



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplcation.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

| | |
|---|--|
| Date Submitted: <u>November 20, 2017</u> | <input checked="" type="checkbox"/> Informational Presentation |
| UDC Meeting Date: <u>December 6 2017</u> | <input type="checkbox"/> Initial Approval |
| Combined Schedule Plan Commission Date (if applicable): _____ | <input type="checkbox"/> Final Approval |

1. Project Address: 2155 Rimrock Road
Project Title (if any): Home 2 Suites Hotel

2. This is an application for (Check all that apply to this UDC application):

New Development Alteration to an Existing or Previously-Approved Development

A. Project Type:

Project in an Urban Design District* (public hearing-\$300 fee)
 Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
 Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Planned Residential Complex

B. Signage:

Comprehensive Design Review* (public hearing-\$300 fee) Street Graphics Variance* (public hearing-\$300 fee)
 Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Josh Wilcox
Street Address: 7780 Elmwood Avenue, Suite 204
Telephone: (608) 829-1750 Fax: (608) 829-3056

Company: GBA Architecture & Design
City/State: Middleton/WI Zip: 53562
Email: josh.wilcox@garybrink.com

Project Contact Person: (same as applicant)
Street Address: _____
Telephone: (____) Fax: (____)

Company: _____
City/State: _____ Zip: _____
Email: _____

Madison Rimrock Lodging Investors I, LLC
Project Owner (if not applicant): c/o North Central Group
Street Address: 1600 Aspen Commons, Suite 200
Telephone: (608) 836-6060 Fax: (608) 836-6060

City/State: Middleton/WI Zip: 53562
Email: ainman@ncghotels.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Janine Glaeser on November 22, 2017
(name of staff person) (date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Josh Wilcox

Relationship to Property Architect

Authorized Signature

Date November 20, 2017



November 20, 2017

Janine Glaeser
City of Madison Urban Design Commission
126 S Hamilton Street
Madison, WI 53703

Re: Home 2 Suites
2155 Rimrock Road
UDC-Informational Submittal

Dear Janine:

The proposed project, located at 2155 Rimrock Road, is a 4-story, 144 guest room, 80,409 square foot Home 2 Suites Hotel. The development shall include the demolition of the existing structures located at 2155/2165/2175/2201 Rimrock Road. The parking will be as follows:

Parcel 1 (Retail Parcel along Rimrock Road)

Small Car Parking: 0
Large Car Parking: 62
Accessible Parking: 4
Bicycle Stall: 0 Total Parcel 1 Parking: 66

Parcel 2 (Hotel)

Small Car Parking: 0
Large Car Parking: 131
Accessible Parking: 6
Bicycle Stall: 16
Total Parcel 2 Parking: 137

Parcel 3 (DOR Overflow Lot)

Small Car Parking: 0
Large Car Parking: 27
Accessible Parking: 0
Bicycle Stall: 0
Total Parcel 3 Parking: 27

Total Site Parking

Small Car Parking: 0
Large Car Parking: 220
Accessible Parking: 10
Bicycle Stall: 16
Total Site Parking: 230

Please feel free to contact me if you have further questions or need any additional information.

Sincerely,

Josh Wilcox, Partner

PROJECT BRAND

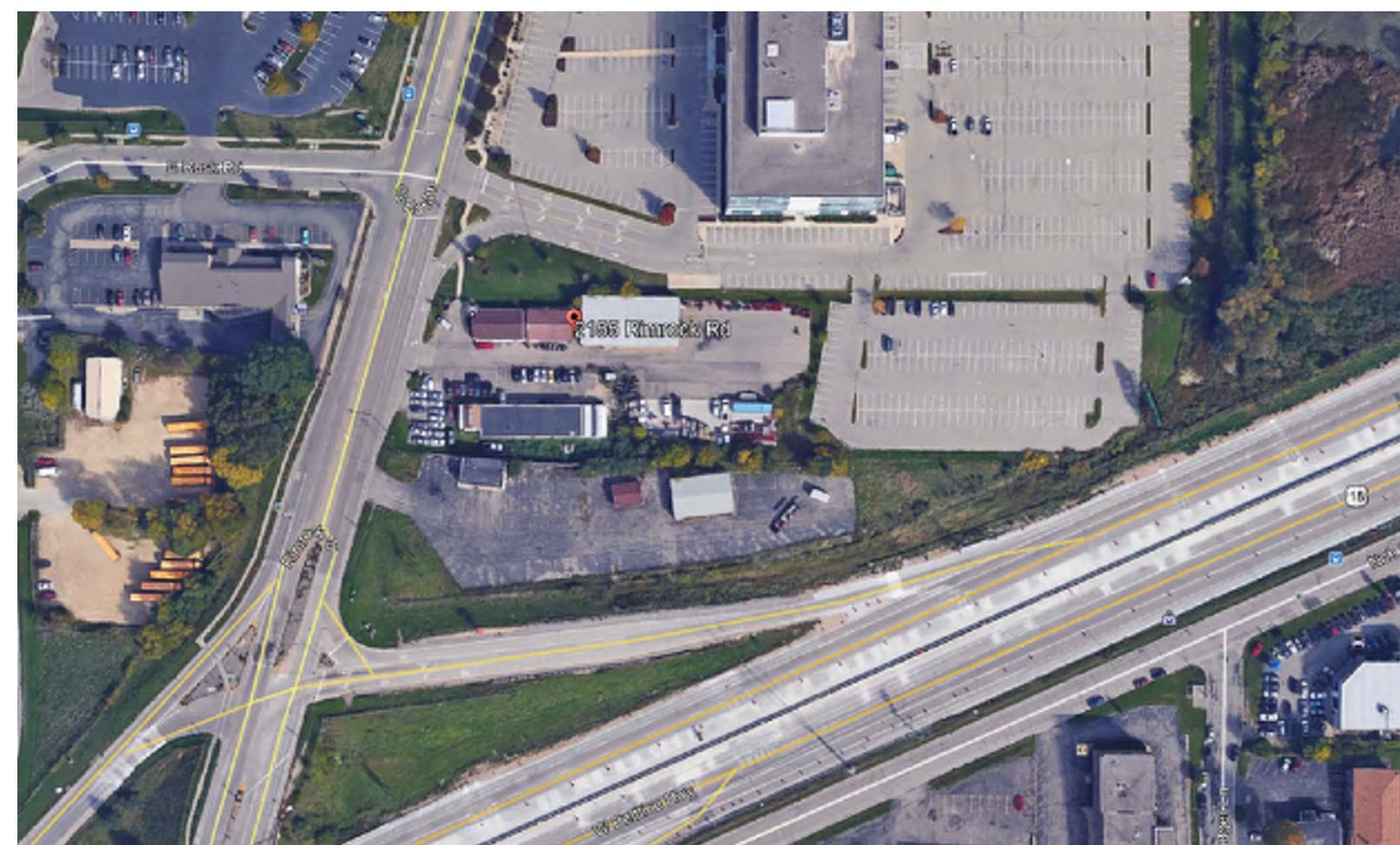


PROPOSED
Home2 Suites

2155 Rimrock Road
Madison, Wisconsin

UDC / PLANNING COMMISSION SUBMITTAL
NOV 20, 2017

PROJECT LOCATION MAP



SHEET INDEX:

T-1 TITLE SHEET
EC.01 EXISTING SITE CONDITIONS
EC.02 EXISTING SITE CONDITIONS
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A6.01 COLORED BUILDING ELEVATIONS

PROJECT ROOM & PARKING MATRIX

| Home 2 Suites, Madison Wisconsin | | | | | | | |
|----------------------------------|---------------|------------------------|-----------|---------------|----------|---------|---------------|
| Floor | Double Queens | | | Kings | | Total | SquareFootage |
| | Standard D/Q | ACC D/Q | 1 Bedroom | Standard King | ACC KING | | |
| 1st | 0 | 0 | 0 | 20 | 0 | 1 | 21 |
| 2nd | 14 | 1 | 0 | 23 | 1 | 2 | 41 |
| 3rd | 14 | 1 | 0 | 23 | 1 | 2 | 41 |
| 4th | 14 | 1 | 0 | 23 | 1 | 2 | 41 |
| Totals | 42 | 3 | 0 | 89 | 3 | 7 | 80,409 |
| | 45 | | | | 99 | | |
| | 31% | | | 69% | | 100% | |
| Parking Stalls | | | | | | | |
| ACC-Parking Stalls | 6 | Non ACC-Parking Stalls | 128 | Total | 134 | | |
| Site Information | | | | | | | |
| Parcel 1 | 61,868 | Parcel 2 | 113,740 | Parcel 3 | 15,797 | 191,405 | Area Total |



DEVELOPER:

MADISON RIMROCK LODGING INVESTORS I, LLC.
C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN 53562
PHONE: (608) 662-3631
EMAIL: AINMAN@NCGHOTELS.COM
CONTACT: ANDY INMAN

STRUCTURAL ENGINEER:

STRATEGIC STRUCTURAL DESIGN, LLC.
725 HEARTLAND TRAIL SUITE 203
MADISON, WI 53711
PHONE: (608) 841-1850
EMAIL: CWHITTINGHILL@STRATEGICSTRUCTURAL.COM
CONTACT: CHAD WHITTINGHILL, P.E., S.E., LEED AP



ARCHITECT:

GBA ARCHITECTURE & DESIGN
7780 ELMWOOD AVENUE, SUITE 204
MIDDLETON, WISCONSIN 53562
PHONE: (608) 829-1750
EMAIL: JWLCOX@GARYBRINK.COM
CONTACT: JOSH WILCOX



CIVIL ENGINEER / LANDSCAPE ARCHITECT

VIERBICHER
999 FOURIER DRIVE, SUITE 201
MADISON, WISCONSIN 53717
PHONE: (608) 826-0532
EMAIL: ABAR@VIERBICHER.COM
CONTACT: ANDREW BARNEBEY



GENERAL CONTRACTOR

KRAEMER BROTHERS, LLC
925 PARK AVENUE
PLAIN, WISCONSIN 53577
PHONE: (608) 546-2411
EMAIL: MSCHOONVELD@KRAEMERBROTHERS.COM
CONTACT: MIKE SCHOONVELD

MECHANICAL / ELECTRICAL / PLUMBING

EXCEL ENGINEERING.
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
PHONE: (920) 926-9800
EMAIL: RANDY.L@EXCELENGINEER.COM
CONTACT: RANDY LIETZ

PROJECT: HOME 2 SUITES
CLIENT: MADISON RIMROCK LODGING INVESTORS I, LLC
2155 RIMROCK ROAD, MADISON, WISCONSIN 53713-1443
C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732

DRAWN BY: TELAIA

DATE:

SCALE: AS NOTED

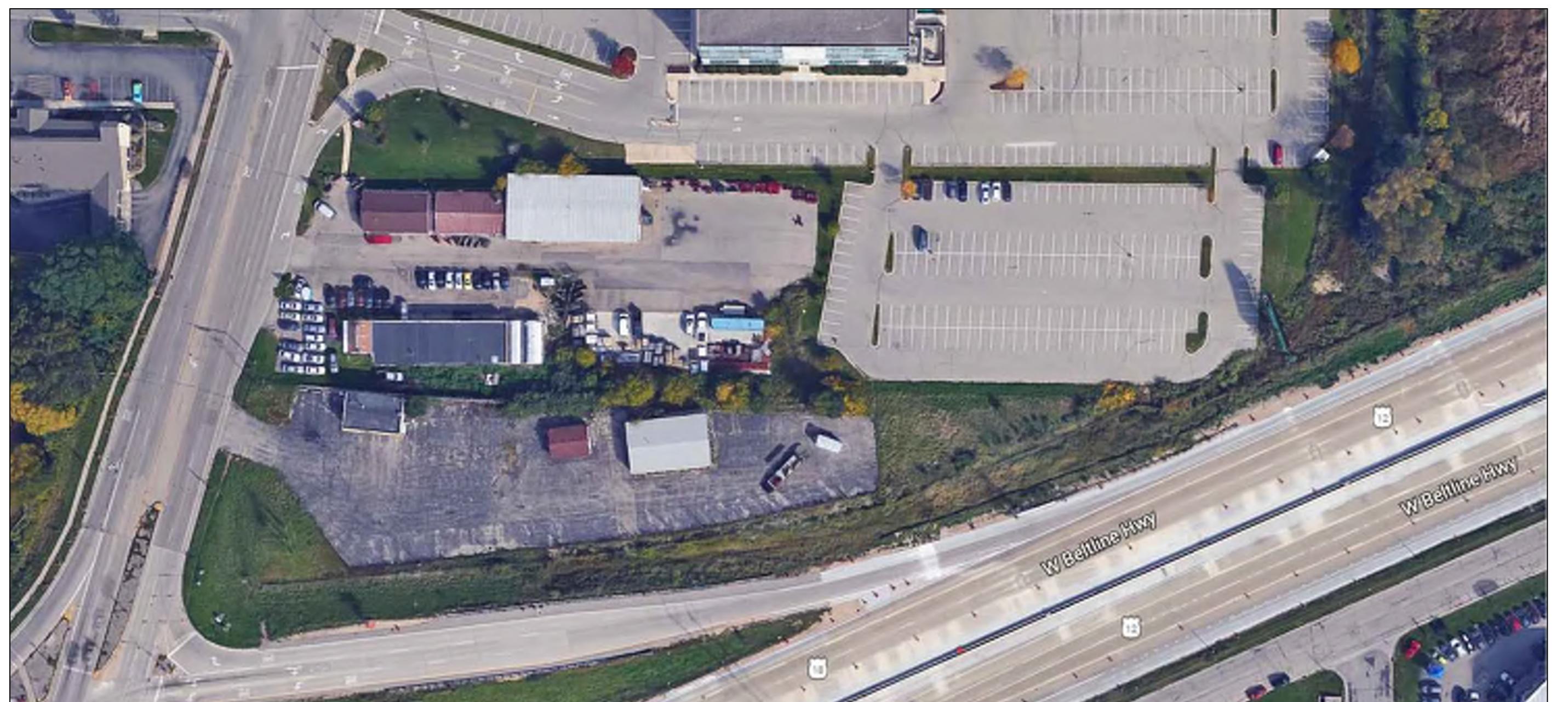
LAND USE SUBMITTAL 11/20/2017



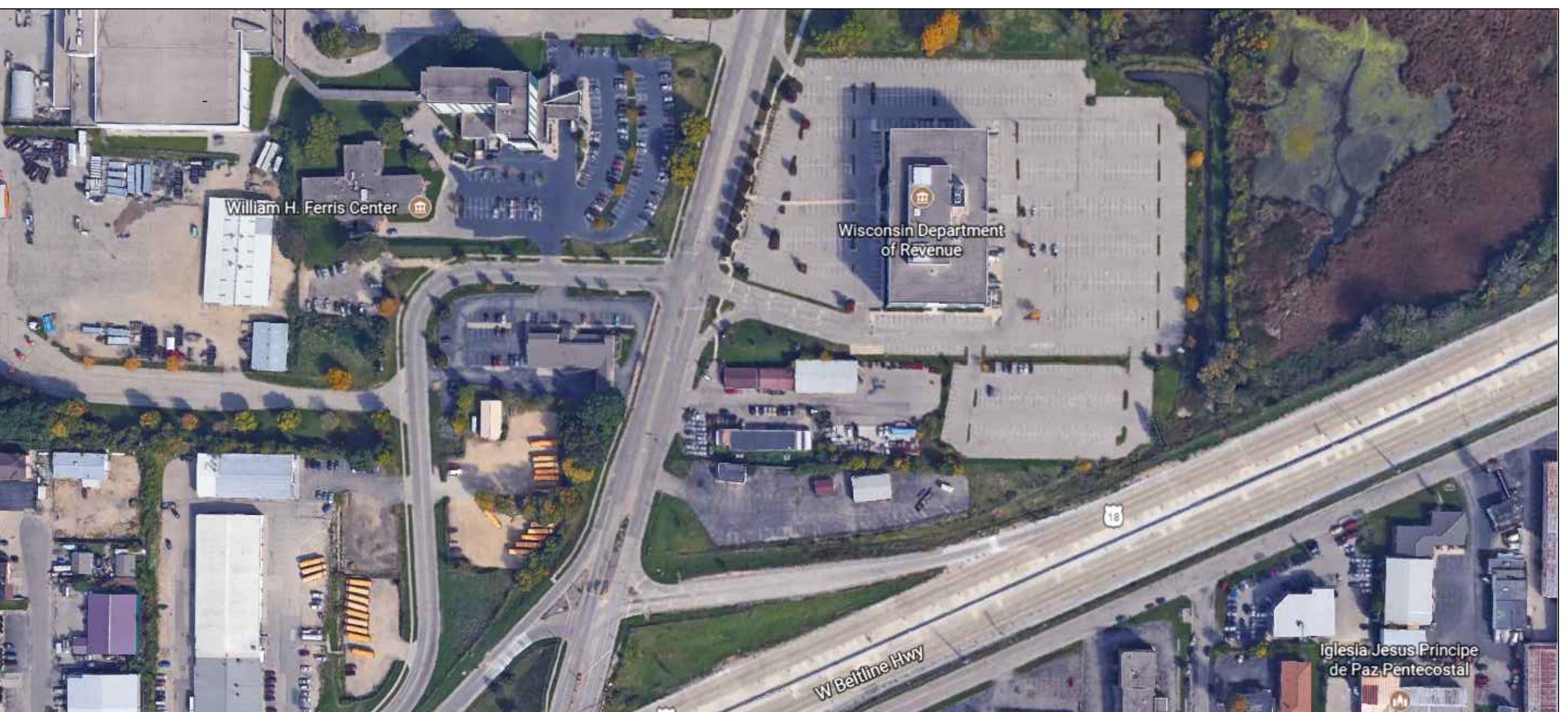
BIRD'S EYE LOOKING NORTHEAST



BIRD'S EYE LOOKING NORTHWEST



CLOSE AERIAL OF SITE



AERIAL OF CONTEXT

G B A
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

NCG
NORTH CENTRAL GROUP

HOME2
SUITES BY HILTON

PROJECT: **HOME 2 SUITES**
2155 EMBROOK ROAD
CLIENT: **MADISON RIMROCK LODGING INVESTORS I, LLC**
C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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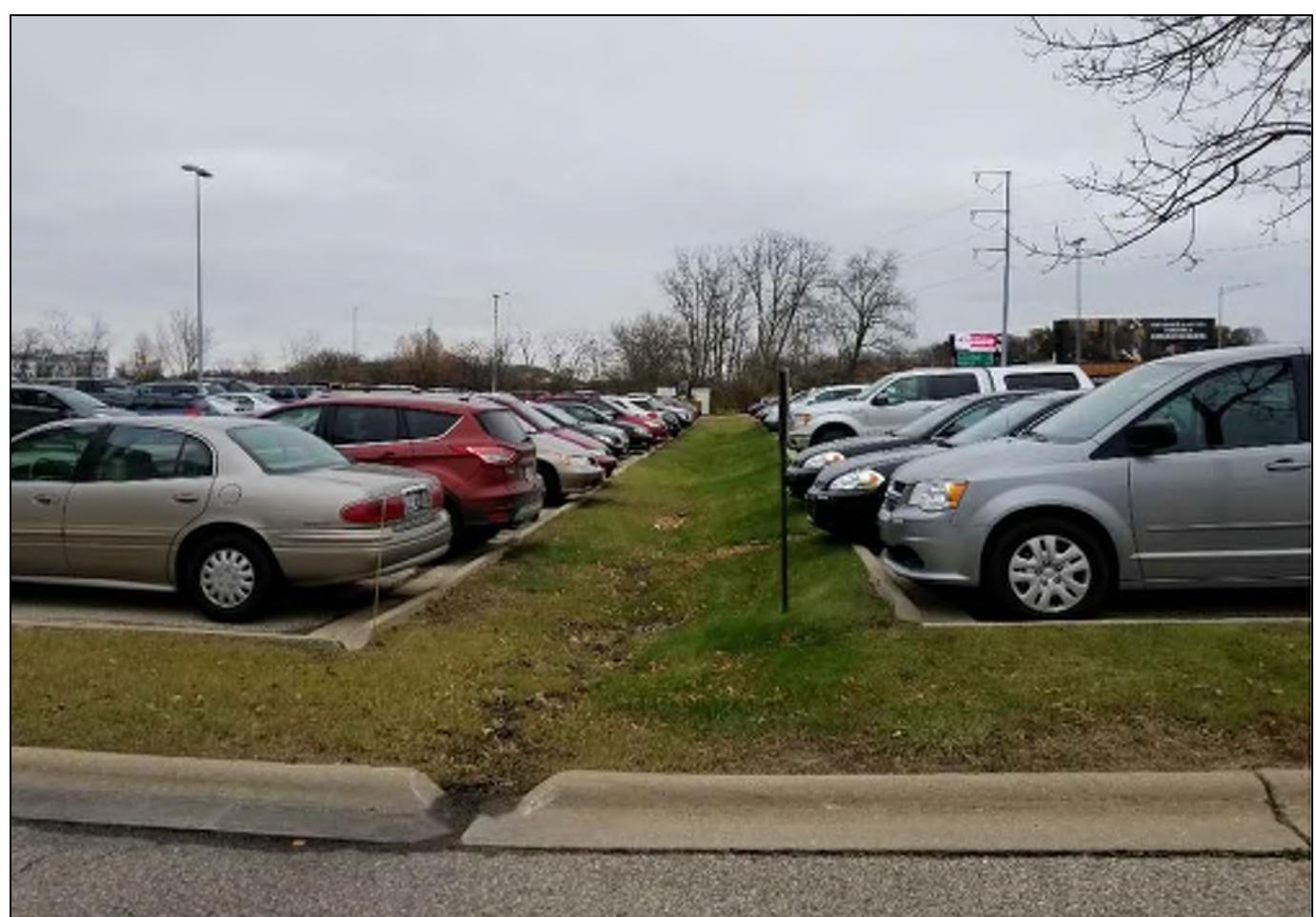
DRAWN BY: TELAIA

DATE:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

EXISTING
SITE
CONDITIONS
EC.01



NORTHEAST CORNER LOOKING WEST



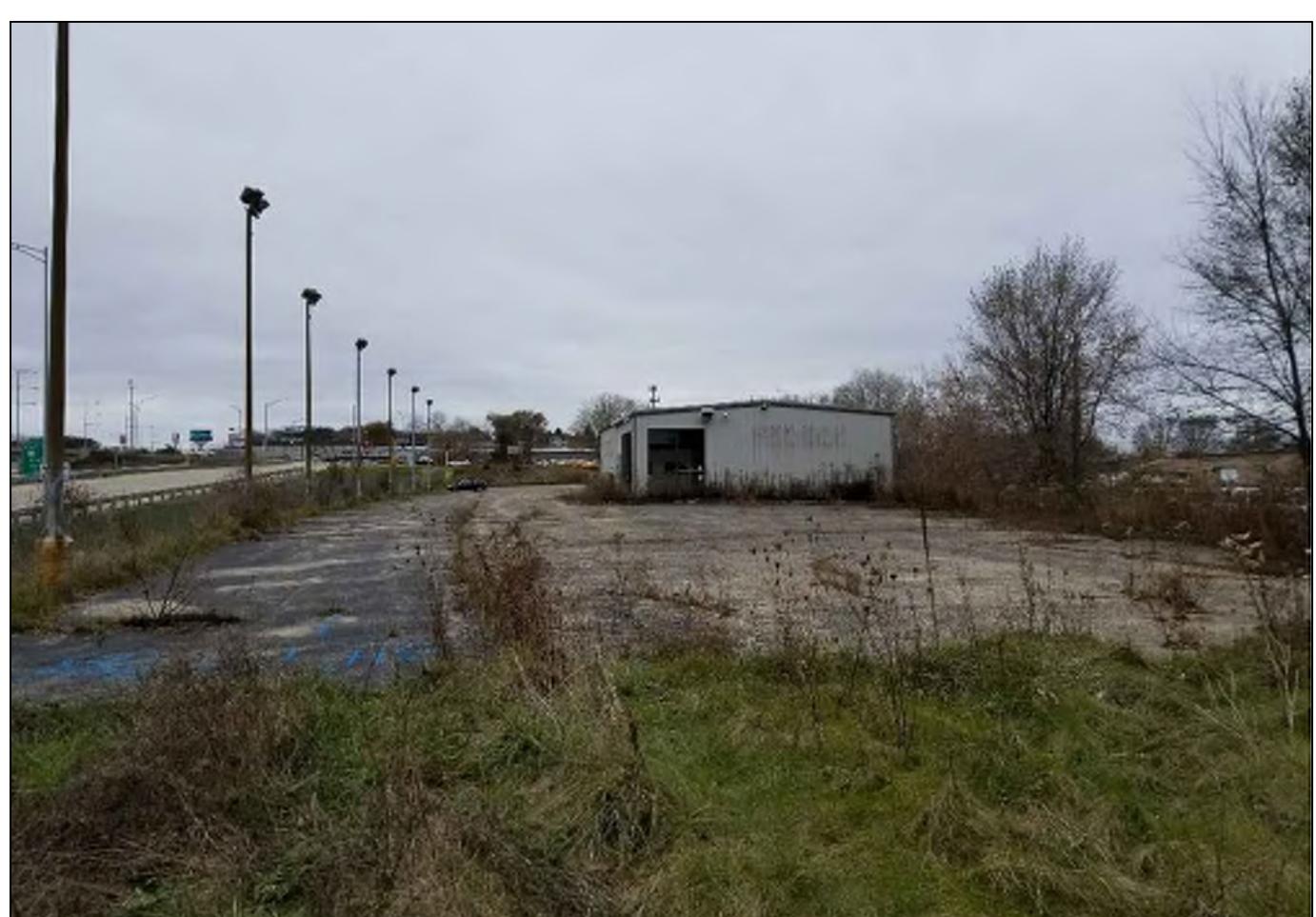
CENTER OF SITE ON NORTH SIDE LOOKING WEST



