

GreenbergFarrow



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

January 30, 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 Review

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 01/30/06, as prepared by D'Onofrio, Kottke & Associates (11x17)
- 6) Site Plan WI-50922A5, Sheets 1 & 2 of 2, dated 01/30/06, as prepared by GreenbergFarrow (11x17)
- 7) Civil Engineering Plans, Sheets C-0.0 thru C-7.1; as prepared by GreenbergFarrow
- 8) Landscape Plan L-1.0, L1.1 & L1.2, dated 01/30/06, as prepared by Schreiber/Anderson Associates (11x17)
- 9) Landscape Worksheet, revised
- 10) Building Elevations A2.1, dated 01/30/06, as prepared by GreenbergFarrow (11x17)
- 11) Building Elevations A2.2, dated 01/30/06, as prepared by GreenbergFarrow (11x17)
- 12) Floor Plan Exhibit A1.0, dated 12/21/05, 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 12/21/05, 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 Floodlighting Type F9A & Type F15; Exterior Decorative Lighting Type F16; 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

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 reduce the overall site lighting height from 27.5 ft. to 22.5 ft. (20' pole plus 2.5' base). Light levels have been adjusted accordingly and are more uniform throughout the site, thus reducing "hot spots."
2. Building exterior lighting has been revised to:
 - Eliminate the floodlights that up-light the roof and flags.
 - Eliminate the LED stripe that outlines the building.
3. Remaining building exterior lighting is as follows:
 - 100-175 watt MH wall packs at emergency exits (Cut Sheet "Type F12").

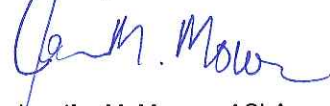
Mr. Al Martin
Dept. of Planning & Development, City of Madison

Texas Roadhouse Madison, WI
01/30/06
2 of 2 pages

- 100 watt MH gooseneck fixtures (Cut Sheet "Type F16").
 - 100 watt metal halide (MH) recessed can lights in the exterior soffit (Cut Sheet "Type F18").
All fixtures are positioned to accent the building façade and minimize spillage.
4. The signage exhibit has been revised to show that the exposed neon of the large wall sign is recessed within the "can." Also, the pylon sign and small wall sign above the entrance door were revised to be internally lit cabinets.
 5. The site plan has been revised to add permeable pavement for the fourteen (14) parking stalls by the detention area and six (6) spaces in the off-site parking area.
 6. The landscape plan has been revised to show additional plant material in the off-site parking area and a "detention mix" proposed in the detention basin area at the southern end of the site.
 7. The architectural elevations have been revised to:
 - Remove the U.S. and State of Texas flags.
 - Incorporate full height brick with stone wainscoting.
 - Incorporate architectural detailing such as accent banding, soldier courses and a trellis type structure along the east elevation.
 - Incorporate additional casements within the windows along the west elevation.

With this submission, we look forward to the February 8, 2006 Urban Design Review meeting. Please confirm that we are on the agenda as scheduled. 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)
Chris Thiel, Schreiber/Anderson Assoc. (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)

APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

02680

DATE SUBMITTED: _____	Action Requested
	Informational Presentation
UDC MEETING DATE: <u>February 8, 2006</u>	<input checked="" 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. Stoughton 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:)

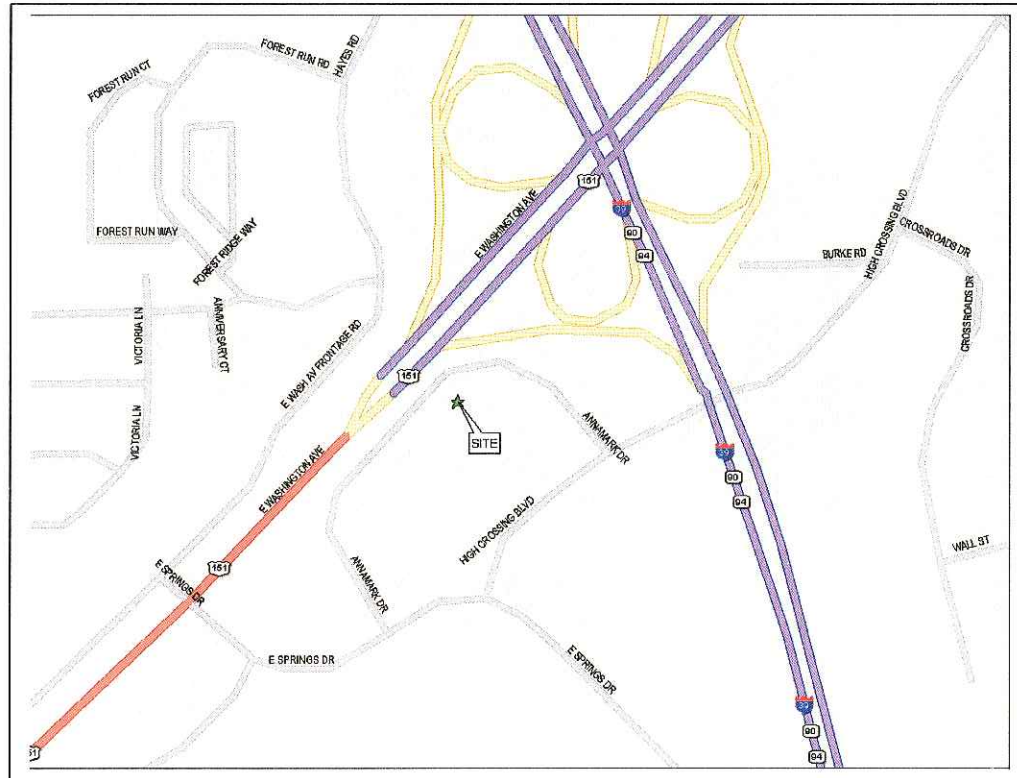
- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

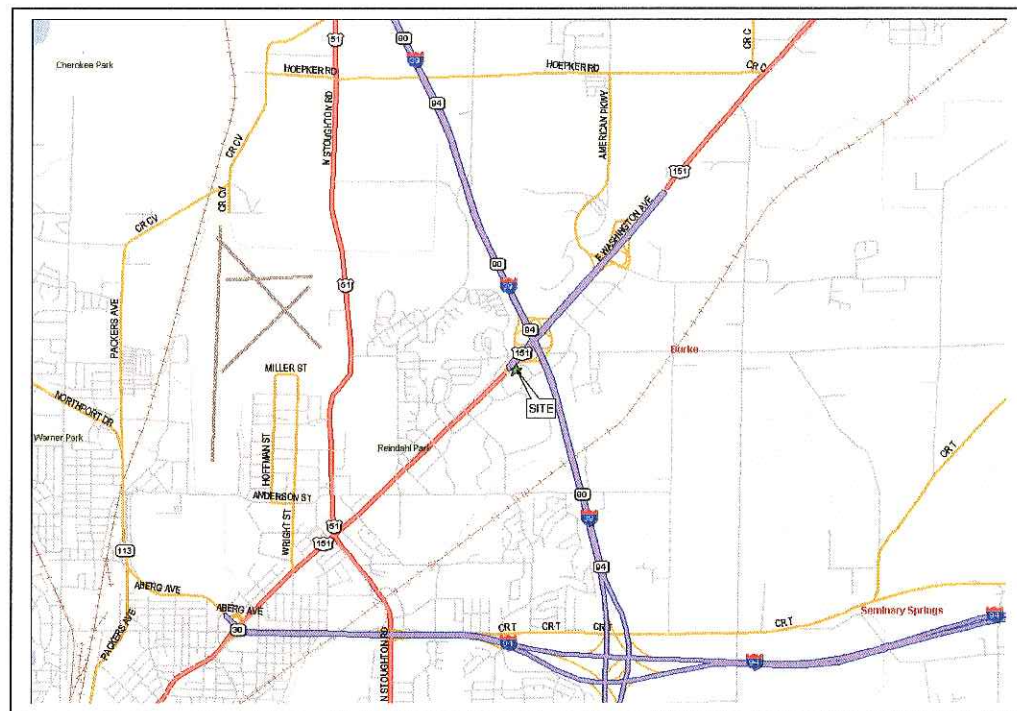
- Comprehensive Design Review* (Fee required)
- Street Graphics Variance* (Fee required)
- Other _____

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

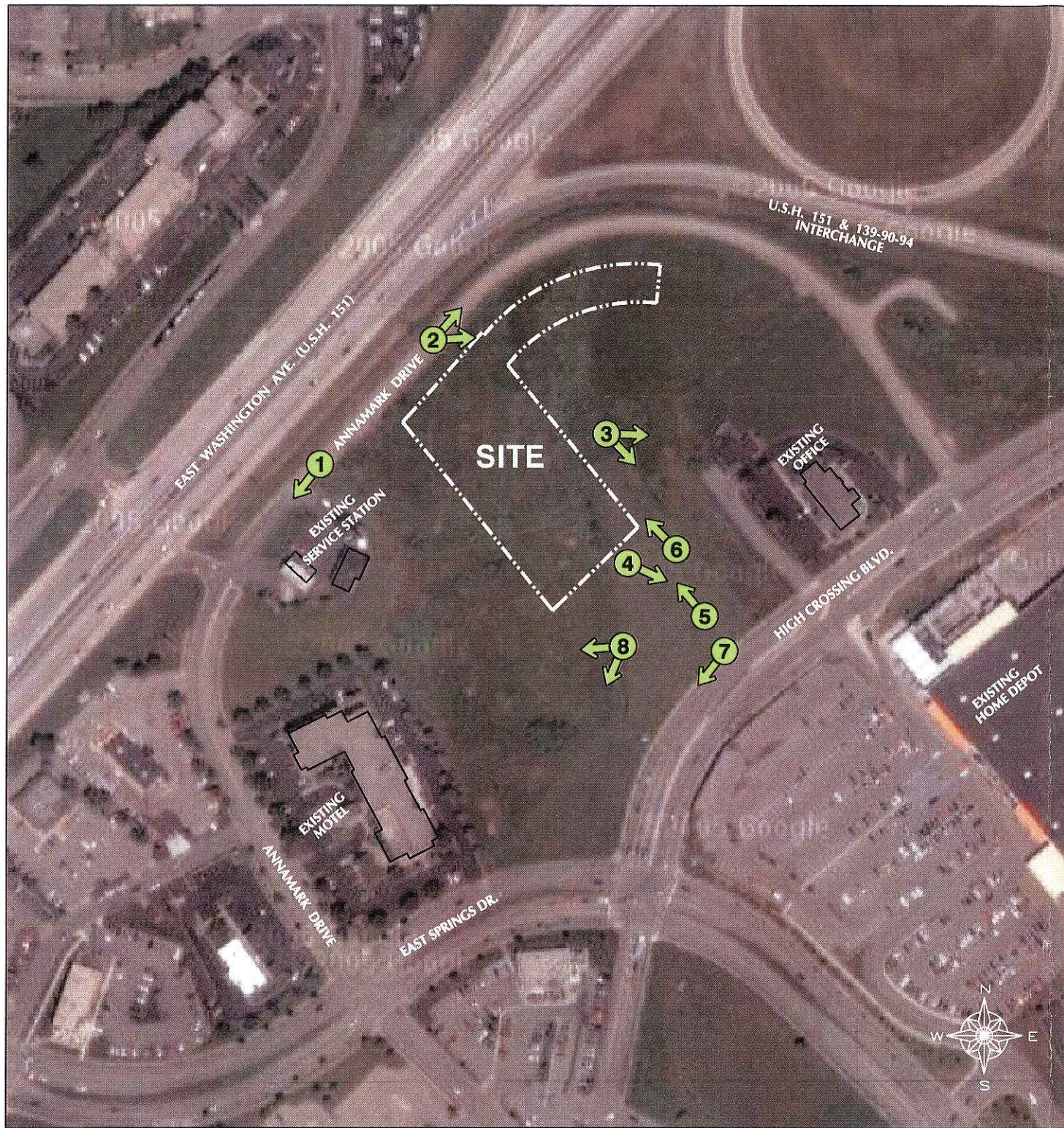
LOCATION MAPS



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

Drawing Name: A:\CADD\2005\12\28\20050922\Texas Roadhouse\2005\12\28\20050922-440200.dwg, P:\CADD\2005\12\28\20050922-440200.dwg, P:\CADD\2005\12\28\20050922-440200.dwg
 Date: 12/28/05
 Time: 10:58:54 AM
 User: jgibson

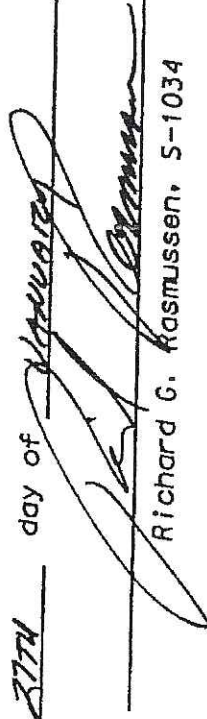
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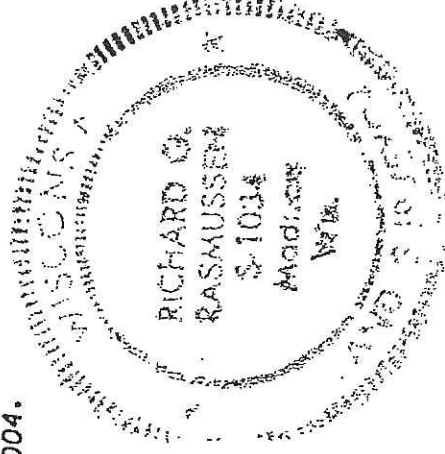
CERTIFIED SURVEY MAP

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 January, 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

Annmark 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 Annmark 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.

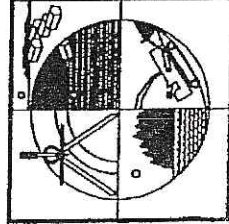
ANNAMARK GROUP Z, LLC

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 permanet
John C Frank
Notary Public, Dane County, Wisconsin



D'ONOFRIO, KOTKKE
AND ASSOCIATES, INC.

7530 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 253


SHEET 2 OF 4

000765

CERTIFIED SURVEY MAP

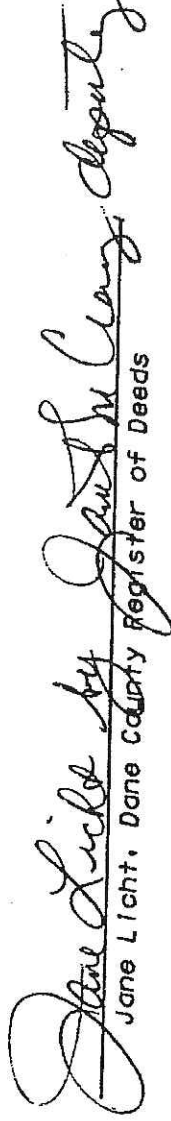
CITY OF MADISON APPROVAL

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


Secretary, City of Madison Plan Commission

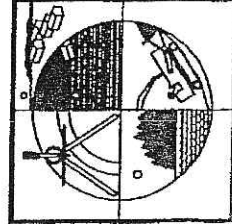
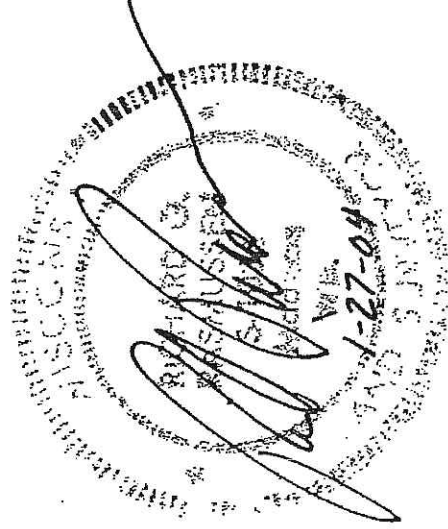
REGISTER OF DEEDS CERTIFICATE

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.


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.

7690 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

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DATE: JAN. 27, 2004

F.N.: 03-02-176

C.S.M. NO. 11320

DOC. NO. 4019709

VOL. 68 SHEET 254

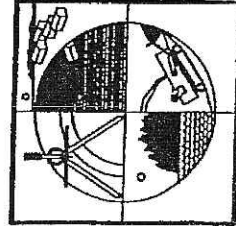
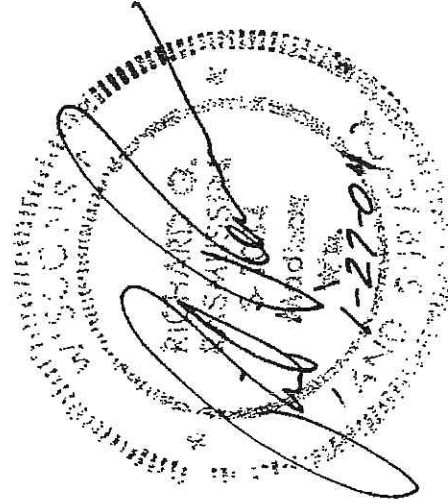
SHEET 3 OF 4

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 lot 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.



