



November 30, 2016

Jessica Vaughn, Development Project Planner
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd
Madison, WI 53701-2984

Re: Letter of Intent
Rezoning to PUD-SIP
8102 Watts Road – TRU Hotel

Dear Jessica:

This is our Letter of Intent for the property located at 8102 Watts Road. The owner, Madison West Princeton Investors I, LLC, is planning to develop a new four-story, 105 guestroom TRU Hotel at this location. In addition to the PUD-SIP for the proposed hotel, we are submitting a related alteration to the General Development Plan to include multi-family as a permitted use as well as amend the number of permitted hotel guest rooms to 365. Reference the attached revised zoning text.

The total gross area of the new building is 46,725 sf. The lot area is 76,065 sf (or 1.75 acres).

Total Parking/Bicycle Stalls will be as follows:

Small Car	8
Large Car	85
Accessible	4
Total Car	97
Total Bicycle Stalls	11

All maintenance, including trash and snow removal, will be provided by private contract.

The proposed hours of operation will 24 hours a day/365 days a year.

The number of construction jobs created as a result of this new development will be 30 and the number of full time equivalent jobs created is 30 FTE.

We are projecting that the cost of the new building will be approximately \$5,800,000. The current value of the land is \$658,000.

The proposed construction schedule is for construction to commence June of 2017 and construction completion to be November 2018.

The Development Team includes the following:

Developer/Owner: Madison West Princeton Investors I, LLC
c/o North Central Group
1600 Aspen Commons, Suite 200
Middleton, WI 53562
Phone: 608-836-6060
Fax: 608-836-6399
Principal Contact: Jenny Koester
jkoester@ncghotels.com

Architect: Gary Brink & Associates, Inc.
7780 Elmwood Avenue, Suite 204
Middleton, WI 53562
Phone: 608-829-1750
Fax: 608-829-3056
Principal Contact: Josh Wilcox
josh.wilcox@garybrink.com

Civil Engineer: Vierbicher
999 Fourier Drive #201
Madison, WI 53717
Phone: 608-826-0532
Principal Contact: Tim Schleeper
tsch@vierbicher.com

Landscape Design: Paul Skidmore
Skidmore Property Services, LLC
13 Red Maple Trail
Madison, WI 53717
Phone: 608-826-0032
paulskidmore@tds.net

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox
VP/Senior Project Manager



November 30, 2016

Jessica Vaughn, Development Project Planner
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd
Madison, WI 53701-2984

Re: 8102 Watts Road

Dear Jessica:

The following is our response the Planning Staff Report dated November 21, 2016. Our response(s) are noted in red.

- 1. Street Orientation.** The Watts Road frontage on the south side of the project site is the primary street frontage and adjacent public right-of-way. However, the proposed building and site design are internally oriented to the site addressing the parking lot, leaving the street frontage void of building mass and activity. Additional site amenities are located at the northeast corner of the project site along the internal access driveway, focusing the activity on the northeastern portion of the project site.

In addition, as indicated on the building elevations and site plan, the proposed building elevation along Watts Road would be considered a tertiary building entrance that really serves more as a 'building end' given the lack of activity in the elevation and floor plan, and with the location of the trash enclosure along the street. As indicated on the floor plans, currently a stairwell and hotel rooms line this wall.

The Watts Road frontage is the primary frontage and consideration should be given to orienting the building to better address the street and activating the pedestrian environment, including the following changes:

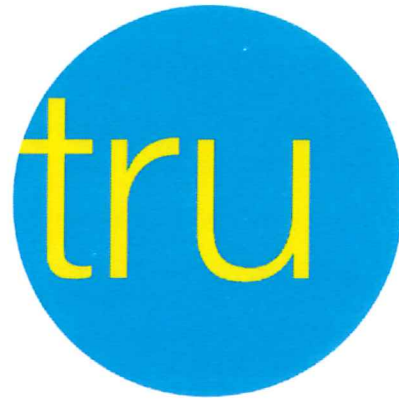
- Relocate site amenities from the north side of the project site to the Watts Road frontage.
 - *The irregular shape of the property creates a variety of challenges that are best met by the current building and parking configuration. We have completed multiple studies that included mirroring the building, all of which have demonstrated that the current layout is the only viable option for this site. The driving factor is lack of depth between the retaining wall and parking area near Watts along with grading/drainage challenges and guest security concerns.*
 - *We have addressed this concern by activating the Watts side of the building with an enhanced canopy and glazing, architectural lighting, significant landscaping, planters, benches and three flagpoles. The previously noted items will work together to fully activate the space in a manner that pedestrian and vehicle traffic moving along Watts will view it as a primary entrance.*
- Utilize an enhanced commercial design (i.e. storefront window system) on the south building elevation that extends to the west elevation, wrapping the corner.
 - *We have added a significant amount of glazing on the south façade that identifies that corner as a primary entrance in addition to the previously mentioned items.*
 - *The glazing does not wrap the corner to avoid façade and structural conflicts.*
- Create one prominent entry facing Watts Road where there are currently two doors.
 - *We have provided an enhanced entry by connecting the doors in continuous glazing and thus creating a prominent entry façade. The canopy above these entries unifies this area so that it*

The trash enclosure has been moved off of Watts Road, and placed on the private access drive that connects Watts Road and Homewood way. By moving this we are able to create a continuous landscaping theme from the Princeton Club through our development and into the proposed adjacent development. This continuous treatment of landscaping creates a sense of consistency while looking along Watts Road regardless of the different building designs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Josh Wilcox". The signature is fluid and cursive, with a long horizontal stroke at the end.

Josh Wilcox
VP/Senior Project Manager



by HILTON™

TRU by Hilton
 8102 WATTS ROAD
 MADISON, WI 53719

UDC FINAL / PLANNING
 COMMISSION
 NOVEMBER 30, 2016

PROJECT LOCATION MAP:



PROJECT ROOM MATRIX

tru Madison West								
Floor	Double Queens			Kings			Total	SquareFootage
	Standard D/Q	ACC D/Q	Roll-In D/Q	Standard King	ACC KING	Roll-In KING		
1	6	0	0	5	0	1	12	11973
2	11	0	1	18	1	0	31	11584
3	11	1	0	18	1	0	31	11584
4	11	1	0	18	1	0	31	11584
	39	2	1	59	3	1	105	46725
Totals	42			63			105	46725
	40%			60%			100%	
Parking Stalls								
ACC-Parking Stalls		4	Non ACC-Parking Stalls		93	Total		97
Site Information								
Total Site Square footage				76,065				

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 R1.01 EXTERIOR BUILDING RENDERING



GARY BRINK & ASSOCIATES
 ARCHITECTS
 7780 ELMWOOD AVE. STE. 204
 MIDDLETON, WI 53562
 608-829-1750
 608-829-3056 (FAX)



by HILTON™

JOB #201245



OWNER:

MADISON WEST PRINCETON INVESTORS I, LLC
 C/O NORTH CENTRAL GROUP
 1600 ASPEN COMMONS, SUITE 200
 MIDDLETON, WISCONSIN 53562
 PHONE: (608) 836-6060
 FAX: (608) 836-6399
 EMAIL: JKoester@ncghotels.com
 PRINCIPAL CONTACT: JENNY KOESTER



ARCHITECT:

GARY BRINK & ASSOCIATES, INC.
 7780 ELMWOOD AVENUE, SUITE 204
 MIDDLETON, WISCONSIN 53562
 PHONE: (608) 829-1750
 EMAIL: josh.wilcox@garybrink.com
 PRINCIPAL CONTACT: JOSH WILCOX



MEP ENGINEER

BASE4

ADDRESS: 9858 GLADES ROAD #237
 BOCA RATON, FL 33434
 PHONE: (701) 690-4378
 EMAIL: garryv@base-4.com
 PRINCIPAL CONTACT: DR. GARRY VERMAAS, PE



STRUCTURAL ENGINEER

PIERCE ENGINEERS

10 WEST MIFFLIN SUITE 205
 MADISON, WI 53703
 PHONE: (608) 729-1404
 EMAIL: swp@pierceengineers.com
 PRINCIPAL CONTACT: SETH W. PFEIL



CIVIL ENGINEER

VIERBICHER

999 FOURIER DRIVE, #201
 MADISON, WISCONSIN 53717
 PHONE: (608) 826-0532
 EMAIL: tsch@vierbicher.com
 PRINCIPAL CONTACT: TIMOTHY SCHLEEPER

PROJECT: TRU BY HILTON
 8102 WATTS ROAD
 MADISON, WISCONSIN 53719
 CLIENT: MADISON WEST PRINCETON INVESTORS I, LLC
 C/O NORTH CENTRAL GROUP
 1600 ASPEN COMMONS, SUITE 200
 MIDDLETON, WI 53562-0984

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PROJECT: 201245
 DRAWN BY: MJB
 DATE:
 SCALE: AS NOTED
 UDC INFORMATIONAL 07/27/2016
 DAT 07/28/2016
 UDC / PLANNING COM. 10/26/2016
 DDC/SE SUBMITTAL 10/26/2016
 UDC / PLANNING COM. 11/30/2016

PROJECT
 INFORMATION
 AND CONTACTS

T1



SITE IMAGE:



ADJACENT BUILDINGS:



AERIAL IMAGES:



GARY BRINK & ASSOCIATES
ARCHITECTS
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)



by HILTON™

PROJECT:
TRU BY HILTON
8102 WATTS ROAD
MADISON, WISCONSIN 53719
CLIENT:
MADISON WEST PRINCETON INVESTORS I, LLC
C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562-2084