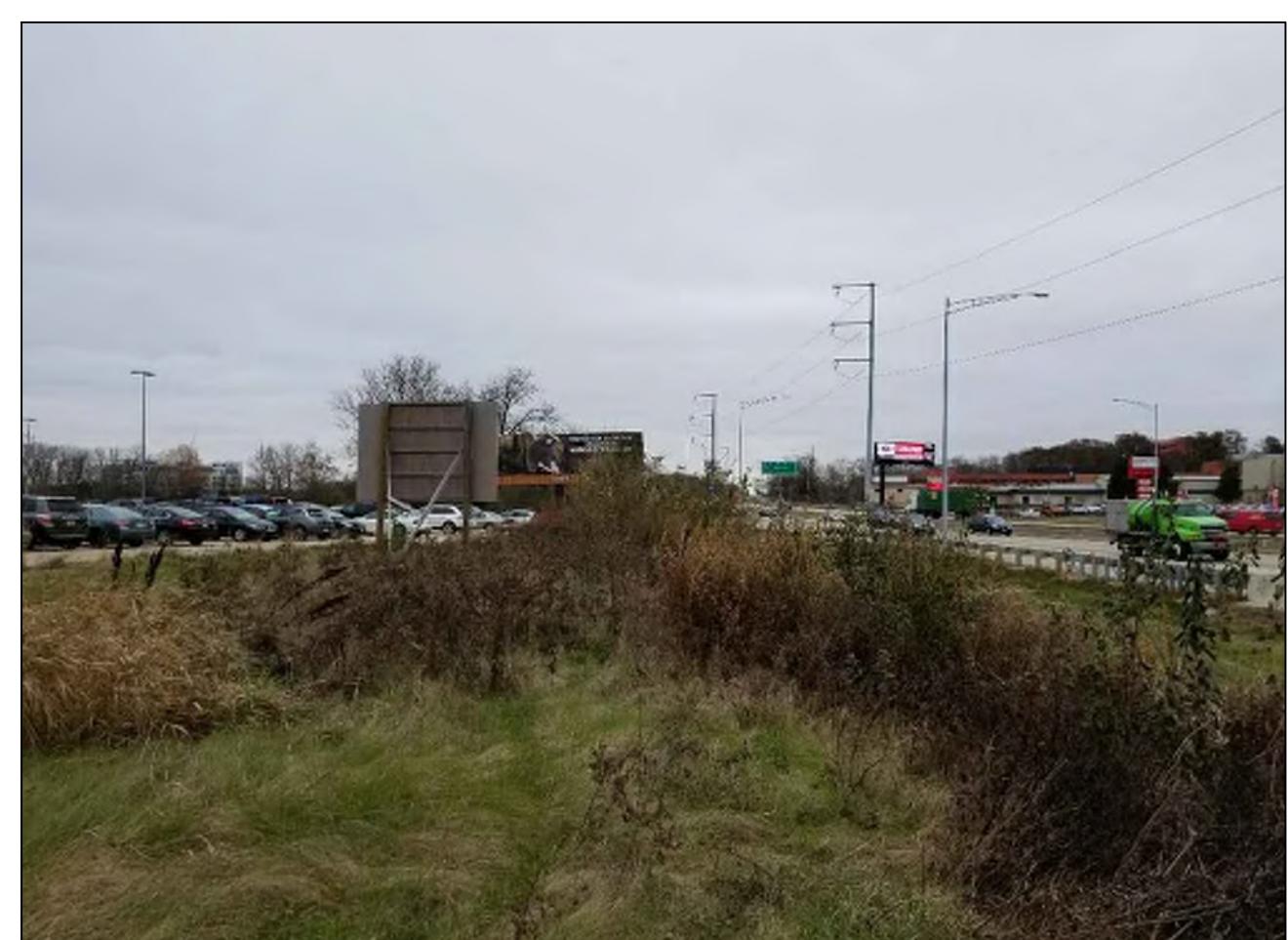
CENTER OF SITE LOOKING NORTHWEST



CENTER OF SITE LOOKING SOUTHWEST



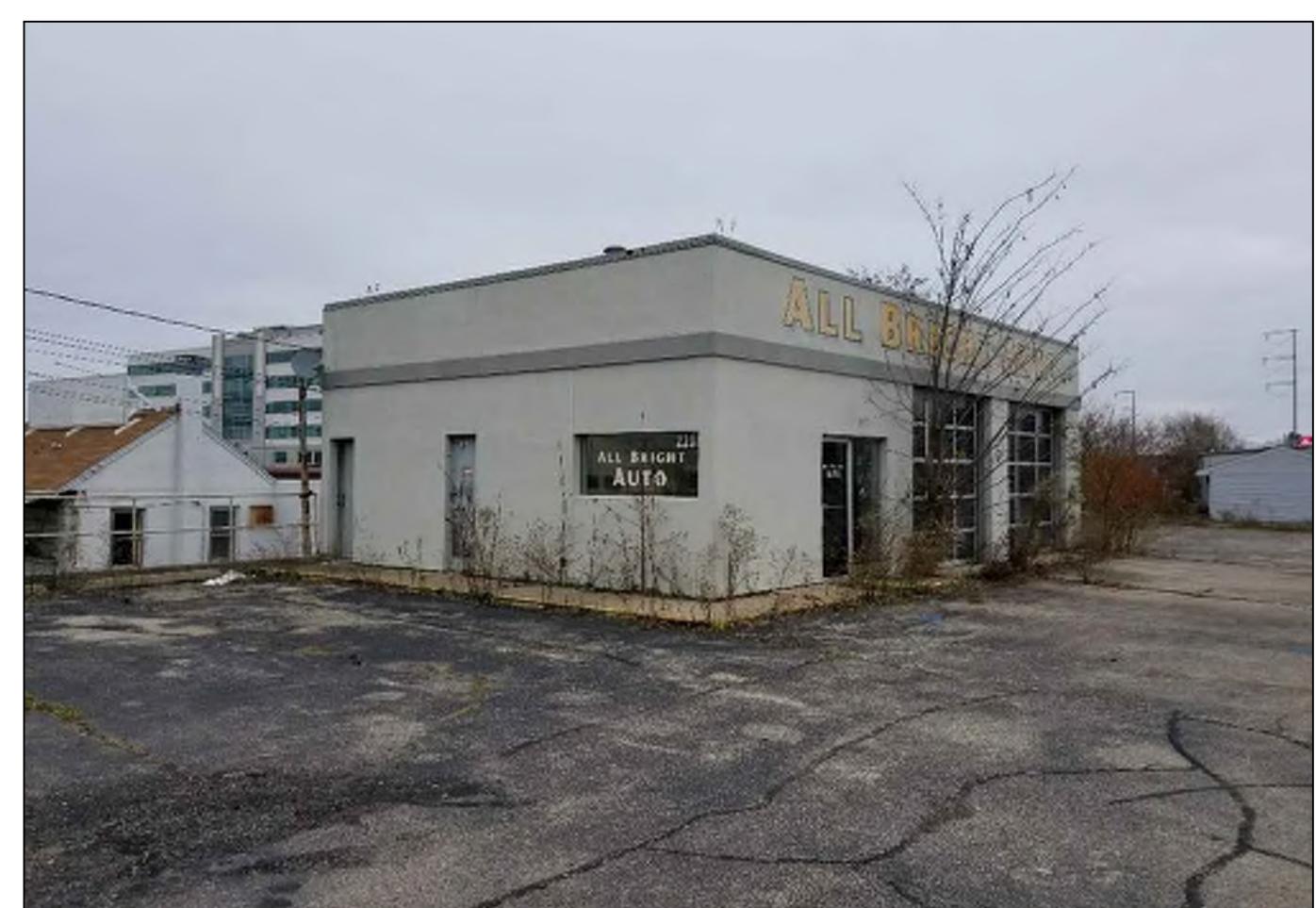
CENTER OF SOUTH SIDE LOOKING WEST



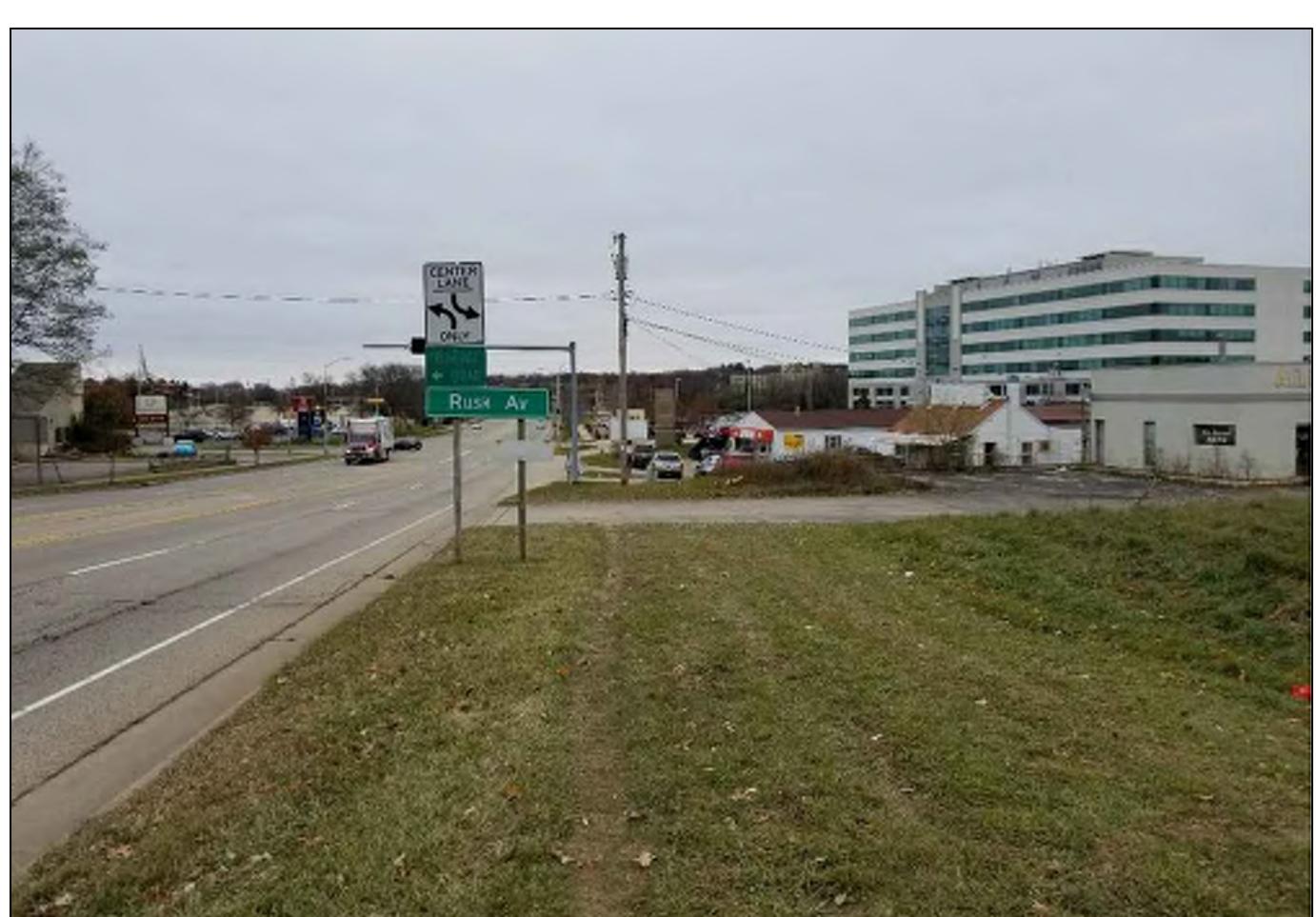
NEAR SOUTHEAST CORNER OF SITE LOOKING EAST



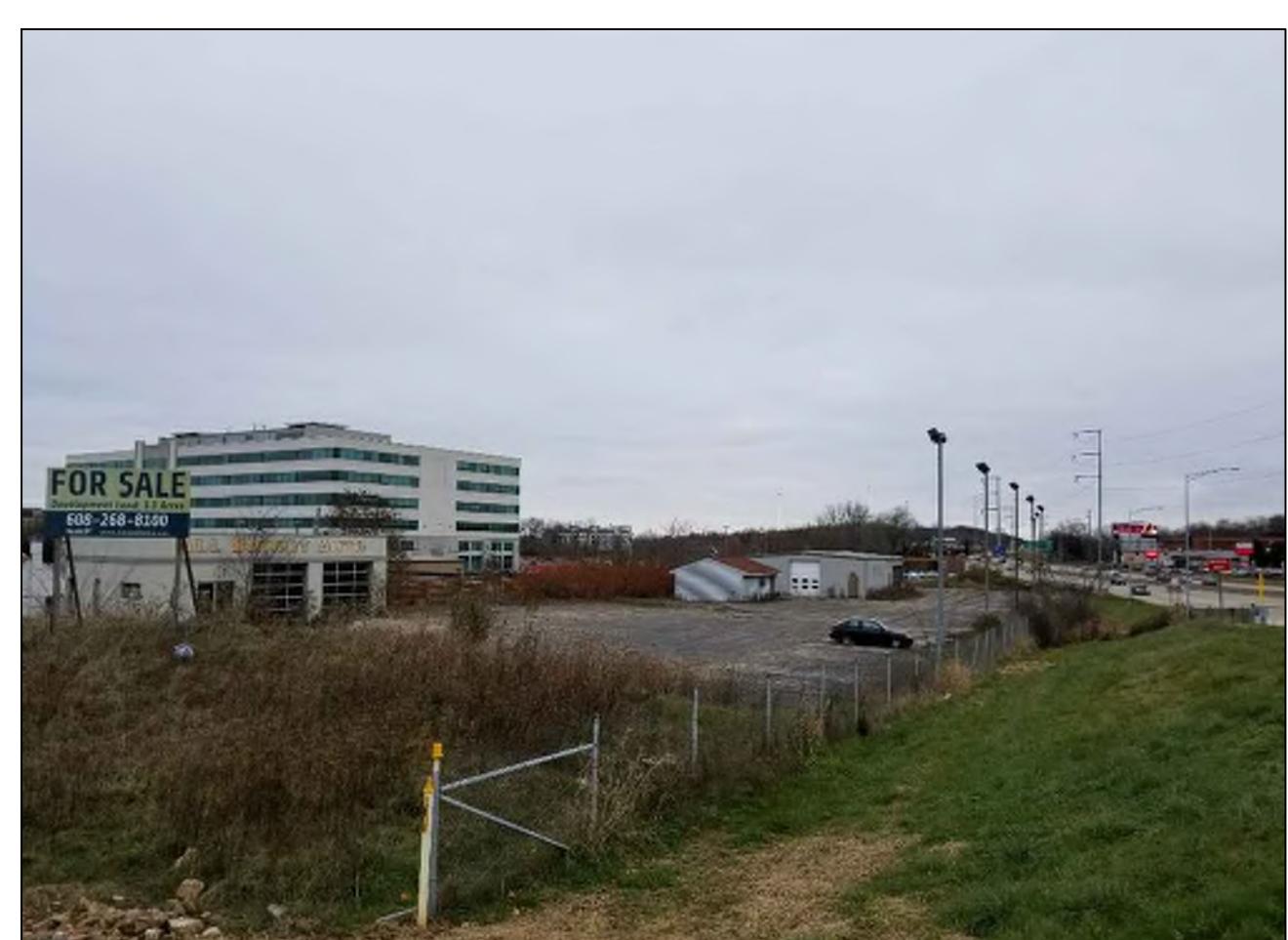
CENTER OF SOUTH SIDE LOOKING NORTHEAST



SOUTHWEST CORNER LOOKING NORTHEAST



SOUTHWEST CORNER LOOKING NORTH



SOUTHWEST CORNER LOOKING NORTHEAST



CENTER OF WEST SIDE LOOKING SOUTHEAST



NEAR NORTHWEST CORNER LOOKING NORTHEAST



NEAR NORTHWEST CORNER LOOKING EAST



NORTHWEST CORNER LOOKING NORTH



NORTH OF NORTHWEST CORNER LOOKING SOUTH



NORTH OF NORTHWEST CORNER LOOKING EAST

PROJECT: HOME 2 SUITES
2155 RIMROCK ROAD
CLIENT: MADISON RIMROCK LODGING INVESTORS I, LLC
C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732
DRAWN BY: TELAIA

DATE:

SCALE: AS NOTED

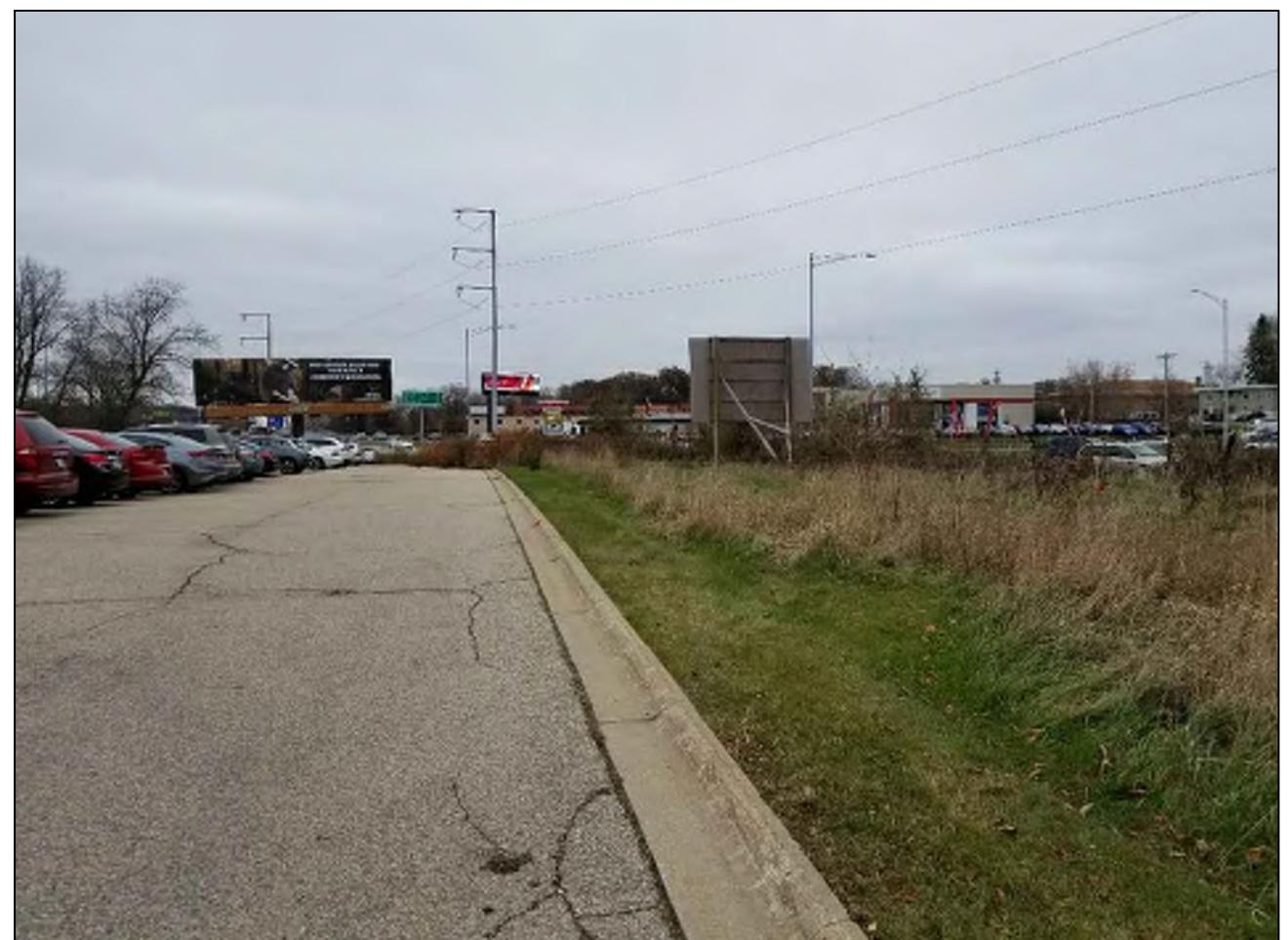
LAND USE SUBMITTAL 11/20/2017

EXISTING
SITE
CONDITIONS

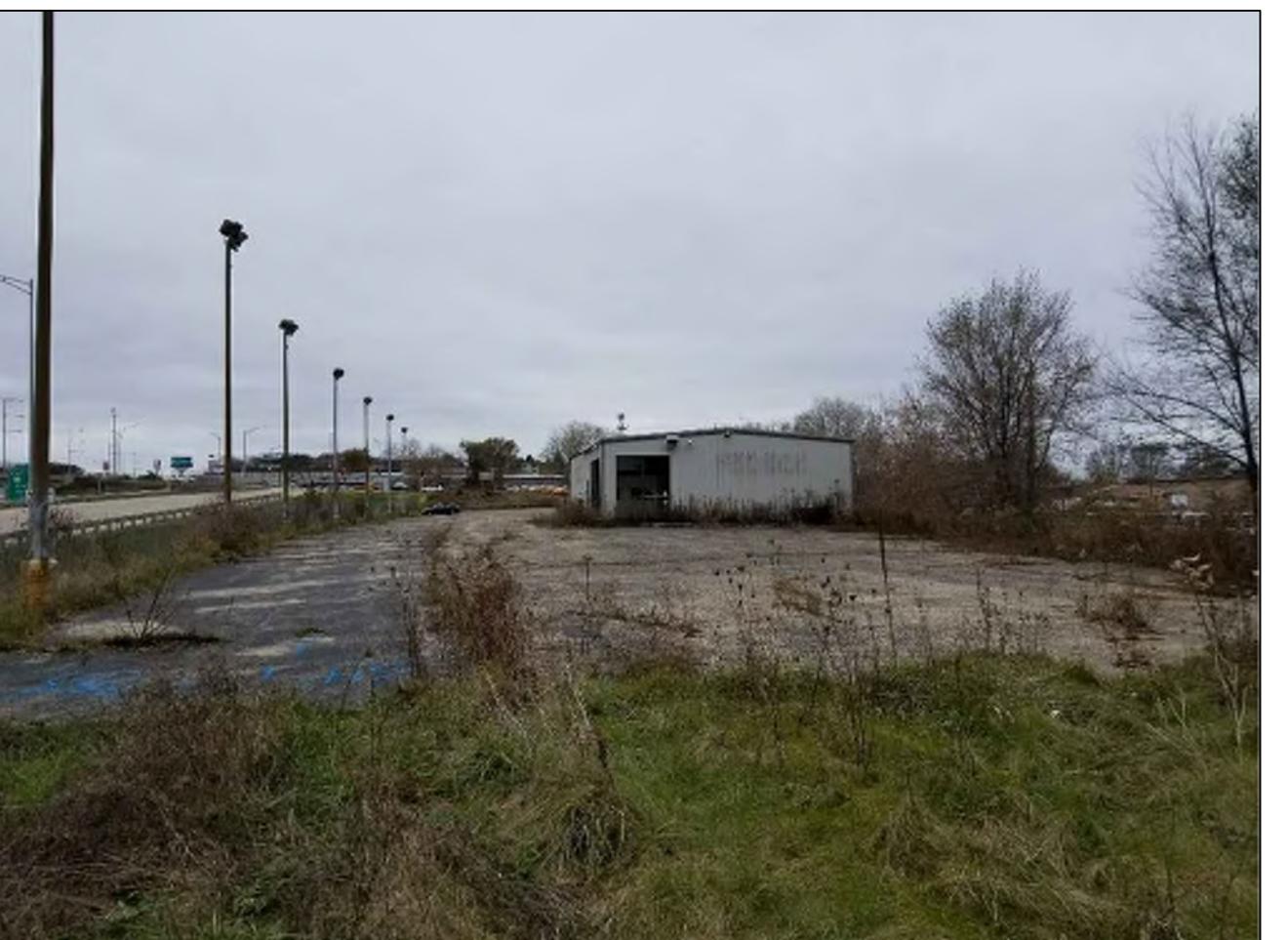
EC.02



NORTH OF CENTER OF NORTH SIDE LOOKING NORTHEAST



SOUTH SIDE OF SITE LOOKING EAST



NEAR CENTER OF SITE ON SOUTH SIDE LOOKING WEST



NEAR CENTER OF SITE ON SOUTH SIDE LOOKING NORTHEAST

G B A
architecture | design

7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

NCG
NORTH CENTRAL GROUP

HOME2
SUITES BY HILTON

PROJECT: **HOME 2 SUITES**
2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT: MADISON RIMROCK LODGING INVESTORS I, LLC
c/o NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
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PROJECT: 201732

DRAWN BY: TELAIA

DATE:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

EXISTING
SITE
CONDITIONS
EC.03

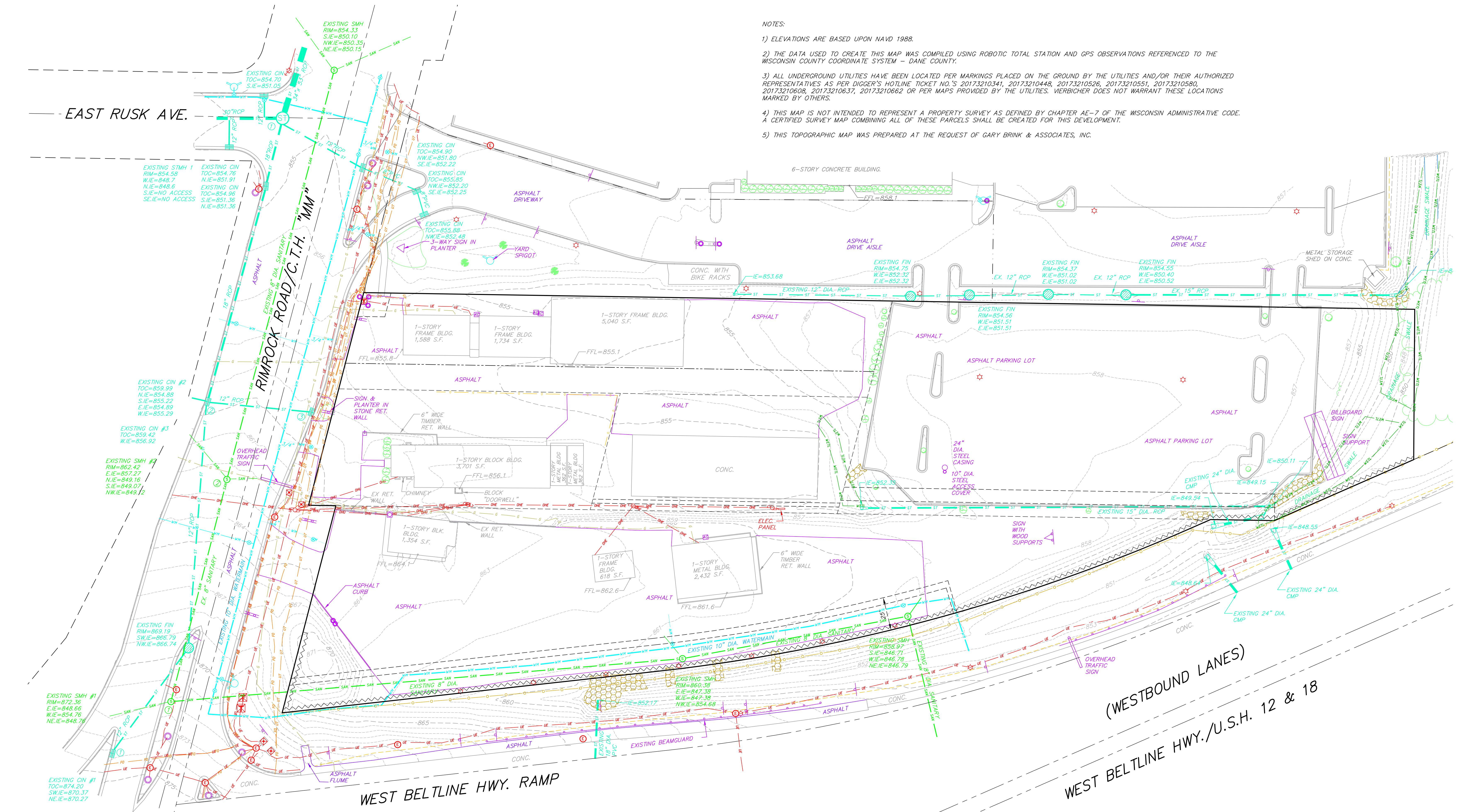


TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINERWORK LEGEND

- UTV — UTV EXISTING UNDERGROUND CABLE TV
- OHV — OHV EXISTING OVERHEAD CABLE TV
- FO — FO EXISTING FIBER OPTIC LINE
- OHT — OHT EXISTING OVERHEAD TELEPHONE LINE
- UT — UT EXISTING UNDERGROUND TELEPHONE
- RWT — RWT EXISTING RETAINING WALL
- CLF — CLF EXISTING CHAIN LINK FENCE
- GTF — GTF EXISTING GENERAL FENCE
- WRF — WRF EXISTING WIRE FENCE
- WDF — WDF EXISTING WOOD FENCE
- GLN — GLN EXISTING GAS LINE
- GUY — GUY EXISTING GUY LINE
- OHE — OHE EXISTING OVERHEAD ELECTRIC LINE
- OHU — OHU EXISTING OVERHEAD UTILITY
- FM — FM EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- SAN — SAN EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM EXISTING EDGE OF TREES
- WEL — WEL EXISTING WETLAND DELINEATION
- 820 — 820 EXISTING MAJOR CONTOUR
- 818 — 818 EXISTING MINOR CONTOUR



PROJECT:
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT:
HOME 2 SUITES
NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732
DRAWN BY: JGOL
DATE: 11/20/17
SCALE: AS NOTED

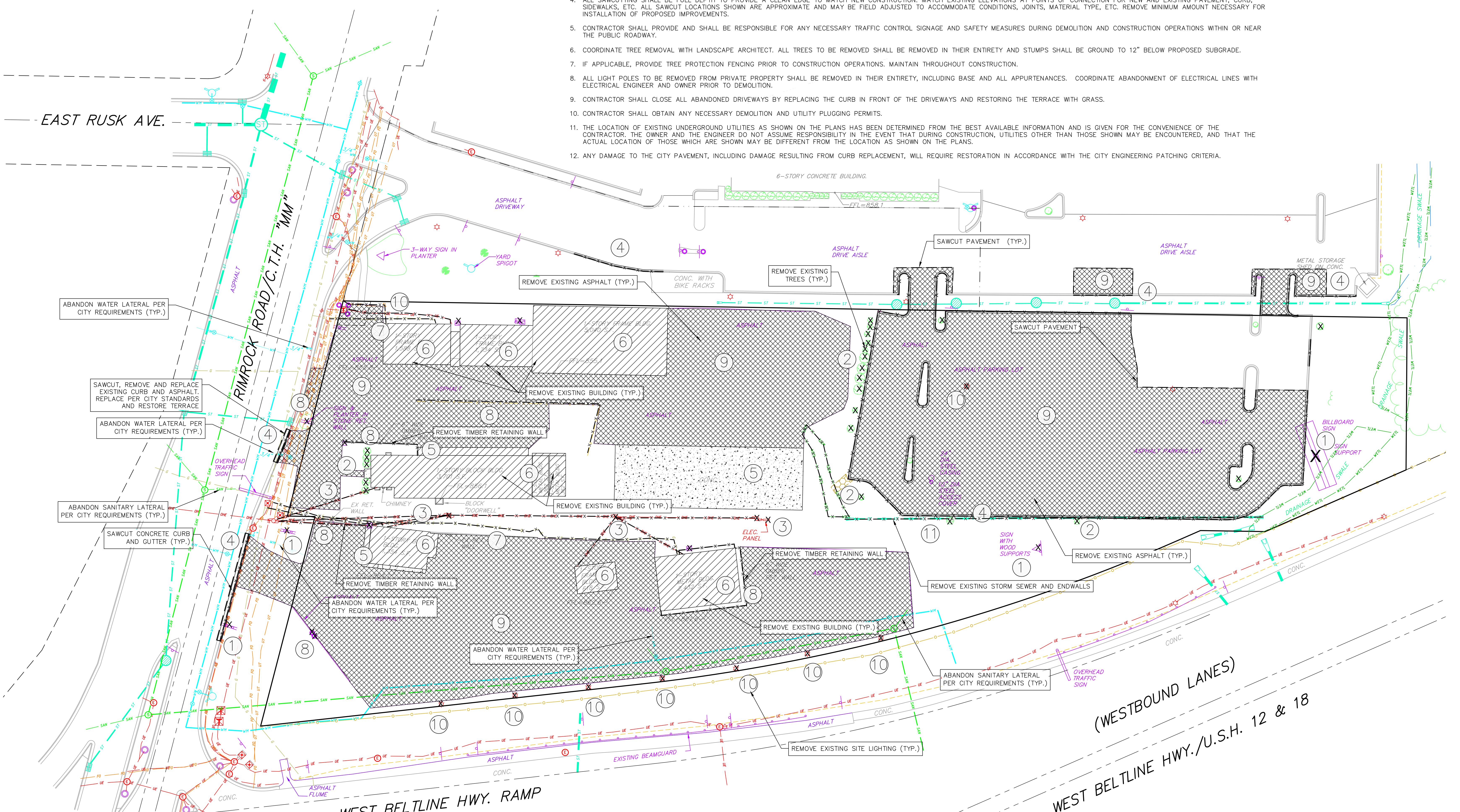
EXISTING
CONDITIONS
PLAN

C100

1. ALL APPLICABLE EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE BEGINNING DEMOLITION.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. 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.
5. 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.
6. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUNDED TO 12" BELOW PROPOSED SUBGRADE.
7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
8. 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.
9. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
10. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
11. 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.
12. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

vierbicher
planners | engineers | advisors

Phone: 800.261.3898





SITE PLAN LEGEND

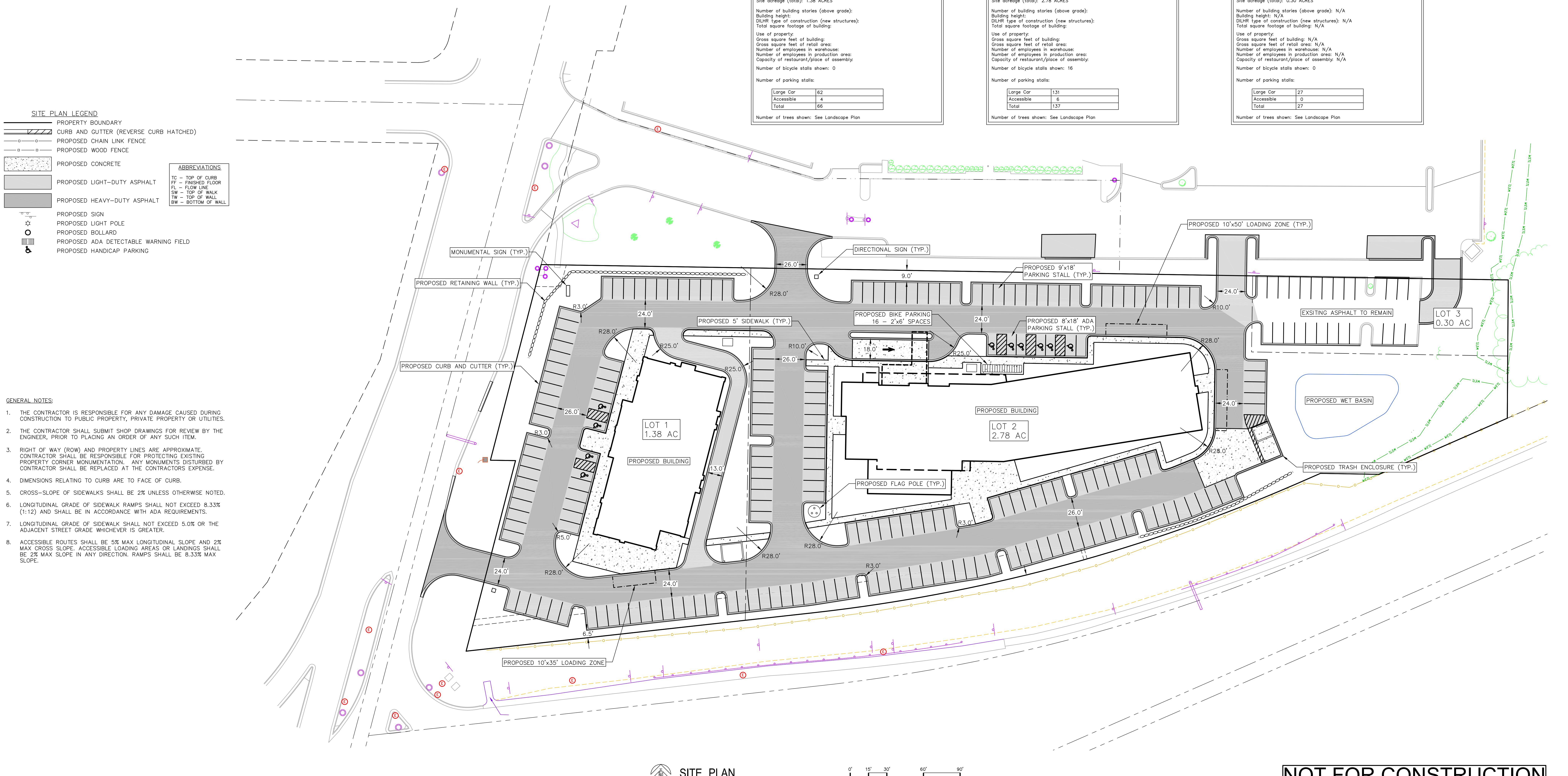
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALL
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
- 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 CONTRACTOR'S EXPENSE.
- DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
- CROSS-SLOPE OF SIDEWALKS SHALL BE 2% UNLESS OTHERWISE NOTED.
- LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
- LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
- 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. RAMPS SHALL BE 8.33% MAX SLOPE.