D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.

7580 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

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C.S.M. NO. 11320

DOC. NO. 4019709

VOL. 68 SHEET 258

SHEET 4 OF 4

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

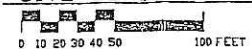
DATE OF ISSUE: 10/12/04

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT #: 03030



SITE CONCEPT PLAN



- EXISTING DEVELOPMENT SHADED
- PAVERS
- INDICATES 20' FIRE ACCESS LANE W/28' MIN. INSIDE TURNING RADII

HOME DEPOT

TGI FRIDAYS

HARDEES

ANNAMARK DRIVE
(65' WID)

EAST SPRINGS
DRIVE
(110' WID)

EAST WASHINGTON AVENUE (U.S.H. 151)
(WIDTH VARIES)

ANNAMARK DRIVE

U.S.H. 151 & I 39-90-94
INTERCHANGE

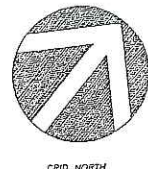
HIGH CROSSING BOULEVARD
(WIDTH VARIES)

ANNAMARK DRIVE

EAST WASHINGTON AVENUE (U.S.H. 151)
(WIDTH VARIES)

LEGEND

•	FOUND IRON STAKE
—S—S—	SANITARY SEWER
—W—W—	WATER MAIN
—G—G—	GAS MAIN
—E—E—	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
TC	TOP OF CASTING
E	INVERT ELEVATION
—	CHAIN-LINK FENCE
—	CONCRETE CURB & GUTTER
—	EXIST. CONTOUR
•	SPOT ELEVATION (O DECIMAL PT.)
NOTE:	ELEVATIONS ARE IN CITY OF MADISON DATUM

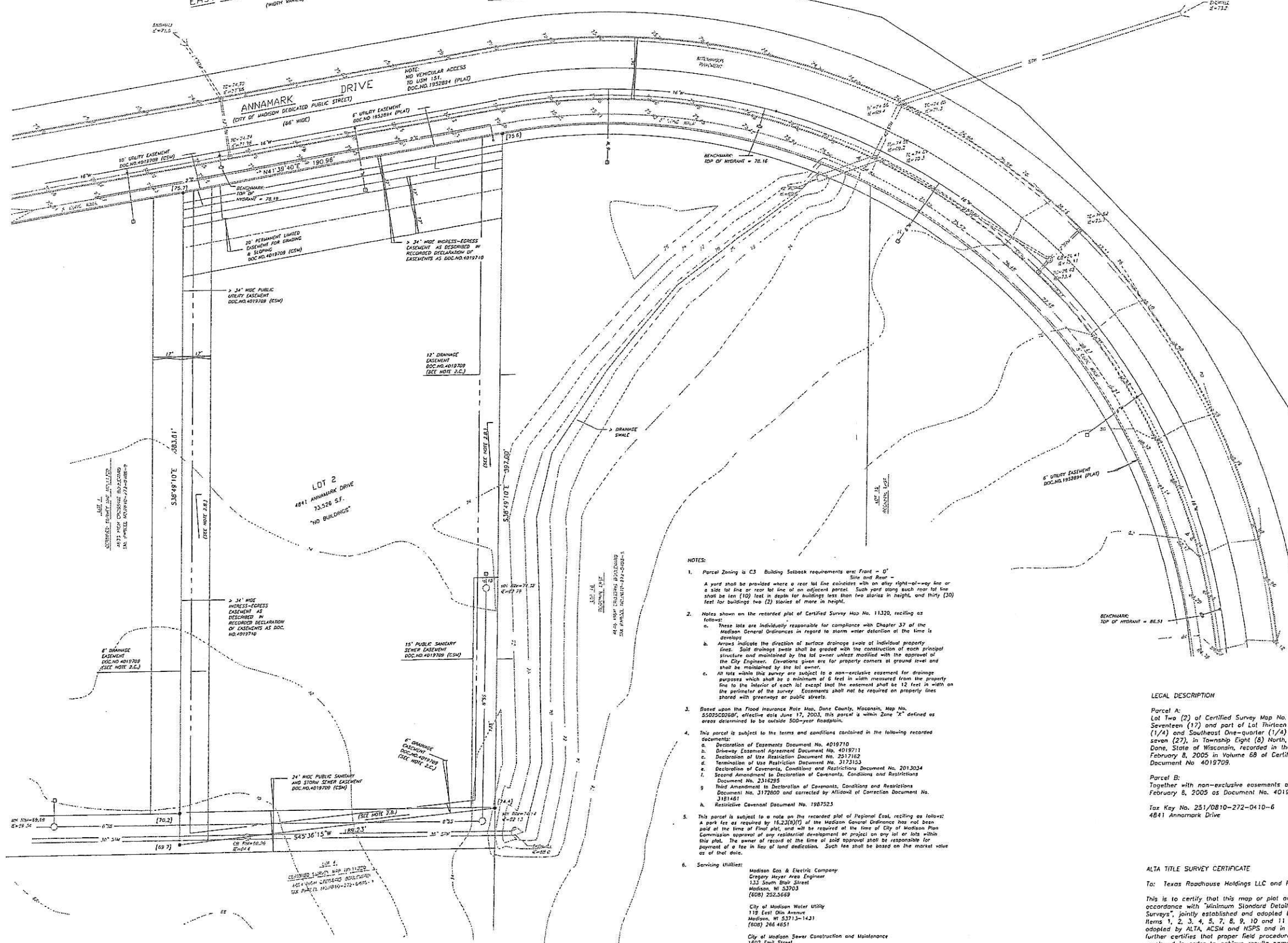
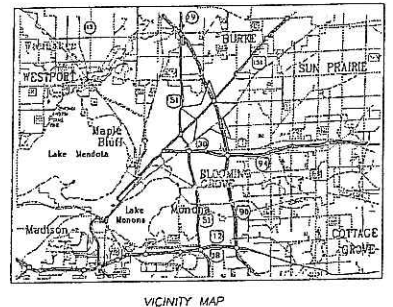


DATE: 11-15-05

SCALE: 1" = 30'

LOCATED IN THE NE1/4 AND SE1/4 OF THE NW1/4 OF SECTION 27, T8N, R10E, FN: 05-02-163

DRAWN BY: KMG



- 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 plat 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 of the time is drainage.
 - Arrows indicate the direction of surface drainage swale of individual property lines. Said drainage swale shall be graded 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 at 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 or public streets.
 - Based upon the Flood Insurance Rate Map, Dane County, Wisconsin, Map No. S502500269, 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. 2517162
 - Termination of Use Restriction Document No. 3173123
 - Declaration of Covenants, Conditions and Restrictions Document No. 2013034
 - Second Amendment to Declaration of Covenants, Conditions and Restrictions Document No. 2316295
 - Third Amendment to Declaration of Covenants, Conditions and Restrictions Document No. 3172800 and corrected by Affidavit of Correction Document No. 3181461
 - Restrictive Covenants Document No. 1987523
 - This parcel is subject to a note on the recorded plat of Regional East, reciting as follows: A park fee as required by 16.23(5)(f) 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 at the time 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.
 - Service Utilities:
 - Madison Gas & Electric Company
Gregory Meyer Area Engineer
133 South Blair Street
Madison, WI 53703
(608) 252-6429
 - City of Madison Water Utility
119 East Olin Avenue
Madison, WI 53713-1431
(608) 266-4651
 - City of Madison Sewer Construction and Maintenance
1602 Emil Street
Madison, WI 53713
(608) 266-4430
 - Charter Communications
2701 Donkey Street
Madison, WI 53718
(608) 274-3222
 - SBC
152 Dixon Street
Madison, WI 53704
(608) 232-5473
 - Parcel area 73,526 square feet (1.69 acres)
 - Surveyed for: GreenbergFarrow
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 redivision 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, of 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 plat and the survey on which it is based were made in accordance with Minimum Standards 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."

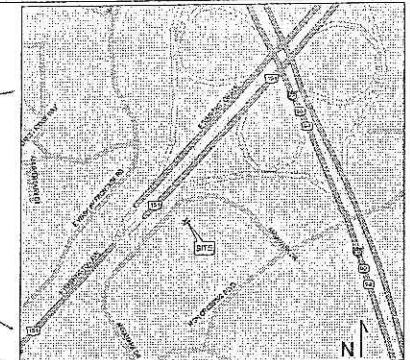
Dated at Madison, Wisconsin, this _____ day of November, 2005.

Wayne D. Baisness, Registered Land Surveyor, S-1561

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'ONDRIOD, KOTTKE
AND ASSOCIATES, INC.
7530 WESTWARD WAY
MILWAUKEE, WISCONSIN 53178
TEL: 414-224-1000
FAX: 414-224-1009



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

- EXISTING DEVELOPMENT
- PROPOSED FUTURE DEVELOPMENT
- PROPOSED PERMEABLE AREA

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

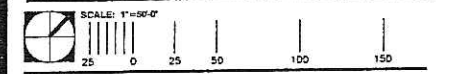
DRAWING ISSUE/REVISION RECORD

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



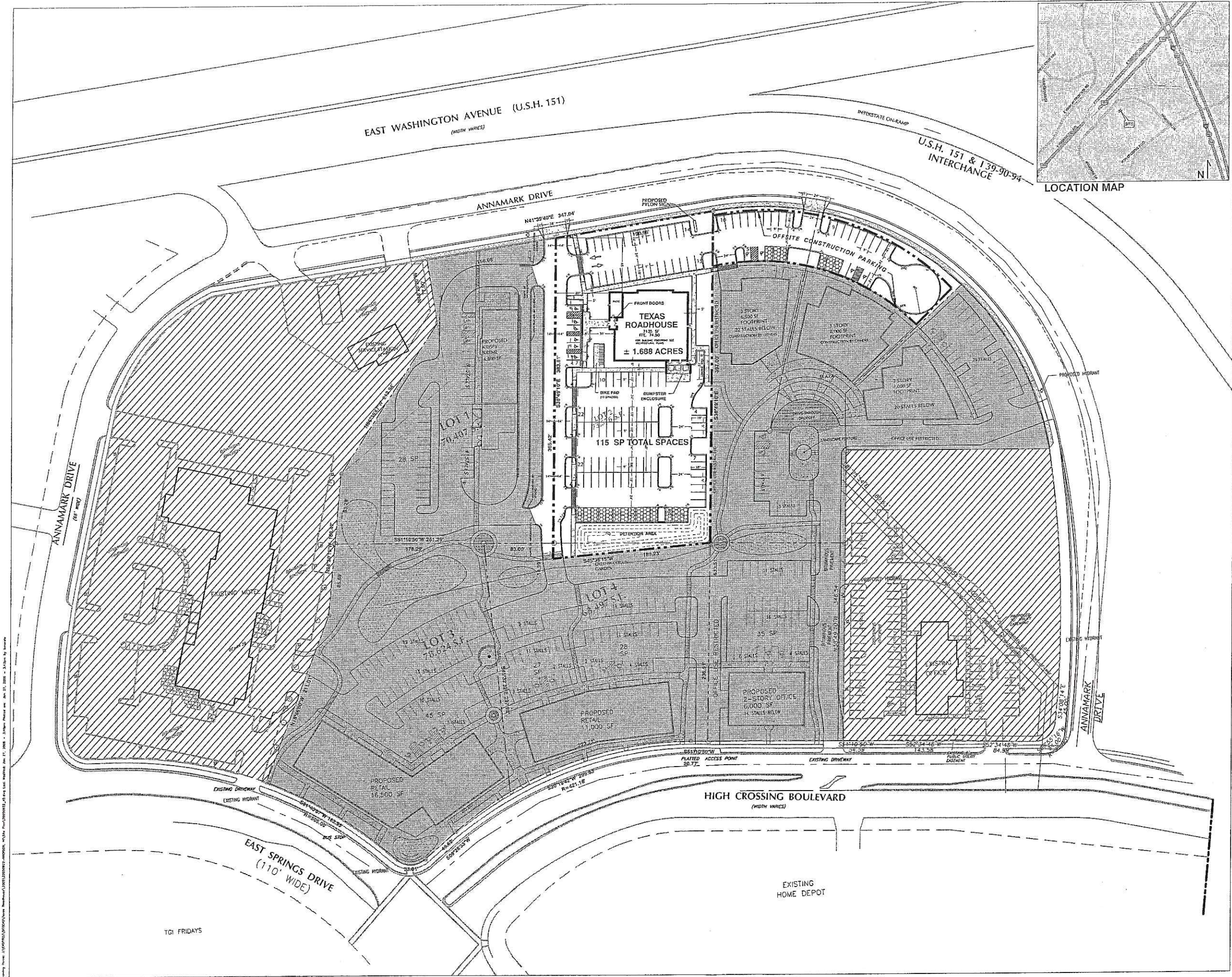
TEXAS ROADHOUSE
MADISON, WI
(SWQ) US 151 (Washington Ave) & I-39

GFA PROJECT NUMBER 20050922.2



WI-50922A5

SHEET 1 of 2



Drawing Title: WI-50922A5 (Site Plan) Date: 01/30/06
 Drawing Number: WI-50922A5 (Site Plan) Date: 01/30/06
 Drawing Scale: 1"=50'-0" Date: 01/30/06
 Drawing Author: [Name] Date: 01/30/06
 Drawing Checker: [Name] Date: 01/30/06
 Drawing Approver: [Name] Date: 01/30/06

ANNAMARK DRIVE

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

DETENTION AREA

GREENWAY/RAIN GARDEN

OFFICE USE RESTRICTED

OFFICE USE RESTRICTED

OFFICE USE RESTRICTED

DRIVE-THROUGH DROPOFF

LANDSCAPE FEATURE

8 STALLS

5 STALLS

11 STALLS

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

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
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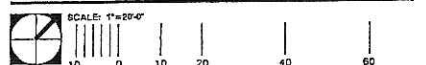
DRAWING ISSUE/REVISION RECORD

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09/07/05	INITIAL RELEASE	BM
09/13/05	CUL-DE-SAC	BM
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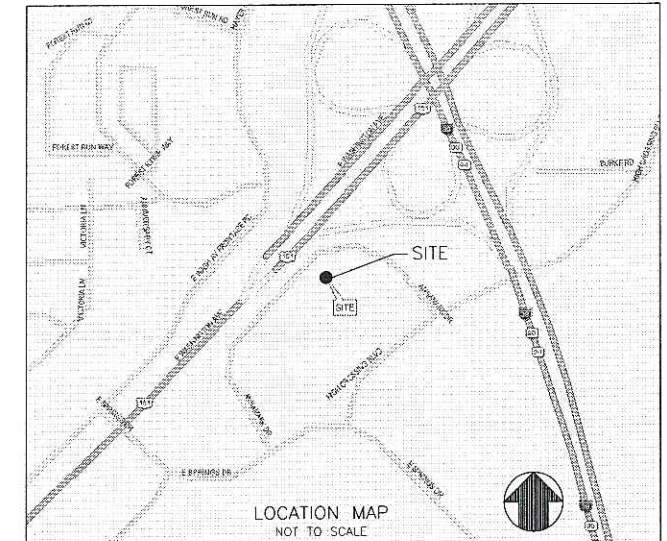
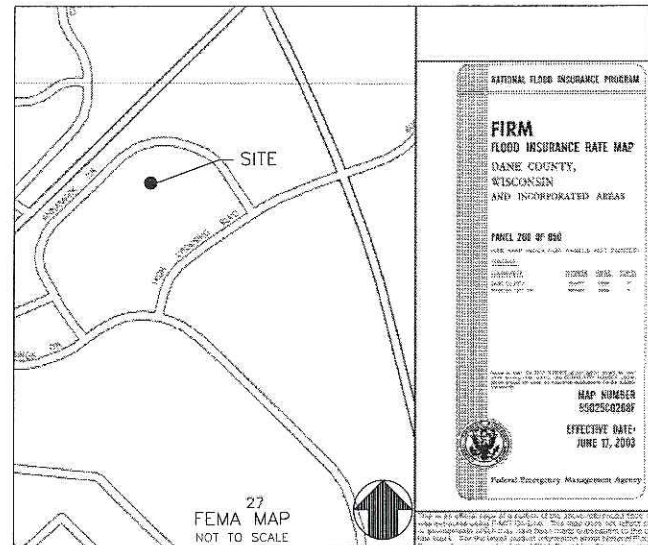


