



Locator Map

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CBL
CBL & ASSOCIATES PROPERTIES, INC.



Ingress/Egress Looking West from Site



Existing Parking Area Looking West From S. Westfield Road Entry

Existing Photos - Site Context Composite 1 & 2

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Existing Building and Parking Area Looking Southwest from Site



Ingress/Egress Looking Northeast from adjacent West Towne Mall Site

Existing Photos - Site Context Composite 1 & 2

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Adjacent Property to Northwest



Adjacent Property to Southwest



Adjacent Property to North



S. Westfield Road Intersection

Existing Photos - Site Context



Adjacent Property to Southeast



Adjacent Property to South



Adjacent Property to South



Shopko Property Access Drive West of Site

Existing Photos - Site Context



Mineral Point Road Sidewalk Looking East to Site



Parking Area Looking East to Site



Looking Northeast from Site



Looking Southeast from Site

Existing Photos - Site Context



S. Westfield Road Entrance to West Towne Mall Development from Mineral Point



Sidewalk Connection to S. Westfield Road Entrance to West Towne Mall Development

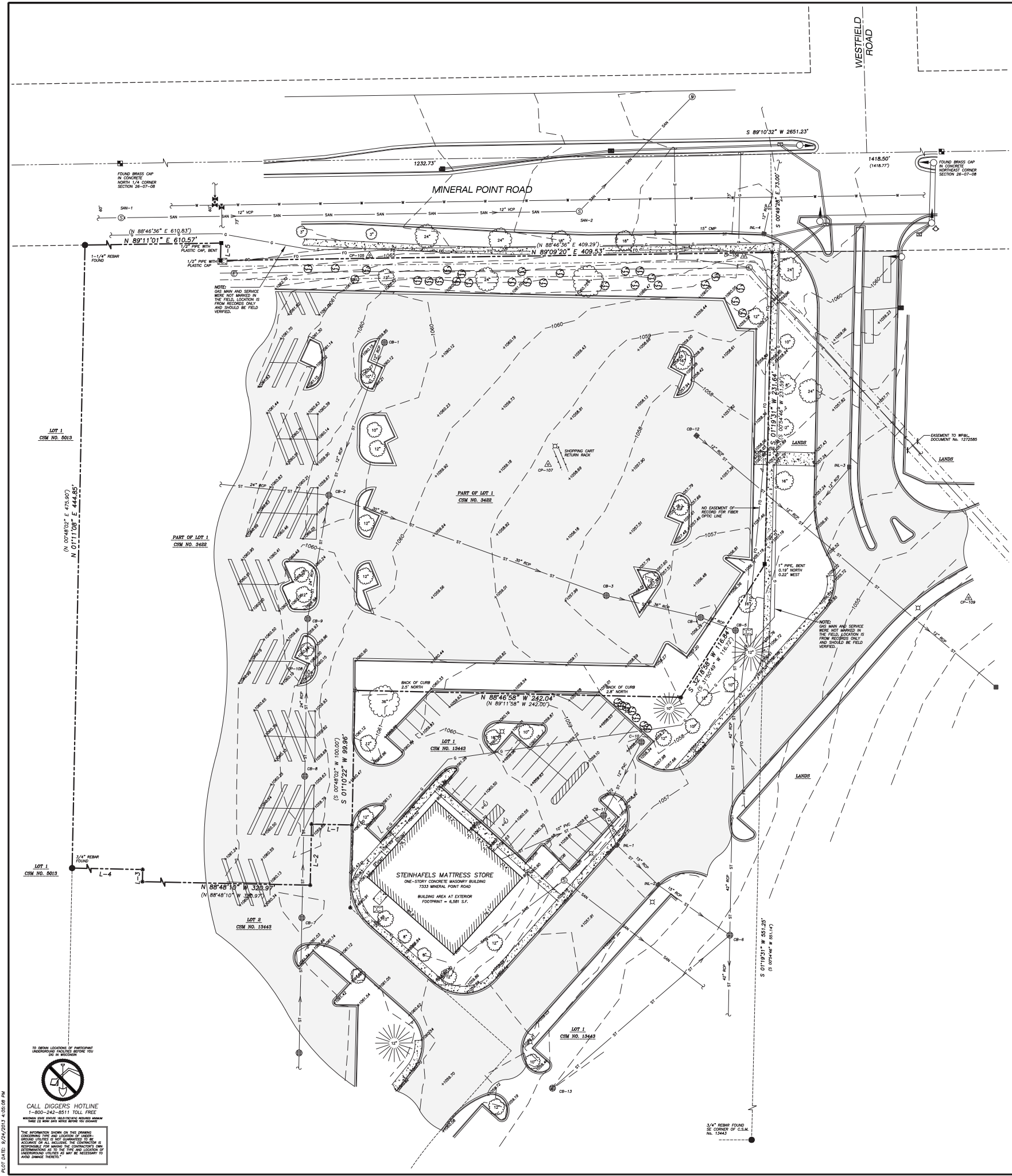


Looking Northwest from Site



Looking East from Site

Existing Photos - Site Context



- LEGEND**
- GOVERNMENT CORNER
 - PK/MAG NAIL FOUND
 - IRON PIPE FOUND (SIZE NOTED)
 - 3/4" REBAR FOUND
 - CHISELED "X" FOUND
 - DRILL HOLE FOUND
 - CONTROL POINT
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER OR GAS VALVE
 - STORM MANHOLE
 - ROUND CASTED INLET
 - SQUARE CASTED INLET
 - CURB INLET
 - GAS REGULATOR/METER
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - TRAFFIC SIGNAL
 - SIGNAL CONTROLLER BOX
 - CABLE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - HANDICAP PARKING
 - PARCEL BOUNDARY
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - PLATTED LOT LINE
 - EASEMENT LINE
 - LANDSCAPE LIMITS
 - GUARD OR SAFETY RAIL
 - EDGE OF PAVEMENT
 - CONCRETE CURB & GUTTER
 - SAN - SANITARY SEWER
 - ST - STORM SEWER
 - WATER LINE
 - NATURAL GAS
 - UNDERGROUND ELECTRIC
 - FIBER OPTIC
 - BUILDING
 - 1060 - INDEX CONTOUR
 - 1061 - INTERMEDIATE CONTOUR
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - DISCONTINUED MARKED PIPE LINE
 - () RECORDED INFORMATION

- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF SEPTEMBER 2, 2013.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS S 89°10'32" W.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD83). BENCHMARK IS A BRASS CAP IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 26, 10TH, ROSE, ELEVATION = 1040.01'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS SHOWN ALONG CURB AND GUTTER REFERENCE THE TOP BACK OF CURB.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20133511087.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED FOR EXACT LOCATION OF UNDERGROUND UTILITIES; CONTACT DIGGER'S HOTLINE AT 1.800.245.8511.
 - 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.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - SITE LIGHTING CONNECTION WERE NOT MARKED IN THE FIELD.