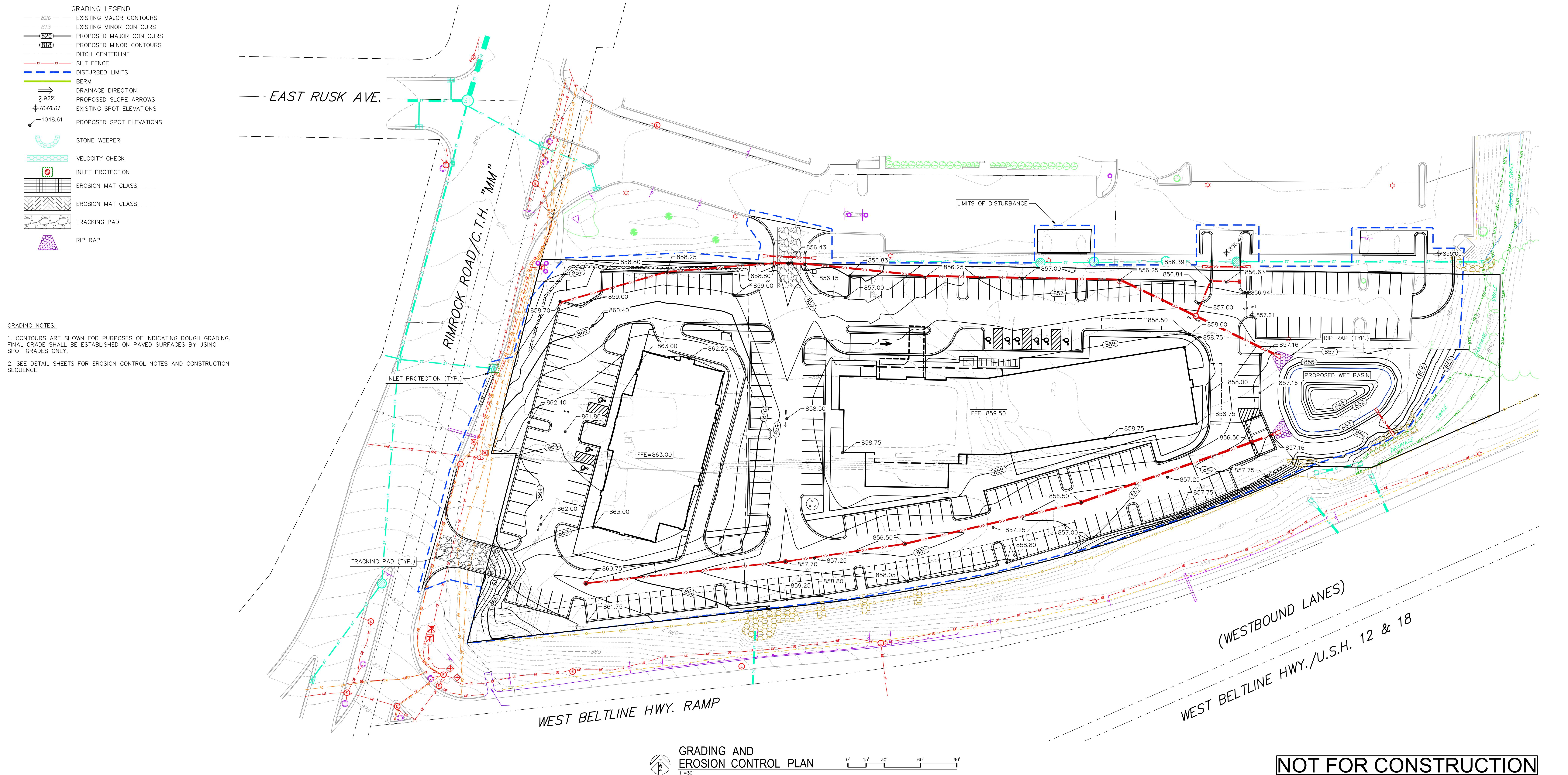


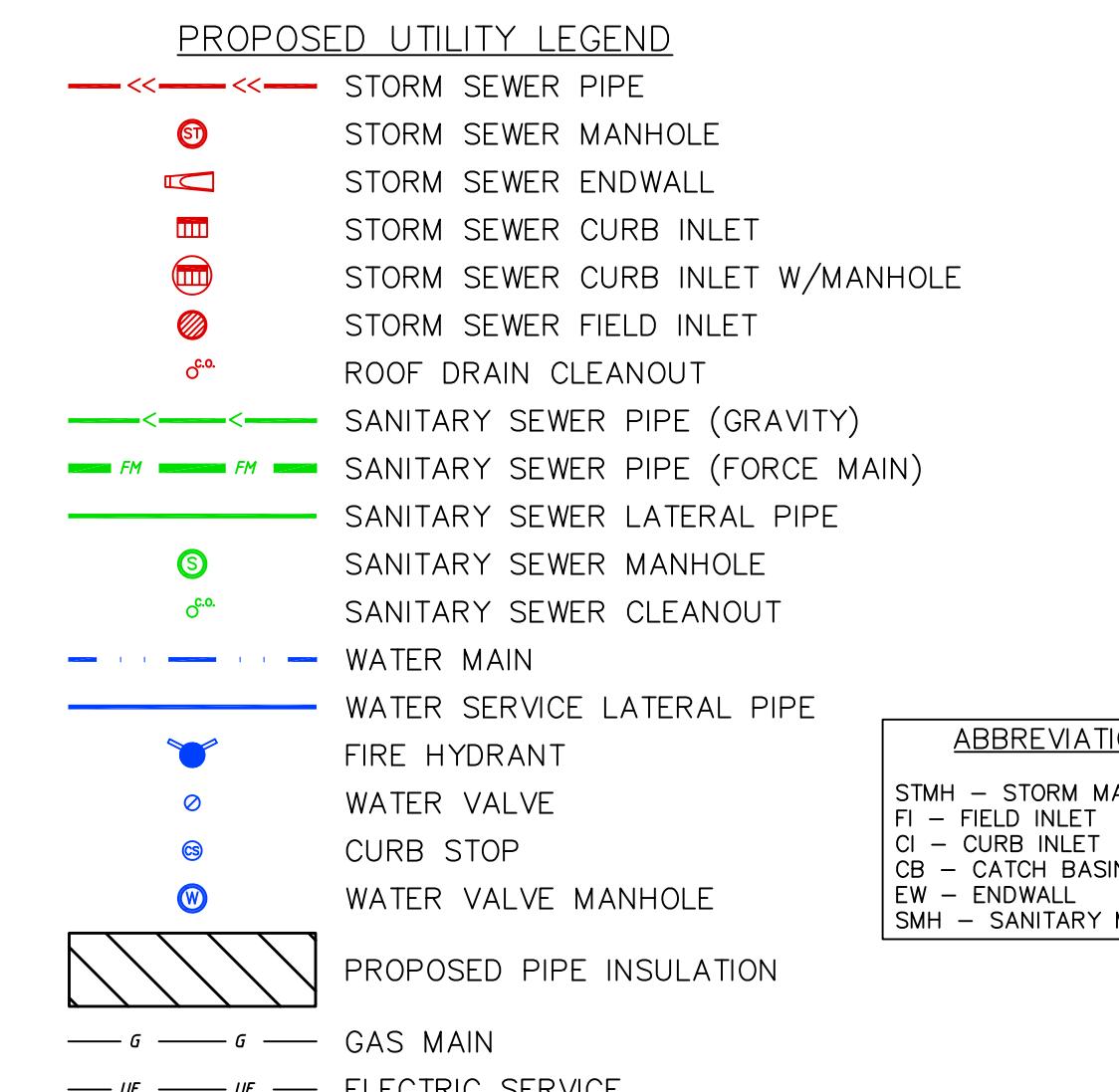
PROJECT:
HOME 2 SUITES
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT:
C&O XYZ
1600 SPENCER COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732
DRAWN BY: JGOL
DATE: 11/20/17
SCALE: AS NOTED

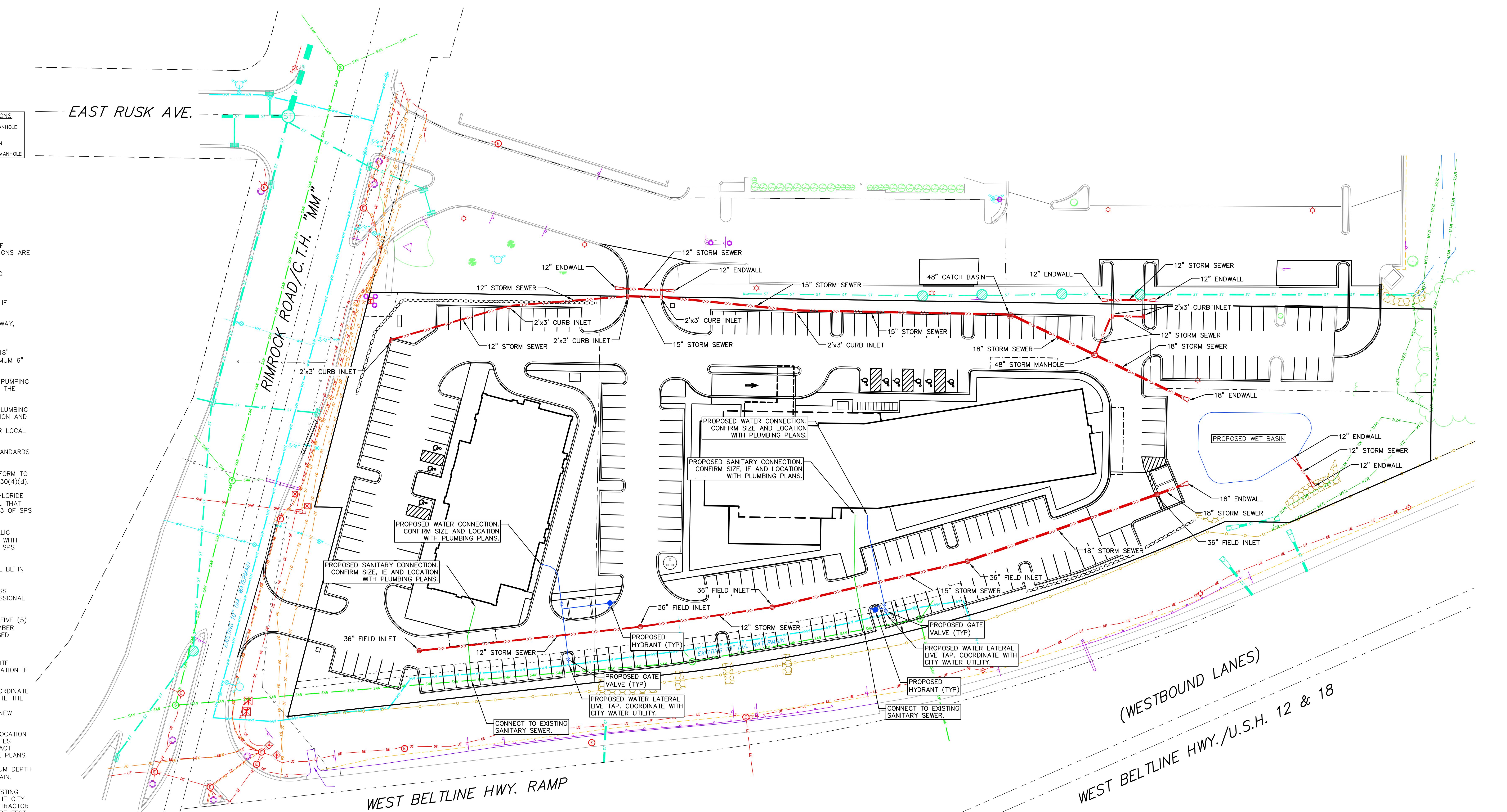
**SITE
PLAN**
C102





UTILITY NOTES:

1. 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.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. 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.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DNR PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. 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.
8. STORM SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. 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).
10. 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).
11. 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(1)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.





EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
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 AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25'-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
20. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
21. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
22. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
23. INSTALL MINIMUM 6'-7" WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
24. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
25. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
26. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OR DRAINAGE AREAS.
27. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
28. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
29. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

NOTE: CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD DETAIL DRAWINGS THAT ARE CURRENT AT THE TIME OF CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

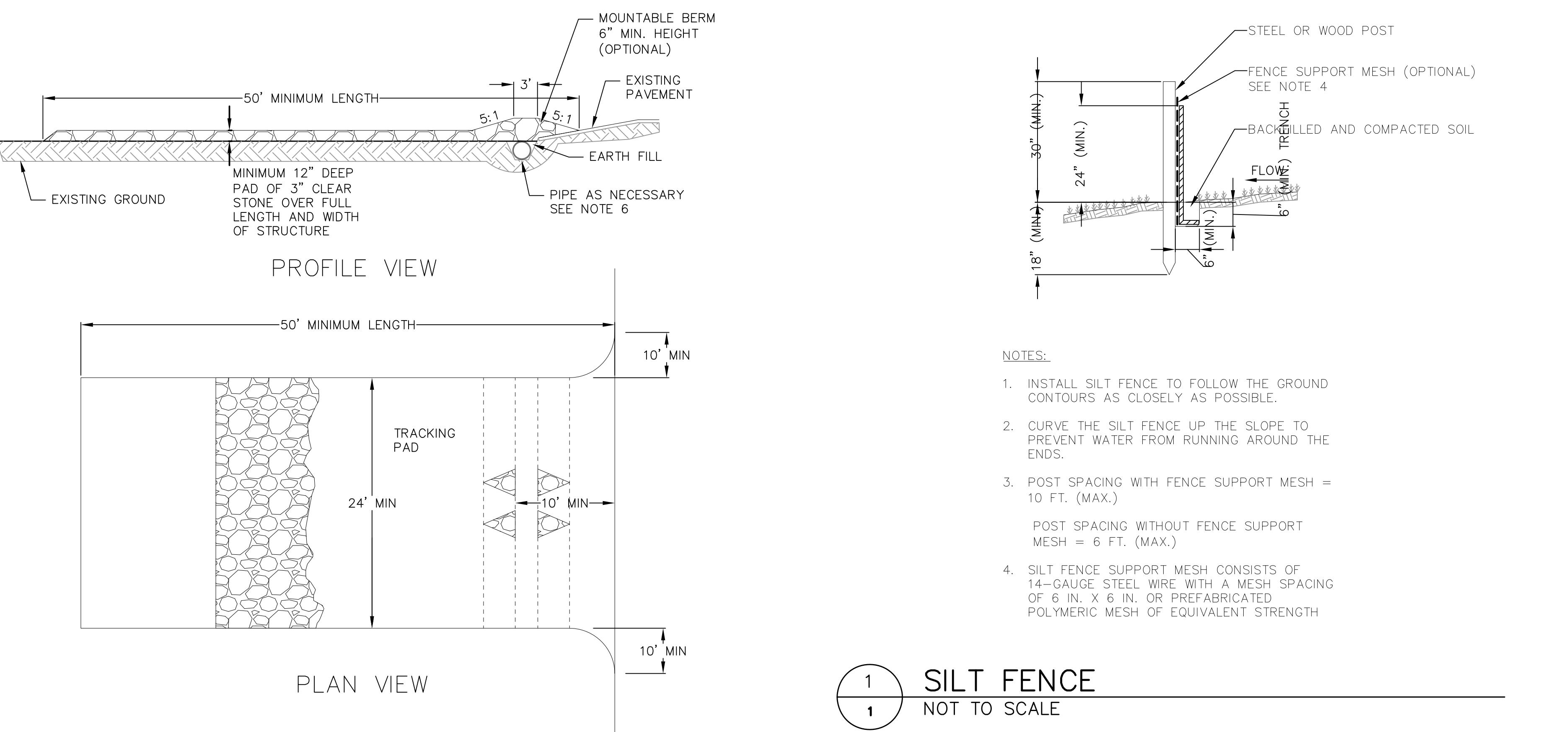
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

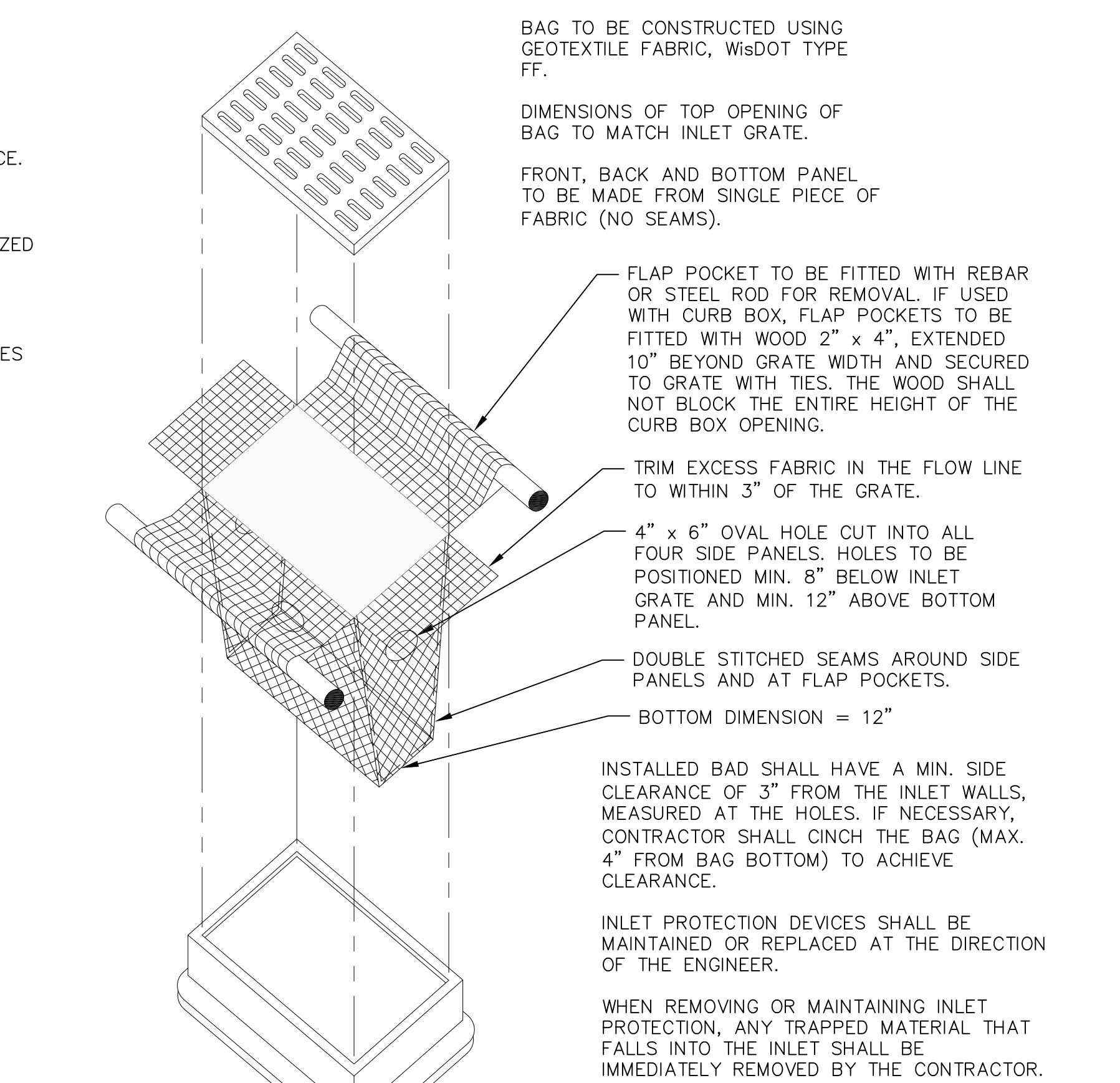
MULCHING RATES:

TEMPORARY AND PERMANENT:
USE 2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

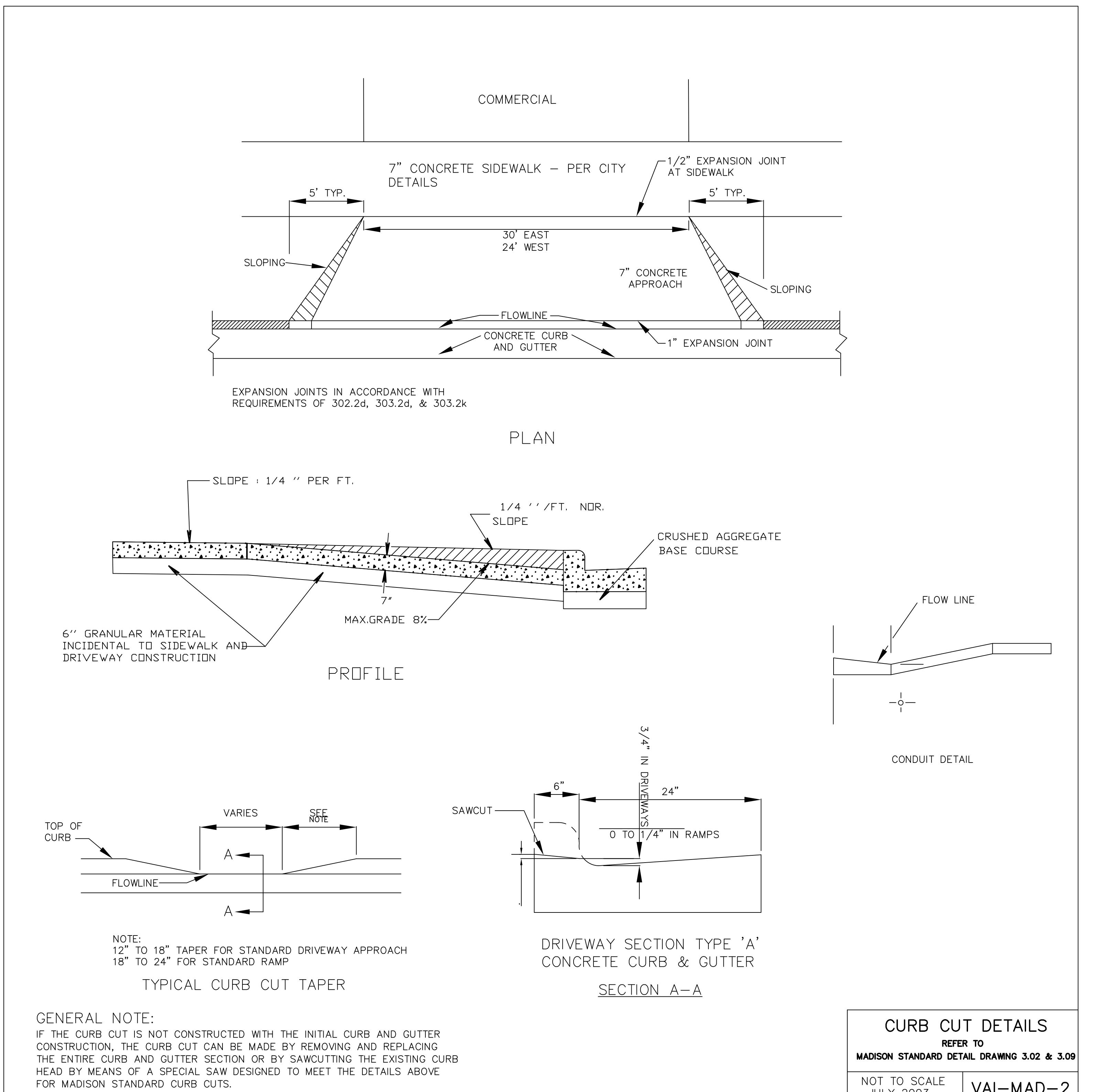


1
1
SILT FENCE
NOT TO SCALE

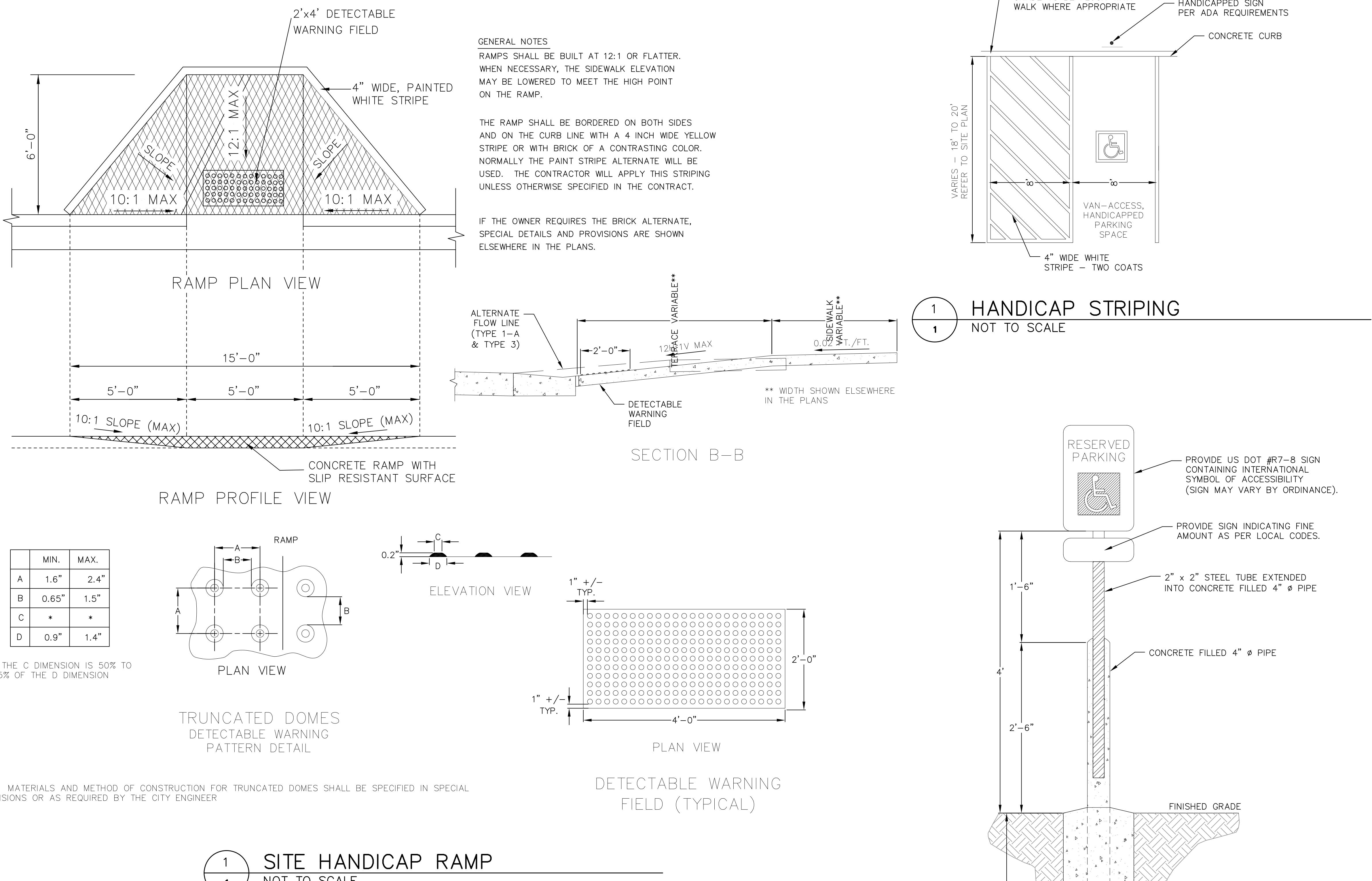
1
1
TRACKING PAD
NOT TO SCALE



1
1
INLET PROTECTION TYPE D
NOT TO SCALE



NOTE: CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD DETAIL DRAWINGS THAT ARE CURRENT AT THE TIME OF CONSTRUCTION.