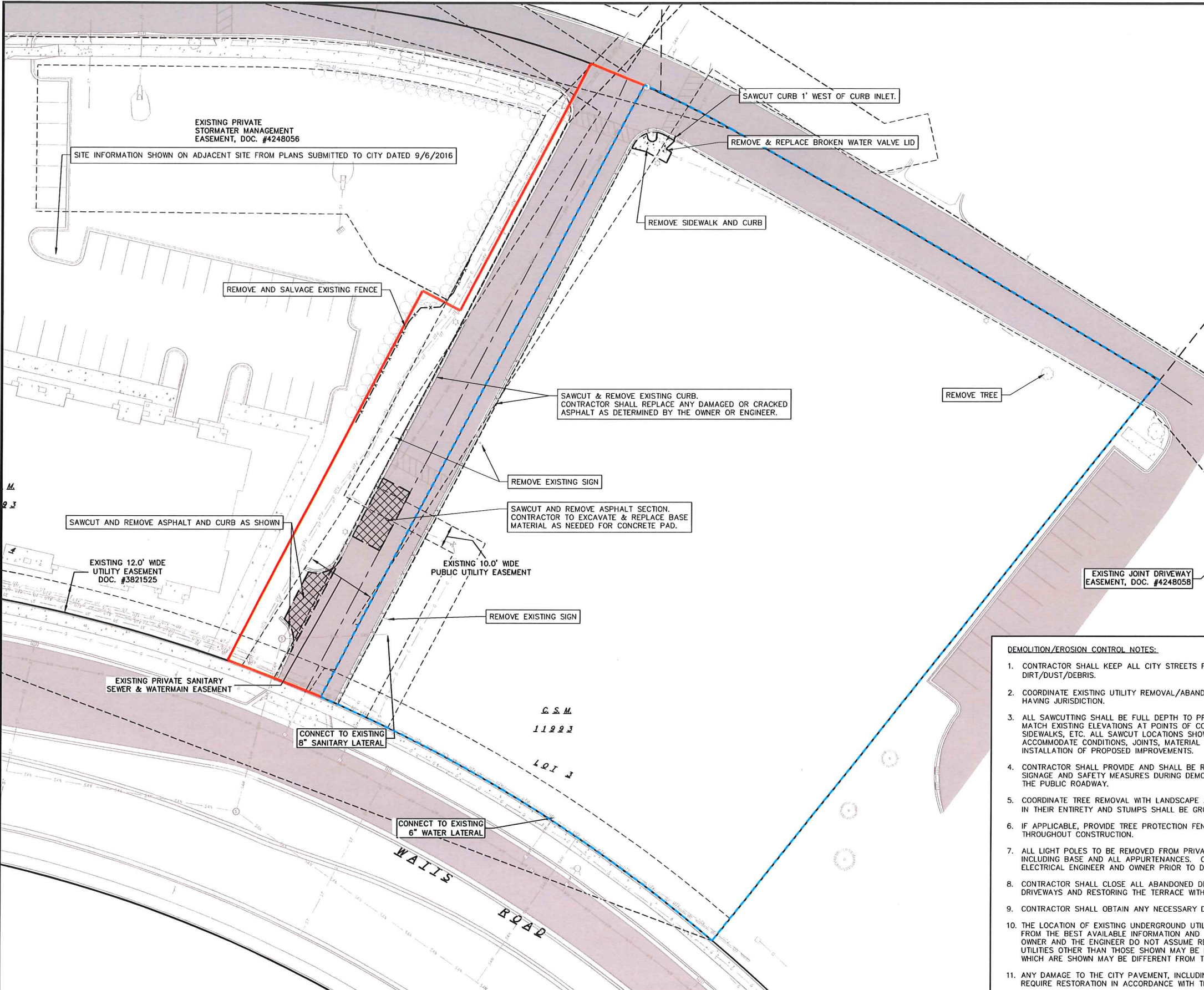
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PROJECT: 201245
DRAWN BY: EC.01
DATE: MJB
SCALE: AS NOTED
UDC INFORMATIONAL 07/27/2016
DAT 07/28/2016
UDC / PLANNING COM. 10/26/2016
DIOCESE SUBMITTAL 10/26/2016
UDC / PLANNING COM. 11/30/2016

EXISTING
SITE
CONDITIONS
EC.01

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DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- TREE REMOVAL
- SAWCUT
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY EXTENSION

- DEMOLITION/EROSION CONTROL NOTES:**
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 - COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
 - IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 - ALL LIGHT POLES TO BE REMOVED FROM PRIVATE PROPERTY SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. COORDINATE ABANDONMENT OF ELECTRICAL LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 - CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
 - CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 - ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

DEMOLITION PLAN
TRU BY HILTON
CITY OF MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE: 11/30/2016

DRAWER: ACAR/DPER

CHECKED: TSCH

PROJECT NO.: 160147

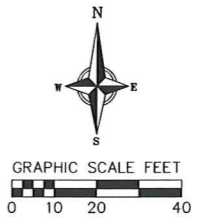
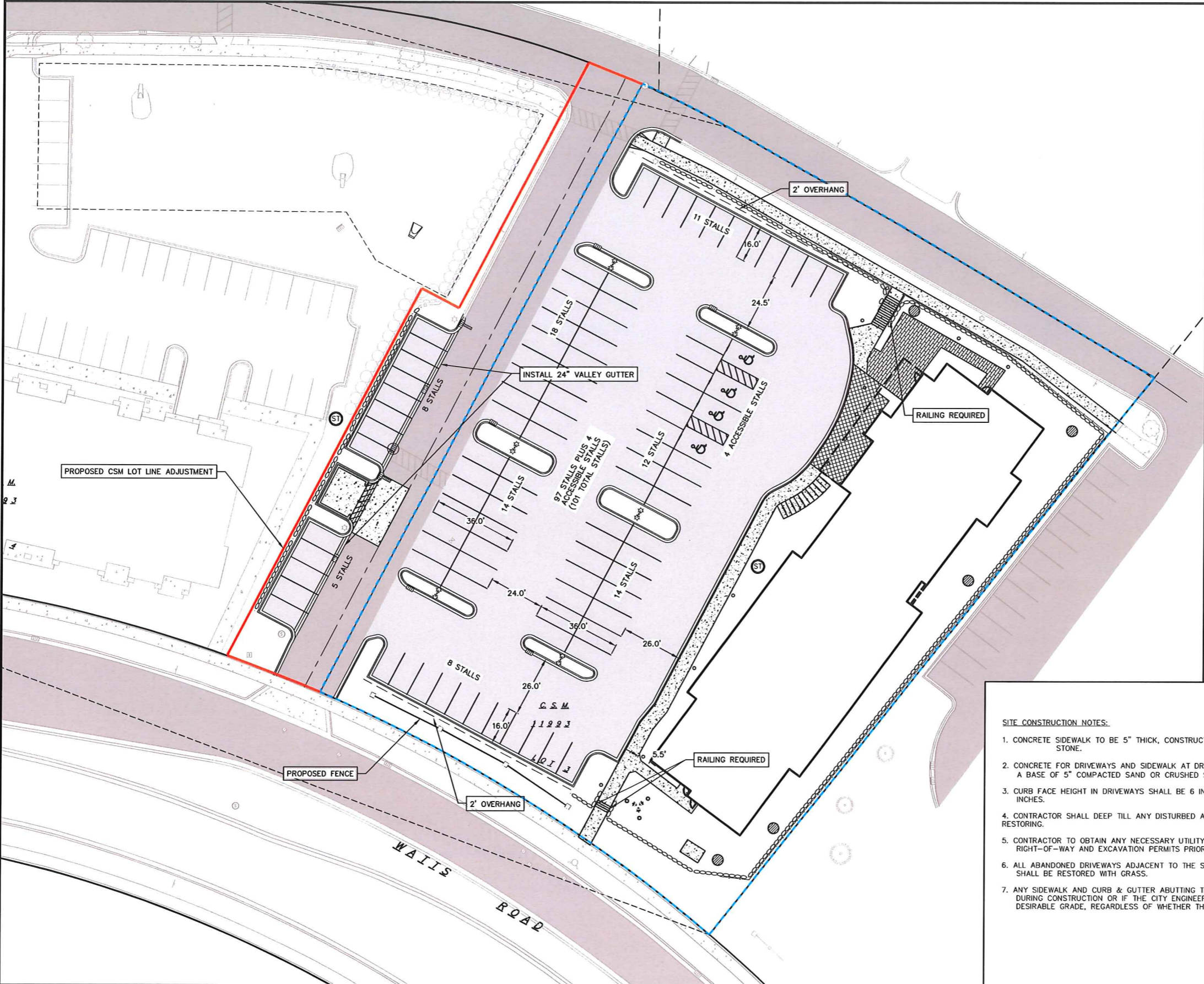
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999 Folsom Street, Suite 307
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- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER
 - PROPOSED RAIL/FENCE
 - ▤ PROPOSED RETAINING WALL
 - ▨ PROPOSED CONCRETE
 - ▩ PROPOSED ASPHALT
 - ▭ EXISTING ASPHALT
 - - - PROPOSED ACCESSIBLE ROUTE
 - ⊕ PROPOSED SIGN
 - ♿ PROPOSED HANDICAP PARKING
 - - - EXISTING PROPERTY BOUNDARY
 - PROPOSED PROPERTY BOUNDARY EXTENSION

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SITE PLAN
 TRU BY HILTON
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

