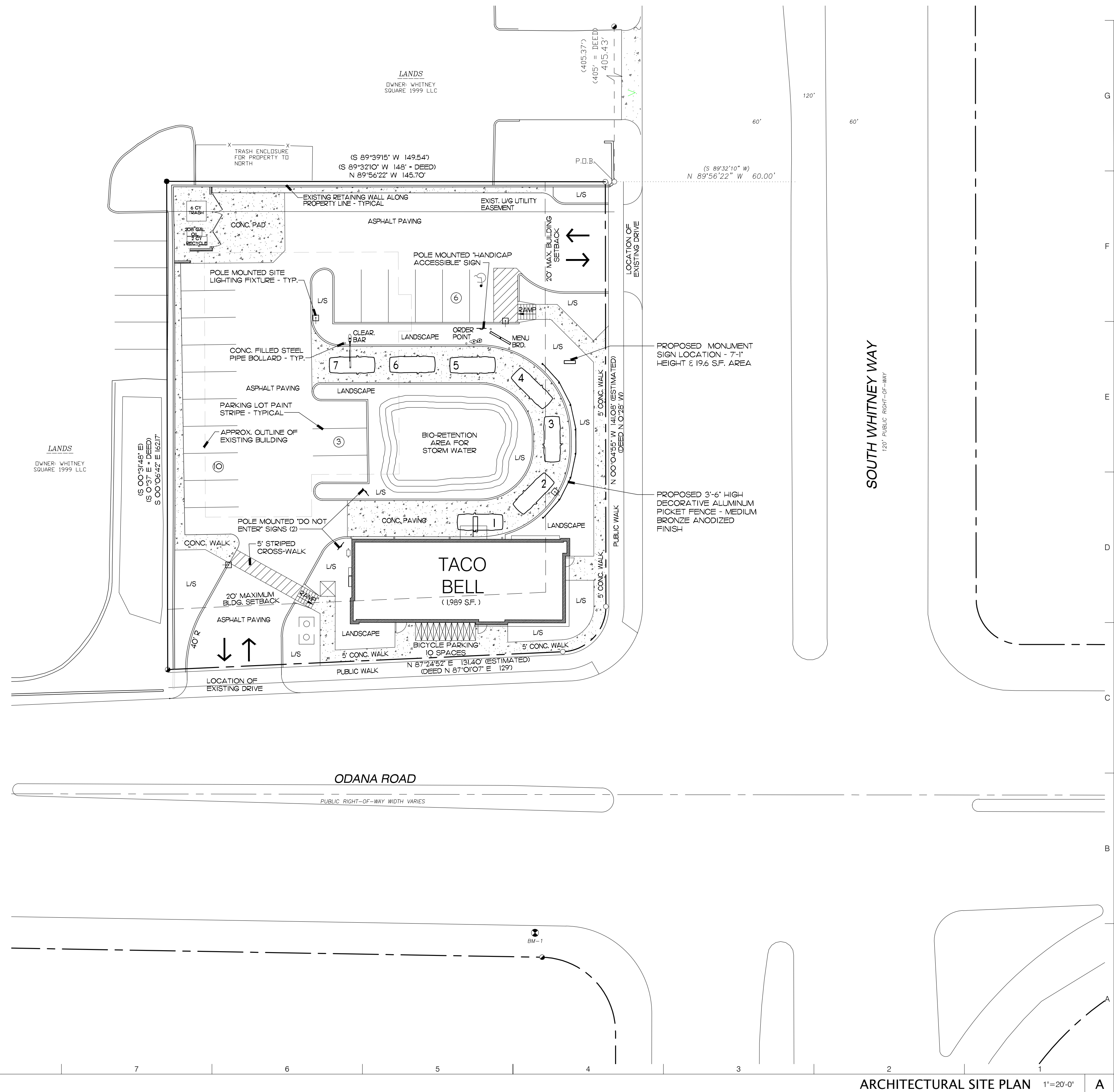


VICINITY
MAP
NOT TO SCALE



ARCHITECTURAL SITE PLAN 1"=20'-0" A



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48068
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T1202C

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMIT
4-9-2013	REVISED UDC SUBMIT
4-22-2013	REVISED PER C
6-19-2013	UDC and PG SUBMIT

CONTRACT DATE:
BUILDING TYPE: MED-NI-
PLAN VERSION: DEC 12
SITE NUMBER: 3094
STORE NUMBER:

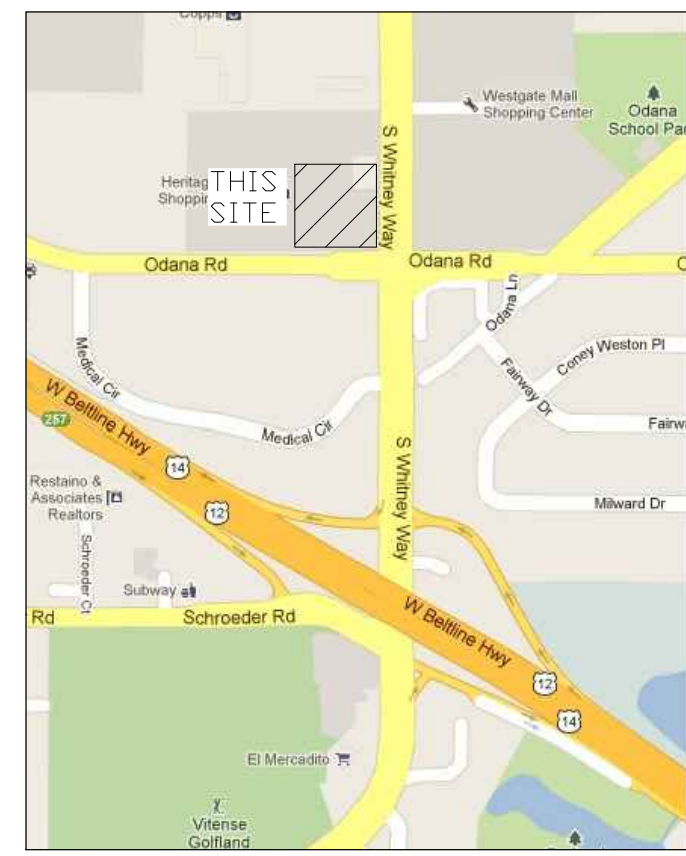
TACO BELL
698 S. Whitney Way
Madison, WI



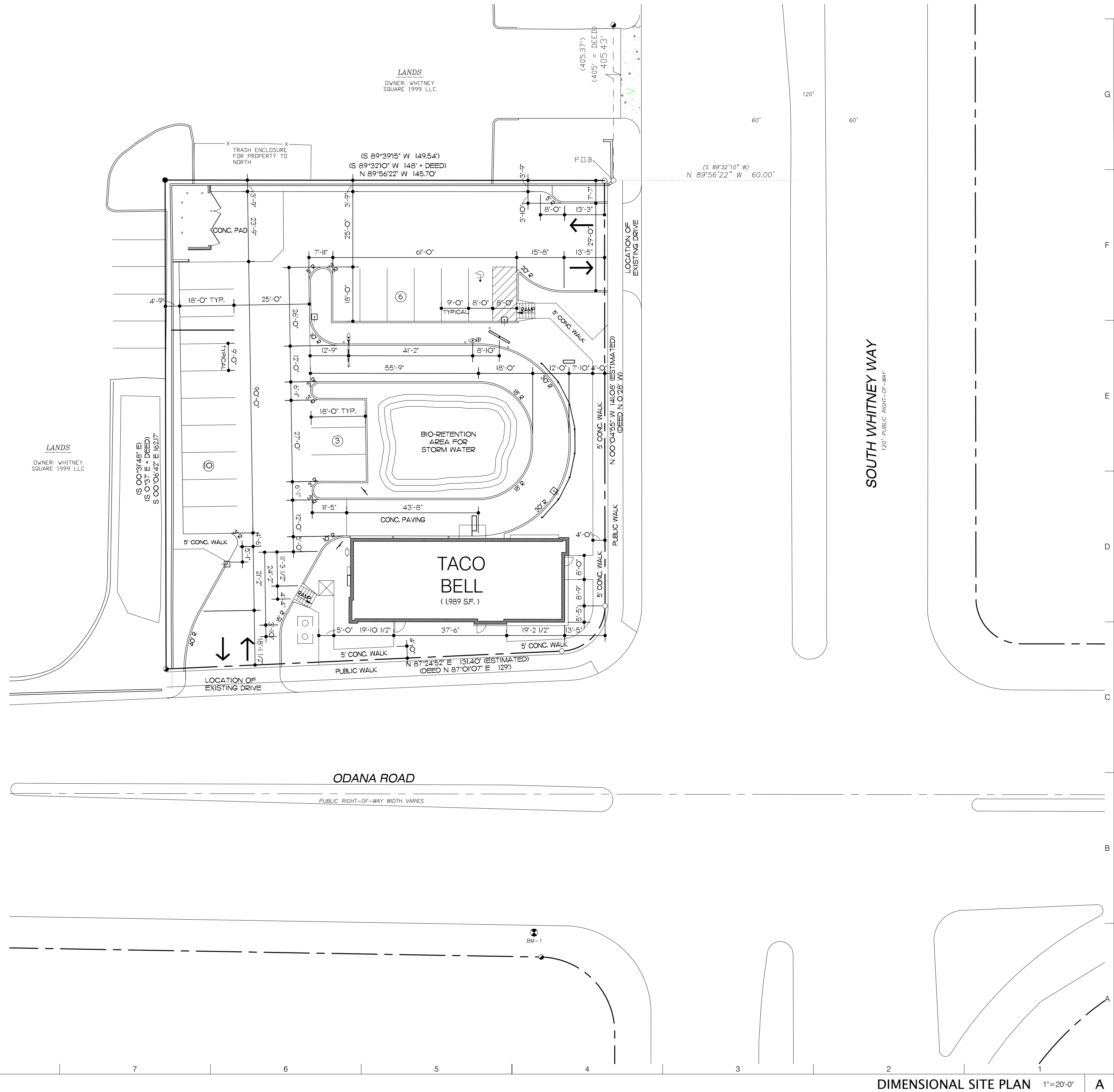
ARCHITECTURA
SITE
PLAN

AC0.1

PLOT DATE: 6-18



VICINITY
MAP
NOT TO SCALE



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48068
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T1202C

