LOCATION MAP
SCALE: 1:2000

north

SCALE IN FEET
100' 0 100'

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KENOSHA | APPLETON | WAUSAU

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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	11-06-17	Land Use - UDC Initial/Final
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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
LOCATION MAP

SHEET NUMBER:
EX. A

JSD PROJECT NO. 16-7567

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File: Y:\PROJECTS\2016\167567\DWG\167567- Construction Documents.dwg Layout: Location Map User: tgustin Plotted: Nov 01, 2017 - 2:46pm Xref's:

IMAGE 1: FROM SITE FACING NORTHEAST TOWARD OUTBACK STEAKHOUSE

IMAGE 2: FROM SITE FACING NORTH TOWARD RED LOBSTER

IMAGE 3: FROM SITE FACING NORTHWEST TOWARD ASSOCIATED BANK

IMAGE 4: FROM SITE FACING WEST TOWARD ASSOCIATED BANK LOT

IMAGE 5: FROM SITE FACING EAST TOWARD FIRESTONE AUTO

IMAGE 6: FROM SITE FACING SOUTHEAST TOWARD JC PENNY LOT

IMAGE 7: FROM SITE FACING SOUTH TOWARD JC PENNY

IMAGE 8: FROM SITE FACING SOUTHWEST TOWARD MALL ENTRANCE

IMAGE 9: FROM SITE FACING SOUTHWEST TOWARD INDEPENDENCE LANE

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PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	11-08-17	Land Use - UDC Initial/Final
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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
EXISTING SITE IMAGES

SHEET NUMBER:
EX. B

JSD PROJECT NO. 16-7567

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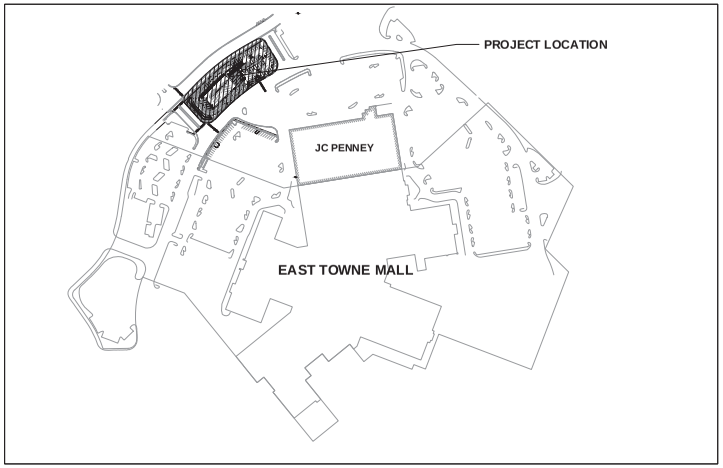
PORTILLO'S EAST TOWNE MALL

CITY OF MADISON, WISCONSIN

NE 1/4, SE 1/4, SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST

DRAWING INDEX

C1.0	TITLE SHEET
C2.0	SURVEY
C3.0	DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	EROSION CONTROL
C6.0	GRADING PLAN
C7.0	UTILITY PLAN
C8.0	DETAILS
C8.1	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES



PROJECT AREA

NOT TO SCALE

north

PROJECT INFORMATION

OWNER

CBL Properties/Skip Alexander
CBL Center, Suite 500, 2030 Hamilton Place Blvd.
Chattanooga, TN 37421-6000
P: 423-855-0001

CIVIL CONSULTANT

JSD Weston/Justin Frahm
7402 Stone Ridge Drive ,Suite 4
Weston, WI 54476
P: 715-298-6330
justin.frahm.@jsdinc.com

ARCHITECT / INTERIOR DESIGN

Jensen & Jensen Architects/Jarrett Jensen
Midwest Plaza Center, 2001 Midwest Road, Suite 301
Oak Brook, IL 60523
P:630-573-1770

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C1.0

JSD PROJECT NO. 16-7567

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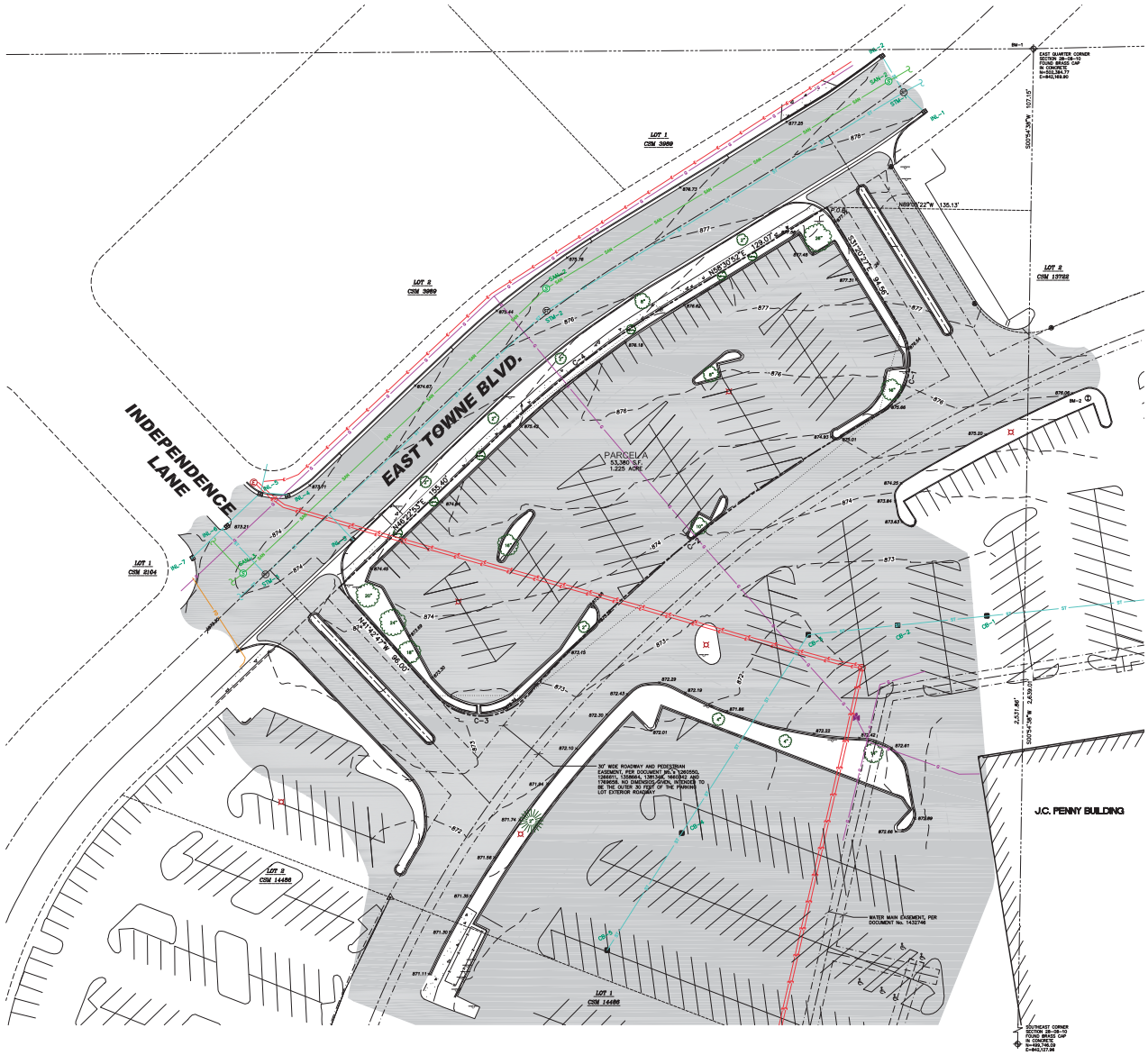
File: Y:\PROJECTS\2016\16-7567\DWG\16-7567- Construction Documents.dwg Layout: 22X34TS User: tjustin Plotted: Nov 01, 2017 – 2:37pm Xref's:

EXISTING CONDITIONS SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 28, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- PK/MAG NAIL FOUND
- 1¼" REBAR FOUND
- BENCHMARK
- SIGN
- SANITARY MANHOLE
- WATERMAIN OR GASMAIN VALVE
- HYDRANT
- STORM MANHOLE
- SQUARE CASTED INLET
- CURB INLET
- STORM SEWER ACCESS
- ELECTRIC MANHOLE
- LIGHT POLE
- DECIDUOUS TREE
- HANDICAP PARKING
- PARCEL BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LOT LINE
- CHORD LINE
- EASEMENT LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- G — NATURAL GAS
- E — UNDERGROUND ELECTRIC
- FO — FIBER OPTIC
- BUILDING
- 875 — INDEX CONTOUR
- 874 — INTERMEDIATE CONTOUR
- 874.25 SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 28 AND 30, 2017.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY). THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, T08N, R10E, BEARS S00°54'38"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE EAST QUARTER CORNER OF SECTION 28, T08N, R10E, ELEVATION = 879.55'.
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. 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. 20173313821 AND 20173313829, WITH A CLEAR DATE OF AUGUST 21, 2017.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   CITY OF MADISON ENGINEERING
   MADISON GAS AND ELECTRIC (ELECTRIC AND GAS)
   CHARTER COMMUNICATIONS
   AMERICAN TRANSMISSION COMPANY
   AT&T DISTRIBUTION
   CENTURYLINK KMC
   MADISON METRO SEWERAGE DISTRICT
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. JSD DOES NOT GUARANTEE THAT THE BENCHMARKS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
11. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

LEGAL DESCRIPTION

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 13722, RECORDED IN VOLUME 90 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 215-223 AS DOCUMENT NUMBER 5071049, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SECTION 28, AFORESAID; THENCE SOUTH 00 DEGREES 54 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 107.15 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 22 SECONDS WEST, 135.13 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST TOWNE BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 20 MINUTES 27 SECONDS EAST, 96.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 65.30 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.50 FEET, THE CHORD BEARS SOUTH 14 DEGREES 50 MINUTES 53 SECONDS WEST, 58.45 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY 299.37 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 885.34 FEET, THE CHORD BEARS SOUTH 51 DEGREES 21 MINUTES 00 SECONDS WEST, 297.94 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY 68.30 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.50 FEET, THE CHORD BEARS SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, 60.49 FEET; THENCE NORTH 41 DEGREES 42 MINUTES 47 SECONDS WEST, 96.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST TOWNE BOULEVARD; THENCE NORTH 46 DEGREES 22 MINUTES 53 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 155.40 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY 126.72 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 126.72 FEET, THE CHORD BEARS NORTH 52 DEGREES 26 MINUTES 43 SECONDS EAST, 126.49 FEET; THENCE NORTH 58 DEGREES 30 MINUTES 52 SECONDS EAST, 129.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 53,380 SQUARE FEET OR 1.225 ACRES.

TAX KEY NO: 251/0810-273-0097-0

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, 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-1878
PROFESSIONAL LAND SURVEYOR

DATE

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	878.66	NE	867.84	8"	VCP
		W	868.16	8"	VCP
		SW	867.82	8"	VCP
SAN-2	876.20	NE	865.40	8"	VCP
		W	865.74	8"	VCP
		SW	865.40	8"	VCP
SAN-3	874.20	NE	862.85	8"	VCP
		W	862.90	8"	VCP
		SW	865.85	8"	VCP

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	879.55	CONCRETE MONUMENT AT THE EAST QUARTER CORNER OF SECTION 28-08-10
BM-2	876.20	3/4" REBAR EAST OF SITE

*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
CB-1	871.72	NE	865.75	30"	RCP
		SW	865.67	30"	RCP
CB-2	871.46	NE	865.57	30"	RCP
		SW	865.54	30"	RCP
CB-3	871.23	NE	865.43	30"	RCP
		SW	865.48	30"	RCP
CB-4	870.53	NE	864.73	30"	RCP
		SW	864.66	30"	RCP
CB-6	869.39	CENTER	864.19	30"	RCP
STM-1	876.78	NE	871.63	48"	RCP
		E	*	12"	RCP
		W	*	12"	RCP
		SW	871.64	48"	RCP
STM-2	876.50	NE	869.45	48"	RCP
		SW	869.45	48"	RCP
STM-3	874.38	NE	*	48"	RCP
		W	*	30"	RCP
		SW	*	60"	RCP

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	65.30'	40.50'	92°22'40"	58.45'	S14°50'53"W
C-2	299.37'	885.34'	19°22'26"	297.94'	S51°21'00"W
C-3	68.30'	40.50'	96°37'26"	60.49'	S89°58'30"W
C-4	126.72'	603.56'	12°01'46"	126.49'	N52°26'43"E

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	877.63	W	875.76	12"	RCP
INL-2	877.64	E	875.79	12"	RCP
INL-3	873.65	NW	871.50	12"	RCP
INL-4	873.30	SW	871.30	12"	RCP
INL-5	872.90	N	870.90	12"	RCP
		NE	870.70	12"	RCP
		SW	870.45	12"	RCP
INL-6	872.97	SW	869.72	12"	RCP
		NE	869.67	18"	RCP
INL-7	872.65	E	870.65	12"	RCP

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PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON
DANE COUNTY, WISCONSIN

north

SCALE IN FEET
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PLAN MODIFICATIONS:

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Design/Drawn: JK
Approved: TJB

SHEET TITLE:
EXISTING CONDITIONS SURVEY

MAP NO: E-376

SHEET NUMBER:
1 OF 1

JSD PROJECT NO: 16-7587

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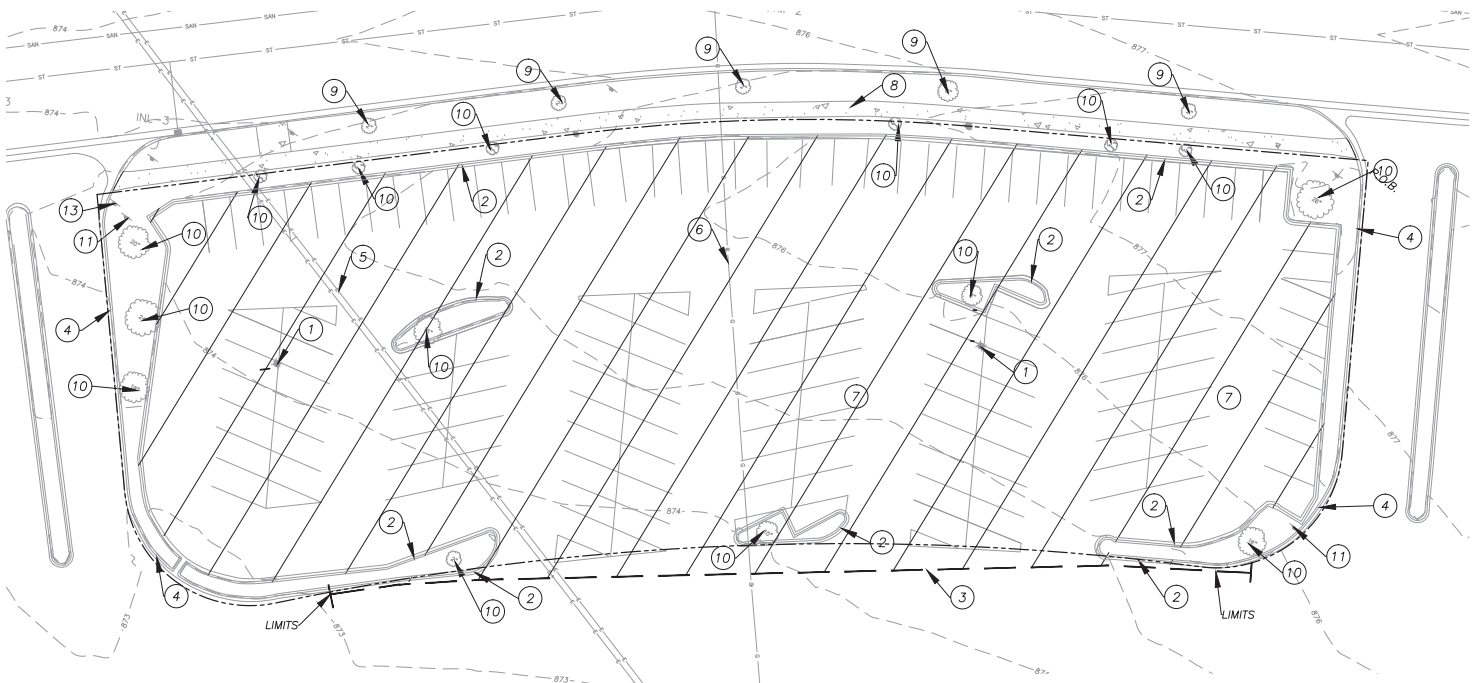
File: I:\2016\167587\DWG\16-7587 Excav_recover.dwg Layout: 30x42 User: tbuhr Plotted: Sep 11, 2017 - 6:16pm Xref's:



LEGEND (GRADING & EROSION CONTROL)

- PAVEMENT REMOVAL
- CONCRETE PAVEMENT
- CONSTRUCTION LIMITS
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- STANDARD CURB AND GUTTER
- (4) DEMOLITION KEY NOTE NUMBER

DEMOLITION KEY NOTES

1. REMOVE EXISTING LIGHT POLE AND BASE. COVERED UNDER NOTE 5 BELOW.
2. REMOVE EXISTING CURB TO LIMITS SHOWN.
3. SAW CUT EXISTING ASPHALT PAVEMENT.
4. EXISTING CURB & GUTTER TO REMAIN.
5. EXISTING ELECTRIC SERVICE TO BE RELOCATED. COORDINATE WITH MG & E.
6. EXISTING GAS SERVICE TO BE RELOCATED. COORDINATE WITH MG & E.
7. REMOVE EXISTING ASPHALT PAVEMENT.
8. EXISTING WALK TO REMAIN.
9. EXISITING TREES TO REMAIN.
10. EXISTING TREE TO BE REMOVED.
11. EXISTING SIGN TO REMAIN.
12. EXISTING LIGHT POLE TO BE RELOCATED.
13. EXISTING SIGN TO BE RELOCATED.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH 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 RADIALLY 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.
5. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
6. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
8. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION.
9. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - 10.1. EXAMINGING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 10.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
    - 10.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
    - 10.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
11. 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.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
13. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
14. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
15. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
16. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
17. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

north

SCALE IN FEET
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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 16-7567

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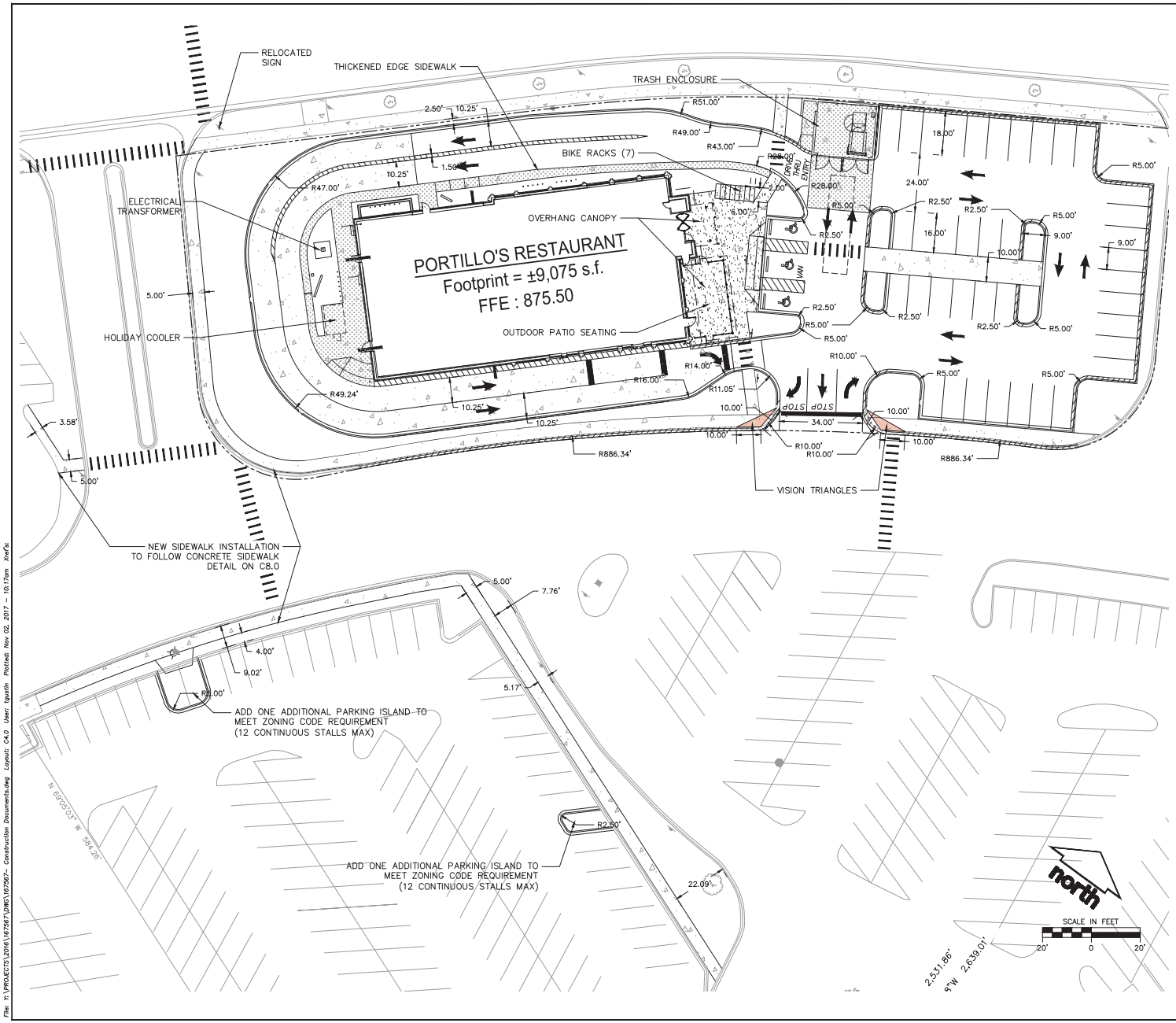

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE PAVEMENT– DEEP CHARCOAL U49
- CONCRETE PAVEMENT– SIENNA U37
- SAWCUT EXISTING PAVEMENT
- STORMWATER MANAGEMENT AREA
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. 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.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
4. 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
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
10. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	EAST TOWNE MALL MADISON, WI
Site Acreage (total)	1.22 (53,100 SF)
Number of Building Stories (above grade)	1
Total Building Square Footage	9,075 SF
Use of property	COMMERCIAL
Parking Stalls:	
Large Stall	38
Accessible	3
Total Stalls	41
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	47,540 S.F.
Existing Pervious Surface Area	5,560 S.F.
Proposed Impervious Surface Area	43,710 S.F.
Proposed Pervious Surface Area	9,390 S.F.
Proposed Impervious Surface Area Ratio	4.66
Offsite Areas (Sidewalk & Terrace South of Main Site)	
Proposed Offsite Impervious Surface Area	2,160 S.F.
Proposed Offsite Pervious Surface Area	390 S.F.

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CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	11.08.17	Land Use - UDC Initial/Final
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14		
15		

Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO. 16-7567

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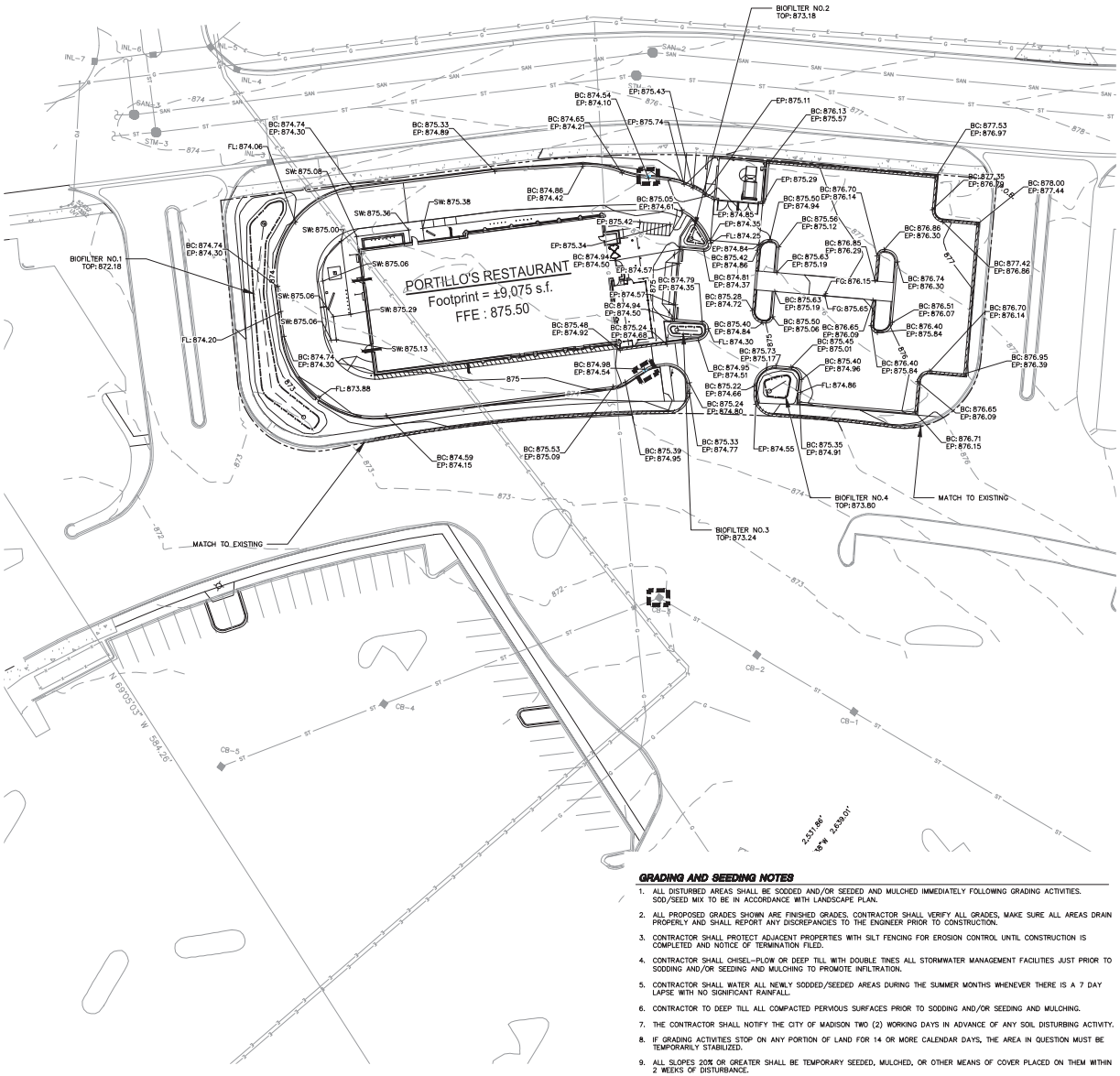

LEGEND (GRADING & EROSION CONTROL PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS
- 934 — PROPOSED 1 FOOT CONTOUR
- 935 — PROPOSED 1 FOOT CONTOUR
- DRAINAGE DIRECTION
- ST — STORM SEWER
- SILT FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION, TYPE D
- 934.20 FG — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - TS – TOP OF STEP
  - TS – BOTTOM OF STEP
  - RIM – RIM ELEVATION
- GRADE BREAK

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

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.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
7. 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.
8. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
9. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
11. STABILIZATION PRACTICES:

11.1. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

11.2. * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

11.3. * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

11.4. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
   * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
   * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
   * HYDRO-MULCHING WITH A TACKIFIER
   * GEOTEXTILE EROSION MATTING
   * SODDING

CONSTRUCTION SEQUENCING

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. REMOVE EXISTING SURFACE MATERIALS PER DEMOLITION PLAN.
3. EXCAVATE BUILDING FOUNDATIONS.
4. COMPLETE ALL OTHER GRADING.
5. EXCAVATE BIO-FILTER AREAS.
6. INSTALL STORM SEWER & INLET PROTECTION MEASURES.
7. INSTALL AGGREGATE BASE COURSE AND PAVING IN PARKING AREAS.
8. STABILIZE NEWLY GRADED SOILS.
9. COMPLETE EXTERIOR BUILDING WORK AND DOWNSPOUTS.
10. INSTALL BIO-FILTER MATERIAL.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/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 ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO. 16-7567

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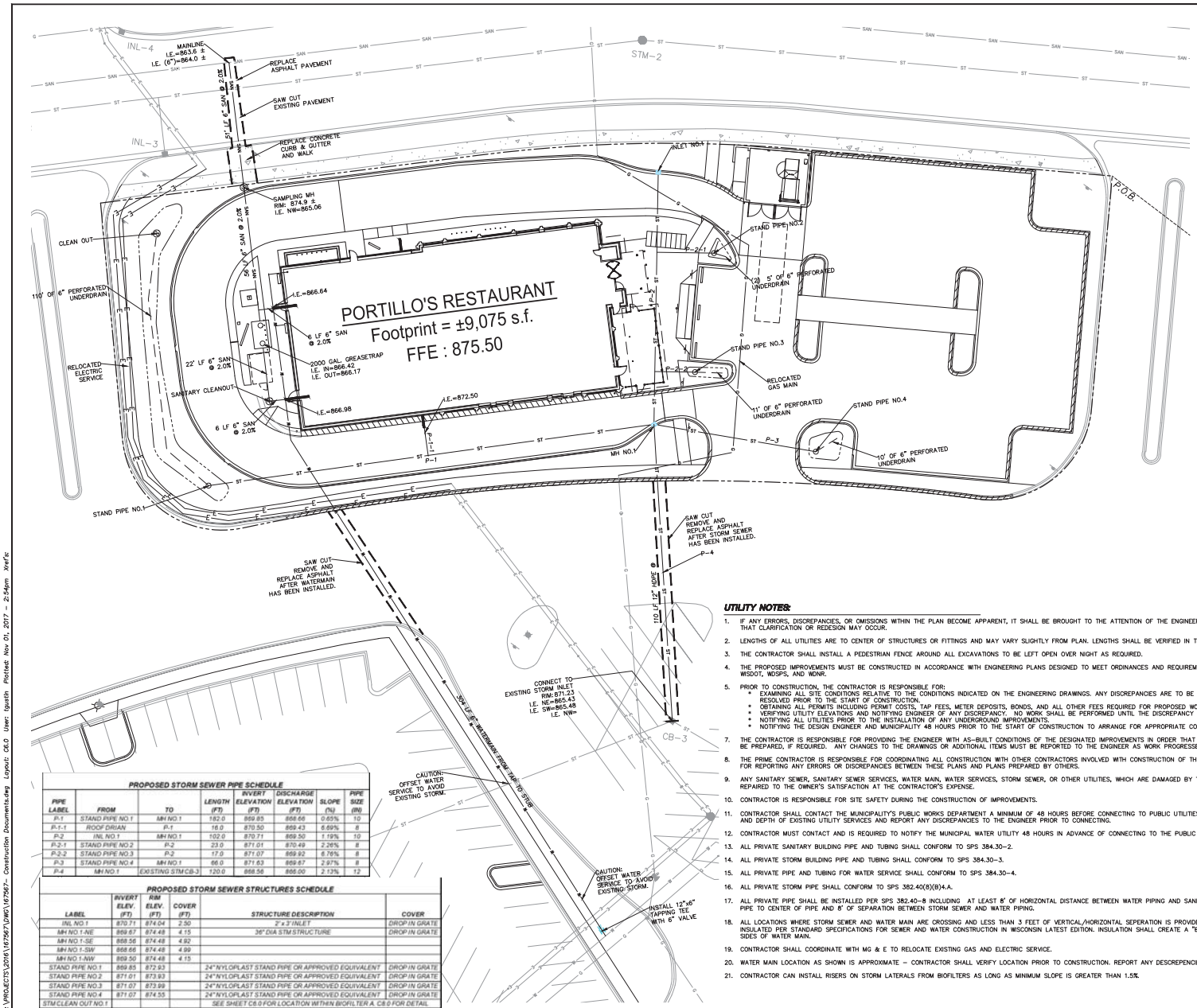

LEGEND (UTILITY PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- SAW CUT
- EDGE OF PAVEMENT
- STORMWATER MANAGEMENT AREA
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- STORM SEWER UNDERDRAIN
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- ST — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- G — EXISTING UNDERGROUND GAS
- E — EXISTING UNDERGROUND ELECTRIC

UTILITY NOTES:

1. 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.
2. 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.
3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
5. 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 AG 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.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR SHALL CONTACT THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
12. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE MUNICIPAL WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
13. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
16. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
17. 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 8' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
18. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPERATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.
19. CONTRACTOR SHALL COORDINATE WITH MG & E TO RELOCATE EXISTING GAS AND ELECTRIC SERVICE.
20. WATER MAIN LOCATION AS SHOWN IS APPROXIMATE – CONTRACTOR SHALL VERIFY LOCATION PRIOR TO CONSTRUCTION. REPORT ANY DESCREPENCIES TO ENGINEER AND OWNER.
21. CONTRACTOR CAN INSTALL RISERS ON STORM LATERALS FROM BIOFILTERS AS LONG AS MINIMUM SLOPE IS GREATER THAN 1.5%.