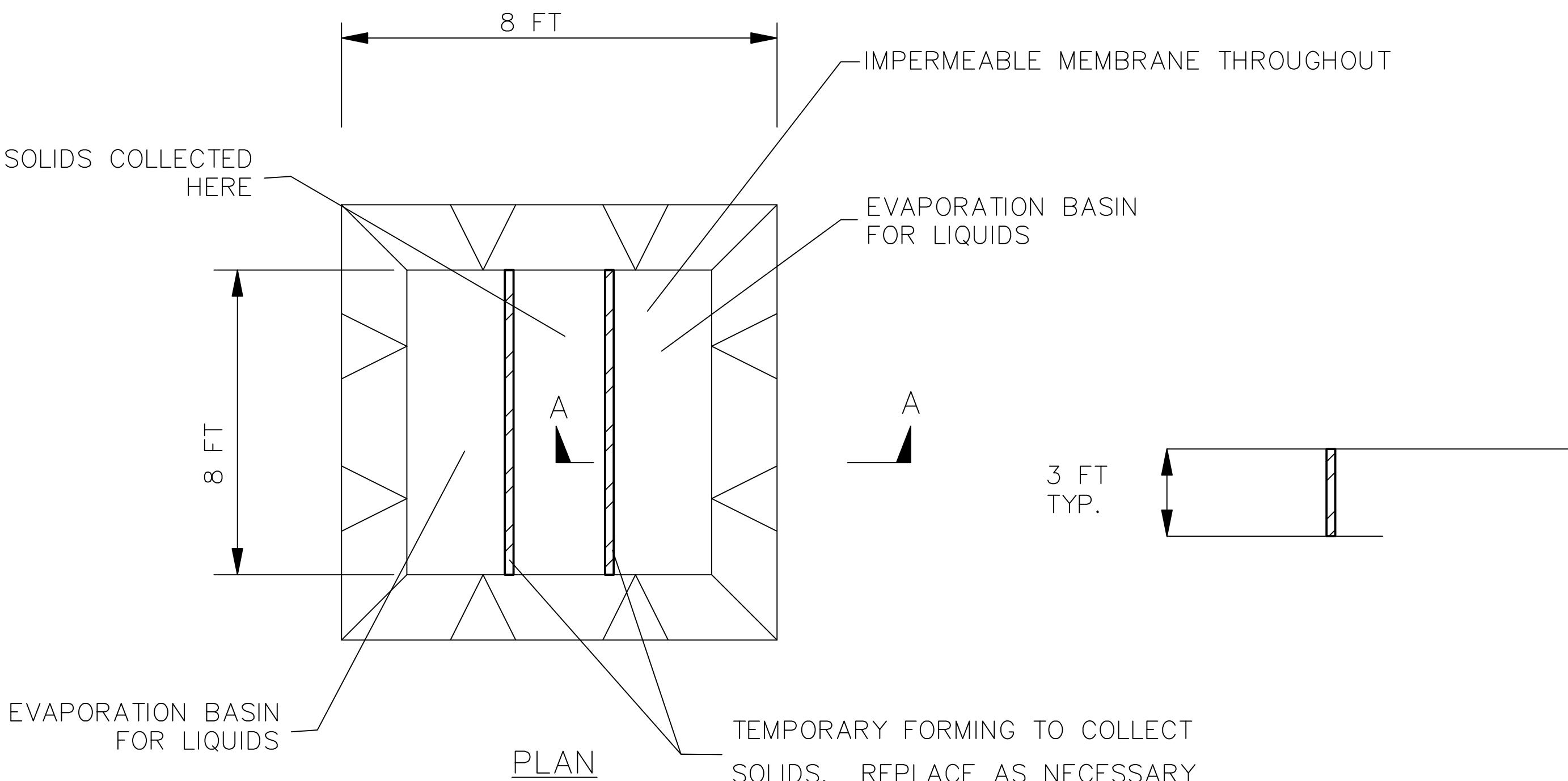


NOT FOR CONSTRUCTION

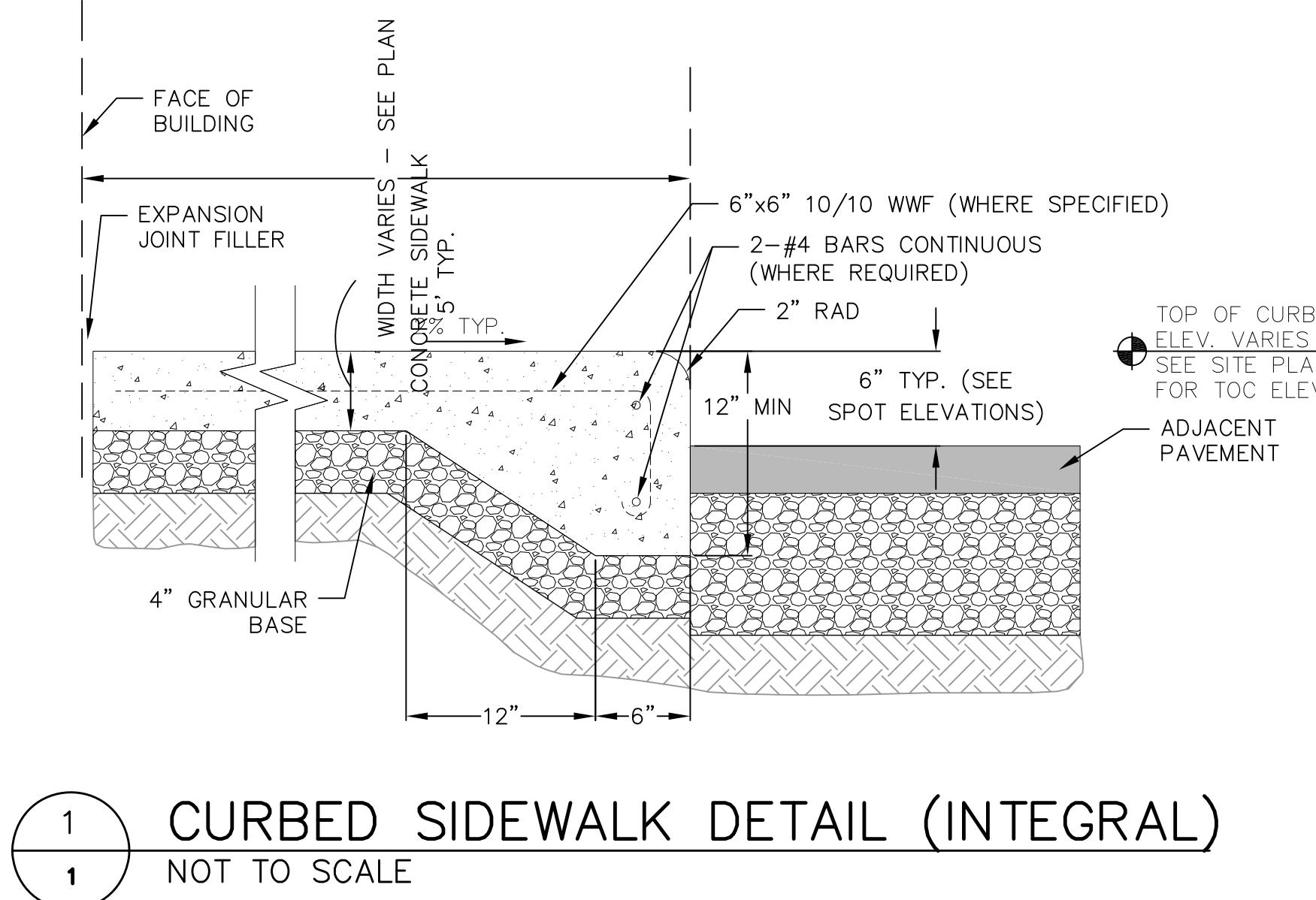
PROJECT: HOME 2 SUITES
RUMROCK ROAD
MADISON, WISCONSIN
CLIENT: C.O. XXZ
NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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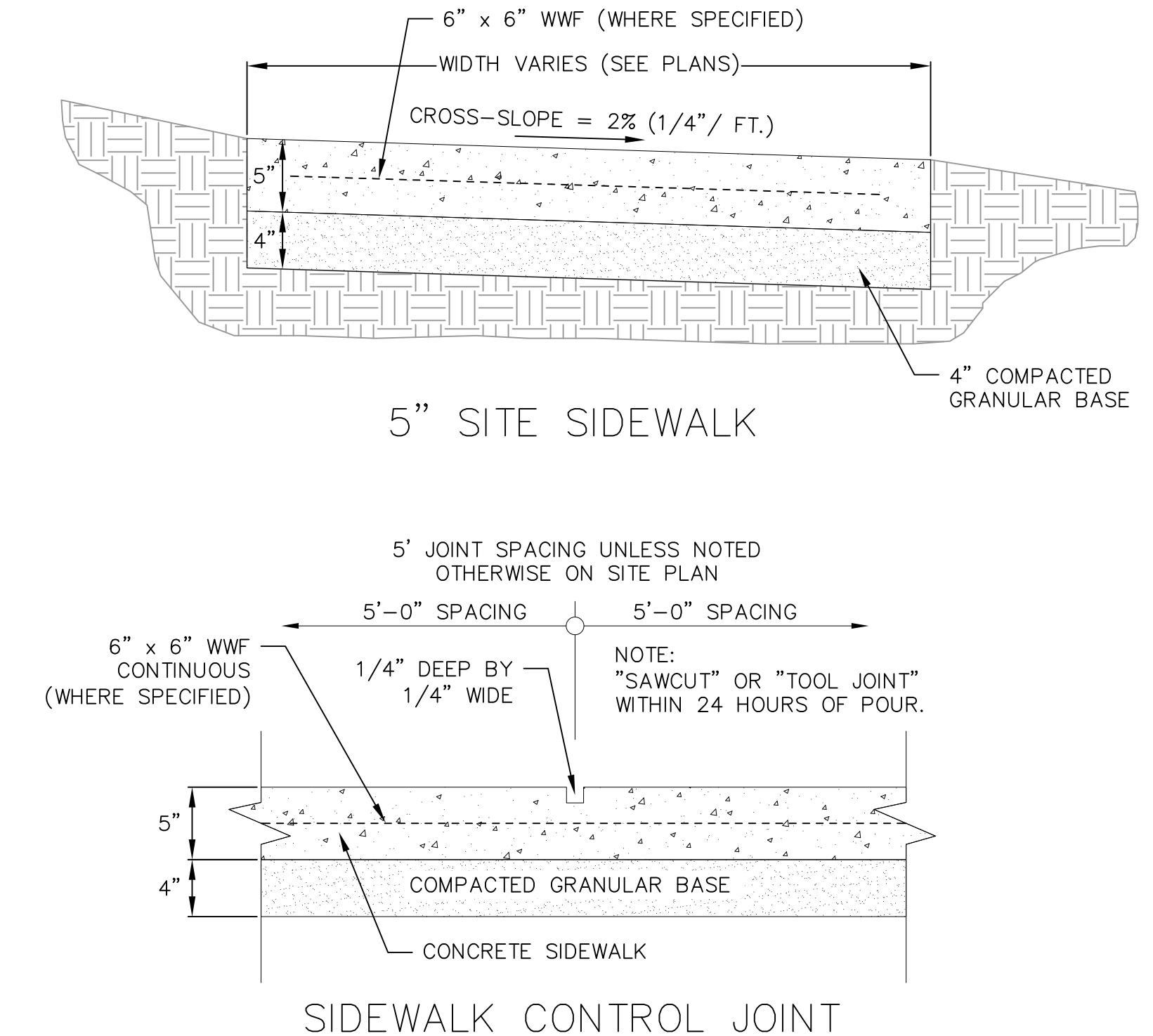
PROJECT: 201732
DRAWN BY: JGOL
DATE: 11/20/17
SCALE: AS NOTED



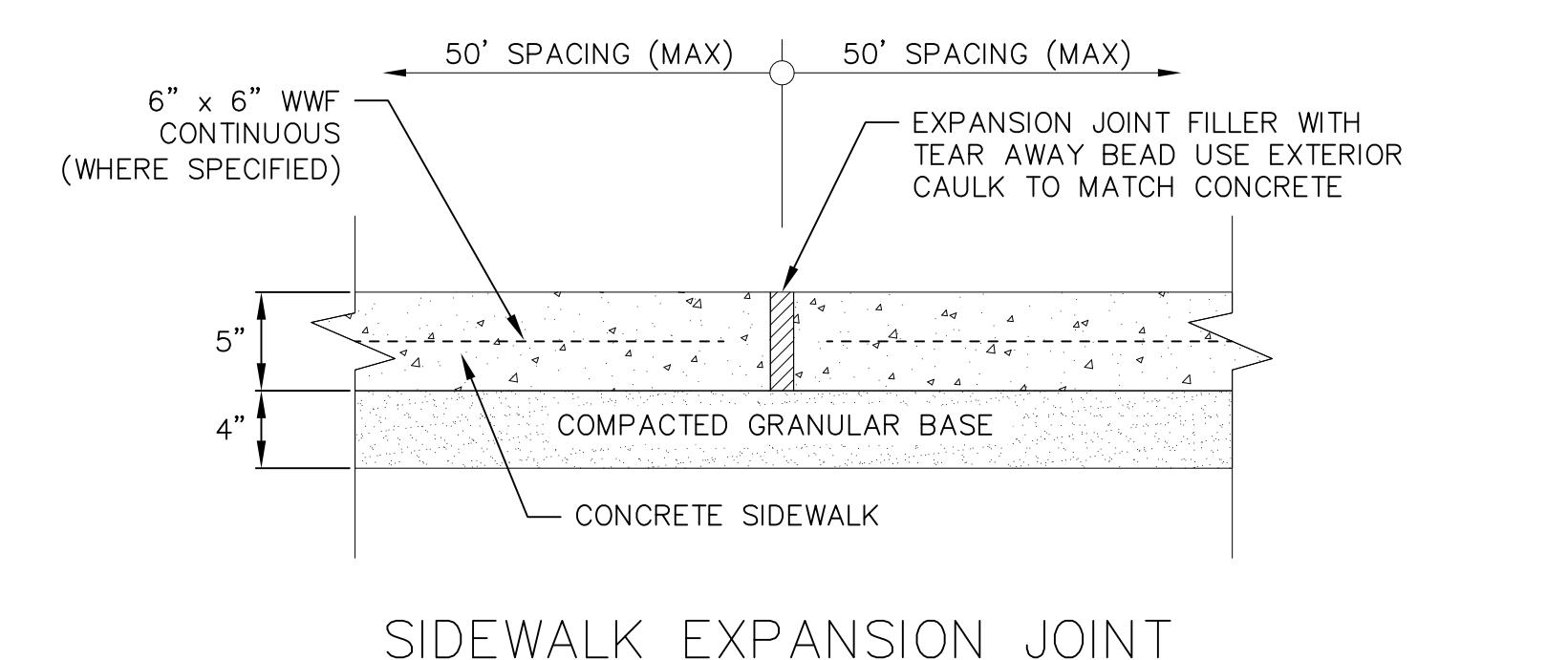
NOTE: CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD DETAIL DRAWINGS THAT ARE CURRENT AT THE TIME OF CONSTRUCTION.



1 1 CURBED SIDEWALK DETAIL (INTEGRAL)
NOT TO SCALE



5" SITE SIDEWALK
B SIDEWALK CONTROL JOINT

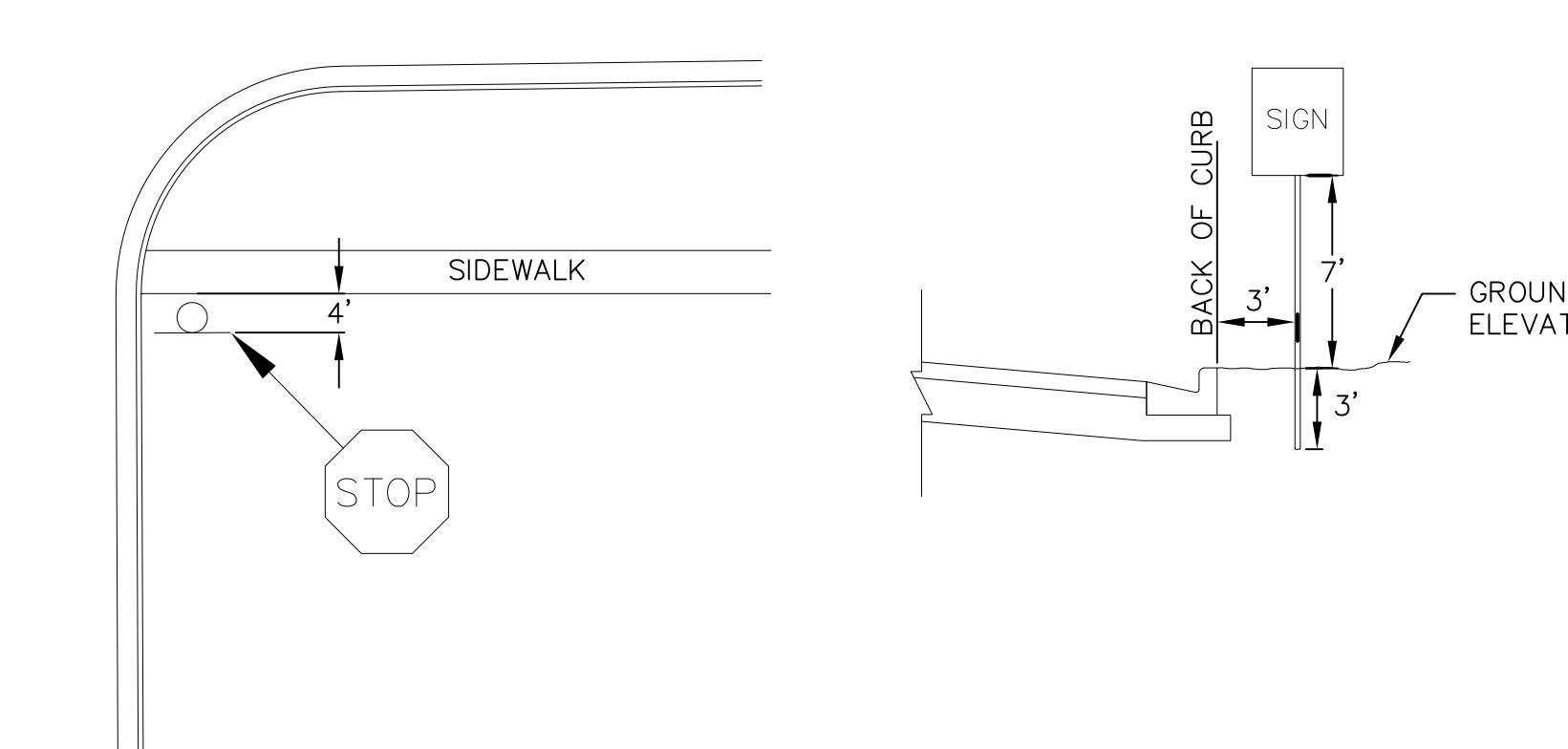


5" SIDEWALK
C SIDEWALK EXPANSION JOINT

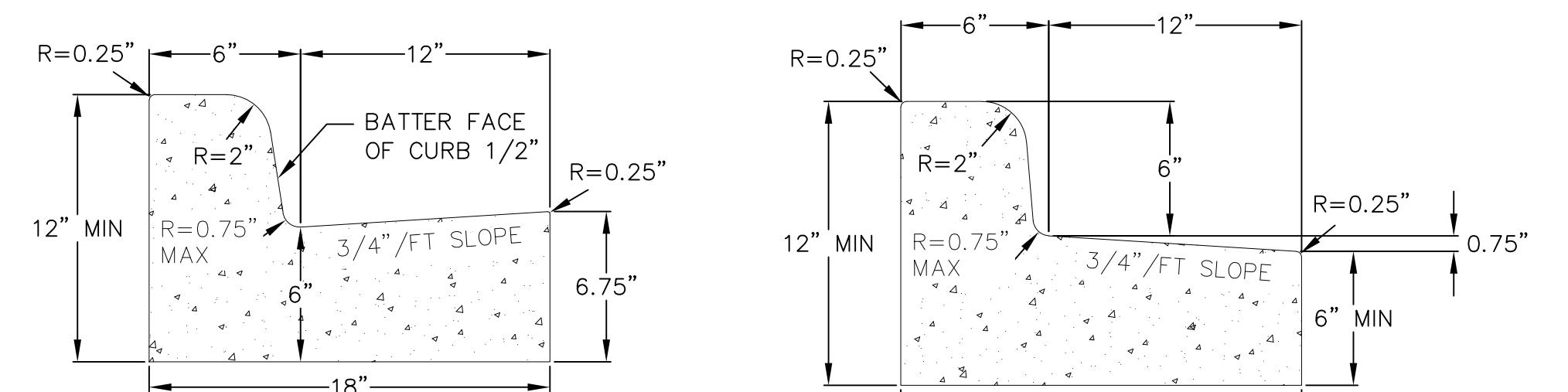
1 1 5" SIDEWALK
NOT TO SCALE

SIGNAGE NOTES:

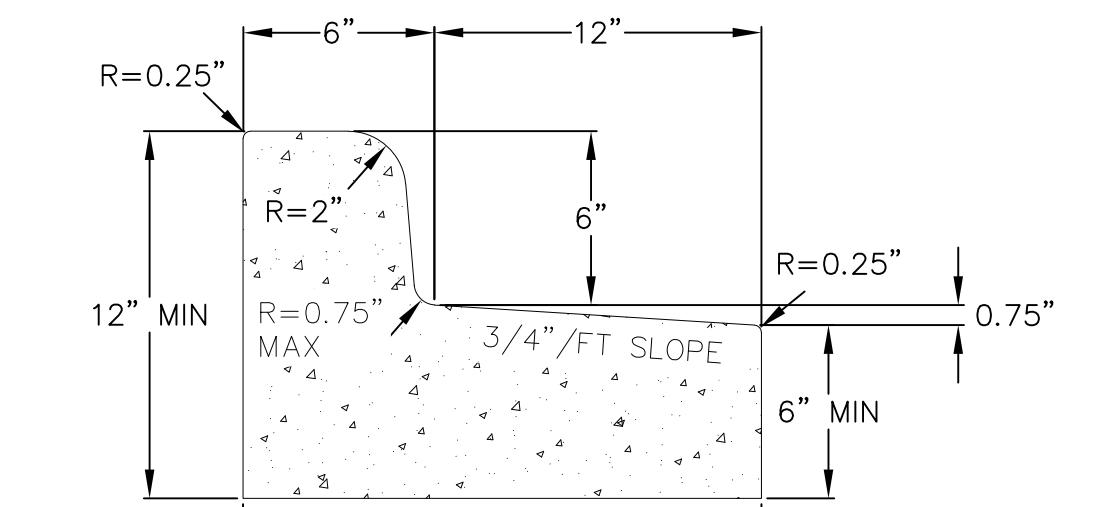
1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7' FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.