DATE	ISSUE
------	-------

4-2-2013	INITIAL UDC SUBMIT
4-9-2013	REVISED UDC SUBMIT
4-22-2013	REVISED PER C
6-19-2013	UDC and PG SUBMIT

CONTRACT DATE:	
BUILDING TYPE:	MED-NI-
PLAN VERSION:	DEC 12
SITE NUMBER:	3094
STORE NUMBER:	

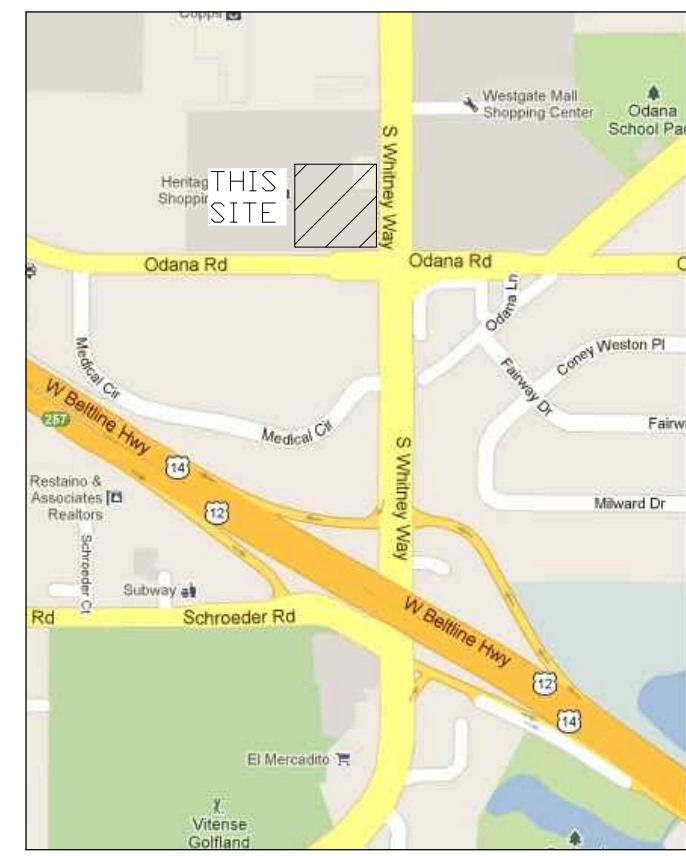
TACO BELL
698 S. Whitney Way
Madison, WI



DIMENSIONAL
SITE
PLAN

AC0.2

PLOT DATE: 6-18



VICINITY
MAP
NOT TO SCALE

TACO BELL
698 S. WHITNEY WAY
MADISON, WI
PREPARED BY: JOHN BUJAKE
ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
502-961-0357 FAX
jbujake@accu-serv.com
JUNE 18, 2013

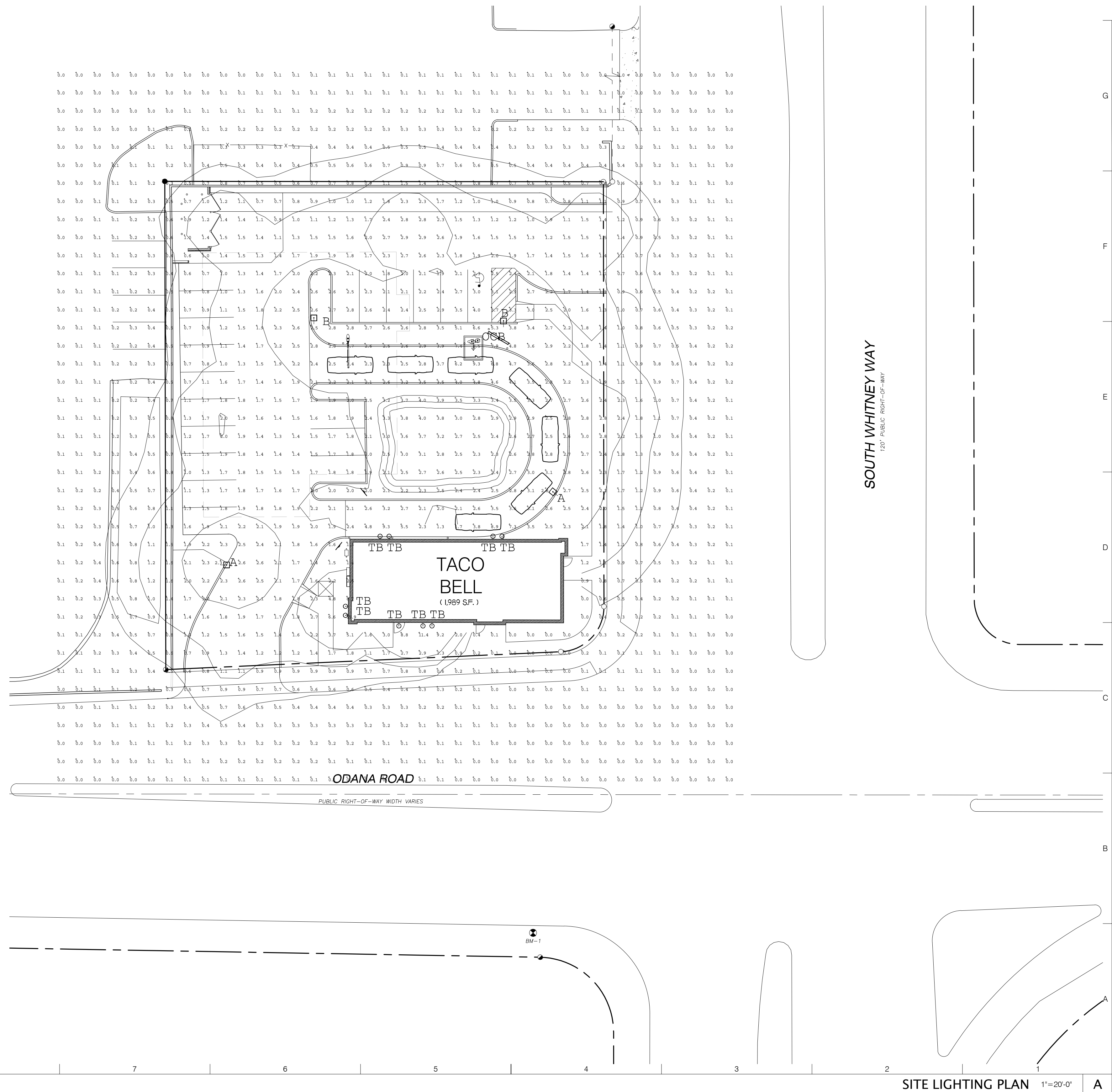
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	1.03	15.9	0.0	N.A.	N.A.
VEHICULAR SURFACE	1.99	9.3	0.6	3.32	15.50

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Lum. Watts	Description
☐	1	OCB	SINGLE	12500	0.700	185	TACO BELL - ORDER POINT CANOPY
○	9	TB	SINGLE	1230	0.900	36	ACCU 05247-051-052 @ 9.17' A.F.G.
☐	2	A	SINGLE	22500	0.750	288	ACCU 95200-FP25PS-PG / 95200-425S
☐	2	B	SINGLE	22500	0.750	288	ACCU 95200-525PS-PG / 95200-425S

LIGHTING RESTRICTIONS: TOTAL WATTAGE FOR SITE FIXTURES NOT TO EXCEED 0.10W/S.F. OF VEHICULAR SURFACE
AVERAGE LIGHT LEVEL NOT TO EXCEED 2.5 FOOT-CANDLES
MINIMUM LIGHT LEVEL TO BE 0.4 FOOT-CANDLES OR GREATER
AVERAGE/MINIMUM RATIO NOT TO EXCEED 5.0

VEHICULAR SURFACE: 12,700 S.F.
SITE FIXTURES ARE FULL CUTOFF 250W PULSE START METAL HALIDE w/ FLAT LENSES
POLES ARE 25'-0" FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 27'-6" A.F.G.



