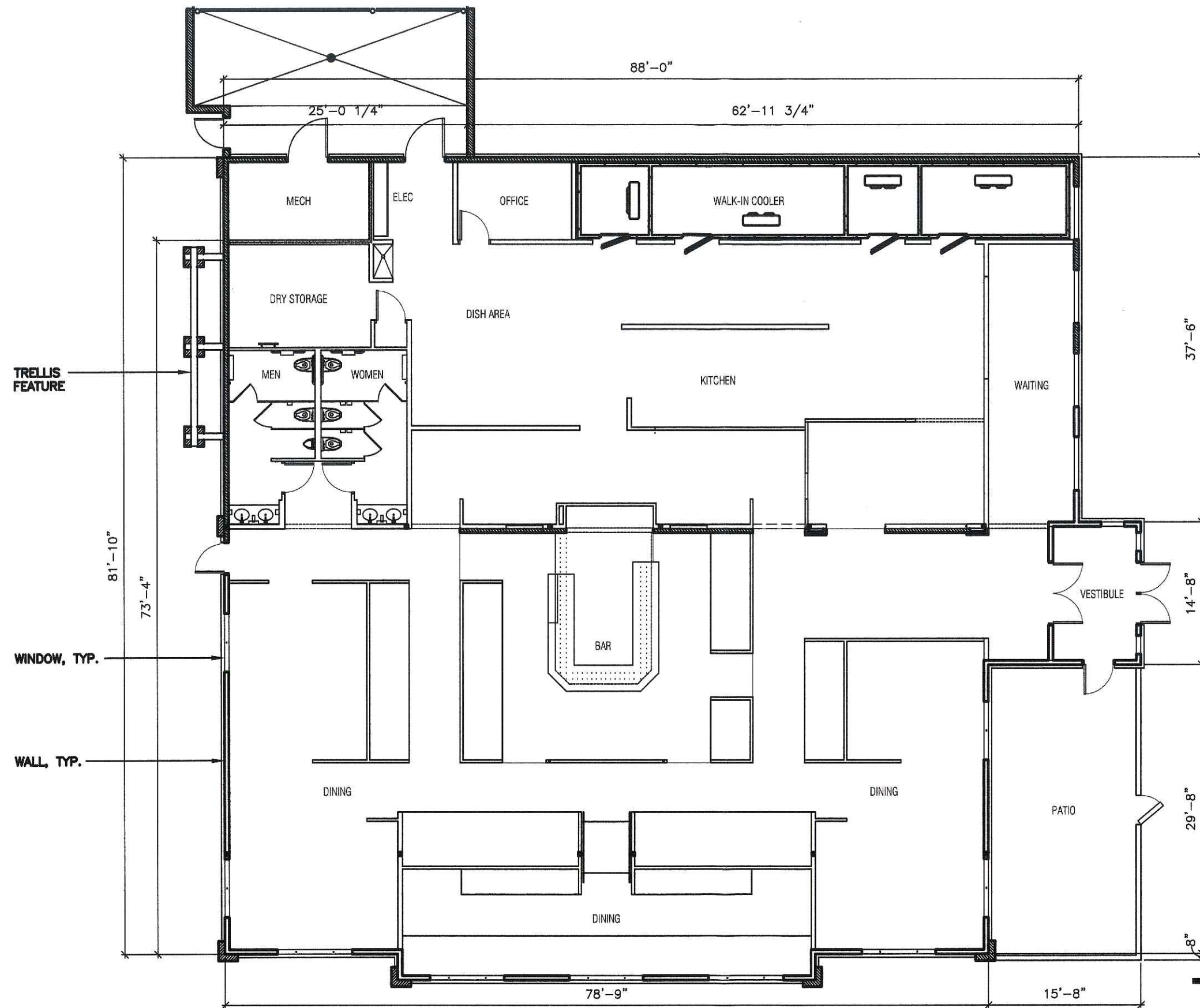
Tabulation of Points and Credits

Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS	
				QUANTITY	POINTS
Canopy Tree: 2" - 2 1/2"	35	7	245		
Deciduous Shrub	2	59	118		
Evergreen Shrub	3	111	333		
Decorative Wall or Fence (per 10 L.F.)	5	—	—		
Earth Berm (per 10 L.F.)	5	—	—		
Avg. Height 30"	2				
Avg. Height 15"	15	30	450		
Evergreen Trees 3' height minimum	15	11	165		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)					
Sub Totals			1301	+	0
TOTAL			1301	=	1301

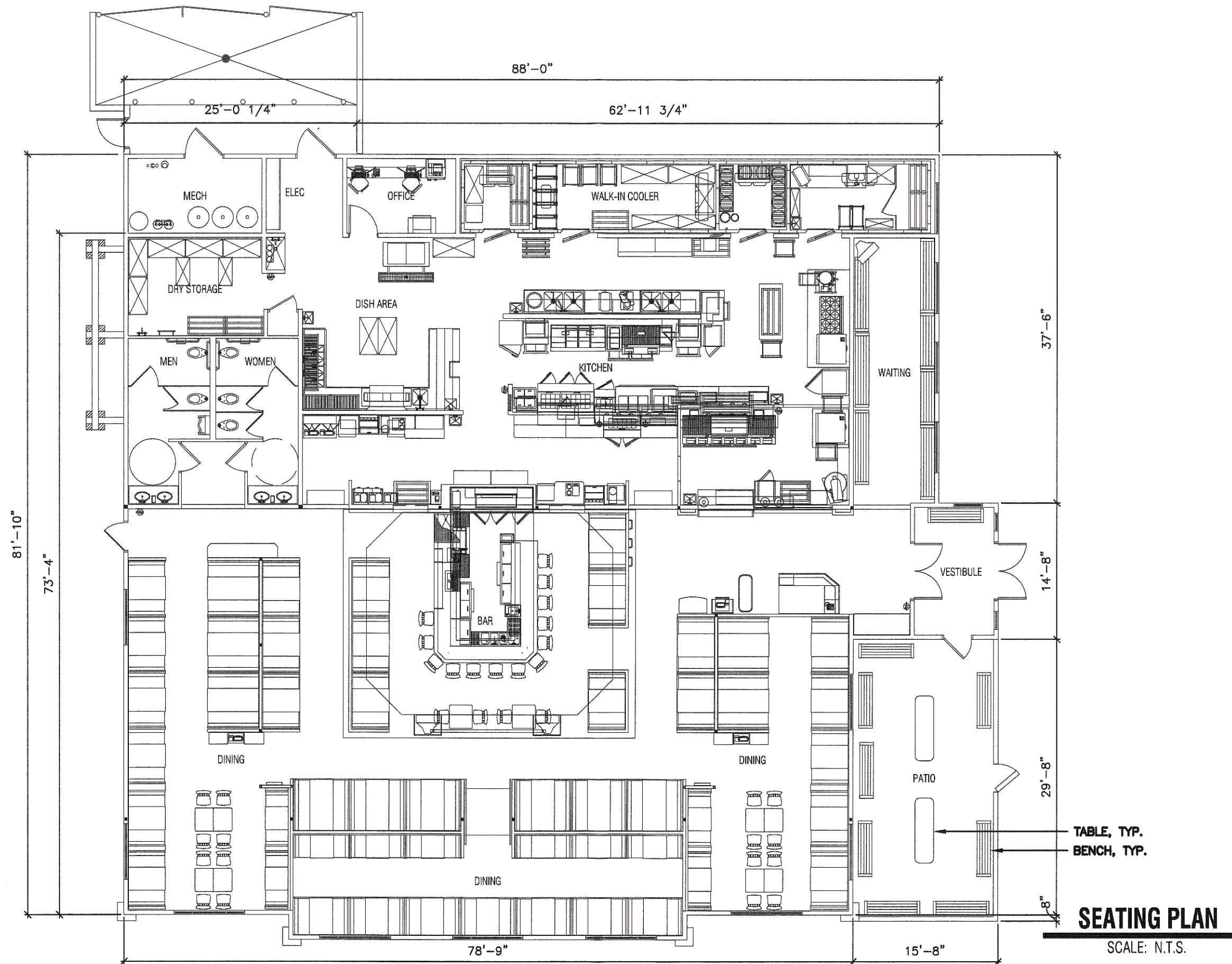
*Trees required in Part I above, are not to be included in the point count.
 Total No. of Points Provided (Equal to or greater than points required)