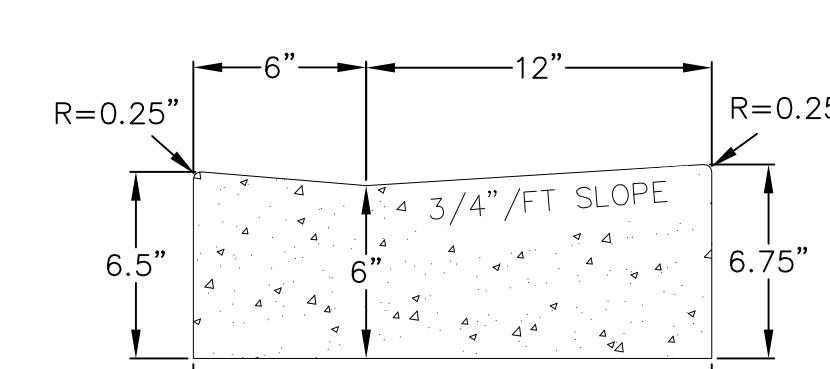
1 1 STOP SIGN
NOT TO SCALE



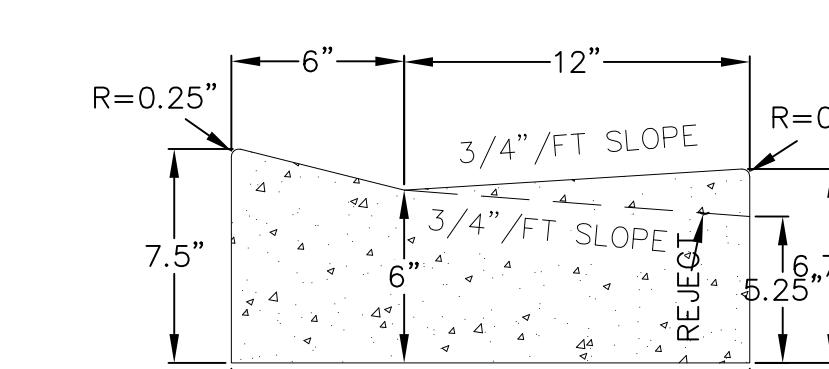
CURB AND GUTTER CROSS SECTION



CURB AND GUTTER REJECT SECTION

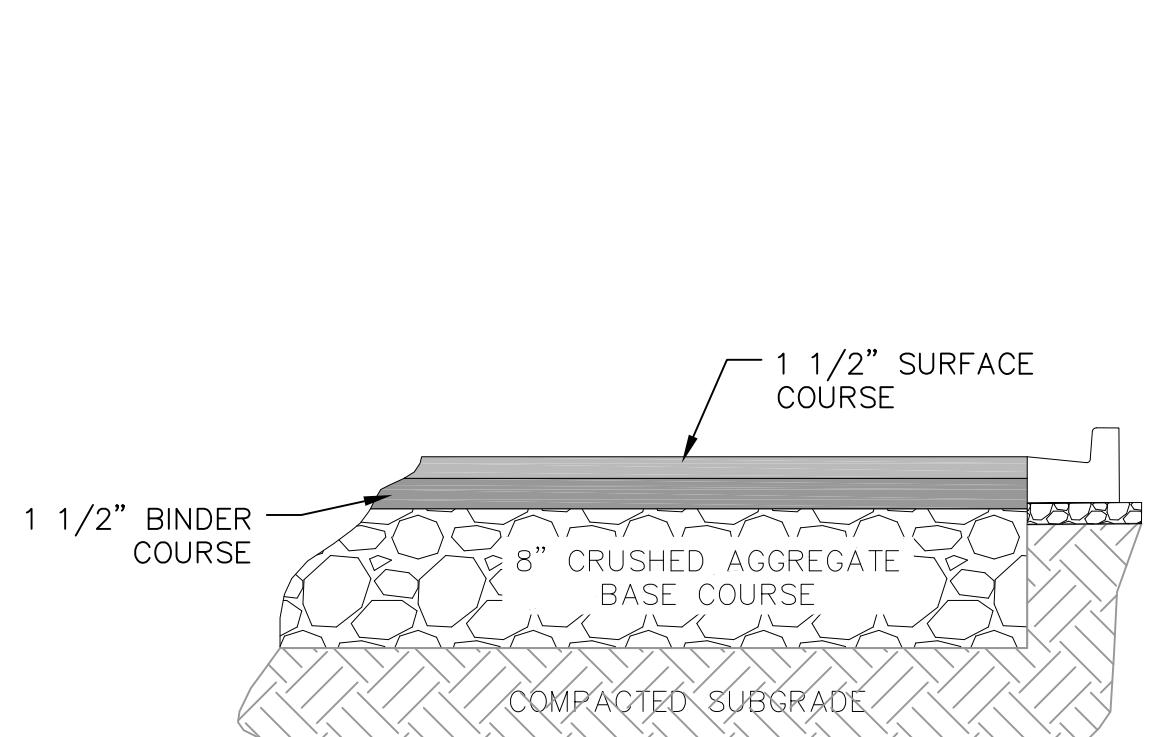


HANDICAP RAMP GUTTER CROSS SECTION



ROLL FACE GUTTER CROSS SECTION

1 1 CONCRETE WASHOUT STRUCTURE
1 1 NOT TO SCALE

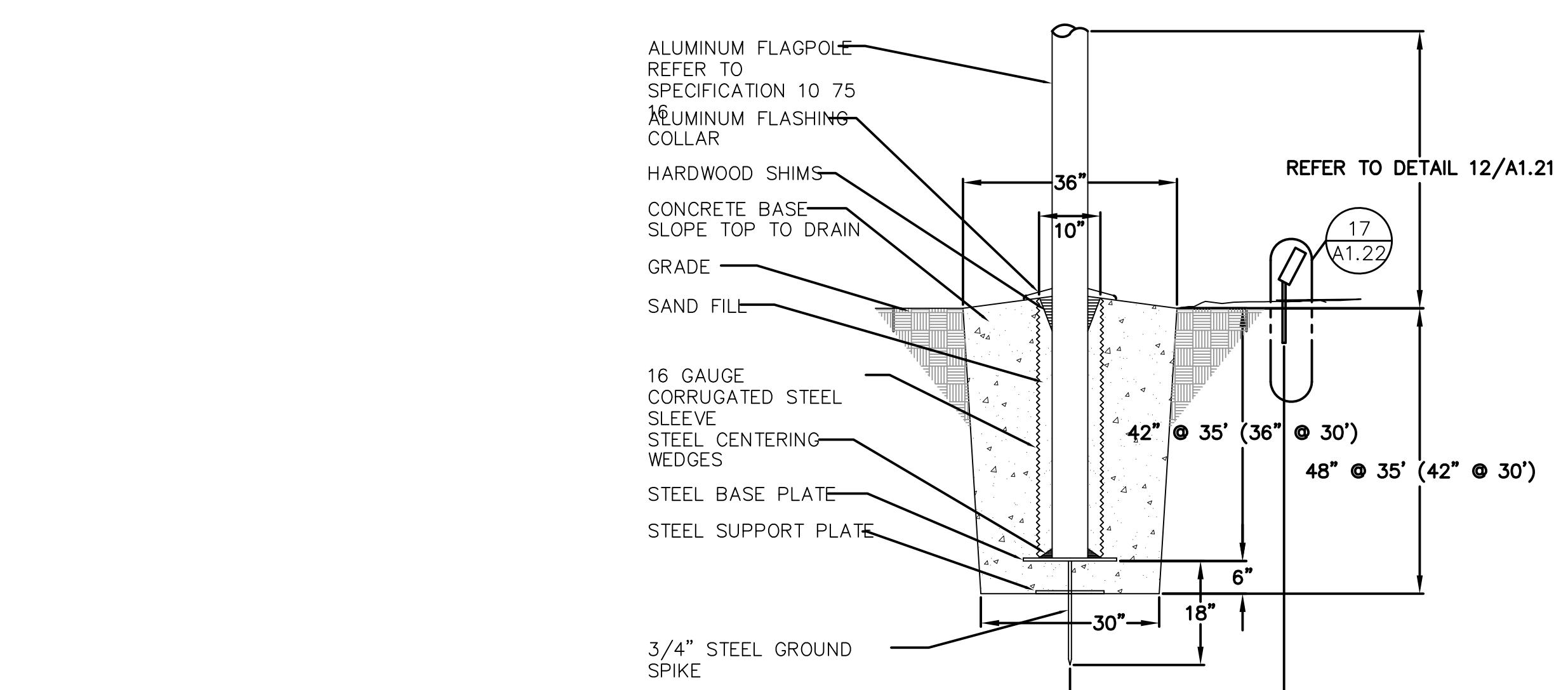
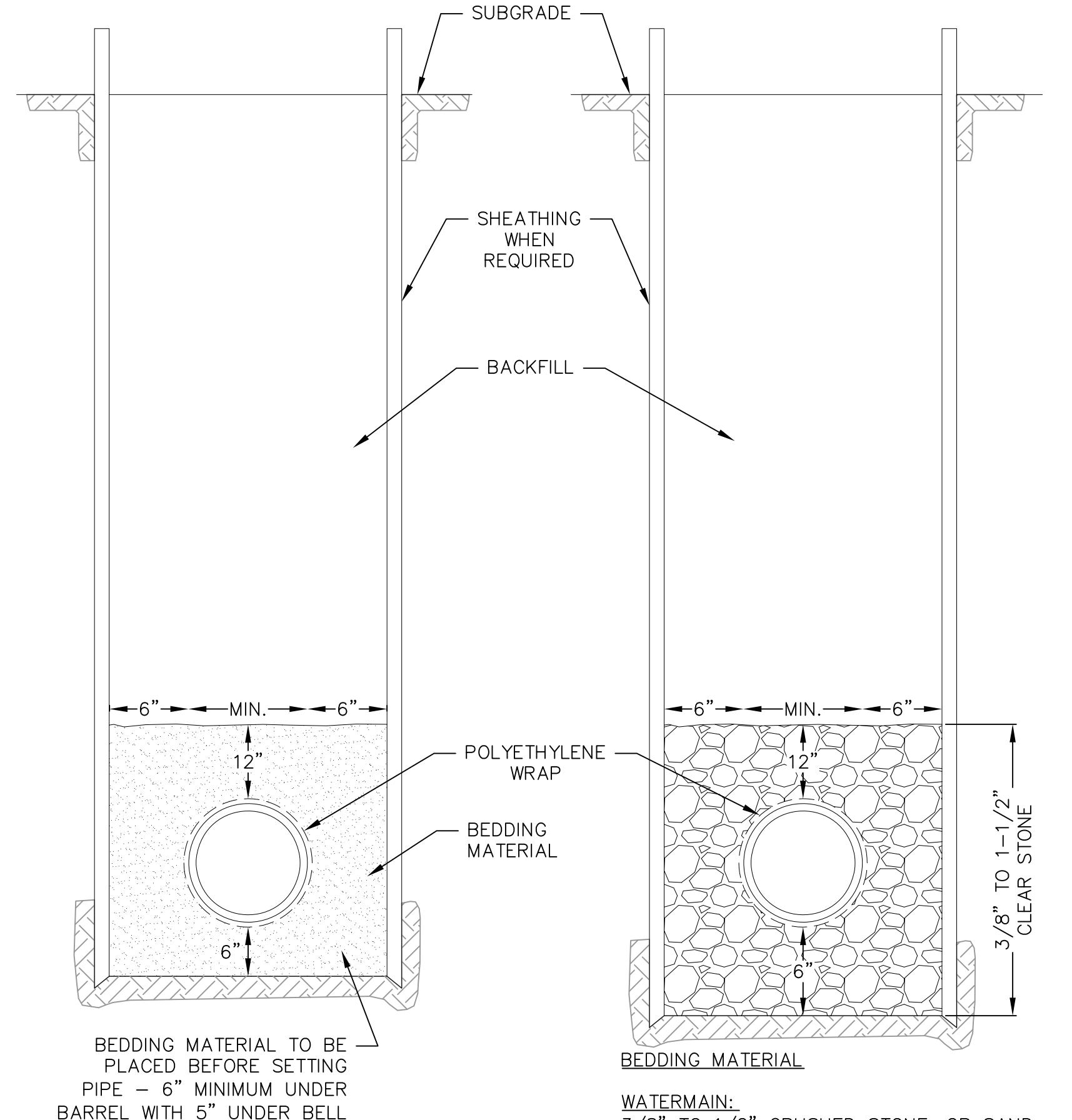


BITUMINOUS PAVEMENT
PARKING LOT

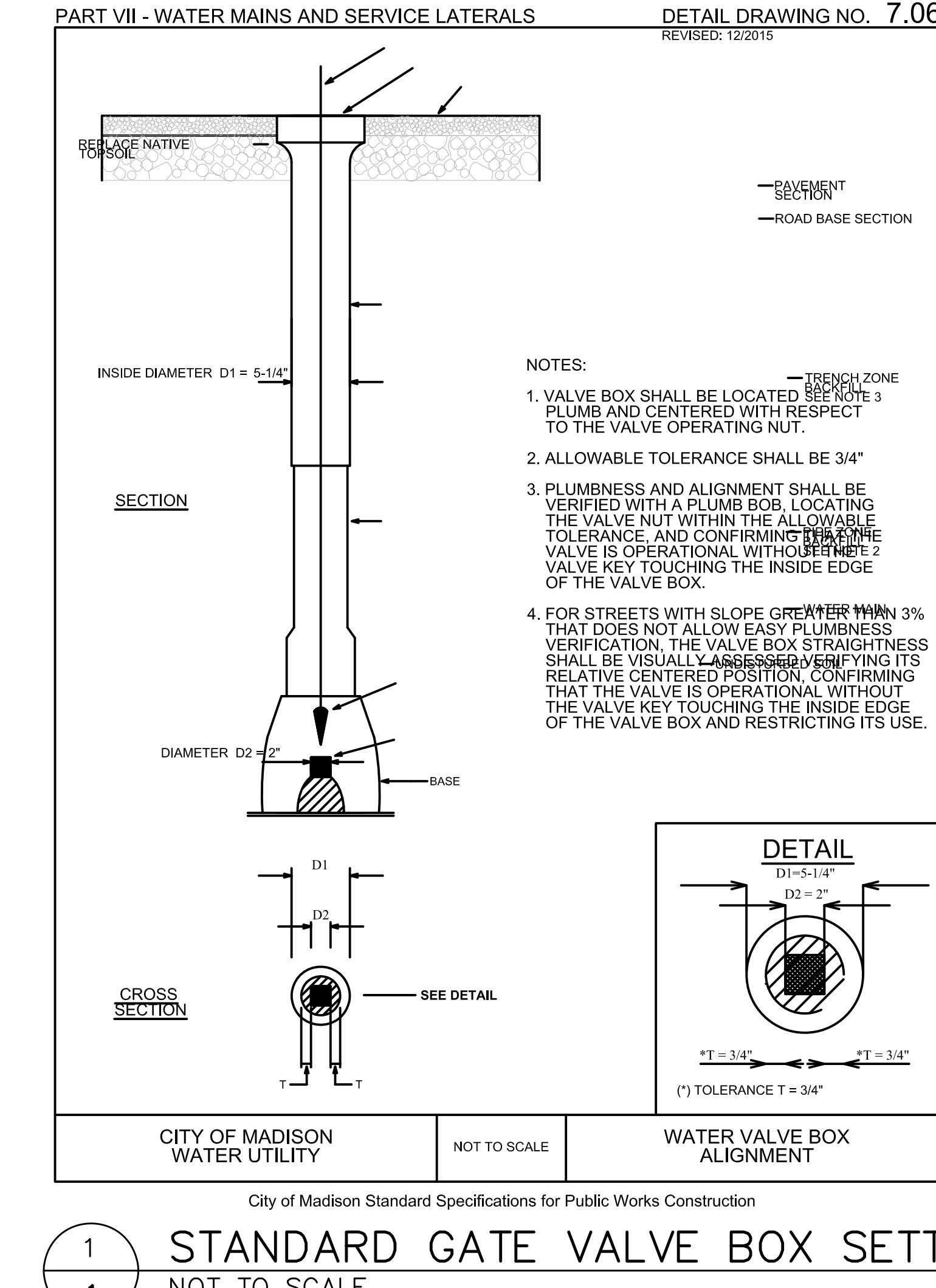
1 1 SITE PAVEMENT
NOT TO SCALE

1 1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE

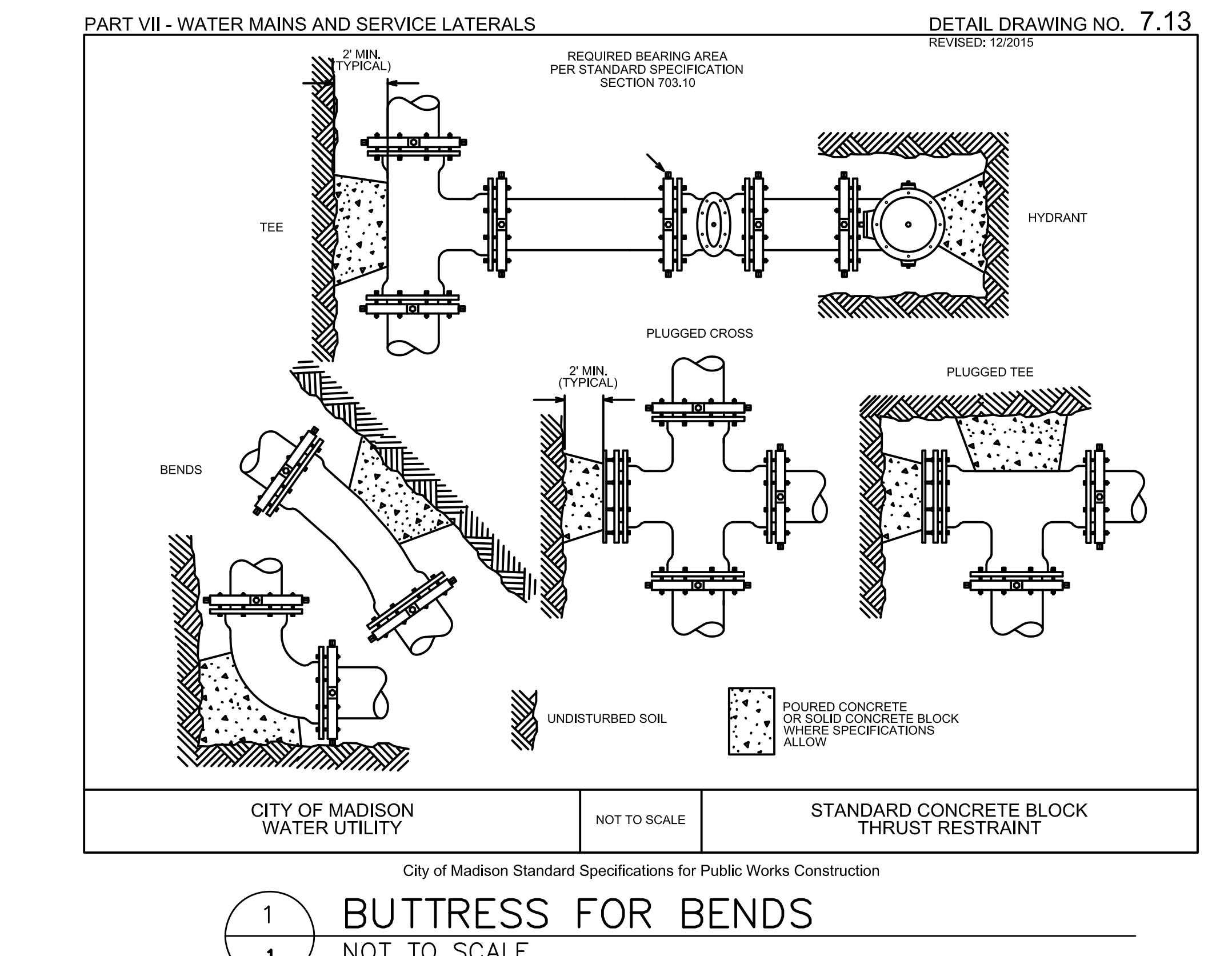
NOT FOR CONSTRUCTION



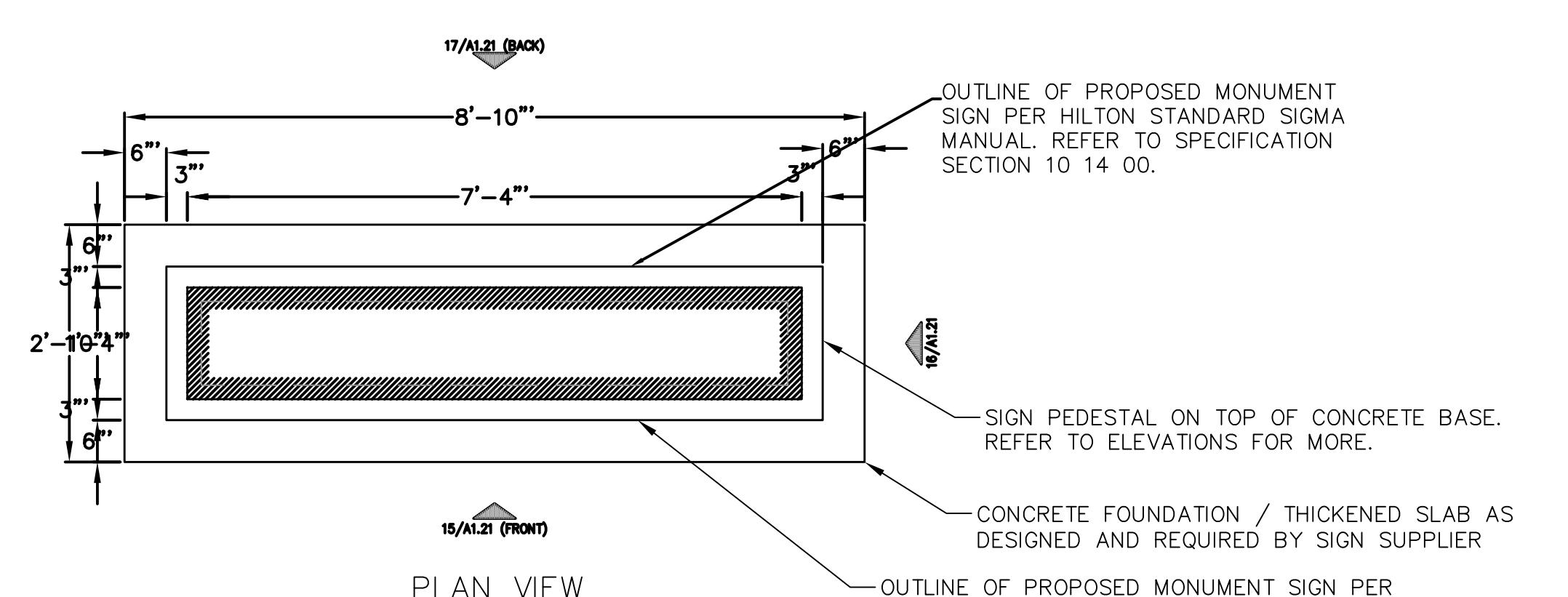
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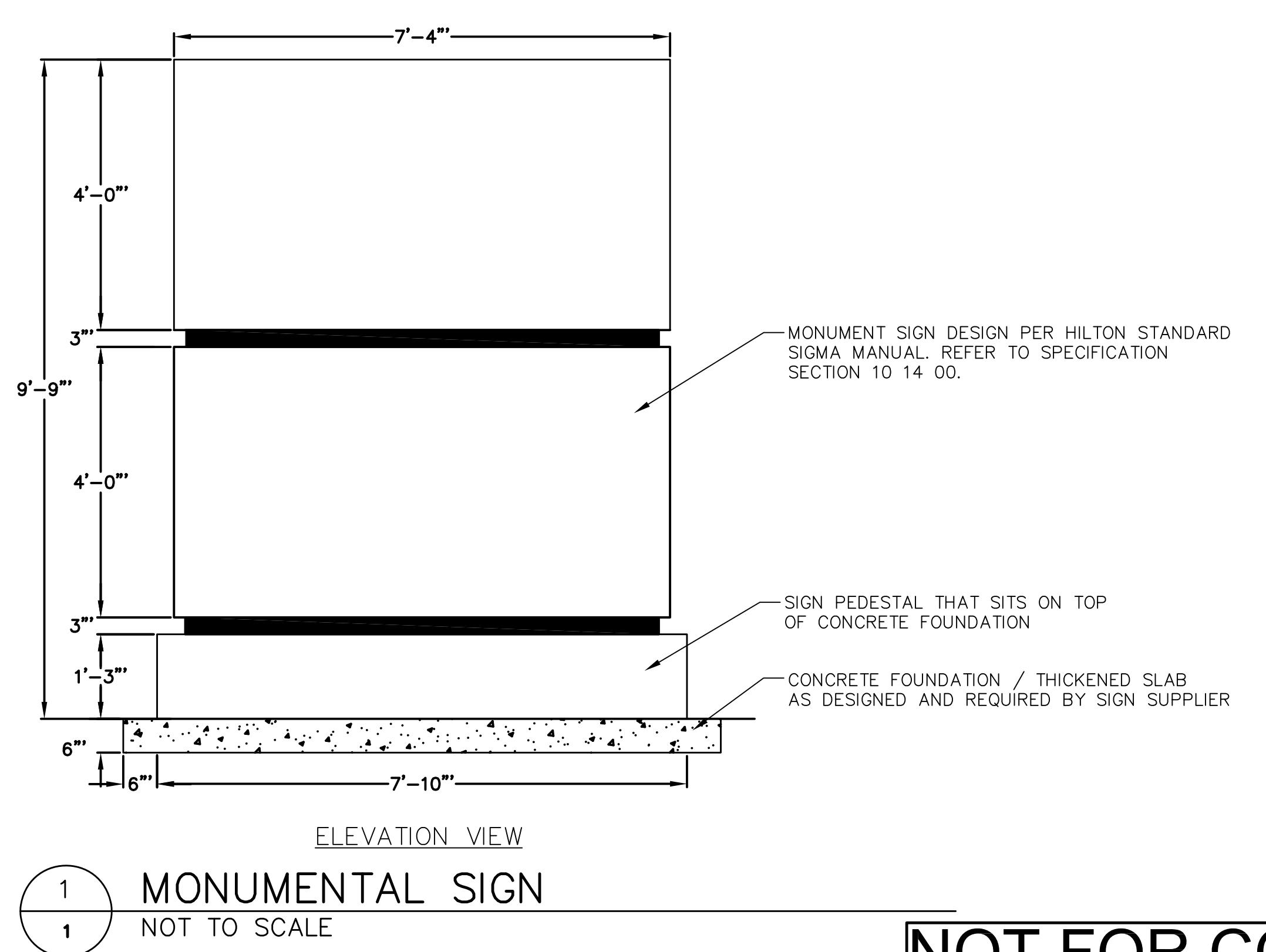
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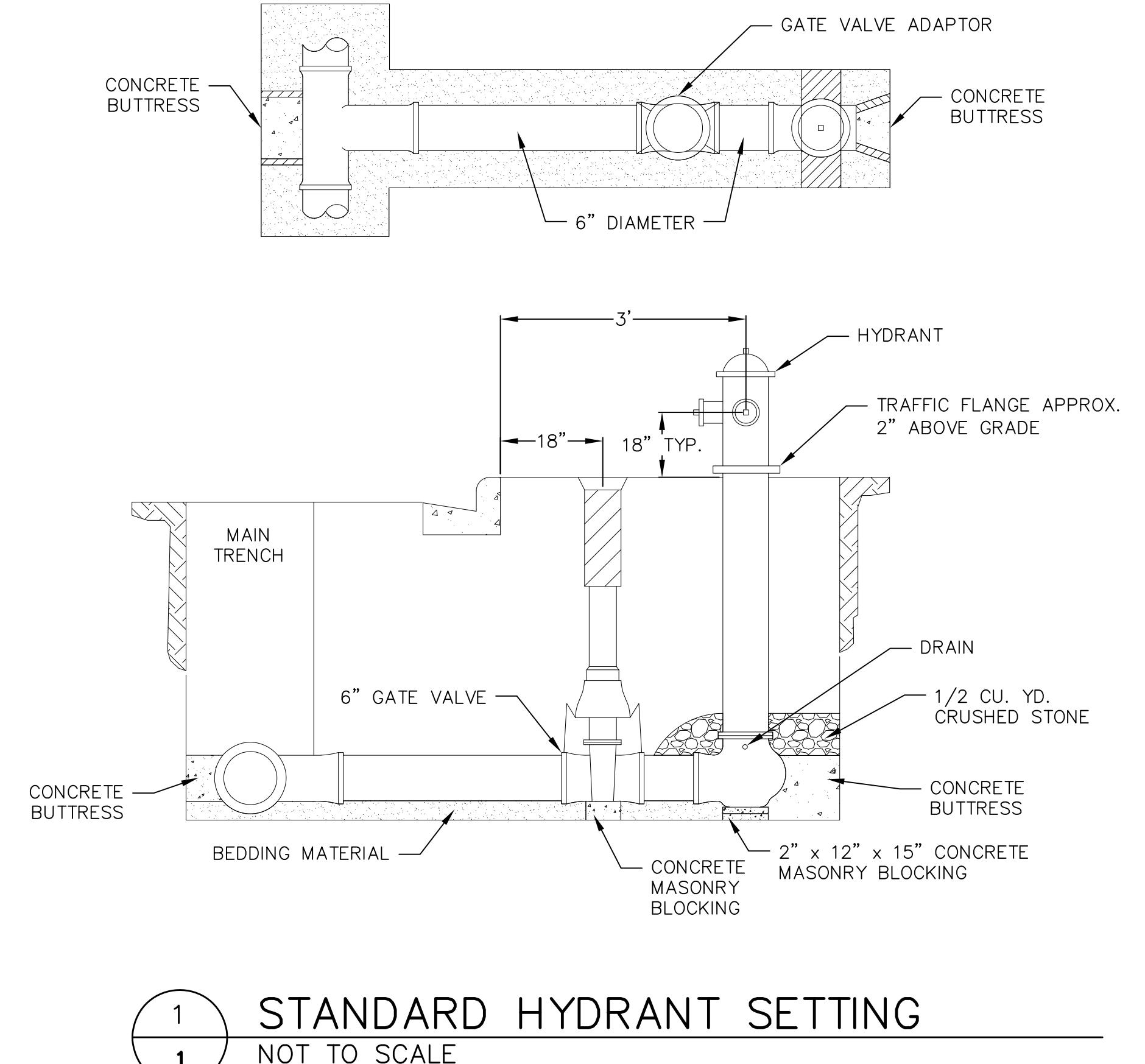
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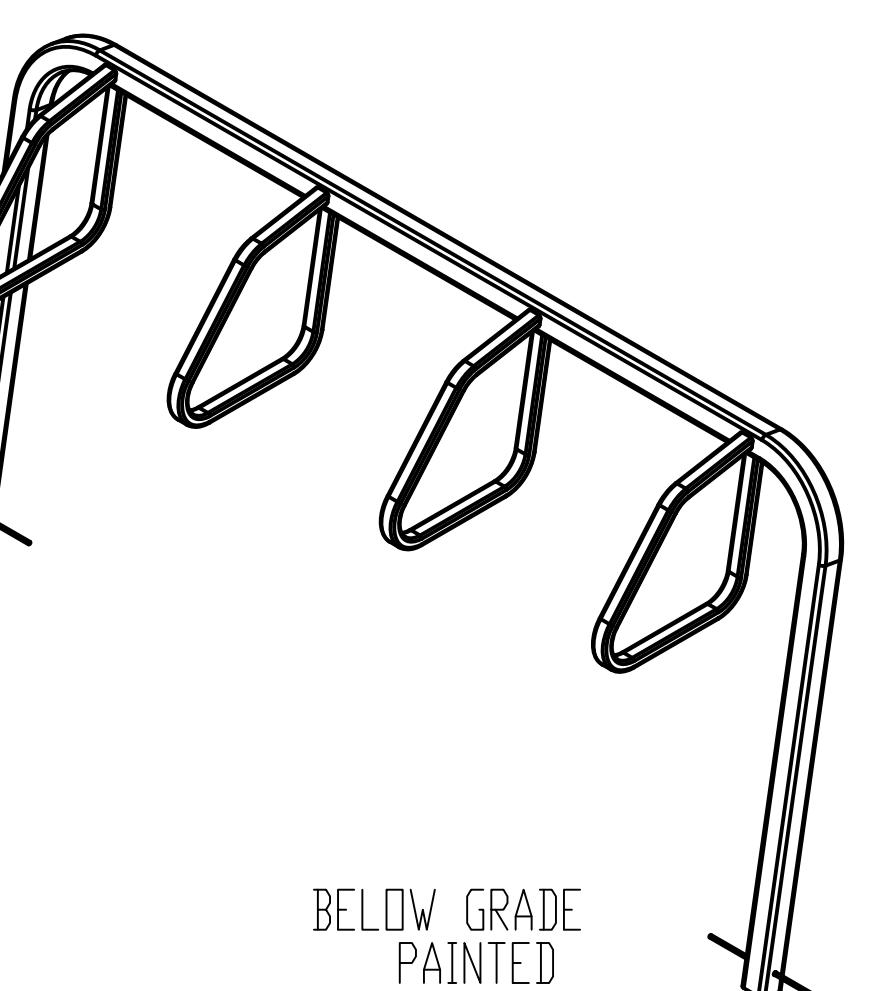
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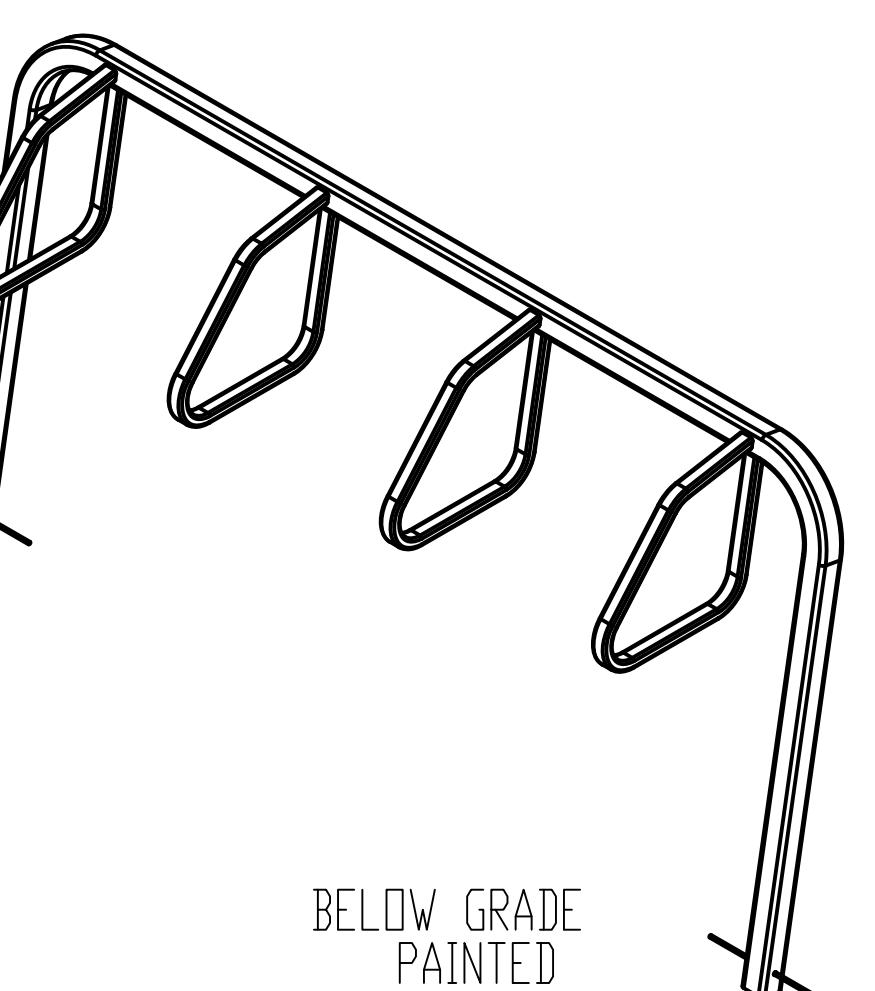
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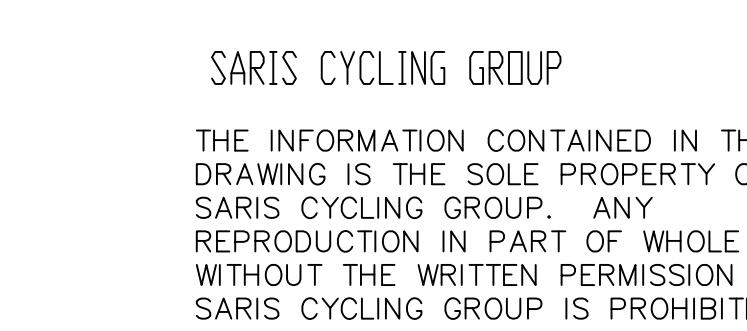
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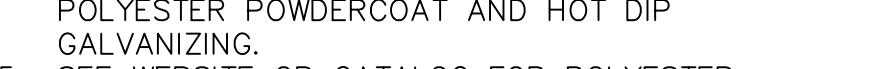
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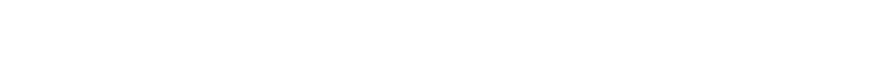
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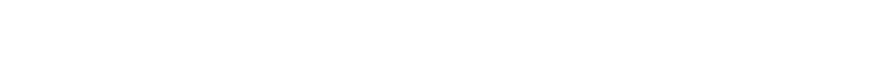
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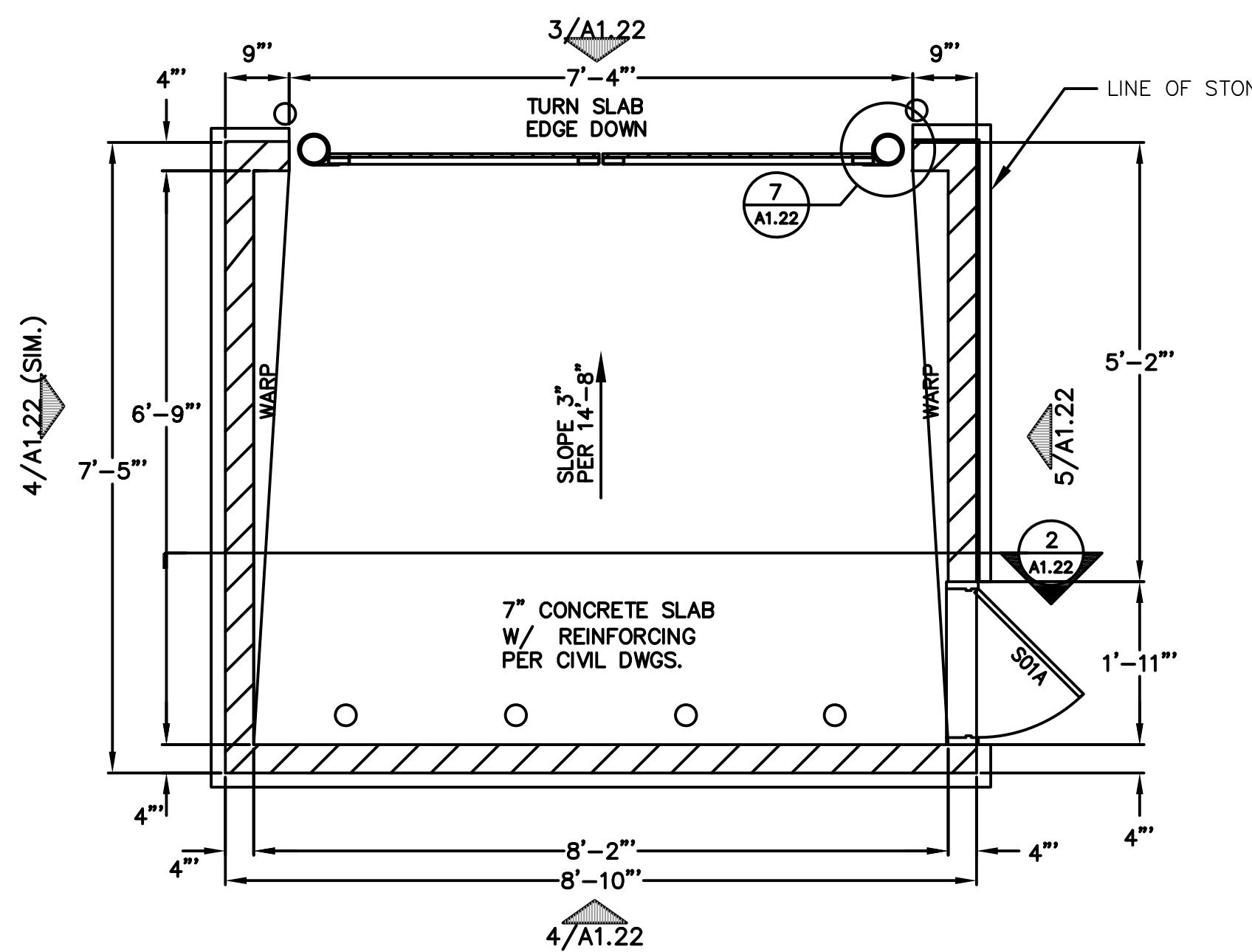