SOUTH WHITNEY WAY
120' PUBLIC RIGHT-OF-WAY

ODANA ROAD
PUBLIC RIGHT-OF-WAY WIDTH VARIES

SITE LIGHTING PLAN 1"=20'-0" A



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48068
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T1202C

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMIT
4-9-2013	REVISED UDC SUBMIT
4-22-2013	REVISED PER C
6-19-2013	UDC and PG SUBMIT

CONTRACT DATE:
BUILDING TYPE: MED-NI-
PLAN VERSION: DEC 12
SITE NUMBER: 3094
STORE NUMBER:

TACO BELL
698 S. Whitney Way
Madison, WI



SITE
LIGHTING
PLAN

AC0.3

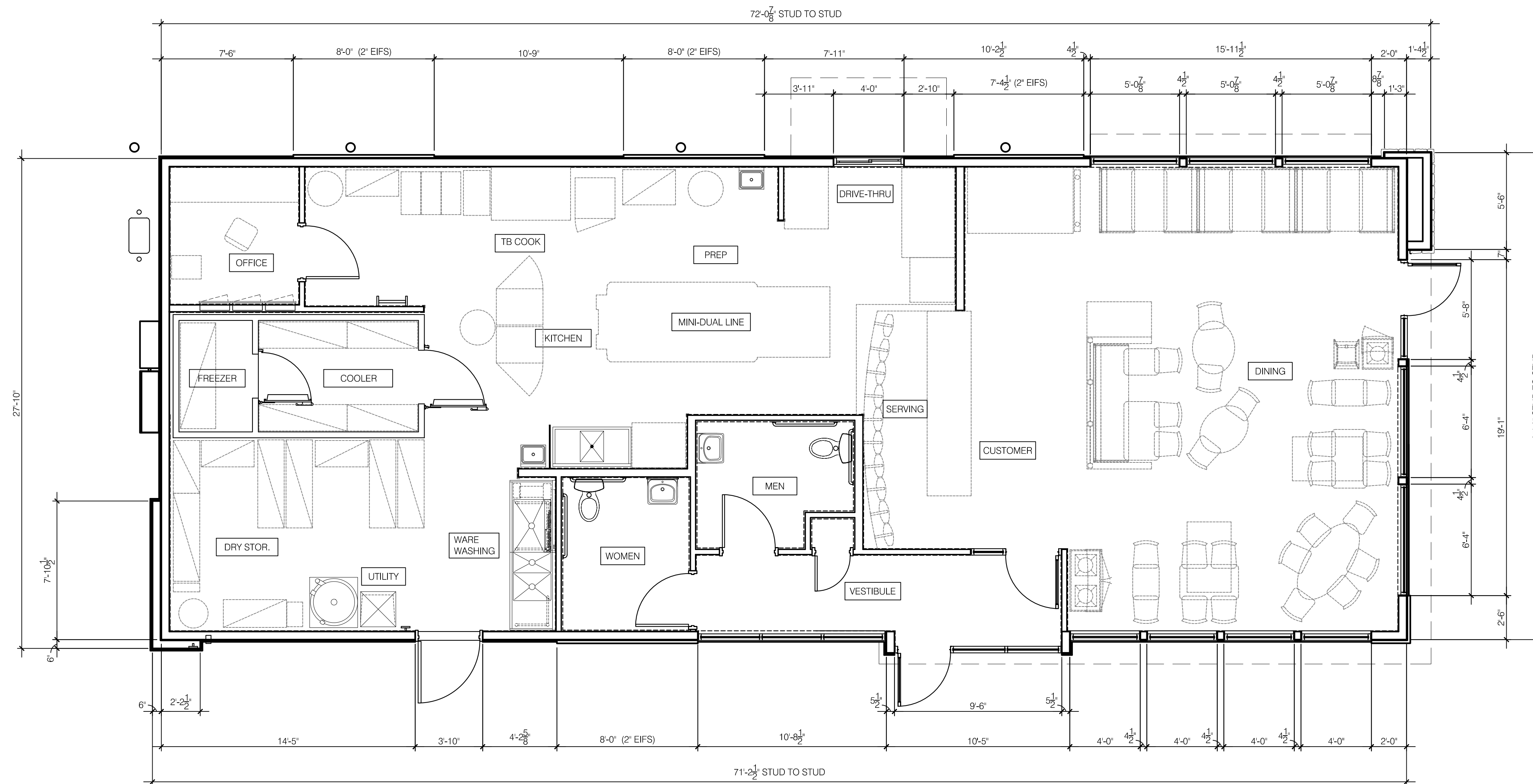
PLOT DATE: 6-18



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48083
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T12020



FLOOR PLAN 1/8"=1'-0" A

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMITTAL
4-9-2013	REVISED UDC SUBMITTAL
4-22-2013	REVISED PER CITY
6-19-2013	UDC and PC SUBMITTAL

CONTRACT DATE: --
BUILDING TYPE: MED-NI-40
PLAN VERSION: DEC 12-A
SITE NUMBER: 309441
STORE NUMBER: --

TACO BELL
698 S. Whitney Way
Madison, WI



ARCHITECTURAL
FLOOR
PLAN

A1.0

PLOT DATE: 6-18-13



SOUTH ELEVATION 1/8"=1'-0" A



L + A
ARCHITECTS
INC. A.I.A.
 2430 ROCHESTER COURT
 SUITE 200
 TROY, MICHIGAN 48083
 PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T12020

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMITTAL
4-9-2013	REVISED UDC SUBMITTAL
4-22-2013	REVISED PER CITY
4-26-2013	REVISED WALL SIGNS

CONTRACT DATE: --
 BUILDING TYPE: MED-NI-40
 PLAN VERSION: DEC 12-A
 SITE NUMBER: 309441
 STORE NUMBER: --

TACO BELL
 698 S. Whitney Way
 Madison, WI



ARCHITECTURAL
 EXTERIOR
 ELEVATIONS

A4.0

PLOT DATE: 4-22-13

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 6122 "CAMEL BACK"	LOTUSAN	NA08-0011
2	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"		
3	ACCENT COLOR	SHERWIN WILLIAMS	SW 2823 "ROOKWOOD CLAY"	LOTUSAN	NA08-0010
4	SLAT WALL AND VALANCE COLOR	VENDOR	SW 7034 "STATUS BRONZE" (EQUAL)		
5	PARAPET CAP COLOR	DUROLAST	MEDIUM BRONZE (FACTORY FINISH)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"
6	STONE WALL	BORAL - VERSA STONE	TIGHT CUT - " PLUM CREEK"		
7	STOREFRONT WINDOWS	TBD	" DARK BRONZE"		
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL		
9	PARAPET BACK ROOFING	DUROLAST	THE COLOR SHALL BE FACTORY COLORED "TAN." EQUAL ALTERNATE ALLOWED.		
10	BRICK WALL	BORAL - THIN BRICK	" TUSCAN BLEND "		

EXTERIOR FINISH SCHEDULE B



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48083
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T12020

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMITTAL
4-9-2013	REVISED UDC SUBMITTAL
4-22-2013	REVISED PER CITY
4-26-2013	REVISED WALL SIGNS

CONTRACT DATE:	--
BUILDING TYPE:	MED-NI-40
PLAN VERSION:	DEC 12-A
SITE NUMBER:	309441
STORE NUMBER:	--

TACO BELL

698 S. Whitney Way
Madison, WI



MEDIUM40-Ni

ARCHITECTURAL
EXTERIOR
ELEVATIONS

A4.1

PLOT DATE: 4-22-13

22'-1"
T.O. TOWER

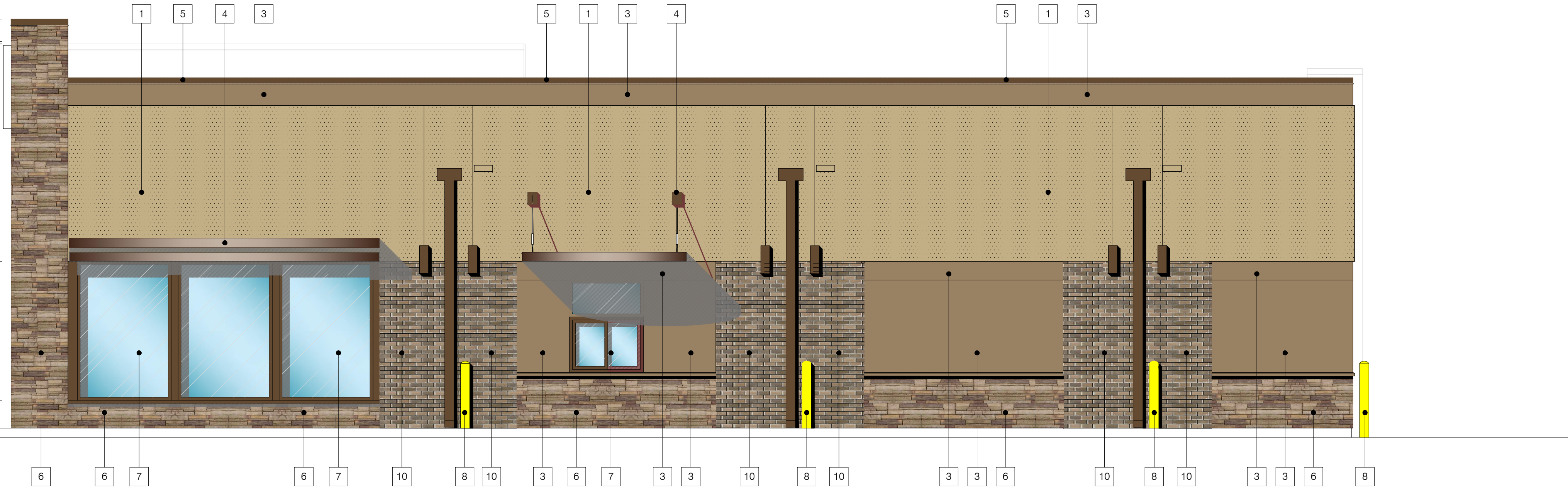
20'-10 1/2"
T.O. SLAT WALL

20'-9"
T.O. PARAPET
(BEYOND)