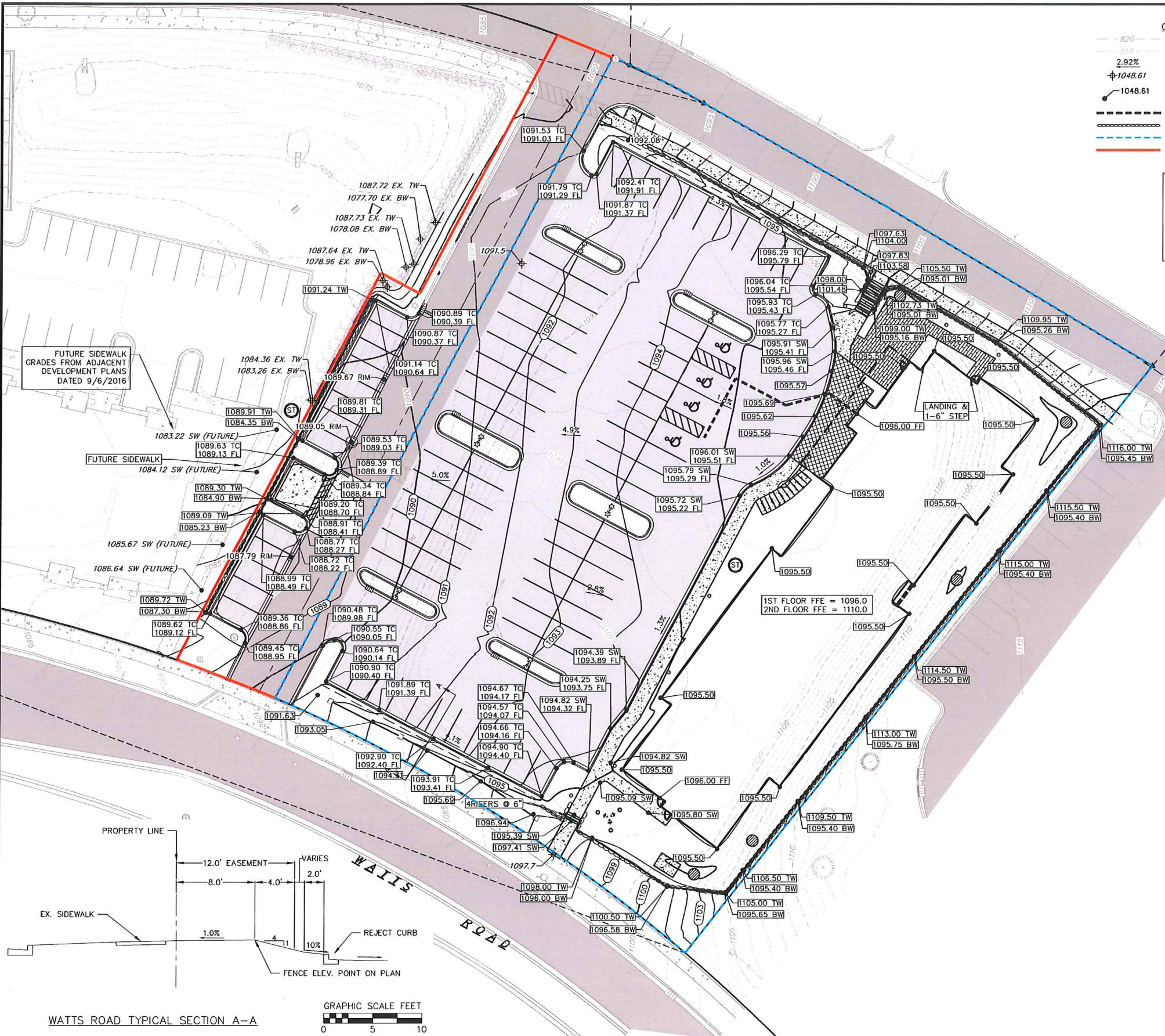
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- SITE CONSTRUCTION NOTES:**
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 3. CURB FACE HEIGHT IN DRIVEWAYS SHALL BE 6 INCHES. CURB FACE IN PARKING LOTS SHALL BE 4 INCHES.
 4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 5. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 6. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 7. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

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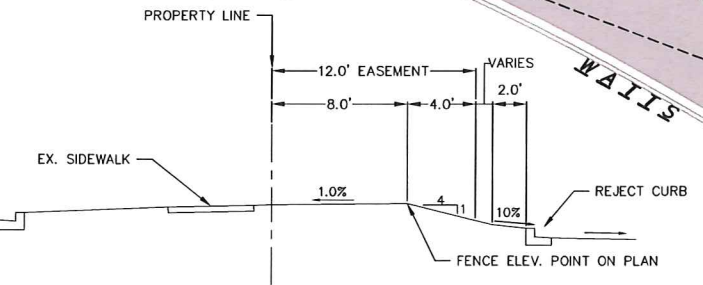
GRADING LEGEND

- 820- EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- ACCESSIBLE ROUTE
- PROPOSED RETAINING WALL
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY EXTENSION

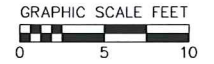
ABBREVIATIONS

- TC = TOP OF CURB
- FF = FINISHED FLOOR ELEVATION
- SW = SIDEWALK
- FL = FLOWLINE
- P = PAVEMENT
- TS = TOP OF STAIRS
- BS = BOTTOM OF STAIRS
- TW = TOP OF WALK
- BW = BOTTOM OF WALK
- R = RIM ELEVATION

- GRADING NOTES:**
1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
 3. INSTALL A 50'L X 20' X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
 4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 5. INSTALL W DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND W DOT TYPE A IN FIELD INLETS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
 7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
 8. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND FOR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
 9. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
 10. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
 11. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
 12. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
 13. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
 14. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
 15. CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
 16. LONGITUDINAL GRADE OF SIDEWALK RAMP SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 17. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 18. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMP SHALL BE 8.33% MAX SLOPE.



WATTS ROAD TYPICAL SECTION A-A



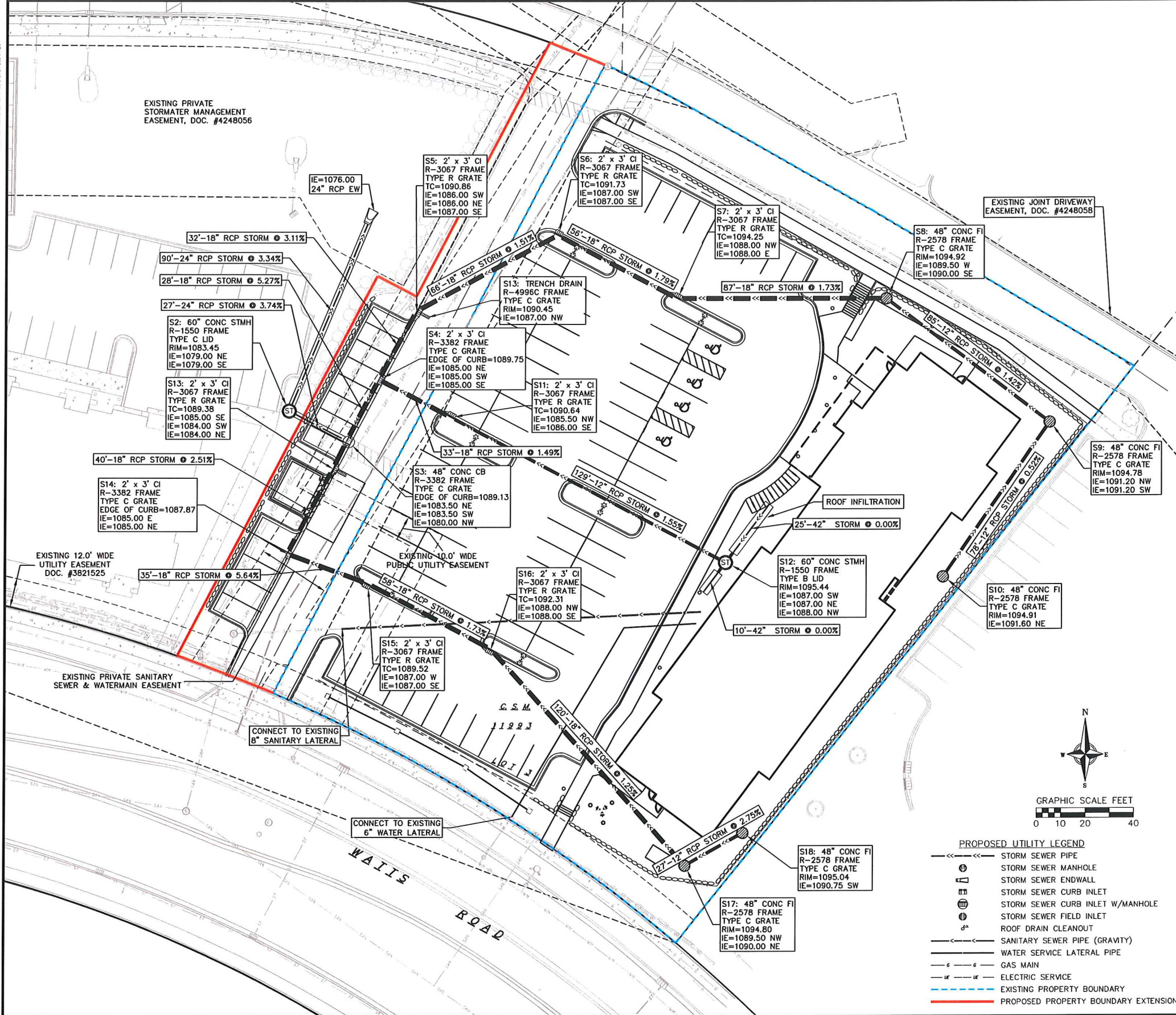
GRADING AND EROSION CONTROL PLAN
 TRU BY HILTON
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 11/30/2016
 DRAFTER: ACAR/DPER
 CHECKED: TSCH
 PROJECT NO.: 106147

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vierbicher | engineers | advisors
 REDBURG - MADISON - PRAIRIE DU CHIEN
 999 Folsom Street, Suite 200
 Phone: (608) 824-0337 Fax: (608) 824-0330



UTILITY NOTES:

- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

vierblicher | engineers | advisors
 PLANNERS | REDSBURG - MADISON - PRARE DU CHEN
 999 1/2 S. MOUNTAIN VIEW DR. MADISON, WI 53707
 Phone: (608) 824-5332 Fax: (608) 824-5330

UTILITY PLAN
 TRU BY HILTON
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