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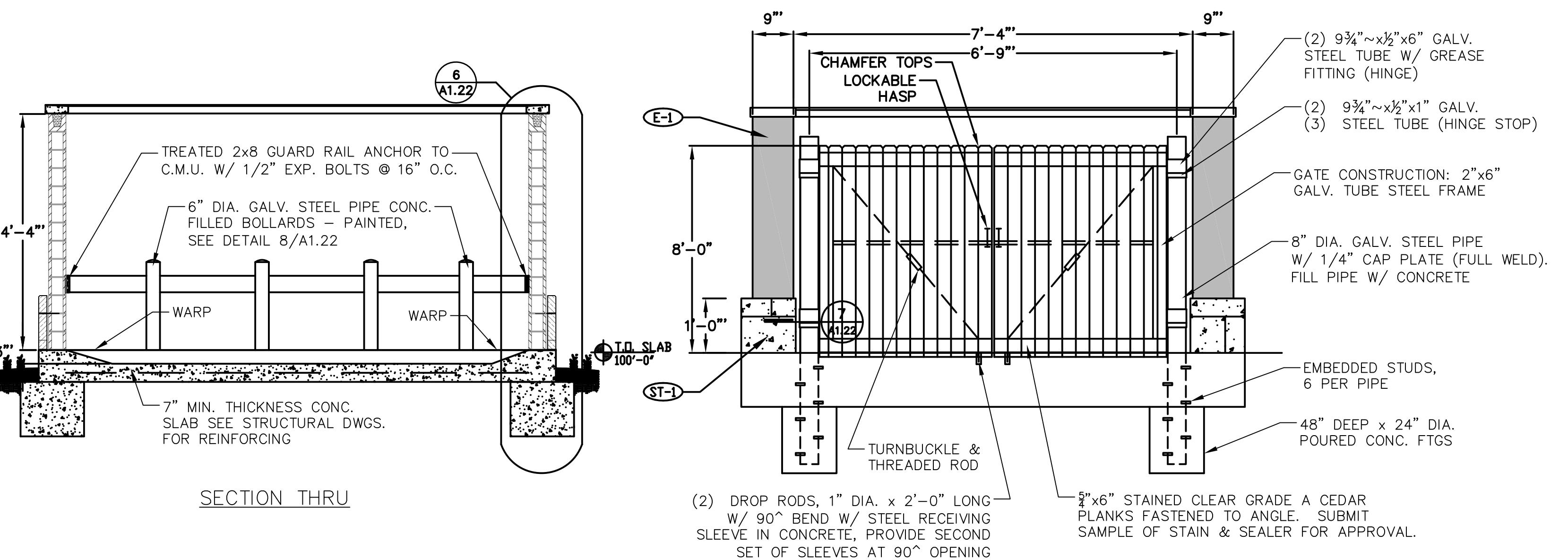


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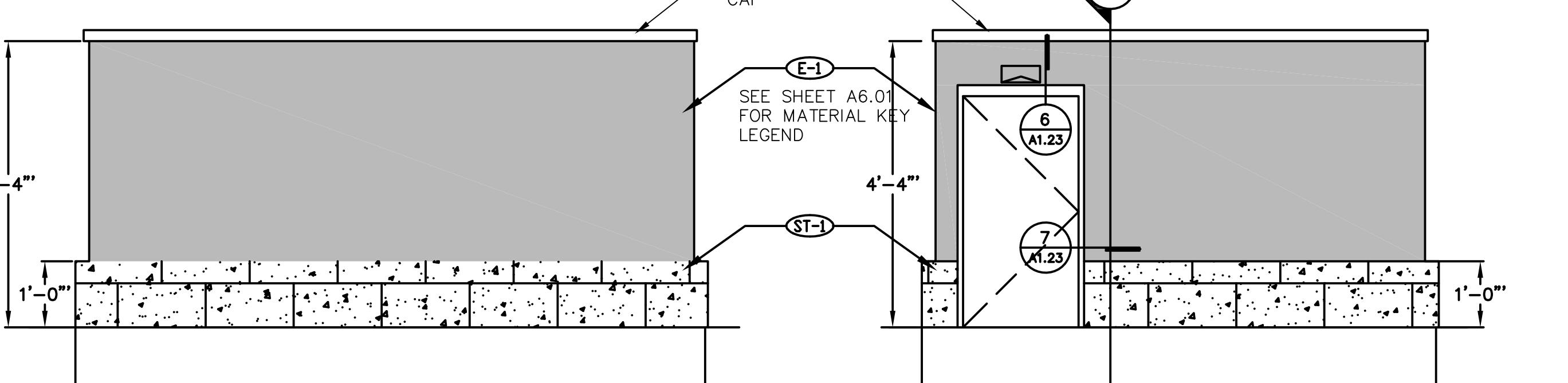


PLAN VIEW



SECTION THRU

EAST ELEVATION VIEW



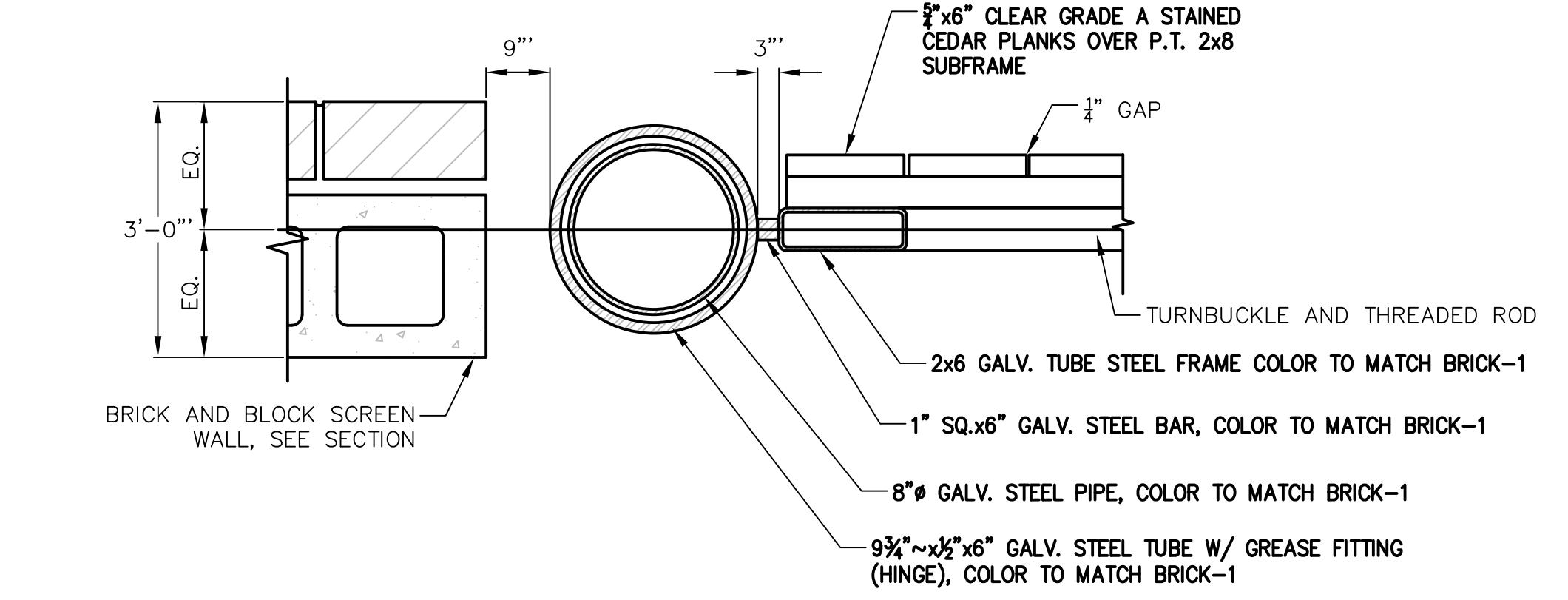
WEST ELEVATION VIEW

NORTH & SOUTH ELEVATION VIEW

1 1

TRASH ENCLOSURE

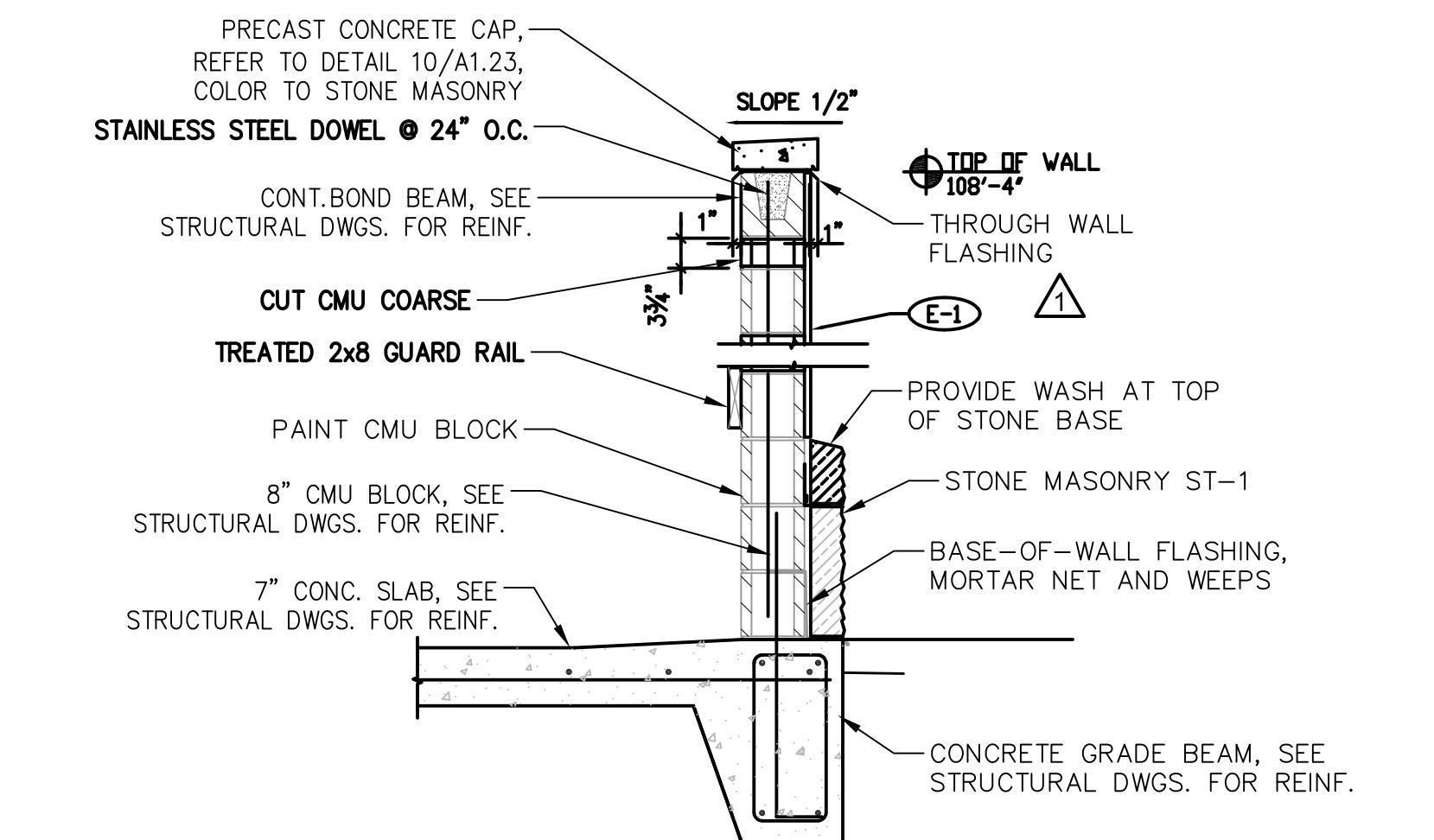
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GATE POST

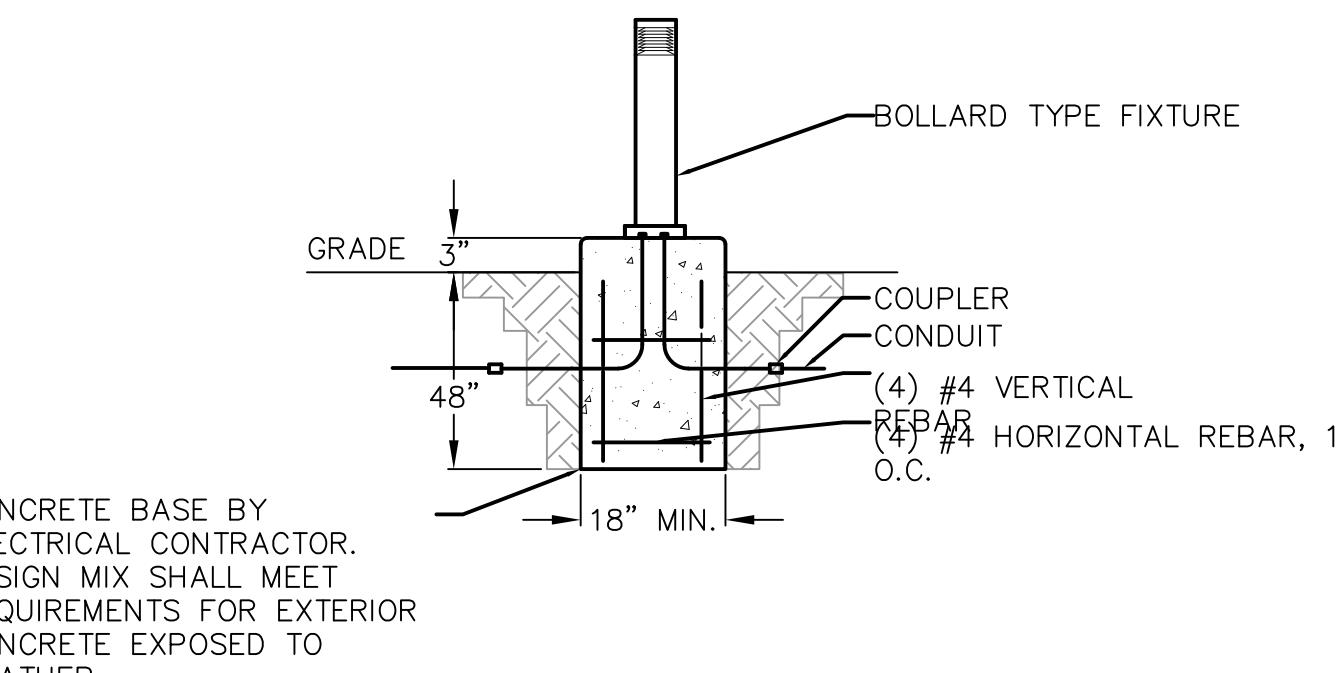
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1 1

TRASH ENCLOSURE WALL

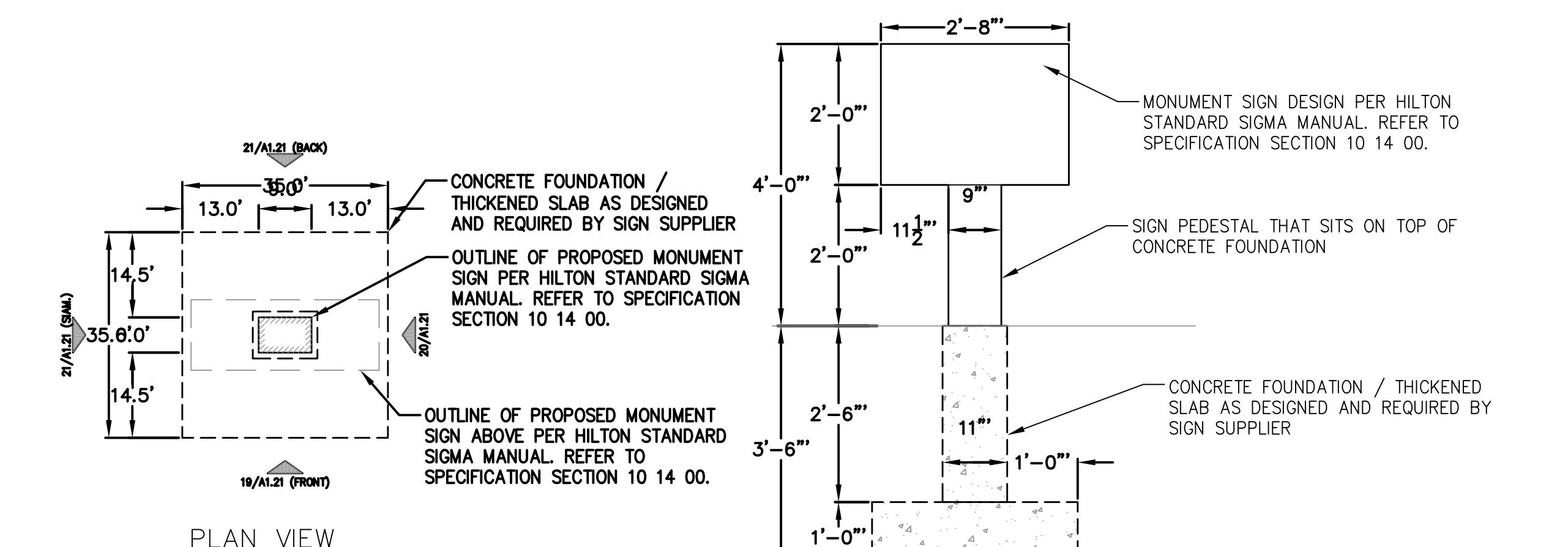
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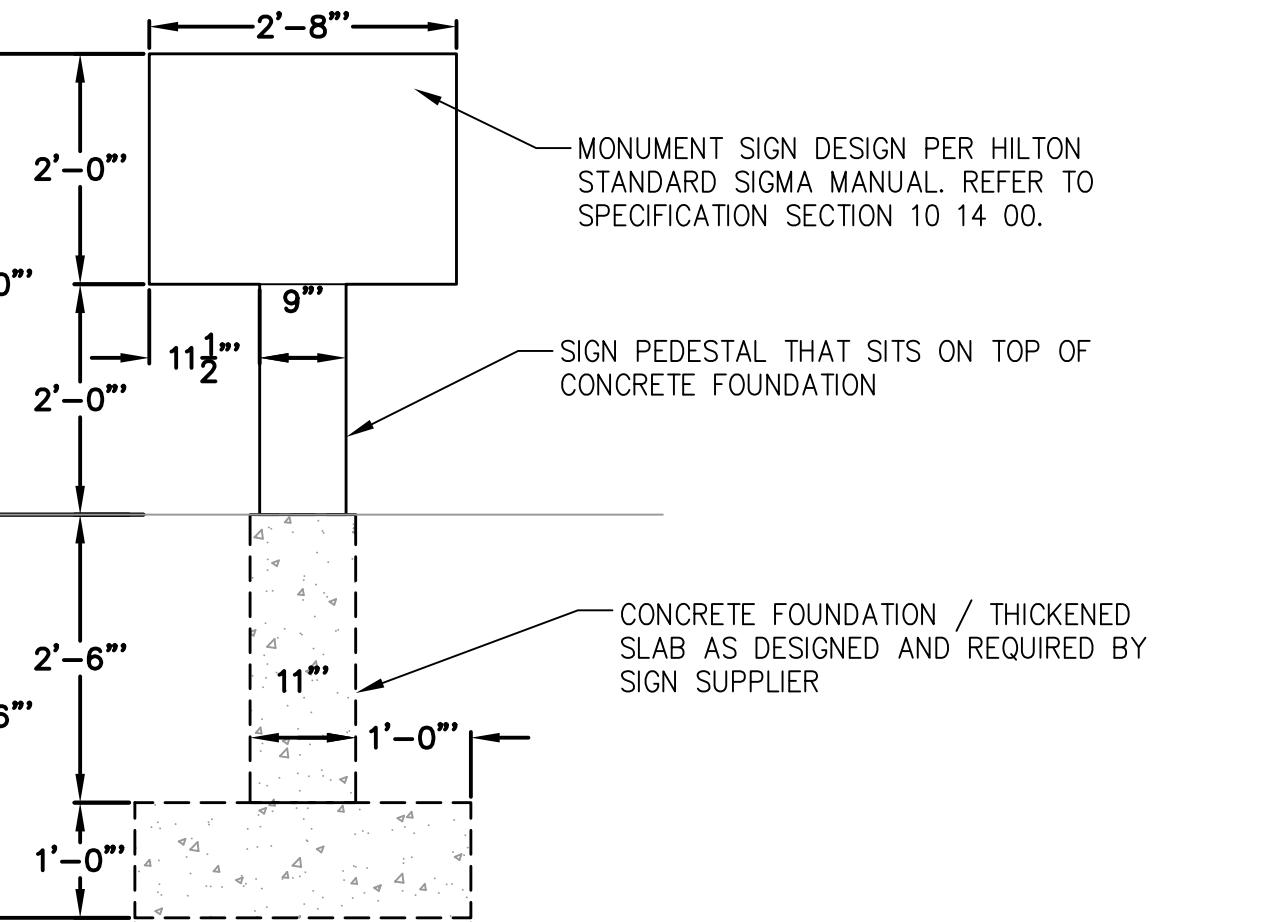
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ILLUMINATED BOLLARD AT MAIN ENTRANCE