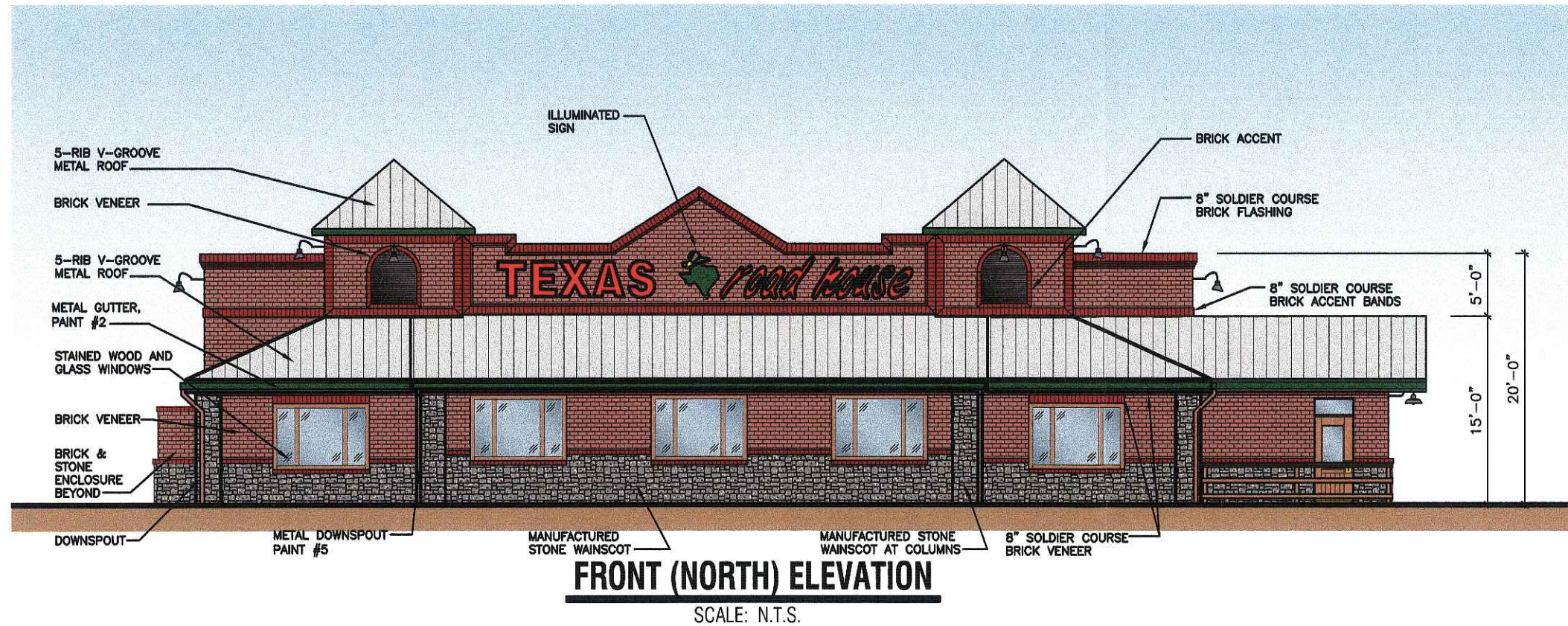
Approved by: _____ Date: _____



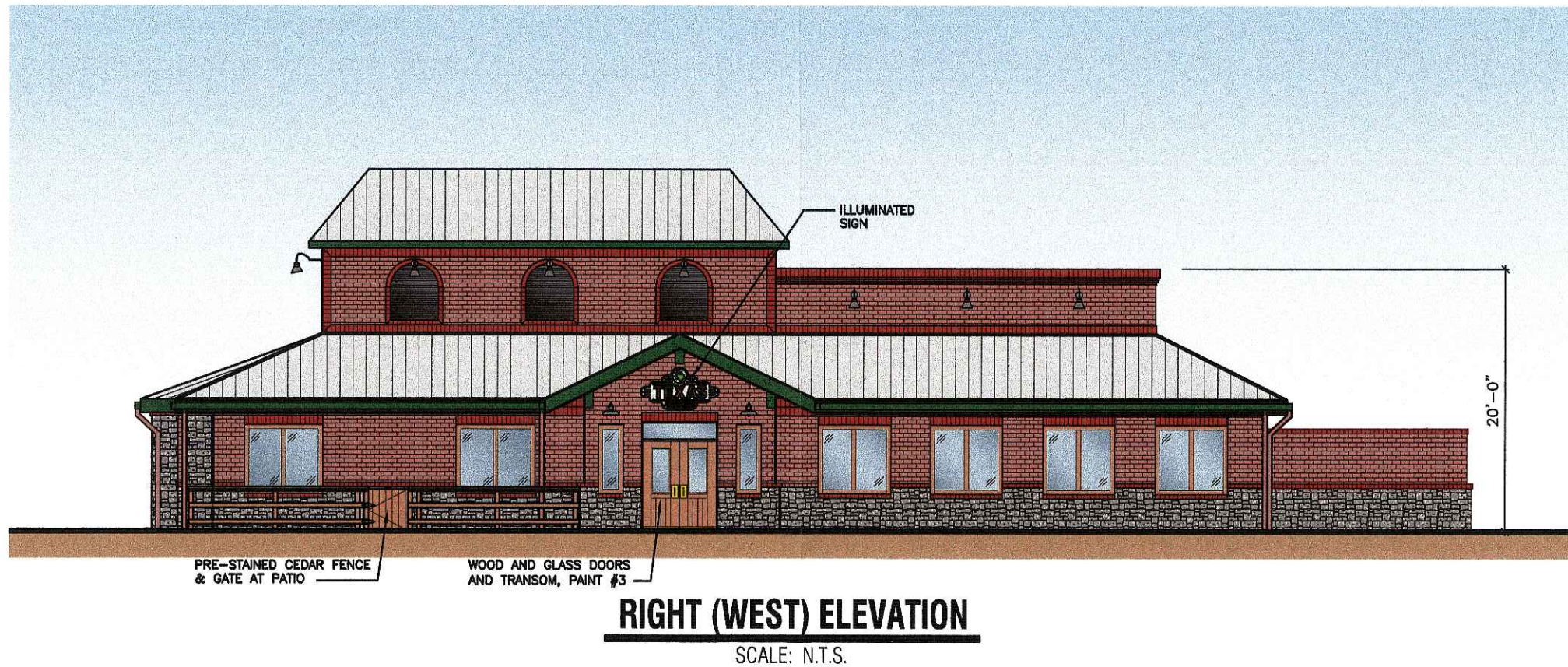
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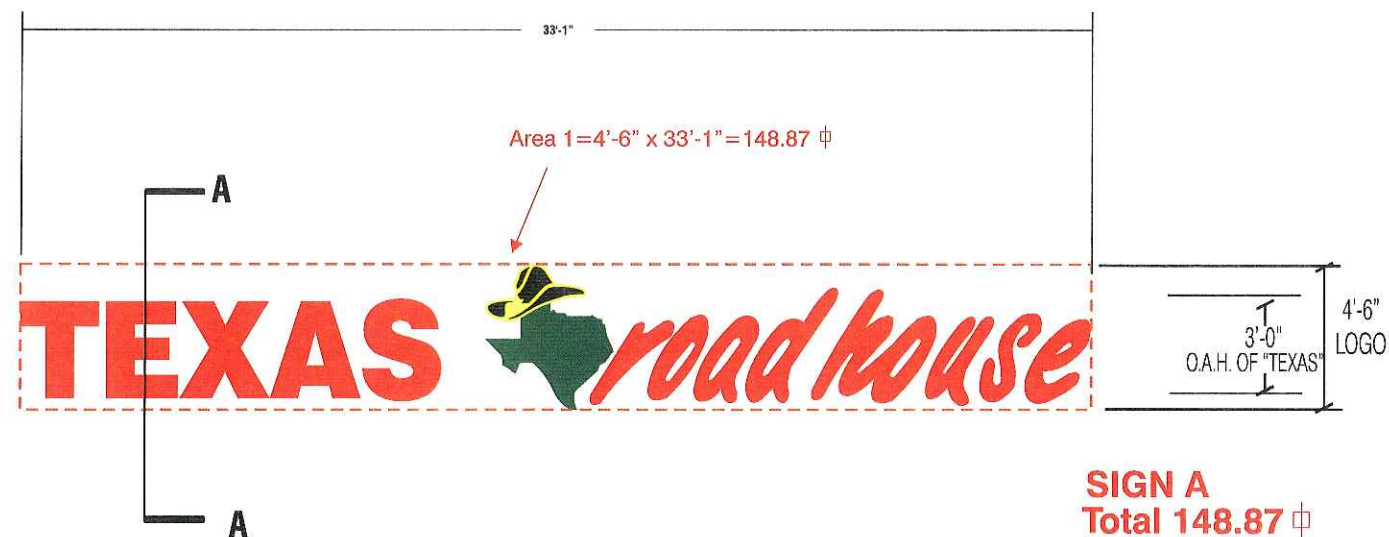
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EXTERIOR FINISH SCHEDULE	
BUILDING ITEMS	DESCRIPTION
WOOD & TRIM	PRE-STAINED CEDAR HENRY POOR LUMBER 3200 REAGAN DRIVE LAFAYETTE, IN 47906 CONTACT: DOUG MILLER PHONE: 800-255-7913 AMTECO #510 STAIN FORMULA
FRONT ENTRANCE WOOD DOORS	AMTECO TWP510 STAIN FORMULA AND TWO COATS OF URETHANE
TRIM	PAINT #1: PORTER PAINTS #617 "EXTERIOR GLOSS" FINISH COLOR - DARK GREEN FORMULA: 2Y16E/2Y13L/8Y10P/1Y24C/2YV NOTE: TWO COATS-BRUSH APPLIED (DO NOT SPRAY)
METAL FLASHING AND GUTTERS	PAINT #2: PORTER PAINTS #617 "EXTERIOR GLOSS" FINISH COLOR - DARK GREEN FORMULA: 2Y16E/2Y13L/8Y10P/1Y24C/2YV
WOOD DOOR FRAME	PAINT #3: PORTER PAINTS #610 "EXTERIOR GLOSS" FINISH COLOR TO MATCH PRE-STAINED CEDAR - PRIMER/TWO FINISH COATS #614 BASE 14YJ/2Y3M/1424K/4P/2Y-V
STONE WAINSCOT	HERITAGE STONE "OTTAWA DRYSTACK" 4" THICK VENEER HERITAGE STONE 3819 OLD WHEELING RD. ZANESVILLE, OH 43701 PHONE: 740-450-4236
BRICK #1 BRICK VENEER	CHEROKEE SANFORD BRICK COMPANY "PHOENIX" #143 OVERSIZE SANFORD, NORTH CAROLINA 1-800-277-2700
BRICK #2 BRICK ACCENTS	ILLINOIS BRICK COMPANY "ST. LOUIS" MODULAR SIZE 3-1/2" x 2-1/4" x 7-5/8" OR EQUAL COLOR
METAL ROOF	5 RIBBED V GROOVED COLOR: GALVALUME
DUMPSTER GATES, BOLLARDS, METAL DOORS & FRAMES	PAINT #4: PORTER PAINTS "EXTERIOR GLOSS" BLACK - PRIMER/TWO FINISH COATS
DOWNSPOUTS	PAINT #5: PORTER PAINTS "EXTERIOR GLOSS" FINISH COLOR TO MATCH BRICK
WOOD SHUTTERS	PAINT #6: PORTER PAINTS "EXTERIOR GLOSS" BLACK - PRIMER/TWO FINISH COATS
DISCLAIMER	
NOTE: THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES	