LEGAL DESCRIPTION

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, ON PAGES 250-253, AS DOCUMENT NO. 1657742, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1876, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1876 REGISTERED LAND SURVEYOR DATE

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 88°49'58" W	30.06'
L-2	N 89°11'58" W	30.00'
()	S 01°14'54" W	45.50'
()	S 00°48'02" W	45.32'
()	N 01°02'48" E	8.99'
()	N 01°12'00" E	8.90'
L-4	N 88°49'58" W	365.58'
()	N 88°47'58" W	365.96'
L-5	S 01°12'27" W	12.93'
()	S 00°48'02" W	13.00'

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1066.71	W 1058.02	12"	VCP
		E 1058.01	12"	VCP
SAN-2	1063.22	W 1054.01	12"	VCP
		NE 1052.88	12"	VCP

STORM SEWER INLETS

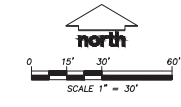
INLET ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1056.79	NW 1052.24	12"	RCP
		SE 1051.97	15"	RCP
INL-2	1056.69	NW 1051.25	15"	RCP
		SE 1051.19	15"	RCP
INL-3	1056.05	SW 1052.80	12"	RCP
INL-4	1061.33	W 1058.67	15"	CMP
		NE 1058.57	12"	RCP

CATCH BASINS

STRUCT. ID	RIM ELEVATION	INVERT ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	1059.17	SW 1054.42	12"	RCP
CB-2	1059.35	NE 1052.54	12"	RCP
		NW 1052.44	24"	RCP
		S 1052.31	24"	RCP
		SE 1052.10	30"	RCP
CB-3	1057.48	NW 1049.92	30"	RCP
		SE 1049.92	36"	RCP
CB-4	1055.83	NW 1048.48	36"	RCP
		SE 1048.48	36"	RCP
CB-5	1056.89	NW 1048.12	36"	RCP
		SE 1048.45	42"	RCP
CB-6	1055.65	NW 1047.55	42"	RCP
		S 1054.43	18"	RCP
CB-7	1059.64	N 1054.38	24"	RCP
CB-8	1059.32	S 1053.48	24"	RCP
CB-9	1059.25	N 1053.31	24"	RCP
		S 1052.71	24"	RCP
		N 1052.55	24"	RCP
CB-10	1057.59	SW 1057.59	12"	PVC
CB-11	1059.04	NE 1053.60	24"	PVC
		SW 1053.71	10"	PVC
CB-12	1057.43	SE 1053.08	12"	PVC
		SE 1054.38	12"	RCP
CB-13	1056.97	NE 1053.22	10"	PVC

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
CP-105	1065.27	REBAR AND CAP AT THE NORTHWEST CORNER OF SITE
CP-106	1061.92	REBAR AND CAP AT THE NORTHEAST CORNER OF SITE
CP-107	1058.90	M.A.G. NAIL BY LIGHT POLE NEAR THE CENTER OF THE SITE
CP-108	1060.31	REBAR AND CAP AT THE SOUTHWEST CORNER OF SITE
CP-109	1055.63	M.A.G. NAIL SOUTHWEST OF THE SITE



PREPARED FOR:
 CBL & ASSOCIATES PROPERTIES, INCORPORATED
 2030 HAMILTON PLACE BOULEVARD, SUITE 500
 CHATTANOOGA, TN 37421

DATE	DESCRIPTION	DATE	DESCRIPTION
09-09-2013	JK	09-20-2013	TJB
09-20-2013	TJB	09-20-2013	TJB
09-20-2013	TJB	09-20-2013	TJB
09-20-2013	TJB	09-20-2013	TJB

PROJECT NO. 13-5822
 FILE NO. E-172
 SURVEYED BY: PB/JK
 F.B. NO./PG. 225/72
 SHEET NO. 1 OF 2

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 BEFORE YOU DIG. WE'LL FIND ANY UTILITIES
 BEFORE YOU START YOUR PROJECT.

TO OBTAIN LOCATION OF PARTICIPATING
 UTILITIES BEFORE YOU DIG IN MADISON,
 VISIT US ONLINE AT WWW.CALLDIGGERS.COM
 OR CALL US AT 1-800-242-8511.

THE INFORMATION SHOWN ON THIS PLANNING
 DOCUMENT IS NOT GUARANTEED BY THE
 SURVEYOR. IT IS THE RESPONSIBILITY OF THE
 OWNER TO VERIFY THE ACCURACY OF THE
 INFORMATION AS TO THE TYPE AND LOCATION OF
 UTILITIES BEFORE ANY CONSTRUCTION
 AND SHOWN HEREIN.

EXISTING CONDITIONS SURVEY

PART OF LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NO. 3422, RECORDED IN VOLUME 13, ON PAGES 250-253, AS DOCUMENT NO. 1657742, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



MINERAL POINT ROAD

WESTFIELD ROAD

LEGEND (PROPOSED)

---	PROPERTY LINE
---	EASEMENT LINE
---	SAW-CUT
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	18" CONCRETE CURB & GUTTER
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

GENERAL NOTES

1. REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
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.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION, NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADI TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
5. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
6. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
7. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. 2' x 4' TRUNCATED DOME SECTIONS SHALL BE PLACED AT ALL ADA RAMPS.

DEMOLITION NOTES

1. THE DEMOLITION PLAN SHOULD NOT BE CONSIDERED ALL-INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION TO COMPLETE THE PROPOSED IMPROVEMENTS.
2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
4. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 503 AND WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH ARTICLE 704.12 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
5. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
6. PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. REFER TO LANDSCAPE PLAN FOR PROPOSED TREE REMOVAL.
8. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENVOACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALY AWAY FROM THE TRUNK. IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED, ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
9. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH UTILITY OR ENGINEER AND OWNER PRIOR TO DEMOLITION.
10. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.

Parking Lot Plan Site Information Block	
Site Address	7401 MINERAL POINT ROAD
Site acreage (total)	2.198
Number of building stories (above grade)	1
Building height	18-20'
CUHR type of construction (new structures or additions)	
Total square footage of buildings	11,710
Use of property	RESTAURANTS
Gross Square Feet of office	
Gross Square Feet of retail	11,710
Number of employees in warehouse	
Number of employees in production area	
Capacity of restaurant/place of assembly	
Number of bicycle stalls shown	16
Number of parking stalls:	shown
Small car	
Large car	168
Accessible	7
Total	175
Number of trees shown	

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

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- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- LANDSCAPE ARCHITECTURE

MADISON REGIONAL OFFICE
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593

608.848.5060 PHONE | 608.848.2255 FAX

MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:
**CBL & ASSOCIATES
PROPERTIES, INC.**

2030 HAMILTON PLACE BLVD., SUITE 500
CHATTANOOGA, TN 37421

PROJECT:
**WEST TOWNE MALL
RESTUARANTS**

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WI

JSD PROJECT NO.: 13-5822E

SEAL SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

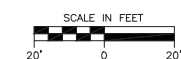
DESIGN: A/JW 10-16-13
DRAWN: A/JW 09-09-13
APPROVED: 10-16-13