TEXAS ROADHOUSE
 MADISON, WI
 (SWQ) US 151 (Washington Ave) & I-39

GFA PROJECT NUMBER 20050922.2



WI-50922A5
 SHEET 2 of 2



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
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: 1-30-06

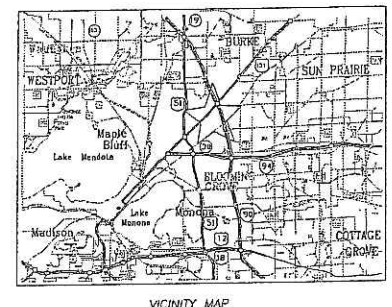
EAST WASHINGTON AVENUE (U.S.H. 151)
(WIDTH VARIES)

ANNAMARK DRIVE
(CITY OF MADISON DEDICATED PUBLIC STREET)
(66' WIDE)

LOT 2
4841 ANNAMARK DRIVE
73,526 S.F.
"NO BUILDINGS"

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 CASTING
	INVERT ELEVATION
	CHAIN-LINK FENCE
	CONCRETE CURB & GUTTER
	EXIST. CONTOUR
	SPOT ELEVATION (0 DECIMAL P.)
	NOTE: ELEVATIONS ARE IN CITY OF MADISON DATUM



- NOTES:**
- Parcel Zoning is C3 Building Setback requirements are: Front - 0' Side and Rear - 10' 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 27 of the Madison General Ordinances in regard to storm water detention at the time it develops
 - Arrows indicate the direction of surface drainage swale at individual property lines. Solid drainage swales shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Deviations from the lot property corners at 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 or public streets.
 - Based upon the Flood Insurance Rate Map, Dane County, Wisconsin, Map No. 55025C0268P, 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. 2317162
 - 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. 2316295
 - Third Amendment to Declaration of Covenants, Conditions and Restrictions Document No. 3172800 and corrected by Affidavit of Correction Document No. 318146
 - 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 16.23(9)(f) 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 at the time 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 of the lots.
 - Serviceing Utilities:
 - Madison Gas & Electric Company
Gregory Meyer Area Engineer
133 South State Street
Madison, WI 53703
(608) 252.5669
 - City of Madison Water Utility
119 East Oak Avenue
Madison, WI 53713-1431
(608) 266.4651
 - City of Madison Sewer Construction and Maintenance
1602 Elm Street
Madison, WI 53713
(608) 266.4430
 - Charter Communications
2701 Daniels Street
Madison, WI 53718
(608) 274.3622
 - SBC
159 Dixon Street
Madison, WI 53704
(608) 252.5423
 - Parcel area 73,526 square feet (1.69 acres)
 - Surveyed for: GreenbergFarms
3455 Soil Creek Lane, Suite 100
Arlington Heights, IL 60005

LEGAL DESCRIPTION

Parcel A:
Lot Two (2) of Certified Survey Map No. 11320, being a redivision of Lots Sixteen (16), Seventeen (17) and part of Lot Thirteen (13), Regional East, located in the Northeast One-quarter (1/4) and Southwest 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.

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4841 Annamark Drive

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

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

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

DATE: 11-15-05
SCALE: 1" = 30'
RIDE.FN: 05-02-163
DRAWN BY: ATC

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, KOTKKE AND ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1089

GENERAL LAYOUT NOTES

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. 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.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS, AND THE EXCLUSION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES AND REGULATIONS.
6. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
7. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
8. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
10. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
11. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
12. 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.
13. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
14. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
16. 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.
17. 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

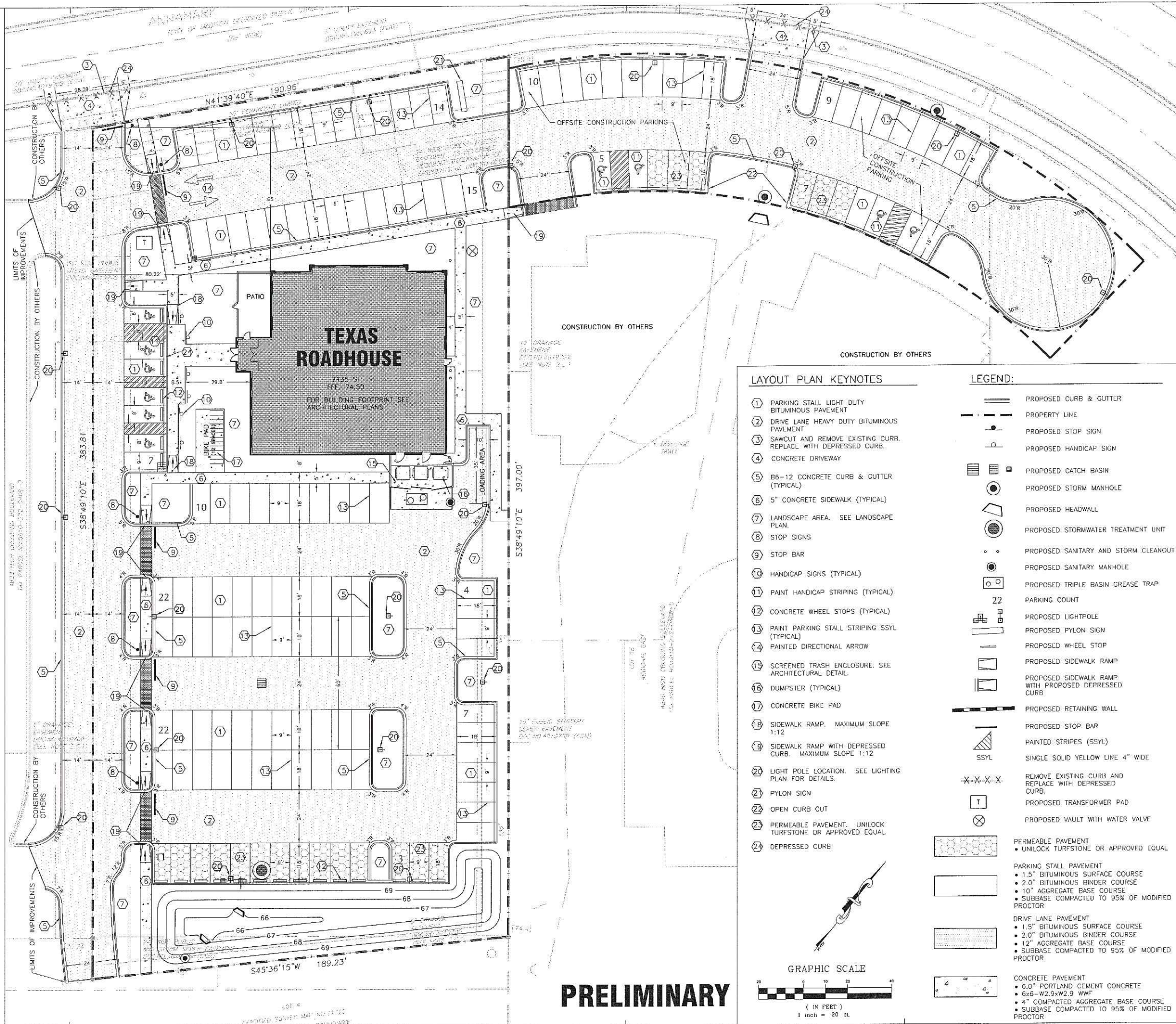
NUMBER OF BICYCLE STALLS: 12

PARKING:

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

OFFSITE PARKING STALLS: 27

- HANDICAP ACCESSIBLE: 4
- TOTAL OFFSITE PARKING STALLS: 31

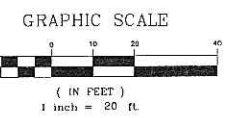


LAYOUT PLAN KEYNOTES

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. B6-12 CONCRETE CURB & GUTTER (TYPICAL)
6. 5" CONCRETE SIDEWALK (TYPICAL)
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. SCREENED 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. LIGHT POLE LOCATION. SEE LIGHTING PLAN FOR DETAILS.
21. PYLON SIGN
22. OPEN CURB CUT
23. PERMEABLE PAVEMENT. UNILOCK TURFSTONE OR APPROVED EQUAL.
24. DEPRESSED CURB

LEGEND:

- PROPOSED CURB & GUTTER
- - - 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
- 22 PARKING COUNT
- PROPOSED LIGHTPOLE
- PROPOSED PYLON SIGN
- ▭ PROPOSED WHEEL STOP
- ▭ PROPOSED SIDEWALK RAMP
- ▭ PROPOSED SIDEWALK RAMP WITH PROPOSED DEPRESSED CURB
- ▭ PROPOSED RETAINING WALL
- ▭ PROPOSED STOP BAR
- SSYL PAINTED STRIPES (SSYL)
- SSYL SINGLE SOLID YELLOW LINE 4" WIDE
- X-X-X- REMOVE EXISTING CURB AND REPLACE WITH DEPRESSED CURB.
- T PROPOSED TRANSFORMER PAD
- ⊗ PROPOSED VAULT WITH WATER VALVE
- PERMEABLE PAVEMENT
- UNILOCK 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



PRELIMINARY

1755 The Exchange
Atlanta, GA 30339
t: 770 303 1033 f: 770 303 2333

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
12-21-05	90% CITY SUBMITTAL
01-30-06	CITY RESUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
JOHN HOUZAR, PE
PROJECT MANAGER
ALONSO INCHAUSTI, PE
QUALITY CONTROL
SONIAK KACSMASI, PE
DRAWN BY
DAN ANGSPATT, EIT

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN

(SWQ) US 151 (WASHINGTON AVENUE) & I-39



PROJECT NUMBER
20050922.8

SHEET TITLE

LAYOUT PLAN

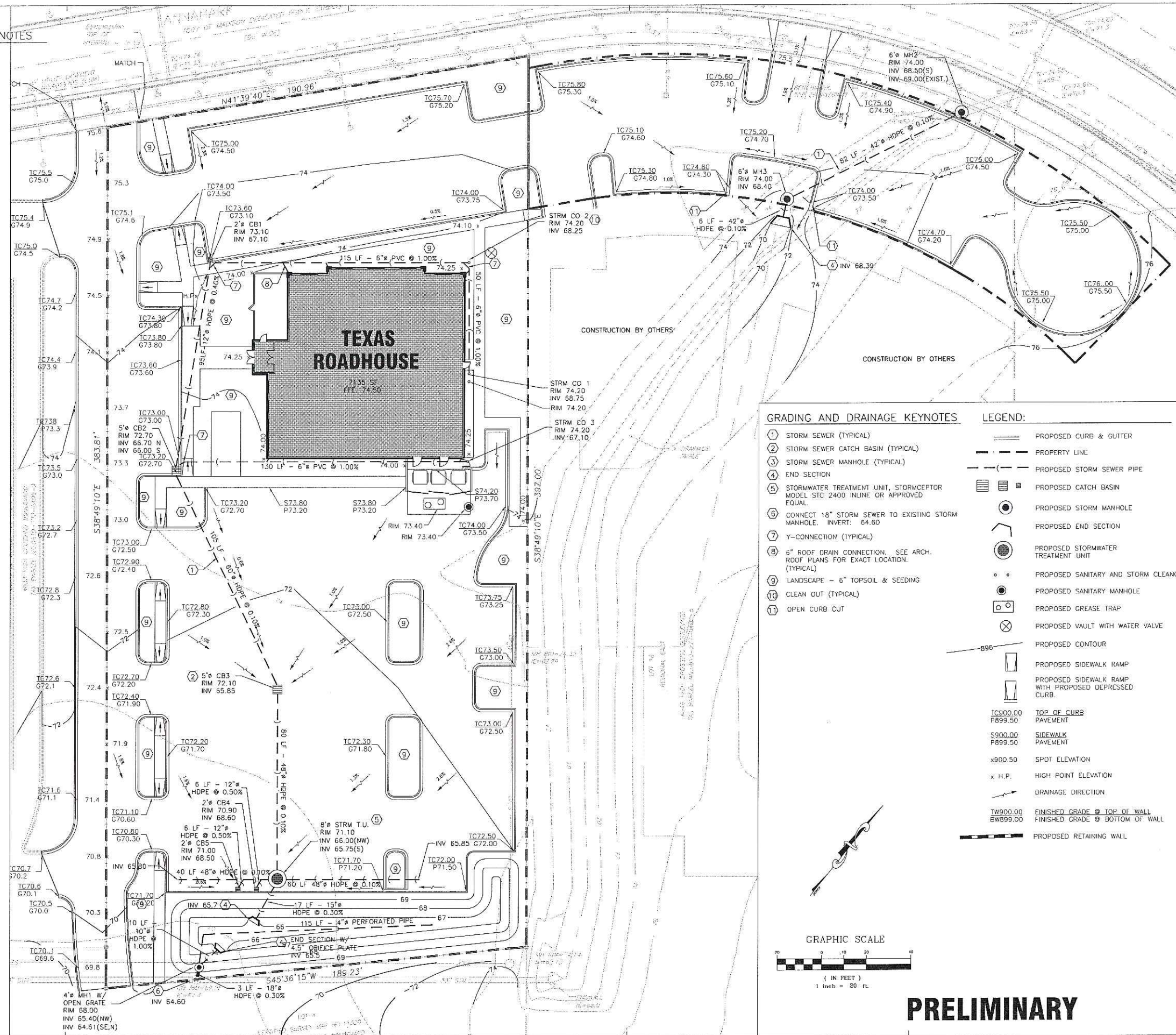
SHEET NUMBER

C-2.0

NOT ISSUED FOR CONSTRUCTION

GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
12. 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.
13. 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 REUSE FOR 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.
14. 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.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID CONTRACTOR 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

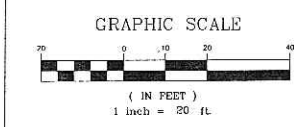


GRADING AND DRAINAGE KEYNOTES

- ① STORM SEWER (TYPICAL)
- ② STORM SEWER CATCH BASIN (TYPICAL)
- ③ STORM SEWER MANHOLE (TYPICAL)
- ④ END SECTION
- ⑤ STORMWATER TREATMENT UNIT, STORMCEPTOR MODEL STC 2400 INLINE OR APPROVED EQUAL
- ⑥ CONNECT 18" STORM SEWER TO EXISTING STORM MANHOLE. INVERT: 64.60
- ⑦ Y-CONNECTION (TYPICAL)
- ⑧ 6" ROOF DRAIN CONNECTION. SEE ARCH. ROOF PLANS FOR EXACT LOCATION. (TYPICAL)
- ⑨ LANDSCAPE - 6" TOPSOIL & SEEDING
- ⑩ CLEAN OUT (TYPICAL)
- ⑪ OPEN CURB CUT

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 VAULT WITH WATER VALVE
- PROPOSED CONTOUR
- ▭ PROPOSED SIDEWALK RAMP
- ▭ PROPOSED SIDEWALK RAMP WITH PROPOSED DEPRESSED CURB
- IC900.00 P899.50 TOP OF CURB PAVEMENT
- S900.00 P899.50 SIDEWALK PAVEMENT
- x900.50 SPOT ELEVATION
- x H.P. HIGH POINT ELEVATION
- DRAINAGE DIRECTION
- TH900.00 BW899.00 FINISHED GRADE @ TOP OF WALL
- FINISHED GRADE @ BOTTOM OF WALL
- PROPOSED RETAINING WALL



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PROFESSIONAL IN CHARGE
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PROJECT MANAGER
 ALFONSO INCHAUSTI, PE