SIGN A {1} SET OF EXPOSED NEON CHANNEL LETTERS READING "TEXAS roadhouse" PAINTED T/M GRIP GARD #108 D5 GLOSS-RED, WITH DOUBLE-TUBE CLEAR RED NEON IN "TEXAS" AS WELL AS "roadhouse". REMOTE 30 M.A. TRANSFORMERS LOCATED BEHIND THE FASCIA WALL. LETTERS TO BE MOUNTED FLUSH ON THE BUILDING FASCIA.
 LOGO: {1} EXPOSED NEON CHANNEL LOGO WITH ARLON #2500-76 HOLLY GREEN VINYL BACKGROUND, WITH A 1.25" EDGE BORDER ON THE "STATE OF TEXAS" WHITE, PAINT RETURNS WHITE.
 "HAT" IS EXPOSED NEON CHANNEL WITH ARLON #2500-22 BLACK VINYL.
 "ACCENT, 1.25" EDGE BORDER & INSIDE LINES" ARE #2500-15 YELLOW VINYL.

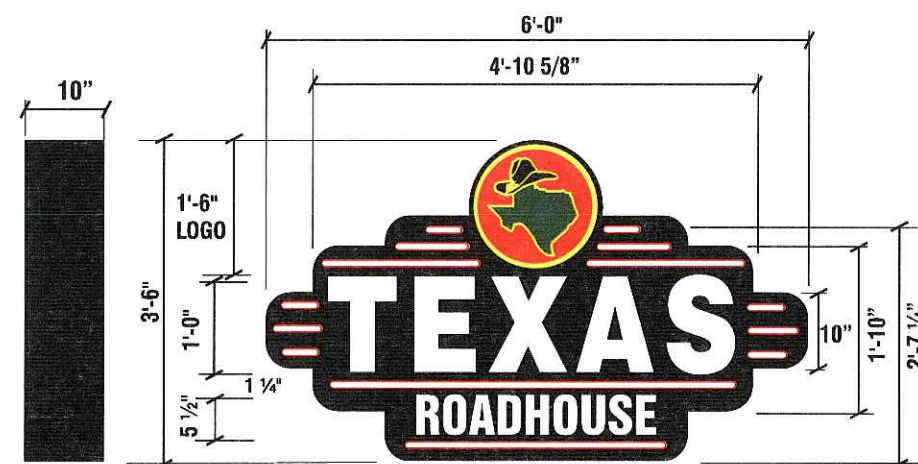
STOREFRONT ELEVATION

3/16" = 1'-0"

DEDICATED CIRCUITS

SIGN "A" - 2 (TWO) 120V -20 AMP CIRCUITS

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS



SIGN B
S/F WALL SIGN ELEVATION

1/2" = 1'-0" Total Enveloped Sq. Footage = 21 S.F.

SIGN B Fabricated S/F Aluminum Cabinet Painted Semi-Gloss Black Finish On Face and Filler.

"Texas Logo" Circle To Be Routed And Backed With White Acrylic Having Vinyl Color Applied To Face Surface. Bkg'd Is Arlon 2500-43 Light Tomato Red W/ 3/4" 2500-15 Yellow Border.

"Hat" Is 2500-22 Black W/ 2500-15 Yellow Outline.

State Is 2500-76 Holly Green W/ 2500-15 Yellow Outline.

"Texas Roadhouse" Copy To Be Routed Out Of Face And Backed W/ 7328 White Acrylic

"Accent Stripes" To Be Routed Out And Backed W/ #7328 White Acrylic W/ 2500-43 Red Vinyl 1/2" Outline On first Surface of Acrylic Face. Internally Illuminated With 800 MA Cool White Fluorescent Lamps. Flush Mount To Wall.

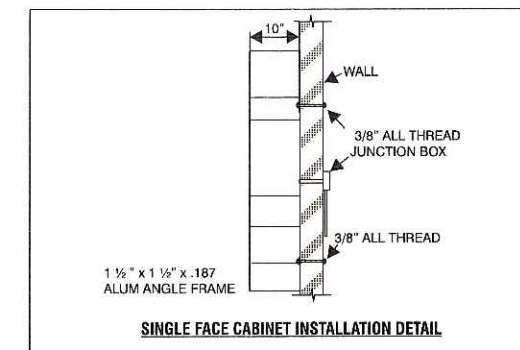
SIDE ELEVATION

1/8" = 1'-0"