9'-0"
BOTTOM OF VALANCE

1'-6"
BOTTOM OF WINDOW

0'-0"
T.O. SLAB



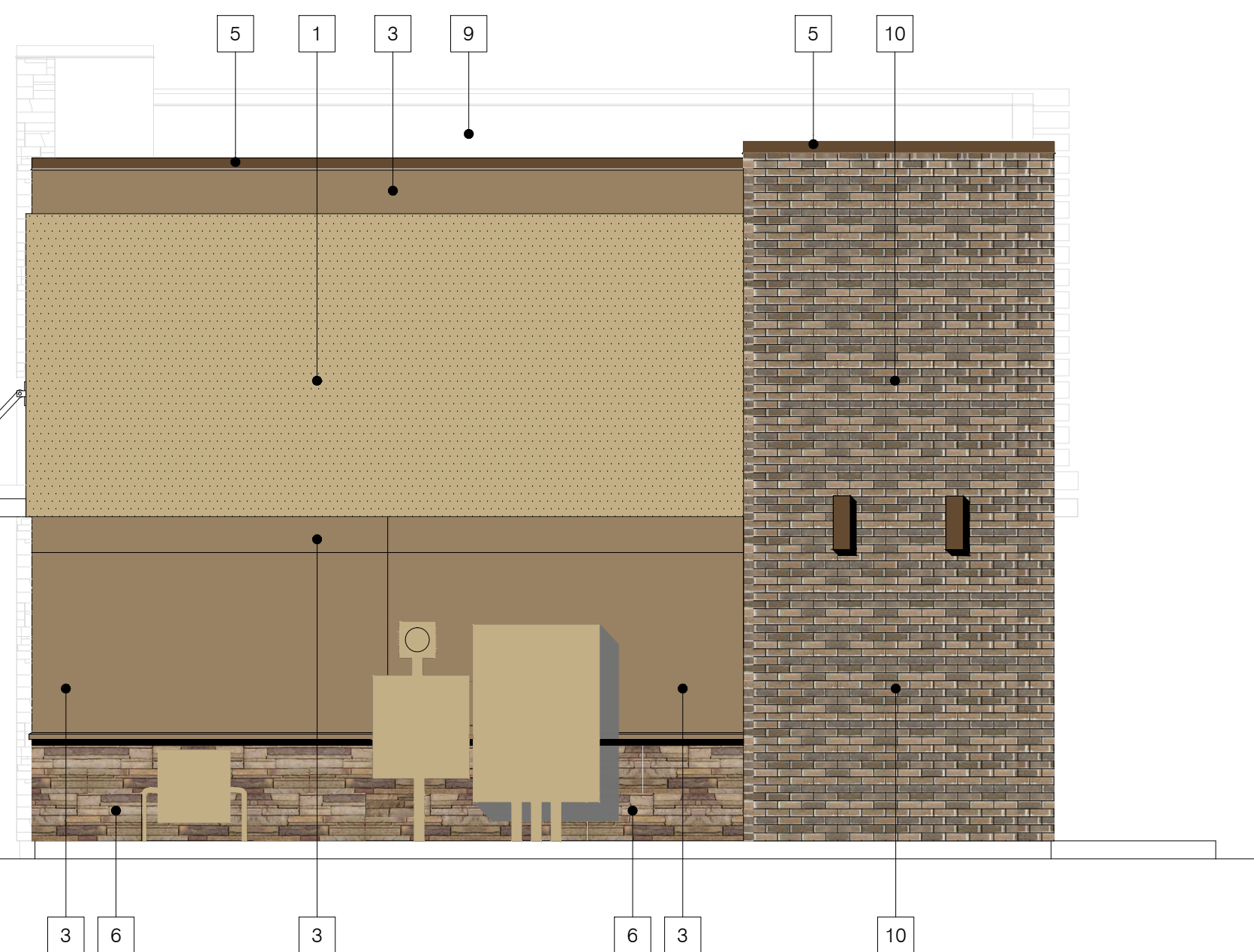
NORTH ELEVATION 1/8"=1'-0" A

22'-1"
T.O. TOWER

9'-0"
BOTTOM OF VALANCE

1'-6"
BOTTOM OF WINDOW

0'-0"
T.O. SLAB



WEST ELEVATION 1/8"=1'-0" C

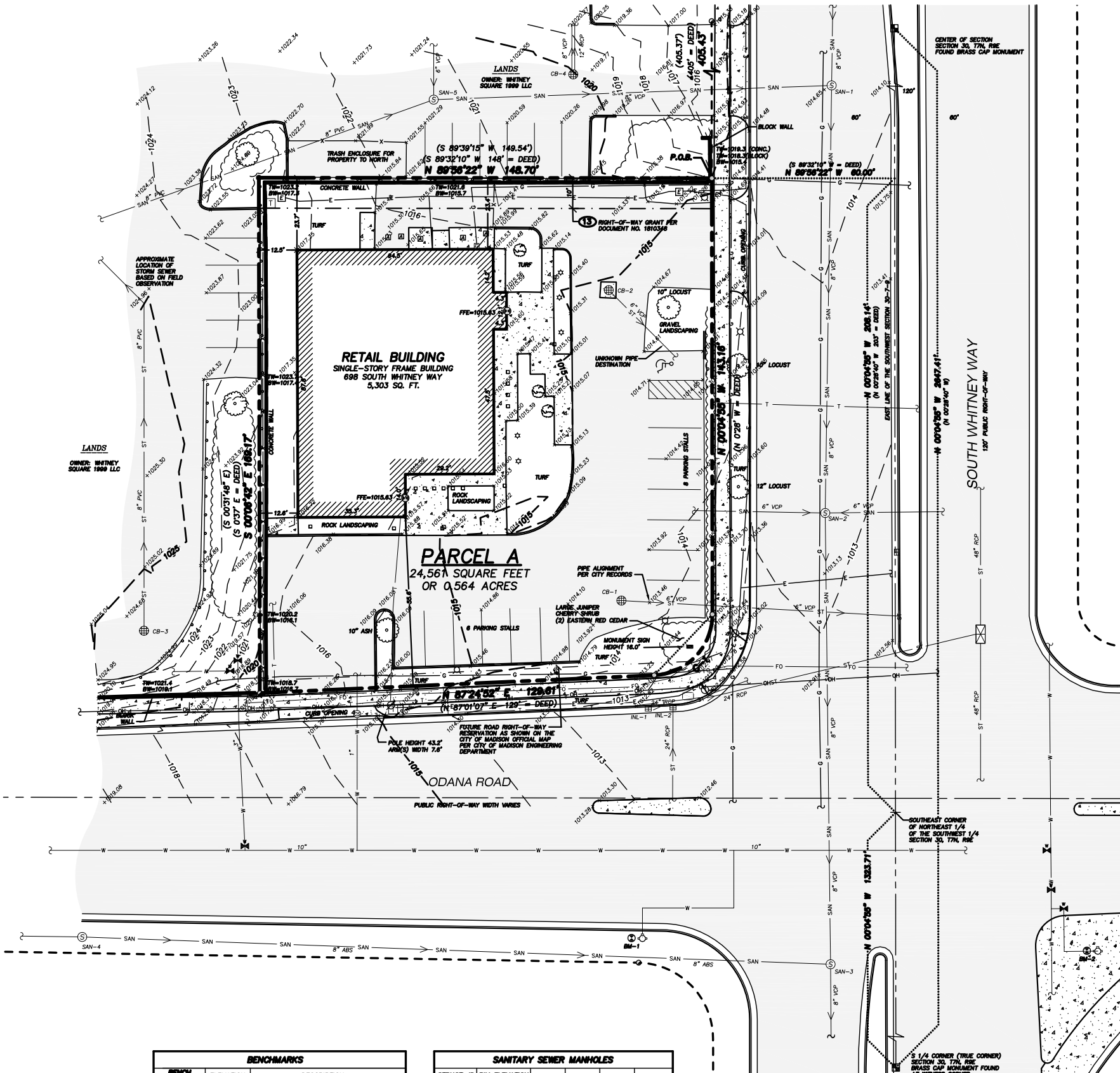
22'-1"
T.O. TOWER

9'-0"
T.O. WINDOW

1'-6"
BOTTOM OF WINDOW
0'-0"
T.O. SLAB



EAST ELEVATION 1/8"=1'-0" B



GENERAL NOTES

- BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY. THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, BEARS N 00°04'55" W.
- FIELD WORK FOR THIS SURVEY WAS PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF MARCH 24, 2013. DUE TO SNOW AND ICE COVERAGE, WE WERE NOT ABLE TO LOCATE EDGE OF PARKING LOT NORTH OF THE MONUMENT SIGN. EDGE OF PARKING LOT SHOWN IS APPROXIMATE.
- ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). PROJECT BENCHMARK IS A BRASS CAP MONUMENT FOR THE WITNESS CORNER TO THE SOUTH QUARTER CORNER OF SECTION 30, T7N, R9E, ON SOUTH WHITNEY WAY UNDER THE U.S.H. 14 OVERPASS. ELEVATION = 990.60
- SITE LIGHTING AND ELECTRIC LINES TO SIGNS WERE NOT MARKED AT THE TIME OF THIS SURVEY.
- SUBSURFACE UTILITIES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SUPERFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS' HOTLINE TICKET NO.: 20131204780.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS

- ITEM 3:** THE SUBJECT PARCEL LIES WITHIN ZONE "X" OF OTHER AREAS OF FEDERAL FLOOD INSURANCE RATE MAP, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER MAP NUMBER 55028C0419G.
- ITEM 8:** DESIGNATED STRIPED PARKING AREA:
13 REGULAR PARKING SPACES
5 HANDICAP PARKING SPACES
14 PARKING SPACES TOTAL
- ITEM 19:** THERE ARE NO MAPPED WETLANDS ON THE SUBJECT PROPERTY PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES WEBSITE.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II-EXCEPTIONS