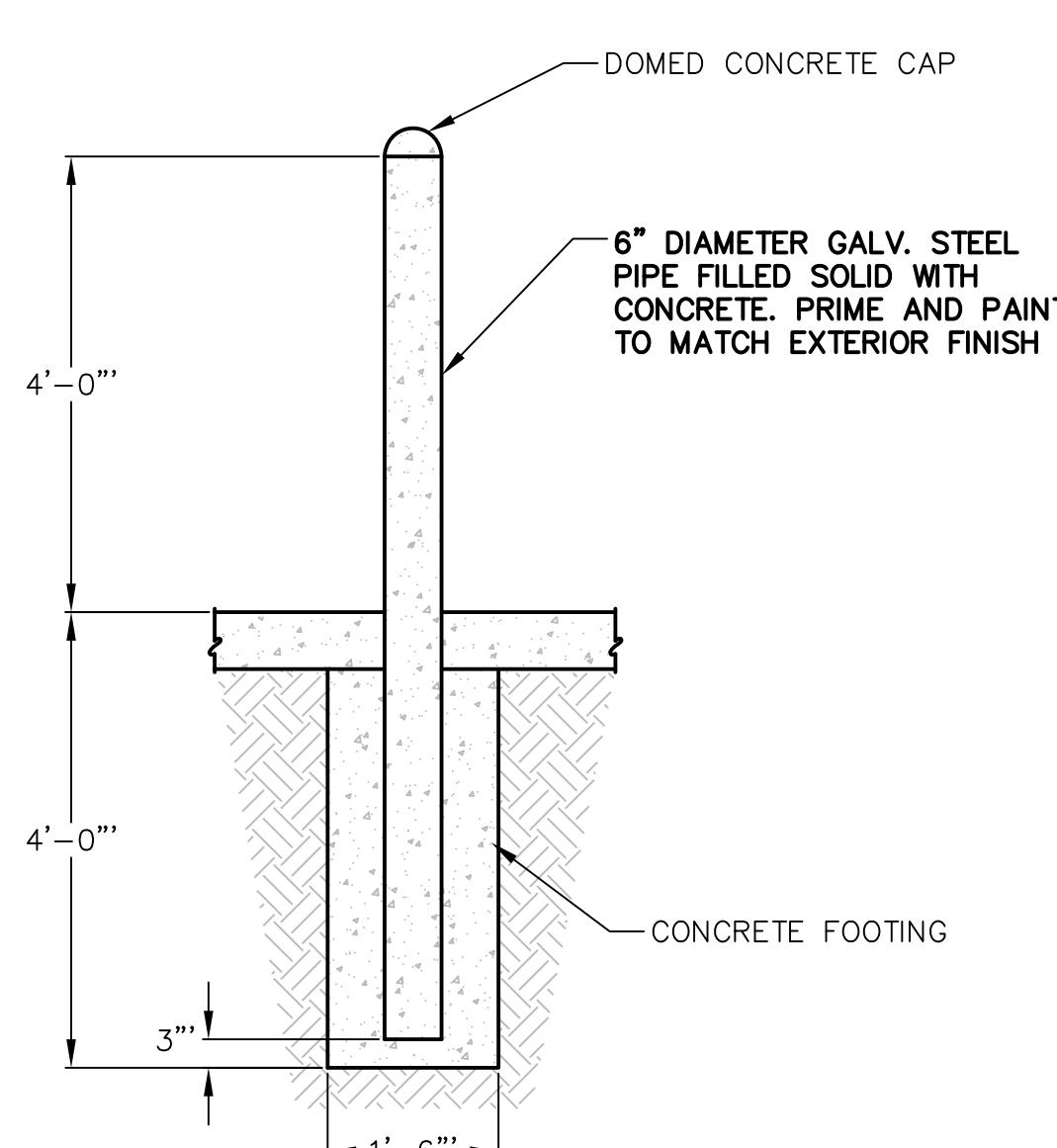
NOT TO SCALE



PLAN VIEW



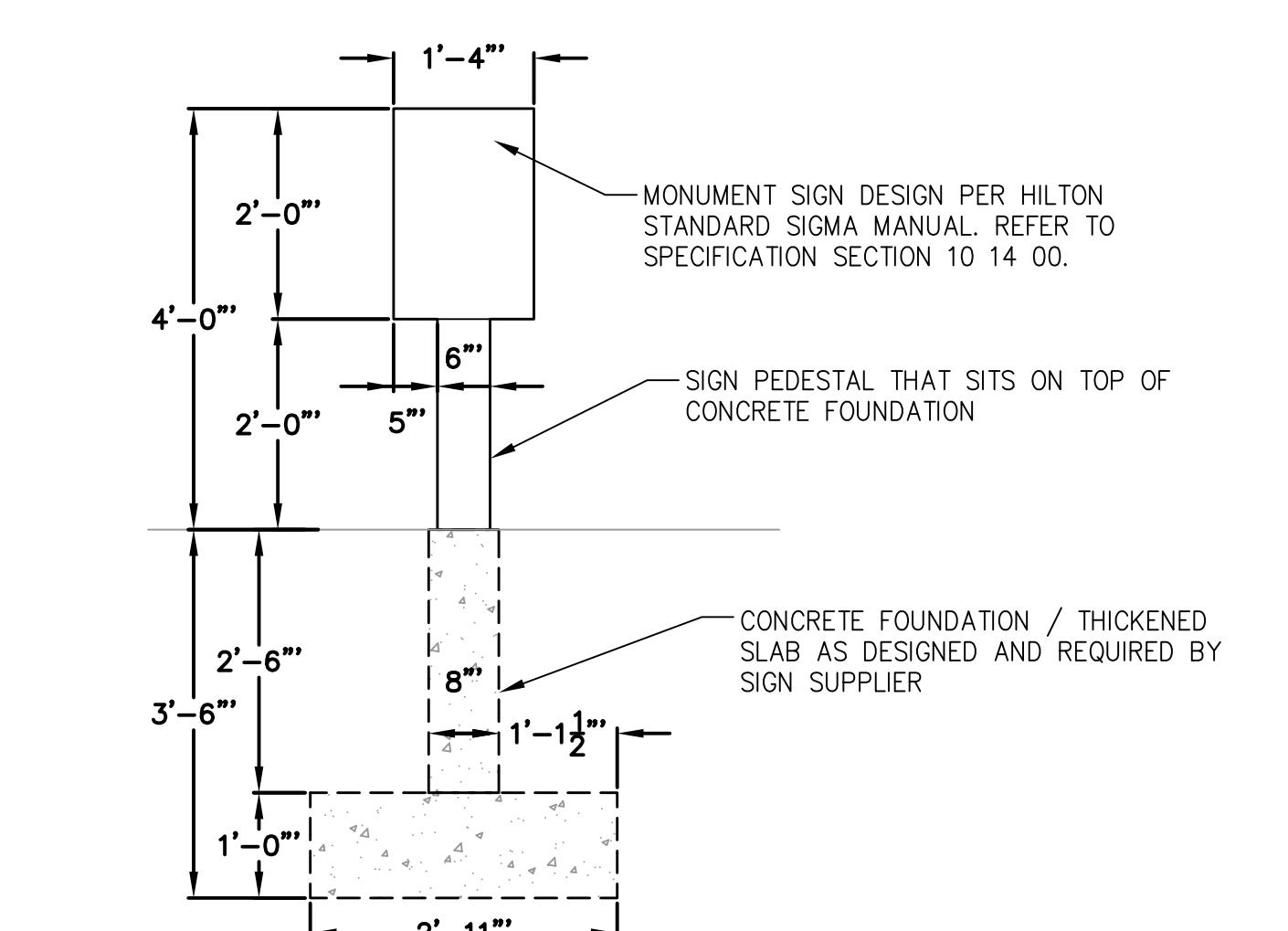
ELEVATION VIEW



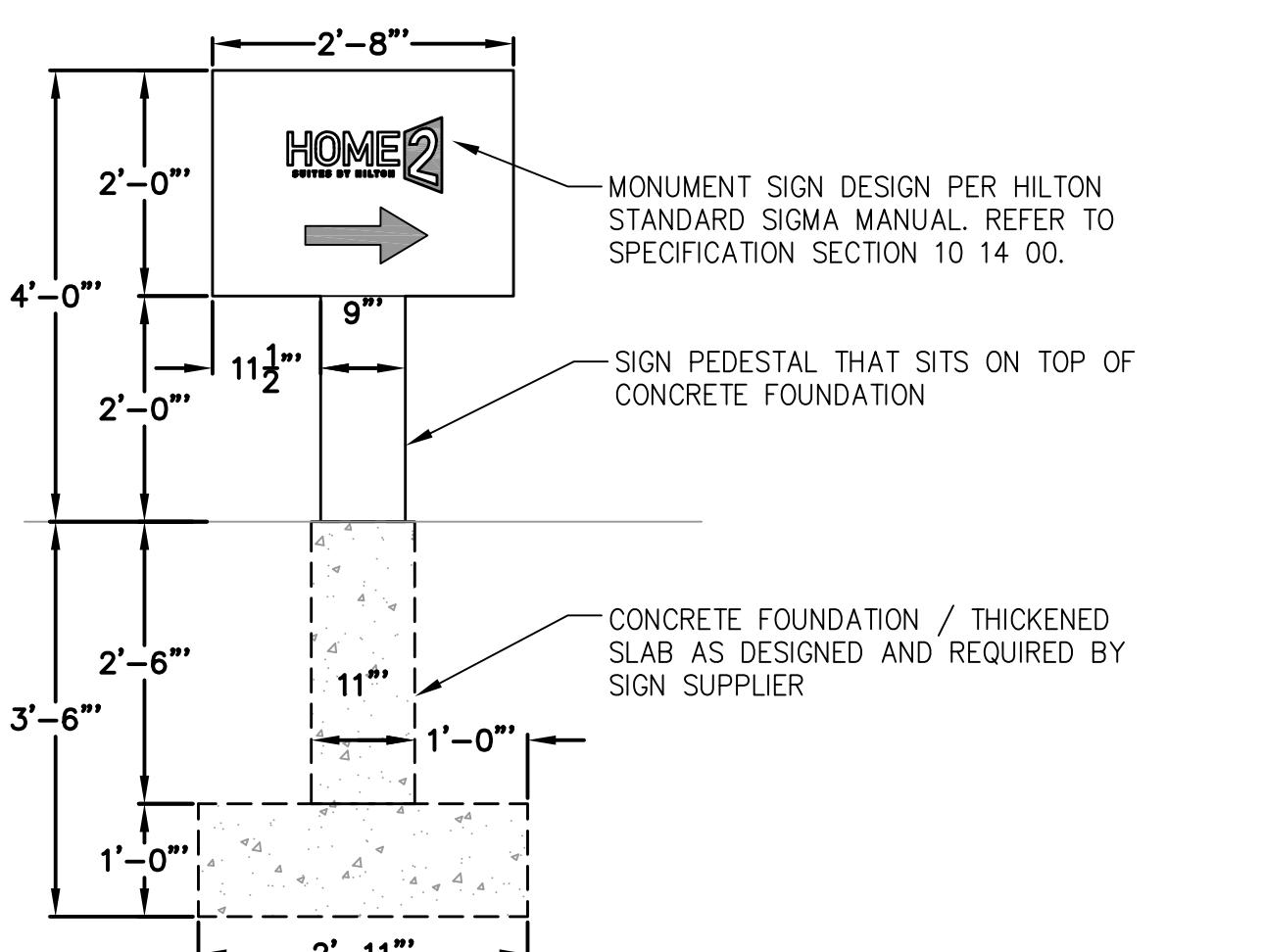
1 1

PIPE BOLLARD

NOT TO SCALE



ELEVATION VIEW



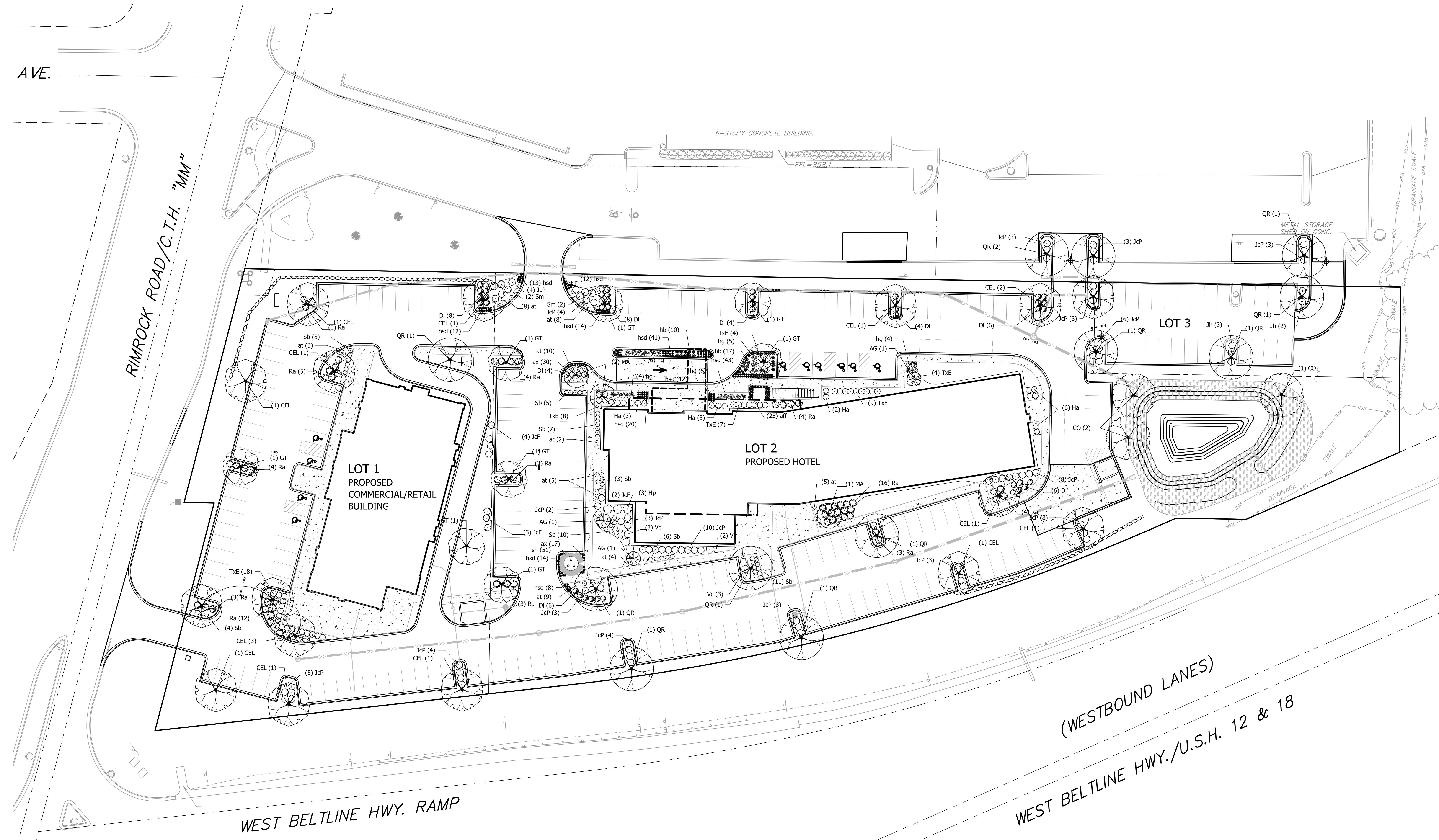
ELEVATION VIEW

1 1

DIRECTIONAL SIGN

NOT TO SCALE

NOT FOR CONSTRUCTION



LANDSCAPE PLAN

0' 15' 30' 60' 90'

PLANT SCHEDULE LOT 1

| | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY |
|--------------------|---|--------|----------|-----|
| DECIDUOUS TREES | <i>Celtis occidentalis</i> / Common Hackberry | B & B | 2.5' Cal | 10 |
| CEL | <i>Gleditsia triacanthos inermis</i> 'Skycole' TM / Skyline Thornless Honey Locust | B & B | 2.5' Cal | 2 |
| GT | <i>Quercus rubra</i> / Red Oak | B & B | 2.5' Cal | 1 |
| QR | | | | |
| ANNUALS/PERENNIALS | | SIZE | FIELD2 | QTY |
| at | <i>Amsonia tabernaemontana</i> 'Blue Ice' / Blue Ice Star Flower | 1 gal | Cont | 3 |
| hsd | <i>Heuchera x</i> 'Stella de Oro' / Stella de Oro Daylily | 4" pot | Cont | 12 |
| | | | | |
| DECIDUOUS SHRUBS | | SIZE | FIELD2 | QTY |
| DI | <i>Dierama lonicera</i> / Dwarf Bush Honeysuckle | 3 gal | Cont | 8 |
| Ra | <i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac | 3 gal | Cont | 27 |
| Sb | <i>Spiraea x bumalda</i> 'Anthony Waterer' / Anthony Waterer Spiraea | 3 gal | Cont | 12 |
| Sm | <i>Syringa meyeri</i> 'Pallida' / Dwarf Korean Lilac | 5 gal | Cont | 1 |
| EVERGREEN SHRUBS | | SIZE | FIELD2 | QTY |
| JcP | <i>Juniperus chinensis</i> 'Fairview' / Fairview Juniper | B & B | 5' ht. | 7 |
| JcP | <i>Juniperus chinensis</i> 'Pfitzerana Kallis Compacta' / Kally Pfitzer Compact Juniper | 3 gal | Cont | 9 |
| TxE | <i>Taxus x media</i> 'Everblo' / Yew | 3 gal | Cont | 18 |

PLANT SCHEDULE LOT 2

| | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY |
|--------------------|---|--------|----------|-----|
| CO | <i>Carpinus ovalis</i> / Shepard Hickory | B & B | 2' Cal | 3 |
| CEL | <i>Celtis occidentalis</i> / Common Hackberry | B & B | 2.5' Cal | 6 |
| GT | <i>Gleditsia triacanthos inermis</i> 'Skycole' TM / Skyline Thornless Honey Locust | B & B | 2.5' Cal | 6 |
| MA | <i>Maackia amurensis</i> / Amur Maackia | B & B | 2.5' Cal | 3 |
| QR | <i>Quercus rubra</i> / Red Oak | B & B | 2.5' Cal | 5 |
| FLOWERING TREES | | SIZE | FIELD2 | QTY |
| AG | <i>Amelanchier x grandiflora</i> 'Robin Hill' / Apple Serviceberry | B & B | 1.5' Cal | 3 |
| ANNUALS/PERENNIALS | | SIZE | FIELD2 | QTY |
| ax | <i>Allium x</i> 'Summer Beauty' / Summer Beauty Allium | 4" pot | Cont | 47 |
| at | <i>Amsonia tabernaemontana</i> 'Blue Ice' / Blue Ice Star Flower | 1 gal | Cont | 51 |
| aff | <i>Athyrium filix-femina</i> / Common Lady Fern | 1 gal | Cont | 25 |
| hsd | <i>Heuchera x</i> 'Stella de Oro' / Stella de Oro Daylily | 4" pot | Cont | 177 |
| hb | <i>Hosta x</i> 'Blue Cadet' / Plantain Lily | 1 gal | Cont | 27 |
| hg | <i>Hosta x</i> 'Guacamole' / Plantain Lily | 1 gal | Cont | 24 |
| sh | <i>Sporobolus heterolepis</i> / Prairie Dropseed | 1 gal | Cont | 51 |
| DECIDUOUS SHRUBS | | SIZE | FIELD2 | QTY |
| DI | <i>Dierama lonicera</i> / Dwarf Bush Honeysuckle | 3 gal | Cont | 36 |
| Ha | <i>Hydrangea arborescens</i> 'Annabelle' / Annabelle Smooth Hydrangea | 5 gal | Cont | 14 |
| Hp | <i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea | 5 gal | Cont | 3 |
| Ra | <i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac | 3 gal | Cont | 37 |
| Sb | <i>Spiraea x bumalda</i> 'Anthony Waterer' / Anthony Waterer Spiraea | 3 gal | Cont | 42 |
| Sm | <i>Syringa meyeri</i> 'Pallida' / Dwarf Korean Lilac | 5 gal | Cont | 3 |
| Vc | <i>Viburnum carlesii</i> 'Spice Island' / Korean Spice Viburnum | 5 gal | Cont | 8 |
| EVERGREEN SHRUBS | | SIZE | FIELD2 | QTY |
| JcP | <i>Juniperus chinensis</i> 'Fairview' / Fairview Juniper | B & B | 5' ht. | 2 |
| JcP | <i>Juniperus chinensis</i> 'Pfitzerana Kallis Compacta' / Kally Pfitzer Compact Juniper | 5 gal | Cont | 53 |
| TxE | <i>Taxus x media</i> 'Everblo' / Yew | 3 gal | Cont | 32 |

STORMWATER SEEDING LOT 2

BASIC PRAIRIE SEED MIX 5,926 sf

PLANT SCHEDULE LOT 3

| | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY |
|------------------|---|-------|----------|-----|
| QR | <i>Quercus rubra</i> / Red Oak | B & B | 2.5' Cal | 3 |
| EVERGREEN SHRUBS | | SIZE | FIELD2 | QTY |
| JcP | <i>Juniperus chinensis</i> 'Pfitzerana Kallis Compacta' / Kally Pfitzer Compact Juniper | 5 gal | Cont | 3 |
| Jh | <i>Juniperus horizontalis</i> 'Blue Chip' / Blue Chip Juniper | 3 gal | Cont | 5 |

PLANT SCHEDULE EXISTING LOT

| | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY |
|------------------|---|-------|----------|-----|
| QR | <i>Quercus rubra</i> / Red Oak | B & B | 2.5' Cal | 3 |
| EVERGREEN SHRUBS | | SIZE | FIELD2 | QTY |
| JcP | <i>Juniperus chinensis</i> 'Pfitzerana Kallis Compacta' / Kally Pfitzer Compact Juniper | 5 gal | Cont | 9 |

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply $\frac{1}{2}$ " water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.
- Areas labeled 'Basic Prairie Seed Mix' to be seeded with mix of same name from Cardno Native Plant Nursery per manufacturer specified application rates.

PROJECT: HOME 2 SUITES
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT: NORTH CENTRAL GROUP
600 SPENCER COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT:

201732

DRAWN BY:

JGOL

DATE:

11/20/17

SCALE:

AS NOTED

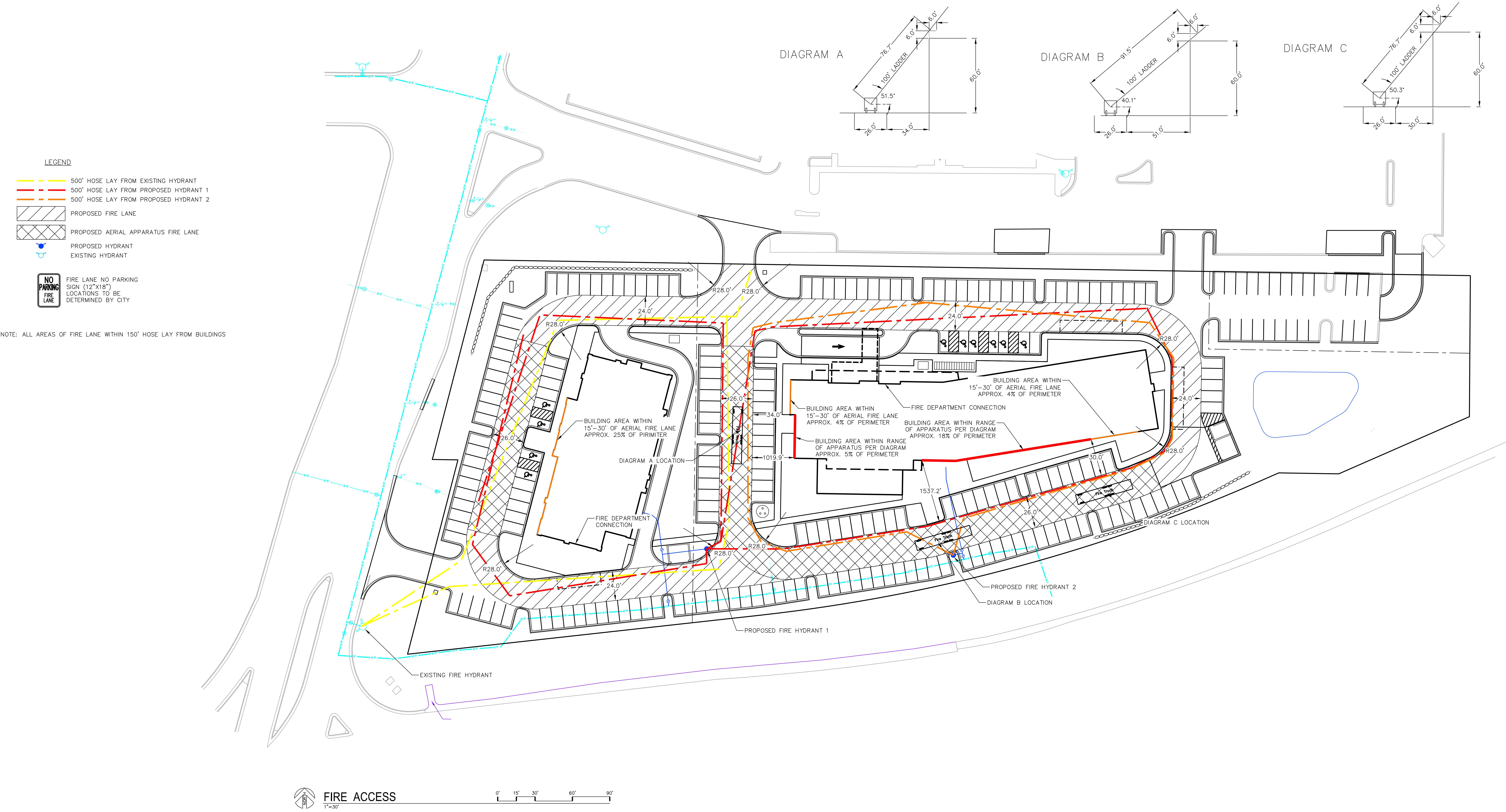
LANDSCAPE
PLAN
L101

G B A
architecture | design

7780 ELMWOOD AVE, STE. 204
MIDDLETON, WI 53562
608-829-7570
608-829-3056 (FAX)

Phone: (800) 261-3898

NOT FOR CONSTRUCTION



| CALCULATION SUMMARY | | | | | |
|------------------------|-------------|-------|-----|-----|---------|
| LABEL | CALCTYPE | UNITS | MIN | AVG | AVG/MIN |
| PARKING LOT - PAVEMENT | ILLUMINANCE | FC | 0.2 | 0.8 | 4.0 |

SUGGESTED CONTROL SEQUENCE:
 POLE, BOLLARD AND BUILDING MOUNTED
 LUMINAIRES AUTOMATICALLY ON AT SUNSET.
 POLE, BOLLARD AND BUILDING MOUNTED
 LUMINAIRES AUTOMATICALLY OFF AT SUNRISE.

7780 ELMWOOD AVE. STE. 204
 MIDDLETON, WI 53562
 608-829-1750
 608-829-3056 (FAX)



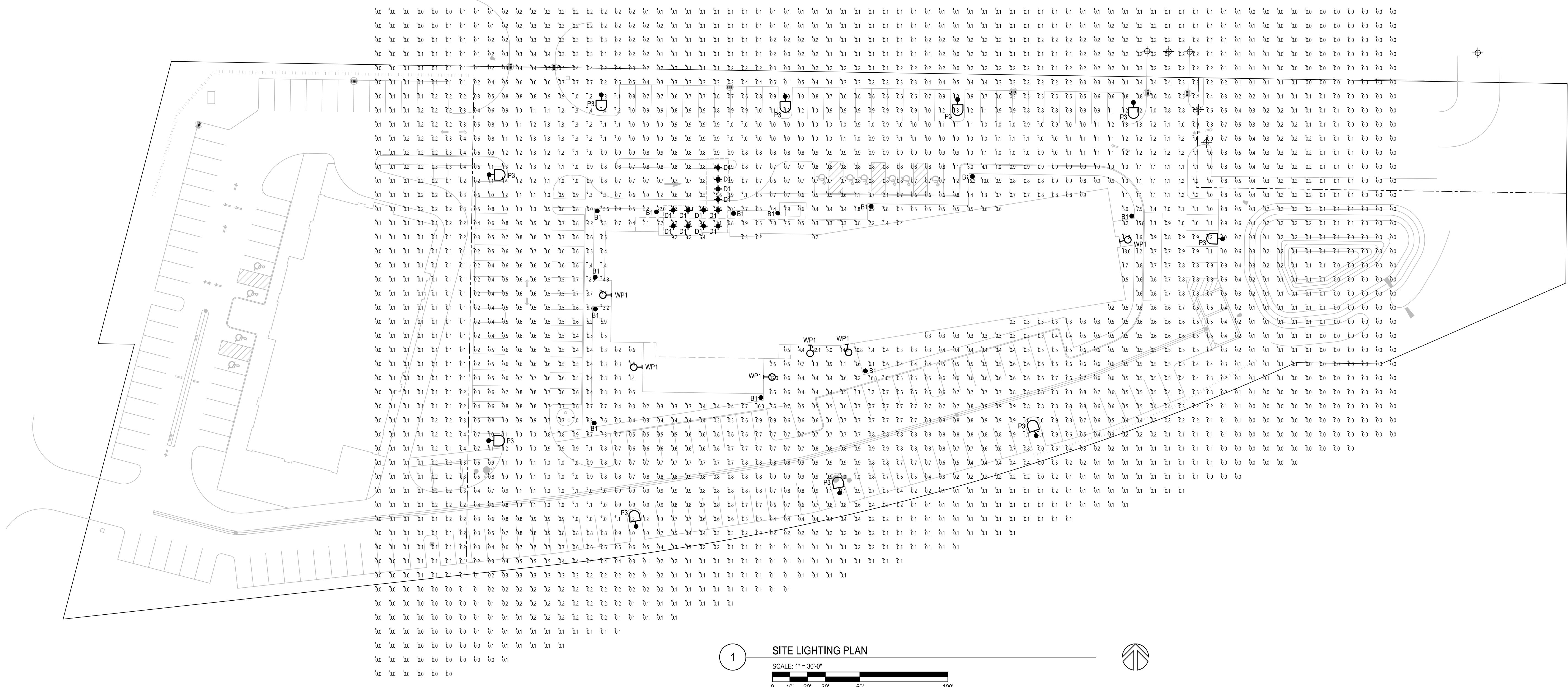
POLE TYPE DISTRIBUTION KEY:
 P3

BOLLARD TYPE DISTRIBUTION KEY:
 B1

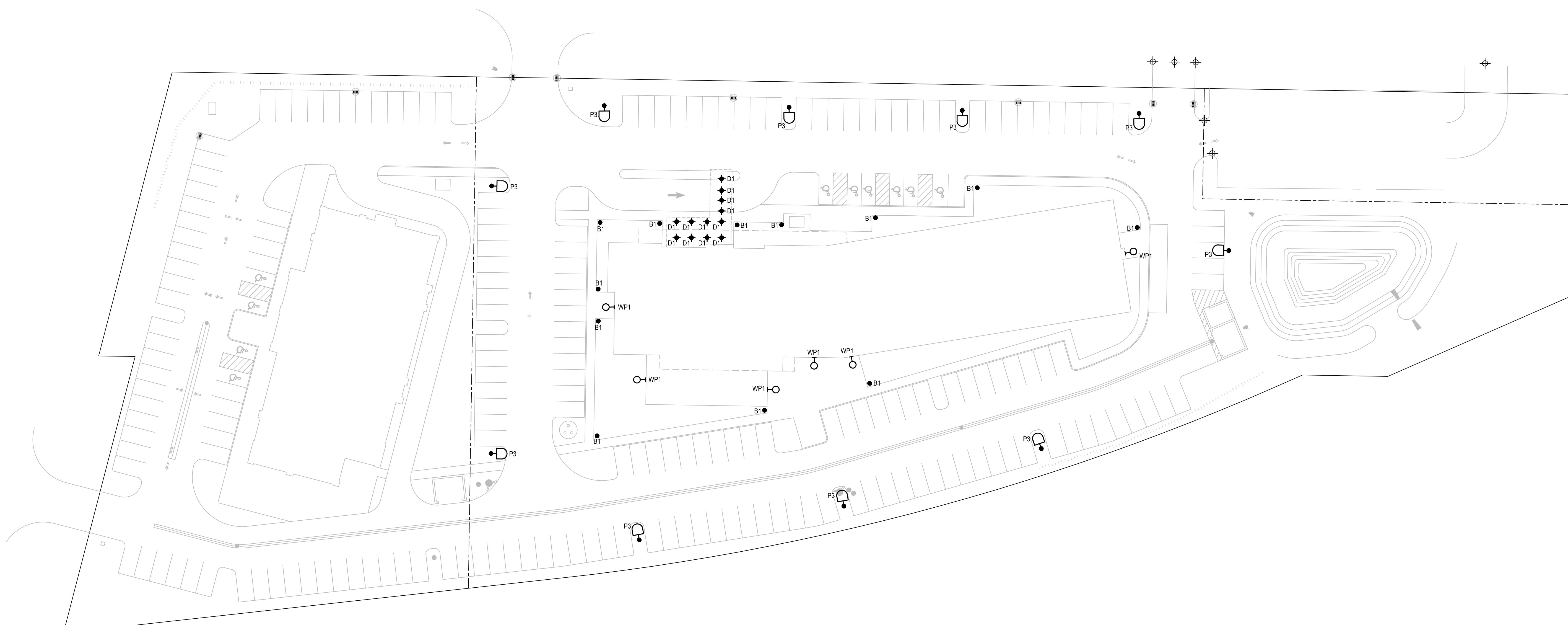
PROJECT: HOME 2 SUITES
 RIMROCK ROAD
 MADISON, WISCONSIN
 CLIENT: NORTH CENTRAL GROUP
 1600 ASPEN COMMONS, SUITE 200
 MIDDLETON, WISCONSIN

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PROJECT: 201732
 DRAWN BY: HEI
 DATE: 11/20/17
 SCALE: AS NOTED



SITE LIGHTING
 PLAN
 E101



1 SITE LIGHTING PLAN
SCALE: 1" = 30'-0"
0 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

SUGGESTED CONTROL SEQUENCE:
POLE, BOLLARD AND BUILDING MOUNTED
LUMINAIRES AUTOMATICALLY ON AT SUNSET.
POLE, BOLLARD AND BUILDING MOUNTED
LUMINAIRES AUTOMATICALLY OFF AT SUNRISE.