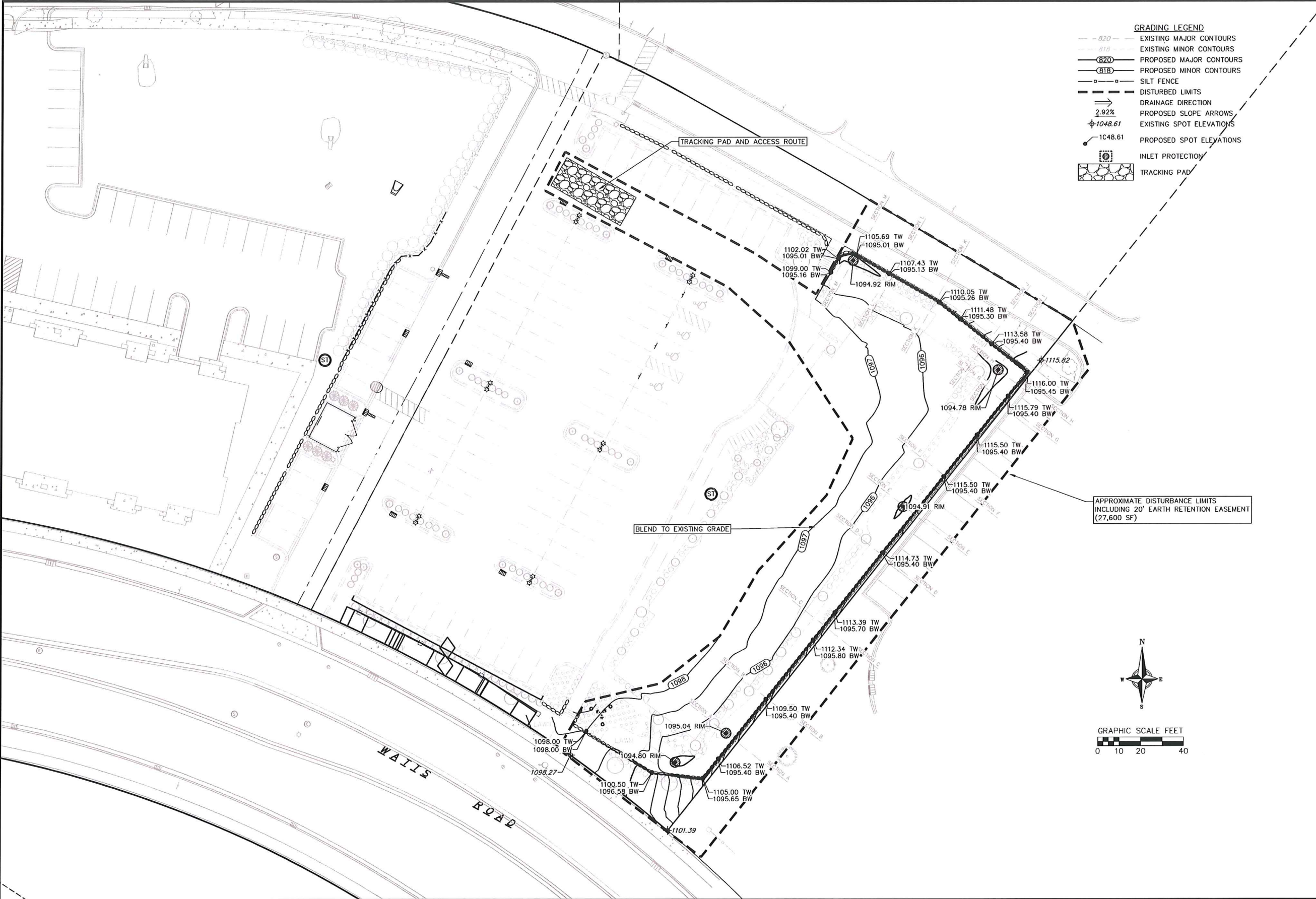
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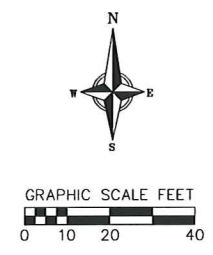
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- GRADING LEGEND**
- 820 - EXISTING MAJOR CONTOURS
 - 818 - EXISTING MINOR CONTOURS
 - 820 - PROPOSED MAJOR CONTOURS
 - 818 - PROPOSED MINOR CONTOURS
 - - - - SILT FENCE
 - - - - DISTURBED LIMITS
 - >->- DRAINAGE DIRECTION
 - >->- 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1C48.61 PROPOSED SPOT ELEVATIONS
 - ⊕ INLET PROTECTION
 - ▭ TRACKING PAD

APPROXIMATE DISTURBANCE LIMITS INCLUDING 20' EARTH RETENTION EASEMENT (27,600 SF)



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 REEDSBURG - MADISON - WAUKESHA - WAUWATOSA - WAUKESHA
 999 Phone: (608) 824-0332 Fax: (608) 824-0333

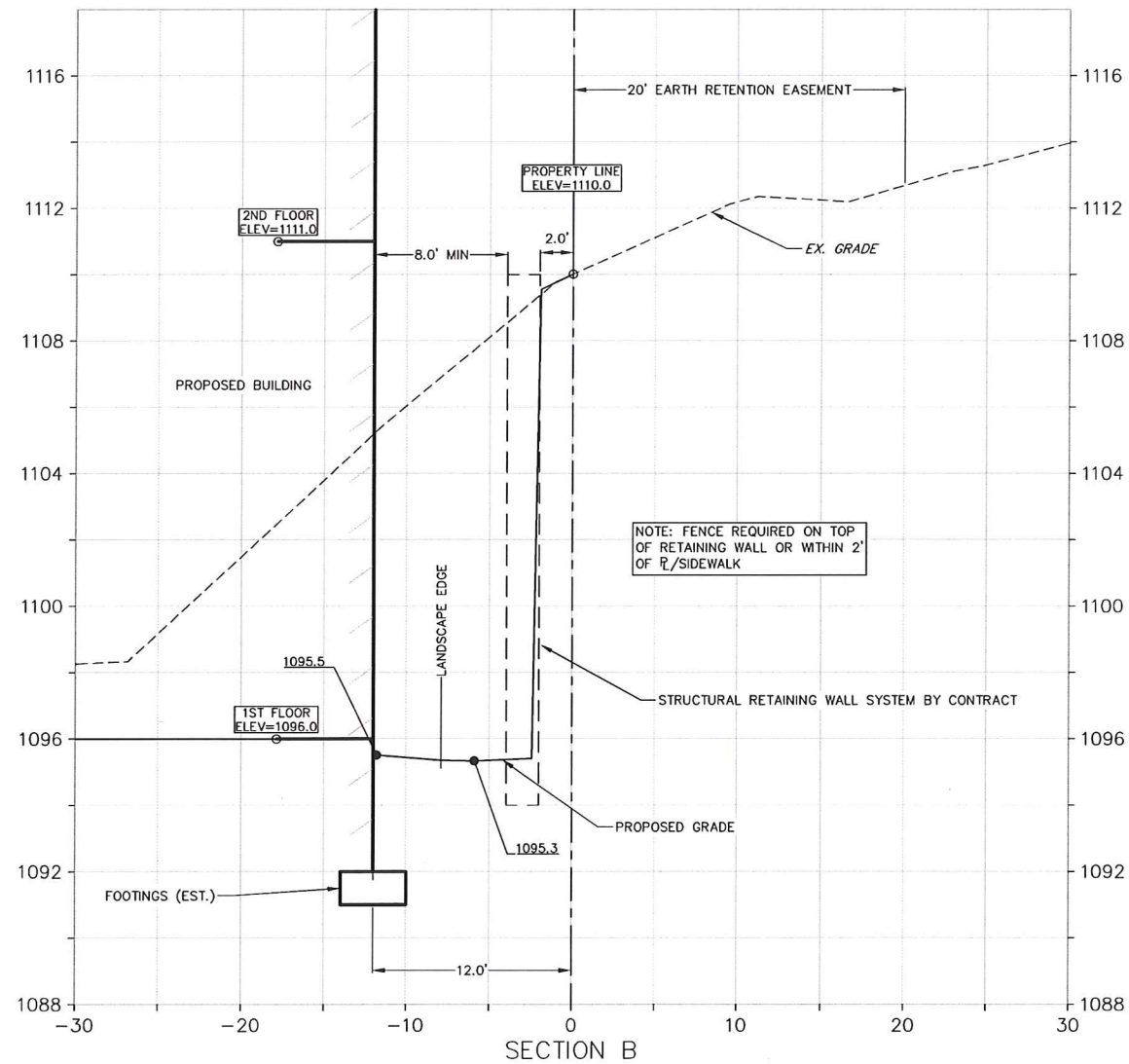
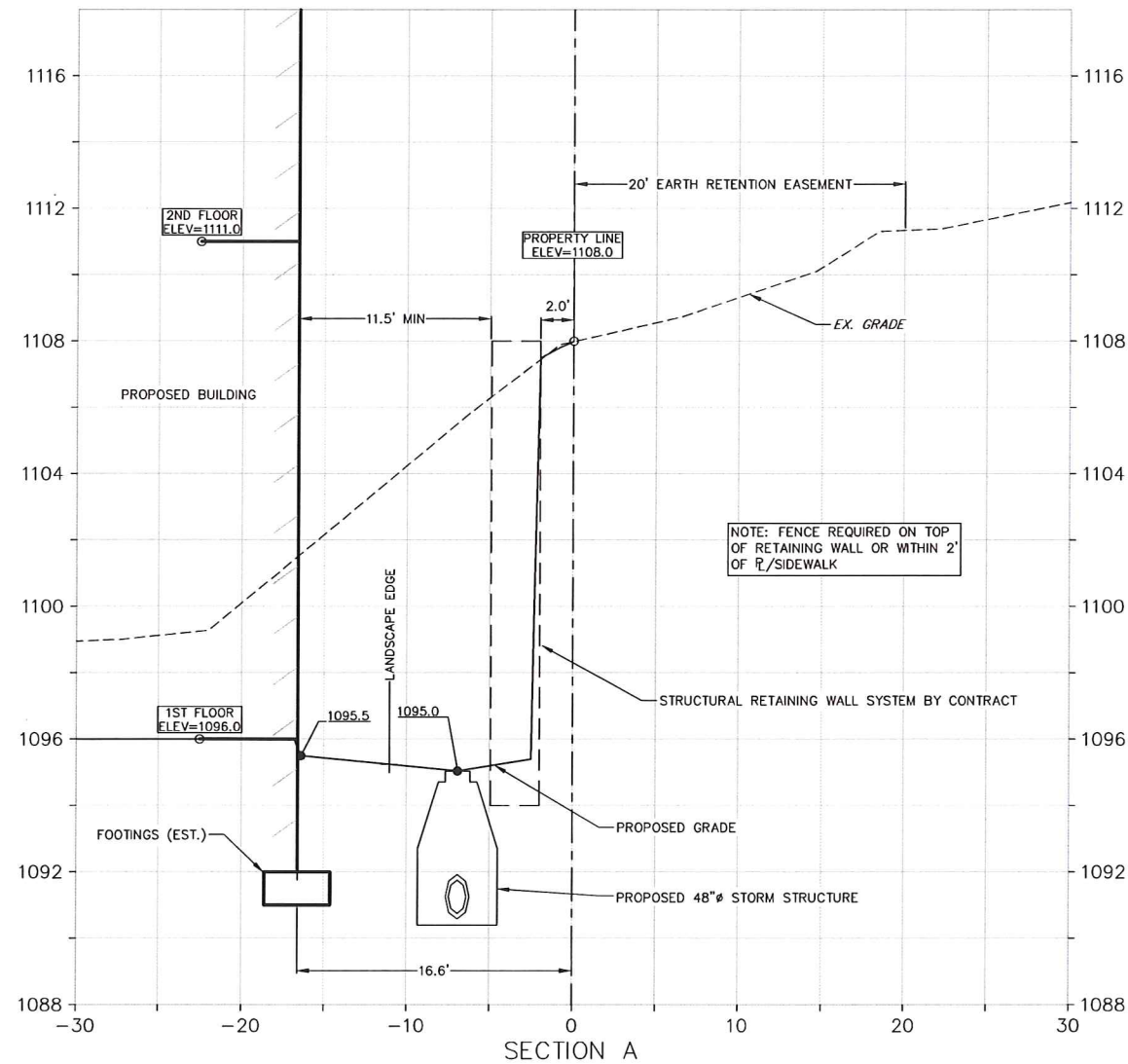
RETAINING WALL INTERIM GRADING PLAN
 TRU BY HILTON
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