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE (IN)
P-1	STAND PIPE NO.1	MH NO.1	182.0	869.85	868.66	0.65%	10
P-1-1	ROOF DRIAN	P-1	16.0	870.50	869.43	6.69%	8
P-2	INL NO.1	MH NO.1	102.0	870.71	869.50	1.19%	10
P-2-1	STAND PIPE NO.2	P-2	23.0	871.01	870.49	2.26%	8
P-2-2	STAND PIPE NO.3	P-2	17.0	871.07	869.92	6.76%	8
P-3	STAND PIPE NO.4	MH NO.1	66.0	871.63	869.67	2.97%	8
P-4	MH NO.1	EXISTING STM CB-3	120.0	868.56	866.00	2.13%	12

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	COVER (FT)	STRUCTURE DESCRIPTION	COVER
INL NO.1	870.71	874.04	2.50	2' x 3' INLET	DROP IN GRATE
MH NO.1-NE	869.67	874.48	4.15	36" DIA STM STRUCTURE	DROP IN GRATE
MH NO.1-SE	868.56	874.48	4.92		
MH NO.1-SW	868.66	874.48	4.99		
MH NO.1-NW	869.50	874.48	4.15		
STAND PIPE NO.1	869.85	872.93		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STAND PIPE NO.2	871.01	873.93		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STAND PIPE NO.3	871.07	873.99		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STAND PIPE NO.4	871.07	874.55		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STM CLEAN OUT NO.1				SEE SHEET C8.0 FOR LOCATION WITHIN BIOFILTER A. C8.0 FOR DETAIL	

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Approved:	PMP	10-13-2017
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UTILITY PLAN

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LEGEND

— · — · —	PROPERTY LINE
— — — (red)	500' RADIUS FROM HYDRANT
(dotted box)	20' WIDE FIRE LANE
———	EDGE OF PAVEMENT
═══	STANDARD CURB AND GUTTER
╱╱╱	REJECT CURB AND GUTTER
(stippled box)	CONCRETE PAVEMENT

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: East Towne Mall, Madison, WI 53704

Contact Name & Phone #:

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

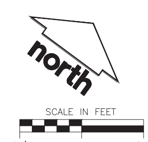
Question	Yes	No	N/A
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	[X]	[ ]	[ ]
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	[ ]	[ ]	[X]
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	[X]	[ ]	[ ]
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	[X]	[ ]	[ ]
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	[X]	[ ]	[ ]
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	[X]	[ ]	[ ]
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	[X]	[ ]	[ ]
d) Is the grade of the fire lane not more than a slope of 8%?	[X]	[ ]	[ ]
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	[ ]	[X]	[ ]
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	[ ]	[X]	[ ]
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	[ ]	[X]	[ ]
3. Is the fire lane obstructed by security gates or barricades? If yes:	[ ]	[X]	[ ]
a) Is the gate a minimum of 20-feet clear opening?	[ ]	[ ]	[X]
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	[ ]	[ ]	[X]
4. Is the Fire lane dead-ended with a length greater than 150-feet?	[ ]	[ ]	[X]
If yes, does the area for turning around fire apparatus comply with IFC D103?	[ ]	[ ]	[X]
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	[ ]	[X]	[ ]
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	[ ]	[X]	[ ]
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	[ ]	[ ]	[X]
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	[ ]	[ ]	[X]
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	[ ]	[ ]	[X]
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	[ ]	[ ]	[X]
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	[ ]	[ ]	[X]
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	[ ]	[ ]	[X]
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	[X]	[ ]	[ ]
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	[X]	[ ]	[ ]
b) Is there at least 40' between a hydrant and the building?	[X]	[ ]	[ ]
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	[ ]	[X]	[ ]
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	[ ]	[X]	[ ]
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	[X]	[ ]	[ ]

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 1/21/2016



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PORTILLO'S, EAST TOWNE MALL

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DANE COUNTY

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
FIRE ACCESS EXHIBIT

SHEET NUMBER:
C7.0

JSD PROJECT NO: 16-7567

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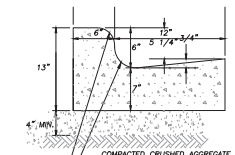
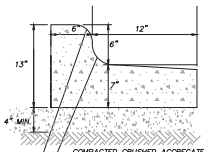


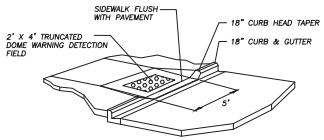
1 18" STANDARD CURB AND GUTTER

N.T.S.



2 18" REJECT CURB AND GUTTER

N.T.S.



3 CONCRETE ADA RAMP

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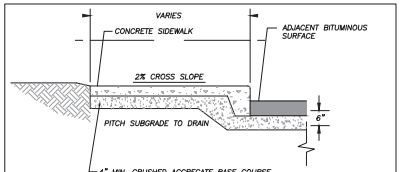

4 THICKENED EDGE SIDEWALK

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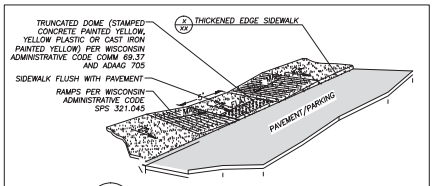
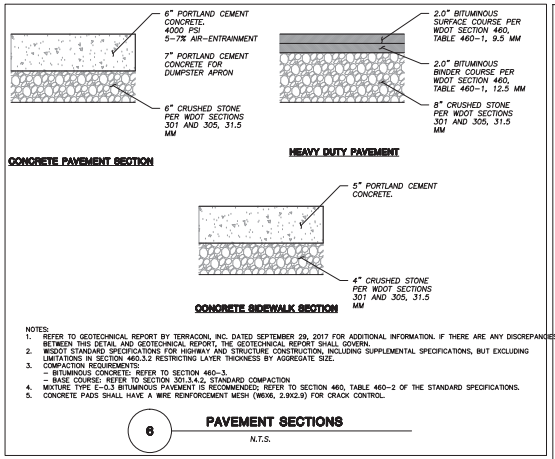


5 ACCESSIBLE WALK CROSS SECTION

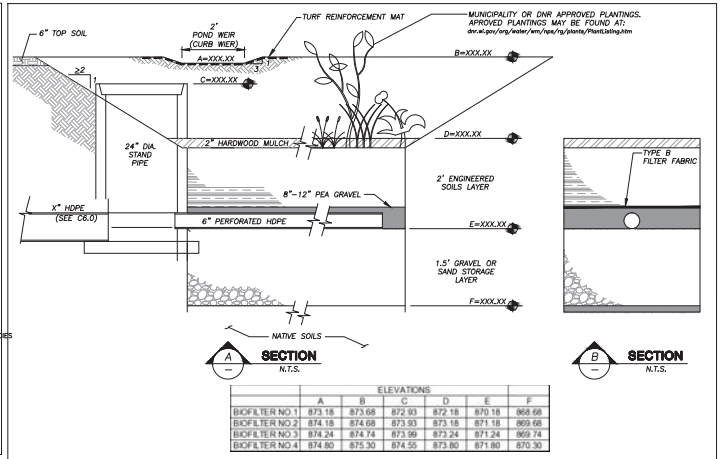
N.T.S.



NOTES:
1. REFER TO GEOTECHNICAL REPORT BY TERRACONI, INC. DATED SEPTEMBER 29, 2017 FOR ADDITIONAL INFORMATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
3. COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
4. MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
5. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.

6 PAVEMENT SECTIONS

N.T.S.



A — SECTION N.T.S.

B — SECTION N.T.S.

	ELEVATIONS					
	A	B	C	D	E	F
BIOFILTER NO.1	873.18	873.68	872.93	872.18	870.18	868.68
BIOFILTER NO.2	874.18	874.68	873.93	873.18	871.18	869.68
BIOFILTER NO.3	874.24	874.74	873.99	873.24	871.24	869.74
BIOFILTER NO.4	874.80	875.30	874.55	873.80	871.80	870.30

GENERAL NOTES:

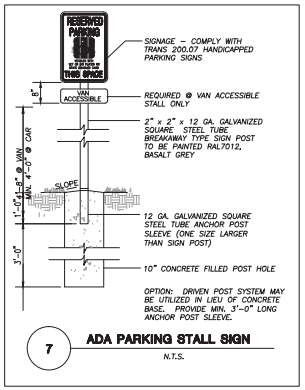
1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 40% ASTM C33 SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 30% TOPSOIL.
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
4. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL.
5. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
6. RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

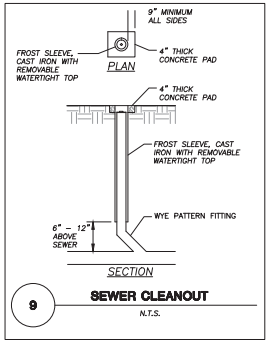
8 BIORETENTION DEVICE

N.T.S.



7 ADA PARKING STALL SIGN

N.T.S.



9 SEWER CLEANOUT

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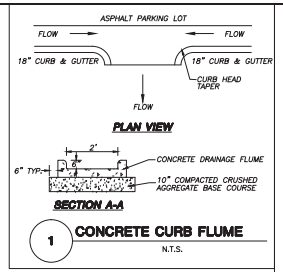
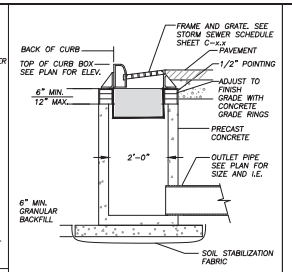


1 **CONCRETE CURB FLUME**

N.T.S.



2 **STORM INLET**

N.T.S.

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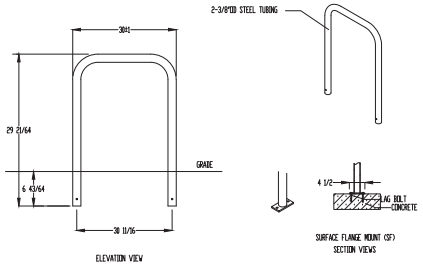
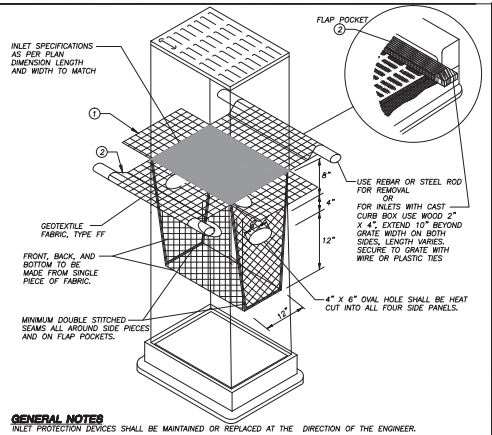


3 **INVERTED-U BIKE RACK**

N.T.S.



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 **INLET PROTECTION, TYPE D**

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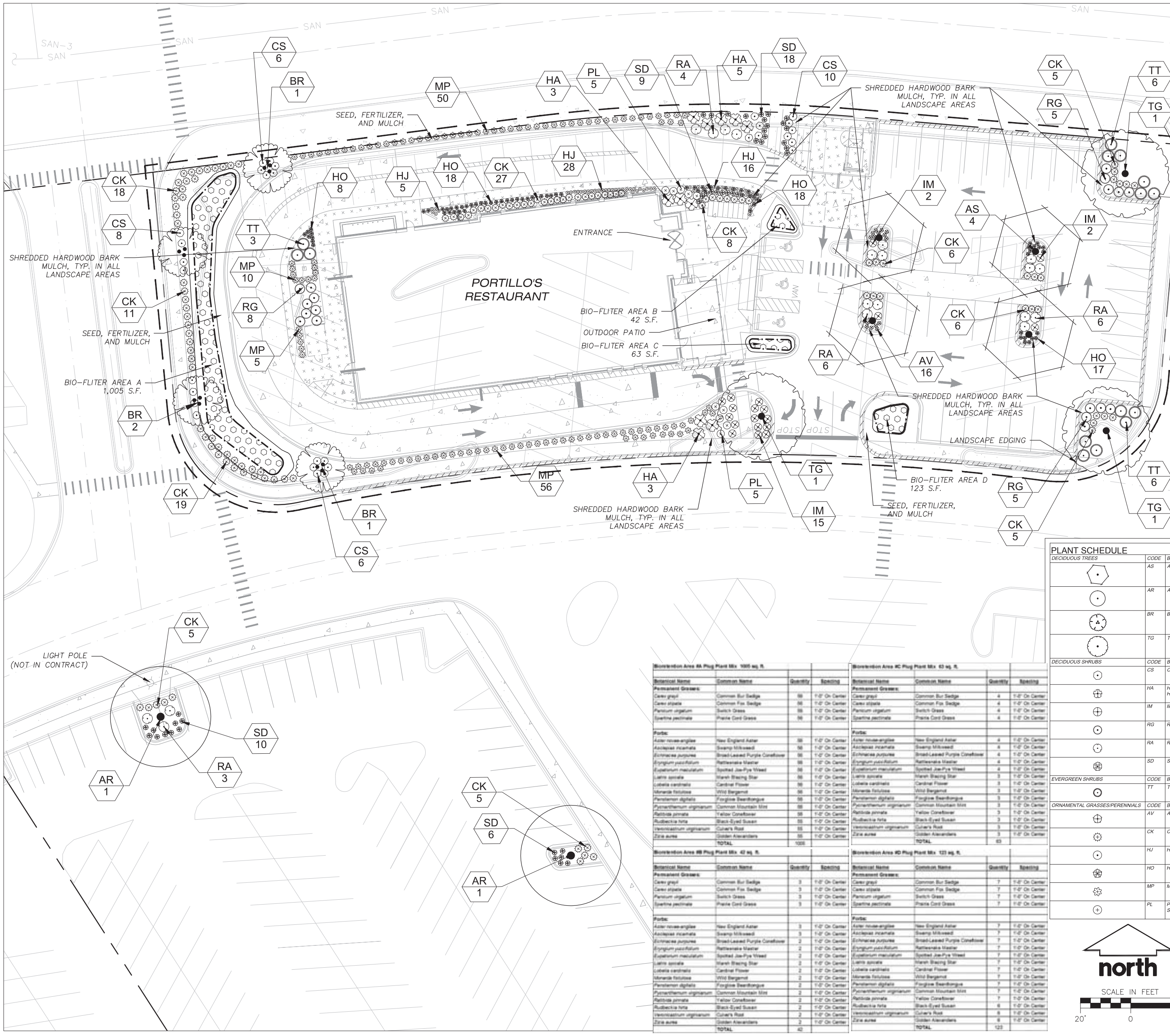

LEGEND (LANDSCAPE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- LIMITS OF DISTURBANCE
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- INFILTRATION BASIN PLUG MIX
- STORMWATER MANAGEMENT AREA
- ADA PARKING BOLLARDS/SIGNS

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL 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. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	QTY
	AS	Acer miyabei `State Street` / Miyabei Maple	B & B	2.5"Cal	4
	AR	Acer rubrum / Red Maple	B & B	2.5"Cal	2
	BR	Betula nigra / River Birch	B & B	1.5"Cal	4
	TG	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	B & B	2.5"Cal	3
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	CS	Cornus sericea `Kelseyi` / Kelseyi Dogwood	3 gal	Min. 12"-18"	30
	HA	Hydrangea arborescens `Annabelle` / Annabelle Smooth Hydrangea	3 gal	Min. 12"-24"	11
	IM	Ilex x `Mondo` / Little Rascal Holly	3 gal	Min. 12"-18"	19
	RG	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3 gal	Min. 12"-18"	18
	RA	Ribes alpinum `Green Mound` / Green Mound Alpine Currant	3 gal	Min. 12"-24"	19
	SD	Spiraea japonica `Yan` / `Double Play Gold` Spirea	3 gal	Min. 12"-24"	43
EVERGREEN SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	TT	Taxus x media `Tauntonii` / Tauton Yew	3 gal	Min. 12"-24"	15
ORNAMENTAL GRASSES/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	AV	Astilbe chinensis `Visions in Red` / Chinese Astilbe	1 Gal	Min. 12"	16
	CK	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	Min. 12"	116
	HJ	Hemerocallis x `Little Jazz` / Red Daylily	1 Gal	10-12" Ht.	49
	HO	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	1 gal	Min. 12"	74
	MP	Miscanthus sinensis `Purpurescens` / Flame Grass	1 Gal	Min. 12"-18"	121
	PL	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	3 gal	Min. 12"-24"	10

Bioretention Area #A Plug Plant Mix 1005 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
Carex grayii	Common Bur Sedge	56	1'-0" On Center
Carex stipata	Common Fox Sedge	56	1'-0" On Center
Panicum virgatum	Switch Grass	56	1'-0" On Center
Spartina pectinata	Prairie Cord Grass	56	1'-0" On Center
Forbs:			
Aster novae-angliae	New England Aster	56	1'-0" On Center
Asclepias incarnata	Swamp Milkweed	56	1'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	56	1'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	56	1'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	56	1'-0" On Center
Liatris spicata	Marsh Blazing Star	56	1'-0" On Center
Lobelia cardinalis	Cardinal Flower	56	1'-0" On Center
Monarda fistulosa	Wild Bergamot	56	1'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	56	1'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	56	1'-0" On Center
Ratibida pinnata	Yellow Coneflower	56	1'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	55	1'-0" On Center
Veronicastrum virginianum	Culver's Root	55	1'-0" On Center
Zizia aurea	Golden Alexanders	55	1'-0" On Center
	TOTAL	1005	

Bioretention Area #B Plug Plant Mix 42 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
Carex grayii	Common Bur Sedge	3	1'-0" On Center
Carex stipata	Common Fox Sedge	3	1'-0" On Center
Panicum virgatum	Switch Grass	3	1'-0" On Center
Spartina pectinata	Prairie Cord Grass	3	1'-0" On Center
Forbs:			
Aster novae-angliae	New England Aster	3	1'-0" On Center
Asclepias incarnata	Swamp Milkweed	3	1'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	2	1'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	2	1'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	2	1'-0" On Center
Liatris spicata	Marsh Blazing Star	2	1'-0" On Center
Lobelia cardinalis	Cardinal Flower	2	1'-0" On Center
Monarda fistulosa	Wild Bergamot	2	1'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	2	1'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	2	1'-0" On Center
Ratibida pinnata	Yellow Coneflower	2	1'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	2	1'-0" On Center
Veronicastrum virginianum	Culver's Root	2	1'-0" On Center
Zizia aurea	Golden Alexanders	2	1'-0" On Center
	TOTAL	42	

Bioretention Area #C Plug Plant Mix 63 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
Carex grayii	Common Bur Sedge	4	1'-0" On Center
Carex stipata	Common Fox Sedge	4	1'-0" On Center
Panicum virgatum	Switch Grass	4	1'-0" On Center
Spartina pectinata	Prairie Cord Grass	4	1'-0" On Center
Forbs:			
Aster novae-angliae	New England Aster	4	1'-0" On Center
Asclepias incarnata	Swamp Milkweed	4	1'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	4	1'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	4	1'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	4	1'-0" On Center
Liatris spicata	Marsh Blazing Star	3	1'-0" On Center
Lobelia cardinalis	Cardinal Flower	3	1'-0" On Center
Monarda fistulosa	Wild Bergamot	3	1'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	3	1'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	3	1'-0" On Center
Ratibida pinnata	Yellow Coneflower	3	1'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	3	1'-0" On Center
Veronicastrum virginianum	Culver's Root	3	1'-0" On Center
Zizia aurea	Golden Alexanders	3	1'-0" On Center
	TOTAL	63	

Bioretention Area #D Plug Plant Mix 123 sq. ft.

Botanical Name	Common Name	Quantity	Spacing
Permanent Grasses:			
Carex grayii	Common Bur Sedge	7	1'-0" On Center
Carex stipata	Common Fox Sedge	7	1'-0" On Center
Panicum virgatum	Switch Grass	7	1'-0" On Center
Spartina pectinata	Prairie Cord Grass	7	1'-0" On Center
Forbs:			
Aster novae-angliae	New England Aster	7	1'-0" On Center
Asclepias incarnata	Swamp Milkweed	7	1'-0" On Center
Echinacea purpurea	Broad-Leaved Purple Coneflower	7	1'-0" On Center
Eryngium yuccifolium	Rattlesnake Master	7	1'-0" On Center
Eupatorium maculatum	Spotted Joe-Pye Weed	7	1'-0" On Center
Liatris spicata	Marsh Blazing Star	7	1'-0" On Center
Lobelia cardinalis	Cardinal Flower	7	1'-0" On Center
Monarda fistulosa	Wild Bergamot	7	1'-0" On Center
Penstemon digitalis	Foxglove Beardtongue	7	1'-0" On Center
Pycnanthemum virginianum	Common Mountain Mint	7	1'-0" On Center
Ratibida pinnata	Yellow Coneflower	7	1'-0" On Center
Rudbeckia hirta	Black-Eyed Susan	6	1'-0" On Center
Veronicastrum virginianum	Culver's Root	6	1'-0" On Center
Zizia aurea	Golden Alexanders	6	1'-0" On Center
	TOTAL	123	

north

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20' 0 20'

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CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	11.08.17	Land Use - UDC Initial/Final
2		
3		
4		
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12		
13		
14		
15		

Design/Drawn:	JLF / TKG	09-19-2017
Approved:	MAS	09-19-2017
Submitted:		09-19-2017

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 16-7567

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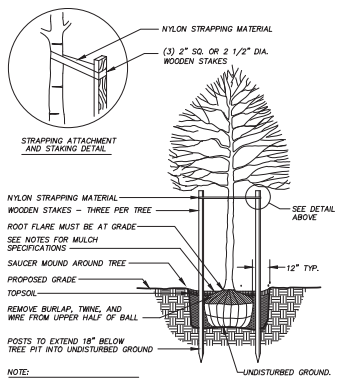
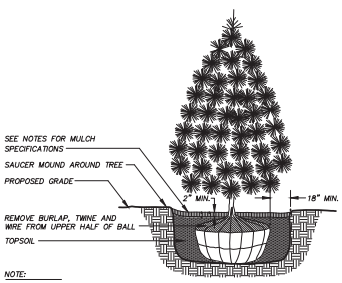
File: C:\Users\tgustin\Desktop\16-7567 Landscape Plan.dwg Layout: L100 (22X34) User: tgustin Plotted: Nov 01, 2017 – 5:31pm Xref's: 16-7567 Portillo's



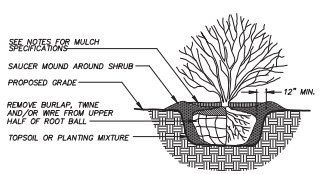
NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.

1 / L2.0 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



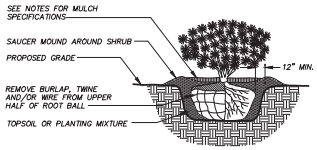
NOTE:
1. ROOT FLARE TO BE AT GRADE.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

2 / L2.0 EVERGREEN TREE PLANTING DETAIL
N.T.S.



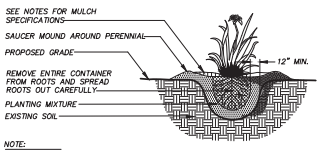
NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

3 / L2.0 DECIDUOUS SHRUB PLANTING DETAIL
N.T.S.



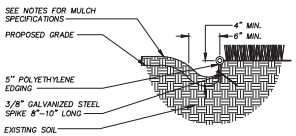
NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.

4 / L2.0 EVERGREEN SHRUB PLANTING DETAIL
N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED

5 / L2.0 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



6 / L2.0 LANDSCAPE EDGING DETAIL
N.T.S.

Madison

CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address: EAST TOWNE MALL, MADISON, WI 53704
Name of Project: PORTILLO'S - EAST TOWNE MALL
Owner / Contact: CBL & ASSOCIATES PROPERTIES, INC. - JUSTIN LONG
Contact Phone: (608) 848-5060 Contact Email: JUSTIN.FRAHM@JSDINC.COM

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

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
(c) No demolition of a principal building is involved.
(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designed for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 34,634
Total landscape points required 578

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per thirty hundred (3000) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____
Five (5) acres = 217,800 square feet
First five (5) developed acres = 3,630 points
Remainder of developed area _____
Total landscape points required _____

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____
Total landscape points required _____

10/2013 1

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			9	315
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			140	420
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			15	60
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			386	772
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals						1,627

Total Number of Points Provided 1,627

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL 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 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 AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. 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 THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1–2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY 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, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE 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.
4. 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. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. 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. 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 SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
   A. PLANTING AREAS = 24"
   B. TREE PITS = SEE DETAILS
2. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A 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. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENTDO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
5. MATERIALS – SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTH CARPET'S "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
6. MATERIALS – BIORETENTION BASIN/PRAIRIE SEED MIX: AREAS SPECIFIED ON PLAN TO BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). 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. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
7. MATERIALS – BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'–6" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR TECHNICAL STANDARDS FOR ROOTSTOCK AND PLUG PLANTINGS FOR BIORETENTION BASINS.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO 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'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, AND SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 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 OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD 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 UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. 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.

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P. 608.848.5060

CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 37421

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date	Description
1	11.08.17	Land Use - UDC Initial/Final
2		
3		
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15		

Design/Drawn:	JLF / TKG	09-19-2017
Approved:	MAS	09-19-2017
Submitted:		09-19-2017

SHEET TITLE:
LANDSCAPE DETAILS, NOTES, AND SPECIFICATIONS

SHEET NUMBER:
L2.0

JSD PROJECT NO. 16-7567

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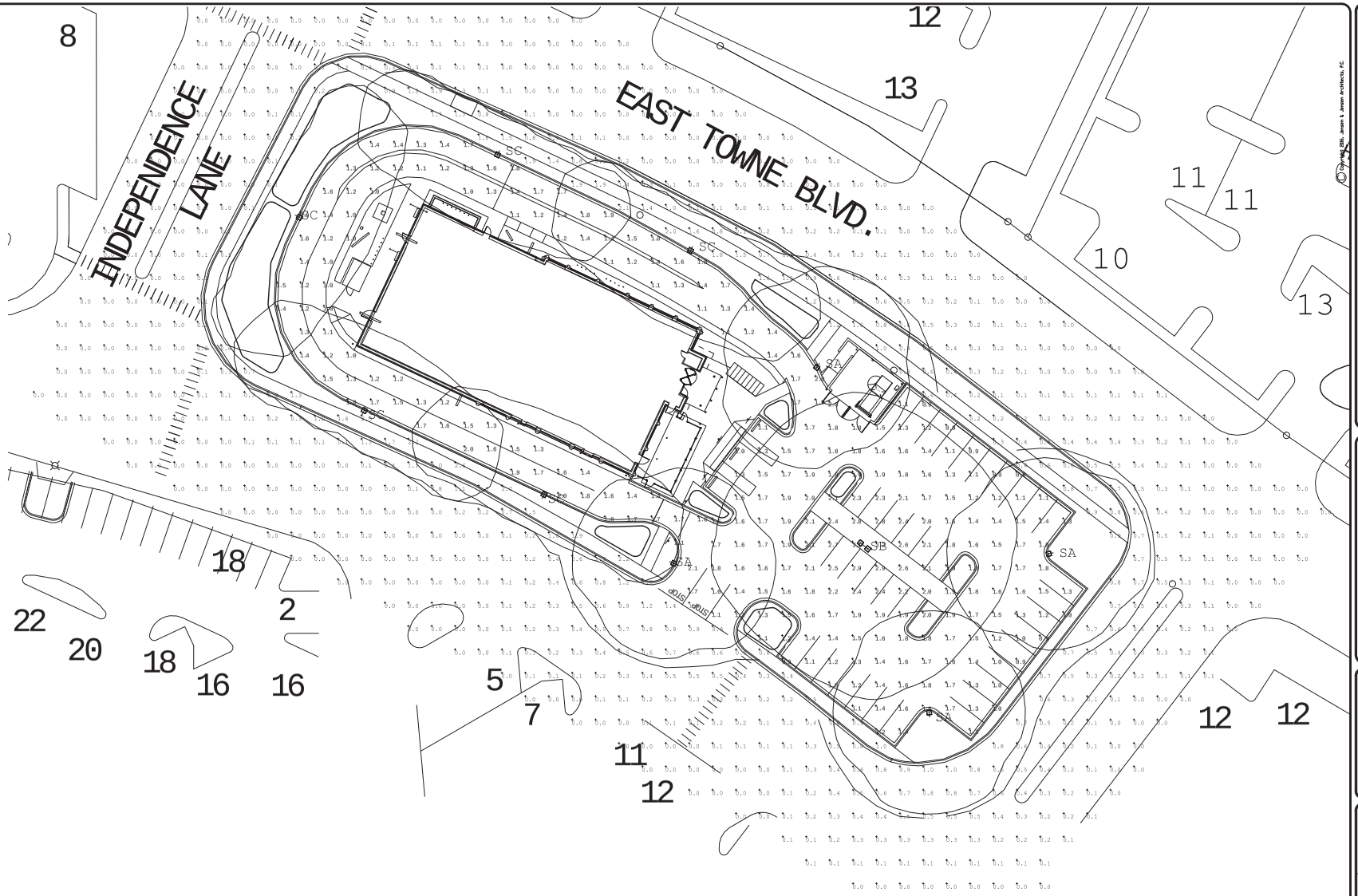
File: C:\Users\jgustin\Desktop\16-7567 Landscape Plan.dwg Layout: L200 (22X34) User: jgustin Plotted: Nov 01, 2017 – 5:29pm Xref's: 16-7567 Portillo's



Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Filename	Lum. Watts
4	SA	SINGLE	0.85	Quattro Ltg. 1 / CAR100-L5-140LEDF4.1-BZTX-QM609 on a ALP Pole SNS-30-50-7-AB-BC-D19 30' Pole on a 0.0' Base	ITL68315-140L5.IES	138.3
1	SB	BACK-BACK	0.85	Quattro Ltg. 2 / CAR100-L5-140LEDF4.1-BZTX-QM609 on a ALP Pole SNS-30-50-7-AB-BC-D2180 30' Pole on a 0.0' Base	ITL68315-140L5.IES	138.3
5	SC	SINGLE	0.85	Quattro Ltg. 1 / CAR100-L3-140LEDF4.1-BZTX-QM609 on a ALP Pole SNS-30-50-7-AB-BC-D19 30' Pole on a 0.0' Base	ITL69760-140L3.IES	136