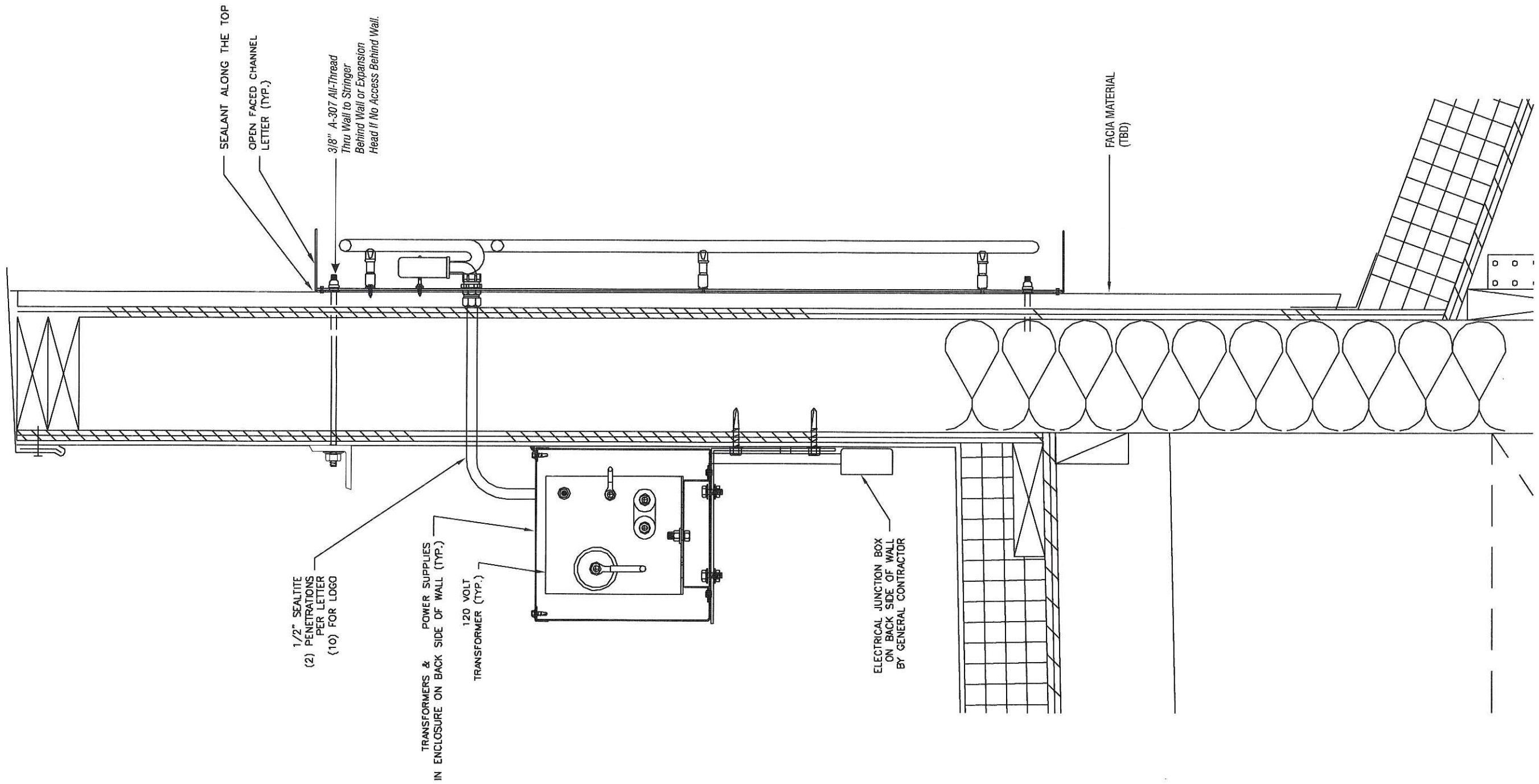
DEDICATED CIRCUITS

SIGN "B" - 1(ONE) 120V-20 AMP CIRCUIT

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS



**NON-STANDARD SIGNAGE:
ROUTED COPY W/ ACRYLIC BACKUP**



SECTION @ A-A

Revisions:

12/13/05- REDUCED FRONT SIGN LOGO TO CONFORM WITH URBAN DESIGN.
1/18/06- REMOVED LED PER URBAN DESIGN COMMENTS CHANGED OVERDOOR AND PYLON TO INTERNALLY ILLUM. .

Account Rep.	R. Cearlock
Project Manager	S. Maeser
Drawn By	J. Carpenter
File Name:	

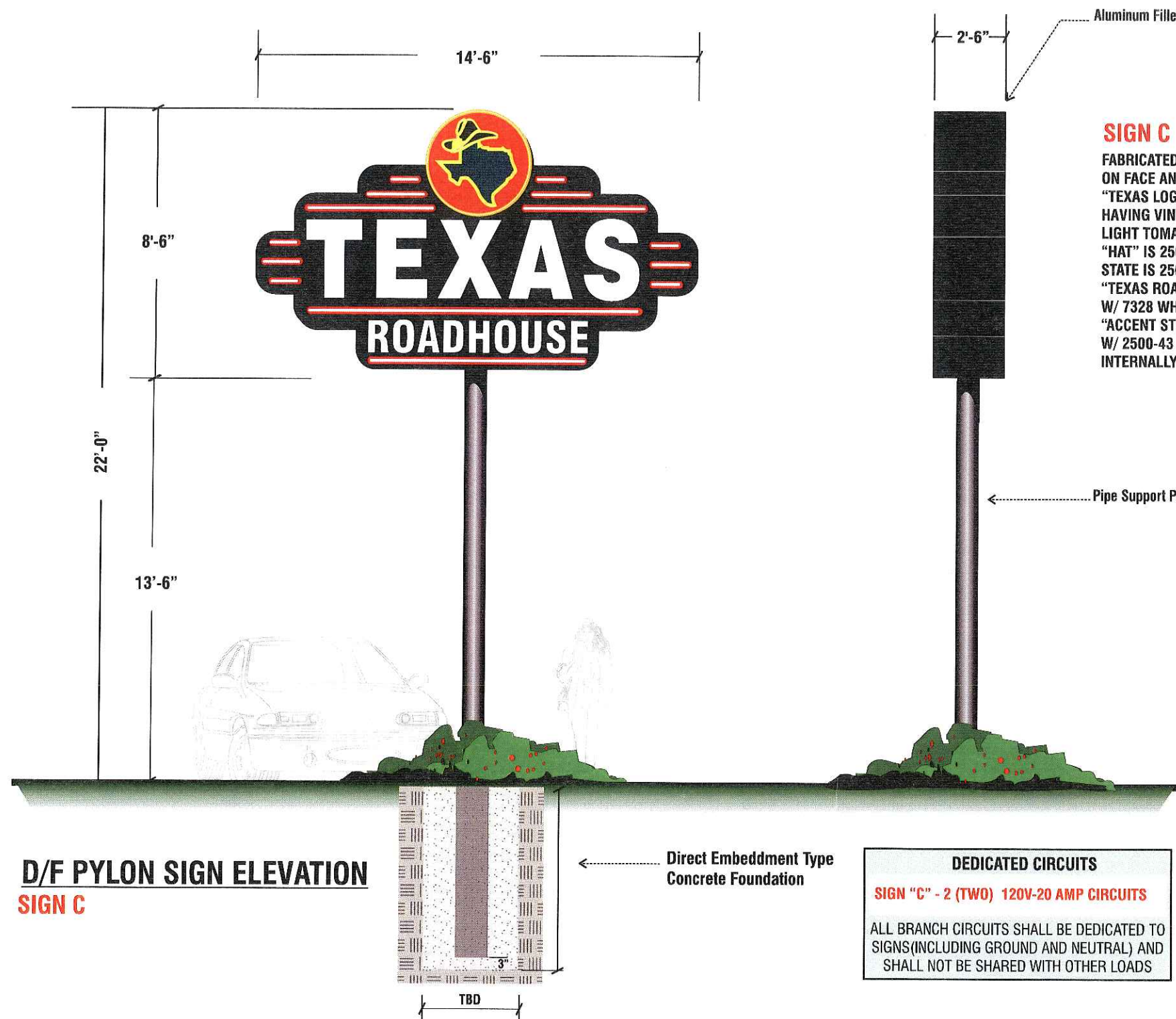
Project / Location:



TEXAS
roadhouse
PROTO 4 RIGHT HAND
4841 ANNAMARK DR.
MADISON, WI 53704-7402

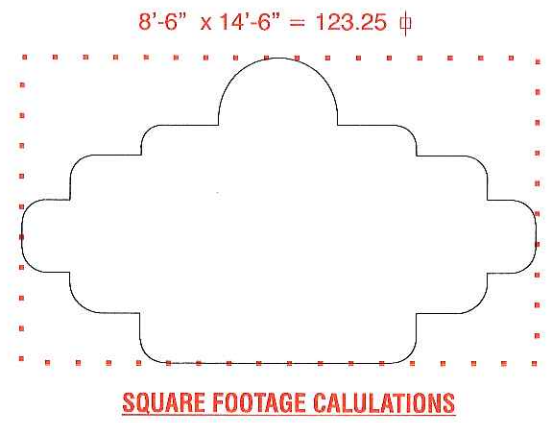
Job Number:	23-58583
Date:	10/10/05
Sheet Number:	2 of 3
Design Number:	23-58583R2

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.