- (PER CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 131082, AMENDMENT NO. 3/417910, EFFECTIVE DATE: MARCH 01, 2013 AT 12:01 AM, ISSUE DATE: APRIL 01, 2013.)
- 11** EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WISCONSIN BY AN INSTRUMENT DATED NOVEMBER 11, 1929 AND RECORDED ON JULY 3, 1930, AS DOCUMENT NO. 518042, FURTHER DESCRIBED IN AN INSTRUMENT RECORDED ON SEPTEMBER 28, 1954, IN VOLUME 273, PAGE 42, AS DOCUMENT NO. 88490, TRANSFERRED TO WISCONSIN TELEPHONE COMPANY BY AN INSTRUMENT DATED FEBRUARY 14, 1966 AND RECORDED ON OCTOBER 31, 1966, IN VOLUME 453, PAGE 383, AS DOCUMENT NO. 1172878.
- THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON.
- 12** TAXES AND ASSESSMENTS/CHARGES, IF ANY, BY REASON OF THE FACT THAT THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF LAKE STATES SANITARY DISTRICT AS DISCLOSED IN AN INSTRUMENT RECORDED AS DOCUMENT NO. 1053290, TOGETHER WITH RIGHTS AND EASEMENTS GRANTED SAID SANITARY DISTRICT FOR THE PURPOSE OF CONSTRUCTING A PUBLIC SEWERAGE AND WATER WORKS SYSTEM, IF ANY.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY, HOWEVER IT IS NOT GRAPHIC IN NATURE AND THEREFORE IS NOT PLOTTED HEREON.
- 13** RIGHT OF WAY GRANT UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC BY AN INSTRUMENT DATED SEPTEMBER 14, 1983 AND RECORDED ON NOVEMBER 22, 1983, IN VOLUME 5131, PAGE 67, AS DOCUMENT NO. 1810348.
- THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGAL DESCRIPTION - (FURNISHED)

(PER CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 131082, AMENDMENT NO. 3/417910, EFFECTIVE DATE: MARCH 01, 2013 AT 12:01 AM, ISSUE DATE: APRIL 01, 2013.)

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 9 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER, AND RUNNING THENCE NORTH 0° 28' 40" WEST, 203 FEET; THENCE SOUTH 89° 32' 10" WEST, 60 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 89° 32' 10" WEST, 148 FEET; THENCE SOUTH 0° 37' EAST, 189.17 FEET; THENCE NORTH 87° 01' 07" EAST, 129 FEET TO A POINT OF A CURVE TO THE LEFT, RADIUS 20 FEET, LONG CHORD BEARING NORTH 43° 16' 13" EAST, 27.86 FEET TO THE POINT OF INTERSECTION WITH A LINE THAT IS PARALLEL TO AND 60 FEET WEST OF, MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF THE SOUTHWEST 1/4; THENCE NORTH 0° 28' WEST, 143.16 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION - (AS SURVEYED)

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 04 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1323.71 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 55 SECONDS WEST, 208.14 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 22 SECONDS WEST, 148.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 22 SECONDS WEST, 148.70 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 42 SECONDS EAST, 169.17 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 52 SECONDS EAST, 129.61 FEET TO A POINT OF A CURVE; THENCE NORTHEASTERLY 30.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING NORTH 43 DEGREES 39 MINUTES 58 SECONDS EAST, 27.86 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 55 SECONDS WEST, 143.16 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

TO: 1) TACO BELL OF AMERICA, LLC, A DELAWARE CORPORATION AND ITS AFFILIATES, 2) CHICAGO 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 THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(b)(2), 8, 9, 10(a), 10(b), 11(a), 12, 13, 18, 20(a), 20(b), 21 AND 22 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 27, 2013.

PAUL R. KNUDSON, S-1556 REGISTERED LAND SURVEYOR



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48063
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. -----

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

- "BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"
- CIVIL ENGINEERING
 - SURVEYING & MAPPING
 - CONSTRUCTION SERVICES
 - WATER RESOURCES
 - PLANNING & DEVELOPMENT
 - TRANSPORTATION ENGINEERING
 - STRUCTURAL ENGINEERING
 - LANDSCAPE ARCHITECTURE
- MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5050 PHONE | 608.848.2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

LISTED BENCHMARK
ELEVATIONS ON
ARCHITECTURAL
SHEETS: 0'-0" (LISTED)
= ' (ACTUAL)

DATE	ISSUE

CONTRACT DATE: XX.XX.XX
BUILDING TYPE: ----
PLAN VERSION: ----
SITE NUMBER: ----
STORE NUMBER: ----

TACO BELL
698 South Whitney Way
Madison, WI



JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WI 53593

PROJECT: TACO BELL

PARCEL ADDRESS (LOCATION): 698 SOUTH WHITNEY WAY
MADISON, WISCONSIN

PARCEL AREA (SF): 24,561 SQ. FT.
YUM! ENTITY NO.: 419710
YUM! SITE NO.: 309441

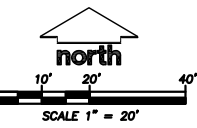
SCALE: 1"=20' DRAWN BY: JDS SHEET: 1
DATE: 05/30/13 CHECKED BY: PRK



L + A
ARCHITECTS
INC. A.I.A.

PREPARED FOR

L+A ARCHITECTS, INC.
2430 ROCHESTER COURT,
TROY, MI 48063



SANITARY SEWER MANHOLES

STRUCT. ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1014.51	N 1005.60 S 1005.60	8"	VCP
SAN-2	1013.29	W 1006.72 N 1004.69 S 1004.67 E 1004.88 W 1008.31	8"	VCP
SAN-3	1011.54	N 1001.34 S 1001.33 W 1002.70	8"	VCP
SAN-4	1018.92	E 1008.68 W 1008.68	8"	ABS
SAN-5	1021.11	N 1014.08 E 1014.00 SW 1014.32	8"	VCP ABS PVC

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	30.54'	20.00'	87°29'47"	27.66'	N 43°39'58" E (N 43°16'13" E)

PROJECT NO. 13-5888 SURVEYED BY: JDS
FILE NO. C-347 DRAWN BY: JDS
FIELDBOOK/Pg. 289/21 CHECKED BY: PRK
SHEET NO. 1 OF 1 APPROVED BY: JPU

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1015.61	TOP NUT ON HYDRANT AT SOUTHWEST CORNER OF S WHITNEY WAY AND ODANA RD.
BM-2	1013.97	TOP NUT ON HYDRANT AT SOUTHEAST CORNER OF S WHITNEY WAY AND ODANA RD.

STORM SEWER INLETS

INLET ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1012.15	E 1007.00	24"	RCP
INL-2	1012.05	E 1008.25 W 1008.75 S 1008.55	24"	RCP

STORM SEWER CATCH BASINS

INLET ID	R/W ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	1013.14	E 1008.64	6"	VCP
CB-2	1014.29	SE 1008.83	6"	VCP
CB-3	1024.33	N 1020.75	6"	PVC
CB-4	1020.03	N 1018.29	8"	VCP
		N 1016.30	12"	RCP

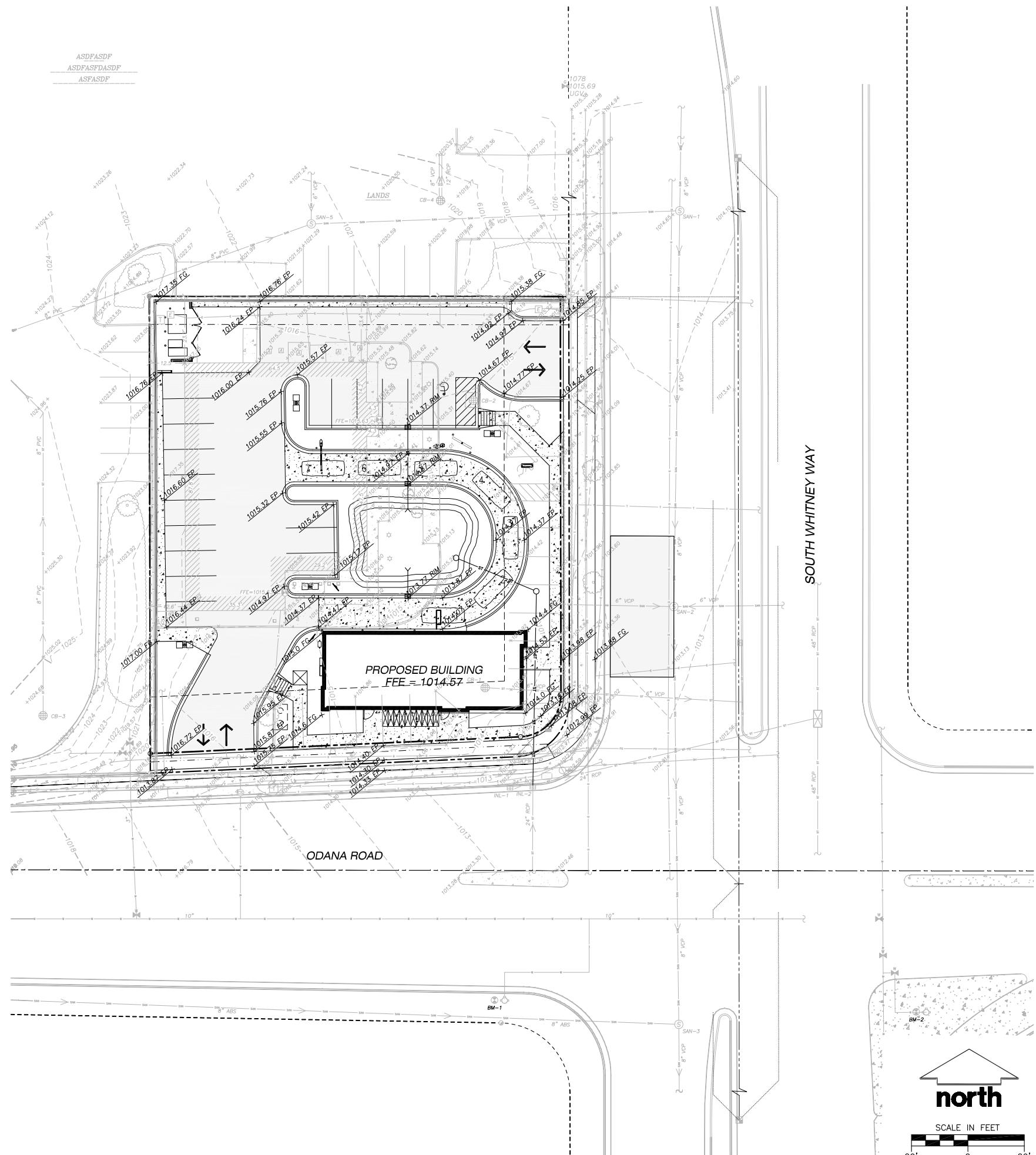
TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN RECORDS