Please contact andyvictores@gmail.com for pricing.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Boundry area at 4,0' above grade	Illuminance	Fc	0.24	2.6	0.0	N.A.	N.A.
Drive Thru Area	Illuminance	Fc	1.44	2.1	1.0	1.44	2.10
Parking Area	Illuminance	Fc	1.64	3.2	0.8	2.05	4.00

EXPIRES 07/31/18
SIGNED 11/08/17

THE W-T GROUP, LLC
Mechanical / Plumbing / Electrical Division
The W-T Group, LLC | Mechanical/Plumbing/Electrical Division
2675 Pratum Avenue | Hoffman Estates, IL 60192
Main: 224-293-8333 | Fax: 224-293-8444
IL. License No: 104.037572-0016
Exp 04 / 30 / 2019

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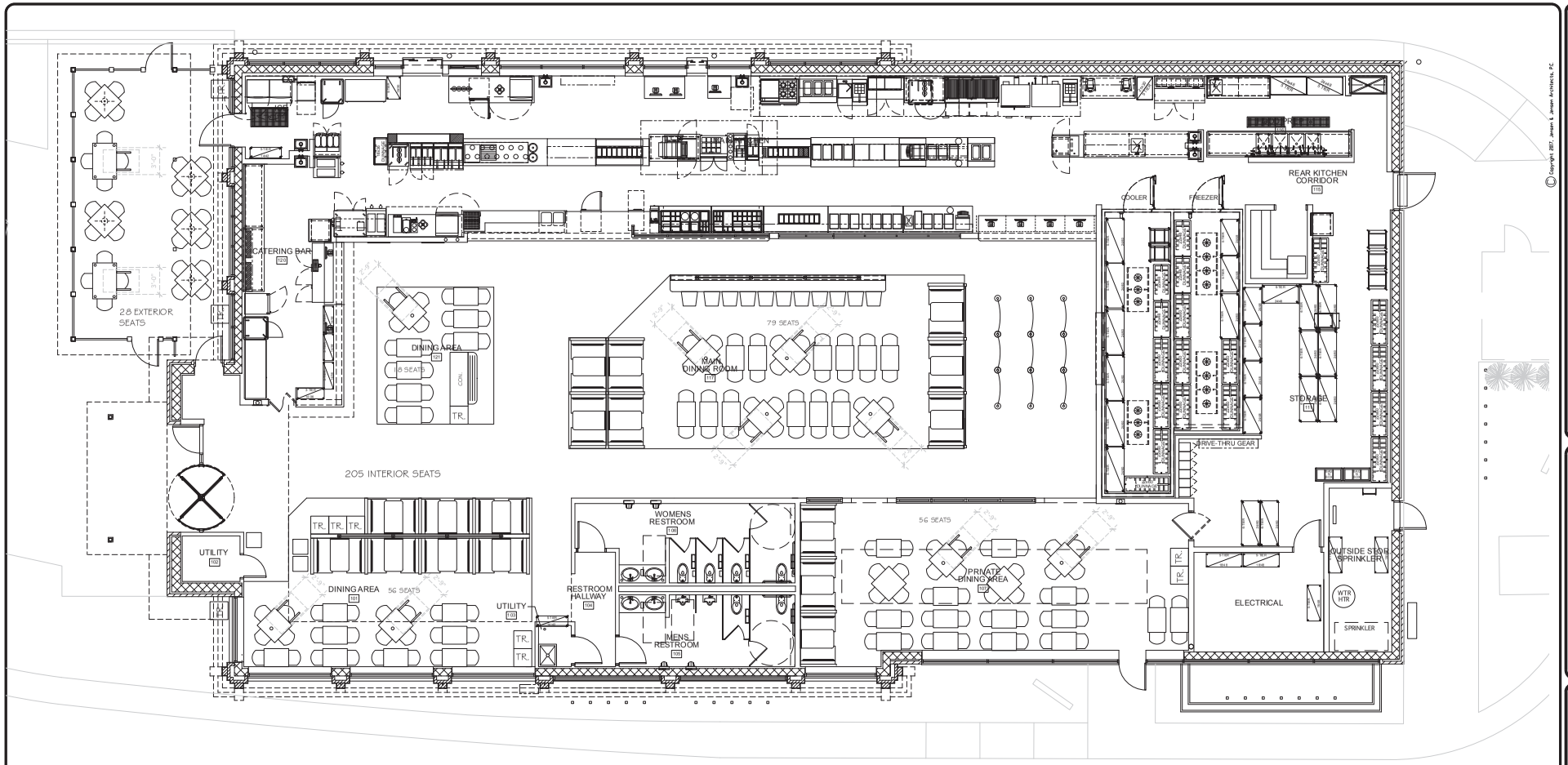
NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI

SITE PHOTOMETRIC PLAN

No.	date	description

REVISIONS

Drwn: Chkd:
date: 10.04.17
filename:
sheet: SPH1.1
job no. 3187



0 5 10 15 20 25 FT

PORTILLO'S - MADISON, WI / NEW KITCHEN CONCEPT

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NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

CONCEPT SEATING PLAN

no.	date	description

REVISIONS

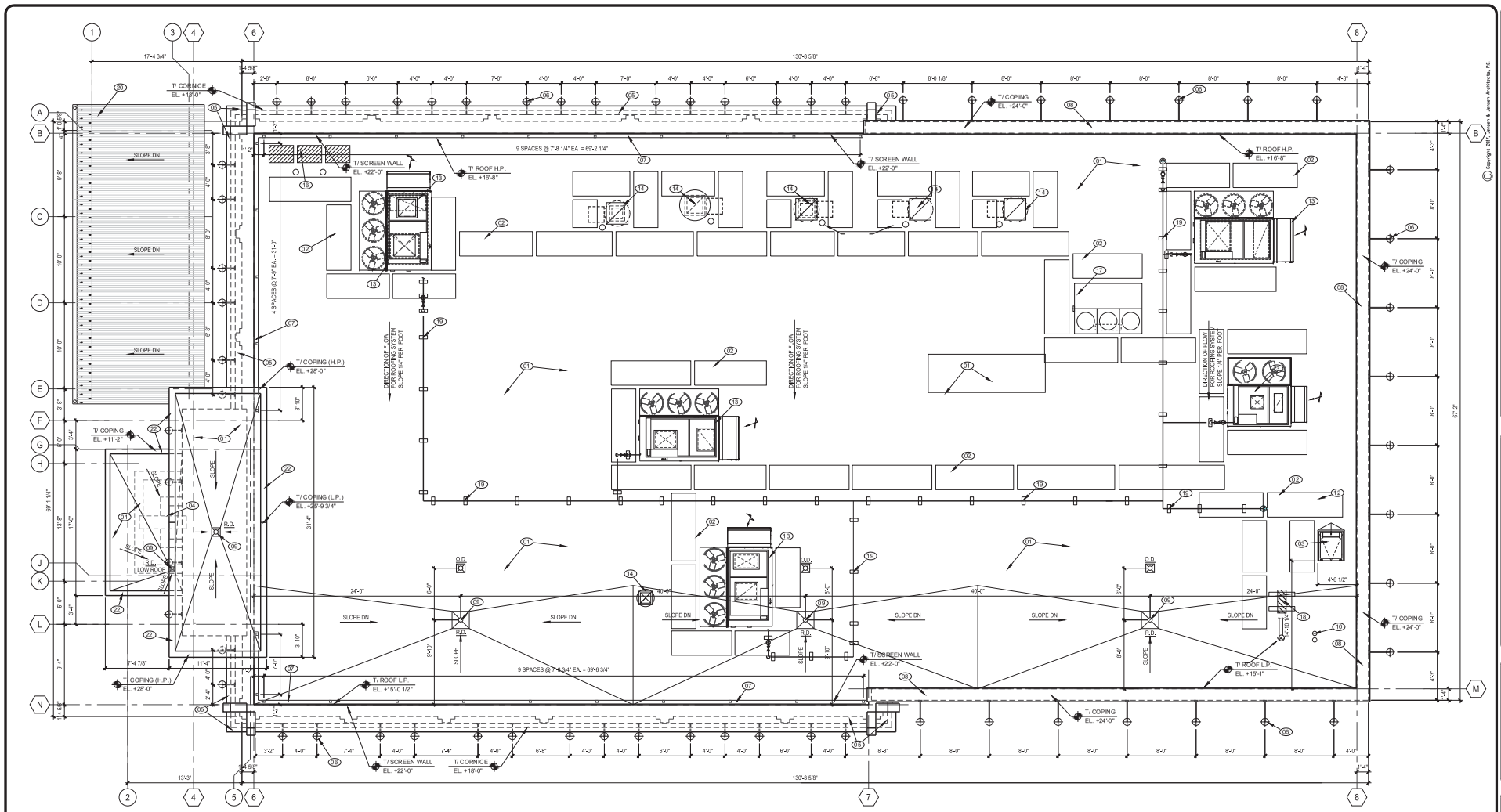
Drwn: Chkd:

date 10.04.17

filename

sheet A-1.0A

job no. 3137



1 ROOF PLAN
Scale: 3/16" = 1'-0"

KEYNOTES

01. 60 MIL. FULLY ADHERED WHITE TPO OVER 5.2" OF RIGID INSULATION (MIN. R-30) INSTALLED PER MANUFACTURERS RECOMMENDATIONS. ALL ROOFING COMPONENTS PER MANUFACTURERS COMPLETE SYSTEM.
02. WALKWAY PADS PROVIDED BY ROOF MEMBRANE MANUFACTURER AND WELDED TO ROOF MEMBRANE.
03. BILCO 36" x 30" ROOF HATCH. RE: 1/A-3.1
04. ARCHITECTURAL FEATURE FURN. & INSTALLED BY SIGN CONTR.
05. BUILT UP PRE-FIN METAL CLAD STEPPED CORNICE AND PIERS. SEE DETAIL DRAWINGS A5.0
06. GOOSE NECK LIGHT FIXTURES - SEE ELECTRICAL DRAWINGS AND EXTERIOR ELEVATIONS.
07. SCREEN WALL - REFER TO A-SERIES AND S-SERIES SHEETS FOR DETAILS.
08. CAST STONE COPING. REFER TO BUILDING ELEVATIONS FOR COLOR. A5 SERIES DRAWINGS FOR DETAILS.
09. ROOF DRAINS. SEE P-SERIES SHEETS FOR SIZE AND PIPING. RE: 6/A-3.1
10. WATER HEATER INTAKE AND EXHAUST PIPING - SEE P-SERIES SHEETS. RE: 4/A-3.1
11. ROOF HYDRANT - SEE P-SERIES SHEETS.
12. VENT THRU ROOF - SEE P-SERIES SHEETS FOR SIZE AND LOCATIONS. SEE DTL. 2/A-3.1
13. ROOF TOP UNITS - SEE HVAC DRAWINGS, & DTLS. 5/A-3.1 & 8/A-3.1
14. EXHAUST FANS - SEE HVAC DRAWINGS, & DTLS, 5/A-3.1 & 8/A-3.1
15. SIGNAGE - FURNISHED AND INSTALLED BY SIGN CONTRACTOR.
16. ROOF MOUNTED EQUIPMENT RAILS BY OTHERS FOR ICE MACHINE. INSTALLED BY G.C. SEE SHEETS M-1.0 AND KITCHEN EQUIPMENT DRAWINGS.
17. ROOF MOUNTED EQUIPMENT RAILS FURNISHED BY REFRIGERATION CONTRACTOR AND INSTALLED BY G.C. SEE SHEETS M-1.0 AND KITCHEN EQUIPMENT DRAWINGS.
18. ROOF MOUNTED EQUIPMENT RAILS FURNISHED AND INSTALLED BY HVAC CONTRACTOR, SEE SHEET M-1.0.
19. GAS PIPING ON SUPPORTS. PAINT ALL EXTERIOR GAS PIPE ON ROOF WITH WEATHER RESISTANT YELLOW PAINT. SEE M-SERIES SHEETS FOR SIZE AND DETAILS. RE: 7/A-3.1
20. CORRUGATED GALVALUME METAL ROOF. SEE EXTERIOR BUILDING ELEVATIONS FOR FINISHES.
21. PRE-FINISHED METAL GUTTER/DOWNSPOUT. SEE DRAWING A3.0 AND EXTERIOR BUILDING ELEVATIONS FOR FINISHES.
22. PRE-FINISHED METAL COPING. SEE DETAIL DRAWINGS A5.0
23. SNOW CLEATS FOR CORRUGATED ROOF SYSTEM BY "SNO-GEM" COLOR TO MATCH ROOF. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT RICK AT (815) 477-4367.

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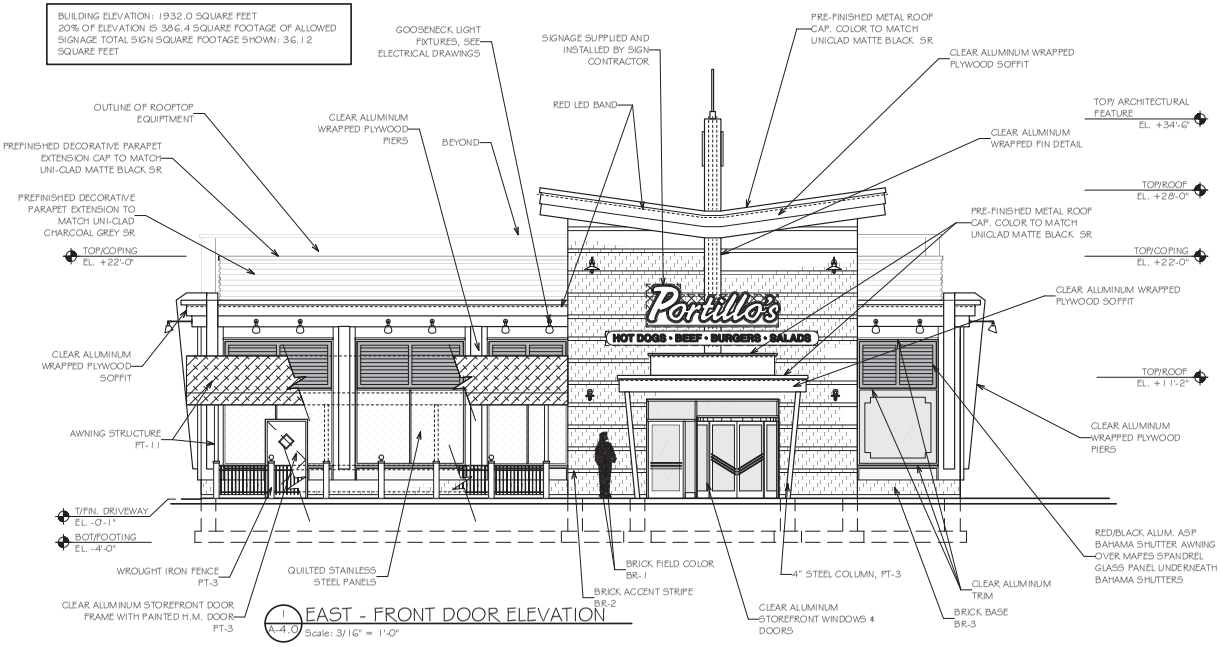
4505 EAST TOWNE BLVD.
Madison, WI 53704

ROOF PLAN

No.	date	description
REVISIONS		

Drawn WB | Chk'd BB
date 10.04.17
filename 2017.10-A3.0.dwg
sheet A3.0
job no. 3137

BUILDING ELEVATION: 1932.0 SQUARE FEET
20% OF ELEVATION IS 386.4 SQUARE FOOTAGE OF ALLOWED SIGNAGE TOTAL SIGN SQUARE FOOTAGE SHOWN: 36.12 SQUARE FEET



1 A-4.0 EAST - FRONT DOOR ELEVATION
Scale: 3/16" = 1'-0"

BR-1
SIOUX CITY BRICK - CINNAMON IRONSPOT SMOOTH

BR-2
SIOUX CITY BRICK - BROWN SMOOTH

BR-3
SIOUX CITY BRICK - EBONITE SMOOTH

* ALL BRICKS ARE 12" UTILITY (3 5/8 x 3 5/8 x 11 5/8)

PT-3
SHERWIN WILLIAMS #SW6991, BLACK MAGIC

PT-9
SHERWIN WILLIAMS #6179, ARTICHOKE

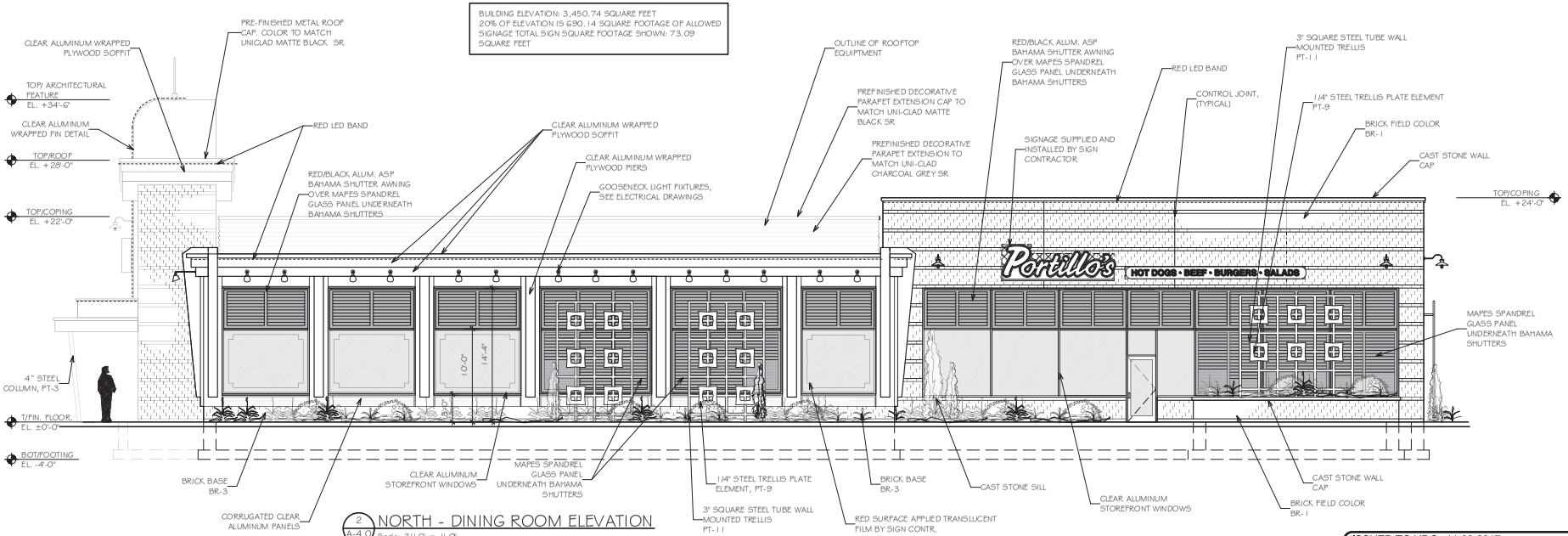
PT-11
SHERWIN WILLIAMS #6461, ISLE OF PINE

* BUILDING SIGNAGE IS TO BE SUBMITTED AND APPROVED UNDER SEPARATE SIGN PERMIT DRAWINGS.

* GHOST SIGNAGE IS TO BE SUBMITTED AND REVIEWED AS PART OF THE ARCHITECTURAL REVIEW APPROVAL PROCESS.

0 5 10 15 20 25 FT

BUILDING ELEVATION: 3,450.74 SQUARE FEET
20% OF ELEVATION IS 690.14 SQUARE FOOTAGE OF ALLOWED SIGNAGE TOTAL SIGN SQUARE FOOTAGE SHOWN: 73.09 SQUARE FEET



2 A-4.0 NORTH - DINING ROOM ELEVATION
Scale: 3/16" = 1'-0"

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NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

CONCEPT ELEVATIONS

no.	date	description

REVISIONS

Drawn | Chk'd

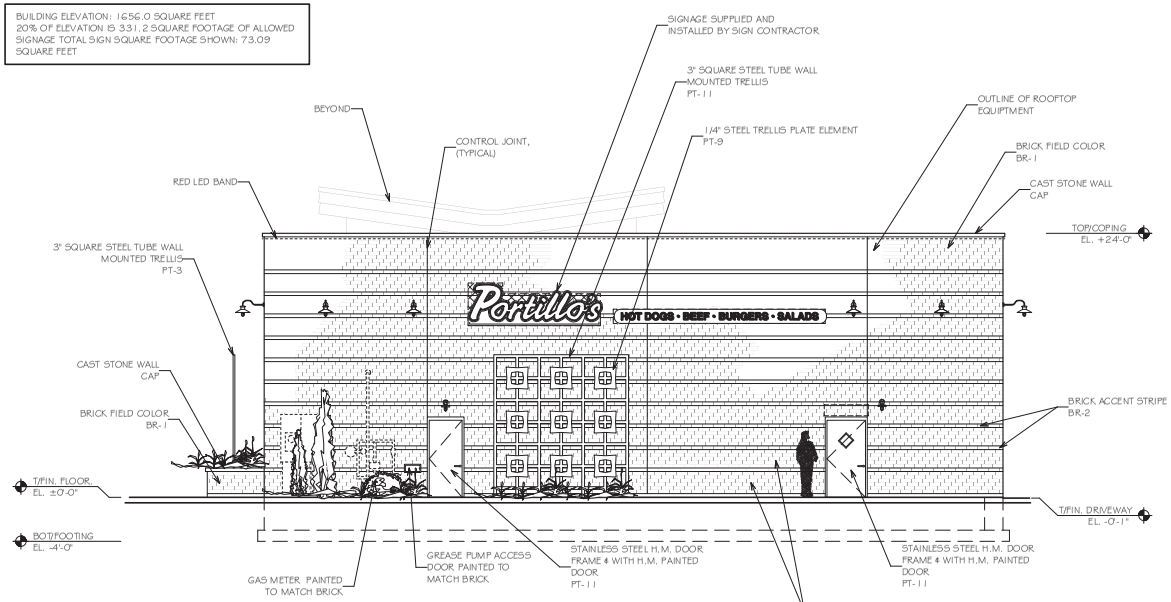
date 10.04.17

filename

sheet A-4.0

job no. 3137

BUILDING ELEVATION: 1656.0 SQUARE FEET
20% OF ELEVATION IS 331.2 SQUARE FOOTAGE OF ALLOWED SIGNAGE TOTAL SIGN SQUARE FOOTAGE SHOWN: 73.09 SQUARE FEET



1 A-4.1 WEST - REAR ROOM ELEVATION
Scale: 3/16" = 1'-0"

BR-1
SIOUX CITY BRICK - CINNAMON IRONSPOT SMOOTH

BR-2
SIOUX CITY BRICK - BROWN SMOOTH

BR-3
SIOUX CITY BRICK - EBONITE SMOOTH

* ALL BRICKS ARE 12" UTILITY (3 5/8 x 3 5/8 x 11 5/8)

PT-3
SHERWIN WILLIAMS #SW6991, BLACK MAGIC

PT-9
SHERWIN WILLIAMS #6179, ARTICHOKE

PT-11
SHERWIN WILLIAMS #6461, ISLE OF PINE

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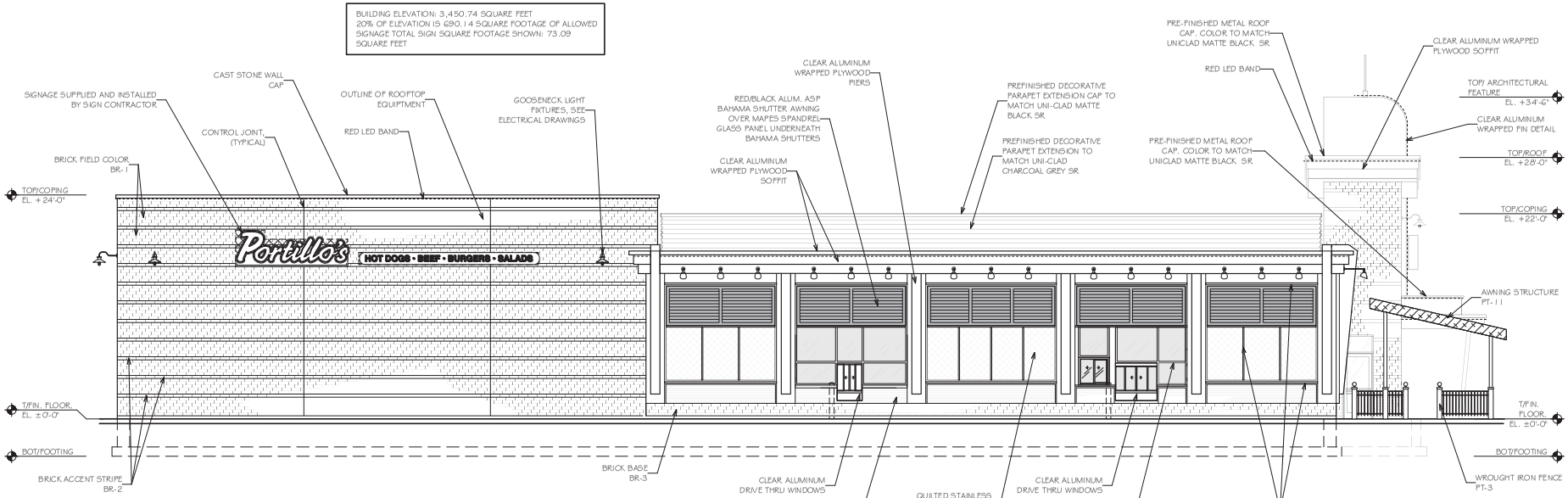

2 A-4.1 SOUTH - DRIVE THRU ELEVATION
Scale: 3/16" = 1'-0"

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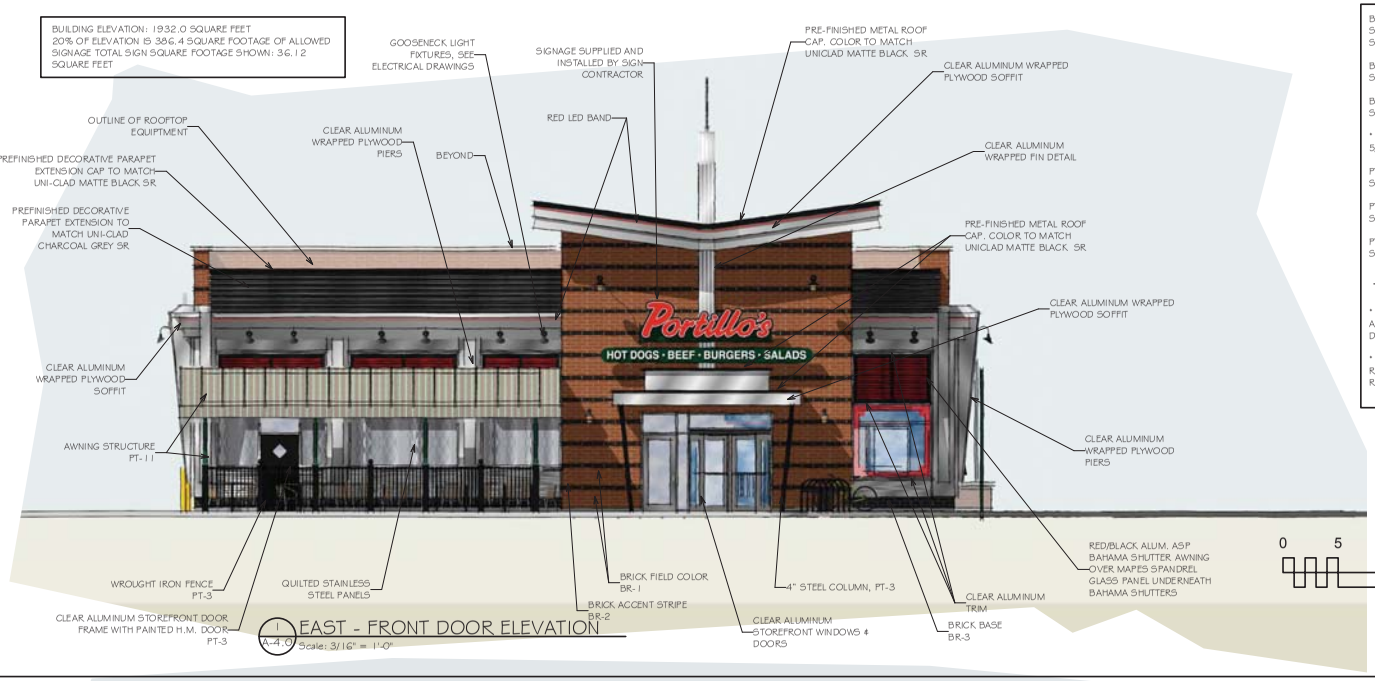
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

CONCEPT ELEVATIONS

no.	date	description
REVISIONS		

Drawn: Chk'd:
date 10.04.17
filename
sheet A-4.1
job no. 3137

BUILDING ELEVATION: 1932.0 SQUARE FEET
20% OF ELEVATION IS 386.4 SQUARE FOOTAGE OF ALLOWED SIGNAGE TOTAL SIGN SQUARE FOOTAGE SHOWN: 36.12 SQUARE FEET



1 A-4.0 EAST - FRONT DOOR ELEVATION
Scale: 3/16" = 1'-0"

BR-1
SIOUX CITY BRICK - CINNAMON IRONSPOT SMOOTH

BR-2
SIOUX CITY BRICK - BROWN SMOOTH

BR-3
SIOUX CITY BRICK - EBONITE SMOOTH

* ALL BRICKS ARE 12" UTILITY (3 5/8 x 3 5/8 x 11 5/8)

PT-3
SHERWIN WILLIAMS #SW6991, BLACK MAGIC

PT-9
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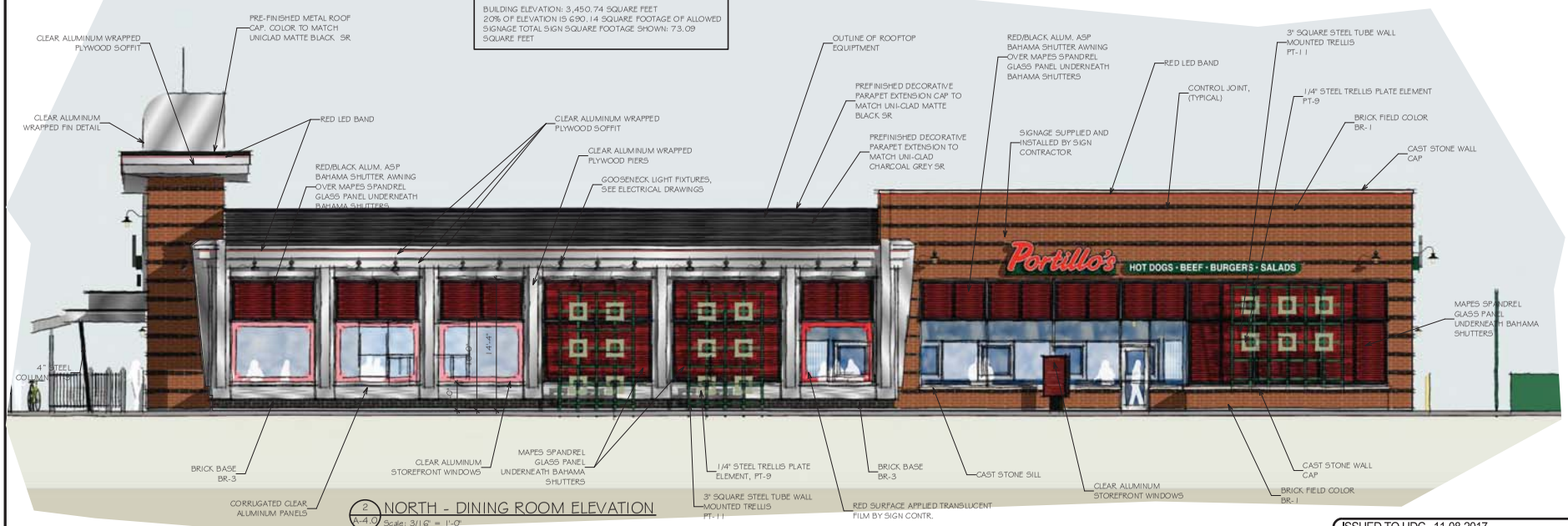