SIGN C

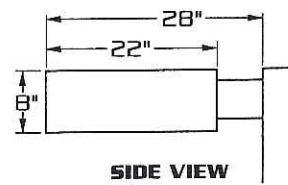
FABRICATED D/F ALUMINUM CABINET PAINTED SEMI-GLOSS BLACK FINISH ON FACE AND FILLER.
 "TEXAS LOGO" CIRCLE TO BE ROUTED AND BACKED WITH WHITE ACRYLIC HAVING VINYL COLOR APPLIED TO FACE SURFACE. BKG'D IS ARLON 2500-43 LIGHT TOMATO RED W/ 3/4" 2500-15 YELLOW BORDER.
 "HAT" IS 2500-22 BLACK W/ YELLOW OUTLINE.
 STATE IS 2500-76 GREEN W/ YELLOW OUTLINE.
 "TEXAS ROADHOUSE" COPY TO BE ROUTED OUT OF FACE AND BACKED W/ 7328 WHITE ACRYLIC.
 "ACCENT STRIPES" TO BE ROUTED OUT AND BACKED W/ 7328 WHITE ACRYLIC W/ 2500-43 RED VINYL 1/2" OUTLINE ON FIRST SURFACE OF ACRYLIC FACE.
 INTERNALLY ILLUMINATED WITH 800 MA COOL WHITE FLUORESCENT LAMPS.



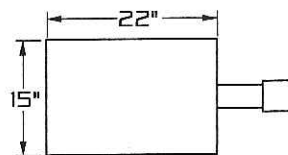
**NON-STANDARD SIGNAGE:
 ROUTED COPY W/ ACRYLIC BACKUP**

DEDICATED CIRCUITS
 SIGN "C" - 2 (TWO) 120V-20 AMP CIRCUITS
 ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS

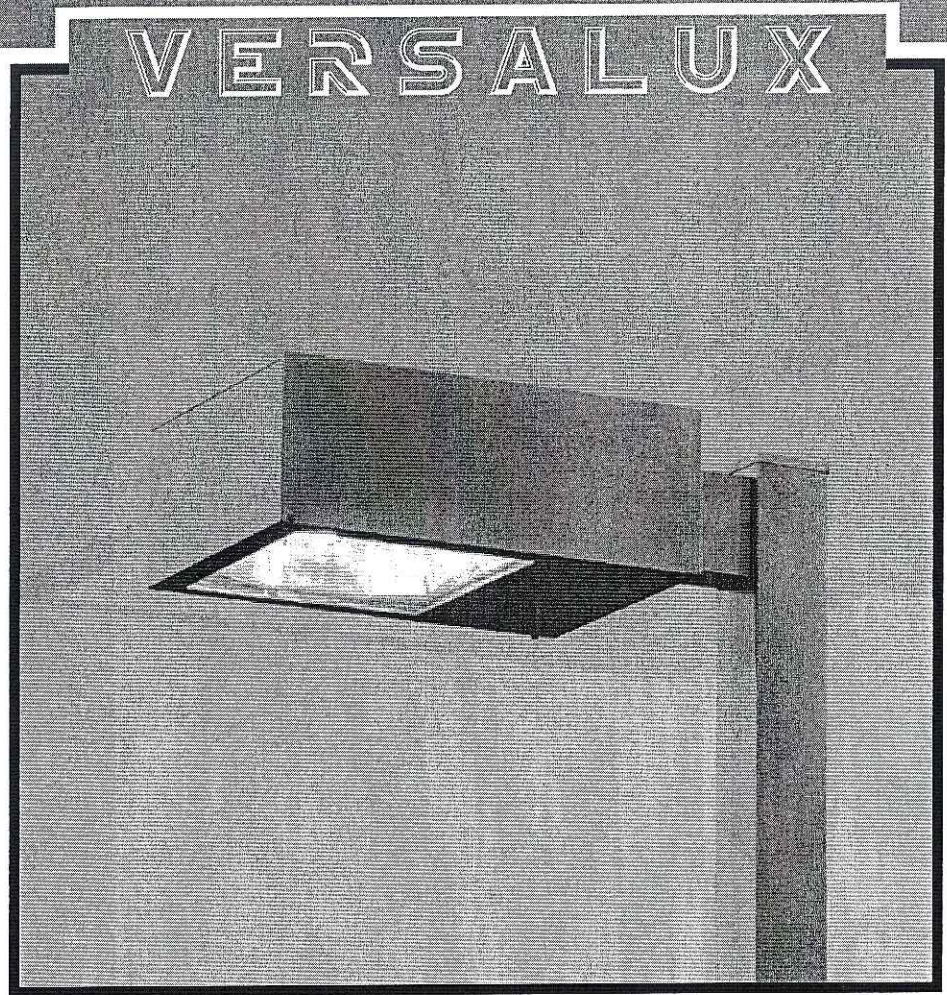
[400 WATT MAX.]



SIDE VIEW

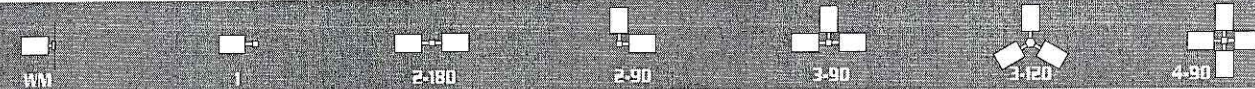


TOP VIEW



VERSALUX

E.P.A.- 1.72



SPECIFICATIONS

HOUSING: ONE PIECE HEAVY GAUGE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.

LENS ASS'Y: ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR TEMPERED GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB SCREWS DISENGAGE LENS ASSEMBLY FROM HOUSING WITHOUT THE USE OF TOOLS.

OPTICS: COMPUTER DESIGNED ONE PIECE SEMI SPECULAR HYDROFORMED REFLECTOR COMBINES WITH LENS TO PRODUCE A HIGHLY EFFICIENT, SHARP CUTOFF. OPTICS ARE FIELD ROTATABLE.

GASKETING: CLOSED CELL EPDM GASKETING COMPRESSED BETWEEN DOOR AND HOUSING SEALS OPTICAL CHAMBER.

LAMP HOLDER: M06UL BASE PORCELAIN.

LAMP: [BY OTHERS]

BALLAST: H.P.F./C.W.A. AUTOTRANSFORMER. -20° STARTING TEMPERATURE. ELECTRICAL COMPONENTS ARE MOUNTED TO HINGED REMOVABLE TRAY FOR EASY ACCESS.

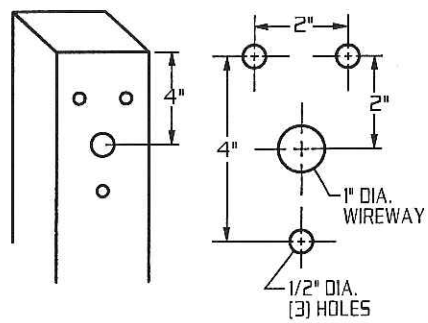
ARM: 3"x5"x6" LONG HEAVY WALL EXTRUDED ALUMINUM. ARM IS SECURED TO HOUSING AND TO POLE WITH STAINLESS STEEL RODS.

FINISH: POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOP COAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

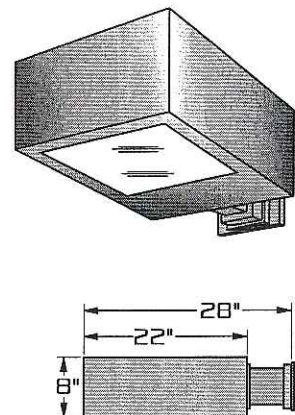


660 WEST AVENUE O, PALMDALE, CA 93551
(818) 233-2000
FAX NO. (818) 233-2001
www.usatlg.com

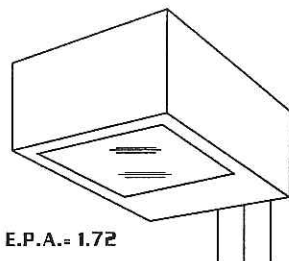
TYPICAL SQUARE POLE TEMPLATE



WALL MOUNT



**LAMP SIZE:
100 - 400 WATT**



E.P.A. = 1.72

RECTILINEAR HEAVY GAUGE ALUMINUM HOUSING.