QUALITY CONTROL
 SOMSAK KAGSWAST, PE

DRAWN BY
 DAN ANGSPAT, EIT

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN

(SWQ) US 151 (WASHINGTON AVENUE) & I-39

PROJECT NUMBER
 20050922.8

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NUMBER
C-3.0

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& I-39



PROJECT NUMBER
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SHEET TITLE

UTILITY PLAN

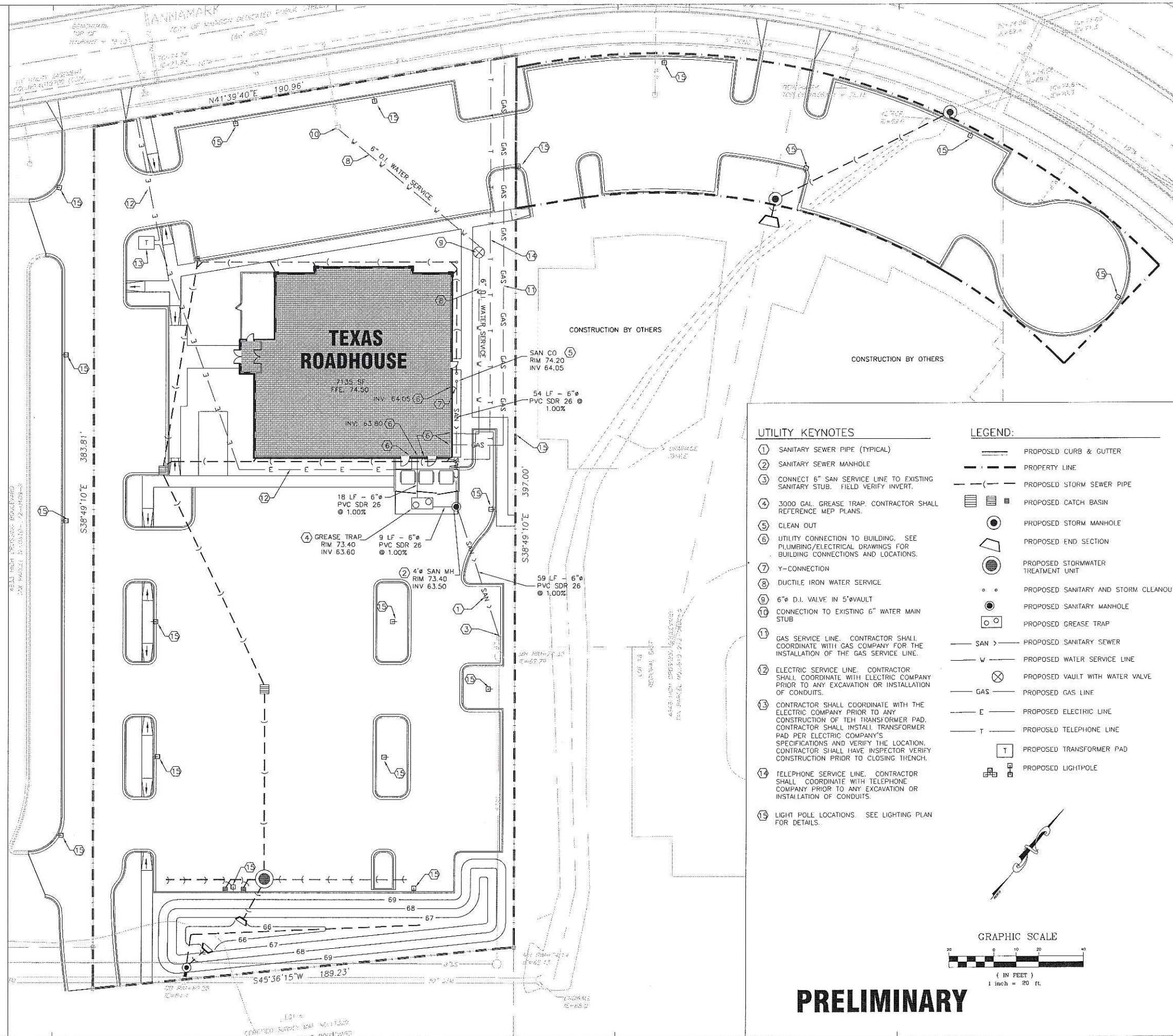
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C-4.0

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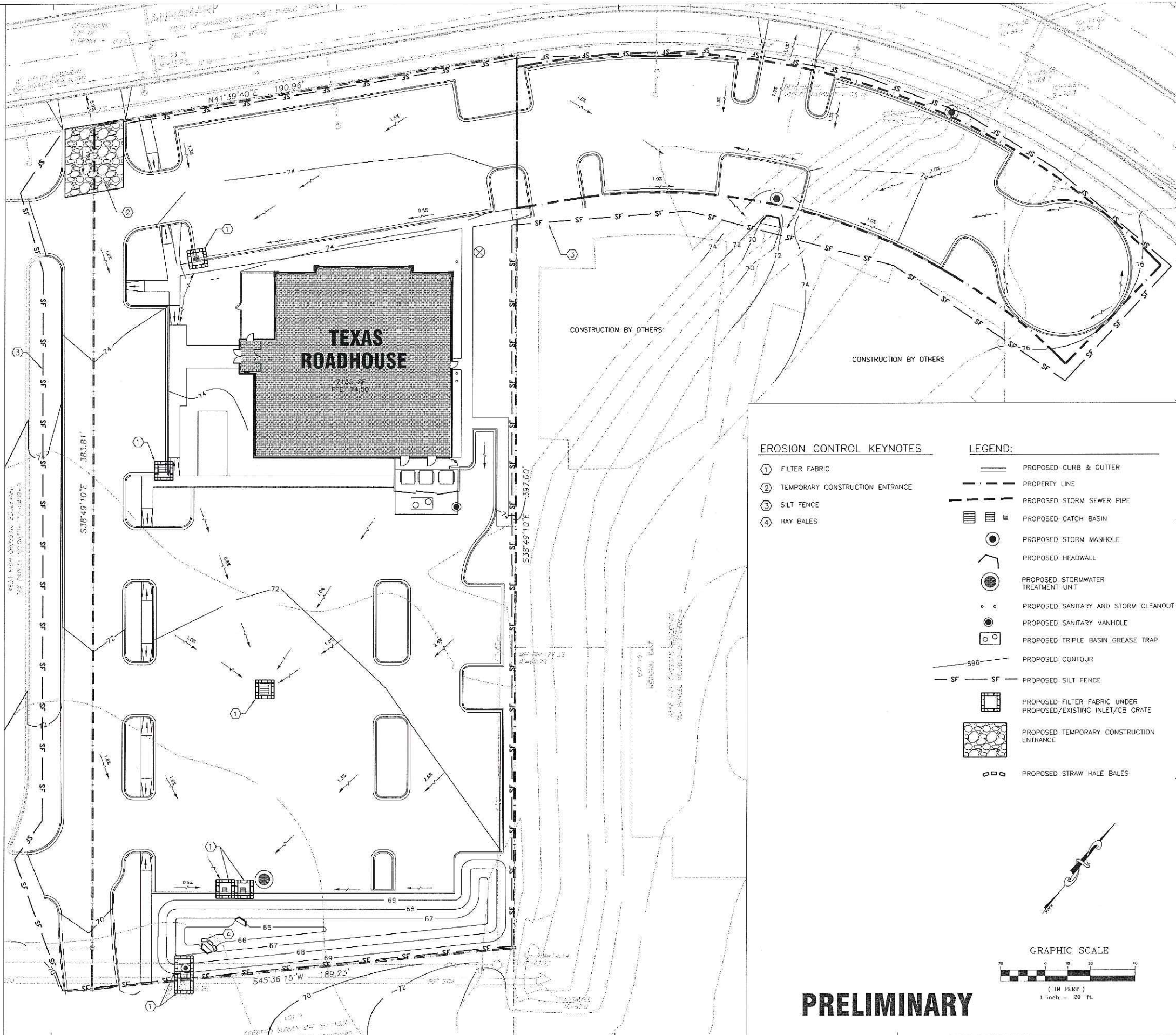
GENERAL UTILITY NOTES

- 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 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.



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.

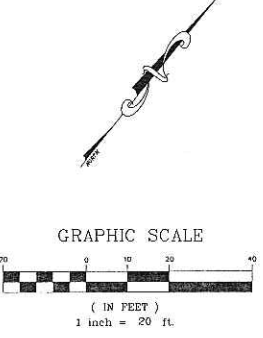


EROSION CONTROL KEYNOTES

- 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
- 896 — 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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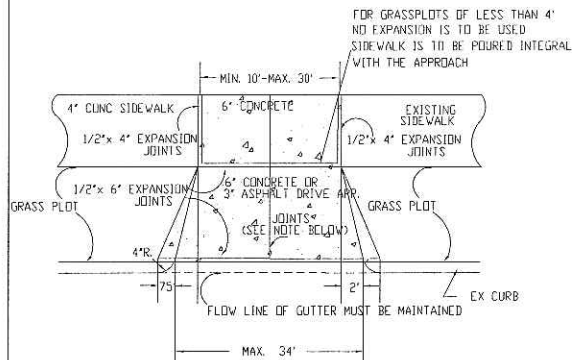
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SHEET TITLE
EROSION CONTROL PLAN

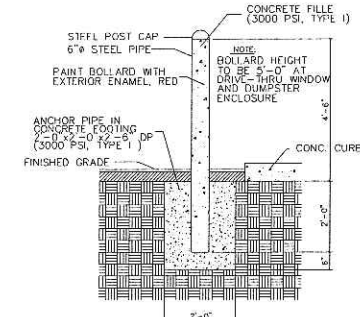
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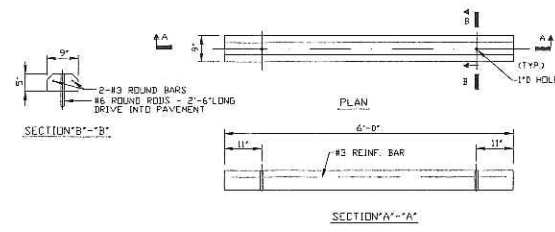
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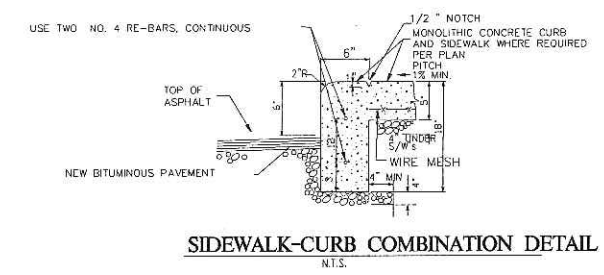
CONCRETE DRIVEWAY DETAIL
N.T.S.



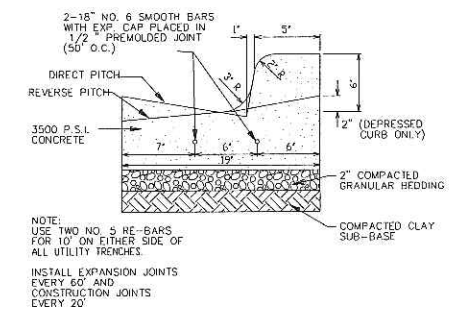
STEEL PIPE BOLLARD DETAIL
N.T.S.



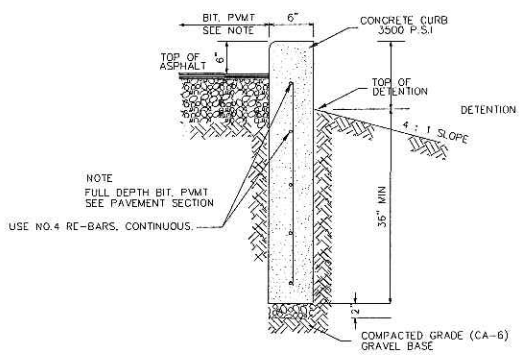
PRECAST CONCRETE PARKING STOP
N.T.S.



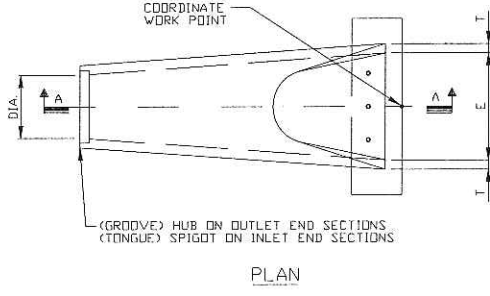
SIDEWALK-CURB COMBINATION DETAIL
N.T.S.



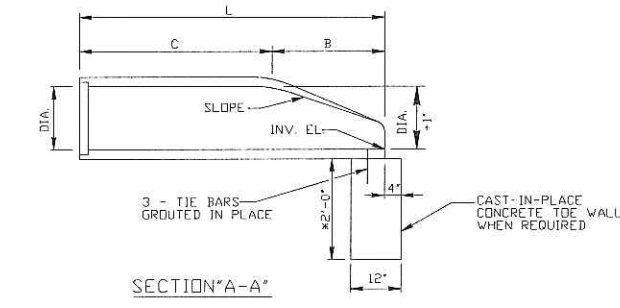
B6-12 CURB & GUTTER CURB
N.T.S.



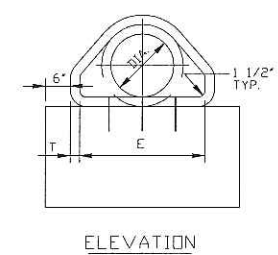
TYPE "B" CONCRETE CURB/WALL
N.T.S.



*PRECAST CONCRETE FLARED END PIPE SECTION (REINFORCED)						
DIA.	SLOPE	"B"	"C"	"L"	"E"	"T"
15"	3:1	2'-3"	3'-10"	6'-1"	2'-6"	2 1/2"
18"	3:1	2'-3"	3'-10"	6'-1"	3'-0"	2 1/2"
24"	3:1	3'-8"	2'-6"	6'-2"	4'-0"	3"
30"	3:1	4'-6"	1'-6"	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'-4"	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"

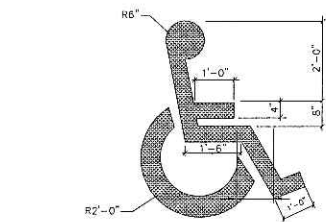
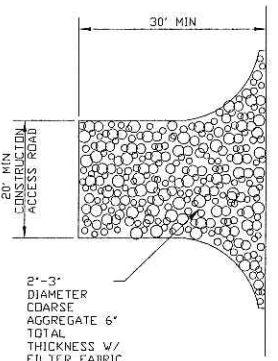


TYPICAL PRECAST CONCRETE FLARED END SECTION
N.T.S.

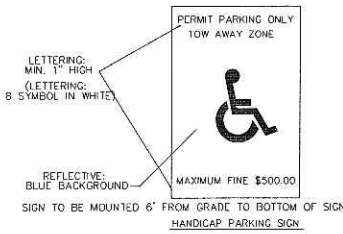


NOTE: GRAVEL PAD IS REQUIRED TO PROVIDE BUFFER AREA WHERE VEHICLES CAN DROP MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED ROADS, TO CONTROL EROSION FROM SURFACE RUNOFF AND TO HELP CONTROL DUST.

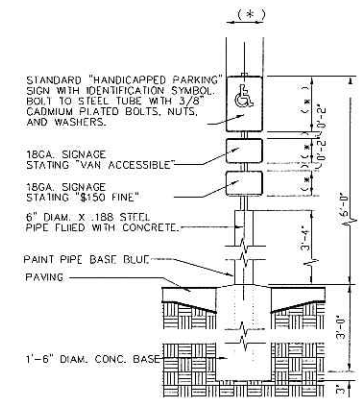
ROCK CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



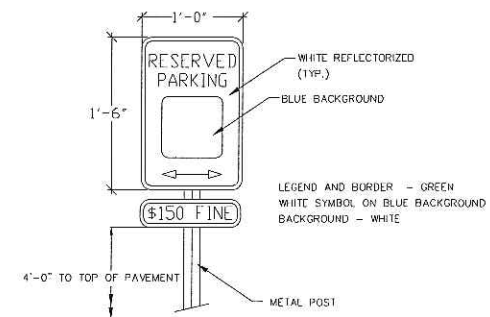
NOTE:
1. AT CURVED PARKING AREAS AT NARROWEST ARC OF SPACE.
2. PAINT TO BE CHLORINATED RUBBER ALKYL (S.T. TYPE III QUICK DRYING, NONBLEEDING, COLOR PER LOCAL CODE.



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

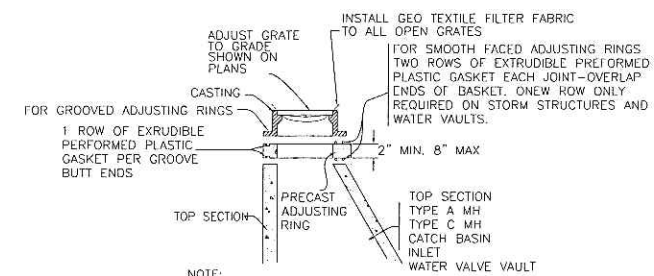


HANDICAP SIGN
N.T.S.