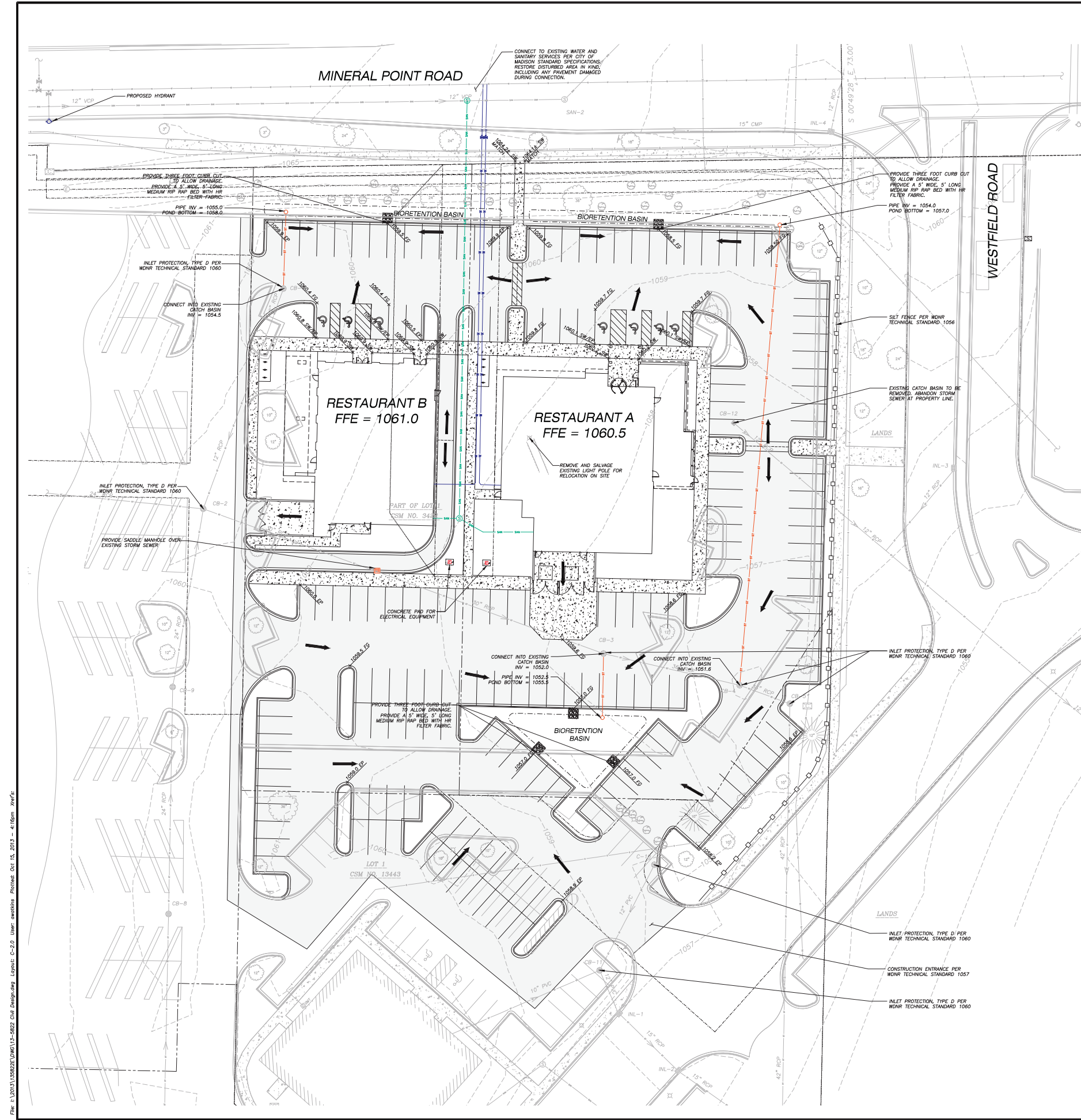
PLAN MODIFICATIONS:
LOCAL USE 10-16-13

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Heavenly Inquiries (708) 850-5422/2289
www.DiggerHotline.com

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

SHEET NUMBER:
C-1.0





LEGEND (PROPOSED)

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

- GENERAL NOTES**
1. REFER TO THE BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 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.
 4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES UNLESS OTHERWISE SHOWN.
 5. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.

- 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.dr.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 MDNR 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.
 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 MANNER WHICH WILL PREVENT THE TRACKING OF MUD OR DIRT/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 MDNR 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.
 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 (25%) AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATING OR APPLICATION OF MOST APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. CONTRACTOR SHALL PROVIDE PRODUCT SPECIFICATIONS TO PROJECT ENGINEER FOR APPROVAL.
 14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO MDNR TECHNICAL STANDARD 1068.
 15. 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 WATER ALL NEWLY SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
 5. CONTRACTOR TO DEEP TILL ALL COMPACTED PEROUS SURFACES PRIOR TO SEEDING AND MULCHING.

- UTILITY NOTES**
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 2. 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.
 3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHOULD BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 4. ALL CONSTRUCTION SIGNING TO BE IN ACCORDANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
 5. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
 6. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISCONSIN DEPARTMENT OF TRANSPORTATION.
 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY INCLUDING BUT NOT LIMITED TO EXISTING SERVICE ABANDONMENT.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 8. 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.
 9. 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 OTHER.
 10. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED BY THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 11. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 12. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON PROJECT NUMBER 5382326. PUBLIC IMPROVEMENTS ONLY AS SHOWN ON THIS PLAN FOR GRADING PURPOSES. CONTRACTOR SHALL COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF MADISON INSPECTION A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES OR DURING ANY OTHER WORK WITHIN THE PUBLIC RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 13. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-6.
 14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE. REPORT DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
 15. ALL PRIVATE SANITARY SEWER BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30, TABLE 384.30-6.
 16. COORDINATE AND OBTAIN ALL PERMITS FOR EXISTING PRIVATE SERVICES TO BE ABANDONED WITH THE CITY OF MADISON.
 17. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER MDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

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SERVICES PROVIDED TO:
CBL & ASSOCIATES PROPERTIES, INC.

2030 HAMILTON PLACE BLVD., SUITE 500
 CHATTANOOGA, TN 37421

PROJECT:
WEST TOWNE MALL RESTAURANTS

PROJECT LOCATION:
 CITY OF MADISON
 DANE COUNTY, WI

JSD PROJECT NO.: 13-5822E

REAL SIGNATURE:

DESIGN:	DATE:
A/R	10-26-13
DRWN:	A/R
APPROVED:	

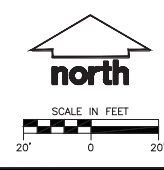
PLAN MODIFICATIONS	DATE
LOCK AND USE	10-16-13

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 Milwaukee Area (414) 256-1191
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
 GRADING, EROSION CONTROL AND UTILITY PLAN

SHEET NUMBER:
C-2.0



File: I:\2013\135822E\DWG\13-5822 C-2.0 User: cwatkins Plot Date: Oct 15, 2013 4:16pm Xref:

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

Project Location / Address: 7401 MINERAL POINT ROAD, MADISON, WI
Name of Project: WEST TOWNE MALL RESTAURANTS
Owner / Contact: CBL PROPERTIES & ASSOCIATES, INC.
Contact Phone: _____ Contact Email: _____

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

Landscape Calculations 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 left in a natural state within a single contiguous boundary, including building footprint, 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 R-1 and the IG districts as specified in (b) below.

Total square footage of developed area: **105,350 (INCLUDING STENHAFEL'S SITE)**

Developed area divided by three hundred (300) square feet = **351** 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 = **1755** Total Points Required