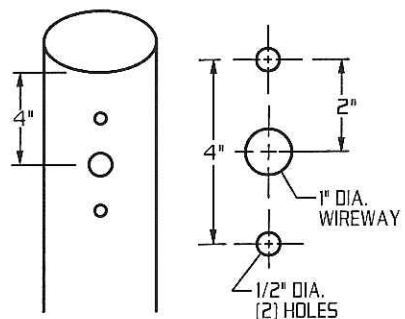
FIELD ROTATABLE OPTICS.

FIELD ADJUSTABLE OPTICS. TYPE II AND III LIGHT DISTRIBUTION.

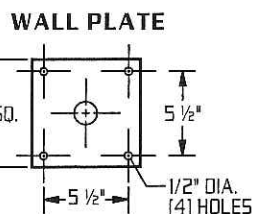
HINGED BALLAST TRAY, WITH QUICK DISCONNECT PLUG FOR EASY ACCESS TO ELECTRICAL COMPONENTS.

TOOLESS LUMINAIRE ACCESS.

TYPICAL ROUND POLE TEMPLATE



EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.



ORDERING INFORMATION

MODEL NO.:	OPTICS	WATTAGE TYPE VOLTAGE	MOUNTING	FINISH	OPTIONS
VRS					
MODEL NO.:	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
VRS	<input type="checkbox"/> TYPE I I..... (hydroform)	<input type="checkbox"/> 400 <input type="checkbox"/> HPS <input type="checkbox"/> 120 <input type="checkbox"/> 250 <input type="checkbox"/> MH <input type="checkbox"/> 208	ARM MOUNT <input type="checkbox"/> 1.....	<input type="checkbox"/> DARK BRONZE DBM	<input type="checkbox"/> CLEAR POLYCARBONATE DIFFUSER LEX
	<input type="checkbox"/> TYPE II II..... (hydroform)	<input type="checkbox"/> 200 <input type="checkbox"/> MV <input type="checkbox"/> 240 <input type="checkbox"/> 175 <input type="checkbox"/> 277	STREET LIGHTING ARM MOUNT <input type="checkbox"/> ST23..... (TO FIT OVER 2 3/8" O.D. ARM)	<input type="checkbox"/> MEDIUM BRONZE MBM	<input type="checkbox"/> HOUSE SIDE SHIELD HS
	<input type="checkbox"/> TYPE III III..... (hydroform)	<input type="checkbox"/> 150 <input type="checkbox"/> 480 <input type="checkbox"/> 100 <input type="checkbox"/> MT	ADJUSTABLE KNUCKLE <input type="checkbox"/> NKLE23..... (TO FIT OVER 2 3/8" O.D.)	<input type="checkbox"/> BLACK BKM	<input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) PC+V
	<input type="checkbox"/> TYPE IV (FORWARD THROW) IV..... (segmented)		<input type="checkbox"/> NKLE27..... (TO FIT OVER 2 7/8" O.D.)	<input type="checkbox"/> WHITE WTM	<input type="checkbox"/> TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V) TPC+V
	<input type="checkbox"/> TYPE V V-SQ... (segmented)		WALL MOUNT <input type="checkbox"/> WM.....	<input type="checkbox"/> SILVER SLM	<input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY TPR
		METAL HALIDE UNITS ONLY USE ED28 LAMP FOR 400 W. USE MEDIUM BASE LAMP FOR 100 W.	SEE ACCESSORIES SECTION FOR ST23 AND NKLE DETAILS	OPTION: <input type="checkbox"/> ANODIZED AZ ANODIZED HOUSING MUST HAVE PAINT FINISH COAT EXAMPLE: AZDBM	<input type="checkbox"/> SINGLE FUSE (120V., 277V) SF <input type="checkbox"/> DOUBLE FUSE (208V., 240V) DF <input type="checkbox"/> TAMPER PROOF TP



650 WEST AVENUE D, PALMDALE, CA 93551
(661) 233-2000
FAX NO. (661) 233-2001
www.usaltg.com

FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

FINISH

Dark Bronze (DDB) corrosion-resistant polyester powder.

OPTICAL SYSTEM

One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing **IES cutoff** distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

Ballast is high reactance, high power factor, copper wound and 100% factory tested. UL listed. Components are heat-sinked directly to the cast housing for maximum heat dissipation (For 50 hertz availability, consult factory.)

Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V and 4kV pulse rated.

Medium-base lamp included with fixture.

INSTALLATION

Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee). Photocells are field-installable.

LISTING

UL listed for wet locations. IP65 listed. Listed and labeled to comply with Canadian and Mexican Standards (see options).

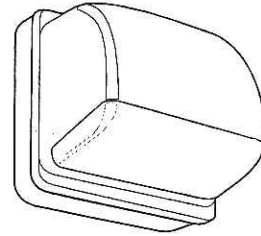
Catalog Number	
Notes	Type

Cutoff Mini Wall-Packs

TWAC

METAL HALIDE

50W, 70W, 100W



Specifications

Height:	10" (25.4cm)
Width:	11-1/2" (29.2cm)
Depth:	8-15/16" (22.7cm)
Weight:	10 lbs. (4.53kg)

ORDERING INFORMATION

Example: **TWAC 50M 120 LPI**

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

TWAC		Options	
Series	Wattage/lamp	Voltage	
TWAC	50M	120	Shipped installed in fixture SF Single fuse (120, 277, 347V) ³ DF Double fuse (208, 240V) ³ XHP High power factor ballast EC Emergency circuit ^{4,5} DC12 Emergency circuit 12 volt (35W lamp included std.) ⁶ DC2012 Emergency circuit 12 volt (20W lamp included) 2DC12 Emergency circuit 12 volt (2 35W lamps included std.) ⁶ 2DC2012 Emergency circuit 12 volt (2 20W lamps included) QRS Quartz restrrike system ^{4,5} CR Enhanced corrosion-resistance CRT Non-stick protective coating ⁷ CSA Listed and labeled to comply with Canadian Standards
	70M	208 ¹	
	100M	240 ¹	
		277	NOM Listed and labeled to comply with Mexican Standards (Consult factory) PE Photocell LPI Lamp included as standard L/LP Less lamp Architectural Colors (optional) DNA Natural aluminum DBL Black DMB Medium bronze DWH White DSS Sandstone
		347	
		TB ²	

- NOTES:
- Consult factory for availability in Canada.
 - Optional multi-tap ballast (120,208,240,277V) in Canada 120, 277, 347V; ships as 120/347.
 - Not available with multi-tap ballast.
 - Lamp not included.
 - Quartz lamp wattage not to exceed ballast wattage rating.
 - Not available with QRS, EC or NOM.
 - Black finish on housing only.

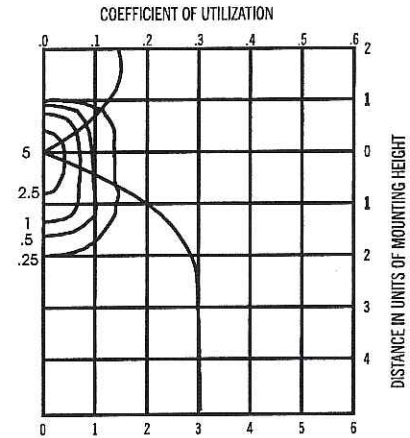
Accessories

Order as separate catalog number

RK1 PEB1	Photocell kit (120V only)
RK1 PEB1 CSA	Photocell kit (120V only)
RK1 PEB2	Photocell kit (208, 240 or 277V)
RK1 PEB3 CSA	Photocell kit (347V)
TWAWG	Wireguard

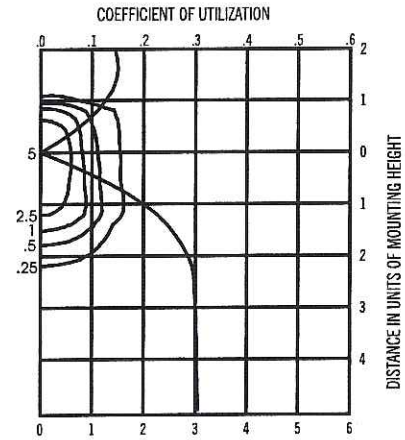
TWAC Metal Halide Wall-Pack

TWAC 50M Test No. LTL8360



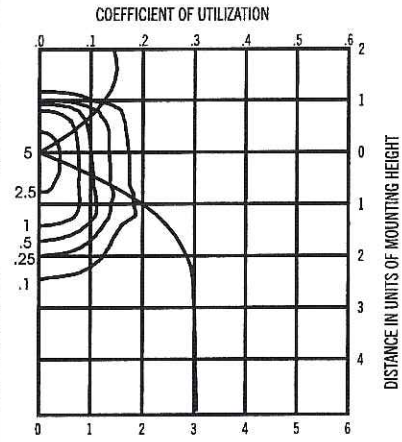
50W Metal Halide lamp, 8500 rated lumens. Footcandle values based on 20' mounting height, Distribution, cutoff.