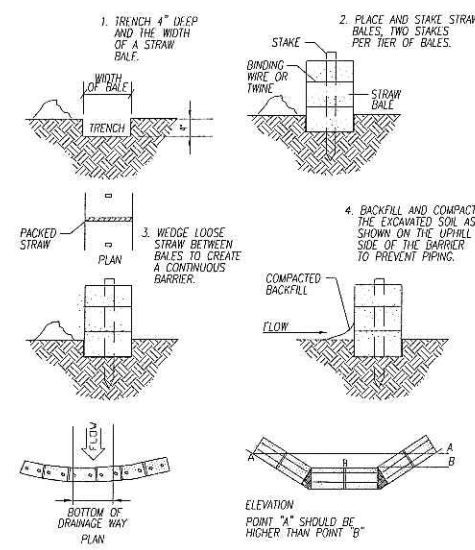


NOTE: "RESERVED PARKING" SIGN SHALL CONFORM TO U.S. DEPARTMENT OF TRANSPORTATION STANDARD

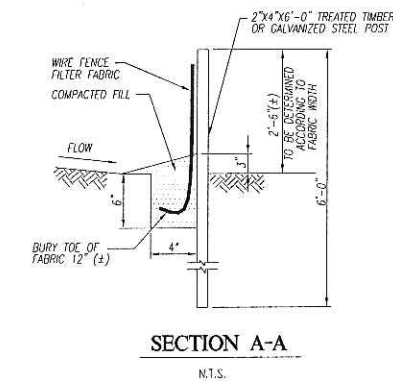
HANDICAP PARKING SIGN DETAIL
N.T.S.



TYPICAL CASTING ADJUSTMENT & FILTER FABRIC INSTALLATION DETAIL
NOT TO SCALE



STRAW BALE BARRIER DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

PRELIMINARY

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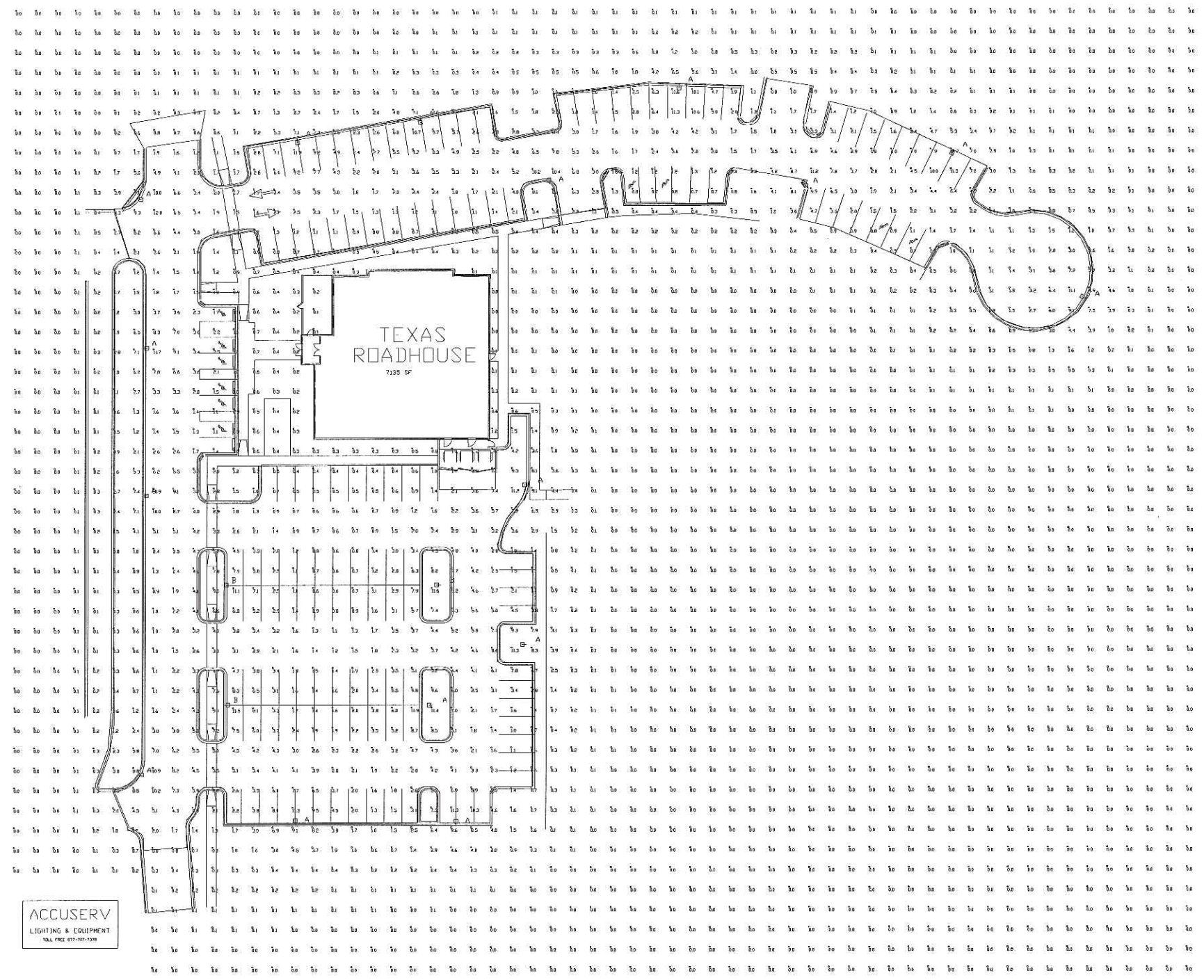
PROJECT NUMBER
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SHEET TITLE
DETAILS SHEET 2

SHEET NUMBER

C-6.1

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LIGHTING & EQUIPMENT
TOLL FREE 877-707-7378

Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
TRH PARKING AREA	3.48	12.0	0.4	8.70	30.00

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
+	16	A	SINGLE	36000	0.700	ACCVRIV400MH2081DBM (2.5' BASE+20' POLE=22.5 MH) SNTS2557TRI@90DBM
+	3	B	SINGLE	36000	0.700	ACCVRV400MH2081DBM (2.5' BASE+20' POLE=22.5 MH) SNTS2557TRI@90DBM

TEXAS ROADHOUSE
MADISON, WI
PREPARED BY: KEVIN LOEHLE
ACCUSERV LIGHTING & EQUIPMENT
TF: 877-707-7378
FX: 502-961-0357
kloehle@accu-serv.com
JANUARY 23, 2006

GreenbergFarrow
1755 The Exchange
Atlanta, GA 30339
t: 770 303 1033 f: 770 303 2333

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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
12-21-05	90% CITY SUBMITTAL
01-30-06	CITY RESUBMITTAL

PROFESSIONAL SEAL

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

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN

(SWQ) US 151
(WASHINGTON AVENUE)
& I-39

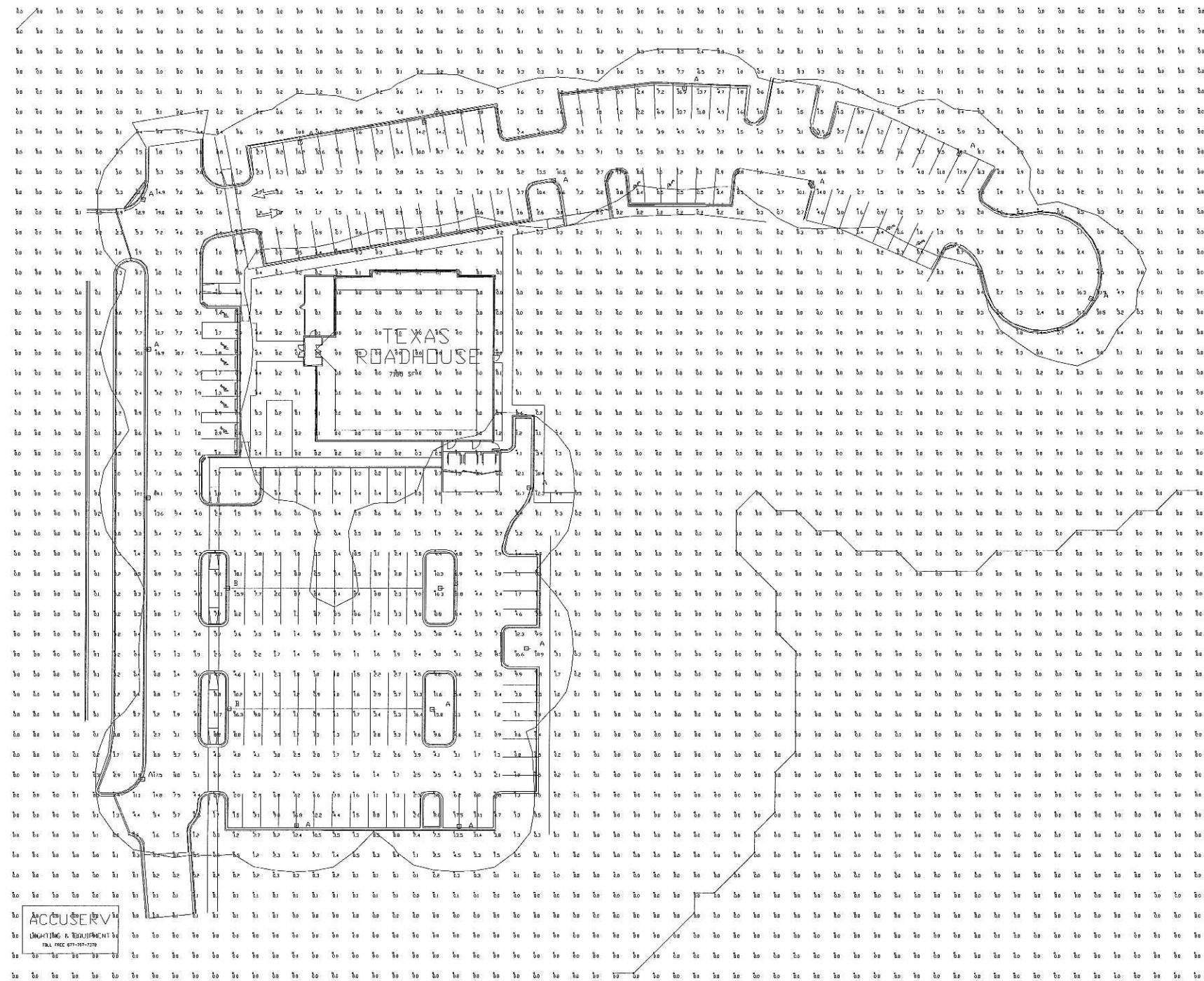


PROJECT NUMBER
20050922.8

SHEET TITLE

SITE LIGHTING PLAN

SHEET NUMBER
C-7.0
NOT ISSUED FOR CONSTRUCTION



TEXAS ROADHOUSE
 MADISON, WI
 PREPARED BY: KEVIN LOEHLE
 ACCUSERV LIGHTING & EQUIPMENT
 TF: 877-707-7378
 FX: 502-961-0357
 kloehle@accu-serv.com
 JANUARY 23, 2006



Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
TRH PARKING AREA	3.60	19.0	0.2	18.00	95.00

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
+	16	A	SINGLE	36000	0.700	ACCVR51V400MH2081DBM <2.5' BASE+20' POLE=22.5 MH> SNTS2557TRI@90DBM
□	3	B	SINGLE	36000	0.700	ACCVR5V400MH2081DBM <2.5' BASE+20' POLE=22.5 MH> SNTS2557TRI@90DBM

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 DRAWN BY
 DAN ANGSAPAT, EIT

PROJECT NAME
TEXAS ROADHOUSE

MADISON WISCONSIN

(SW) US 151
 (WASHINGTON AVENUE)
 & I-39



PROJECT NUMBER
 20050922.8

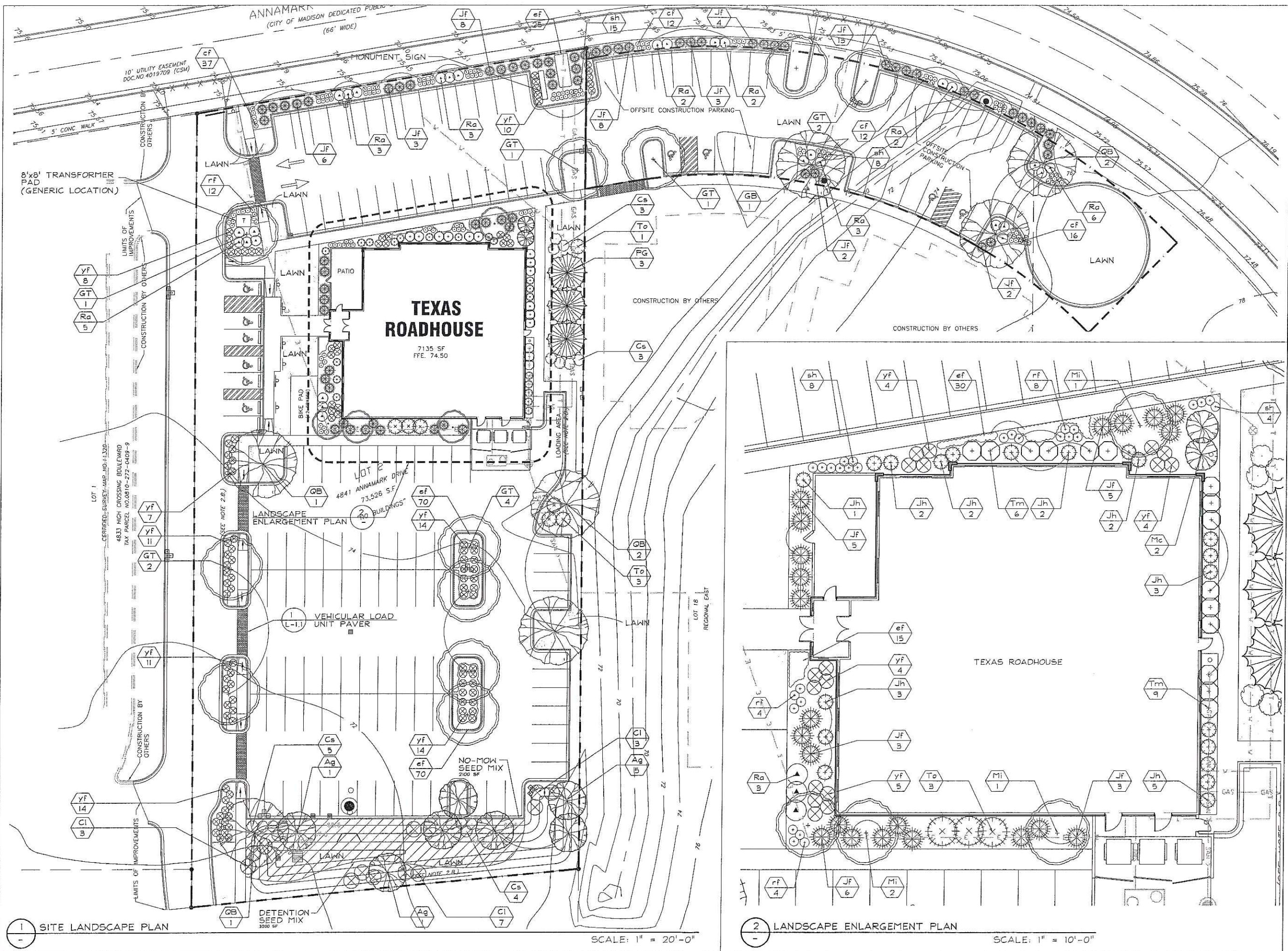
SHEET TITLE

SITE LIGHTING PLAN

SHEET NUMBER

C-7.1

NOT ISSUED FOR CONSTRUCTION



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 1755 The Exchange
 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

Scale Indicated for 24x36" Sheet Size
 0 10 20 40

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.	B4B	11	Small leaves	JN, BC, MC
QB	Quercus bicolor	Swamp White Oak	3" Cal.	B4B	7	Tolerant to salt	JN, BC, MC, LI
ORNAMENTAL TREES							
Ag	Amelanchier x Grand 'Autumn Brilliance'	Autumn Brill Serviceberry	6' MS	B4B	7	20' O.C. spacing, Multi-stem	JN, BC, MC, LI
Mc (1)	Malus sp. 'Camelot'	Camzani (Camelot) Crabapple	2" Cal.	B4B	2	10'Hx8'W, Rose pink flowers	JN, BC
Mi (1)	Malus sp. 'Indian Magic'	Indian Magic Crabapple	2" Cal.	B4B	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	Juniperus chinensis 'Fruitlandii'	Fruitland Juniper	18" Ht.	Cont.	69	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.	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

NOTES:

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

(2) ALTERNATIVES / SUPPLIERS FOR FRUITLAND JUNIPER

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

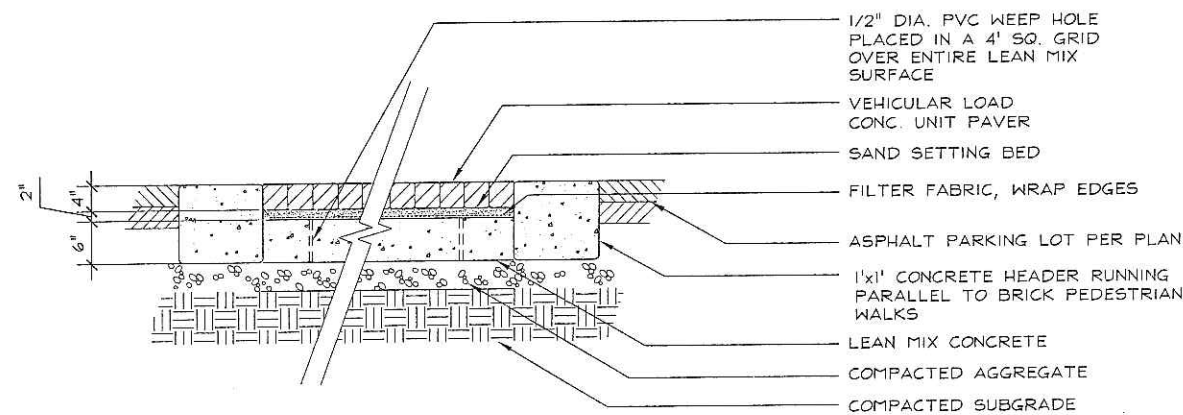
*** SUPPLIER INFORMATION:**

- | | |
|---|--|
| JN - JOHNSON'S NURSERY, INC
W180 N6257 MARCY ROAD
MENDOTA, WI 53051
262.252.4980 P
262.252.4495 F | MI - MINOR'S GARDEN CENTER
7777 NORTH 76TH ST.
MILWAUKEE, WI 53223
414.354.4830 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 W22034 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.
- 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.