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NOTE: FENCE REQUIRED ON TOP OF RETAINING WALL OR WITHIN 2' OF R/SIDEWALK

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11x17
1"=10' HORIZONTAL
1"=5' VERTICAL

24x36
1"=5' HORIZONTAL
1"=2.5' VERTICAL



RETAINING WALL - CROSS SECTION
TRU BY HILTON
CITY OF MADISON
DANE COUNTY, WISCONSIN

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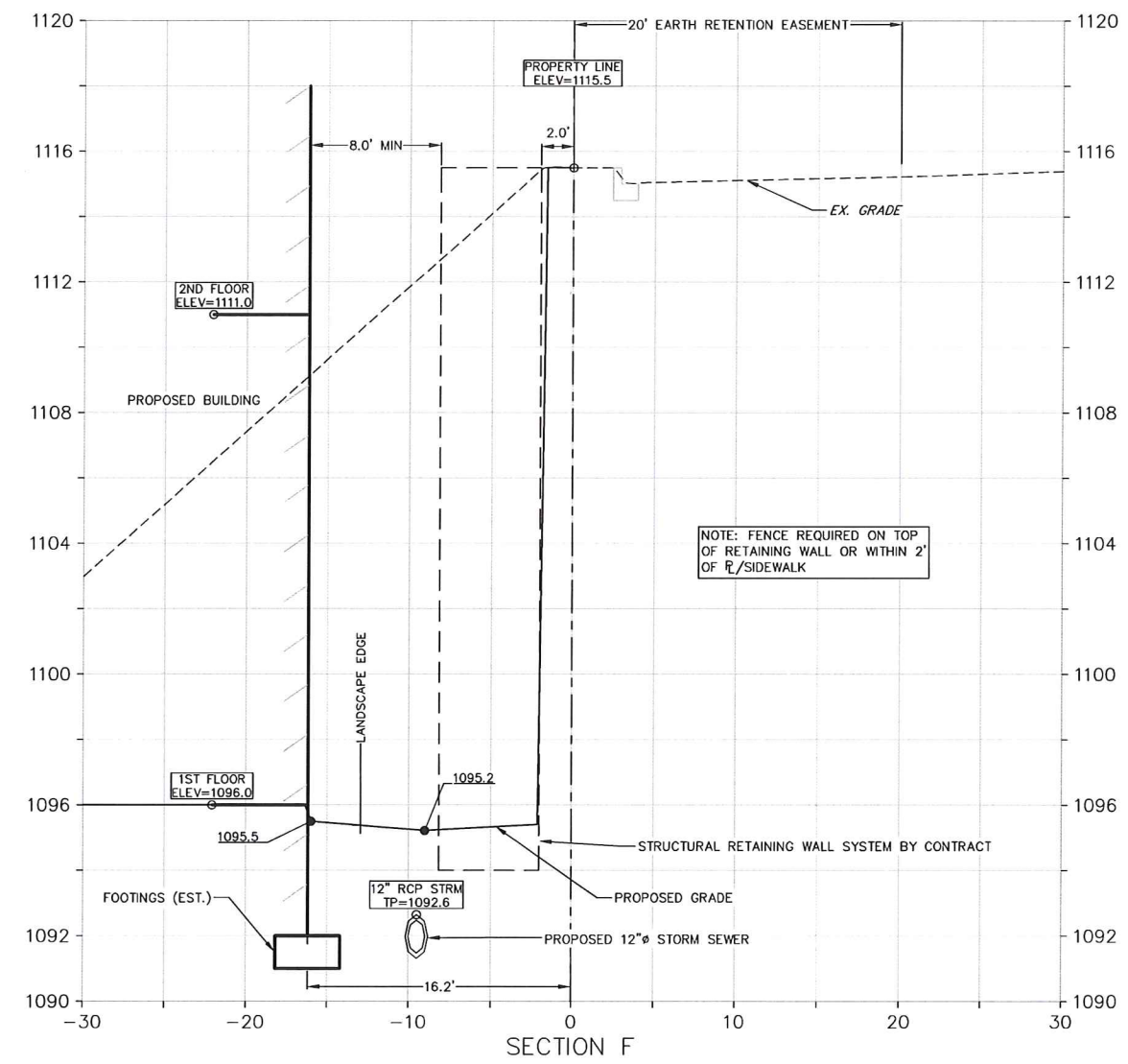
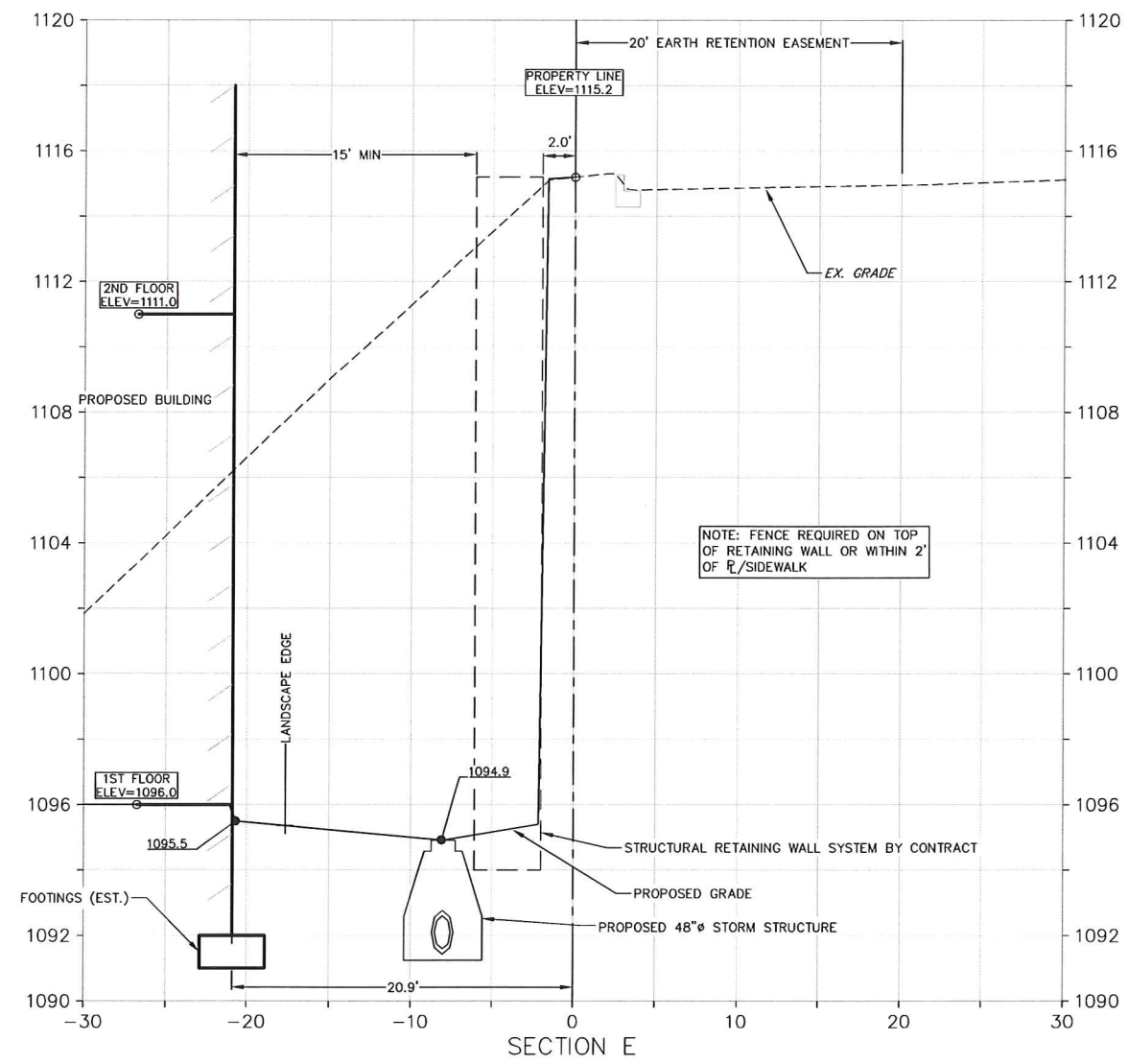
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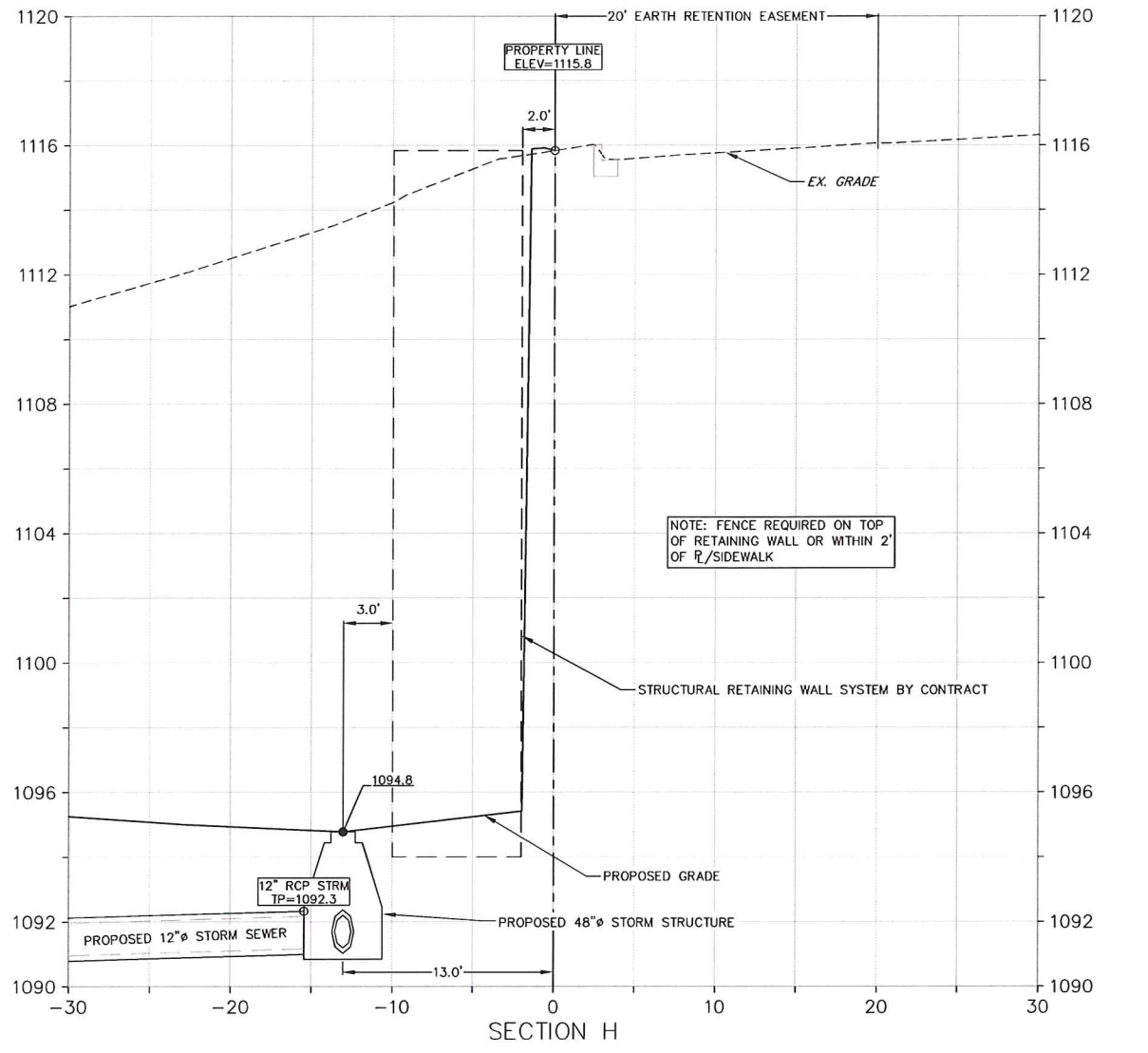
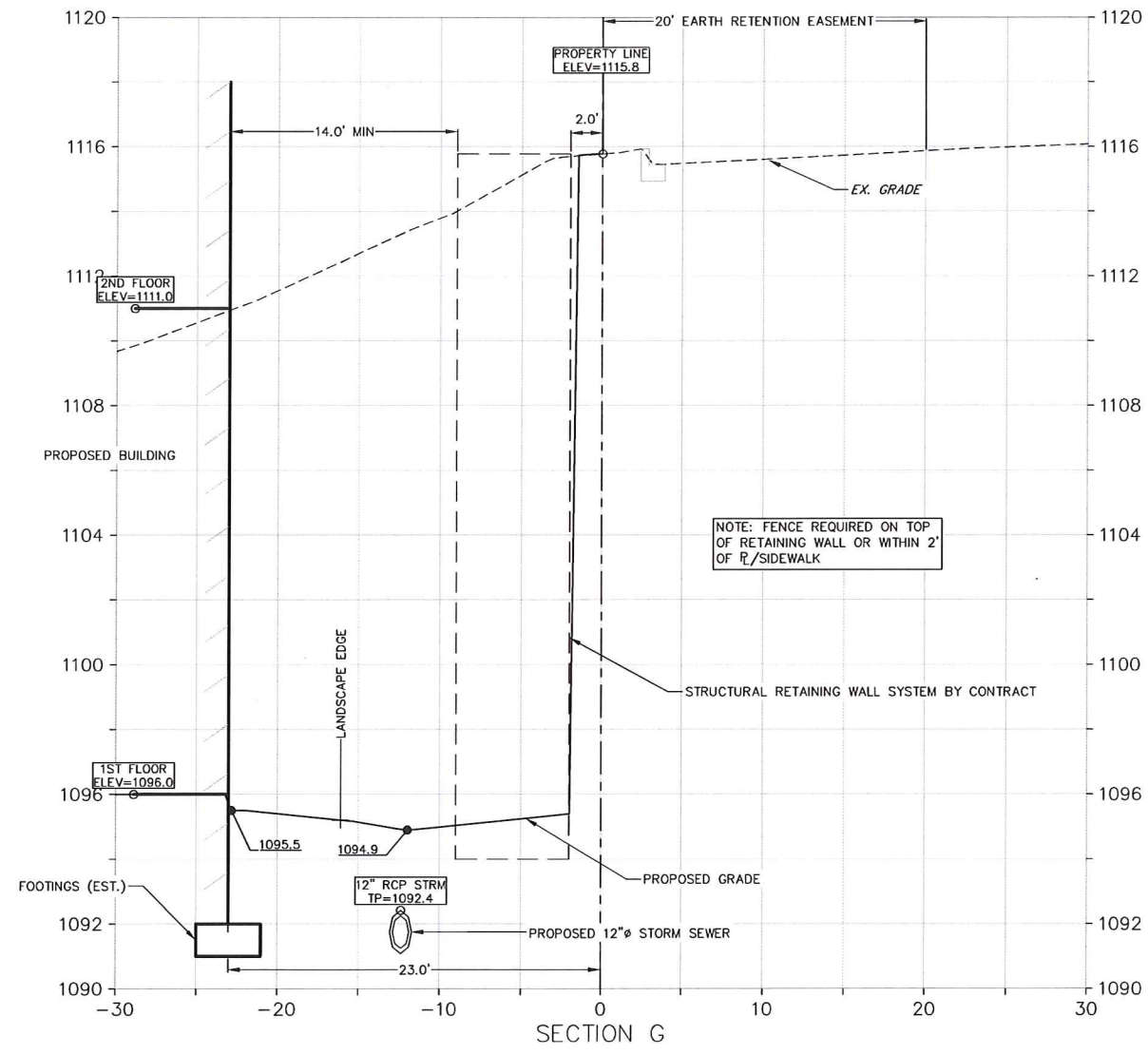
RETAINING WALL - CROSS SECTION
TRU BY HILTON
CITY OF MADISON
DANE COUNTY, WISCONSIN