Tabulation of Points and Credits

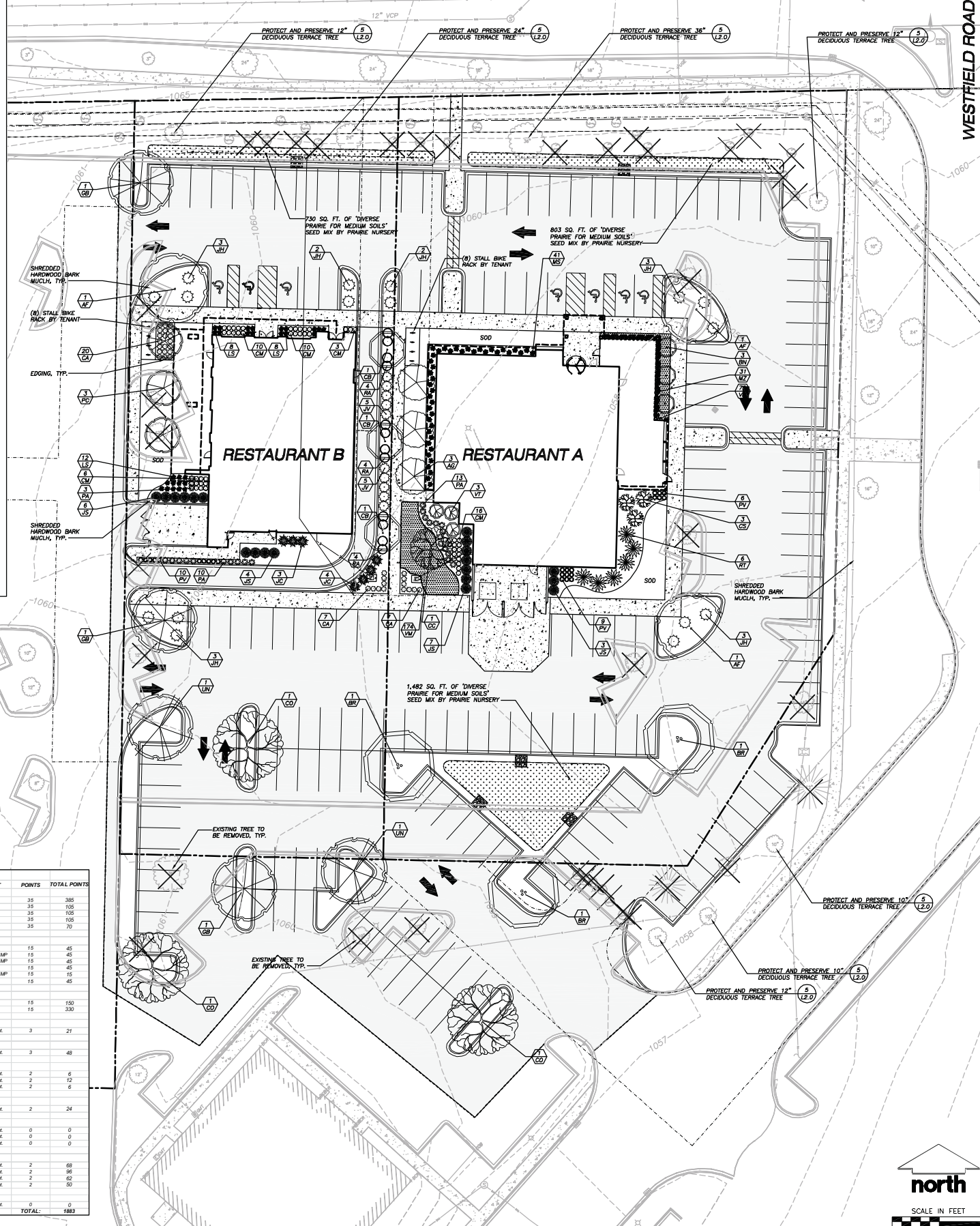
Use the table to indicate the quantity and points for all existing and proposed landscape elements. Calculations yielding a fraction up to one-half (1/2) or 0.5 shall be rounded down to the nearest whole number; fractions of more than one-half (1/2) shall be rounded up.

Plant Type/Element	Minimum Size at Installation	Points	Credits/Existing Landscaping		New/Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2 1/2" inch caliper	35	11	385	11	385
Overstory tree	1 1/2" inch caliper	15			16	240
Evergreen tree	3 feet tall	15			32	480
Shrub, deciduous	18" or 3 gallon container size	2			24	48
Shrub, evergreen	18" or 3 gallon container size	3			23	69
Ornamental grasses	18" or 3 gallon container size	2			138	276
Ornamental decorative fencing or wall	n/a	4 per 10 linear ft.				
Sub Totals				385		1498
			Total Number of Points Provided		1883	

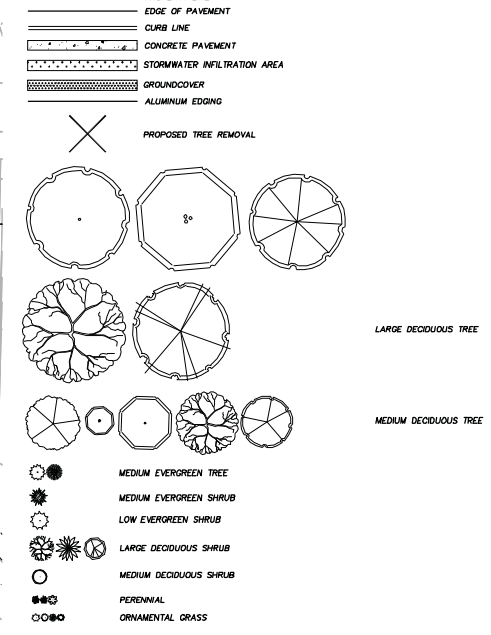
3/2013

MINERAL POINT ROAD

WESTFIELD ROAD



LEGEND (PROPOSED)

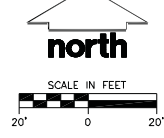


LANDSCAPE NOTES AND SPECIFICATIONS

- GENERAL: ALL WORK IN THE P-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTION BY ANY OF THE REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5844 FOR UTILITY LOCATIONS AT LEAST THREE DAYS BEFORE DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAMPELING 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 NET SOIL, MOSS OR OTHER SUITABLE MEDIA AND KEEPING WELL WATERED. FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY OWNER. PLANTS SHALL BE ALIVE AND IN GOOD HEALTH AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY PLANTS THAT DO NOT MEET THE ABOVE GUARANTEE REQUIREMENTS. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER. RESTORE TREES AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPAIR DAMAGE TO OTHER PLANTS OR PLANTING AREAS DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2601-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATE 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 INSECT DAMAGE. PLANTS OF LARGE SIZE SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT FURTHER GROWTH. PLANTS SHALL BE OF THE BEST QUALITY. PLANTS WITH UNUSUAL GROWTH HABITS FOR THEIR SPECIES, BE SOUND, HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES AND PARKWAY TREE TREES SHALL HAVE HEALTHY, VIGOROUS AND FREE OF INJURY. PARKWAY TREES SHALL HAVE A MINIMUM CLEARANCE HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- MATERIALS - SOIL: PLANTING SOIL/COMPACTED TOPSOIL SHALL MEET THESE REQUIREMENTS:
1. PLANTING AREAS = 2"
2. TREE PITS = SEE DETAILS
PLANTING SOIL TO BE A MINIMUM 30" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR IN DETAILS. TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE BEDS PER SOIL TEST.
- MATERIALS - ALL PLANTING AREAS SHALL RECEIVE FINELY SHREDDED, WEED FREE, HARDWOOD BARK MULCH (DYE-FREE) SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA, UNLESS OTHERWISE SPECIFIED ON PLANS. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS.
- MATERIALS - TREE RINGS: ALL TREES PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5' DEPTH SHOULDER CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRASSWEED PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPSOIL APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL PLANTING BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK WOVEN.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, ALUMINUM EDGING. OWNER SHALL APPROVE SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARDS FOR TREE CARE OPERATIONS AND ALSO, 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 NATURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER AND COAT THE TREATED AREA WITH AN APPROVED ANTISETIC 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 PROPERLY CLEANED UP AND REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY SAFETY AND HEAT AT ALL TIMES UNTIL THE CLEANUP OPERATION IS COMPLETED. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF DEBRIS BE ALLOWED ON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC HAZARD. UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, BUFFER AREAS AND SOODED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR AT LEAST A PERIOD OF 30 DAYS, OR UNTIL FULL ACCORDANCE FROM THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 30 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS AND SHAPING AND/OR REPLACEMENT OF DEFICIENT BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPE PLANT LIST