1 VEHICULAR LOAD UNIT PAVER - SECTION
L-1.1

SCALE 1"=1'-0"

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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: 02/08/2005
Project No. 2141

OPTION
LANDSCAPE PLANT LEGEND

Scale Indicated for 24x36" Sheet Size
0
Sheet Number

L-1.1

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

Project Location/Address:	4841 ANNAMARK DR.
Name of Project:	TEXAS ROADHOUSE
Owner/Contact:	GREENBERGFAREWELL
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)
 (See Schedule on reverse side) _____ **11**

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.
 (See Schedule on reverse side) _____ **75**

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

TOTAL

Tabulation of Points and Credits

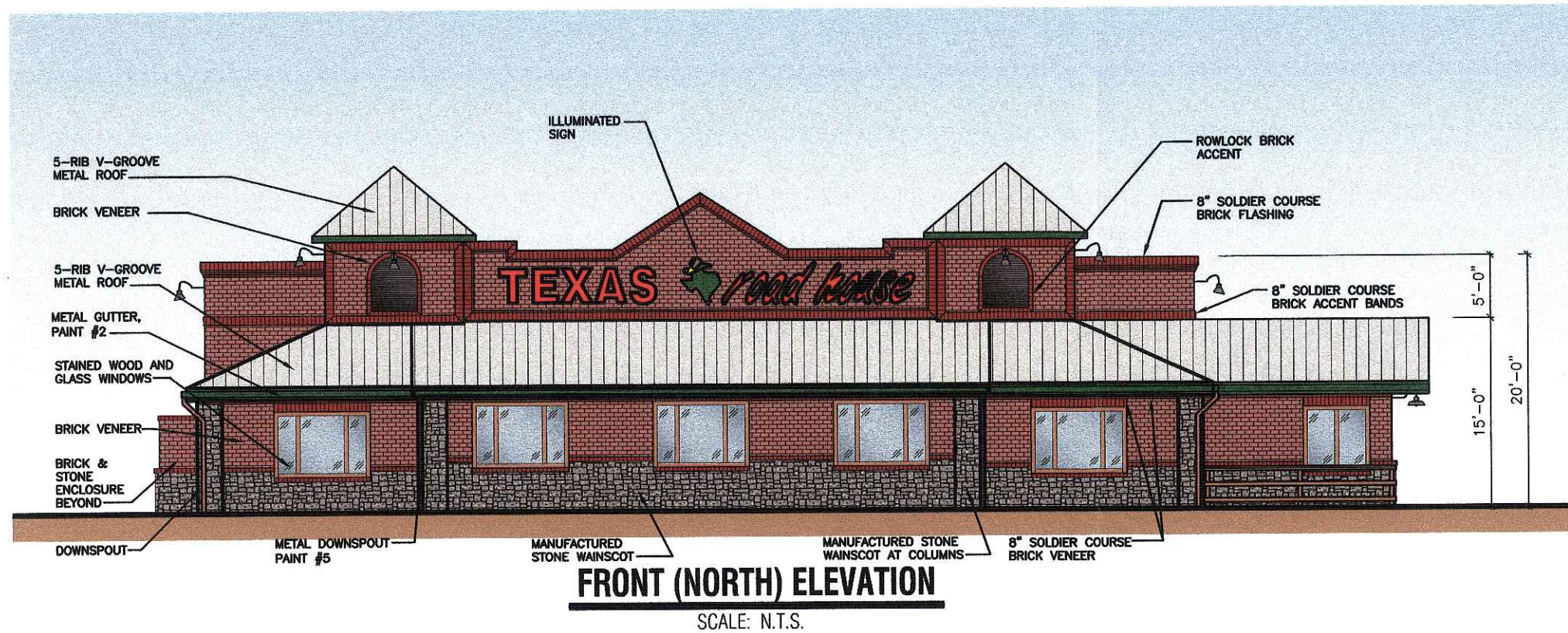
Indicate below the quantity and points for all pertinent landscape elements. Also, credit information for boundary screening and any existing elements to be retained.

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.) Avg. Height 30"	5	-	-		
Avg. Height 15"	2	-	-		
Evergreen Trees 3' height minimum	15	30	450		
Canopy Tree or Small Tree 1 1/2" - 2" Caliper (i.e., Crab, Hawthorn)	15	11	165		
Sub Totals			1301	+	0
TOTAL					1301

Total No. of Points Provided
 (Equal to or greater than points required)

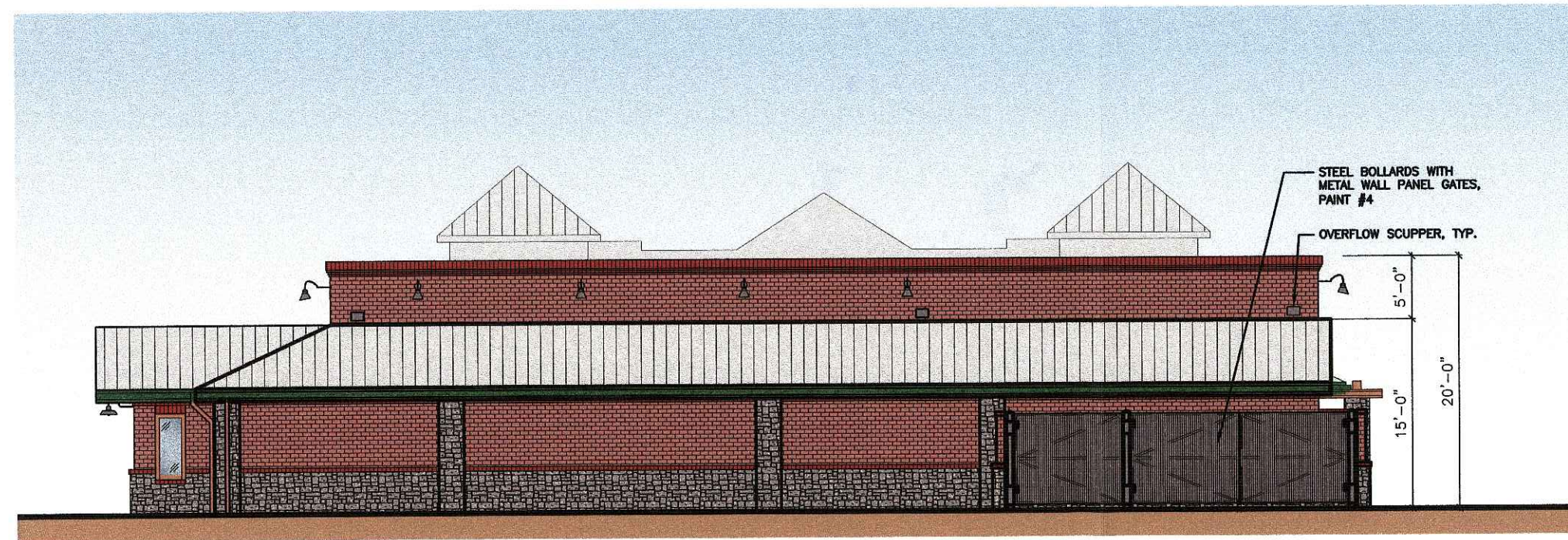
*Trees required in Part I above, are not to be included in the point count.

Approved by: _____ Date: _____



FRONT (NORTH) ELEVATION

SCALE: N.T.S.



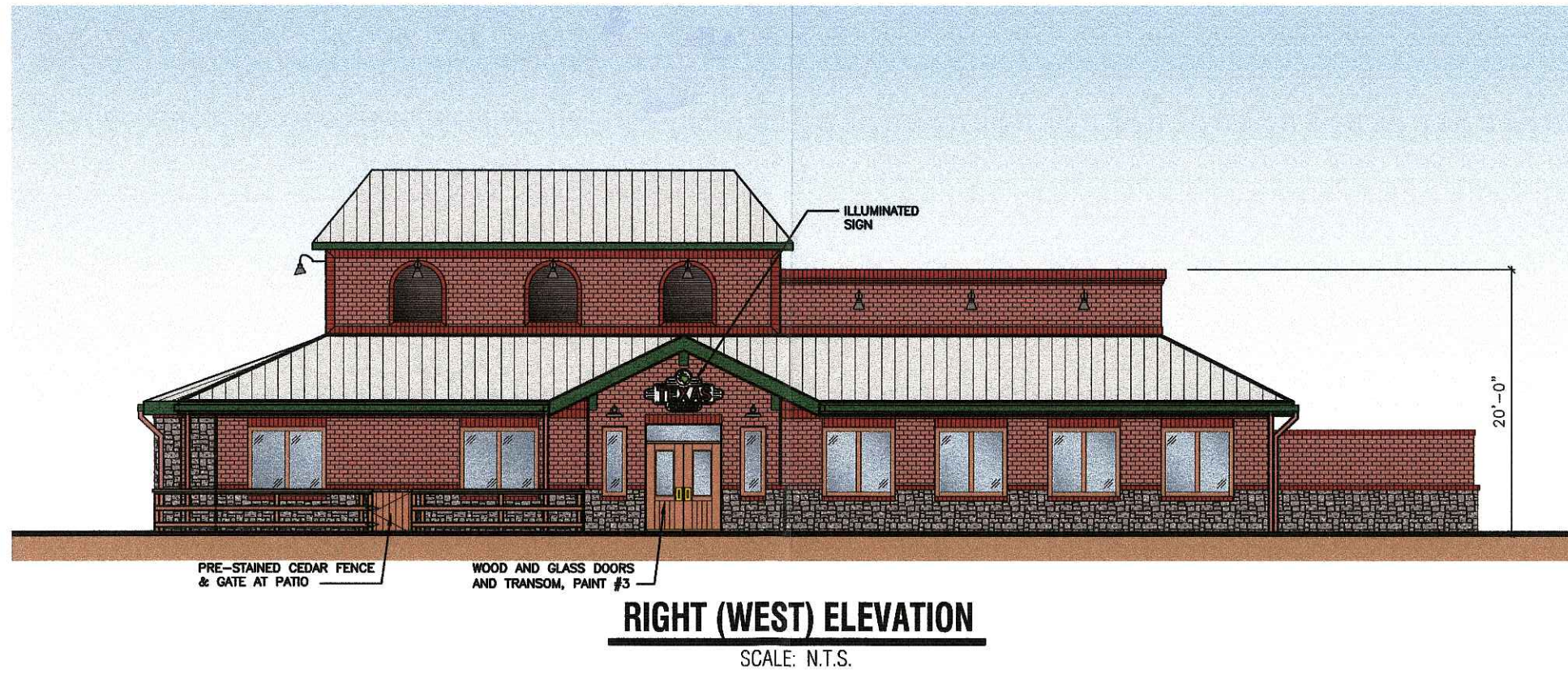
REAR (SOUTH) ELEVATION

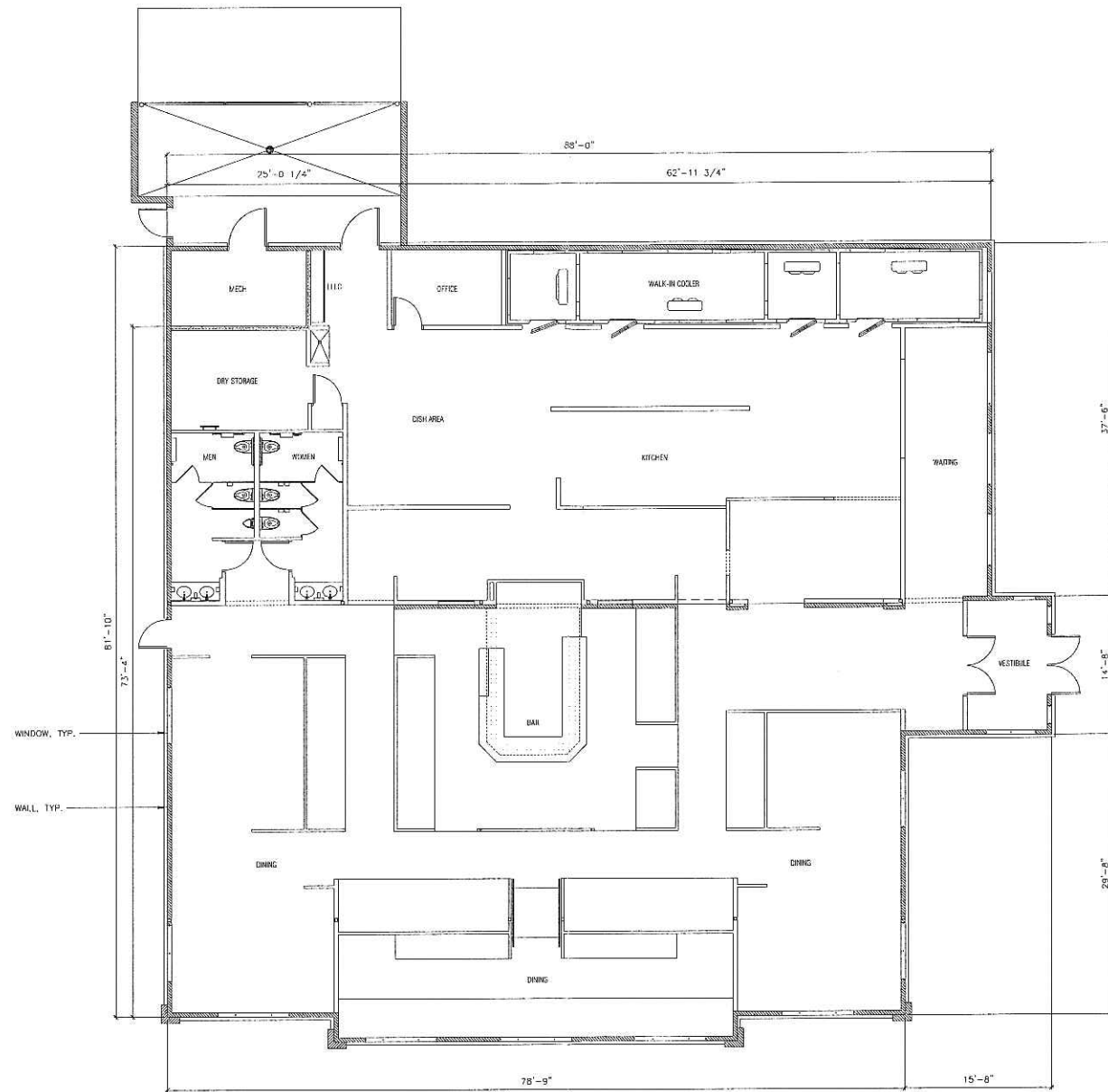
SCALE: N.T.S.