2 A-4.0 NORTH - DINING ROOM ELEVATION
Scale: 3/16" = 1'-0"

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NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

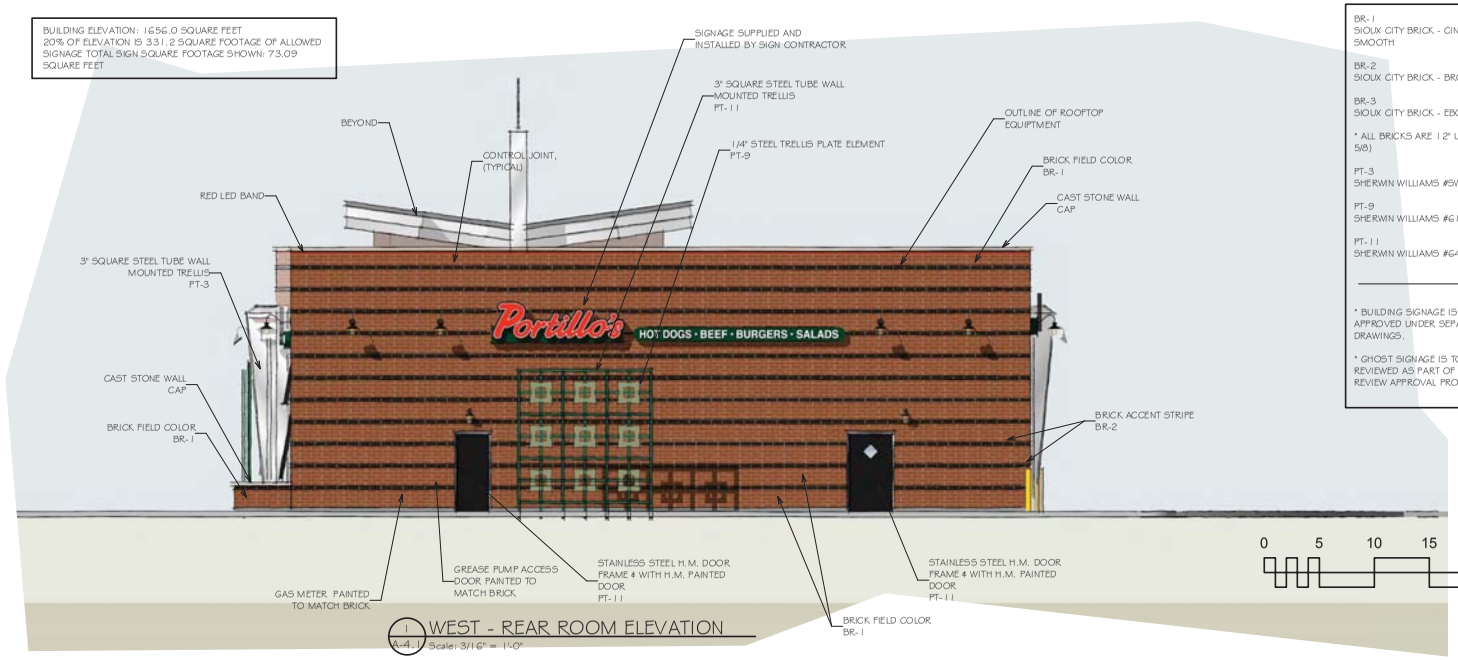
COLOR CONCEPT ELEVATIONS

no.	date	description

REVISIONS

Drawn: Chk'd:
date 10.04.17
filename
sheet A-4.0a
job no. 3137

BUILDING ELEVATION: 1656.0 SQUARE FEET
20% OF ELEVATION IS 331.2 SQUARE FOOTAGE OF ALLOWED SIGNAGE TOTAL SIGN SQUARE FOOTAGE SHOWN: 73.09 SQUARE FEET



1 A-4.1 WEST - REAR ROOM ELEVATION
Scale: 3/16" = 1'-0"

BR-1
SIOUX CITY BRICK - CINNAMON IRONSPOT SMOOTH

BR-2
SIOUX CITY BRICK - BROWN SMOOTH

BR-3
SIOUX CITY BRICK - EBONITE SMOOTH

* ALL BRICKS ARE 12" UTILITY (3 5/8 x 3 5/8 x 11 5/8)

PT-3
SHERWIN WILLIAMS #SW6991, BLACK MAGIC

PT-9
SHERWIN WILLIAMS #6179, ARTICHOKE

PT-11
SHERWIN WILLIAMS #6461, ISLE OF PINE

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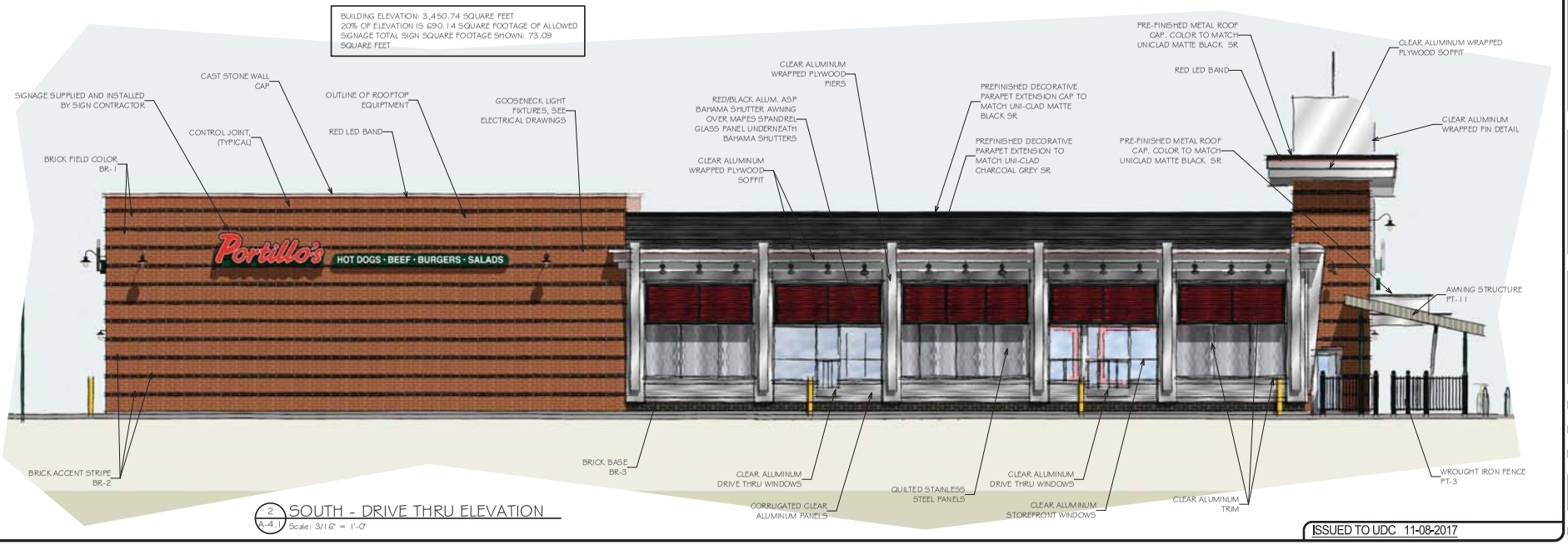

2 A-4.1 SOUTH - DRIVE THRU ELEVATION
Scale: 3/16" = 1'-0"

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Madison, WI 53704

COLOR CONCEPT ELEVATIONS

no.	date	description

REVISIONS

Drawn: Chk'd:
date 10.04.17
filename
sheet A-4.1a
job no. 3137

PAC-CLAD
"MATTE BLACK"

METAL SHUTTER

PAC-CLAD
"CARDINAL RED"

METAL SHUTTER

(PT-3)
SW6991 "BLACK MAGIC"

WROUGHT IRON

(PT-9)
SW6979 "ARTICHOKE"

ACCENT PAINT

(PT-11)
SW6979 "ARTICHOKE"

ACCENT PAINT

MADISON, WI

EXTERIOR FINISHES

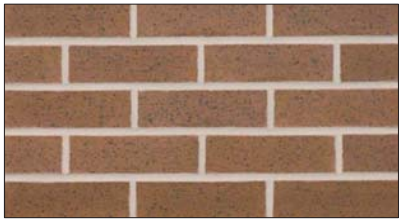
UNI-CLAD
MATTE BLACK SR
ALUM. BREAK METAL

UNI-CLAD
CHARCOAL GREY SR
ALUM. BREAK METAL

BLACK POWDER COATED
BLACK ALUMINUM TABLE BASE

ALUMINUM FRAME WITH
PVC WRAP CHAIR

RESIN TABLE TOP



BR-1
SIOUX CITY BRICK - CINNAMON
IRONSPOT SMOOTH

BR-2
SIOUX CITY BRICK - BROWN
SMOOTH

BR-3
SIOUX CITY BRICK - EBONITE
SMOOTH

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NEW PORTILLO'S RESTAURANT FOR
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Madison, WI 53704

MATERIAL BOARD

no.	date	description

REVISIONS

Drawn | Chk'd

date 10.04.17

filename

sheet MAT-1

job no. 3137

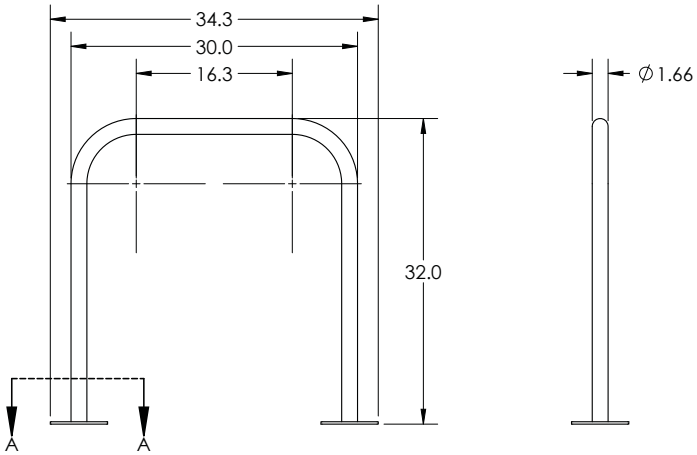
CYCLE RACKS

SARIS

BIKE DOCK

The bike dock is a simple and intuitive design that provides space efficient, high security bike parking. The bike dock accomodates two bikes, supporting them at two points and allowing for u-lock compatibility of both the wheel and bike frame.

6903



6903 Shown

Specifications - 1.66'' electrowelded steel tubing, 12 gauge							
Model #	# Bikes	Type of mount	weight	length	width	height	Space Requirement
6902	2	below grade	17 lbs.	30"	1.66"	32"	68" x 110"
6903	2	flange mount	19 lbs.	34.3"	6"	32"	68" x 110"

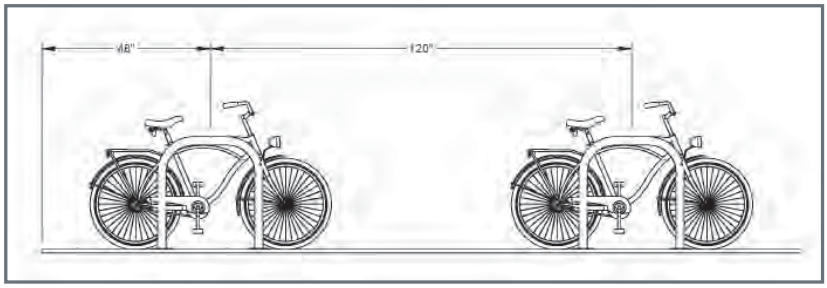
Specifications - 2 3/8'' schedule 40 steel pipe, 9 gauge							
Model #	# Bikes	Type of mount	weight	length	width	height	Space Requirement
2112	2	below grade	31 lbs.	30"	2.4"	32"	68" x 110"
2113	2	flange mount	30 lbs.	33.6"	6"	32"	68" x 110"

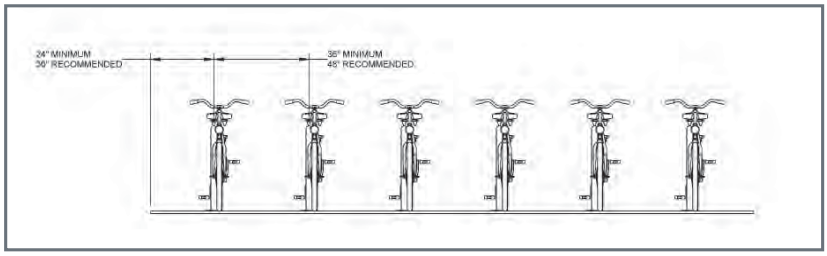
Specifications - 2'' X 2'' X 3/16'' square tubing, 7 gauge							
Model #	# Bikes	Type of mount	weight	length	width	height	Space Requirement
2212	2	below grade	38 lbs.	30"	2"	32"	68" x 110"
2213	2	flange mount	34 lbs.	34"	6"	32"	68" x 110"

Note: Saris Parking Systems representatives can assist with custom layout and spacing to meet your room dimensions and desired bike capacity.

Bike Dock

Recommended Spacing





Product Details

- 1.66", 12 gauge schedule 40 pipe -- most affordable solution
- 2 3/8", 9 gauge schedule 40 pipe -- larger diameter pipe leaves less space between the lock and rack, which provides better security
- 2" square, 7 gauge schedule 40 pipe -- square tubing resists efforts from thieves using pipe cutters
- Offers 2 points of contact for bike stability
- Meets APBP guidelines

Product Information

Saris Bike Dock as manufactured by Saris

# of Bikes

2 bikes per rack

Materials

1.66", 12 gauge
2 3/8" 9 gauge
2" Square, 7 gauge

Finish

Powder Coat
Galvanized
Stainless Steel
Thermoplastic

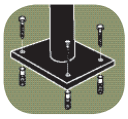
Hardware

Flange Mount recommended anchor:
Temporary Mount: #6263
Permanent Mount: #6260

Spacing

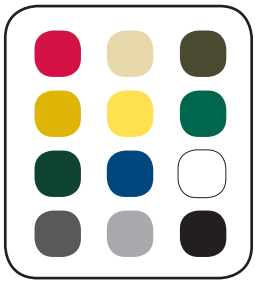
48" recommended between perpendicular racks
120" recommended between racks (center to center)

Anchors must be purchased separately



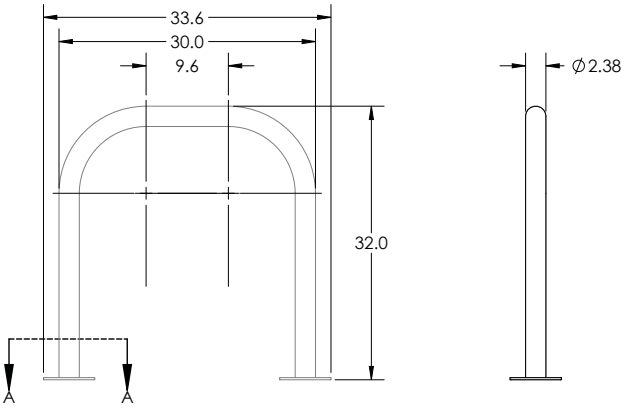
Flange Mount

Below Grade Mount



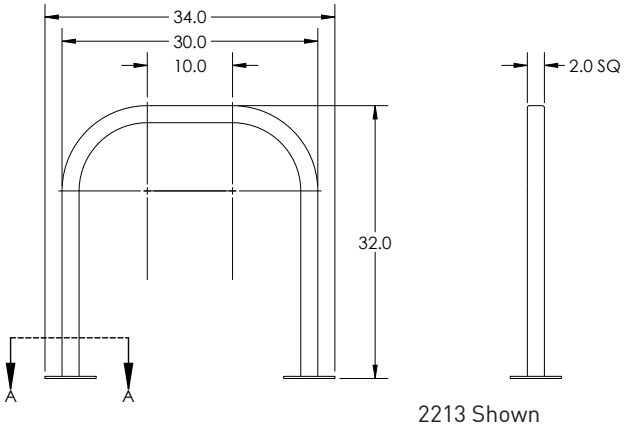
Standard Colors

2113



2113 Shown

2213



2213 Shown

Downloadable product resources available online:

CAD Files | SketchUp Files | Written Specs | Photos

ISSUED TO UDC: 11-08-2017

Drawn	Checked

Date: 10.04.17

Filename:

Sheet: PER-1

Job No. 2107

REVISIONS		
No.	date	description

CONCEPT
PERSPECTIVE

NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

Jensen & Jensen Architects, P.C.
2001 Midwest Rd., Suite 301, Oak Brook, Illinois 60523
Office (630) 573-1170 — Fax (630) 573-1173
www.jensen-jensen.com

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Jensen & Jensen Architects, P.C.
2001 Midwest Rd., Suite 301, Oak Brook, Illinois 60523
Office (630) 573-1770 Fax (630) 573-1773
www.jensenjensen.com

NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

COLOR CONCEPT
PERSPECTIVE

no.	date	description

REVISIONS

Drawn | Chk'd

date 10.04.17

filename

sheet PER-2

job no. 3137

ISSUED TO UDC 11-08-2017

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www.jensen-jensen.com

NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

COLOR CONCEPT
PERSPECTIVE

no.	date	description

REVISIONS

Drawn | Chk'd

date 10.04.17

filename

sheet PER-3

job no. 3137

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www.jensenjensen.com

NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

COLOR CONCEPT
PERSPECTIVE

no.	date	description

REVISIONS

Drawn | Chk'd

date 10.04.17

filename

sheet PER-4

job no. 3137

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Office (630) 573-1770 Fax (630) 573-1773
www.jensenjensen.com

NEW PORTILLO'S RESTAURANT FOR
Portillo's Hot Dogs, LLC
4505 EAST TOWNE BLVD.
Madison, WI 53704

COLOR CONCEPT
PERSPECTIVE

no.	date	description

REVISIONS

Drawn | Chk'd

date 10.04.17

filename

sheet PER-5

job no. 3137

Portillo's

BEEF • BURGERS • SALADS

Independance Lane and E. Towne Blvd.
Madison, WI 53704

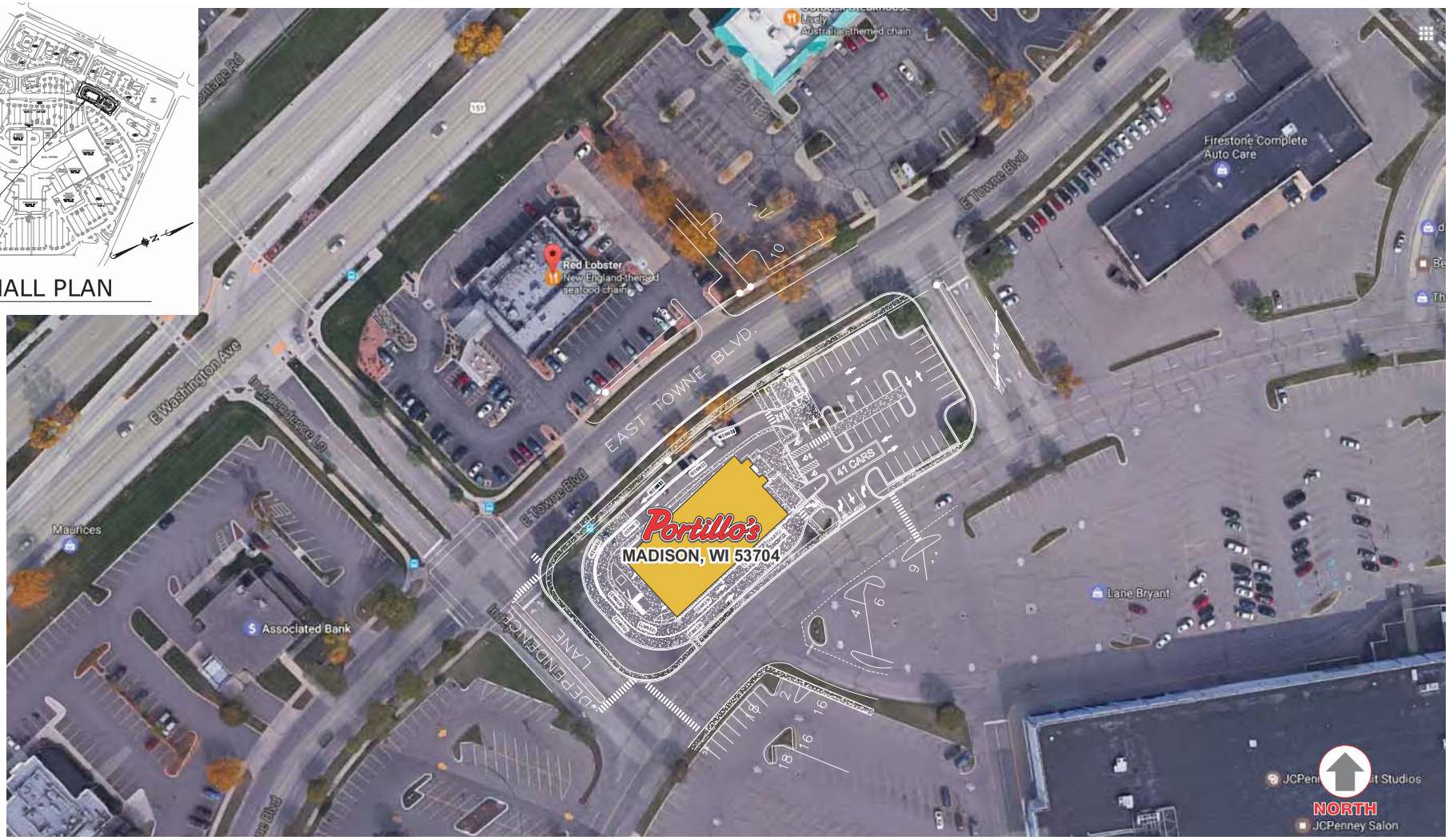
Ground Signs
Building Signs
Menu Board
Directionals

job#: 17-6740

OLYMPIC SIGNS 1130 N. Garfield Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

11-07-17

MALL PLAN



Ariel Site Plan -

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's MADISON, WI 53704
drawn by: JOHN W

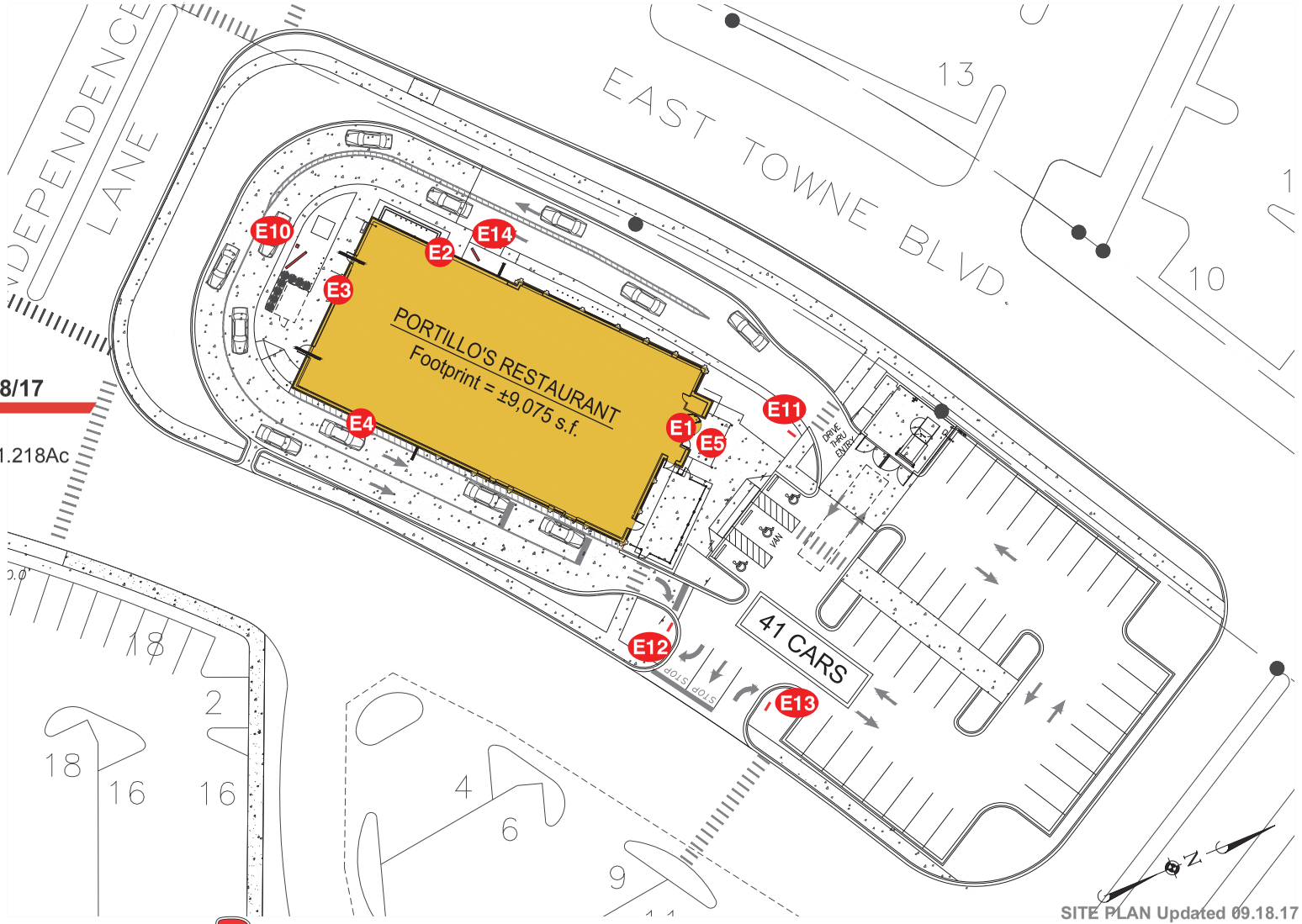
- job#: 17-6740
- 2-6-17
- rev.# 11-07-17

Customer's Signature:_____ Date:_____

Comments:

Preliminary Site Plan - dated 09/18/17

Scale: N.T.S.
Approximate Site Area: 53,056 S.F. = 1.218Ac
Building Footprint: 9,075 S.F.
Style: 50's 60's Diner, Front Entry
Total Parking Provided: 41 Cars
H.C. Spaces Provided: 3 Cars



SITE PLAN Updated 09.18.17

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's MADISON, WI 53704
drawn by: JOHN W
• job#: 17-6740
• 2-6-17
• rev.# 11-07-17

Comments:

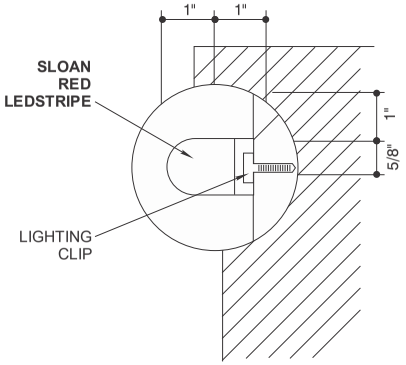
Street Views of Site -

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's, MADISON, WI 53704
drawn by: JOHN W
• job#: 17-6740
• 2-6-17
• rev.# 11-07-17

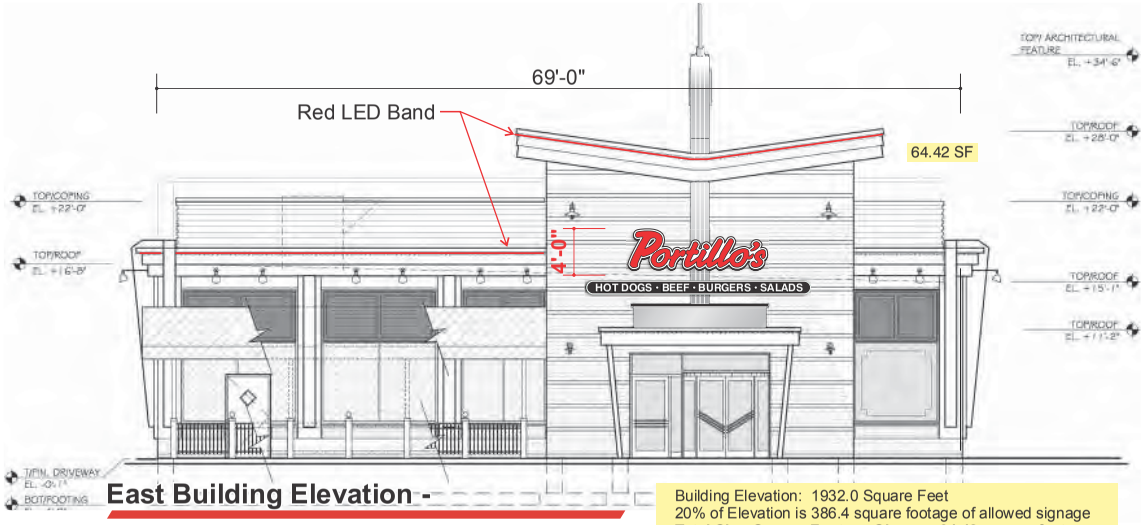
Customer's Signature:_____ Date:_____

Comments:



SECTION Detail LED Stripe -

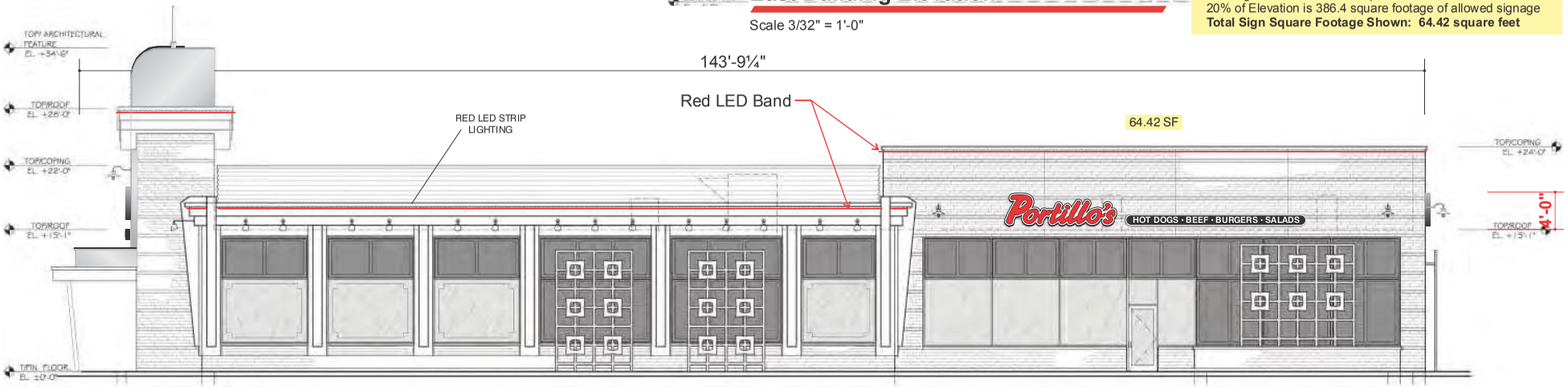
Scale 1" = 1'-0"