TWAC 70M Test No. LTL8338



70W Metal Halide lamp, 5200 rated lumens. Footcandle values based on 20' mounting height, Distribution, cutoff.

TWAC 100M Test No. LTL8359



100W Metal Halide lamp, 8500 rated lumens. Footcandle values based on 20' mounting height, Distribution, cutoff.

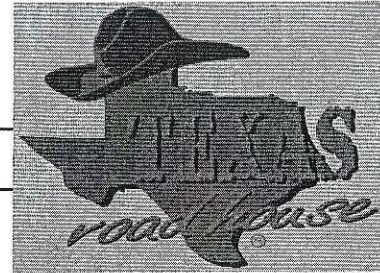
Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

6'	8'	10'
8 ft. = 6.25	-	8 ft. = 6.25
10 ft. = 4.00	10 ft. = 4.00	-
12 ft. = 2.78	12 ft. = 2.78	12 ft. = 2.78



Texas Roadhouse
EXTERIOR SPECIFICATION



Wall Mounted Lighting

PROJECT:
Texas Roadhouse

Provided By:



Type F12

3865 Produce Rd
Suite 208
Louisville, KY 40218
Toll Free: 877-707-7378
Phone: 502-961-0096
Fax: 502-961-0357
Web: www.accu-serv.com

Item #: TWAC 100M 120 PE LPI

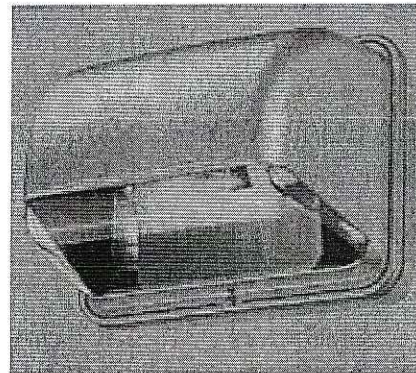
DESCRIPTION

Classification: Wall Pack

Description: Wall Mounted Area
Light

Dimensions: 10"H x 11.5"W x 8 15/16"D

Lamp Type: 100 Watt MH

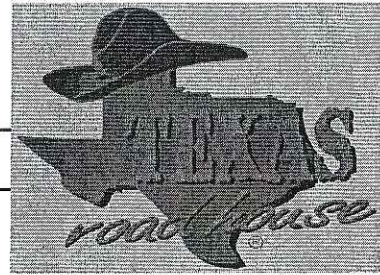


Lamp:



Quantity per Store: 2

Texas Roadhouse
EXTERIOR SPECIFICATION



Exterior Decorative Lighting

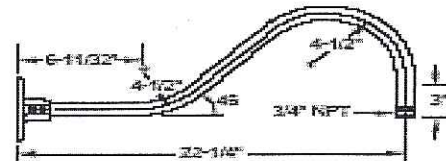
PROJECT:
Texas Roadhouse

Provided By:



3865 Produce Rd
Suite 208
Louisville, KY 40218
Toll Free: 877-707-7378
Phone: 502-961-0096
Fax: 502-961-0357
Web: www.accu-serv.com

Type F16

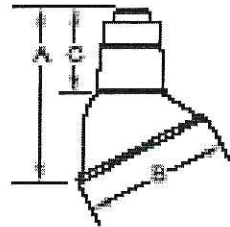
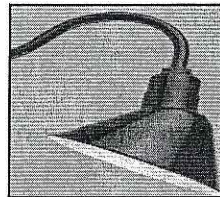


Arm Detail

Item #: KB 686BK

DESCRIPTION

Classification: Exterior Gooseneck
Description: Black Angled Dome Gooseneck
w/ Remote Ballast
Dimensions: A: 10 Inches
Dimensions: B: 7 Inches
C: 5 Inches



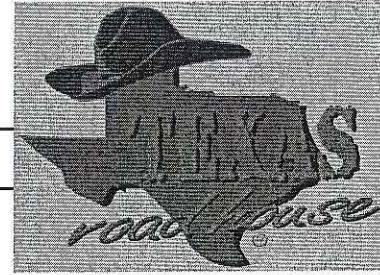
Lamp Type: 100 W MH

Lamp:



Quantity per Store: 18

Texas Roadhouse
EXTERIOR SPECIFICATION



Exterior Decorative Lighting

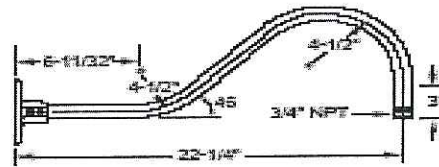
PROJECT:
Texas Roadhouse

Provided By:



3865 Produce Rd
Suite 208
Louisville, KY 40218
Toll Free: 877-707-7378
Phone: 502-961-0096
Fax: 502-961-0357
Web: www.accu-serv.com

Type F17



Arm Detail

Item #: KB685 BK

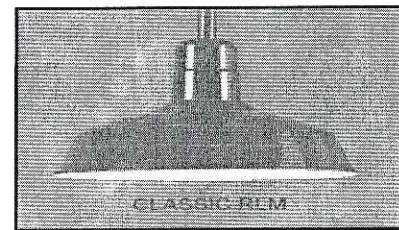
DESCRIPTION

Classification: Exterior Gooseneck

Description: Black Rlm, Arm Mounted

Dimensions: 16" Diameter

Lamp Type: 15 Watt Compact Fluorescent
Screw-In



Lamp:



Quantity per Store: 2

Texas Roadhouse
EXTERIOR SPECIFICATION



Exterior Soffit Recessed Lighting

PROJECT:
Texas Roadhouse

Provided By:



Type F18

3865 Produce Rd
Suite 208
Louisville, KY 40218
Toll Free: 877-707-7378
Phone: 502-961-0096
Fax: 502-961-0357
Web: www.accu-serv.com

Item #: LP6H100M120/277 / 6B3

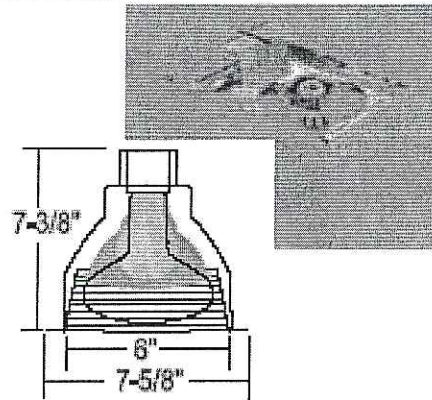
DESCRIPTION

Classification: Recessed Soffit

Description: Recessed Frame w/ Ballast and
Black Baffle Trim

Dimensions: 13"L x 12 1/4"W x 6 7/8" Diameter
of Opening

Lamp Type: 100 W MH



Trim Dimensions

Lamp:



Quantity per Store: 21

3455 Salt Creek Lane
Suite 100
Arlington Heights, IL 60005
t: 847 788 9200
f: 847 788 9536

GreenbergFarrow

ATLANTA
NEW YORK
CHICAGO
LOS ANGELES
BOSTON
DALLAS
NEW JERSEY

November 1, 2005

(VIA FED-EX STANDARD)

Santiago Rosas
17th District Alderperson
Council Office
210 Martin Luther King, Jr. Blvd., Room 417
Madison, WI 53704-3345
Tel: (608) 266-4071

Re: Proposed Texas Roadhouse Restaurant

Dear Ald. Rosas:

On behalf of my client Texas Roadhouse Inc. (TXRH), I would like to take this opportunity to introduce our proposal for construction of a new 7,135 square foot Texas Roadhouse sit-down restaurant to be located within the southwest quadrant of the East Washington Avenue / Interstate 39 interchange.