EXTERIOR FINISH SCHEDULE	
BUILDING ITEMS	DESCRIPTION
WOOD AND 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 VENEER	CHEROKEE SANFORD BRICK COMPANY "PHOENIX" #143 OVERSIZE SANFORD, NORTH CAROLINA 1-800-277-2700
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

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

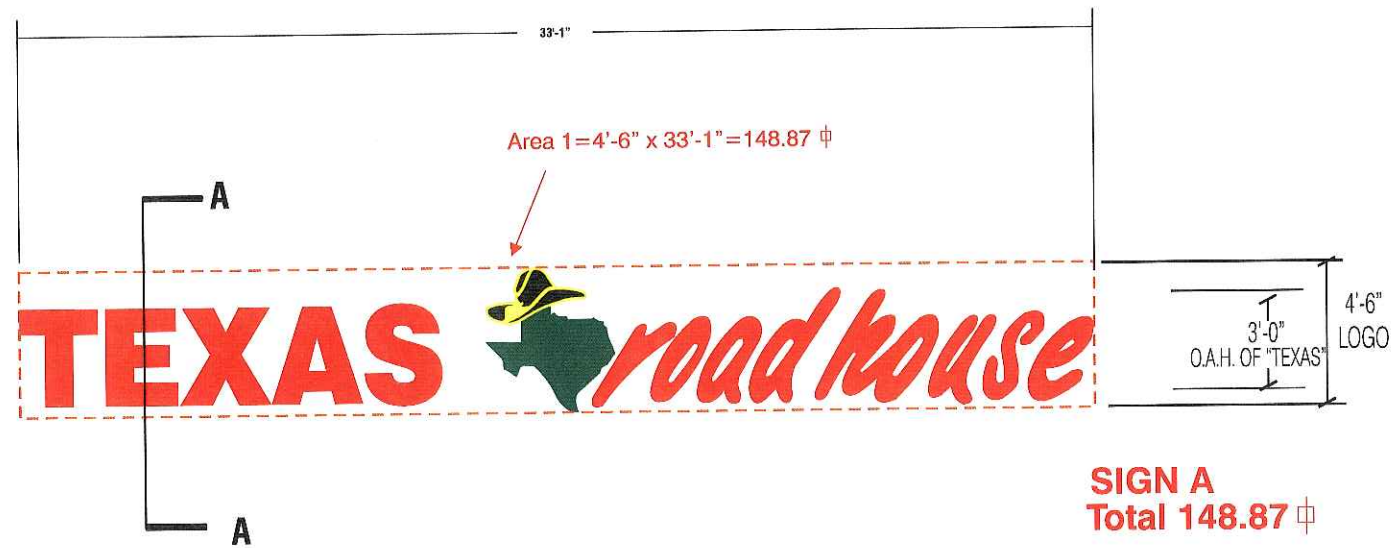




FLOOR PLAN

SCALE: 1/8" = 1'-0"





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.

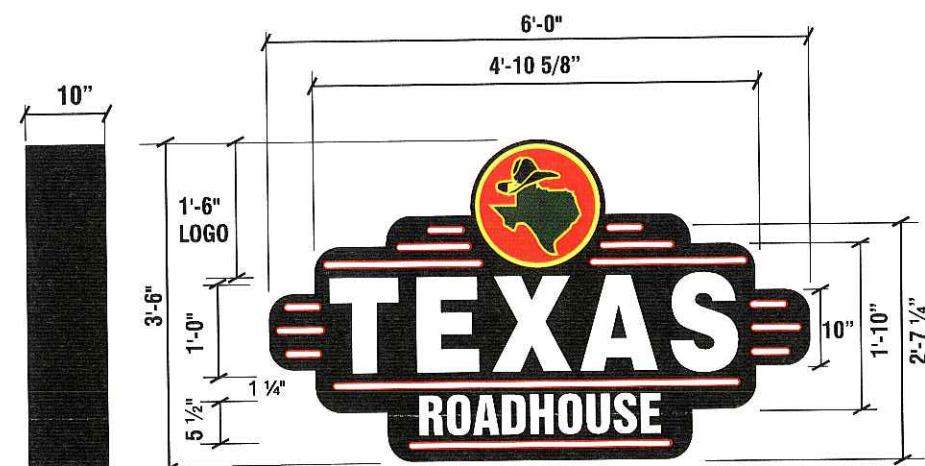
STOREFRONT ELEVATION

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.

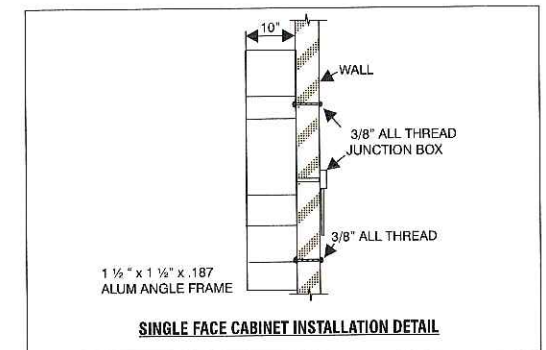
"Texas Logo" Circle To Be Routed And Backed With White Acrylic Having Vinyl Color Applied To Face Surface. Bkg'd Is Arlon 2500-43 Light Tomato Red W/ 3/4" 2500-15 Yellow Border.

"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**



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Kansas City - Willowbrook
Eufless - Houston - San Antonio
Corpus Christi - Milwaukee
Tampa - Atlanta - Daytona Beach

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. .

Building Quality Signage For American Business

Account Rep: **R. Cearlock**

Project Manager: **S. Maeser**

Drawn By: **J. Carpenter**

File Name:

Project / Location:



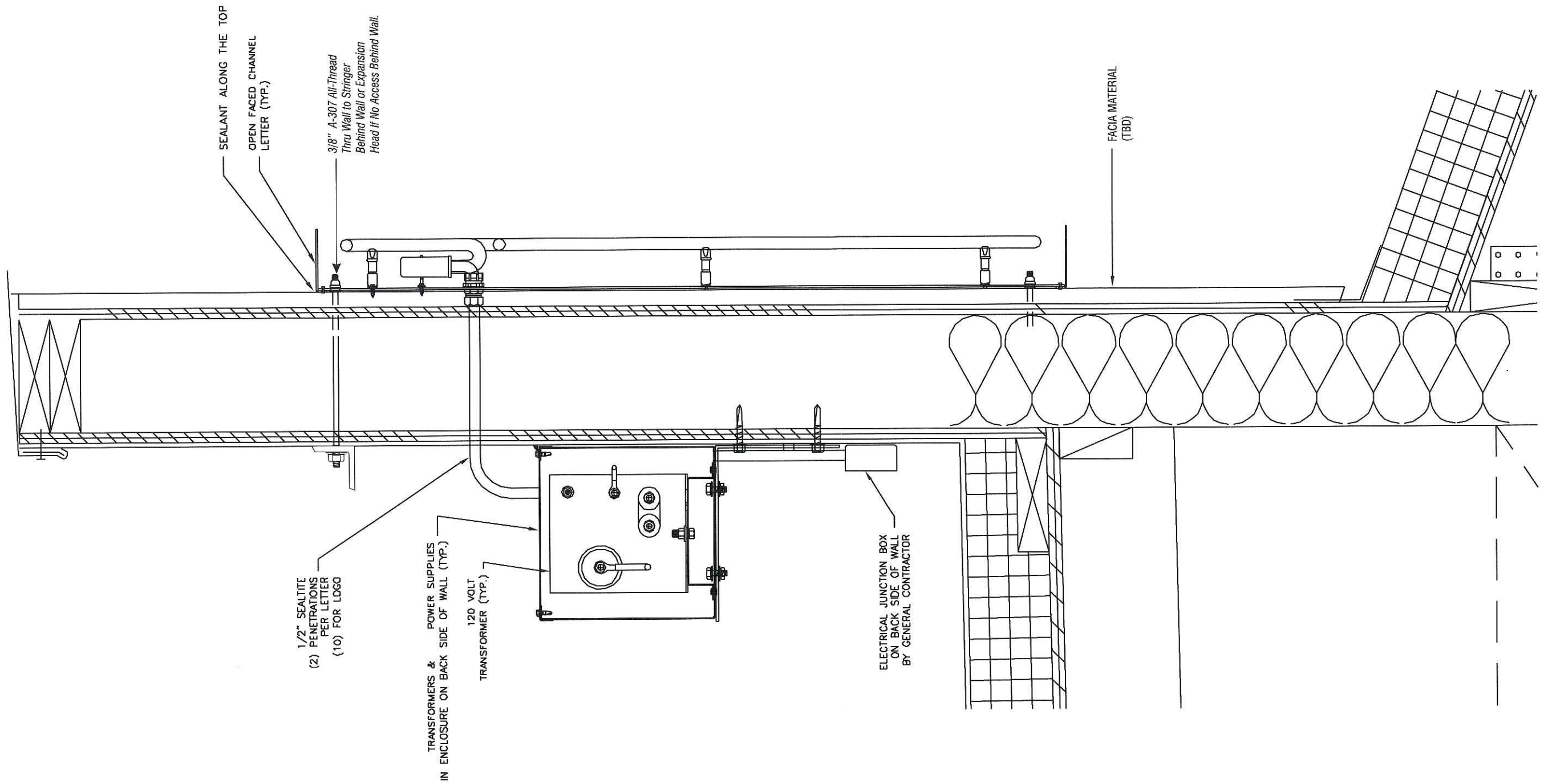
Job Number: **23-58583**

Date: **10/10/05**

Sheet Number: **1** Of **3**

Design Number: **23-58583R2**

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SECTION @ A-A



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Other Office Locations:

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File Name:

Project / Location:



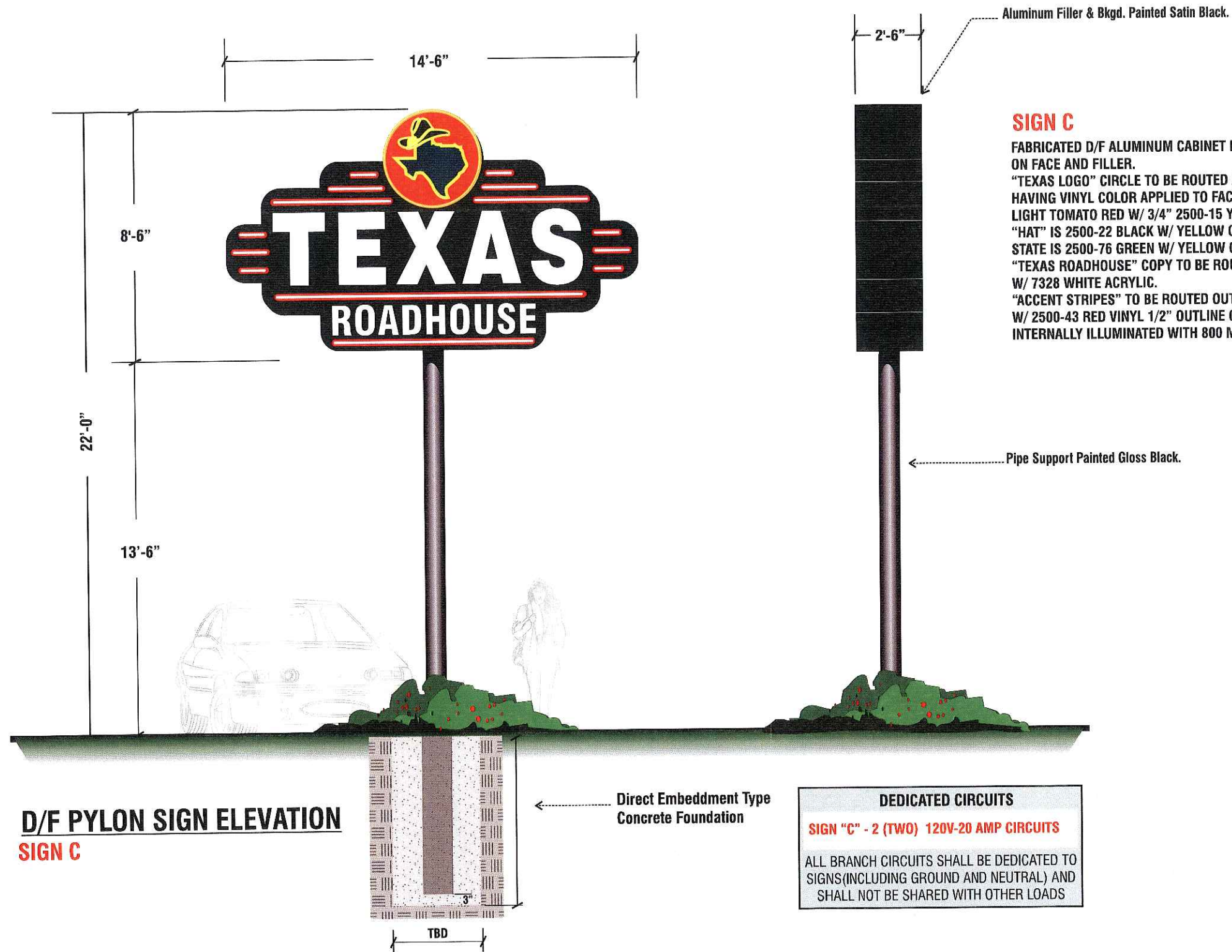
Job Number: **23-58583**

Date: **10/10/05**

Sheet Number: **2** Of **3**

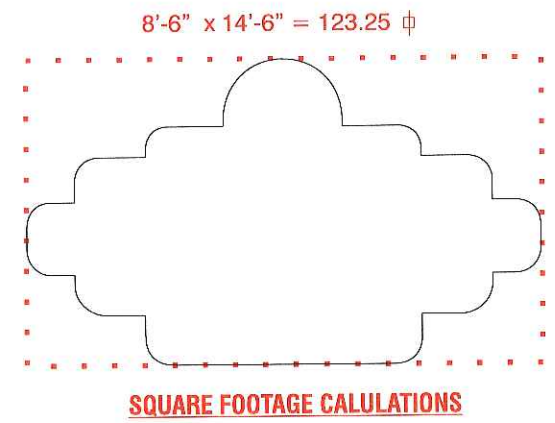
Design Number: **23-58583R2**

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

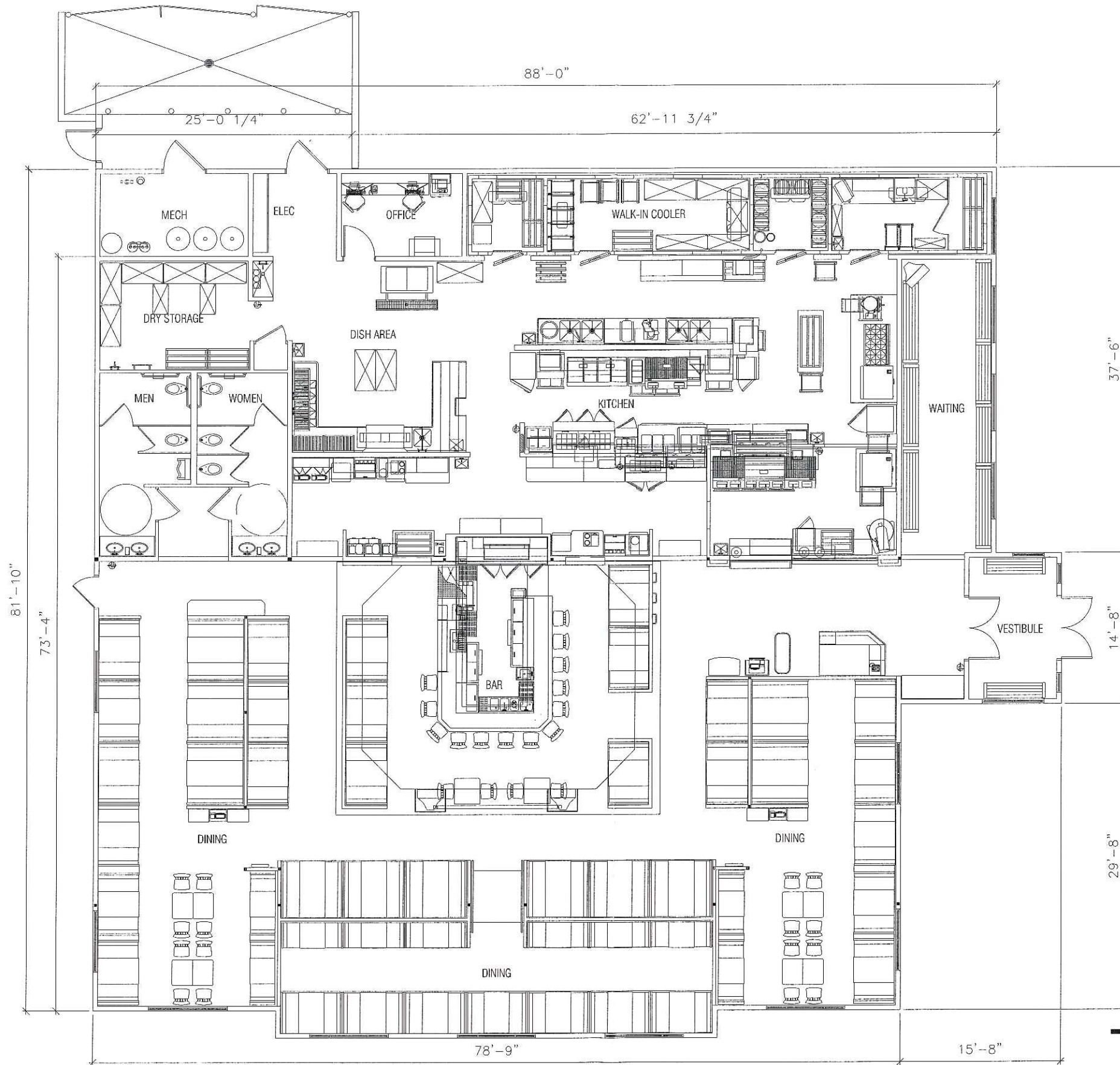
FABRICATED D/F ALUMINUM CABINET PAINTED SEMI-GLOSS BLACK FINISH ON FACE AND FILLER.
 "TEXAS LOGO" CIRCLE TO BE ROUTED AND BACKED WITH WHITE ACRYLIC HAVING VINYL COLOR APPLIED TO FACE SURFACE. BKG'D IS ARLON 2500-43 LIGHT TOMATO RED W/ 3/4" 2500-15 YELLOW BORDER.
 "HAT" IS 2500-22 BLACK W/ YELLOW OUTLINE.
 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.