East Building Elevation -

Scale 3/32" = 1'-0"

Building Elevation: 1932.0 Square Feet
20% of Elevation is 386.4 square footage of allowed signage
Total Sign Square Footage Shown: 64.42 square feet



North Building Elevation -

Scale 3/32" = 1'-0"

Building Elevation: 3,450.74 Square Feet
20% of Elevation is 690.14 square footage of allowed signage
Total Sign Square Footage Shown: 64.42 square feet

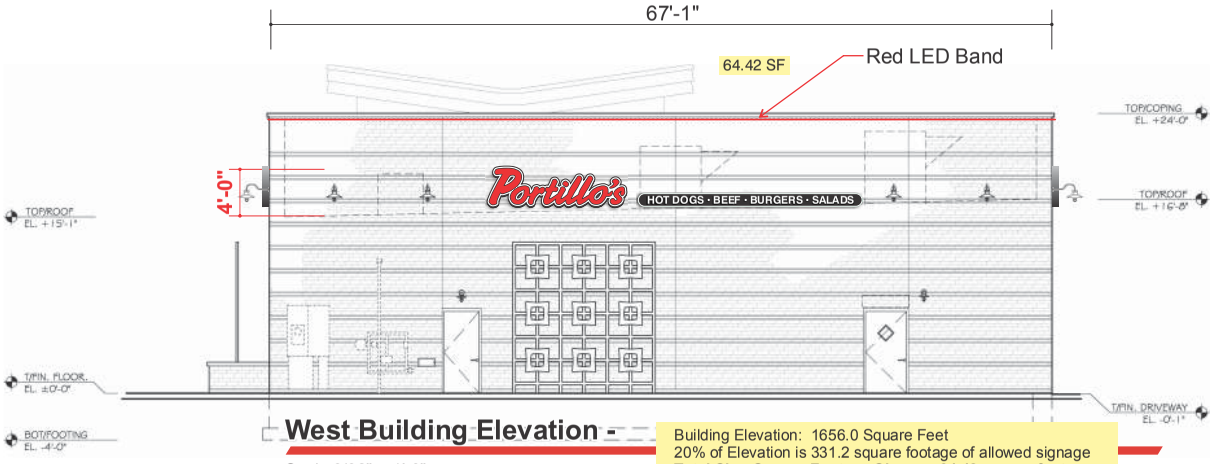
Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's MADISON, WI 53704
drawn by: JOHN W

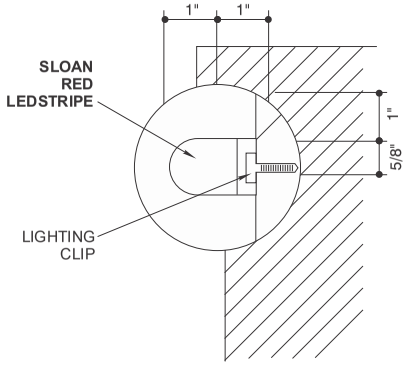
- job#: 17-6740
- 2-6-17
- rev.# 11-07-17



West Building Elevation -

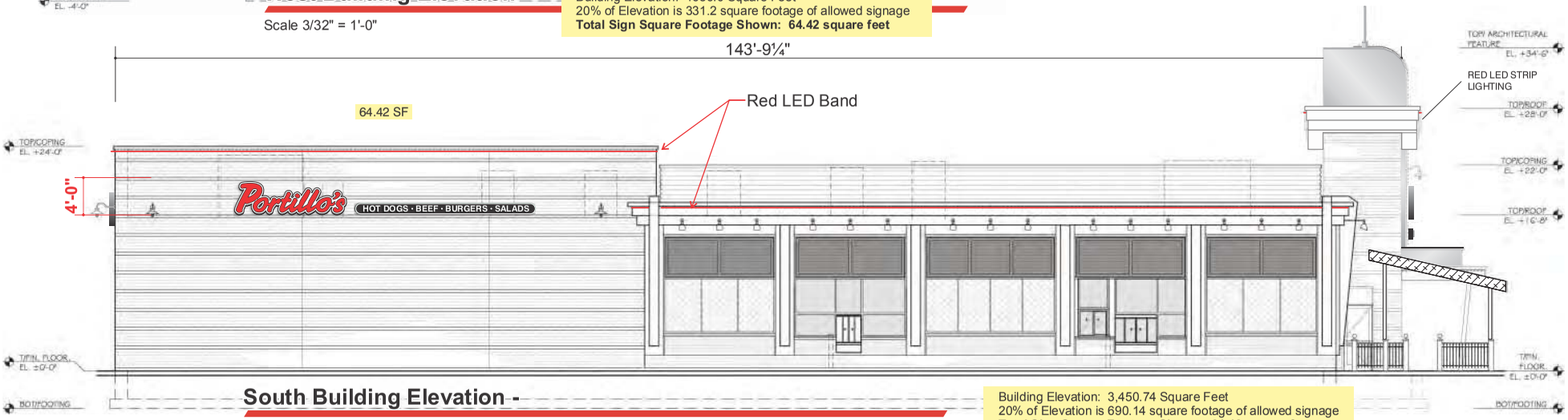
Scale 3/32" = 1'-0"

Building Elevation: 1656.0 Square Feet
20% of Elevation is 331.2 square footage of allowed signage
Total Sign Square Footage Shown: 64.42 square feet



SECTION Detail LED Stripe -

Scale 1" = 1'-0"



South Building Elevation -

Scale 3/32" = 1'-0"

Building Elevation: 3,450.74 Square Feet
20% of Elevation is 690.14 square footage of allowed signage
Total Sign Square Footage Shown: 64.42 square feet

Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's, MADISON, WI 53704
drawn by: JOHN W

- job#: 17-6740
- 2-6-17
- rev.# 11-07-17

East Building Elevation - Night View

Scale 3/32" = 1'-0"

North Building Elevation - Night View

Scale 3/32" = 1'-0"

Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD

client: Portillo's, MADISON, WI 53704

drawn by: JOHN W

- job#: 17-6740
- 2-6-17
- rev.# 11-07-17

West Building Elevation - Night View

Scale 3/32" = 1'-0"

South Building Elevation - Night View

Scale 3/32" = 1'-0"

Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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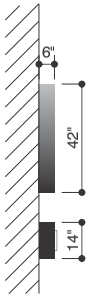
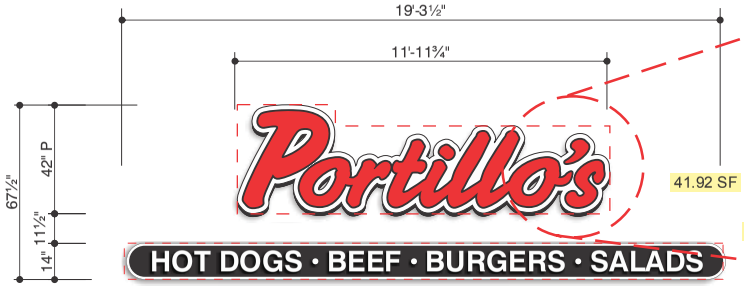


SIDE VIEW

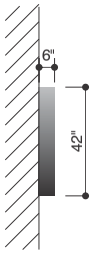


E1 ***S/F INT. LED ILLUMINATED DISPLAYS 1/4" = 1'-0"***

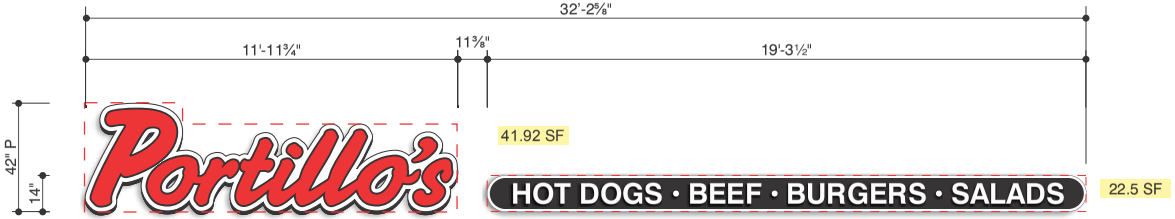
64.42 TOTAL SF

PORTILLOS; ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH. WHITE LEXAN FACE W/ **3M#3630-33 RED** TRANSLUCENT VINYL, **3M##7725-10 WHITE** & **#7725-12 BLACK** OPAQUE VINYL APPLIED GRAPHICS ALUMINUM WIREWAY, PMS **#3435 GREEN PAINTED FINISH**.

ALUMINUM PARABOLOID CABINET & FACE, PMS **#3435 GREEN PAINTED FINISH**. ROUTED COPY & BULLETS, WHITE PLEX BACK UP W/ 1" THICK CLEAR PLEX PUSH THRU.



SIDE VIEW



E2 E3 E4 ***S/F INT. LED ILLUMINATED DISPLAYS 1/4" = 1'-0"***

64.42 TOTAL SF

PORTILLOS; ALUMINUM CABINET & RETAINERS, BLACK PAINTED FINISH. WHITE LEXAN FACE W/ **3M#3630-33 RED** TRANSLUCENT VINYL, **3M##7725-10 WHITE** & **#7725-12 BLACK** OPAQUE VINYL APPLIED GRAPHICS ALUMINUM WIREWAY, PMS **#3435 GREEN PAINTED FINISH**.

ALUMINUM PARABOLOID CABINET & FACE, PMS **#3435 GREEN PAINTED FINISH**. ROUTED COPY & BULLETS, WHITE PLEX BACK UP W/ 1" THICK CLEAR PLEX PUSH THRU.

Customer's Signature:_____ Date:_____

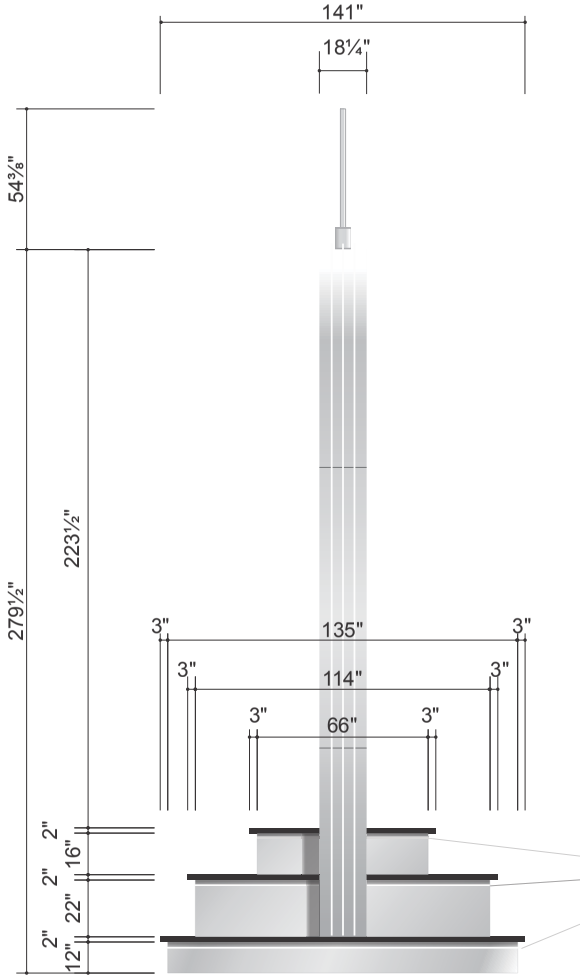
OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's MADISON, WI 53704
drawn by: JOHN W

- job#: 17-6740
- 2-6-17
- rev.# 11-07-17

Comments:

LETTERSETS



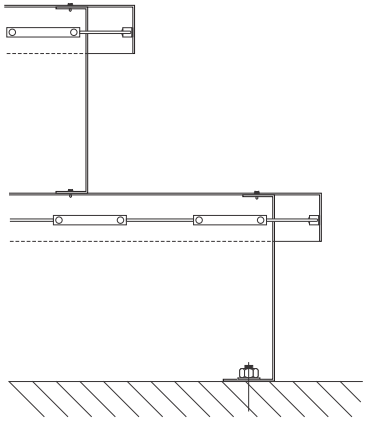
SIDE VIEW 1/4" = 1'-0"

- FABRICATED ALUMINUM MONOLITH & SIM. ANTENNA, MAP SILVER PAINTED FINISH.
  2 ROWS OF WHITE EXPOSED LED OUTLINING OUTER EDGE.
- FABRICATED ALUMINUM TIERED BASE, MAP SILVER PAINTED FINISH.
  ALUMINUM TIERED CAPS, BLACK PAINTED FINISH W/ WHITE LED SPLASH LIGHTING.

WHITE LED LIGHTING TO SPLASH LIGHT STEPS

E5 SKELETON NEON ON D/F ENTRANCE DISPLAY 1/4" = 1'-0"

NOTE: All dimensions require field verification prior to fabrication.
Drawing is for concept purposes only.



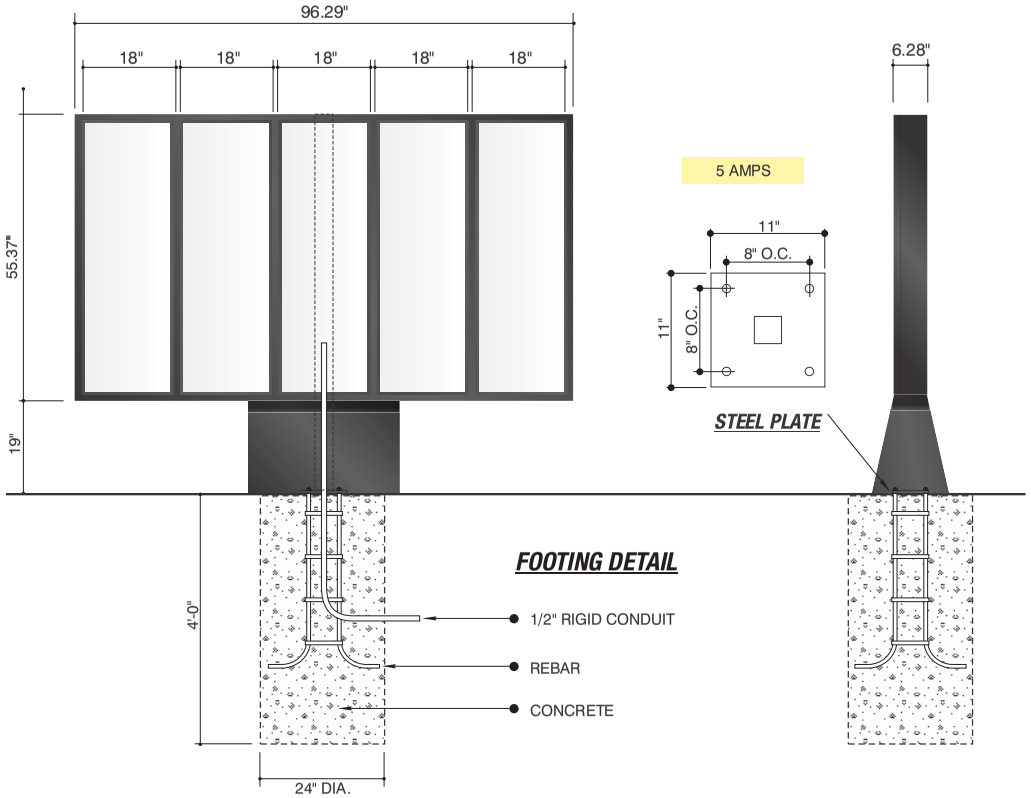
PARTIAL SECTION THRU STEPS 1 1/2" = 1'-0"

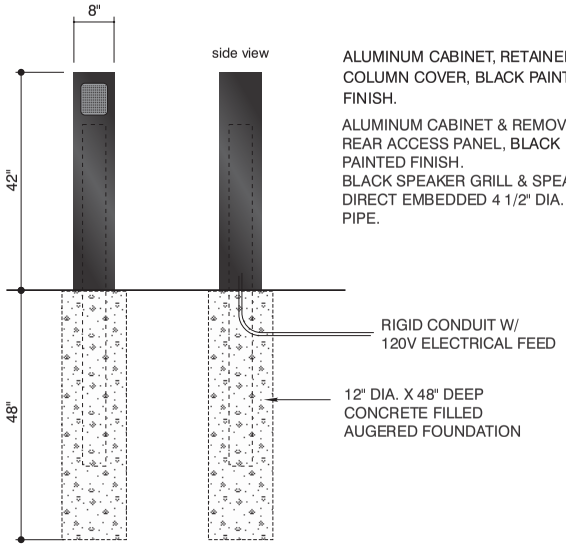
Customer's Signature:_____ Date:_____

Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's, MADISON, WI 53704
drawn by: JOHN W
job#: 17-6740
2-6-17
rev.# 11-07-17





SPEAKER PEDESTAL 1/2" = 1'-0"

.5 AMPS

E10 **DTX 590 ILLUMINATED DRIVE-THRU MENU BOARD 1/2" = 1'-0"**

Single faced aluminum cabinet
Fluorescent illumination
Changeable translucent copy accessed by hinged doors

Customer's Signature:_____ Date:_____

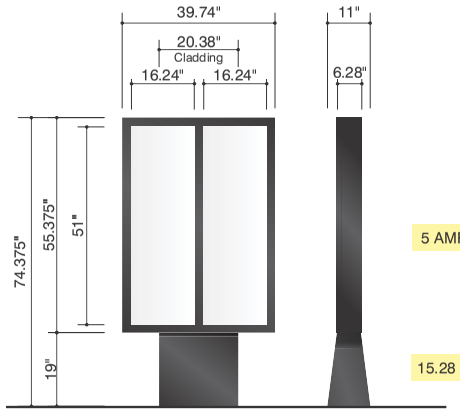
Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's, MADISON, WI 53704
drawn by: JOHN W

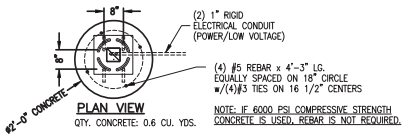
- job#: 17-6740
- 2-6-17
- rev.# 11-07-17

MENU BOARD



5 AMPS

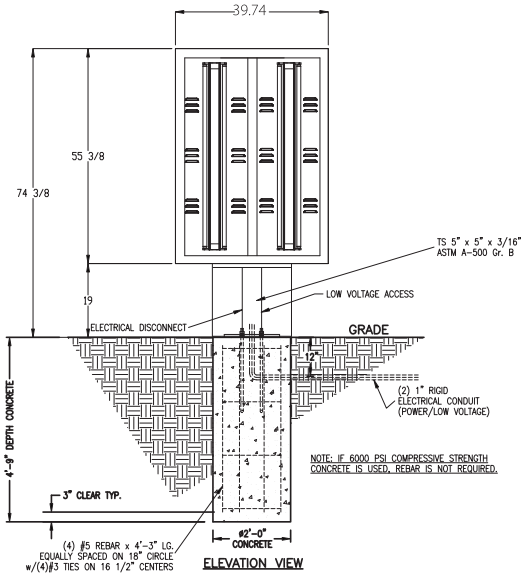
15.28 SF



NOTE: IF 6000 PSI COMPRESSIVE STRENGTH CONCRETE IS USED, REBAR IS NOT REQUIRED.

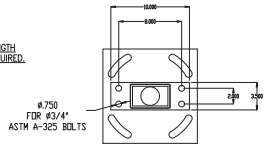
PLAN VIEW

QTY. CONCRETE: 0.6 CU. YDS.



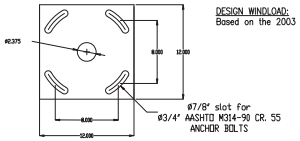
NOTE: IF 6000 PSI COMPRESSIVE STRENGTH CONCRETE IS USED, REBAR IS NOT REQUIRED.

ELEVATION VIEW



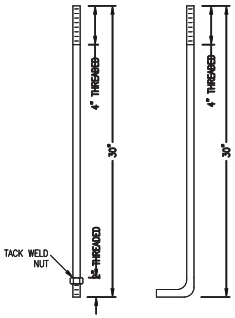
TOP PLATE DETAIL

1/2" ASTM A-36 STEEL



BASE PLATE DETAIL

1/2" ASTM A-36 STEEL



ANCHOR BOLT DETAIL

ø3/4" AASHTO M314-90 Gr. 2 STEEL

CAN USE EITHER STYLE ANCHOR BOLT

FOUNDATION DESIGN NOTES:

1. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A-615 grade 60.
3. Caisson footing designed using a soil bearing force of 400 PSF per foot Lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Structural Engineer.
4. Anchor bolts shall be AASHTO specification M314-90 Gr. 2.

DESIGN WINDLOAD:

Based on the 2003 International Building Code using Exposure C and 150 mph winds.

E14 *DTP15 ILLUMINATED PRE-SELL DRIVE-THRU MENU BOARD 1/2" = 1'-0"*

Single faced aluminum cabinet
Fluorescent illumination
Changeable translucent copy accessed by hinged doors

Customer's Signature:_____ Date:_____

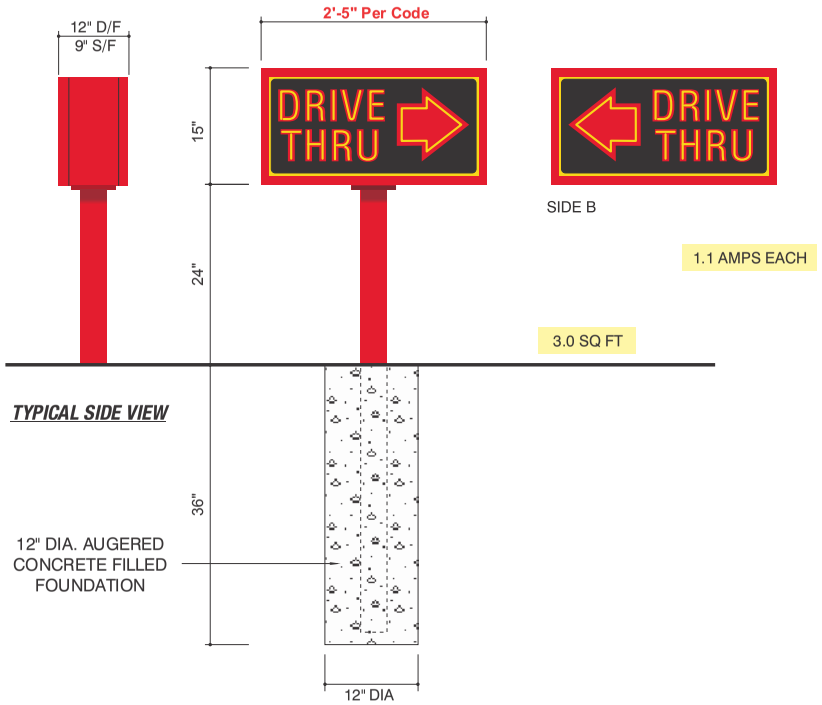
Comments:

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's MADISON, WI 53704
drawn by: JOHN W

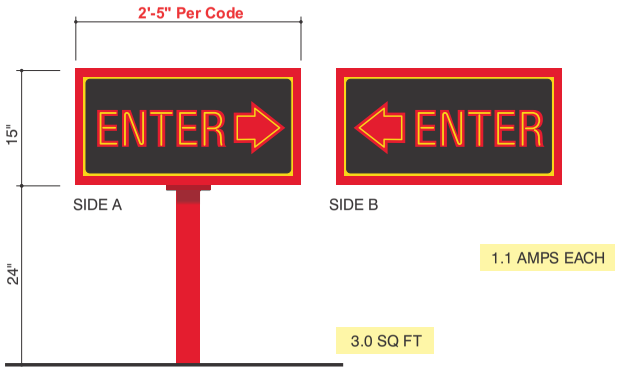
- job#: 17-6740
- 2-6-17
- rev.# 11-07-17

PRE-SELL MENU

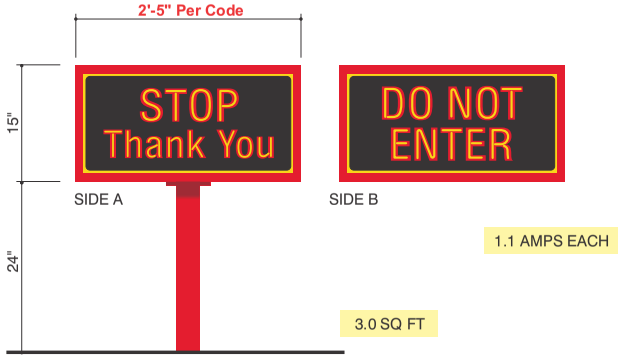


E11 ***DF INT. LED ILLUMINATED DIRECTIONAL 3/4" = 1'-0"***

ALUMINUM CABINETS, RETAINERS, SUPPORTS & MOUNTING PLATE, SCARLET RED PAINTED FINISH. LEXAN FACES W/ BLACK & 005 IVORY VINYL APPLIED GRAPHICS ON INSIDE SURFACE.



E13 ***DF INT. LED ILLUMINATED DIRECTIONAL 3/4" = 1'-0"***



E12 ***DF INT. LED ILLUMINATED DIRECTIONAL 3/4" = 1'-0"***

OLYMPIC SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: R WHITEHEAD
client: Portillo's MADISON, WI 53704
drawn by: JOHN W
• job#: 17-6740
• 2-6-17
• rev.# 11-07-17

Customer's Signature:_____ Date:_____

Comments:

DIRECTIONALS

Portillo's – CBL & Associates Properties, Inc.
East Towne Mall
City of Madison, Wisconsin
Stormwater Management Plan

www.JSDinc.com

Portillo's
BEEF • BURGERS • SALADS

CBL
CBL & ASSOCIATES PROPERTIES, INC.

Planning & Development
Site/Civil Engineering
Transportation Engineering
Structural Engineering
Water Resources
Landscape Architecture
Surveying & Mapping
Construction Management

Prepared for:

CBL & Associates Properties, Inc.
2030 Hamilton Place BLVD.,
STE. 500, Chattanooga, TN 34721

JSD Project No.: 16-7567

10/18/2017

Prepared by:

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

This technical memorandum shall serve as the stormwater management design report for Portillo's Restaurant in the City of Madison, Dane County, Wisconsin. The guidelines and regulations used for stormwater management are Chapter 37 of the City of Madison Ordinances.

The existing property is a sub-lot of the East Towne Mall parking lot Northwest of JC Penney. The sub-lot is approximately 53,100 SF (1.22 acres). There is additional "off-site" site work just South of the main site including new concrete sidewalk installation through grass medians. The project scope includes demolition of the parking lot. However, there will be specified areas where existing curb and gutter will remain. The proposed scope includes the development of a 1-story restaurant along with new parking, walks, additional grassed terraces/ medians featuring storm water facilities to address water quality, and landscaping features.

The site will be developed by CBL & Associates Properties. The total area of the restaurant is 9,075 SF. The proposed on-site stormwater management facilities consist of (4) bio-filters with underdrains networked through a proposed storm sewer structures and connected to an existing private storm sewer South of the site within the JC Penney parking lot. The proposed construction start date is April 1, 2018 with projected completion by December 31, 2018.

The existing impervious surface area of the site that will be redeveloped is 47,540 SF. The proposed impervious surface area is 43,710 SF. with asphalt or concrete pavement covering 34,635 SF. The proposed development results in a reduction of 3,830 SF of overall impervious surface. The pavement surface is reduced by 12,905 SF.

The existing site is surface drained to from North to South and eventually draining into the private storm sewer in the JC Penney parking lot. A general profile of the subsurface is 0.5 to 1.5 feet of asphalt and granular fill and 6.5 to 8.5 feet generally comprised of silty sand and sand with varying amounts of gravel. A copy of the geotechnical report is located in **Exhibit C.** Existing and the proposed watershed map is located in **Exhibit B**.

Stormwater Management Goals

The site is a Rock River TMDL redevelopment project in the City of Madison, Dane County Wisconsin. On-site stormwater requirements include the following:

- Reduce total suspended solids (TSS) in stormwater runoff by 60% for all pavement located where existing pavement was. And 80% TSS removal for all "new pavement" where land use was previously not pavement.
- Design practices to infiltrate stormwater runoff from the roadway in accordance with Wisconsin Administrative Code NR-151.24(5).
- Design practice to reduce peak runoff from the roadway in accordance with Wisconsin Administrative code NR-151.24(4).

A majority of the parking lot runoff will be collected within a bio-filters designed in accordance with WDNR Technical Standard 1004 and ultimately discharged to the private storm sewer system. Through calculating the weighted average of TSS removal based on pavement areas, it was found that an overall TSS removal of 60.80% was needed. With the proposed design, the site is at a TSS removal of 61.41%.

Roof drainage will be conveyed via an internal piping system to the proposed storm sewer network. Driveways and other impervious areas not treated by the bio-filters will be surface drained to the proposed storm sewer system or drained to the private storm sewer system.

Analysis

WinSLAMM (Version 10.3.2) has been used to analyze water quality characteristics for the development and to confirm 60.80% total suspended solids. Refer to **Exhibit D** for WinSLAMM calculations.

Pipe sizing for this development was calculated using the “Area Method” as outlined in the Wisconsin Department of Safety and Professional Services Division of Safety and Buildings Administrative Code 382.36(5)1 to determine the peak flow rate and Manning’s Equation to determine the proposed pipe flow rate capacity. For further information, please refer to the pipe sizing and pipe cover calculations within **Exhibit G.** To confirm The ability to control the 10-year 24-hour event, the 10-year outflow for each of the bio-filters was directly entered into the pipe sizing calculation table.

Erosion Control Measures

Erosion control measures onsite will conform to the Wisconsin Department of Natural Resources Technical Standards and City of Madison requirements. These measures include, but are not limited to; construction entrances, silt fencing, inlet protection, check dams, grading, seeding, mulching, and erosion matting. Construction sequencing shall be as follows:

1. Install silt fence in the appropriate locations and stone tracking pad on the entrance to be used by the construction vehicles to access the site.
2. Install inlet protection in existing storm inlets to remain.
3. Remove existing pavement and structures.
4. Install storm sewer system and add additional inlet protection measures.
5. Excavate building foundations.
6. Complete all other grading.
7. Install aggregate base course and paving in parking areas.
8. Stabilize newly graded soils.
9. Complete exterior building work.
10. Remove temporary erosion control practices.