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POINTS	TOTAL POINTS
LARGE DECIDUOUS TREES							
EX	11	Existing Large Deciduous Trees	VARIES	VARIES	N/A	35	385
MF	3	Autumn Blaze Maple	ACER *freemanii 'Jefferson'	2 1/2" Cal.	B&B	35	105
UB	3	Autumn Gold Oak (Male Cultivar Only)	QUERCUS bicolor 'Autumn Gold'	2 1/2" Cal.	B&B	35	105
CS	3	Phoebe White Hackberry	CELTIS occidentalis 'Phoebe White'	2 1/2" Cal.	B&B	35	105
UN	2	New Horizon Elm	ULMUS *NewHorizon'	2 1/2" Cal.	B&B	35	70
MEDIUM DECIDUOUS TREES							
AG	3	Autumn Brilliance Serviceberry (Single Leader Tree Form)	AMELANCHIER * grandiflora 'Autumn Brilliance'	1 1/2" Cal.	B&B	15	45
BN	3	Howe Blue Spruce	BETULA nigra	1 1/2" Cal.	B&B CLUMP	15	45
BN	3	Deer River Birch	BETULA nigra 'Fox Valley'	1 1/2" Cal.	B&B CLUMP	15	45
CB	3	Fastigiate Hornbeam	CORNUS stricta 'Fastigiate'	1 1/2" Cal.	B&B	15	45
CC	1	Eastern Redbud/Columbian Strain	CERCIS canadensis 'Columbian Strain'	1 1/2" Cal.	B&B CLUMP	15	15
PC	3	Cleveland Select Pear	PIRUS caryocarpa 'Cleveland Select'	1 1/2" Cal.	B&B	15	45
MEDIUM EVERGREEN TREES							
JV	10	Blue Arrow Juniper	JUNIPERUS virginiana 'Blue Arrow'	36" Min. Ht.	B&B	15	150
JS	22	Minutia Blue Juniper	JUNIPERUS scopulorum 'Minutia Blue'	36" Min. Ht.	B&B	15	330
MEDIUM EVERGREEN SHRUBS							
JC	7	Sea Green Juniper	JUNIPERUS chinensis 'Sea Green'	24" Min. Ht.	#3 Cont.	3	21
LOW EVERGREEN SHRUBS							
JJ	16	Creeping Juniper	JUNIPERUS horizontalis	3 1/4" Ht.	#3 Cont.	3	48
LARGE DECIDUOUS SHRUBS							
CS	3	Red-stem Dogwood	CORNUS stolonifera	24-30" Min. Ht.	#3 Cont.	2	6
HT	4	'Star Spike' Spirea	SPARGANGLIA anglica 'Star Spike'	24-30" Min. Ht.	#3 Cont.	2	8
VT	3	Spring Red Compact Cranberryleaf Vib.	VIBURNUM trilobum 'Spring Red'	24-30" Min. Ht.	#3 Cont.	2	6
MEDIUM DECIDUOUS SHRUBS							
RA	12	Green Mound Alpine Currant	RIBES alpinum 'Green Mound'	18" Min. Ht.	#3 Cont.	2	24
PERENNIALS							
ME	41	Ornithogalum	ORNITHOGALUM	10-12" Min. Ht.	#1 Cont.	0	0
LS	29	Gaylussacia	GAYLUSSACIA	10-12" Min. Ht.	#1 Cont.	0	0
PA	26	Rhus	RHUS	10-12" Min. Ht.	#1 Cont.	0	0
ORNAMENTAL GRASSES							
CA	34	Karl Foerster Feather Reed Grass	CALAMAGROSTIS *acutiflora 'Karl Foerster'	10-12" Min. Ht.	#1 Cont.	2	68
CA	48	Korean Feather Reed Grass	CALAMAGROSTIS canadensis	10-12" Min. Ht.	#1 Cont.	2	96
ME	31	Deer Tail Grass	MISCANTHUS sinensis 'Little Zebra'	10-12" Min. Ht.	#1 Cont.	2	62
PV	25	Heavy Metal Switch Grass	PANICUM virgatum 'Heavy Metal'	10-12" Min. Ht.	#1 Cont.	2	50
GROUNDCOVER							
MC	262	Primula	PRIMULA	3-4" Ht.	#1 Cont.	0	0
						TOTAL	1883



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PROPERTIES, INC.**

2830 HAMILTON PLACE BLVD., SUITE 500
CHATTANOOGA, TN 37421

PROJECT:
**WEST TOWNE MALL
RESTAURANTS**

PROJECT LOCATION:
**CITY OF MADISON
DANE COUNTY, WI**

JSD PROJECT NO.: 13-5822E

DATE: 07/10/13

APPROVED: [Signature]

DATE: 07/10/13

PLAN MODIFICATIONS: 10-19-13

LOG NO./REV: 10-19-13

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DATE: 07/10/13

APPROVED: [Signature]

DATE: 07/10/13

PLAN MODIFICATIONS: 10-19-13

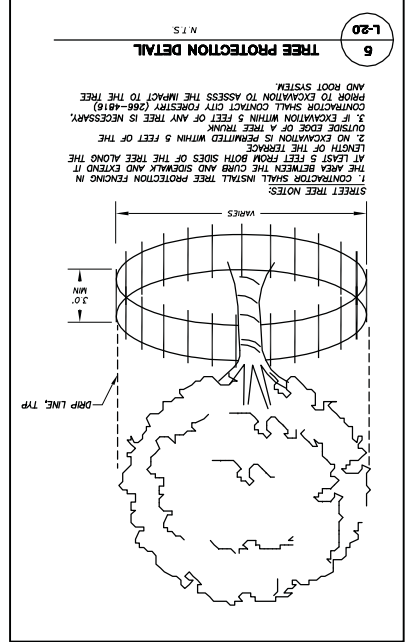
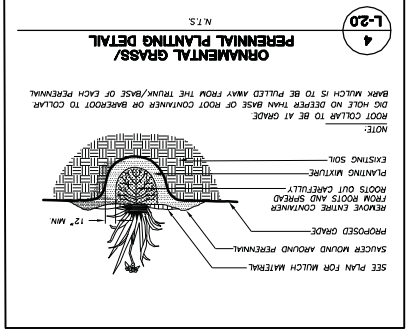
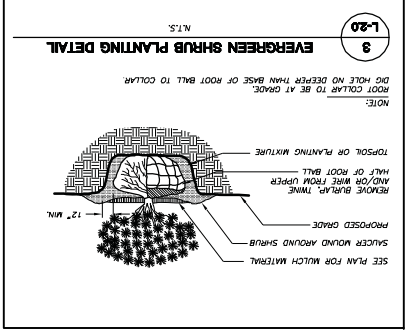
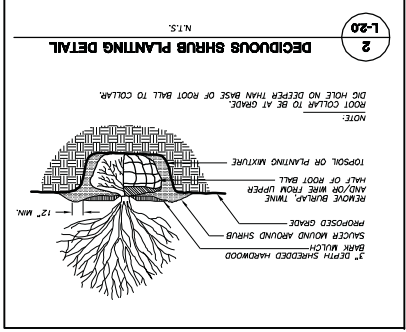
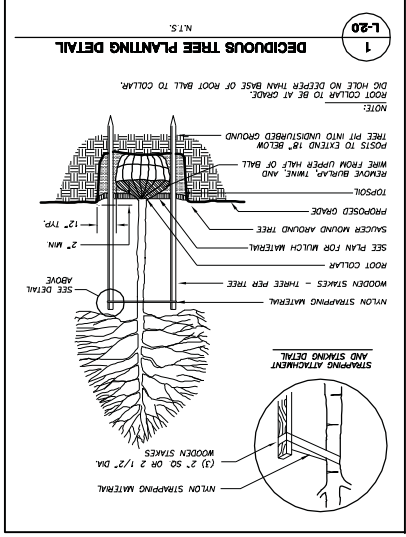
LOG NO./REV: 10-19-13

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Hawley (618) 469-4388
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SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
L-1.0



L-20
SHEET NUMBER

**LANDSCAPE
DETAILS**

WWW.DIGBERRS.COM
 10800 N. UNIVERSITY AVE., SUITE 100, CHATTANOOGA, TN 37421
 (615) 242-8511
DIGBERRS HOTLINE

PLAN REVISIONS:

NO.	DATE	DESCRIPTION
1	10-13-13	ISSUED FOR PERMITS

DESIGNED BY: J.P. JONES
DRAWN BY: J.P. JONES

PROJECT: WEST TOWNE MALL RESTAURANTS
 PROJECT LOCATION: CITY OF MADISON DANE COUNTY, WI
 JOB PROJECT NO.: 13-6822E

CLIENT: CBL & ASSOCIATES PROPERTIES, INC.
 2690 HUALLE TOWN PLACE BLVD., SUITE 300
 CHATTANOOGA, TN 37421

ENGINEER: JSD PROFESSIONAL SERVICES, INC.
 10800 N. UNIVERSITY AVE., SUITE 100, CHATTANOOGA, TN 37421
 (615) 242-8511
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REGISTERED PROFESSIONAL ENGINEER: JAMES R. JONES, LICENSE NO. 28043
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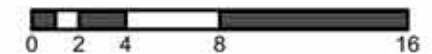
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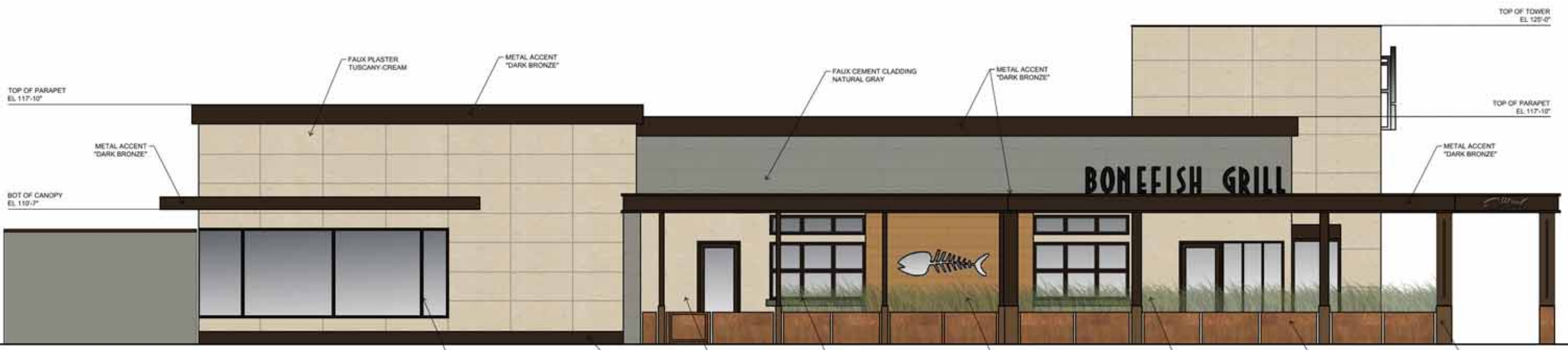
Madison, WI - Presentation Elevations
In-line Greenfield PDR w/ Patio

10.11.13





(C) REAR ELEVATION
SCALE: 1/4"=1'-0"

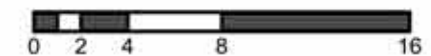


(D) LEFT ELEVATION
SCALE: 1/4"=1'-0"



Madison, WI - Presentation Elevations
In-line Greenfield PDR w/ Patio

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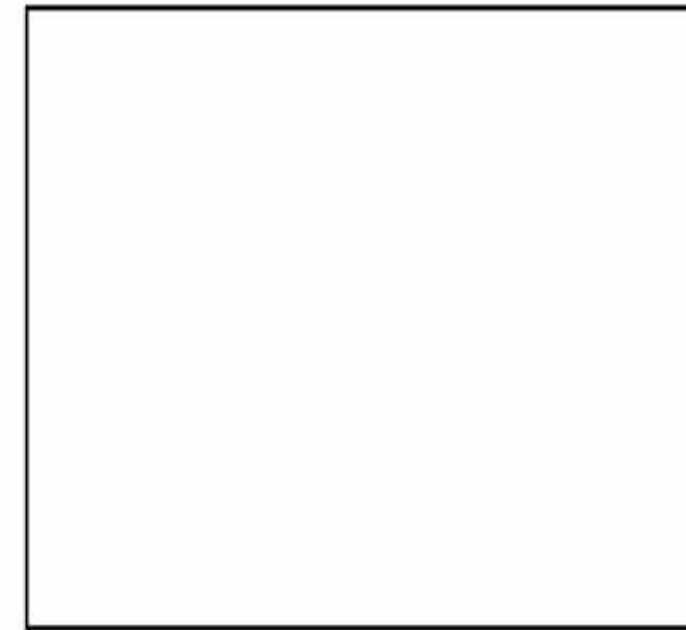




AMERICAN FIBER CEMENT CORPORATION
 FAUX CEMENT CLADDING
 EXTERIOR WALLS
 NATURA TC --
 COLOR: NATURAL GRAY (#N250)



TEXSTON
 STUCCO FINISH
 EXTERIOR WALLS
 TUSCANY COLOR CODE: VPC-4643D-091613



TBD
 FLOORING & LOW PLANT BEDS
 SPEC UNDETERMINED
 COLOR TO BE DARK CHARCOAL



CWC
 BUTTERNUT WOOD PLANKING
 EXTERIOR FEATURE WALL



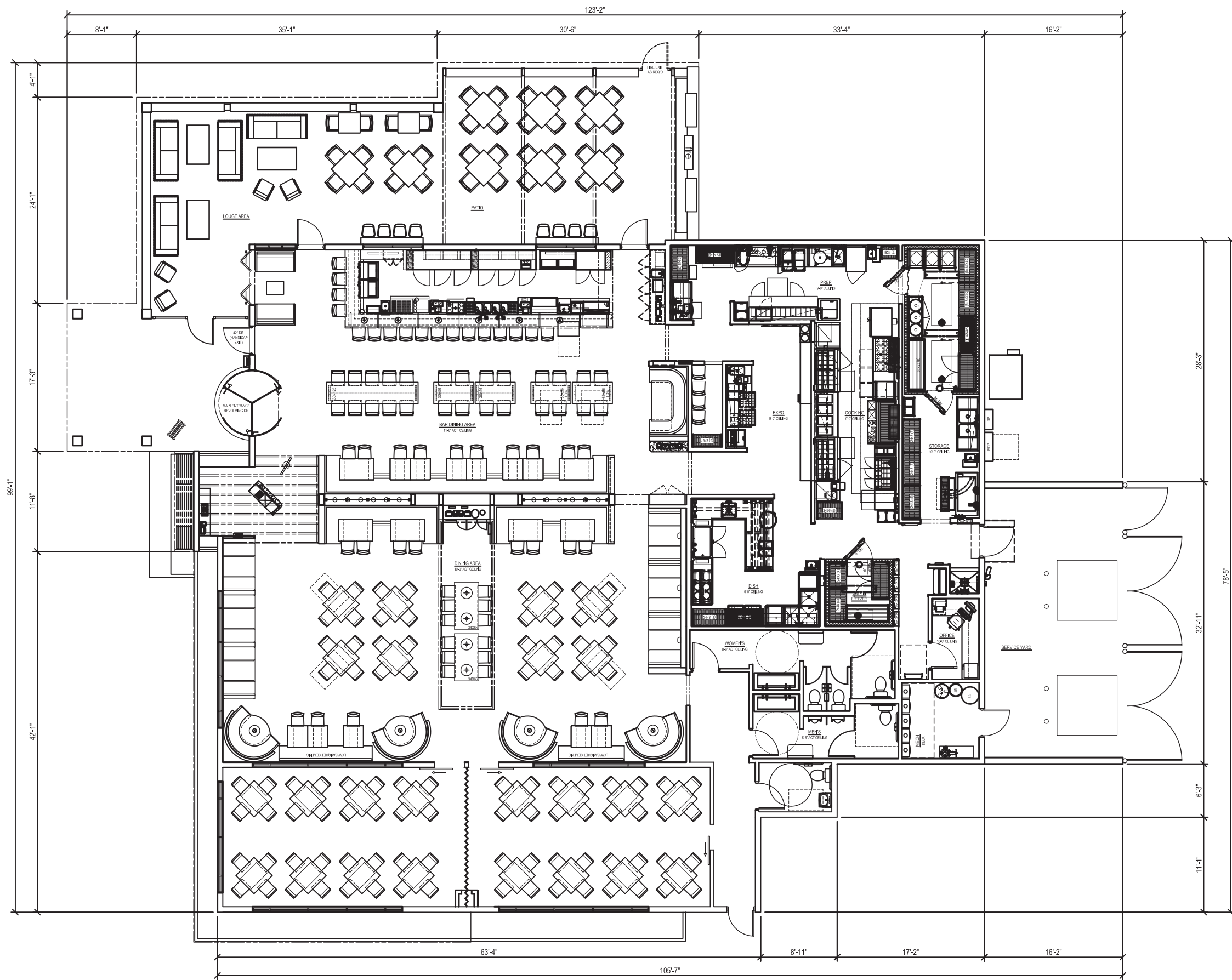
PORCELONOSA USA
 IRONKER/COBRE
 TILE ABOVE FIRE PIT