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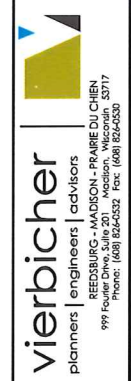
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 CITY OF MADISON
 DANE COUNTY, WISCONSIN

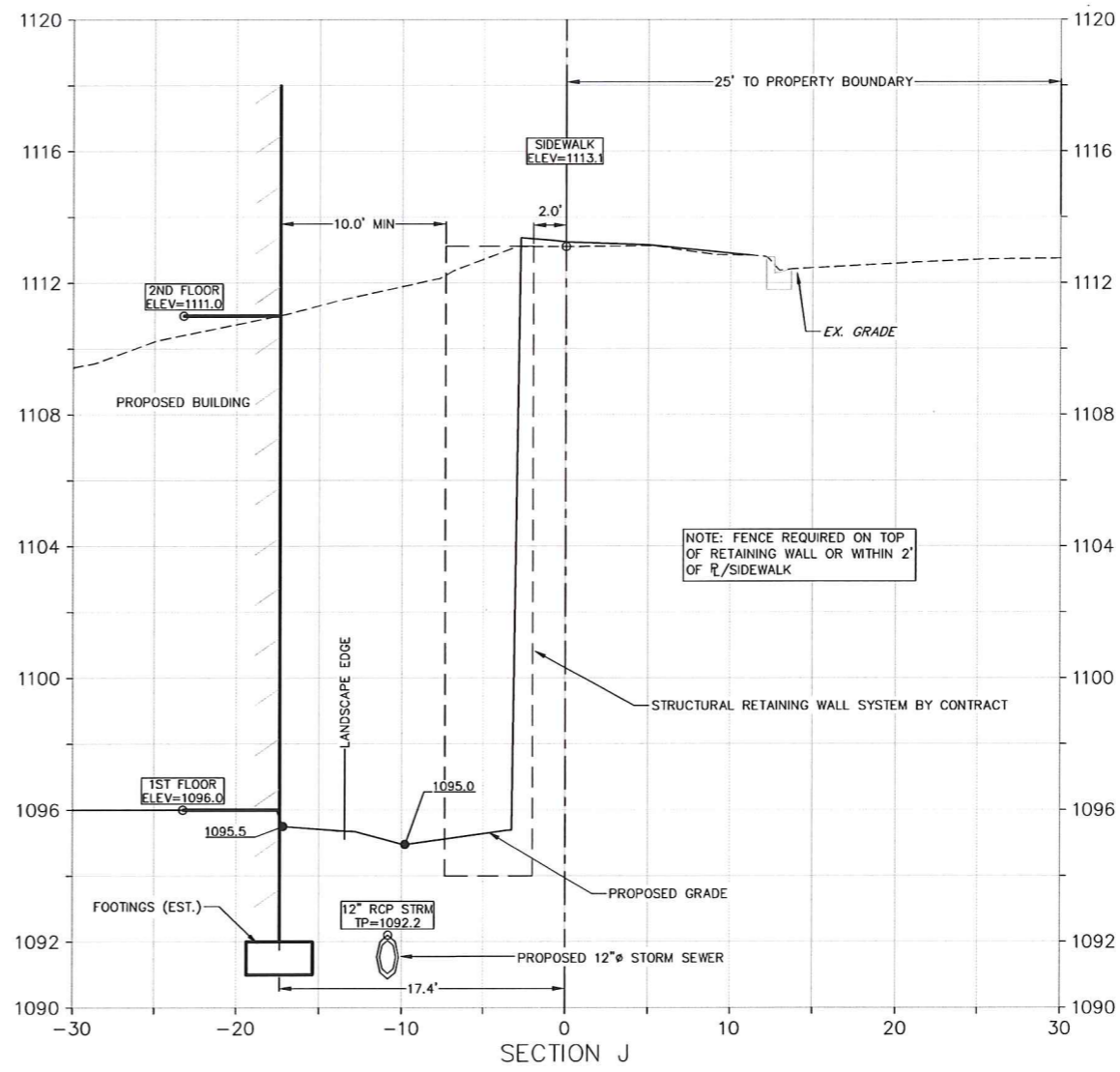
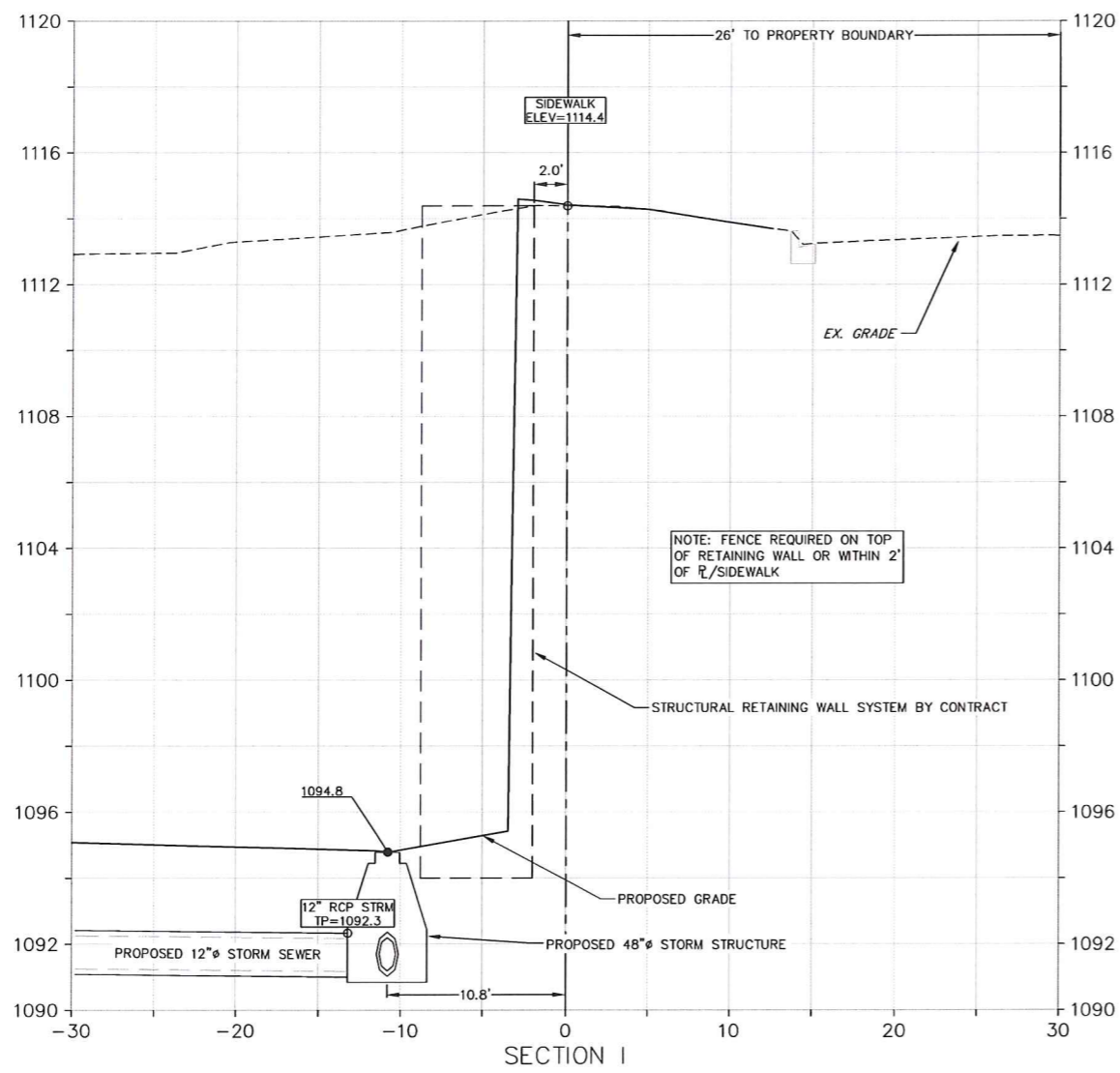