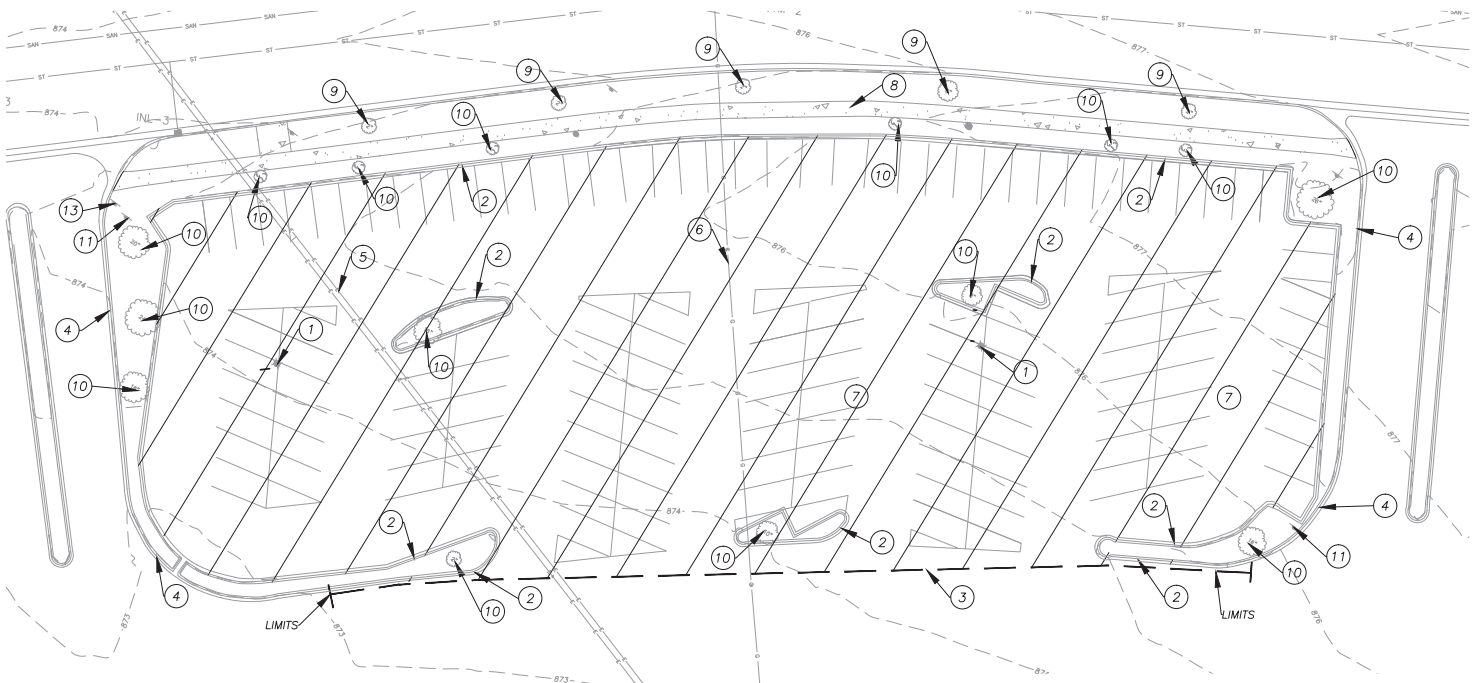
For more detailed requirements regarding erosion control and grading efforts, refer to the proposed construction plans in **Exhibit A** and Universal Soil Loss Equation (USLE) worksheet in **Exhibit F**.

The stormwater management and erosion controls for the Portillo’s Restaurant have been designed in accordance to the development standards for City of Madison, Dane County, Wisconsin and WDNR standards.

Exhibit A: Proposed Construction Plans
Exhibit B: Watershed Map
Exhibit C: Geotechnical Report
Exhibit D: WinSLAMM TSS Calculations
Exhibit E: HydroCAD Calculations
Exhibit F: Universal Soil Loss Rate Information
Exhibit G: Storm Sewer Sizing
Exhibit H: Stormwater Maintenance Agreement

EXHIBIT A

PROPOSED CONSTRUCTION PLANS



LEGEND (GRADING & EROSION CONTROL)

- PAVEMENT REMOVAL
- CONCRETE PAVEMENT
- CONSTRUCTION LIMITS
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- STANDARD CURB AND GUTTER
- (4) DEMOLITION KEY NOTE NUMBER

DEMOLITION KEY NOTES

1. REMOVE EXISTING LIGHT POLE AND BASE. COVERED UNDER NOTE 5 BELOW.
2. REMOVE EXISTING CURB TO LIMITS SHOWN.
3. SAW CUT EXISTING ASPHALT PAVEMENT.
4. EXISTING CURB & GUTTER TO REMAIN.
5. EXISTING ELECTRIC SERVICE TO BE RELOCATED. COORDINATE WITH MG & E.
6. EXISTING GAS SERVICE TO BE RELOCATED. COORDINATE WITH MG & E.
7. REMOVE EXISTING ASPHALT PAVEMENT.
8. EXISTING WALK TO REMAIN.
9. EXISITING TREES TO REMAIN.
10. EXISTING TREE TO BE REMOVED.
11. EXISTING SIGN TO REMAIN.
12. EXISTING LIGHT POLE TO BE RELOCATED.
13. EXISTING SIGN TO BE RELOCATED.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
4. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCROACH 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 RADIALLY 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.
5. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
6. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
8. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION.
9. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - 10.1. EXAMINGING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 10.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
    - 10.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
    - 10.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
11. 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.
12. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
13. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
14. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF MADISON RECYCLING PLAN.
15. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
16. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
17. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

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P. 608.848.5060

CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 16-7567

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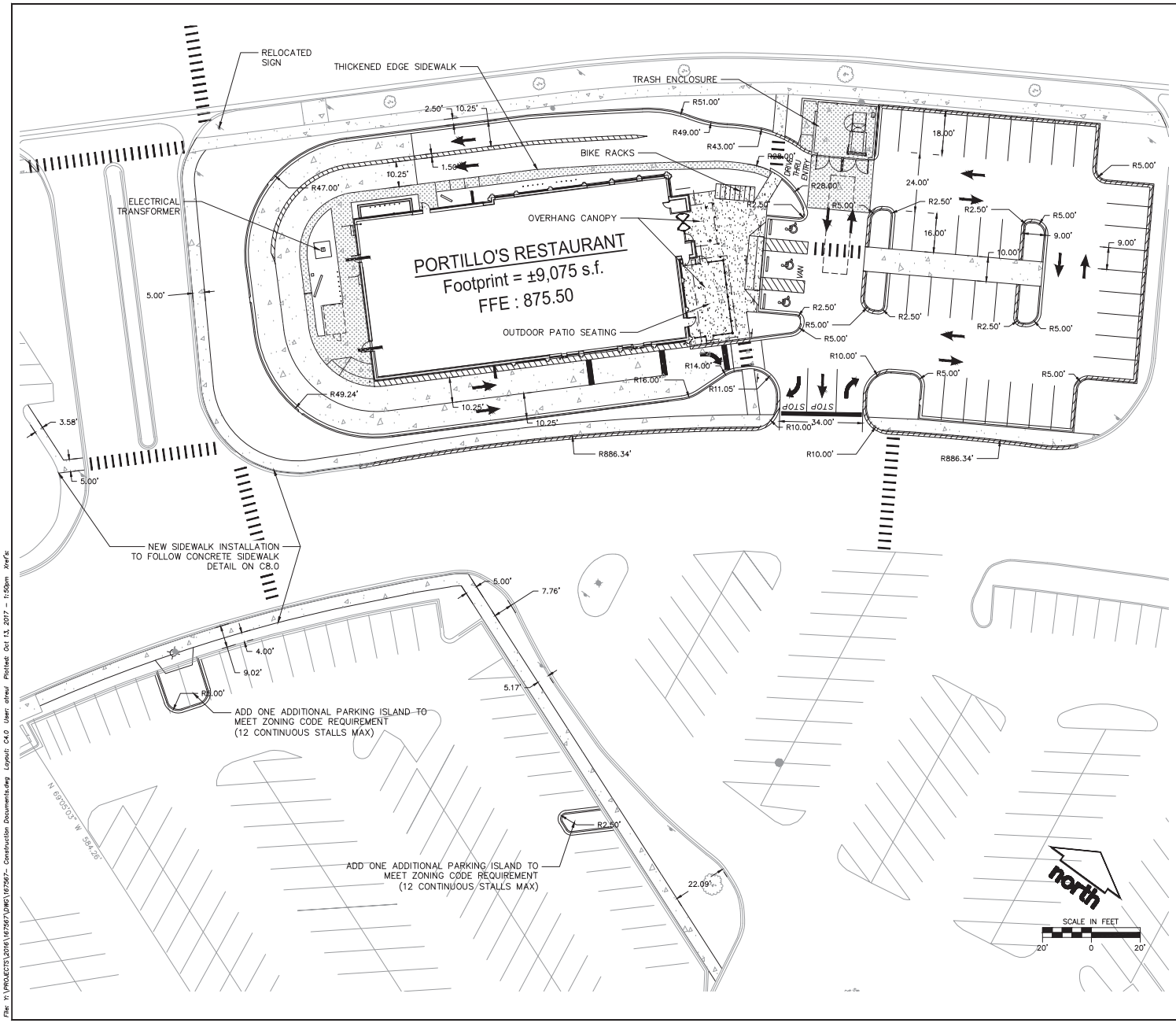

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE PAVEMENT- DEEP CHARCOAL U49
- CONCRETE PAVEMENT- SIENNA U37
- SAWCUT EXISTING PAVEMENT
- STORMWATER MANAGEMENT AREA
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. 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.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF MADISON.
4. 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
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
10. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

SITE INFORMATION BLOCK	
Site Address	EAST TOWNE MALL MADISON, WI
Site Acreage (total)	1.22 (53,100 SF)
Number of Building Stories (above grade)	1
Total Building Square Footage	9,075 SF
Use of property	COMMERCIAL
Parking Stalls:	
Large Stall	38
Accessible	3
Total Stalls	41
Existing vs. Proposed Site Coverage:	
Existing Impervious Surface Area	47,540 S.F.
Existing Pervious Surface Area	5,560 S.F.
Proposed Impervious Surface Area	43,710 S.F.
Proposed Pervious Surface Area	9,390 S.F.
Proposed Impervious Surface Area Ratio	4.66
Offsite Areas (Sidewalk & Terrace South of Main Site)	
Proposed Offsite Impervious Surface Area	2,160 S.F.
Proposed Offsite Pervious Surface Area	390 S.F.

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO. 16-7567

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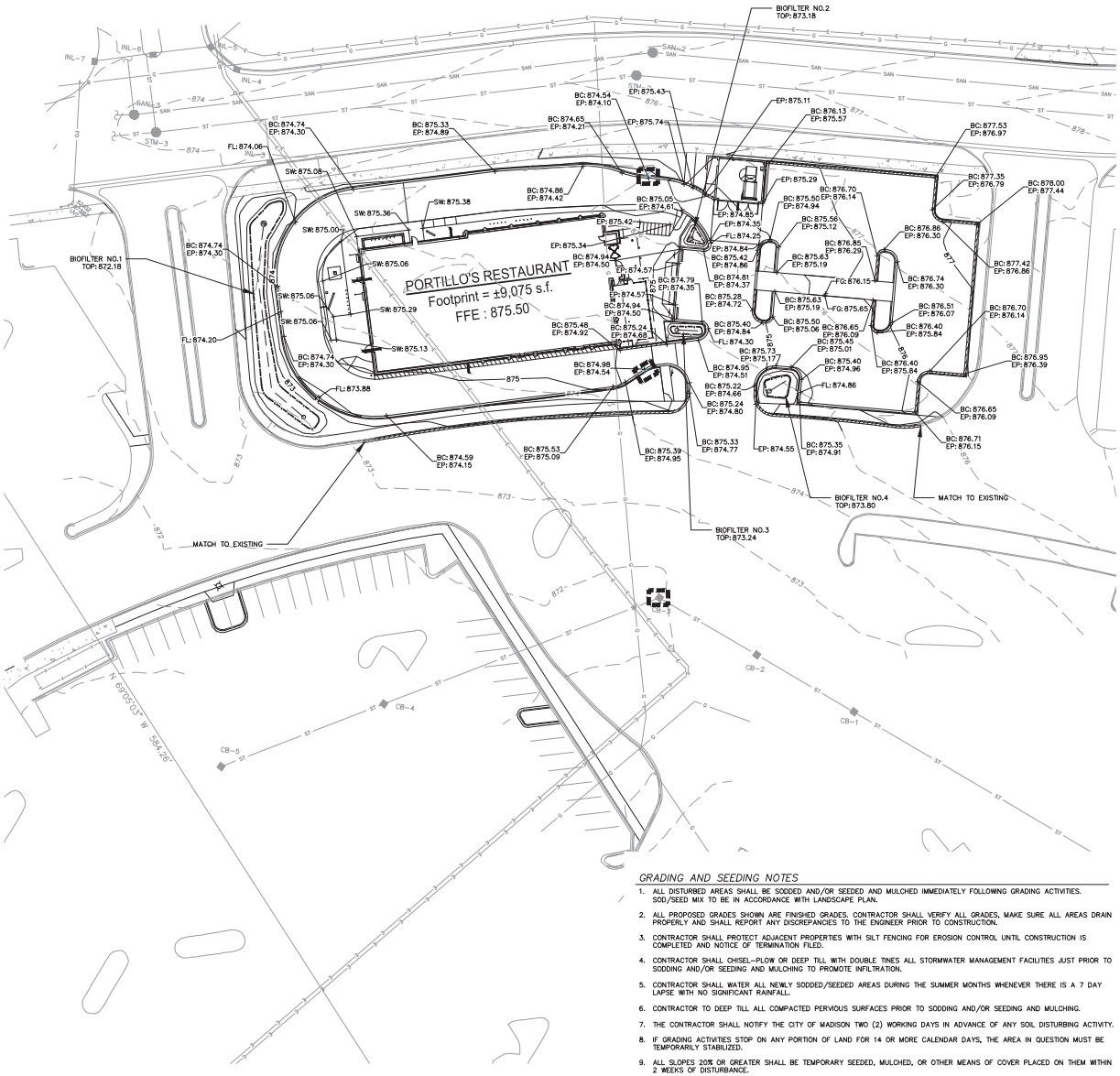

LEGEND (GRADING & EROSION CONTROL PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- BOULDER RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING BOLLARDS/SIGNS
- 934 — PROPOSED 1 FOOT CONTOUR
- 935 — PROPOSED 1 FOOT CONTOUR
- DRAINAGE DIRECTION
- ST — STORM SEWER
- SILT FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION, TYPE D
- 934.20 FG — SPOT ELEVATION
  - EP – EDGE OF PAVEMENT
  - FG – FINISH GRADE
  - EC – EDGE OF CONCRETE
  - TS – TOP OF STEP
  - TS – BOTTOM OF STEP
  - RIM – RIM ELEVATION
- GRADE BREAK

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

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.
4. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
5. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
6. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
7. 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.
8. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
9. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
11. STABILIZATION PRACTICES:

11.1. * STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

11.2. * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

11.3. * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

11.4. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
   * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
   * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
   * HYDRO-MULCHING WITH A TACKIFIER
   * GEOTEXTILE EROSION MATTING
   * SODDING

CONSTRUCTION SEQUENCING

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. REMOVE EXISTING SURFACE MATERIALS PER DEMOLITION PLAN.
3. EXCAVATE BUILDING FOUNDATIONS.
4. COMPLETE ALL OTHER GRADING.
5. EXCAVATE BIO-FILTER AREAS.
6. INSTALL STORM SEWER & INLET PROTECTION MEASURES.
7. INSTALL AGGREGATE BASE COURSE AND PAVING IN PARKING AREAS.
8. STABILIZE NEWLY GRADED SOILS.
9. COMPLETE EXTERIOR BUILDING WORK AND DOWNSPOUTS.
10. INSTALL BIO-FILTER MATERIAL.

GRADING AND SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/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 ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
5. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
6. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF MADISON TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
8. IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
9. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C5.0

JSD PROJECT NO. 16-7567

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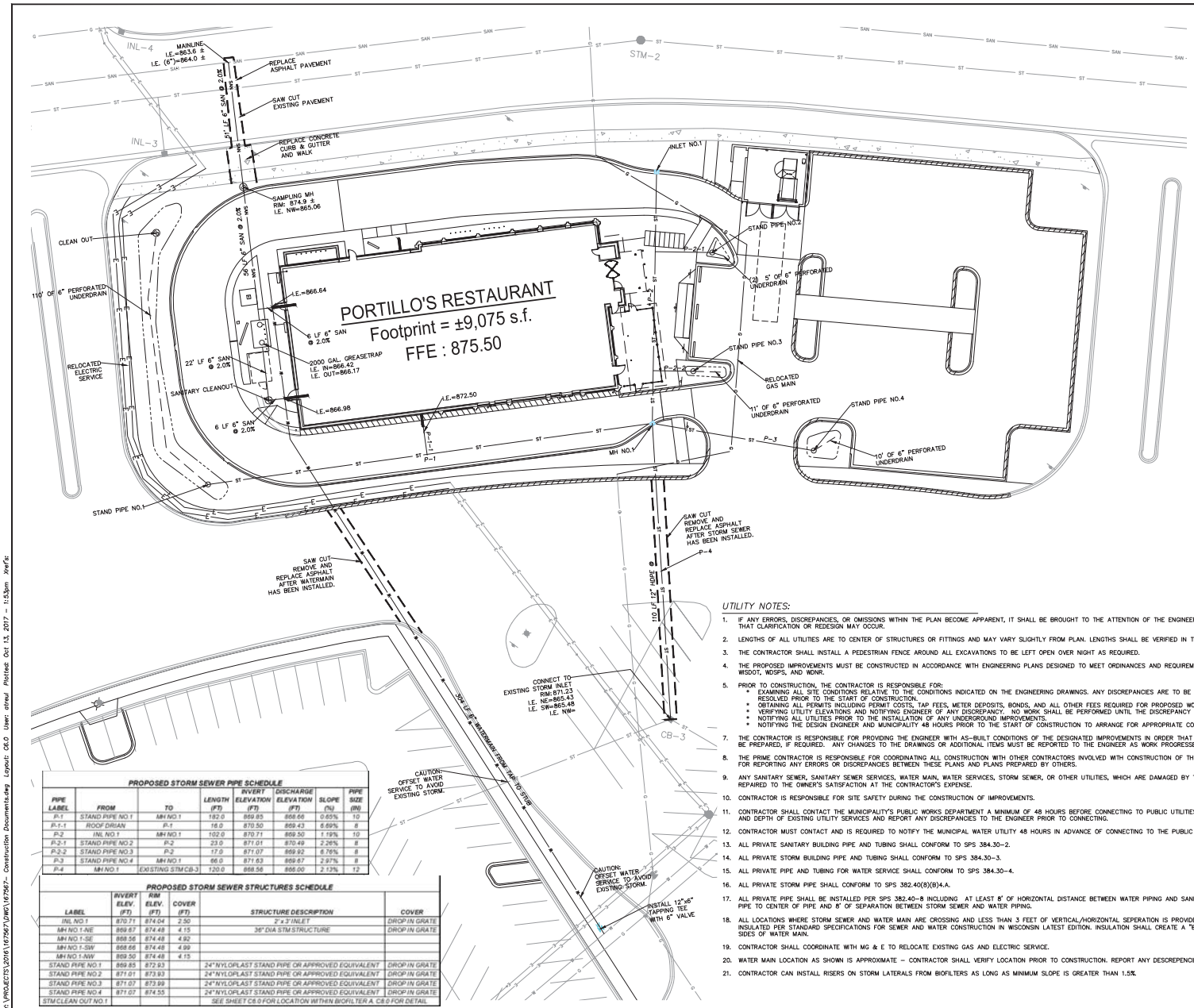

LEGEND (UTILITY PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- SAW CUT
- EDGE OF PAVEMENT
- STORMWATER MANAGEMENT AREA
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- STORM SEWER UNDERDRAIN
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- ST — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- G — EXISTING UNDERGROUND GAS
- E — EXISTING UNDERGROUND ELECTRIC

UTILITY NOTES:

1. 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.
2. 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.
3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
5. 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 AG 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.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR SHALL CONTACT THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
12. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE MUNICIPAL WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
13. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
14. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
15. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
16. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
17. 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 8' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
18. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPERATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.
19. CONTRACTOR SHALL COORDINATE WITH MG & E TO RELOCATE EXISTING GAS AND ELECTRIC SERVICE.
20. WATER MAIN LOCATION AS SHOWN IS APPROXIMATE – CONTRACTOR SHALL VERIFY LOCATION PRIOR TO CONSTRUCTION. REPORT ANY DESCREPENCIES TO ENGINEER AND OWNER.
21. CONTRACTOR CAN INSTALL RISERS ON STORM LATERALS FROM BIOFILTERS AS LONG AS MINIMUM SLOPE IS GREATER THAN 1.5%.

PROPOSED STORM SEWER PIPE SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE (IN)
P-1	STAND PIPE NO.1	MH NO.1	182.0	869.85	868.66	0.65%	10
P-1-1	ROOF DRIAN	P-1	16.0	870.50	869.43	6.69%	8
P-2	INL NO.1	MH NO.1	102.0	870.71	869.50	1.19%	10
P-2-1	STAND PIPE NO.2	P-2	23.0	871.01	870.49	2.26%	8
P-2-2	STAND PIPE NO.3	P-2	17.0	871.07	869.92	6.76%	8
P-3	STAND PIPE NO.4	MH NO.1	66.0	871.63	869.67	2.97%	8
P-4	MH NO.1	EXISTING STM CB-3	120.0	868.56	866.00	2.13%	12

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	COVER (FT)	STRUCTURE DESCRIPTION	COVER
INL NO.1	870.71	874.04	2.50	2' x 3' INLET	DROP IN GRATE
MH NO.1-NE	869.67	874.48	4.15	36" DIA STM STRUCTURE	DROP IN GRATE
MH NO.1-SE	868.56	874.48	4.92		
MH NO.1-SW	868.66	874.48	4.99		
MH NO.1-NW	869.50	874.48	4.15		
STAND PIPE NO.1	869.85	872.93		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STAND PIPE NO.2	871.01	873.93		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STAND PIPE NO.3	871.07	873.99		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STAND PIPE NO.4	871.07	874.55		24" NYLOPLAST STAND PIPE OR APPROVED EQUIVALENT	DROP IN GRATE
STM CLEAN OUT NO.1				SEE SHEET C8.0 FOR LOCATION WITHIN BIOFILTER A. C8.0 FOR DETAIL	

north

SCALE IN FEET
20' 0 20'

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P. 608.848.5060

CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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UTILITY PLAN

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JSD PROJECT NO: 16-7567

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LEGEND

- PROPERTY LINE
- 500' RADIUS FROM HYDRANT
- 20' WIDE FIRE LANE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- CONCRETE PAVEMENT

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: East Towne Mall, Madison, WI 53704

Contact Name & Phone #:

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely Protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire hoses extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane?(Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means or emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☐ No	☒ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6	☐ Yes	☒ No	☐ N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building greater than 30-feet above the grade plane?	☐ Yes	☒ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐ Yes	☐ No	☒ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☐ No	☒ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☐ No	☒ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☐ No	☒ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☐ No	☒ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 10' in heights?	☐ Yes	☐ No	☒ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☐ Yes	☒ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☒ No	☐ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 12/12/016

north

SCALE IN FEET
50' 0 50'

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Design/Drawn:	JLF / TKG	10-13-2017
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Submitted:		10-13-2017

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FIRE ACCESS EXHIBIT

SHEET NUMBER:
C7.0

JSD PROJECT NO. 16-7567

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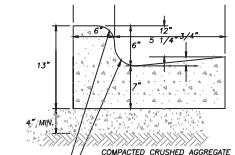

1 18" STANDARD CURB AND GUTTER

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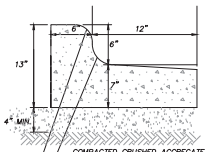

2 18" REJECT CURB AND GUTTER

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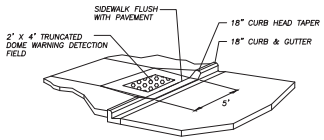

3 CONCRETE ADA RAMP

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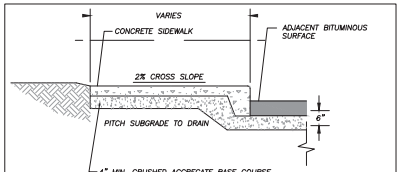

4 THICKENED EDGE SIDEWALK

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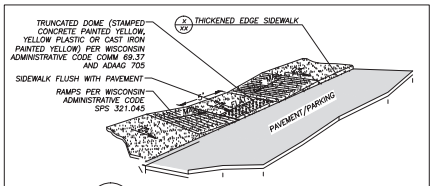

5 ACCESSIBLE WALK CROSS SECTION

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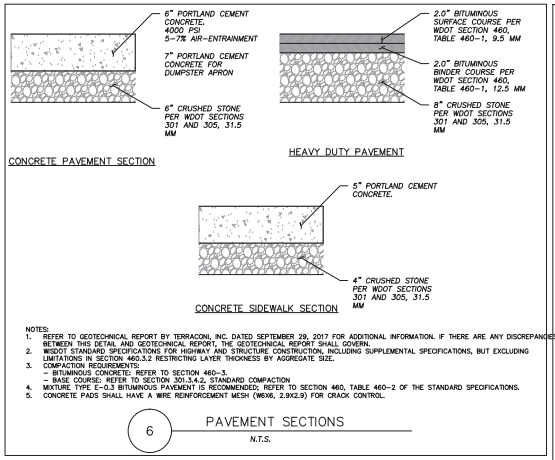
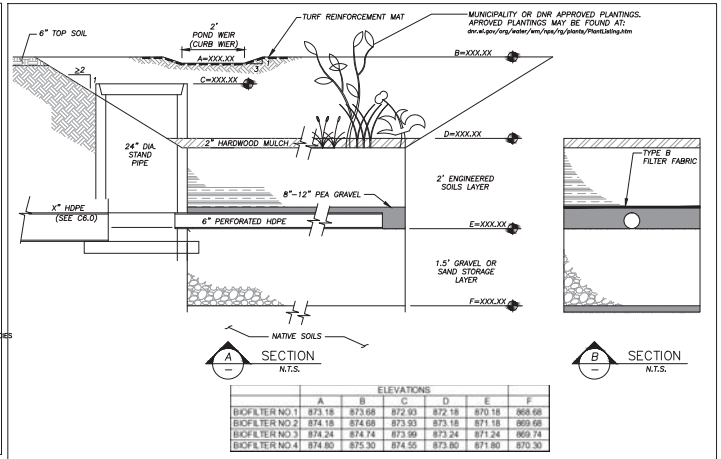


NOTES:
1. REFER TO GEOTECHNICAL REPORT BY TERRACONI, INC. DATED SEPTEMBER 29, 2017 FOR ADDITIONAL INFORMATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
3. COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
4. MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460, TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
5. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W6X6, 2.9X2.9) FOR CRACK CONTROL.

6 PAVEMENT SECTIONS

N.T.S.



A SECTION

N.T.S.

B SECTION

N.T.S.

	ELEVATIONS					
	A	B	C	D	E	F
BIOFILTER NO.1	873.18	873.68	872.93	872.18	870.18	868.68
BIOFILTER NO.2	874.18	874.68	873.93	873.18	871.18	869.68
BIOFILTER NO.3	874.24	874.74	873.99	873.24	871.24	869.74
BIOFILTER NO.4	874.80	875.30	874.55	873.80	871.80	870.30

GENERAL NOTES:

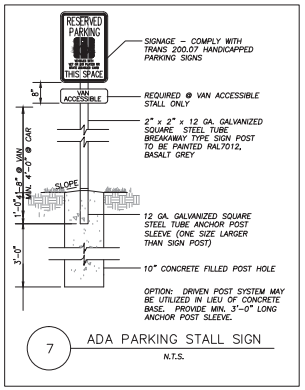
1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 40% ASTM C33 SAND, 30% CERTIFIED COMPOST (SEE GENERAL NOTE 3), AND 30% TOPSOIL.
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL.
5. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
6. RUNOFF MUST INFILTRATE WITHIN 48-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

8 BIORETENTION DEVICE

N.T.S.



7 ADA PARKING STALL SIGN

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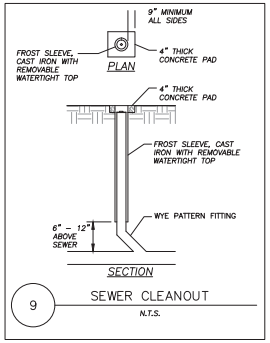

9 SEWER CLEANOUT

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DETAILS

SHEET NUMBER:
C8.0

JSD PROJECT NO.: 16-7567

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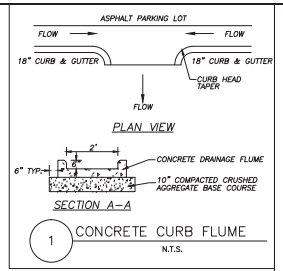

1 CONCRETE CURB FLUME

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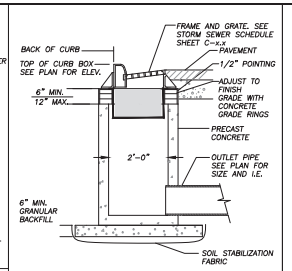

2 STORM INLET

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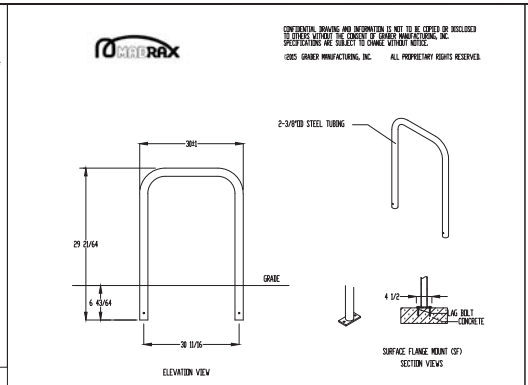

3 INVERTED–U BIKE RACK

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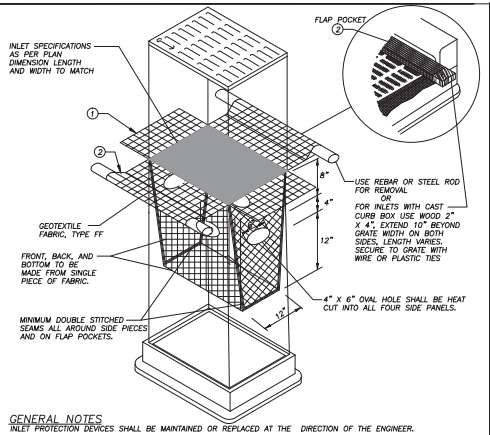

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 INLET PROTECTION, TYPE D

N.T.S.