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE SERVICE REGISTRATION REQUIRED UNLESS THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS IT MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

File: I:\2013\135888\Map\135888 ALTA.dwg Layout: L+A border User: jds Date: 05/30/13 10:06am

ASDFASDF
ASDFASDFASDF
ASDFASDF



LEGEND (PROPOSED)

- PROPERTY LINE
- ST --- ST --- STORM SEWER
- ▨ ASPHALTIC PAVEMENT
- ▨ CONCRETE PAVEMENT

- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FFE - FINISHED FLOOR ELEVATION
- TC - TOP OF CURB
- SW - SIDEWALK
- FG - FINAL GRADE
- RM - STRUCTURE RIM

GENERAL NOTES

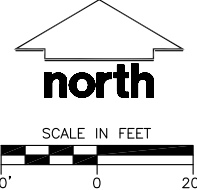
1. SURVEY CONDITIONS SHOWN BASED ON FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES THE WEEK OF MARCH 24, 2013.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. WORK IN ROW AND WITHIN PUBLIC EASEMENTS SHOWN ON THIS PLAN IS FOR GRAPHIC PURPOSES ONLY.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. ONLINE REPORTING OF INSPECTIONS AND MAINTENANCE IS REQUIRED TO BE SUBMITTED TO THE CITY OF MADISON.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
6. INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
8. INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
9. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
10. INSTALL TYPE D INLET PROTECTION AROUND ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM AREAS UNDER CONSTRUCTION. REFER TO CITY OF MADISON STANDARD SPECIFICATIONS FOR DETAILS.
11. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
12. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
13. ALL SLOPES EXCEEDING 5:1 (20%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
14. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR AND WSPS REQUIREMENTS.
15. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
16. CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
4. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SEEDING AND MULCHING. THIS MUST BE VERIFIED BY THE ENGINEER AS PART OF THE AS-BUILT CERTIFICATION.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48063
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T12020

DATE ISSUE

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMITTAL
4-9-2013	REVISED UDC SUBMITTAL
4-22-2013	REVISED PER CITY
6-19-2013	UDC and PC SUBMITTAL

CONTRACT DATE: -
BUILDING TYPE: MED-NI-40
PLAN VERSION: DEC 12-A
SITE NUMBER: 309441
STORE NUMBER: -

TACO BELL

696 S. Whitney Way
Madison, WI

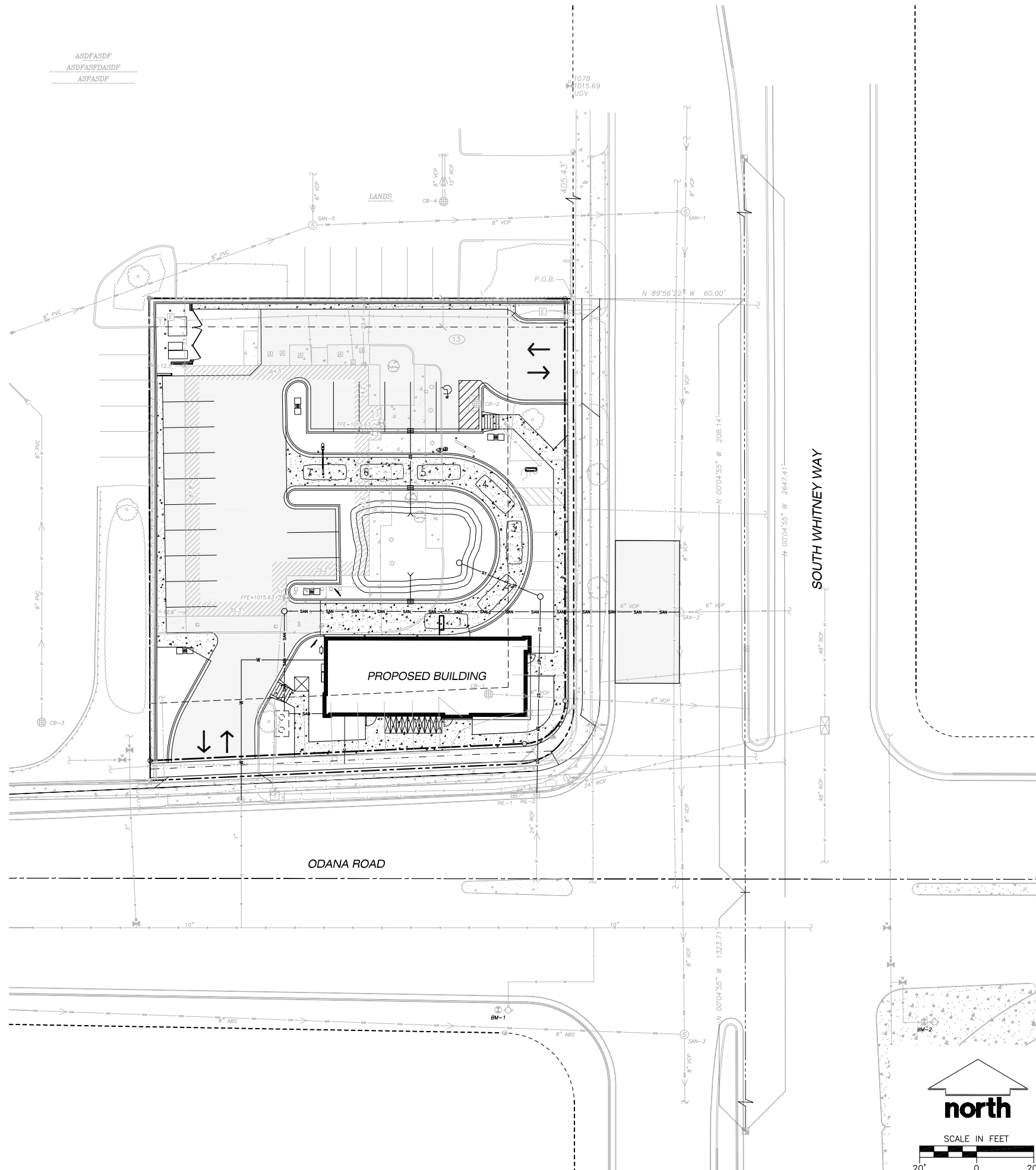


**GRADING &
EROSION
CONTROL PLAN**

C 1.0

PLOT DATE: 4-22-13

ASDFASDF
ASDFASDFASDF
ASDFASDF



LEGEND (PROPOSED)

---	PROPERTY LINE
ST	STORM SEWER
SAN	SANITARY SEWER
W	WATER MAIN
G	GAS SERVICE (DESIGN BY UTILITY)
	ASPHALTIC PAVEMENT
	CONCRETE PAVEMENT

GENERAL NOTES

1. SURVEY CONDITIONS SHOWN BASED ON FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES THE WEEK OF MARCH 24, 2013.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. WORK IN ROW AND WITHIN PUBLIC EASEMENTS SHOWN ON THIS PLAN IS FOR GRAPHIC PURPOSES ONLY.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

UTILITY NOTES

1. ALL WORK IN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MADISON STANDARD CONSTRUCTION SPECIFICATIONS (STANDARD SPECIFICATIONS). CONTACT THE CITY OF MADISON A MINIMUM OF 48 HOURS IN ADVANCE OF ANY WORK WITHIN THE ROW TO SCHEDULE A PRECONSTRUCTION MEETING.
2. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
3. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
5. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
6. PROVIDE DE-WATERING ACTIVITIES AND PERMITS AS NECESSARY PER WDNR REQUIREMENTS AND WDNR TECHNICAL STANDARD 1061.
7. ALL PRIVATE WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 6' MINIMUM BURY.
8. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
9. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, AND WDNR.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
12. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
15. CONTRACTOR SHALL NOTIFY THE CITY OF MADISON PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
16. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
17. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
18. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
19. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6" OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
20. THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF UTILITIES WHEN SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE UTILITY CONTRACTORS.
21. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE MORTAR BED AND SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASING SHALL BE POURED BY HAND.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. STREETS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
23. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY EROSION CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.
24. ALL CASTINGS SHALL BE NEENAH FOUNDRY CASTINGS AS SHOWN OR EQUAL.