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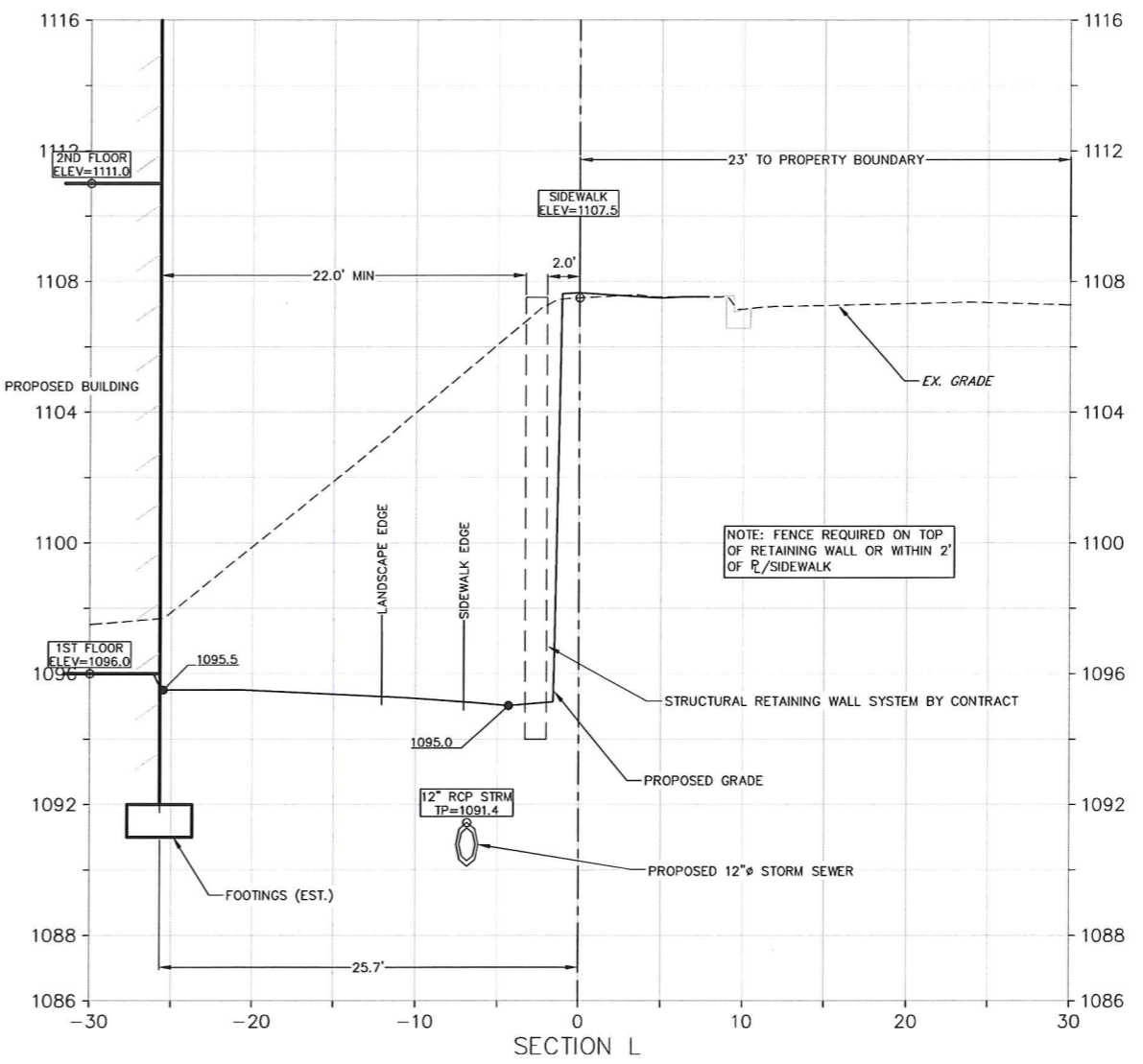
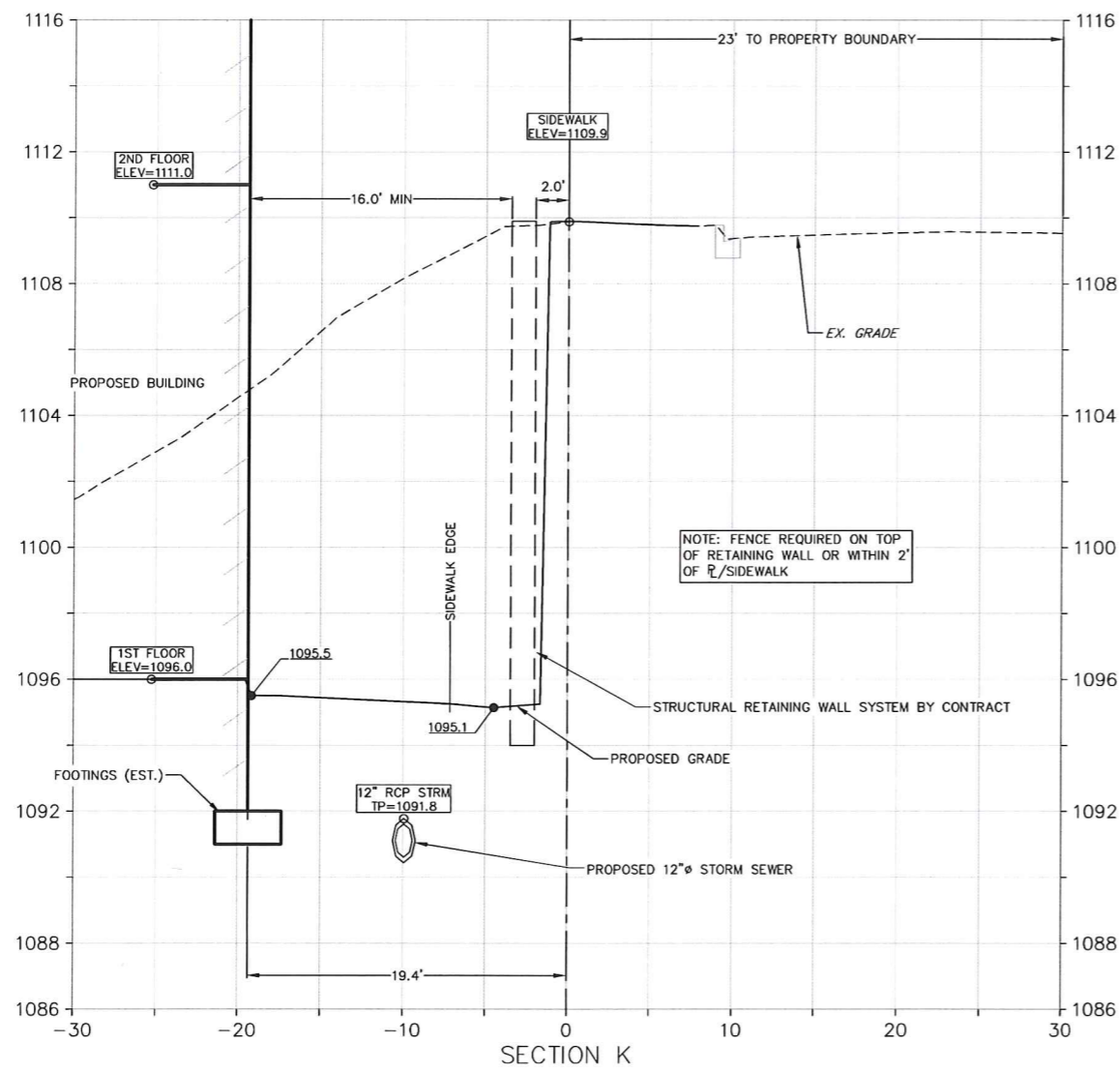
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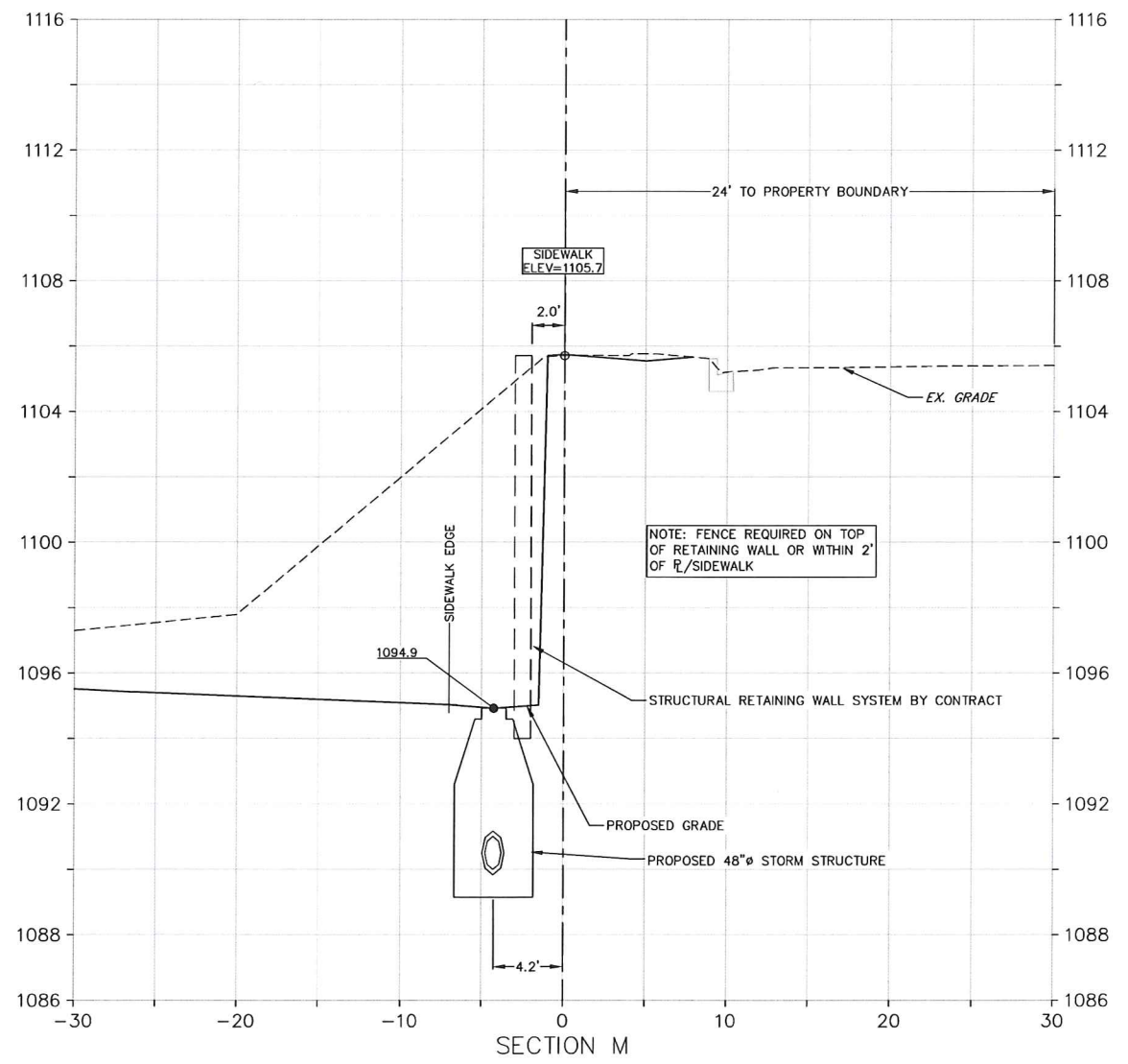