For your review, I am forwarding a copy of our preliminary site plan (SP2, dated 09/13/05) and a copy of Texas Roadhouse's prototypical building elevations and sign package. There are a couple of items to note with the site plan:

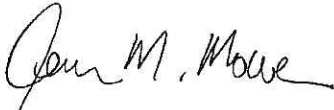
- Texas Roadhouse intends to lease the property and contractually they have the authorization to install the area labeled as "Offsite Construction Parking" and the drive aisle between the TXRH and Krispy Kreme lots at the time of development of their lot.
- A 22-foot tall pylon sign is proposed along Annamark Drive.

Also for your reference, I am forwarding a copy of the recorded CSM indicating the Texas Roadhouse lot (Lot 2).

I am available at (847) 788-9200 Ext. 225 to answer any questions you may have concerning this project and am intending to make a formal submission to the City's Planning Department in December for Plan Commission and Urban Design review.

I look forward to working with you and the City of Madison on this project.

Respectfully,


Jennifer M. Mowen, ASLA

3455 Salt Creek Lane
Suite 100
Arlington Heights, IL 60005
t: 847 788 9200
f: 847 788 9536

GreenbergFarrow

ATLANTA
NEW YORK
CHICAGO
LOS ANGELES
BOSTON
DALLAS
NEW JERSEY

December 21, 2005

Plan Commission Members
City of Madison
210 Martin Luther King, Jr. Blvd.
Madison, WI 53704-3345

Re: Proposed Texas Roadhouse Restaurant

Dear Commissioners:

On behalf of my client Texas Roadhouse Inc. (TXRH), I would like to take this opportunity to introduce our proposal for construction of a new 7,135 square foot Texas Roadhouse sit-down restaurant to be located within the southwest quadrant of the East Washington Avenue / Interstate 39 interchange at 4841 Annamark Drive.

The Texas Roadhouse site is part of a larger commercial development entitled the "Zeier Planned Commercial Site." The approved concept plan, dated 10/12/04, has been included with this submission. Texas Roadhouse intends to lease approximately 1.688 acres and contractually they have the authorization to install the approximate 0.404-acre area labeled as "Offsite Construction Parking." This area will provide for a temporary cul-de-sac turnaround until the adjacent properties to the east are developed, at which time the cul-de-sac will be removed and the parking lot will be built out according to the concept plan.

Contractually, Texas Roadhouse is required to install the drive aisle between the TXRH and Krispy Kreme lots at the time of development of their lot. The property line dividing the TXRH and Krispy Kreme lots is located on the centerline of this drive aisle, and as such approximately 0.142 acres of this drive aisle will be located on the Krispy Kreme site. Therefore, TXRH will develop a total of 2.234 acres of land (1.688 acres strictly for their lease lot + 0.404 acres for the "Offsite Construction Parking" area + 0.142 acres for the portion of the drive aisle that is located off of their lease lot.)

The 1.688 acre TXRH lot is noted as Lot 2 on the Recorded "Certified Survey Map Lots 16, 17, And Part of 13, Regional East." A copy of this CSM has been included with this submission. The site is vacant and is relatively flat. A copy of the ALTA survey further denoting existing conditions has also been included with this submission.

115 parking stalls are proposed for the 1.688 acre TXRH lot. This is consistent with the approved concept plan. An additional 31 parking stalls are proposed in the "Offsite Construction Parking" area. A bike pad, sized to accommodate parking for 12 bicycles is proposed near the front door of the restaurant. An outdoor patio is also provided near the front entrance. A trash enclosure sized to accommodate three (3) roll-out trash bins and a loading area are provided adjacent to the service entrances near the southeast corner of the building.

Landscaping, site lighting, and exterior signage are designed to meet code. The City's Planning Department has indicated that Washington Avenue can be used to determine the maximum allowable amount of signage.

The occupancy load as determined by the building code is 287 occupants. Seating capacity is 239 seats, including the bar area, and the overall square footage of the building is broken down as follows:

Foyer	481.70 SF
Office	107.49 SF
Chemical Storage	9.50 SF
Mechanical Room	115.93 SF
Rest Rooms	358.53 SF
Coolers	416.67 SF
Waiting	250.93 SF
Bar	184.49 SF
Kitchen	1,965.43 SF
Dinning	3,083.80 SF
Dry Storage	160.53 SF
TOTAL	7,135.00 SF

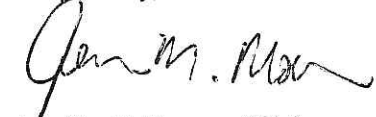
Square footages are approximate.

In general, Texas Roadhouse's hours of operation are Monday thru Thursday from 4:00 PM to 10:00 PM, Friday from 4:00 PM to 11:00 PM, Saturday from 11:00 AM to 11:00 PM, and Sunday from 11:00 AM to 10:00 PM. Typically, 40 employees are required for the peak shift.

Texas Roadhouse desires to have all approvals and permits in hand with construction under way around the 1st of April 2006 with a Grand Opening scheduled for late August 2006. Per the City's request, a project contact list is also included with this submission.

On behalf of Texas Roadhouse, I look forward to a successful development in the City of Madison and appreciate your consideration of this project.

Respectfully,



Jennifer M. Mowen, ASLA

**MADISON, WI - TEXAS ROADHOUSE
CONTACT LIST
(SWQ U.S. 151 & I-39)
GF #: 20050922.2**

<p><u>TXRH – DIR. OF DEVELOPMENT</u></p> <p>Michael Keaton Senior Director of Development Texas Roadhouse 6040 Dutchmans Lane, Suite 400 Louisville, KY 40205</p> <p>Tel: (502) 515-7250 Mobile: (317) 701-4404 Fax: (240) 250-7122 Email: mikek@texasroadhouse.com</p>	<p><u>TXRH – DEVELOPMENT MANAGER</u></p> <p>Kerri Smith Development Manager Texas Roadhouse 6040 Dutchmans Lane, Suite 400 Louisville, KY 40205</p> <p>Tel: (502) 515-7301 Mobile: (502) 741-5175 Fax: (859) 422-5006 Email: kerri.smith@texasroadhouse.com</p>
<p><u>TXRH –REAL ESTATE MANAGER</u></p> <p>Michael Keaton Senior Director of Development Texas Roadhouse 6040 Dutchmans Lane, Suite 400 Louisville, KY 40205</p> <p>Tel: (502) 515-7250 Mobile: (317) 701-4404 Fax: (240) 250-7122 Email: mikek@texasroadhouse.com</p>	<p><u>TXRH –CONSTRUCTION</u></p> <p>David Banet Senior Estimator/Construction Manager Texas Roadhouse 6040 Dutchmans Lane, Suite 400 Louisville, KY 40205</p> <p>Tel: (502) 515-7212 Fax: (502) 515-7229 Email: david.banet@texasroadhouse.com</p>
<p><u>TXRH - ATTORNEY</u></p> <p>Thomas H. Stewart, Jr. Thomas H. Stewart, Jr. & Associates, PLLC 500 N. Akard St., Suite 2840 Dallas, TX 75201</p> <p>Tel: (214) 740-4290 Fax: (214) 740-4266 Email: tstewart@stewartlegal.com</p>	<p><u>SITE DEVELOPMENT</u></p> <p>Jennifer Mowen Site Development Coordinator Greenberg Farrow 3455 Salt Creek Lane, Suite 100 Arlington Heights, IL 60005</p> <p>Tel: (847) 788-9200 Fax: (847) 788-9537 Email: jmowen@greenbergfarrow.com</p>

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<p><u>GEOTECH</u></p> <p>Troy Giles Giles Engineering Associates, Inc. N8 W22350 Johnson Drive Waukesha, WI 53186</p> <p>Tel: (262) 544-0118 Fax: (262) 549-5868 Email: tegiles@gilesengr.com</p>	<p><u>SIGN CONSULTANT</u></p> <p>Steve Maeser Sr. Program Manager Federal Heath Sign Company 6040 Dutchmans Lane, Suite 400 Louisville, KY 40205</p> <p>Tel: (502) 515-7328 Fax: (502) 459-4420 Email: smaeser@federalheath.com</p>
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