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48083
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T12020

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMITTAL
4-9-2013	REVISED UDC SUBMITTAL
4-22-2013	REVISED PER CITY
6-19-2013	UDC and PC SUBMITTAL

CONTRACT DATE: -
BUILDING TYPE: MED-NI-40
PLAN VERSION: DEC 12-A
SITE NUMBER: 309441
STORE NUMBER: -

TACO BELL

696 S. Whitney Way
Madison, WI



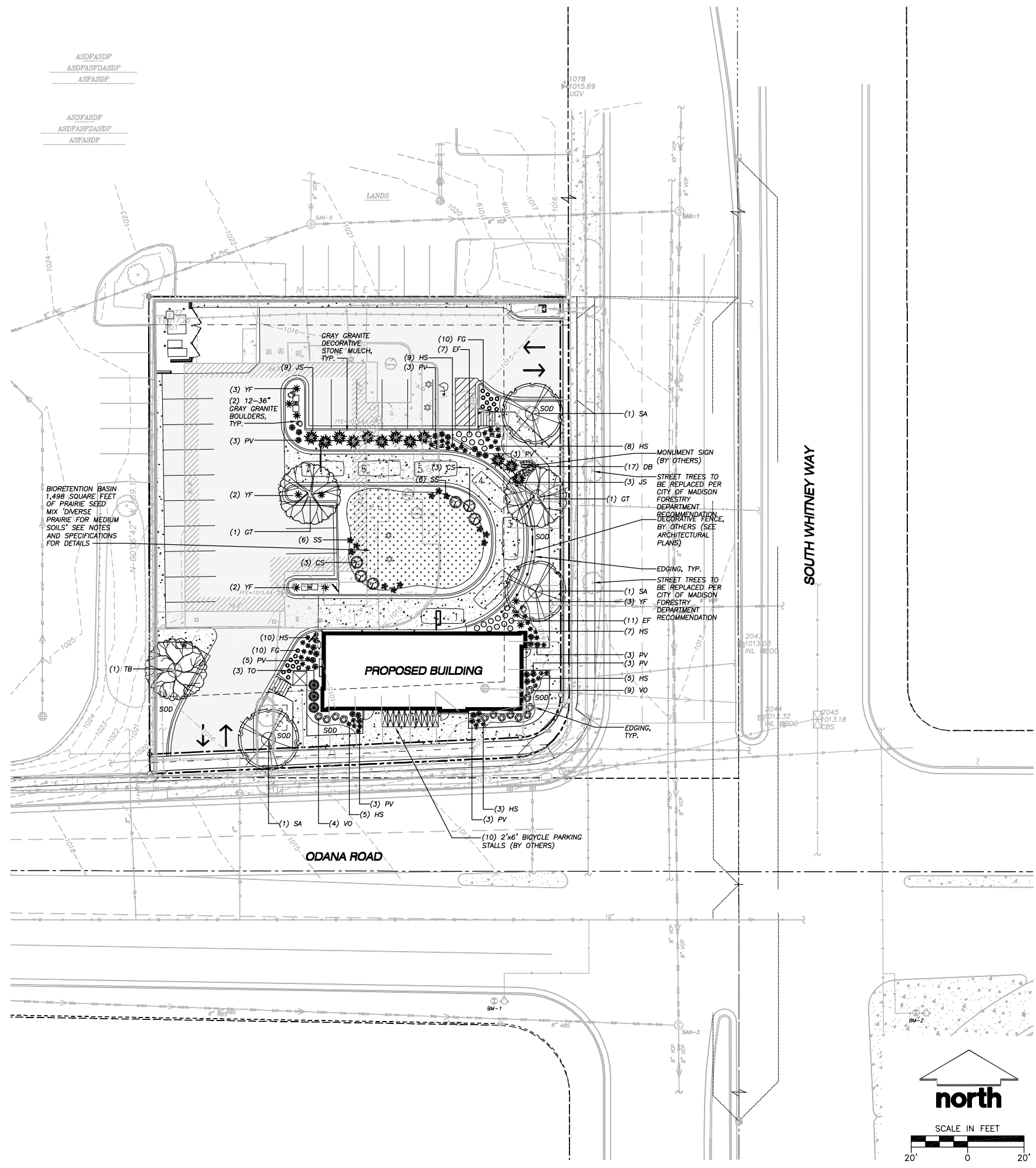
UTILITY
PLAN

C 2.0

PLOT DATE: 4-22-13

ASDFASDF
ASDFASDFASDF
ASDFASDF

ASDFASDF
ASDFASDFASDF
ASDFASDF



LEGEND (PROPOSED)

- TALL DECIDUOUS TREE
- MEDIUM/LOW DECIDUOUS SHRUB
- MEDIUM EVERGREEN SHRUB
- LOW EVERGREEN SHRUB
- PERENNIAL
- LOW DECIDUOUS SHRUB - GROUNDCOVER
- ORNAMENTAL GRASS
- PROPERTY LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- BIORETENTION BASIN PRAIRIE SEED MIX
- 12-36" GRAY GRANITE BOULDER
- LIGHT FIXTURE

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY DATED 03-24-2013, FOR EXISTING CONDITION NOTES AND LEGEND.
- REFER TO CIVIL PLANS FOR PROPOSED PRELIMINARY GRADING, EROSION CONTROL AND UTILITY PLANS.
- REFER TO SHEET L 2.0 FOR LANDSCAPE DETAILS AND SPECIFICATIONS.
- IF ANY ERRORS, DISCREPANCIES OR DIMENSIONS WITH THIS PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS AND TO WORK WITHIN ANY CITY OWNED LANDS.
- ALL WORK IN THE ROW OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS.
- NO SITE GRADING OUTSIDE OF PROPOSED LIMITS OF DISTURBANCE.

LANDSCAPE PLANT SCHEDULE

SYM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	LS POINTS	EXTENSION
TALL DECIDUOUS TREES (CANOPY TREES)							
DT	2	Biglyme Honeylocust	GLIED TSAI Macranthos var. hemis Skyline	2 1/2" Cal.	#3 Cont.	2	70
SA	2	Korean Mountain Ash	SORBUS amabilis	2 1/2" Cal.	#3 Cont.	2	105
TB	1	Boulevard Linden	TILIA americana Boulevard	2 1/2" Cal.	#3 Cont.	2	35
MEDIUM DECIDUOUS SHRUBS							
CS	2	Alicia Sun Dogwood	CORNUS sanguinea Cal.	18" Min. Ht.	#3 Cont.	2	12
YF	10	Adam's Needle Yucca	YUCCA filamentosa	18" Min. Ht.	#3 Cont.	2	20
LOW DECIDUOUS SHRUBS							
VO	12	Dwarf European Ornamental Viburnum	VIBURNUM opulus Nanum	18" Min. Ht.	#3 Cont.	2	25
MEDIUM EVERGREEN SHRUBS							
TO	2	Berkman's Gold Arborvitae	THUJA orientalis Berkman's Gold	18" Min. Ht.	#3 Cont.	2	9
LOW EVERGREEN SHRUBS							
JS	12	Savin Juniper	JUNIPERUS Sabina	18" Min. Ht.	#3 Cont.	3	35
PERENNIALS							
DB	17	Bouquet Purple Dianthus	DIANTHUS Bouquet Purple	2-4" Ht.	#1 Cont.	0	0
HS	47	Spotted In der Daylily	HEMEROCALLIS Spotted In der	10-12" Ht.	#1 Cont.	0	0
LOW DECIDUOUS SHRUBS - GROUNDCOVER							
EF	15	Purple Leaf Wintercreeper-Euonymus	EUONYMUS fortunei coloratus	18" Min. Ht.	#3 Cont.	2	35
ORNAMENTAL GRASSES							
PG	20	Elijah Blue Paspalum	FESTUCA glauca 'Elijah Blue'	4-6" Min. Ht.	#2 Cont.	2	40
PV	25	Green Mountain Grass	PANICUM virgatum Green Mountain	18" Min. Ht.	#2 Cont.	2	52
SS	12	Blue Heaven Little Bluestem	SCHIZACHYRIUM scoparium 'MiniBlueA' PF	4 1/2"	CONT.	2	24
						TOTAL POINTS=	465

CITY OF MADISON LANDSCAPE WORKSHEET
Section 28.142 Madison General Ordinance

Project Location / Address: **698 S. WHITNEY WAY, MADISON, WI**
Name of Project: **TACO BELL**
Owner / Contact: _____
Contact Phone: _____ Contact Email: _____

Landscape Calculation and Distribution
Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as all parts of the site that are not built on a natural state within a single contiguous boundary, including building footprints, parking and loading areas, driveways, internal sidewalks, patios, and outdoor activity areas. Developed area does not include other land within required setbacks and natural areas on the same property that are left undisturbed.

(a) One (1) landscape unit shall be provided for each three hundred (300) square feet of developed area, with the exception of the U1 and IG districts as specified in (b) below.
Total square footage of developed area: **17,138**
Developed area divided by three hundred (300) square feet = **57.13** Landscape Units

(b) Within the Industrial - Limited (IL) and Industrial - General (IG) districts, one (1) landscape unit shall be provided for every six hundred (600) square feet of developed area.
Total square footage of developed area: _____
Developed area divided by six hundred (600) square feet = _____ Landscape Units

(c) One landscape unit consists of five (5) landscape points. Landscape points are calculated as shown in the following table:
Landscape units multiplied by five (5) landscape points = **286** Total Points Required

Tabulation of Points and Credits
Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2) or 0.5 shall be rounded down to the nearest whole number; fractions of more than one half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	25 inch caliper	35			6	210
Ornamental tree	1.12 inch caliper	15				
Evergreen tree	3 feet tall	15				
Shrub, deciduous	18" or 3 gallon container size	2			47	94
Shrub, evergreen	18" or 3 gallon container size	2			15	45
Ornamental grasses	18" or 3 gallon container size	3			58	116
Ornamental/decorative fencing or wall	n/a	4 per 10 linear ft.				
Sub Totals						465

Total Number of Points Provided: **465**

PARKING LOT SITE INFORMATION BLOCK

SITE ADDRESS: 698 S. WHITNEY WAY
SITE ACREAGE: 23,383 SQ. FT. OR 0.54 ACRES
NUMBER OF BUILDING STORIES (ABOVE GRADE): 1 STORY
BUILDING HEIGHT: N/A
TYPE OF CONSTRUCTION: N/A
TOTAL SQUARE FOOTAGE OF BUILDING: 1,989 SQ. FT.