RETAINING WALL - CROSS SECTION
TRU BY HILTON
CITY OF MADISON
DANE COUNTY, WISCONSIN

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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
(25) Canopy Trees				
ABM	5	2 1/2"	Autumn Blaze Maple	BB
AL	3	2 1/2"	American Linden	BB
CH	4	2 1/2"	Common Hackberry	BB
RM	2	2 1/2"	Red Maple	BB
SHL	9	2"	Skyline Honey Locust	BB
SWO	2	2 1/2"	Swamp White Oak	BB
(13) Low Ornamental Trees				
CP	2	2"	Callery Pear	BB
DB	3	2"	Dawyck Upright Beech	BB
PD	1	3"	Pagoda Dogwood	BB
PFC	3	2"	Prairie Fire Crab	BB
SSC	2	2"	Spring Snow Crab	BB
TSC	2	2"	Tina Sergeant Crab	BB
(209) Deciduous Shrubs				
ABS	4	4"	Autumn Brilliance Serviceberry	BB
AC	26	18"	Alpine Currant	Pot
BC	9	24"	Black Chokeberry	Pot
BF	16	18"	Bronx Forsythia	Pot
DBH	17	18"	Dwarf Bush Honeysuckle	Pot
DCV	26	24"	Dwarf Cranberrybush Viburnum	Pot
DKR	59	18"	Double Knockout Rose	Con
DN	5	24"	Diablo Ninebark	Pot
GLS	39	18"	Gro Low Sumac	Pot
WS	8	24"	White Snowberry	Pot
(25) Evergreen Shrubs				
BRJ	3	5 G	Blue Rug Juniper	Con
EA	6	5 G	Emerald Arborvitae	BB
KCJ	16	2 G	Kaley's Compact Juniper	Con
(125) Perennials				
AJS	6	1 G	Autumn Joy Sedum	Con
BES	63	1 G	Black Eyed Susan	Con
LBS	15	1 G	Little Blue Stem	Con
PC	12	1 G	Purple Coneflower	Con
SDD	29	1 G	Stella De Oro Day Lily	Con

NOTES:

- Lawn areas to receive a minimum of 4" of topsoil, starter fertilizer, and locally grown bluegrass sod.
- Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- Planting beds labeled as 'bark mulch' to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
- Decorative boulders to be native, weathered, pitted limestone shelf rock. Approximate size: 36" x 24" x 18".
- Contractor will be responsible for all landscape maintenance for 90 days after completion and acceptance of the project.
- Owner will be responsible for landscape maintenance after completion and acceptance of the project.

MADISON LANDSCAPE WORKSHEET

Landscape Points Required	
Impervious Area =	37,768 SF
Landscape Points Required: 37,768/300 =	126 units
129 units x 5 points/unit =	630 points
Landscape Points Supplied	
Proposed canopy trees - 25 @ 35 =	875 points
Proposed ornamental trees - 13 @ 15 =	195 points
Proposed evergreen trees - 0 @ 35 =	0 points
Proposed deciduous shrubs - 209 @ 3 =	627 points
Proposed evergreen shrubs - 25 @ 4 =	100 points
Proposed perennials & grasses 176 @ 2 =	352 points
Total landscape points supplied =	2,149 points

planners | engineers | advisors

REEDBURG - MADISON - PRAIRIE DU CHIEN

999 First Street, Madison, WI 53717

Phone: (608) 824-0337 Fax: (608) 824-0330

Stidmore Property Services, LLC

Paul Stidmore, ASLA

13 Red Maple Trail, Madison, WI 53717

Phone: (608) 824-0337 Fax: (608) 824-0330

LANDSCAPE PLAN

TRU BY HILTON

CITY OF MADISON

DANE COUNTY, WISCONSIN

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