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161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
DETAILS

SHEET NUMBER:
C8.1

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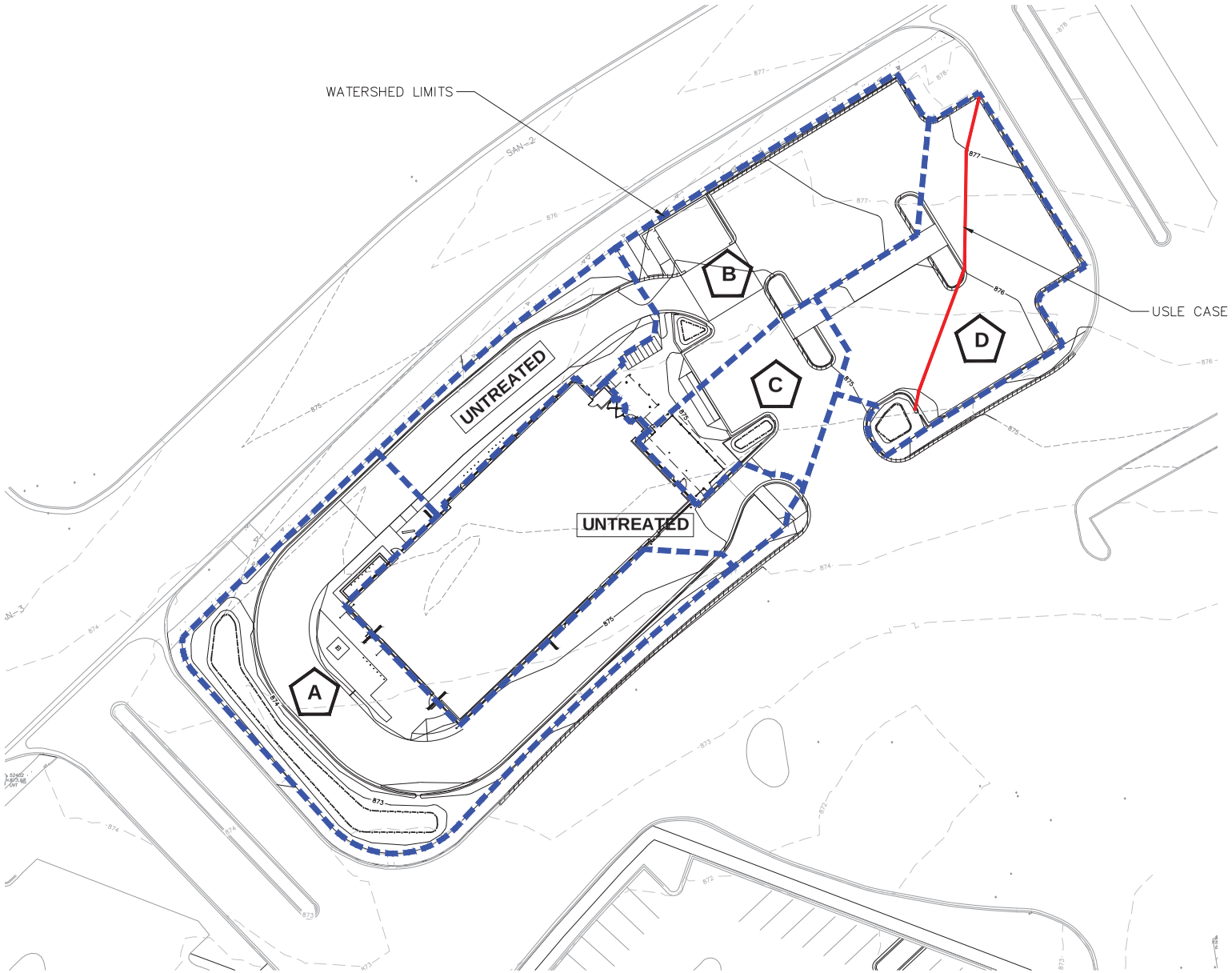
EXHIBIT B

WATERSHED MAP



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P. 608.848.5060

CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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Design/Drawn:
Approved:
Submitted:

SHEET TITLE:
PROPOSED WATERSHED MAP

SHEET NUMBER:
EX A

JSD PROJECT NO: 16-7567

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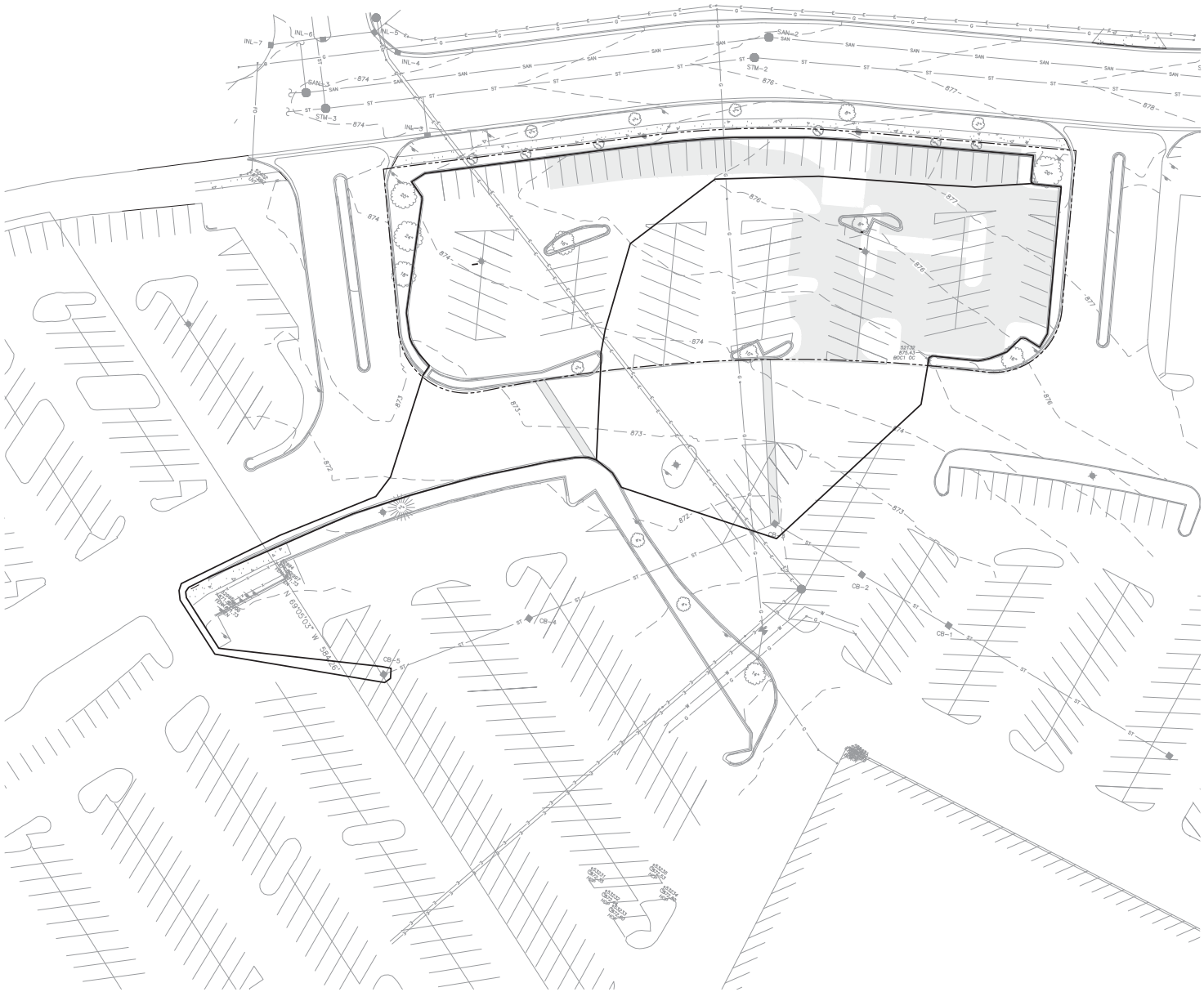

LEGEND (GRADING & EROSION CONTROL)

- PAVEMENT REMOVAL
- CONCRETE PAVEMENT
- CONSTRUCTION LIMITS
- SAN — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- STANDARD CURB AND GUTTER
- (4) DEMOLITION KEY NOTE NUMBER

north

SCALE IN FEET

30' 0 30'

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CLIENT:
CBL & ASSOCIATES PROPERTIES

CLIENT ADDRESS:
2030 HAMILTON PLACE BLVD., STE. 500, CHATANOOGA, TN 34721

PROJECT:
PORTILLO'S, EAST TOWNE MALL

PROJECT LOCATION:
CITY OF MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

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Design/Drawn:	JLF / TKG	10-13-2017
Approved:	PMP	10-13-2017
Submitted:		10-13-2017

SHEET TITLE:
EXISTING WATERSHED MAP

SHEET NUMBER:
EX B

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EXHIBIT C

GEOTECHNICAL REPORT

Geotechnical Engineering Report

Portillo's Restaurant-Madison WI

Madison, Dane County, WI

September 29, 2017

Terracon Project No. MR165426

Prepared for:

CBL Properties

Chattanooga, TN

Prepared by:

Terracon Consultants, Inc.

Naperville, Illinois

September 29, 2017

CBL Properties
CBL Center, Suite 500
2030 Hamilton Place Blvd.
Chattanooga, TN 37421-6000

Attn: Mr. Skip Alexander-Senior Project Manager-Development
P: 423.490.8822

Re: Geotechnical Engineering Report
Portillo's Restaurant-Madison WI
East Towne Mall
Madison, Dane County, WI
Terracon Project No. MR165426

Dear Mr. Alexander:

We have completed the Geotechnical Engineering services for the Portillo's Madison, Wisconsin project. This study was performed in general accordance with our proposal number PMR165426 dated November 17, 2016. This report presents the findings of the subsurface exploration and provides geotechnical recommendations concerning earthwork and the design and construction of foundations and floor slabs for the proposed project.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.

Paul J. Koszarek, P.E.
Senior Engineer

Paul A. Tarvin, P.E.
Regional Geotechnical Manager

REPORT TOPICS

INTRODUCTION 1
SITE CONDITIONS 1
PROJECT DESCRIPTION 2
GEOTECHNICAL CHARACTERIZATION 3
GEOTECHNICAL OVERVIEW 5
EARTHWORK 6
SHALLOW FOUNDATIONS 9
SEISMIC CONSIDERATIONS 12
FLOOR SLABS 12
PAVEMENTS 14
FROST CONSIDERATIONS 18
STORMWATER RECOMMENDATIONS 18
GENERAL COMMENTS 20

Note: This report was originally delivered in a web-based format. **Orange Bold** text in the report indicates a referenced section heading. The PDF version also includes hyperlinks which direct the reader to that section, and clicking on the logo in the top right corner will bring you back to this page. For more interactive features, please view your project online at client.terracon.com.

ATTACHMENTS

EXPLORATION AND TESTING PROCEDURES
SITE LOCATION AND EXPLORATION PLAN
EXPLORATION RESULTS (Boring Logs and Laboratory Data)
SUPPORTING INFORMATION (General Notes)

Geotechnical Engineering Report

Portillo's Restaurant-Madison WI
East Towne Mall
Madison, Dane County, WI

Terracon Project No. MR165426
September 29, 2017

INTRODUCTION

This report presents the results of our subsurface exploration and geotechnical engineering services performed for the proposed restaurant to be located at the East Towne Mall in Madison, Wisconsin. The purpose of these services is to provide information and geotechnical engineering recommendations relative to:

- Subsurface soil conditions
- Groundwater conditions
- Site preparation and earthwork
- Excavation considerations
- Dewatering considerations
- Foundation design and construction
- Floor slab design and construction
- Seismic site classification per IBC
- Pavement design and construction
- Frost considerations

The geotechnical engineering scope of services for this project included the advancement of eight (8) test borings to depths of approximately 20 feet below existing site grades.

Maps showing the site and boring locations are shown in the **Site Location** and **Exploration Plan** sections, respectively. The results of the laboratory testing performed on soil samples obtained from the site during the field exploration are included on the boring logs in the **Exploration Results** section of this report.

SITE CONDITIONS

The following description of site conditions is derived from our site visit in association with the field exploration and our review of publicly available geologic and topographic maps.

Item	Description
Parcel Information	The project is located at East Towne Mall in Madison, Dane County, WI. The site measures approximately 1.218 acres. The Latitude and Longitude near the middle of the site is: 43.12756°; -89.306439° (See Exhibit D)

Item	Description
Existing Improvements	Parking lot surrounded by landscaped areas.
Current Ground Cover	Asphalt paved parking lot
Existing Topography	Relatively flat but sloping slightly downward from the northeast to the southwest with approximately 3 feet of elevation change. Surface elevations at the boring locations varied from approximately 103 feet (local) to 106 feet (local). Elevations were referenced to the rim of a catch basin located across the driveway to the south of the site (assigned an arbitrary benchmark of 100 feet project datum).

PROJECT DESCRIPTION

Our initial understanding of the project was provided in our proposal and was discussed in the project planning stage. A period of collaboration has transpired since the project was initiated, and our final understanding of the project conditions is as follows:

Item	Description
Information Provided	Preliminary site plan by CBL.
Project Description	Project will include a restaurant and associated drive areas, parking and trash enclosure.
Proposed Structure	The project includes a single-story building with a footprint of about 9,055 square feet. The building will be slab-on-grade (non-basement).
Finished Floor Elevation	Not provided, but considered to be within 2 feet of existing grades
Maximum Loads	■ Columns: 100 kips maximum ■ Walls: 2-3 kips per linear foot maximum ■ Slabs: 150 pounds per square foot maximum
Grading/Slopes	Detailed site grading plans were not provided. We have considered that up to 2 feet of cut and/or 2 feet of fill may be required to develop final grade.
Free-Standing Retaining Walls	Retaining walls are not expected as part of site development to achieve final grades.

Item	Description
Pavements	Paved driveway and parking will be constructed on approximately one acre of the parcel. We assume both rigid (concrete) and flexible (asphalt) pavement sections should be considered. Please confirm this assumption. Anticipated traffic is as follows: ■ Autos/light trucks: 1,000 vehicles per day ■ Light delivery and trash collection vehicles: 10 vehicles per week ■ Tractor-trailer trucks: <1 vehicle per week The pavement design period is 20 years.

GEOTECHNICAL CHARACTERIZATION

Subsurface Profile

Based on the results of the borings, subsurface conditions at the boring locations can be generalized as follows:

Stratum	Approximate Depth to Bottom of Stratum (bgs)	Material Encountered	Comments / Consistency / Relative Density
Surface Materials	Approximately 3 ½ to 4 ½ inches asphalt paving over 9 to 12 inches of aggregate base course		
1[1, 2, 3]	6½ to 8½ feet	Possible Fill: Silty Sand with Gravel or Sand with Gravel, brown, moist, fine to medium grained, medium dense to very dense	SPT N-values: ■ Typically ranging from 24 to >50 bpf
2	To termination depths of 20 feet	Silty Sand with Gravel, trace weathered sandstone, wet, medium dense to very dense	SPT N-values: ■ Typically ranging from 19 to >50 bpf
2a	In borings B-2, B-3, B-4 and B-7 8.5 to 13.5 feet	Sandy Silt, trace gravel and clay, moist to very moist, loose to medium dense	SPT N-values: ■ Typically ranging from 19 to >50 bpf Moisture Contents: ■ Typically ranging from 9 to 20 percent

Stratum	Approximate Depth to Bottom of Stratum (bgs)	Material Encountered	Comments / Consistency / Relative Density
1 Slightly Organic Lean Clay observed at Boring B-8 from below the pavement to about 3 feet 2 Sandy Silt, brown mottled gray, wet and loose, was observed at boring B-6 from below the pavement to about 3 ½ feet 3 Lean Clay, brown mottled gray, in a very stiff condition was observed from below the buried topsoil at boring B-8 to a depth of about 4 ½ feet and from below the pavement to about 3 at borings B-7			

Conditions encountered at each boring location are indicated on the individual boring logs shown in the **Exploration Results** section and are attached to this report. Stratification boundaries on the boring logs represent the approximate location of changes in native soil types; in situ, the transition between materials may be gradual.

Groundwater Conditions

The boreholes were observed while drilling and after completion for the presence and level of groundwater. The water levels observed in the boreholes can be found on the boring logs in **Exploration Results**, and are summarized below.

Boring Number	Approximate Depth to Groundwater while Drilling (feet)	Approximate Elevation of Groundwater while Drilling, (feet)
1	13½	89.2
2	No Free Water Observed	<83.2
3	No Free Water Observed	<92.7
4	15	89.6
5	18 ½	85.2
6	13 ½	90.7
7	8 ½	97.6
8	13 ½	89.1

Based on the groundwater levels observed, it is likely that the local groundwater level for this site is near local elevation 89 feet. It is likely that the groundwater level observed at boring B-7 is perched, being held within a more permeable soil layer by an underlying less permeable soil layer. Groundwater was not observed in Borings 2 and 3 while drilling, or for the short duration the borings could remain open. However, this does not necessarily mean the borings terminated above groundwater, or the water levels summarized above are stable groundwater levels. Long term observations in piezometers or observation wells sealed from the influence of surface water are often required to define groundwater levels in materials of this type.

Groundwater level fluctuations occur due to seasonal variations in the amount of rainfall, runoff and other factors not evident at the time the borings were performed. Therefore, groundwater levels during construction or at other times in the life of the structure may be higher or lower than the levels indicated on the boring logs. The possibility of groundwater level fluctuations should be considered when developing the design and construction plans for the project.

GEOTECHNICAL OVERVIEW

Based on the results of the borings, the geotechnical considerations and recommendations presented in this report are summarized below, with additional details included in the following sections.

- Possible fill was encountered in a majority of the borings extending to about 6½ to 8½ feet bgs. The possible fill material was generally comprised of silty sand and sand with varying amounts of gravel. If documentation regarding placement of the original fill and grading at this site is available, it should be provided for Terracon's review to supplement the comments and recommendations included in this report. In general, the standard penetration tests performed in the possible fill materials indicates that the material was relatively dense, and was likely placed with some compactive effort.

- The proposed building could be supported on spread footings that are founded on the sand or silty sand possible fill soils, though this option would require the Owner to accept some slight risk of greater than typical settlement inherent with supporting foundations on undocumented fill. If the Owner is unwilling to accept this risk, then the foundations should be extended through the overlying fill materials to the native sands below. Care should be taken to recompact the foundation bearing soils once they have been disturbed by the excavation process. If unsuitable soils are encountered in the foundation excavations, a uniform overexcavation and backfill procedure beneath the foundations would be needed.

- Generally, the on-site soils appear to be suitable to use/reuse as structural fill provided they meet the requirements in **FILL MATERIAL TYPES**

The professional opinions and recommendations presented in this report are based on evaluation of data developed by testing discrete samples obtained from widely spaced borings. Site subsurface conditions have been inferred from available data, but actual subsurface conditions will only be revealed by excavation. So that variations in subsurface conditions which may affect the design can be addressed as they are encountered, we recommend that Terracon be retained to observe excavations and perform tests during the site preparation, earthwork and foundation construction phases of the project.

The **General Comments** section provides an understanding of the report limitations.

EARTHWORK

Earthwork on this project should be observed and evaluated by Terracon. Recommendations for site preparation, excavation, subgrade preparation, and placement of structural fill for the project are provided in the following sections.

Possible fill

As noted in **Geotechnical Characterization**, a majority of the site borings encountered possible sandy fill soils to depths ranging from about 6½ to 8½ feet. The possible fill appears to have been placed in a controlled manner, but we have no records to indicate the degree of control. Support of footings, floor slabs, and pavements on or above existing possible fill soils is discussed in this report. However, even with the recommended construction procedures, there is a slight inherent risk for the Owner that compressible fill or unsuitable material within or buried by the possible fill will not be discovered. This risk of unforeseen conditions cannot be eliminated without completely removing the possible fill, but can be reduced by following the recommendations contained in this report.

If the owner is aware of these risks, the support of floor slabs and pavements above possible fill should include proofcompacting with several passes of a 10-ton roller or an equivalent. Undercuts of the possible fill from the floor slab and pavement areas would not be necessary, in our opinion, provided suitable fill is encountered and suitable compaction characteristics are confirmed. The following **Site Preparation** protocol should be followed.

Site Preparation

Construction areas should be stripped of existing pavements and any unsuitable materials (e.g., fill, debris, desiccated soil, frozen soil, etc.) from the site surface within planned new construction areas. Any existing utilities (associated with adjacent site development) and associated bedding materials that are planned to be abandoned/demolished should be completely removed from within the proposed building and pavement areas. If not possible, the abandoned utility lines should be thoroughly grouted and plugged with flowable fill. We recommend that Terracon be retained to assist in evaluating exposed subgrades during earthwork so that unsuitable materials, if any, are removed at the time of construction.

Given the surrounding site usage as a shopping mall, fill soils and construction debris might be encountered during site grading. Provided the owner is aware of the risks as presented herein of relying upon the existing possible fill for support of the new building, then the possible fill could be used for support of the new foundations and floor slabs. Terracon should be retained to evaluate possible fill soils as well as the thickness of these soils and, at a minimum, the possible fill soils

should be scarified and recompacted as detailed below if it is desired to leave them in-place provided they meet the requirements in section **Fill Compaction Requirements**.

Fill Material Types

Structural fill should meet the following material property requirements:

Soil Type [1]	USCS Classification	Acceptable Location for Placement
On-site soils	Silty Sand with Gravel, Sand with Gravel, SM or SP	■ Below floor slabs [2] ■ Below foundations if placed during mass grading on stable subgrades ■ Below foundations in overexcavations
Imported Granular	GW, GP, GM, GC, SW, SP, SM, SC	■ Below foundations in overexcavations ■ Below grade-supported floor slabs (granular soils should contain <15% passing No. 200 sieve) ■ Backfill around structures ■ Free-draining zones below slabs (granular soils should contain <5% passing No. 200 sieve)
Unsuitable material [2]	CH, MH, OL, OH, PT	Green (non-structural) locations

1. Structural and general fill should consist of approved materials free of organic matter and debris. Frozen material should not be used, and fill should not be placed on a frozen subgrade. A sample of each material type should be submitted to the Geotechnical Engineer for evaluation prior to use on this site.
2. CH or MH soils should not be used within 3 feet of finished grade in building area and 1 foot below finished grade in other structural fill areas.

Fill Compaction Requirements

Structural fill should meet the following compaction requirements.

Item	Structural Fill	General Fill
Maximum Lift Thickness	8 inches or less in loose thickness when heavy, self-propelled compaction equipment is used 4 inches in loose thickness when hand-guided equipment (i.e. jumping jack or plate compactor) is used	Same as Structural fill
Minimum Compaction Requirements [1, 2]	95% of max. below foundations and within 1 foot of finished pavement subgrade 92% of max. above foundations, below floor slabs, and more than 1 foot below finished pavement subgrade	90% of max.
Water Content Range [1]	Low plasticity cohesive: -2% to +3% of optimum Granular: -3% to +3% of optimum	As required to achieve min. compaction requirements

Item	Structural Fill	General Fill
1. Maximum density and optimum water content as determined by the modified Proctor test (ASTM D 1557). 2. If the granular material is a coarse sand or gravel, or of a uniform size, or has a low fines content, compaction comparison to relative density may be more appropriate. In this case, granular materials should be compacted to at least 70% relative density (ASTM D 4253 and D 4254).		

Utility Trench Backfill

All trench excavations should be made with sufficient working space to permit construction, including backfill placement and compaction.

Grading and Drainage

The site should be graded to prevent ponding of surface water on the prepared subgrades or in excavations. Accumulated water should be promptly removed to reduce the potential softening of prepared subgrades. The soil types observed in the borings are easily eroded by surface water, so appropriate erosion control measures should be provided.

Slope final surrounding grades away from the proposed structure on all sides to prevent ponding of water. Gutters and downspouts that drain water a minimum of 10 feet beyond the footprint of the proposed building are recommended. This can be accomplished through the use of downspout extensions or flexible pipes that are designed to attach to the end of the downspout. Flexible pipe should only be used if it is daylighted in such a manner that it gravity-drains collected water.

Earthwork Construction Considerations

Shallow excavations for the proposed structure are anticipated to be accomplished with conventional construction equipment. Upon completion of filling and grading, care should be taken to maintain the subgrade water content prior to construction of floor slabs. Construction traffic over the completed subgrades should be avoided. The site should also be graded to prevent ponding of surface water on the prepared subgrades or in excavations. Water collecting over, or adjacent to, construction areas should be removed. If the subgrade freezes, desiccates, saturates, or is disturbed, the affected material should be removed, or the materials should be scarified, moisture conditioned, and recompacted, prior to floor slab construction.

As a minimum, excavations should be performed in accordance with OSHA 29 CFR, Part 1926, Subpart P, "Excavations" and its appendices, and in accordance with any applicable local, and/or state regulations.

Construction site safety is the sole responsibility of the contractor who controls the means, methods, and sequencing of construction operations. Under no circumstances shall the

information provided herein be interpreted to mean Terracon is assuming responsibility for construction site safety, or the contractor's activities; such responsibility shall neither be implied nor inferred.

Construction Observation and Testing

The earthwork efforts should be monitored under the direction of the Geotechnical Engineer. Monitoring should include documentation of adequate removal of vegetation and top soil, proof-rolling and mitigation of areas delineated by the proof-roll to require mitigation.

Each lift of compacted fill should be tested, evaluated, and reworked as necessary until approved by the Geotechnical Engineer prior to placement of additional lifts. Each lift of fill should be tested for density and water content at a frequency of at least one test for every 2,500 square feet of compacted fill in the building areas, and 5,000 square feet in pavement areas. We also recommend at least one density and water content test for every 50 linear feet of compacted utility trench backfill.

In areas of foundation excavations, the bearing subgrade should be evaluated under the direction of the Geotechnical Engineer. In the event unanticipated conditions are encountered, the Geotechnical Engineer should prescribe mitigation options.

In addition to the documentation of the essential parameters necessary for construction, the retention of the Geotechnical Engineer into the construction phase will allow for consistency between the field testing and the original Geotechnical Engineer's evaluation of subsurface conditions, including assessing variations and associated design changes.

SHALLOW FOUNDATIONS

Based on the materials encountered in the borings and our analyses, it is our opinion that the proposed building could be supported on spread footings. To develop suitable bearing zones for spread footing foundations, the possible fill soils should be recompacted with a large diesel plate compactor or ho-pac once bottom of footing grade is obtained in order to redensify the bearing soils after they've been disturbed by the excavation process. Overexcavations, if needed to removed unsuitable soils, should be performed as described in **Foundation Construction Considerations**. The soils exposed at the base of over-excavations should be evaluated for support, and corrected by additional undercuts where needed. Where soft or disturbed native soils are encountered at the base of foundation excavations, the soils should be removed to expose suitable soils. Granular structural fill could then be placed in lifts and compacted to the design bearing elevations.

The soils encountered in foundation excavations should be observed and tested by Terracon personnel at each column footing and at regular intervals along continuous footings. Design

recommendations for spread footing foundations for the proposed building prepared in accordance with the recommendations in this report are presented in the following sections.

If the site has been prepared in accordance with the requirements noted in **Earthwork**, the following design parameters are applicable for shallow foundations.

Design Parameters – Compressive Loads

Description	Value
Suitable bearing materials	■ Native medium dense to very dense possible fill soils ■ Structural fill extending to suitable native soils ■ Granular structural fill using the overexcavation and backfill procedure
Net allowable bearing pressure [1]	■ 4,000 psf
Minimum footing widths	■ Wall footings: 18 inches ■ Column footings: 30 inches
Minimum embedment below finished grade for frost protection	■ For continuously heated structures [2]: 4 feet ■ For non-heated structures [3]: 5 feet
Estimated total settlement [4]	■ 1 inch or less
Estimated differential settlement [5]	■ ¾ inch or less between columns ■ ¾ inch or less over 40 feet along walls
Ultimate passive pressure [6, 7] (equivalent fluid density)	For granular backfill materials placed adjacent to footings: 360 pcf [8] For cohesive soil backfill or foundations cast against site clay soils: 280 pcf
Ultimate coefficient of sliding friction	On suitable bearing material: 0.4

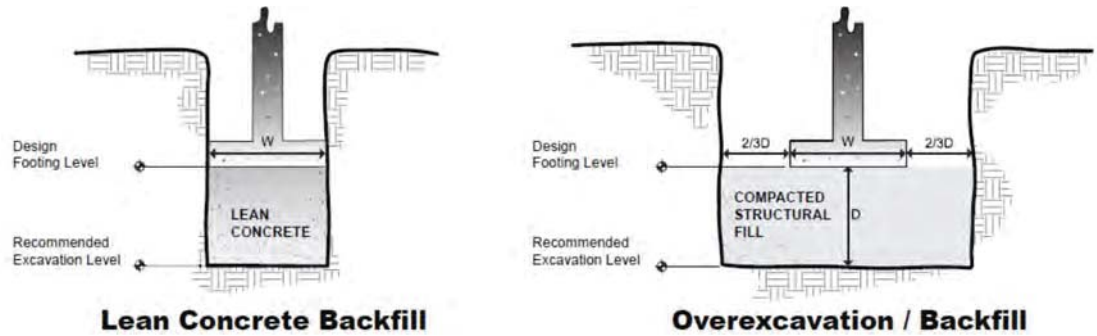
1. The recommended net allowable bearing pressure is the pressure in excess of the minimum surrounding overburden pressure at the footing base elevation. This value considers that any unsuitable materials, or low strength or low density soils will be undercut and replaced with structural fill to designated depths where encountered.
2. Minimum embedment applies to perimeter footings beneath continuously heated structures. Minimum embedment may also reduce the effects of seasonal moisture variations in the subgrade soils. Where interior footings will not be subject to freezing weather and large moisture fluctuations during or after construction, the minimum embedment below top of slab could be reduced to 1½ feet.
3. Minimum embedment applies to perimeter footings beneath unheated structures and appurtenances or foundations that may be exposed to cold temperatures during construction.
4. The foundation settlement will depend upon the variations within the subsurface profile, the structural loading conditions, the embedment depth of the footings, the thickness of structural fill, and the quality of the earthwork operations.

Description	Value
5. Frequent control joints in the structure and sufficiently flexible connections are recommended to accommodate possible differential settlement. 6. Use of passive earth pressures requires that either the sides of the excavation for the spread footing foundation are nearly vertical and the concrete is placed neat against these vertical faces or that the footing forms be removed and compacted structural fill be placed against the vertical footing face. Passive resistance in the upper 5 feet of the soil profile in exterior locations should be neglected due to frost effects. 7. Some horizontal movement of the foundation must occur to mobilize passive resistance. 8. Use of the recommended passive pressure value requires that granular backfill is used adjacent to foundations.	

Foundation Construction Considerations

As noted in the **Earthwork** section, the footing excavations should be evaluated under the direction of the Geotechnical Engineer. The base of all foundation excavations should be free of water and loose soil, prior to placing concrete. Concrete should be placed soon after excavating to reduce bearing soil disturbance. Care should be taken to prevent wetting or drying of the bearing materials during construction. Excessively wet or dry material or any loose/disturbed material in the bottom of the footing excavations should be removed/reconditioned before foundation concrete is placed.

If unsuitable bearing soils are encountered at the base of the planned footing excavation, the excavation should be extended deeper to suitable soils, and the footings could bear directly on these soils at the lower level or on lean concrete backfill placed in the excavations. This is illustrated on the sketch below. Since the site soils are granular (sands), sidewalls in excavations will need to be properly sloped to prevent caving.



Over-excavation for structural fill placement below footings should be conducted as shown below. The over-excavation should be backfilled up to the footing base elevation, with structural fill placed, as recommended in the **Earthwork** section.

SEISMIC CONSIDERATIONS

Description	Value
Code [1]	2012 International Building Code
Site Class [2]	C
Maximum considered earthquake ground motions [3] **(5 percent damping)**	0.045g (S_1 – 1.0 second spectral response acceleration)
	0.084g (S_s – 0.2 second spectral response acceleration)

1. From the *2012 International Building Code* (*IBC).*
2. Based on the site soil classification as defined by the *2012 International Building Code* (*IBC).* The 2012 International Building Code (IBC) uses a site soil profile determination extending to a depth of 100 feet for seismic site classification. Borings extended to a maximum depth of 20 feet and the provided site class assumes similar soils that extend to greater depths. Additional exploration to deeper depths, or seismic velocity testing would be required to confirm the conditions below the current depth of exploration.
3. These values were obtained using online seismic design maps and tools provided by the USGS (http://earthquake.usgs.gov/hazards/designmaps/) on September 28, 2017.

FLOOR SLABS

Floor Slab Design Parameters

Item	Description
Floor Slab Support [1]	Minimum 6 inches of free-draining (less than 5% passing the U.S. No. 200 sieve) crushed aggregate compacted to at least 95% of ASTM D 1557 [2, 3]
Estimated Modulus of Subgrade Reaction [2]	150 pounds per square inch per inch (psi/in) for point loads

1. Floor slabs should be structurally independent of building footings or walls to reduce the possibility of floor slab cracking caused by differential movements between the slab and foundation.
2. Modulus of subgrade reaction is an estimated value based upon our experience with the subgrade condition, the requirements noted in **Earthwork**, and the floor slab support as noted in this table. It is provided for point loads. For large area loads the modulus of subgrade reaction would be lower.
3. Free-draining granular material should have less than 5 percent fines (material passing the #200 sieve). Other design considerations such as cold temperatures and condensation development could warrant more extensive design provisions.

The use of a vapor retarder should be considered beneath concrete slabs on grade covered with wood, tile, carpet, or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder.

Saw-cut control joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations refer to the ACI Design Manual. Joints or cracks should be sealed with a water-proof, non-extruding compressible compound specifically recommended for heavy duty concrete pavement and wet environments.