USE OF PROPERTY: RESTAURANT
GROSS SQUARE FEET OF OFFICE: N/A
GROSS SQUARE FEET OF RETAIL: N/A
NUMBER OF EMPLOYEES IN WAREHOUSE: N/A
NUMBER OF EMPLOYEES IN PRODUCTION AREA: XX
CAPACITY OF RESTAURANT/PLACE OF ASSEMBLY:

NUMBER OF EXISTING BICYCLE STALLS SHOWN: 10 STALLS
NUMBER OF PARKING STALLS SHOWN:
SMALL CAR: N/A
LARGE CAR: 18 PARKING STALLS
ACCESSIBLE: 1 PARKING STALL
TOTAL: 19 PARKING STALLS

DEVELOPMENT FRONTAGE LANDSCAPING:
296 LINEAR FEET OF FRONTAGE
1 TREE PER 30 LINEAR FEET OF FRONTAGE:
10 TREES REQUIRED, 4 TREES PROVIDED
VARIANCE REQUESTED DUE TO SITE CONSTRAINTS
-BUILDING FOUNDATION LOCATION
-COMMERCIAL ACCESS ENTRY LOCATIONS

INTERIOR PARKING LOT LANDSCAPING:
TOTAL DEVELOPED AREA: 17,138 SQ. FT.
OPEN SPACE RATIO: .267
RE-DEVELOPMENT PARKING AREA: 11,244 SQ. FT.
LANDSCAPE AREA REQUIRED (5%) = 562.2 SQ. FT.
1 TREE PER 160 SQ. FT. = 3.5 TREES REQUIRED
4 PARKING LOT TREES PROVIDED

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8311 TOLL FREE
WISCONSIN STATE STATUTE: NEED PERMITS BEFORE YOU EXCAVATE
THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TREE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TREE AND LOCATION OF UNDERGROUND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND DAMAGE PREVENTION INFORMATION. THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR BY WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

L+A ARCHITECTS INC. A.I.A.
PREPARED FOR
L+A ARCHITECTS, INC.
2430 ROCHESTER COURT,
STE. 200
TROY, MI 48063

L + A ARCHITECTS INC. A.I.A.
2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48063
PHONE (248) 524-4700 FAX (248) 524-9746
PROJECT NO. T12020

DATE ISSUE

4-2-2013 INITIAL UDC SUBMITTAL
4-9-2013 REVISED UDC SUBMITTAL
4-22-2013 REVISED PER CITY
6-19-2013 UDC and PC SUBMITTAL

CONTRACT DATE: --
BUILDING TYPE: MED-NI-40
PLAN VERSION: DEC 12-A
SITE NUMBER: 309441
STORE NUMBER: --

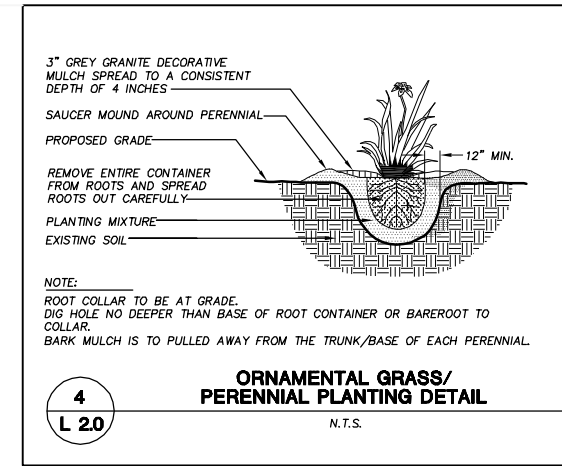
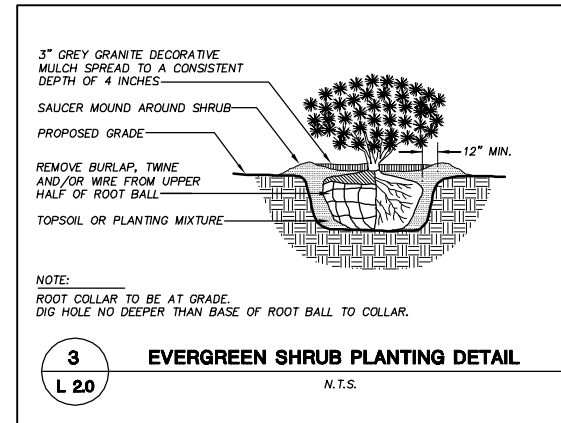
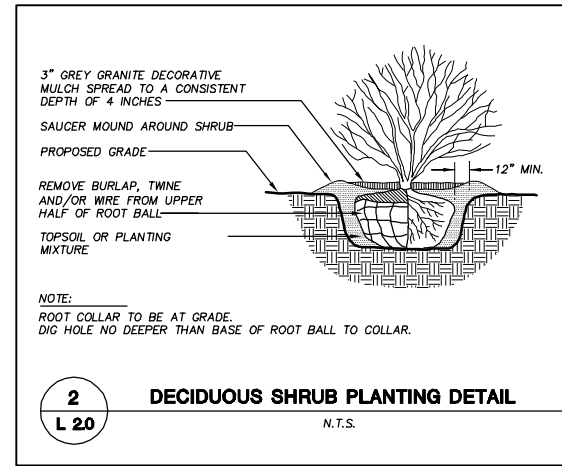
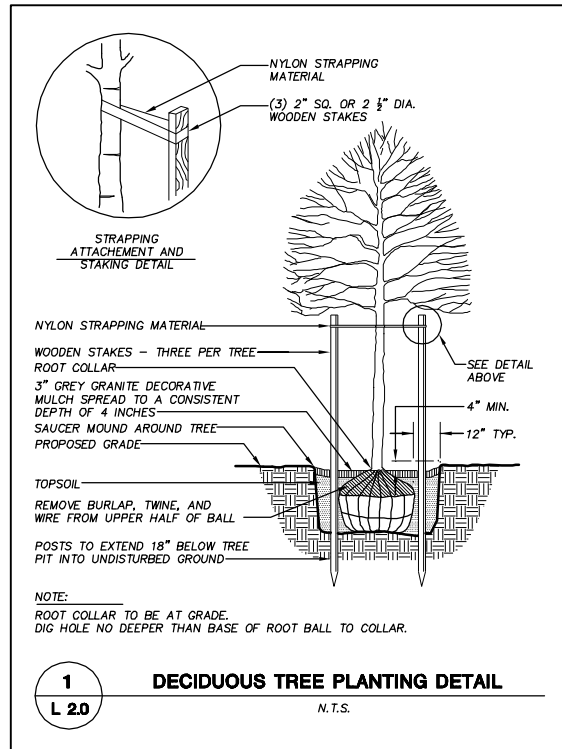
TACO BELL
698 S. Whitney Way
Madison, WI

MEDIUM40-NI

LANDSCAPE PLAN

L 1.0

PLOT DATE: 4-22-13



LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL:** JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES; PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THAT STOCK NOT PLANTED BY STORING STOCK IN A SHADED AREA PROTECTING THE ROOT MASS WITH WET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEW OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICES.
- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, SOD, ETC. REPAIR DAMAGE TO OTHER PLANTS OR LAWNS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, HAVE TYPICAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PLANTING SOIL TO BE A MINIMUM 6" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.**
- MATERIALS - EDGING:** EDGING SHALL BE 5" DEEP, BLACK, POLYETHYLENE EDGING INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- MATERIALS - WEED BARRIER FABRIC:** ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS:** ALL PLANTING BEDS AND PARKING ISLANDS TO RECEIVE 3" AGGREGATE GRAY GRANITE DECORATIVE STONE SPREAD TO A CONSISTENT DEPTH OF 4 INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TO BE PULLED AWAY FROM BASE OF PLANTS AT TIME OF INSTALLATION. COLOR AND SIZE SAMPLES SHALL BE PROVIDED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- TREES PLANTED IN INTERIOR LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING. AREA SHALL RECEIVE 3" AGGREGATE GRAY GRANITE DECORATIVE STONE SPREAD TO A CONSISTENT DEPTH OF 4 INCHES OVER ENTIRE TREE RING AREA. EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING INSTALLED PER MANUFACTURER'S RECOMMENDATION.**
- MATERIALS:** CONTRACTOR TO PROVIDE AND INSTALL ALL 12"-36" GRAY GRANITE BOULDERS AS INDICATED ON LANDSCAPE PLAN. GRAY GRANITE BOULDERS TO MEET STANDARDS OF TACO BELL DESIGN REQUIREMENTS. COLOR AND SIZE SAMPLES SHALL BE PROVIDED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- MATERIALS - BIOINFILTRATION SEED:** AREAS DESIGNATED AS BIOINFILTRATION BASIN TO BE HAND SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX (ITEM NO. 50012) AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679. INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT.
- MATERIALS:** SOD ALL DISTURBED AREAS AS SPECIFIED IN THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT IT CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH; UP TO 5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISEPTIC TREE PAINT.
- CLEANUP:** DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FINAL ACCEPTANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.



L + A
ARCHITECTS
INC. A.I.A.

2430 ROCHESTER COURT
SUITE 200
TROY, MICHIGAN 48068
PHONE (248) 524-4700 FAX (248) 524-9746

PROJECT NO. T12020

DATE	ISSUE
4-2-2013	INITIAL UDC SUBMITTAL
4-9-2013	REVISED UDC SUBMITTAL
4-22-2013	REVISED PER CITY
6-19-2013	UDC and PC SUBMITTAL
CONTRACT DATE:	--
BUILDING TYPE:	MED-NI-40
PLAN VERSION:	DEC 12-A
SITE NUMBER:	309441
STORE NUMBER:	--

TACO BELL
698 S. Whitney Way
Madison, WI



LANDSCAPE
DETAILS &
SPECIFICATIONS

L 2.0