D/F PYLON SIGN ELEVATION
SIGN C

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

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



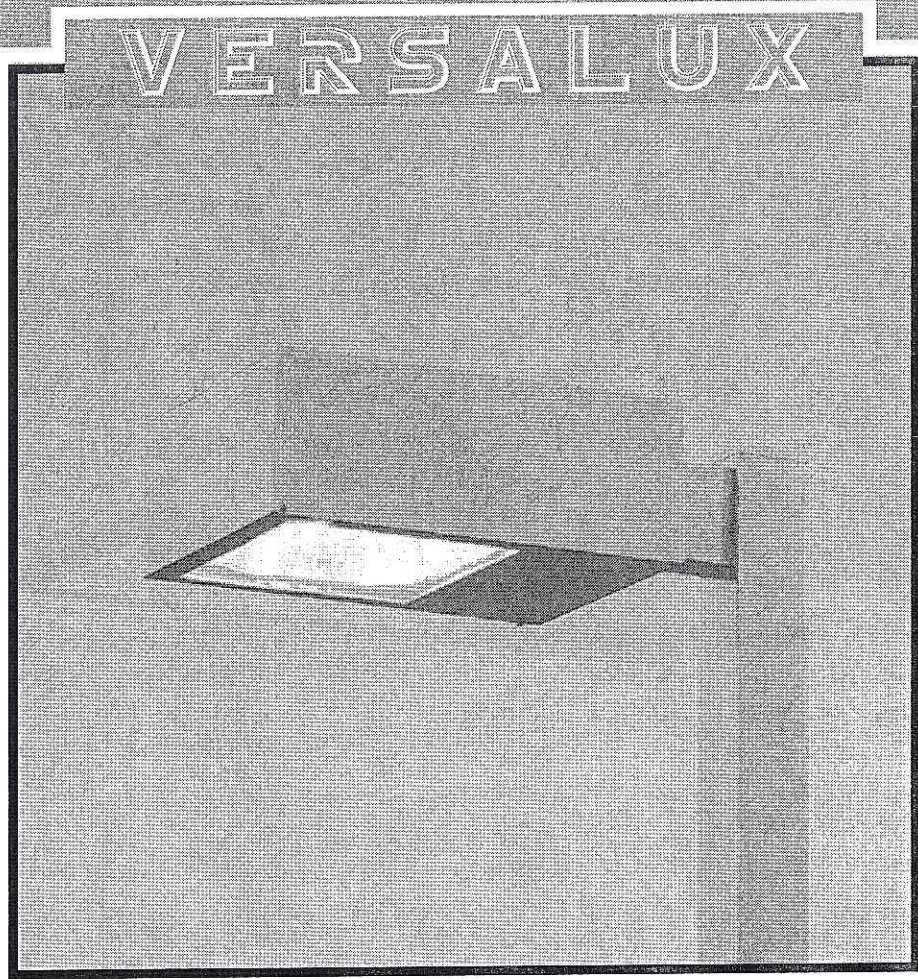
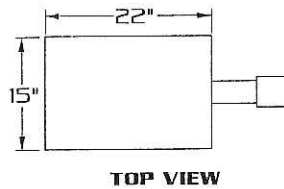
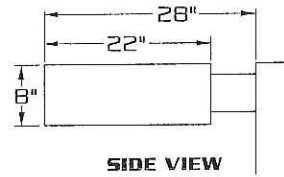
SEATING PLAN

SCALE: N.T.S.

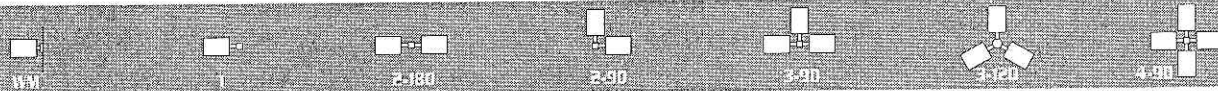


VERSALUX

[400 WATT MAX.]



E.P.A.- 1.72

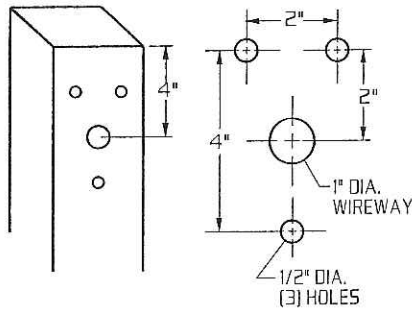


SPECIFICATIONS

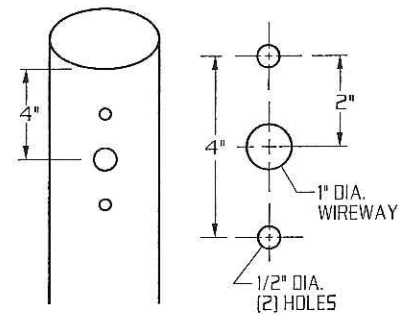
- HOUSING:** ONE PIECE HEAVY GAUGE DIE FORMED ALUMINUM CONSTRUCTION WITH SEPARATE BALLAST COMPARTMENT.
- LENS ASS'Y:** ONE PIECE HINGED HEAVY GAUGE DIE FORMED ALUMINUM DOOR FRAME SURROUNDS 3/16" CLEAR TEMPERED GLASS LENS. GLASS IS SEALED TO DOOR WITH HIGH TEMPERATURE SILICONE SEAL. TWO CAPTIVE THUMB 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.



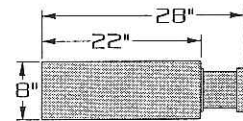
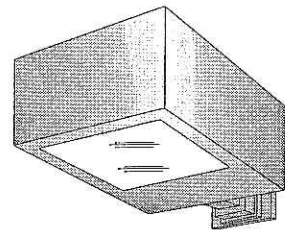
TYPICAL SQUARE POLE TEMPLATE



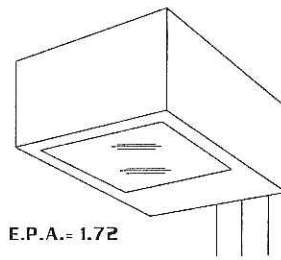
TYPICAL ROUND POLE TEMPLATE



WALL MOUNT



**LAMP SIZE:
100 - 400 WATT**



E.P.A.- 1.72

RECTILINEAR HEAVY GAUGE ALUMINUM HOUSING.

FIELD ROTATABLE OPTICS.

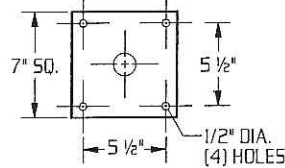
FIELD ADJUSTABLE OPTICS, TYPE II AND III LIGHT DISTRIBUTION.

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

TOOLESS LUMINAIRE ACCESS.

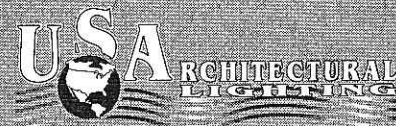
EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE



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 checked="" type="checkbox"/> 400 <input type="checkbox"/> HPS <input type="checkbox"/> 120	<input type="checkbox"/> 1..... STREET LIGHTING ARM MOUNT	<input type="checkbox"/> DARK BRONZE DBM	<input type="checkbox"/> CLEAR POLYCARBONATE DIFFUSER.....LEX
	<input type="checkbox"/> TYPE II II..... (hydroform)	<input type="checkbox"/> 250 <input checked="" type="checkbox"/> MH <input checked="" type="checkbox"/> 208	<input type="checkbox"/> ST 23..... (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"/> 200 <input type="checkbox"/> MV <input type="checkbox"/> 240	<input type="checkbox"/> ADJUSTABLE KNUCKLE	<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"/> 175 <input type="checkbox"/> 277	<input type="checkbox"/> NKLE23..... (TO FIT OVER 2 3/8" O.D.)	<input type="checkbox"/> WHITE WTM	<input type="checkbox"/> TWIST LOCK PHOTO CELL+VOLTAGE (EXAMPLE TPC120V).....TPC+V
	<input type="checkbox"/> TYPE V (FORWARD THROW) V..... (segmented)	<input type="checkbox"/> 150 <input type="checkbox"/> 480	<input type="checkbox"/> NKLE27..... (TO FIT OVER 2 7/8" O.D.)	<input type="checkbox"/> SILVER SLM	<input type="checkbox"/> TWIST LOCK RECEPTACLE ONLY.....TPR
<input type="checkbox"/> TYPE V-SQ V-SQ..... (segmented)	<input type="checkbox"/> 100 <input type="checkbox"/> MT	<input type="checkbox"/> WALL MOUNT <input type="checkbox"/> WM.....	<input type="checkbox"/> ANODIZED AZ ANODIZED HOUSING MUST HAVE PAINT FINISH COAT EXAMPLE: AZDBM	<input type="checkbox"/> SINGLE FUSE (120V., 277V).....SF	
		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	SEE PAGE 3 FOR ADDITIONAL COLORS	<input type="checkbox"/> DOUBLE FUSE (208V., 240V).....DF <input type="checkbox"/> TAMPER PROOF.....TP



100 WEST AVENUE OF PALMS, SUITE 100, PALM BEACH, FL 33411
TEL: 561-835-2100
FAX: 561-835-2101
www.usalighting.com

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

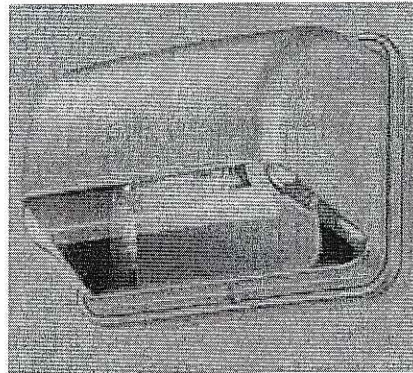
DESCRIPTION

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

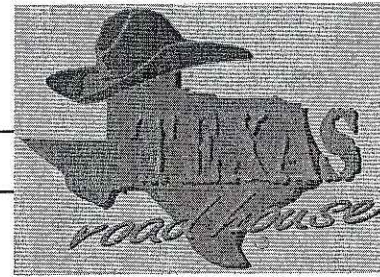


Lamp:



Quantity per Store: 2

Texas Roadhouse
EXTERIOR SPECIFICATION



Exterior Decorative Lighting

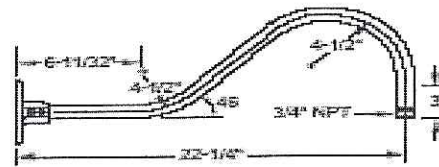
PROJECT:
Texas Roadhouse

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

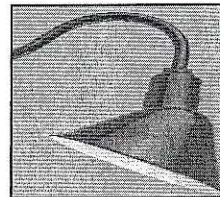
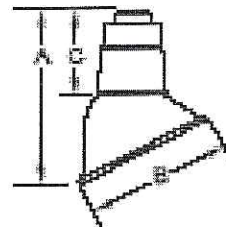


Arm Detail

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



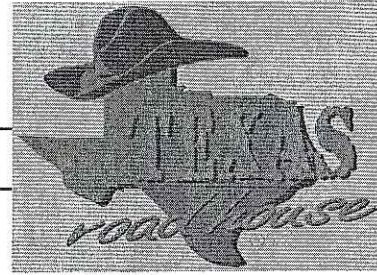
Lamp Type: 100 W MH

Lamp:



Quantity per Store: 18

Texas Roadhouse
EXTERIOR SPECIFICATION



Exterior 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

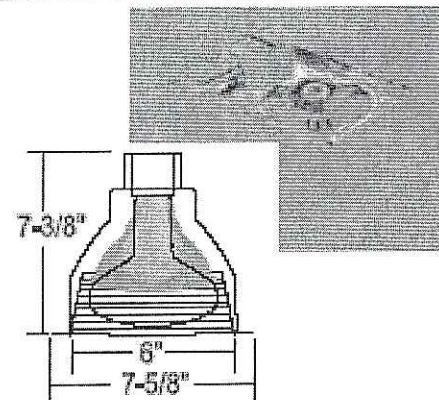
DESCRIPTION

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>

<p><u>LANDLORD</u></p> <p>Raymond & Loraine Zeier Annamark Group Z, LLC 2211 North Stoughton Road Madison, WI 53704</p>	<p><u>LANDLORD'S ATTORNEY</u></p> <p>John Frank Lathrop & Clark LLP P.O. Box 1507 Madison, WI 53701-1507</p> <p>Tel: (608) 257-7766 Email: jfrank@lathropclark.com</p>
<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>
<p><u>SURVEYOR</u></p> <p>Wayne Barsness / Karen Gagnon D'Onofrio, Kottke, & Assoc., Inc. 7530 Westward Way Madison, WI 53717</p> <p>Tel: (608) 833-7530 Fax: (608) 833-1089 Email: wbarsness@donofrio.cc kgagnon@donofrio.cc</p>	<p><u>CIVIL ENGINEER</u></p> <p>Dan Angspatt / Alfonso Inchausti Greenberg Farrow 3455 Salt Creek Lane, Suite 100 Arlington Heights, IL 60005</p> <p>Tel: (847) 788-9200 Fax: (847) 788-9536 Email: vangspatt@greenbergfarrow.com ainchausti@greenbergfarrow.com</p>
<p><u>LANDSCAPE ARCHITECT</u></p> <p>Christopher Thiel Schreiber/Anderson Associates, Inc. 717 John Nolen Drive Madison, WI 53713</p> <p>Tel: (608) 255-0800 Tel Direct: (608) 441-3592 Fax: (608) 255-7750 E-mail: cthiel@saa-madison.com</p>	<p><u>SITE LIGHTING CONSULTANT</u></p> <p>Kevin Loehle AccuServ Lighting & Equipment 3865 Produce Road, Suite 208 Louisville, KY 40218</p> <p>Tel: (877) 707-7378 (Toll Free) Tel: (502) 961-0096 Fax: (502)961-0357 Email: kloehle@accu-serv.com</p>

<p><u>ARCHITECT</u></p> <p>Julie Wehmeyer Project Manager Greenberg Farrow 3455 Salt Creek Lane, Suite 100 Arlington Heights, IL 60005</p> <p>Tel: (847) 788-9200 Fax: (847) 788-9536 Email: jwehmeyer@greenbergfarrow.com</p>	<p><u>RESTAURANT DESIGN</u></p> <p>George Lask GLask & Assoc. Inc. 4615 Wolf Creek Parkway Louisville, KY 40241</p> <p>Tel: (502) 292-2277 Mobile: (502) 802-5754 Fax: (502) 292-2277 Email: g.lask@insightbb.com</p>
<p><u>MEP</u></p> <p>Brad Kalmans RH George and Associates, Inc. 8700 Jameel, Suite 150 Houston, TX 77040</p> <p>Tel: (713) 690-6300 Fax: (713) 690-9030 Email: bkalmans@rhgeorge.com</p>	<p><u>STRUCTURAL ENGINEER</u></p> <p>Biljana Bulakovska Barry Levin & Associates, Inc. 188 Industrial Drive, Suite 116 Elmhurst, IL 60126</p> <p>Tel: (630) 530-8181 Fax: (630) 530-8197 Email: bbulakovska@aol.com</p>