Where floor slabs are tied to perimeter walls or turn-down slabs to meet structural or other construction objectives, our experience indicates differential movement between the walls and slabs will likely be observed in adjacent slab expansion joints or floor slab cracks beyond the length of the structural dowels. The Structural Engineer should account for potential differential settlement through use of sufficient control joints, appropriate reinforcing or other means.

Settlement of floor slabs supported on possible fill materials cannot be accurately predicted, but could be larger than normal and result in some cracking. Mitigation measures as noted in **Possible fill** within **Earthwork** are critical to the performance of floor slabs. In addition to the mitigation measures, the floor slab can be stiffened by adding steel reinforcement, grade beams and/or post-tensioned elements.

Floor Slab Construction Considerations

Finished subgrade within and for at least 10 feet beyond the floor slab should be protected from traffic, rutting, or other disturbance and maintained in a relatively moist condition until floor slabs are constructed. If the subgrade should become damaged or desiccated prior to construction of floor slabs, the affected material should be removed and structural fill should be added to replace the resulting excavation. Final conditioning of the finished subgrade should be performed immediately prior to placement of the floor slab support course.

The Geotechnical Engineer should approve the condition of the floor slab subgrades immediately prior to placement of the floor slab support course, reinforcing steel and concrete. Attention should be paid to high traffic areas that were rutted and disturbed earlier, and to areas where backfilled trenches are located.

PAVEMENTS

General Pavement Comments

Similar to conditions discussed in **Floor Slabs**, subgrade disturbances and surface irregularities often develop in the initially prepared pavement subgrades as construction proceeds. As a result, the pavement subgrades should be carefully evaluated as the time for pavement construction approaches.

Prior to placement of pavement materials, we recommend the moisture content and density of the top 12 inches of the subgrade be adjusted to recommended levels. This is also an appropriate time for repairing deep subgrade deficiencies. Areas not in compliance with the required ranges of moisture or density should be moisture conditioned and recompacted.

Proofrolling and repair of subgrade deficiencies should be performed within two days prior to commencement of actual paving operations. Particular attention should be paid to high traffic areas that were rutted and disturbed earlier and to areas where backfilled trenches are located. Areas where unsuitable conditions are located should be repaired by removing and replacing the materials with properly compacted fills. If a significant precipitation event occurs after the evaluation or if the surface becomes disturbed, the subgrade should be reviewed by qualified personnel immediately prior to paving. The subgrade should be in its finished form at the time of the final review.

Pavement Design Parameters

Pavement thickness can be determined in general accordance with the Wisconsin Department of Transportation (WisDOT), which generally follows AASHTO (1993) guidelines, Asphalt Institute and/or other methods if specific wheel loads, axle configurations, frequencies, and desired pavement life are provided. The following references were utilized to formulate recommended pavement sections for the proposed facility:

- American Concrete Institute (ACI) ACI 330R-08 – Guide for the Design and Construction of Concrete Parking Lots; and
- Wisconsin Asphalt Paving Association (WAPA).

Pavement performance is affected by its surroundings. In addition to providing preventive maintenance, the civil engineer should consider the following recommendations in the design and layout of pavements:

- Final grade adjacent to parking lots and drives should slope down from pavement edges at a minimum 2%;
- The subgrade and the pavement surface should have a minimum ¼-inch per foot slope to promote proper surface drainage;

- Install pavement subsurface drainage surrounding areas anticipated for frequent wetting (e.g., intake structures, wash racks);
- Install joint sealant and seal cracks immediately; and
- Seal all landscaped areas in, or adjacent to pavements to reduce moisture migration to subgrade soils.

Pavement Section Thicknesses

Opinions of pavement thicknesses are based on the subsurface conditions encountered at the borings, general characterization of the subgrade, our experience on similar projects, and consider that the subgrade is proofrolled, tested, and evaluated as recommended in this report. Testing such as CBR, resilient modulus, etc. was not part of our scope of service for this project to evaluate the support characteristics of the subgrade; however, these can be performed upon request. The thickness of pavements for these scenarios should be in accordance with local city or county ordinances.

Thickness recommendations for ***Standard Duty*** sections based on primarily light passenger vehicle (gross weight less than 4 tons) traffic, and the occasional truck traffic are according to ACI Traffic Category A. As part of the layout design of the project we recommend the designer use signs and preventive structures to restrict heavy truck traffic from entering these areas.

The following tables summarizes the estimated minimum Portland cement concrete (PCC) and asphaltic cement concrete (ACC) pavement thicknesses for the anticipated traffic conditions for the facility. These sections are based on the subsurface conditions encountered at the borings and our experience on similar projects, and consider that all materials are placed on a subgrade prepared and evaluated as recommended in this report.

Pavement Area	PCC over Granular Base (inches) [1, 2, 3]	ACC over Granular Base (inches) [1, 2, 4]
Standard Duty	6 over 6	4 over 8
Parking stalls (for automobiles and light vehicles)	5 over 6	4 over 8
Refuse collection pads, areas for turning and maneuvering deliver trucks and facility entrance aprons [5]	7 over 6	Not recommended
Heavy Duty Truck Parking Area and Drives Requiring Heavy Turning	7 over 6	Not recommended

Pavement Area	PCC over Granular Base (inches) [1, 2, 3]	ACC over Granular Base (inches) [1, 2, 4]

1. Pavement materials, mix design, and construction should conform to the current Wisconsin Department of Transportation (WisDOT) Standard Specifications for Construction.
2. The granular base course materials should be placed on a stable subgrade and compacted to at least 95 percent of the modified Proctor maximum dry density (ASTM D1557). Considers the subgrade is sloped to promote drainage and is prepared in accordance with Site Preparation.
3. PCC pavement concrete should have a 28 day compressive strength of at least 4,000 psi.
4. A minimum surface course thickness of 2 inches is recommended with ACC pavements.
5. Trash container pads and slabs at main entrances and exits should be at least 7 inches PCC, and the trash container pads should be large enough to support the container and the tipping axle of the collection truck.

Thicker pavement sections could be used to reduce maintenance and extend the expected service life of the pavements.

We recommend using PCC pavements in areas of anticipated concentrated loads (e.g., loading docks) and areas with repeated turning or maneuvering of trucks (e.g., entrance aprons). We also recommend PCC pavement sections include sufficient reinforcing steel and dowels at joints to resist potential flexure and to provide load transfer across transverse joints and to reduce differential movement between pavement slabs.

Construction traffic on the pavements was not considered in developing the recommended minimum pavement thicknesses. If the pavements will be subject to traffic by construction equipment/vehicles, the pavement thicknesses should be revised to consider the effects of the additional traffic loading.

PCC pavements require properly designed and constructed longitudinal joints (parallel to traffic) and transverse joints (perpendicular to traffic) to provide satisfactory performance.

Pavement Drainage

Pavements should be sloped to provide rapid drainage of surface water. Water should not be allowed to pond on or adjacent to the pavements. Ponding of water adjacent to the pavements could contribute to significant moisture increases in the subgrade soils and subsequent loss of strength and/or possible heaving leading to premature pavement deterioration.

Subsurface drainage systems (i.e., a permeable base and subdrains) below pavement areas generally prolong the life of a pavement and help to prevent infiltrated surface water from becoming trapped below pavements. Saturation of the pavement subgrade could result in a

reduction of subgrade strength (rutting) and/or possible heaving. The use of a granular base will also reduce the potential for frost action.

As described in the previous section, subsurface drainage systems should be considered for any potential low elevation or poorly drained areas, and in the vicinity of any landscaping systems with sprinklers. The pavement subgrade should slope toward the subdrain lines.

Typical components for pavement subsurface drainage design are provided in the table below.

Item	Description
Pavement aggregate base	A minimum of 4 inches of material meeting the specifications for WisDOT base aggregate.
Subdrain pipe	■ Minimum 4-inch diameter ■ Pipe perforations should be appropriately sized to prevent free-draining granular material from entering the subdrain pipe ■ Pipe invert should be at least 5 feet below proposed grade ■ Subdrain lines should be sloped to provide positive gravity drainage to a reliable discharge point ■ Embedded in at least 4 inches of trench backfill material
Subdrain trench backfill [1]	■ Free-draining granular material encapsulated with non-woven geotextile filter fabric (Minimum grab tensile strength of 170lbs ad AOS of #70 and minimum puncture strength of 70 lbs. or equivalent))

1. The subdrain trench backfill should extend up to and be hydraulically connected to the recommended aggregate base layer below the pavements.

Pavement Maintenance

The pavement sections represent minimum recommended thicknesses and, as such, periodic maintenance should be anticipated. Therefore, preventive maintenance should be planned and provided for through an on-going pavement management program. Maintenance activities are intended to slow the rate of pavement deterioration and to preserve the pavement investment. Maintenance consists of both localized maintenance (e.g. crack and joint sealing and patching) and global maintenance (e.g. surface sealing). Preventive maintenance is usually the priority when implementing a pavement maintenance program. Additional engineering observation is recommended to determine the type and extent of a cost-effective program. Even with periodic maintenance, some movements and related cracking may still occur and repairs may be required.

Pavement performance is affected by its surroundings. In addition to providing preventive maintenance, the civil engineer should consider the following recommendations in the design and layout of pavements:

- Final grade adjacent to paved areas should slope down from the edges at a minimum 2%
- Subgrade and pavement surfaces should have a minimum 2% slope to promote proper surface drainage
- Install below pavement drainage systems surrounding areas anticipated for frequent wetting
- Install joint sealant and seal cracks immediately
- Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils
- Place compacted, low permeability backfill against the exterior side of curb and gutter; and
- Place curb, gutter and/or sidewalk directly on clay subgrade soils rather than on unbound granular base course materials

FROST CONSIDERATIONS

The soils on this site are frost susceptible, and small amounts of water can affect the performance of the slabs on-grade, sidewalks and pavements. Exterior slabs should be anticipated to heave during winter months. If frost action needs to be eliminated in critical areas, we recommend the use of non-frost susceptible (NFS) fill or structural slabs (for instance, structural stoops in front of building doors). Placement of NFS material in large areas may not be feasible; however, the following recommendations are provided to help reduce potential frost heave:

- Provide surface drainage away from the building and slabs, and toward the site storm drainage system
- Install drains around the perimeter of the building, stoops, below exterior slabs and pavements, and connect them to the storm drainage system
- Grade clayey subgrades, so groundwater potentially perched in overlying more permeable subgrades, such as sand or aggregate base, slope toward a site drainage system
- Place NFS fill as backfill beneath slabs and pavements critical to the project
- Place a 3 horizontal to 1 vertical (3H:1V) transition zone between NFS fill, and other soils
- Place NFS materials in critical sidewalk areas

As an alternative to extending NFS fill to the full frost depth, consideration can be made to placing extruded polystyrene or cellular concrete under a buffer of at least 2 feet of NFS material.

STORMWATER RECOMMENDATIONS

We understand that stormwater infiltration areas may be utilized to manage storm water at the site, near boring 8. The following table presents the USDA textural classifications of the soils at boring 8 along with the recommended infiltration rates according to DNR Code 1002, table 2.

Starting Depth	Ending Depth	USDA Textural Classification	Infiltration Rate (in./hour)[1]
1.2	4.5	Clay	0.07
4.5	6	Loamy Sand	1.63
6	13.5	Sand	3.60
13.5	18.5	Loam	0.24
18.5	20	Sandy Loam	0.50

[1]Infiltration rate according to DNR Technical Standard 1002, Table 2

Seasonal high groundwater levels were observed at boring B-8 at a depth of 13 ½ feet below ground surface. Evidence of water observed higher up in the soil profile but that was discounted as surface infiltration related.

Detention Basin Considerations

No details were provided to Terracon regarding the anticipated depth, side slopes, and bottom elevation of the proposed stormwater detention pond planned at this site. In our opinion, construction of a detention pond would require an engineered liner system due to the moderate permeability of the sandy soils encountered at the proposed location. On the other hand, it would appear that the site is suitable for storm water infiltration if allowed by code.

Materials used for clay liner constructions are detailed in the following paragraphs of this report. Appropriate testing and evaluation should be performed on soils prior to their use as engineered fill. The filter criteria should be checked for the proposed clay liner material and the native sands to confirm the materials are not susceptible to piping. If the materials are not compatible, it may be necessary to use a graded filter or geotextile beneath the clay liner. Earthwork should be performed as mentioned in section 4.2.

Liner Design Considerations

In our opinion, the pond liner should consist of a minimum 2-foot thick layer of engineered clay fill or soil-bentonite mixture fill that is placed and compacted as recommended in this report. Clay fill materials or soil-bentonite mixture used for liner construction should be processed to be free of clods greater than about 1 inch in size and placed in horizontal lifts of 9 inches or less in loose thickness. Each lift should be compacted to at least 95% of the standard Proctor dry density (ASTM D698). The liner material should be uniformly moisture conditioned at the time of compaction to within 0 to +3% of the material's optimum moisture content as determined by the standard Proctor test. The pond side slopes should be no steeper than 3H:1V.

The completed earthen liner should be protected from desiccation and cracking prior to filling the pond. If the liner becomes dry, desiccated, or cracked prior to filling or during the life of the pond, the clay liner should be scarified, moisture conditioned, and recompacted.

Clay Liner – The clay liner should typically have a coefficient of permeability of $1x10^{-7}$ cm/sec or lesser. Imported clay fill materials used for liner construction should have a liquid limit of 45 or less and a plasticity index of at least 15. We recommend that potential import materials be evaluated by conducting laboratory permeability tests prior to bringing the material on-site.

GENERAL COMMENTS

Our services are conducted with the understanding of the project as described in the proposal, and will incorporate collaboration with the design team as we complete our services to verify assumptions. Revision of our understanding to reflect actual conditions important to our services will be based on these verifications and will be reflected in the final report. The design team should collaborate with Terracon to confirm these assumptions and to prepare the final design plans and specifications. This facilitates the incorporation of our opinions related to implementation of our

geotechnical recommendations. Any information conveyed prior to the final report is for informational purposes only and should not be considered or used for decision-making purposes.

Support of foundations, floor slabs and pavements on/above existing fill is discussed in this report. Even with the construction observation/testing recommended in this report, a risk remains for the owner that unsuitable materials within or buried by the fill will not be discovered. This may result in larger than normal settlement and damage to floor slabs and pavements supported above existing fill, requiring additional maintenance. This risk cannot be eliminated without removing the existing fill from below the floor slab and pavement areas, but can be reduced by thorough observation and testing as discussed herein.

Our analysis and opinions are based upon our understanding of the geotechnical conditions in the area, the data obtained from our site exploration and from our understanding of the project. Variations will occur between exploration point locations, across the site, or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. Terracon should be retained as the Geotechnical Engineer, where noted in the final report, to provide observation and testing services during grading, excavation, foundation construction and other earth-related construction phases of the project. If variations appear, we can provide further evaluation and supplemental recommendations. If variations are noted in the absence of our observation and testing services on-site, we should be immediately notified so that we can provide evaluation and supplemental recommendations.

Our scope of services does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

Our services and any correspondence are intended for the sole benefit and exclusive use of our client for specific application to the project discussed and are accomplished in accordance with generally accepted geotechnical engineering practices with no third party beneficiaries intended. Any third party access to services or correspondence is solely for information purposes only. Reliance upon the services and any work product is limited to our client, and is not intended for third parties. Any use or reliance of the provided information by third parties is done solely at their own risk. No warranties, either express or implied, are intended or made.

Site characteristics as provided are for design purposes and not to estimate excavation cost. Any use of our report in that regard is done at the sole risk of the excavating cost estimator as there may be variations on the site that are not apparent in the data that could significantly impact excavation cost. Any parties charged with estimating excavation costs should seek their own site characterization for specific purposes to obtain the specific level of detail necessary for costing. Site safety, and cost estimating including, excavation support, and dewatering requirements/design are the responsibility of others. If changes in the nature, design, or location

of the project are planned, our conclusions and recommendations shall not be considered valid unless we review the changes and either verify or modify our conclusions in writing.

ATTACHMENTS

EXPLORATION AND TESTING PROCEDURES

Field Exploration

Number of Borings	Boring Depth (feet)	Planned Location
5	20	Building
2	20	Pavement
1	20	Stormwater

Boring Layout and Elevations: Methods to locate the borings on the project site have an estimated horizontal accuracy of about ±10 feet using a tape measure from site benchmarks. Elevations of the borings were obtained using a surveyor's rod and level. Field measurements of the elevations were referenced to the rim of a catch basin located on the south side of the driveway fronting the south side of the site. It was assigned an arbitrary elevation of 100.0 feet. Boring depths were measured from existing grades at the time of drilling.

Subsurface Exploration Procedures: The soil borings were advanced with a truck-mounted drill rig using continuous flight augers (solid stem and/or hollow stem as necessary depending on soil conditions). Four samples are obtained in the upper 10 feet of each boring and at intervals of 5 feet thereafter. Soil sampling was typically performed using thin-wall tube and/or split-barrel sampling procedures. In the thin-walled tube sampling procedure, a thin-walled, seamless steel tube with a sharp cutting edge is pushed hydraulically into the soil to obtain a relatively undisturbed sample. In the split-barrel sampling procedure, a standard 2-inch outer diameter split-barrel sampling spoon is driven into the ground by a 140-pound automatic hammer falling a distance of 30 inches. The number of blows required to advance the sampling spoon the last 12 inches of a normal 18-inch penetration is recorded as the Standard Penetration Test (SPT) resistance value. The SPT resistance values, also referred to as N-values, are indicated on the boring logs at the test depths. The samples were placed in appropriate containers and taken to our soil laboratory for testing and classification by a geotechnical engineer. We also observed and recorded groundwater levels during drilling and sampling.

Our exploration team prepared field boring logs as part of the drilling operations, which included sampling depths, penetration distances, and other sampling information. These field logs include visual classifications of the materials encountered during drilling and our interpretation of the subsurface conditions between samples. Final boring logs, prepared from the field logs, represent the geotechnical engineer's interpretation of the field logs and include modifications based on observations and tests of the samples in our laboratory.

Laboratory Testing

The project engineer reviewed the field data and assigned various laboratory tests to better understand the engineering properties of the various soil strata as necessary for this project. Procedural standards noted below are for reference to methodology in general. In some cases, variations to methods are applied as a result of local practice or professional judgment. Standards noted below include reference to other, related standards. Such references are not necessarily applicable to describe the specific test performed.

- ASTM D2216 Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass
- ASTM D7263 Standard Test Method for Laboratory Determination of Unit Weight of Soil Specimens

The laboratory testing program often includes examination of soil samples by an engineer. Based on the material's texture and plasticity, we describe and classify the soil samples in accordance with the Unified Soil Classification System.

SITE LOCATION AND EXPLORATION PLANS

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: PJK	Project No. MR165426
Drawn by: PJK	Scale:
Checked by:	File Name:
Approved by:	Date: SEP. 2017

Terracon
Consulting Engineers & Scientists
650 W. Lake Street, Suite 420 Chicago, IL

BORING LOCATION DIAGRAM

PROPOSED PORTILLO'S RESTAURANT
EAST TOWNE MALL
MADISON, WI

EXHIBIT
A-2

EXPLORATION RESULTS

BORING LOG NO. B-1

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 102.7 (Ft.)

DEPTH	ELEVATION (Ft.)	Description	RECOVERY ()	FIELD TEST RESULTS	SAMPLE NUMBER	LABORATORY HP (tsf)	WATER CONTENT (%)
0.3	102.5	**ASPHALT**, (4" Thick)					
1.1	101.5	**AGGREGATE BASE COURSE**, (9" Thick)					
		SILTY SAND WITH GRAVEL (SM), fine to medium grained, brown, moist, medium dense to very dense, possible fill	14	5-17-23 N=40	1		8
			10	12-24-32 N=56	2		3
6.0	96.5						
		SAND (SP), fine to medium grained, brown, moist, medium dense	8	6-12-14 N=26	3		3
8.5	94						
		SAND (SP), fine to medium grained, brown, moist, dense	8	5-12-23 N=35	4		15
13.5	89						
		SILTY SAND (SM), trace gravel, fine grained, brown, saturated, medium dense	10	5-5-9 N=14	5		11
18.5	84						
		SILTY SAND WITH GRAVEL (SM), trace weathered sandstone, fine grained, yellowish-brown, saturated, medium dense	12	6-15-9 N=24	6		14
20.0	82.5						
		Boring Terminated at 20 Feet					

DEPTH (Ft.): 5, 10, 15, 20

WATER LEVEL OBSERVATIONS: ▽ 13.5' While Drilling

SAMPLE TYPE

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

▽ *13.5' While Drilling*

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-12-2017	Boring Completed: 09-12-2017
Drill Rig: CME55	Driller: PTS/Mike
Project No.: MR165426	Exhibit: A-4

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17

BORING LOG NO. B-2

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 103.2 (Ft.)

DEPTH	ELEVATION (Ft.)	Description	DEPTH (Ft.)	RECOVERY ()	FIELD TEST RESULTS	SAMPLE NUMBER	WATER CONTENT (%)
0.3	103	**ASPHALT**, (4" Thick)					
1.3	102	**AGGREGATE BASE COURSE**, (11" Thick)					
		SILTY SAND WITH GRAVEL (SM), fine to medium grained, brown, moist, medium dense to very dense, possible fill		14	7-13-14 N=27	1	6
				14	13-22-25 N=47	2	6
			5	14	7-14-19 N=33	3	6
8.5	94.5	**SANDY SILT (ML)**, trace gravel and clay, brown, moist, medium dense		12	5-7-9 N=16	4	9
			10				
13.5	89.5	**CLAYEY SAND WITH GRAVEL (SC)**, fine to medium grained, brown, moist, loose		4	5-4-5 N=9	5	13
			15				
18.5	84.5	**SILTY SAND WITH GRAVEL (SM)**, trace weathered sandstone, fine grained, yellowish-brown, moist, medium dense		12	5-7-13 N=20	6	15
20.0	83	***Boring Terminated at 20 Feet***	20				

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-12-2017	Boring Completed: 09-12-2017
Drill Rig: CME55	Driller: PTS/Mike
Project No.: MR165426	Exhibit: A-5

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17

BORING LOG NO. B-3

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 103.7 (Ft.)

DEPTH	ELEVATION (Ft.)	Description
0.3	103.5	**ASPHALT**, (4" Thick)
1.2	102.5	**AGGREGATE BASE COURSE**, (10" thick)
8.5	95	**SAND WITH GRAVEL (SP)**, fine to medium grained, brown, moist, medium dense to very dense, possible fill
11.0	92.5	**SANDY SILT (ML)**, trace clay and gravel, brown, very moist, medium dense

Auger Refusal at 11 Feet

DEPTH (Ft.)	SAMPLE TYPE	RECOVERY ()	FIELD TEST RESULTS	SAMPLE NUMBER	LABORATORY HP (tsf)	WATER CONTENT (%)
	X	10	12-12-19 N=31	1		4
	X	12	8-22-28 N=50	2		3
5	X	0	17-25-31 N=56	3		
	X	14	9-12-14 N=26	4		10
10						

WATER LEVEL OBSERVATIONS

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-08-2017	Boring Completed: 09-08-2017
Drill Rig: CME55	Driller: PTS/Mike
Project No.: MR165426	Exhibit: A-6

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17

BORING LOG NO. B-4

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 104.6 (Ft.)

DEPTH	ELEVATION (Ft.)	Description
0.3	104.5	**ASPHALT**, (3.5" Thick)
1.3	103.5	**AGGREGATE BASE COURSE**, (12" Thick)
8.5	96	**SAND (SP)**, fine grained, brown, moist, medium dense, possible fill
13.5	91	**SAND (SP)**, fine grained, brown with rust mottling, moist, medium dense
18.5	86	**SANDY SILT (ML)**, trace gravel and clay, brown, very moist, medium dense
20.0	84.5	**SILTY SAND WITH GRAVEL (SM)**, trace weathered sandstone, fine grained, yellowish-brown, wet, medium dense
		Boring Terminated at 20 Feet

DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY ()	FIELD TEST RESULTS	SAMPLE NUMBER	LABORATORY HP (tsf)	WATER CONTENT (%)
		X	10	6-11-12 N=23	1		3
5		X	12	3-4-6 N=10	2		3
		X	14	6-7-9 N=16	3		4
10		X	14	7-8-13 N=21	4		6
15	▽	X	12	6-10-7 N=17	5		11
20	▽	X	10	6-9-10 N=19	6		17

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

▽ *18.5' While Drilling*

▽ *15' After boring*

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-08-2017	Boring Completed: 09-08-2017
Drill Rig: CME55	Driller: PTS/Mike
Project No.: MR165426	Exhibit: A-7

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17

BORING LOG NO. B-5

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 103.7 (Ft.)

DEPTH	ELEVATION (Ft.)	Description	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY ()	FIELD TEST RESULTS	SAMPLE NUMBER	LABORATORY HP (tsf)	WATER CONTENT (%)
0.3	103.5	**ASPHALT**, (4" Thick)								
1.3	102.5	**AGGREGATE BASE COURSE**, (12" thick)								
		SILTY SAND WITH GRAVEL (SM), fine to medium grained, brown, moist, very dense, possible fill				4	11-22-29 N=51	1		5
						2	17-50/5" N=50/5"	2		10
			5							
6.0	97.5	**SAND WITH GRAVEL (SP)**, fine to medium grained, brown, moist, medium dense				8	14-15-17 N=32	3		3
8.5	95	**SAND (SP)**, trace gravel, fine to medium grained, brown, moist, medium dense				12	9-8-16 N=24	4		3
			10							
13.5	90	**SAND WITH GRAVEL (SP)**, fine to medium grained, brown, moist, medium dense				8	6-5-13 N=18	5		3
			15							
18.5	85	**SILTY SAND WITH GRAVEL (SM)**, trace weathered sandstone, fine grained, yellowish-brown, wet, very dense		▽		18	36-50/6" N=50/6"	6		20
20.0	83.5	***Boring Terminated at 20 Feet***	20							

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

▽ *18.5' While Drilling*

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-08-2017	Boring Completed: 09-08-2017
Drill Rig: CME55	Driller: PTS/Mike
Project No.: MR165426	Exhibit: A-8

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17

BORING LOG NO. B-6

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 104.2 (Ft.)

DEPTH	ELEVATION (Ft.)	Description
0.3	104	**ASPHALT**, (4.5" thick)
		AGGREGATE BASE COURSE, (13" Thick)
1.5	102.5	**SANDY SILT (ML)**, brown with gray mottling, wet, loose
3.5	100.5	**SILTY SAND WITH GRAVEL (SM)**, fine to medium grained, brown, moist, medium dense
6.0	98	**SAND WITH GRAVEL (SP)**, fine to medium grained, brown, moist, medium dense to very dense
13.5	90.5	**SILTY SAND WITH GRAVEL (SM)**, trace weathered sandstone, fine grained, yellowish-brown, wet, dense
18.5	85.5	**SANDSTONE**, yellowish-brown, wet, very dense
20.0	84	***Boring Terminated at 20 Feet***

DEPTH (Ft.)	SAMPLE TYPE	RECOVERY ()	FIELD TEST RESULTS	SAMPLE NUMBER	LABORATORY HP (tsf)	WATER CONTENT (%)
		14	4-4-3 N=7	1		17
		16	11-22-27 N=49	2		1
5						
		12	11-17-19 N=36	3		3
		10	14-22-33 N=55	4		4
10						
		14	23-23-24 N=47	5		14
15						
		10	50/2"	6		24
20						

WATER LEVEL OBSERVATIONS: ▽ 13.5' While Drilling

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

13.5' While Drilling

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-08-2017	Boring Completed: 09-08-2017
Drill Rig: CME55	Driller: PTS/Mike
Project No.: MR165426	Exhibit: A-9

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17

BORING LOG NO. B-7

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 106.1 (Ft.)

DEPTH	ELEVATION (Ft.)	Description	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	RECOVERY ()	FIELD TEST RESULTS	SAMPLE NUMBER	LABORATORY HP (tsf)	WATER CONTENT (%)
0.3	106	**ASPHALT**, (thickness not measured)								
1.2	105	**AGGREGATE BASE COURSE**, (thickness not measured)								
		LEAN CLAY (CL), brown mottled gray, moist, very stiff			X	14	3-4-6 N=10	1	2.5 (HP)	25
3.5	102.5									
		SILTY SAND WITH GRAVEL (SM), fine to medium grained, brown, moist, medium dense			X	12	6-10-14 N=24	2		4
			5							
6.0	100									
		SAND (SP), trace gravel, fine to medium grained, brown, saturated, medium dense			X	14	6-7-10 N=17	3		3
8.5	97.5			▽						
		SANDY SILT (ML), yellowish-brown, saturated, medium dense			X	16	5-6-9 N=15	4		20
			10							
13.5	92.5									
		SILTY SAND WITH GRAVEL (SM), trace weathered sandstone, fine grained, orangish brown, saturated, medium dense			X	12	7-13-17 N=30	5		13
			15							
16.0	90									
		Auger Refusal at 16 Feet					50/1"	6		

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

▽ *8.5' While Drilling*

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-12-2017	Boring Completed: 09-12-2017
Drill Rig: CME55	Driller: PTS/Mike
Project No.: MR165426	Exhibit: A-10

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17

BORING LOG NO. B-8

PROJECT: Portillo's - Madison, WI

CLIENT: CBL & Assoc Management Inc.
Chattanooga, TN

SITE: 89 East Towne Mall
Madison, WI

LOCATION See Exhibit A-2

Latitude: 43.12756° Longitude: -89.306439°

Surface Elev.: 102.6 (Ft.)

DEPTH	ELEVATION (Ft.)	Description
0.3	102.5	**ASPHALT**, (3.5" Thick)
1.2	101.5	**AGGREGATE BASE COURSE**, (11" Thick)
3.0	99.5	**ORGANIC CLAY (OL)**, dark gray, buried topsoil
4.5	98	**LEAN CLAY (CL)**, brown with gray mottling, very stiff
6.0	96.5	**SILTY SAND (SM)**, trace gravel, fine to medium grained, dark brown, moist, medium dense
8.5	94	**SAND WITH GRAVEL (SP)**, fine to medium grained, brown, moist, dense
13.5	89	**SAND (SP)**, fine to medium grained, brown, moist, medium dense
18.5	84	**SILTY SAND WITH GRAVEL (SM)**, fine grained, light brown, very moist, loose
20.0	82.5	**SANDY SILT WITH GRAVEL (ML)**, brown, wet, loose
		Boring Terminated at 20 Feet

SAMPLE NUMBER	RECOVERY ()	FIELD TEST RESULTS	LABORATORY HP (tsf)	WATER CONTENT (%)
1	10	5-3-3 N=6		24
2	14	5-7-9 N=16	3.5 (HP)	18
3	12	7-17-19 N=36		3
4	10	7-13-14 N=27		10
5	14	3-4-5 N=9		11
6	14	6-5-3 N=8		14

DEPTH (Ft.): 5, 10, 15, 20

WATER LEVEL OBSERVATIONS: ▽ 13.5' While Drilling

Stratification lines are approximate. In-situ, the transition may be gradual.

Hammer Type: Automatic

Advancement Method:

Abandonment Method:

See Exhibit A-3 for description of field procedures.
See Appendix B for description of laboratory procedures and additional data (if any).
See Appendix C for explanation of symbols and abbreviations.
elevations referenced to catch basin rim, see BLP

Notes:

WATER LEVEL OBSERVATIONS

▽ *13.5' While Drilling*

Terracon
135 Ambassador Dr
Naperville, IL

Boring Started: 09-12-2017 | Boring Completed: 09-12-2017
Drill Rig: CME55 | Driller: PTS/Mike
Project No.: MR165426 | Exhibit: A-11

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL MR165426 PORTILLO'S - MADI.GPJ TERRACON_DATATEMPLATE.GDT 9/28/17