PRISMATIC POWDERS
 POWDER COATING
 BLACK BRONZE II



TBD
 CUSTOM EXTERIOR PLANTERS



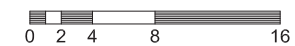
RESTAURANT SEATING INFORMATION		
BAR	TABLE	SEATS
BAR STOOLS	N/A	17
2 TOP TABLES	6	12
4 TOP TABLES	4	16
5 TOP TABLES	2	10
7 TOP TABLES	1	7
8 TOP TABLES	1	8
	14	70
DINING		
2 TOP TABLES	5	10
4 TOP TABLES	14	56
5 TOP TABLES	8	40
6 TOP TABLES	2	12
	29	118
PRIVATE DINING		
4 TOP TABLES	14	56
PATIO		
STOOLS	N/A	8
2 TOP TABLES	2	4
4 TOP TABLES	8	32
	10	44
TOTALS		
INTERIOR	57	244
EXTERIOR / PATIO	10	44
	67	288

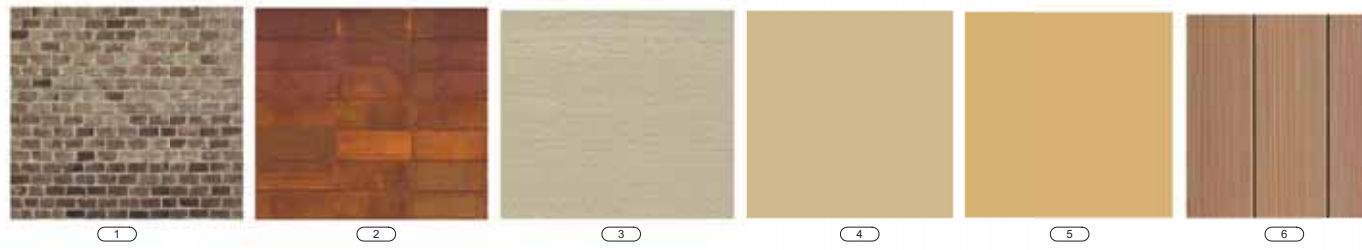
RESTAURANT AREA INFORMATION	
BUILDING SQUARE FOOTAGE	SIZE
WAITING	344
BAR	1,245
DINING	1,660
PRIVATE DINING	1,078
BOH	2,180
TOTAL	6,506
ADDITIONAL SQUARE FOOTAGE	
PATIO	843
LOUNGE / PORCH	460



Madison, WI - Presentation Floor Plan
 2013 Greenfield PDR Prototype (expanded) w/ Patio

10.11.13





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

Design Consultant:

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

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

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Project Owner:

 2400 BROADWAY
 BEAUMONT, TX 77702

Stamp:

Issue For:
 PRE-DESIGN

Issue Date:
 10-03-13

NO.	REASON	DATE

PRINCIPAL IN CHARGE:
 Approver: _____
 PROJECT MANAGER:
 Checker: _____
 DRAWN BY:
 Author

Project Address:
 JASON'S DELI - MADISON,
 WI

Project Number:
 05-018-13

Sheet Title:
 SCHEMATIC ELEVATIONS

Sheet Number:

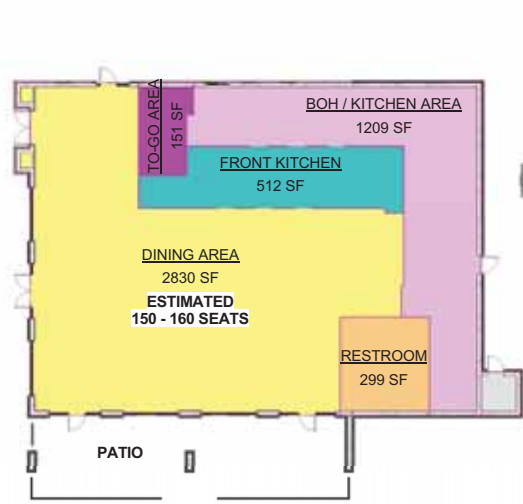
PF1-4



2 EXTERIOR PERSPECTIVE 4



1 EXTERIOR PERSPECTIVE 3



OCCUPANCY CALCULATIONS

AS DEFINED BY CODE:
INTERIOR OCCUPANCY CALCULATED BY AREA

OCCUPANT TOTALS

AREA OCCUPANTS:	= 188
FIXED SEAT OCCUPANTS:	= 44
EXTERIOR SEATING OCCUPANTS:	= 64
TOTAL OCCUPANT LOAD INTERIOR:	= 232
TOTAL OCCUPANT LOAD EXTERIOR:	= 64
TOTAL OCCUPANT LOAD:	= 296

AS DEFINED BY CODE:
FIXED SEATING (1 PERSON FOR EACH 24" OF BOOTH LENGTH)

COUNT	BOOTH TYPE	OCCUPANTS
22	4'-0" BOOTH	44
	23'-11" BANQUET	
	20'-7" BANQUET	
	15'-6" BANQUET	
	14'-5" BANQUET	
	12'-6" BANQUET	
TOTAL FIXED SEAT OCCUPANTS =		44

AS DEFINED BY JURISDICTION:
EXTERIOR SEATING OCCUPANCY CALCULATED PER SEAT

COUNT	TYPE	OCCUPANTS
64	TOTAL SEATS	PER SEAT = 64
TOTAL EXTERIOR SEATING OCCUPANTS =		64

PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY	WATER CLOSETS		URINALS	LAVATORIES	
	MALE	FEMALE		MALE	FEMALE
296 OCCUPANTS					
50% MALE / 50% FEMALE	1 PER 75	1 PER 75	N/A	1 PER 200	1 PER 200
148 MALE / 148 FEMALE					
FIXTURES REQUIRED	2	2	---	1	1
FIXTURES PROVIDED	1	2	1	1	1

EXIT REQUIREMENTS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS	
	REQUIRED	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE	DEAD END LIMIT	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
OCCUPIED SPACE	2	4	250'	20'	> or = 34' - 0"	54' - 0"

1 PRE-DESIGN AREA PLAN
1/16" = 1'-0"

Area Schedule (Rentable Space)

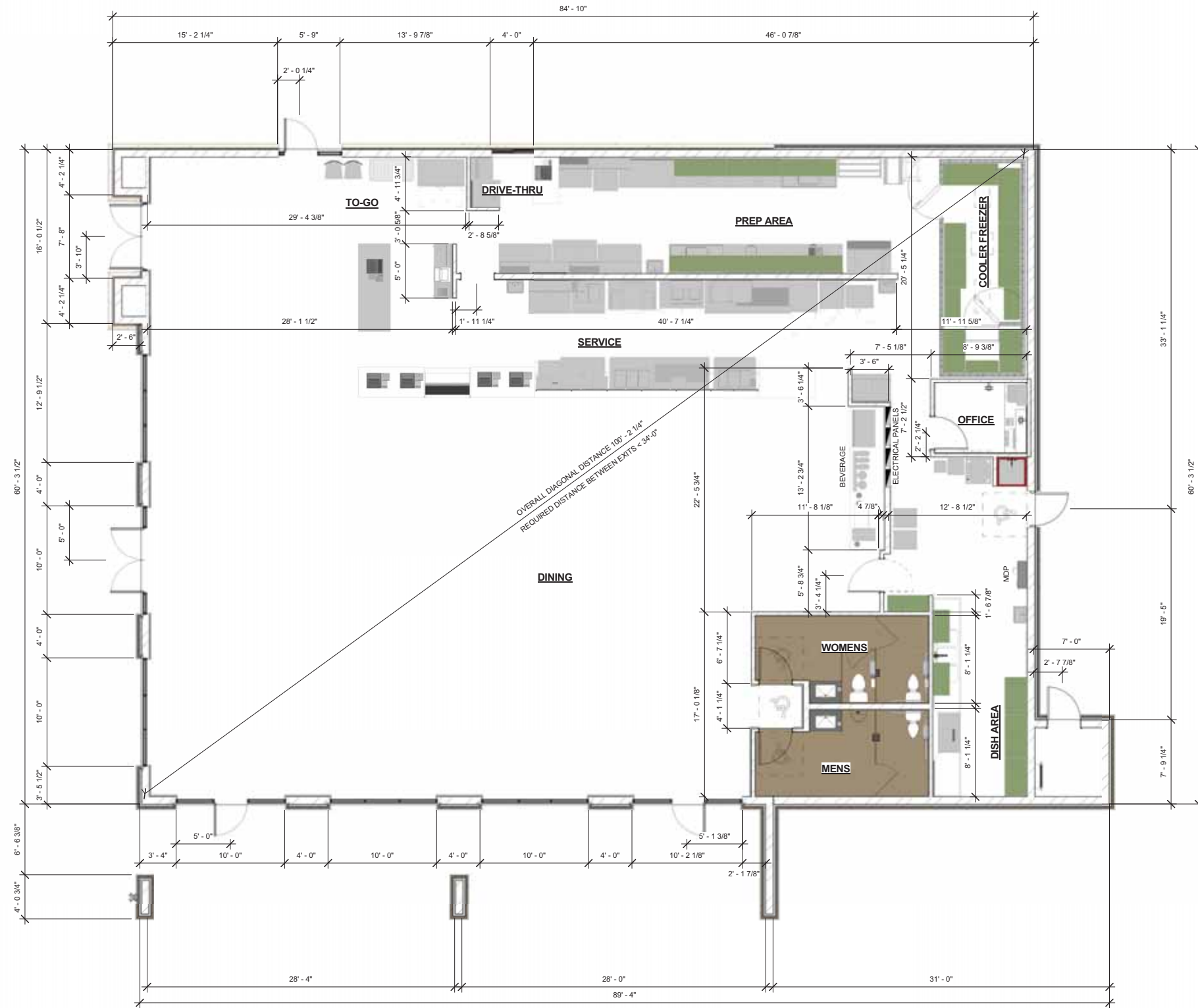
Name	Area	Percentage
DINING AREA	2830 SF	57%
BOH / KITCHEN AREA	1209 SF	24%
FRONT KITCHEN	512 SF	10%
RESTROOM	299 SF	6%
TO-GO AREA	151 SF	3%
Grand total	5000 SF	100%

GROSS BUILDING AREA: 5,000 SF

PATIO: 900 SF

TOTAL: 5,900 SF

TOTAL PARKING SPACES: 77



2 PRE-DESIGN FLOOR PLAN
3/16" = 1'-0"

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Innovation and Design in
Architecture, Inc.
218 The Promenade North
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www.idexperience.net

Architect:

GEOFFREY B. LIM
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Project Owner:

Jason's Deli
2400 BROADWAY
BEAUMONT, TX 77702

Stamp:

Issue For:
PRE-DESIGN

Issue Date:
10-15-13

NO.	REASON	DATE

PRINCIPAL IN CHARGE:
JOSH COOL

PROJECT MANAGER:
WESLEY STEPHENS

DRAWN BY:
Author

Project Address:
JASON'S DELI - MADISON, WI

Project Number:
05-018-13

Sheet Title:
PRE-DESIGN DEVELOPMENT PLAN

Sheet Number:
PF1-1



Perspective 1 - Mineral Point Road Terrace

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CBL
CBL & ASSOCIATES PROPERTIES, INC.







Perspective 4 - Jason's Deli Front Entry

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CBL
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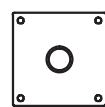
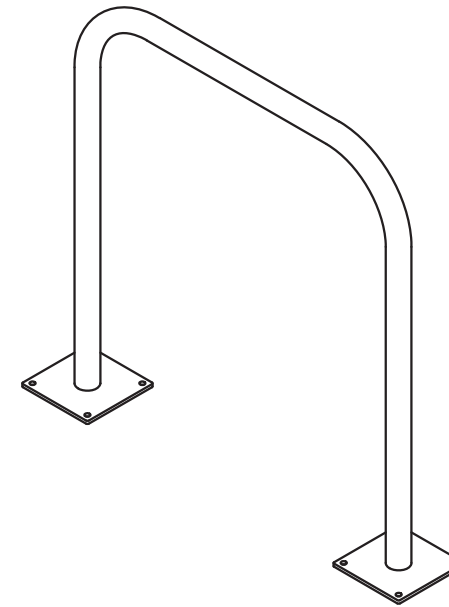
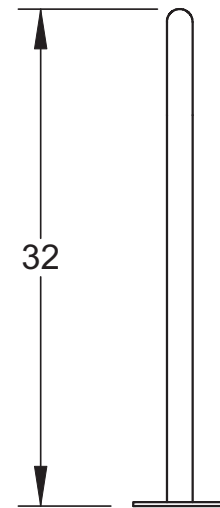
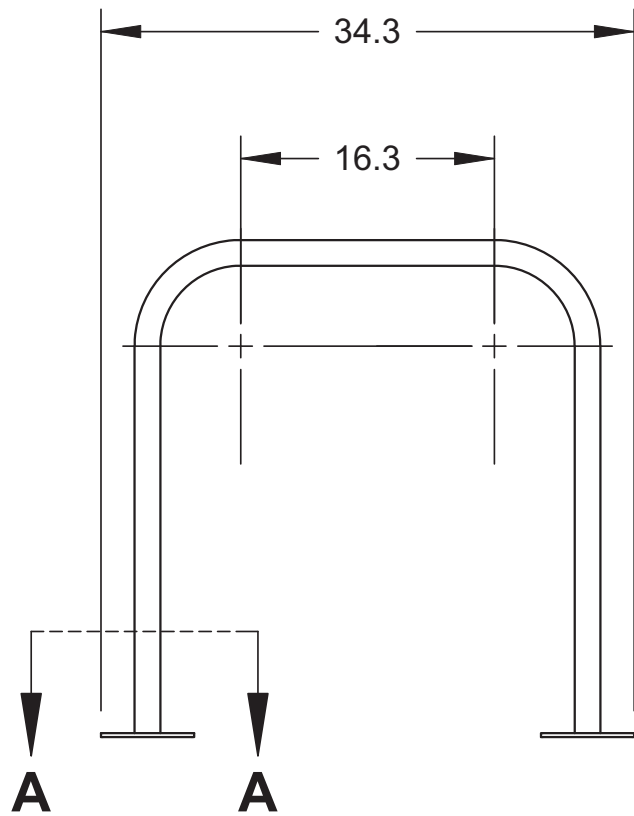


Perspective 5 - Jason's Deli Patio

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CBL
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2X 6" X 6" X .25" SQUARE
FLANGE MOUNTING PLATE
WITH 4 ϕ 5/8" MOUNTING HOLES

NOTE:

1. DO NOT SCALE DRAWING.
2. INTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



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