POLE TYPE DISTRIBUTION KEY:
P3 30'-0" TALL POLE WITH LED
LUMINAIRE; IES TYPE 3
DISTRIBUTION

BOLLARD TYPE DISTRIBUTION KEY:
B1 42' TALL PATHWAY
LIGHTING BOLLARD WITH
SYMMETRICAL LIGHTING
DISTRIBUTION.

PROJECT: HOME 2 SUITES
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT: NORTH CENTRAL GROUP
C/O MADISON RIMROCK LODGING INVESTORS I, LLC
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732
DRAWN BY: HEI
DATE: 11/20/17
SCALE: AS NOTED

SITE LIGHTING
PLAN

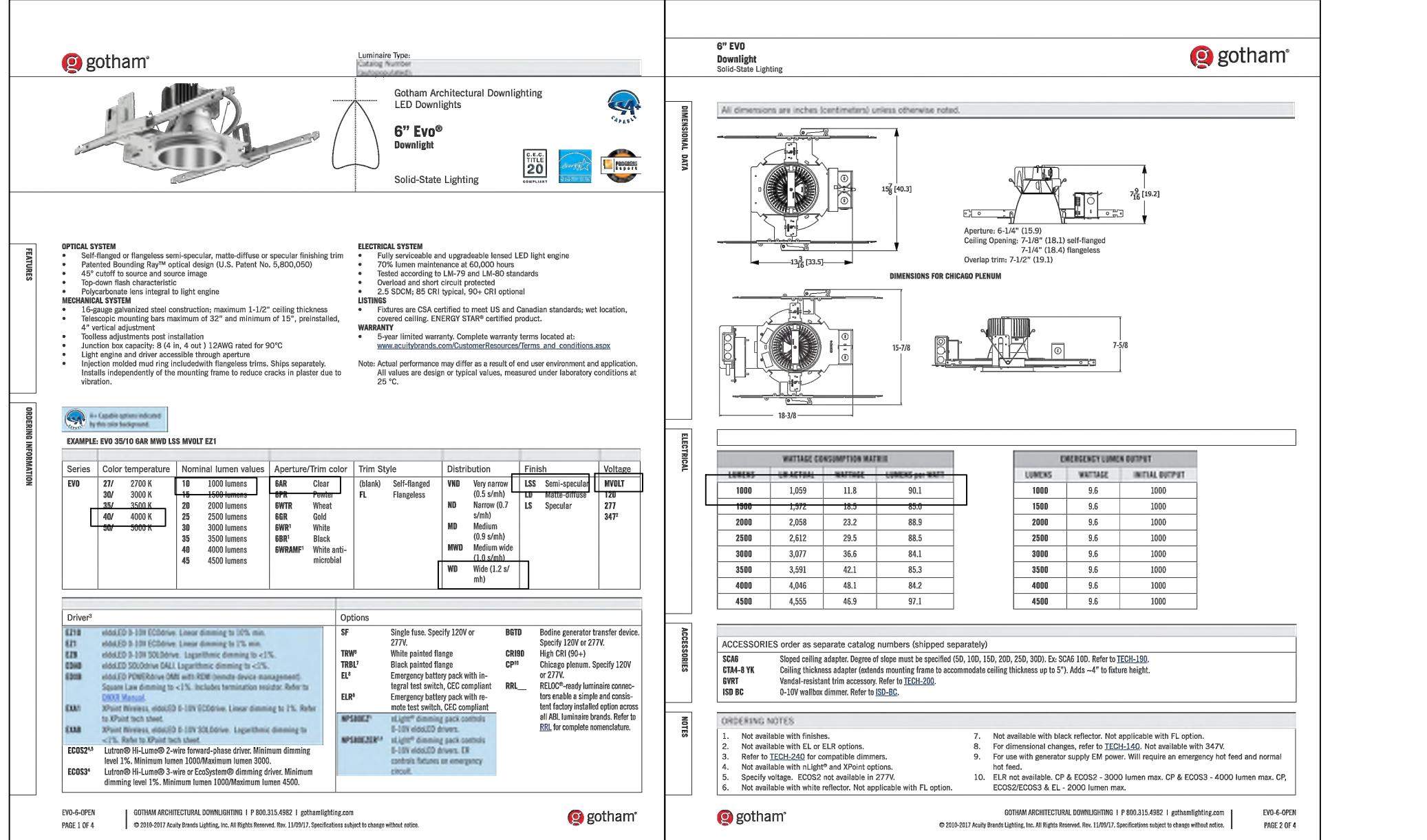
E102

G B A
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

NCG
NORTH CENTRAL GROUP

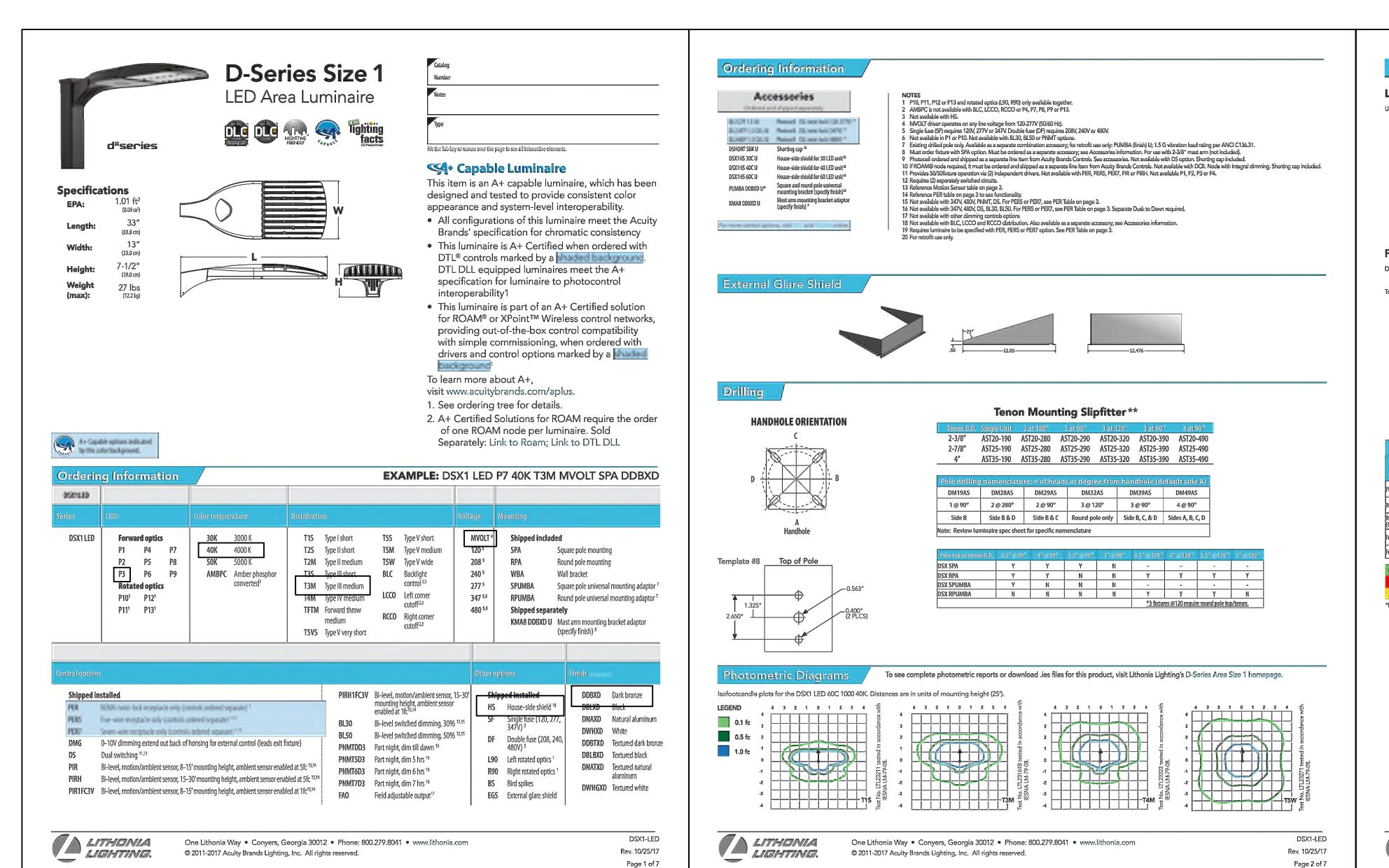


WP1

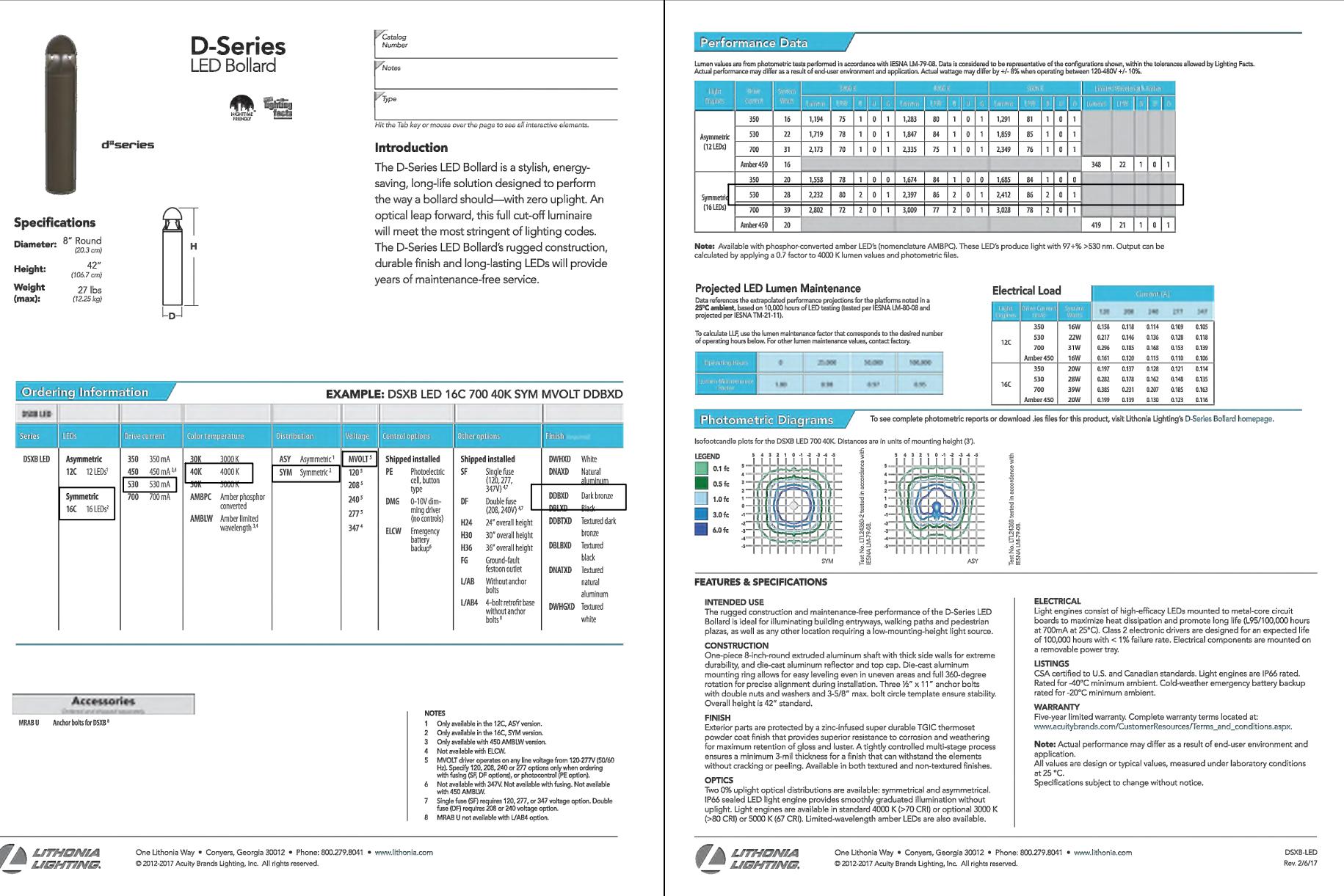


TYPE DL1

NO SCALE

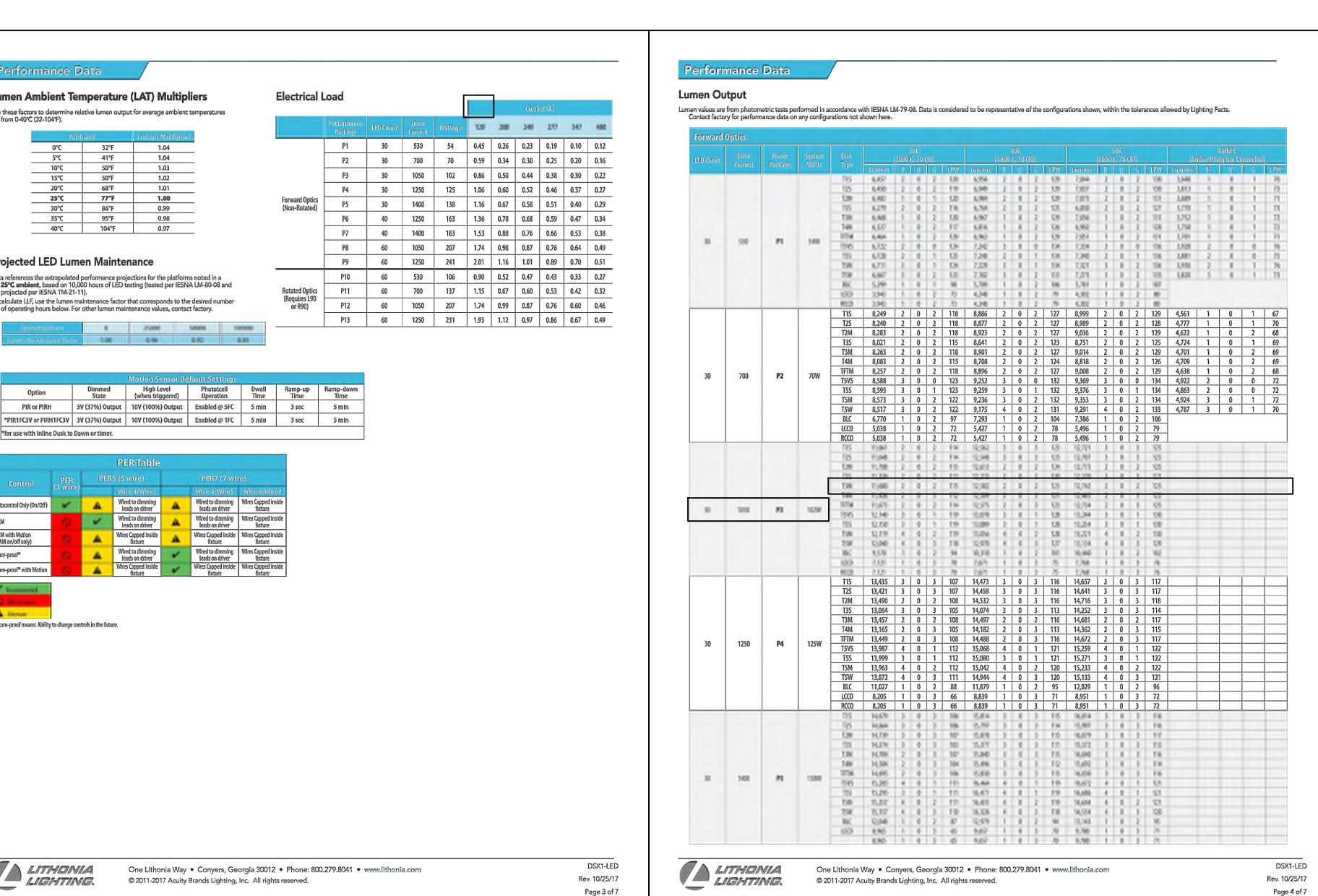


TYPE P3
NO SCALE



TYPE B1

NO SCALE



**PROJECT:
HOME 2 SUITES**

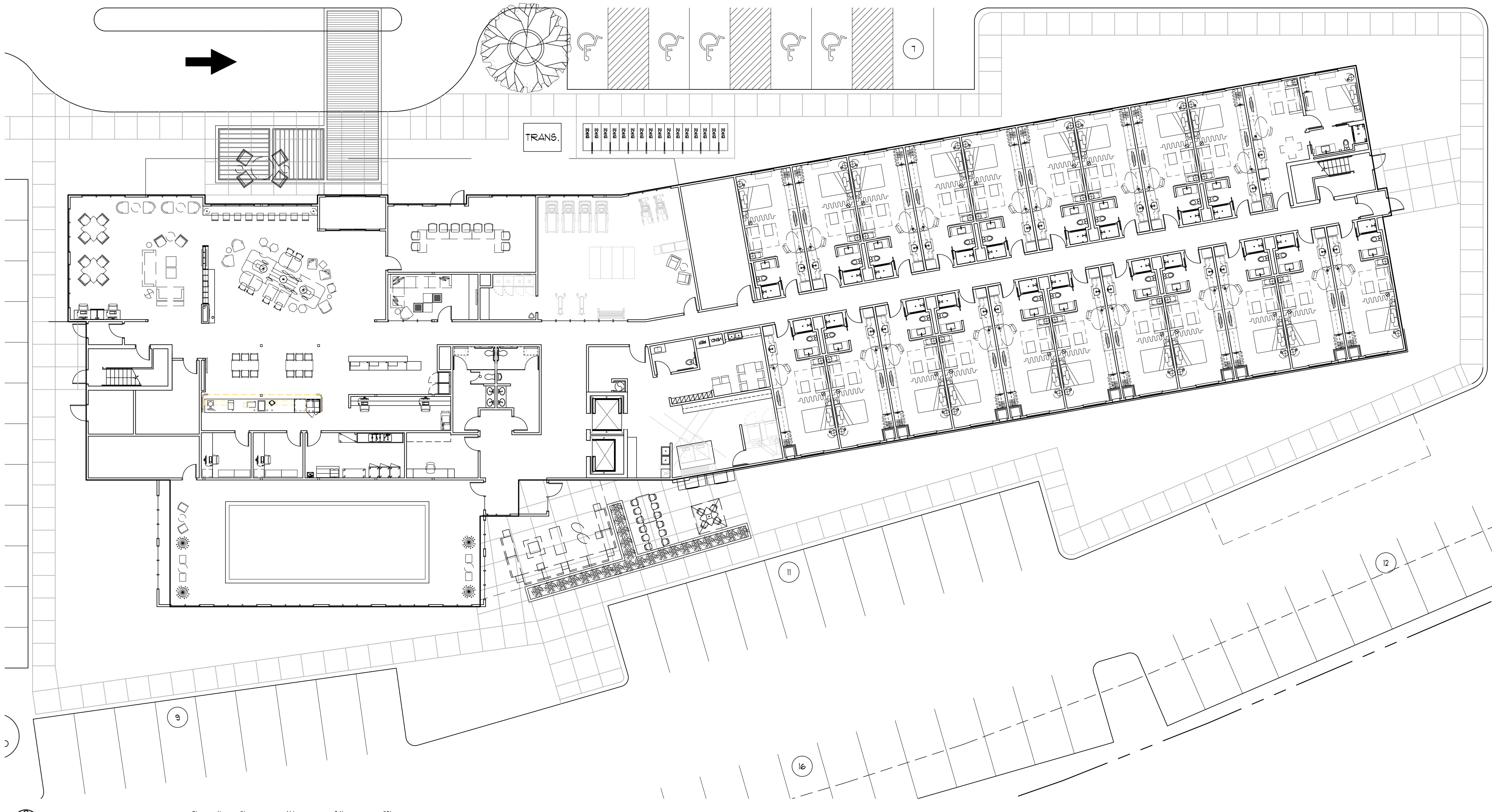
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PROJECT: 201732
DRAWN BY: HEI
DATE: 11/20/17

SCALE: AS NOTED

SITE LIGHTING LUMINAIRES

E103



PROJECT:
HOME 2 SUITES

2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443

CLIENT:
C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732

DRAWN BY: TELAIA

DATE:

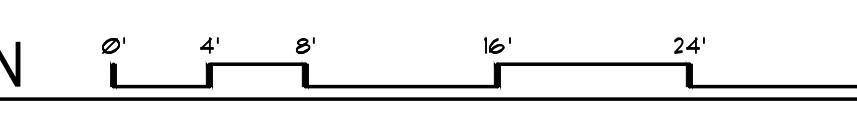
SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

FIRST
FLOOR PLAN

A2.01



 **SECOND FLOOR PLAN** 
SCALE: 3/32" = 1' 0"

PROJECT: **HOME 2 SUITES**
2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT: **MADISON RIMROCK LODGING INVESTORS I, LLC**
c/o NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732

DRAWN BY: TELAIA

DATE: 11/20/2017

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017



PROJECT: HOME 2 SUITES
2155 RIMROCK ROAD
MADISON RIMROCK LODGING INVESTORS I, LLC
C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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DRAWN BY: TELAIA

DATE:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017



FOURTH FLOOR PLAN

SCALE: 3/32" = 1' 0"

0' 4' 8' 16' 24' 32'

PROJECT: HOME 2 SUITES
2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT: C/O NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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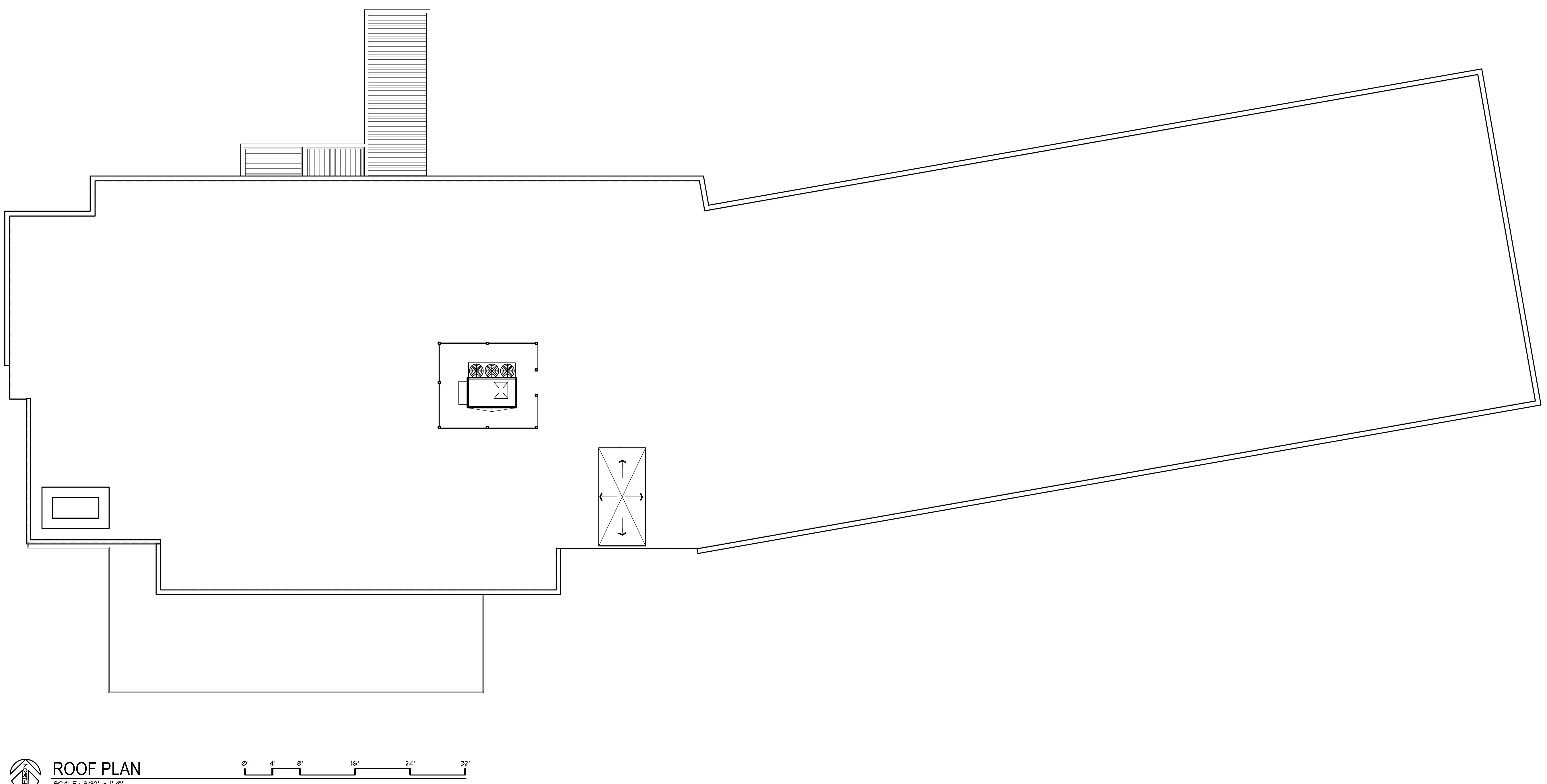
PROJECT: 201732

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DATE: 11/20/2017

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017



PROJECT: HOME 2 SUITES
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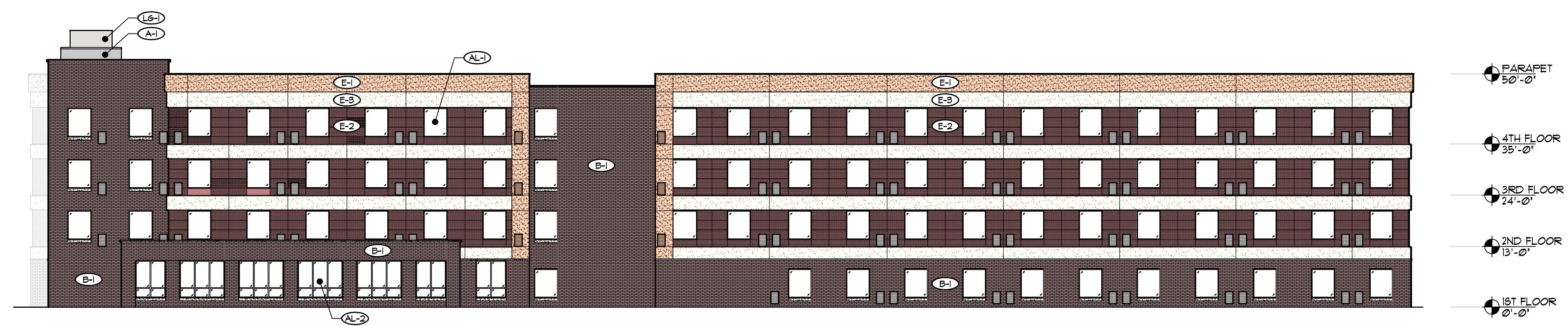
PROJECT: 201732

DRAWN BY: TELAIA

DATE: 11/20/2017

SCALE: AS NOTED

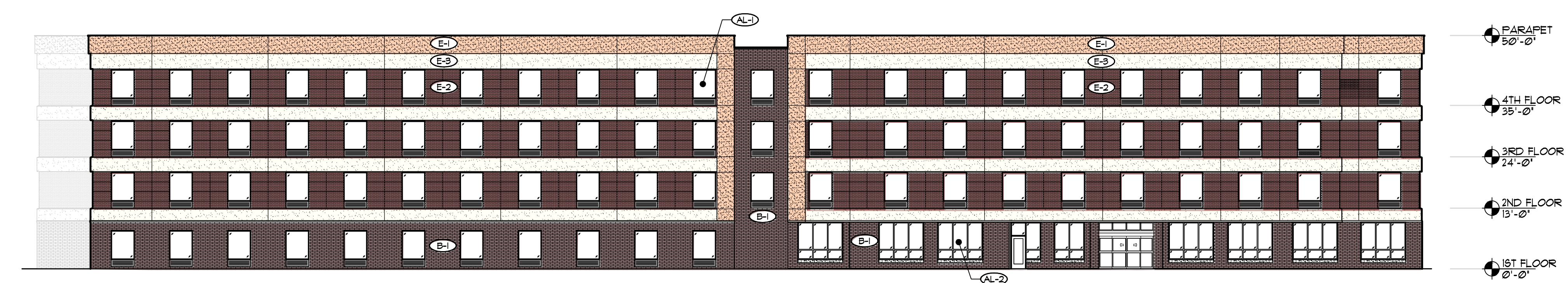
LAND USE SUBMITTAL 11/20/2017



① SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

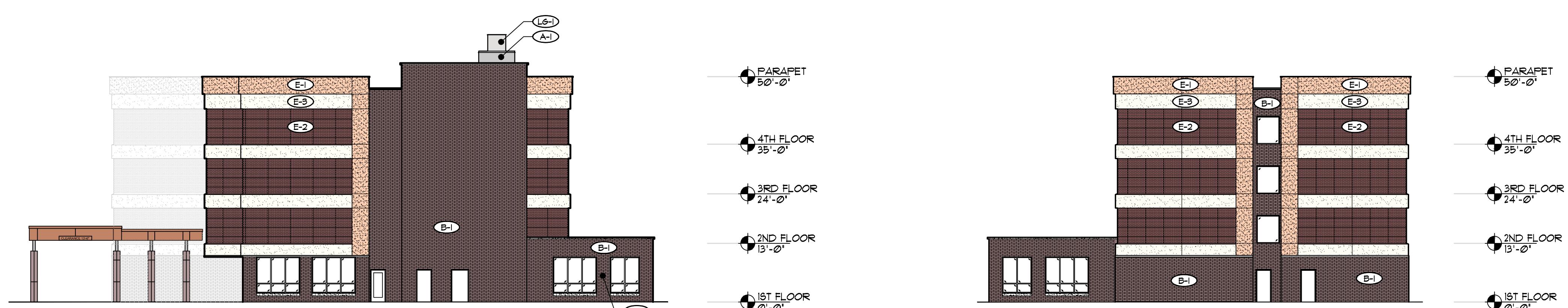
- PARAPET 50'-0"
- 4TH FLOOR 35'-0"
- 3RD FLOOR 24'-0"
- 2ND FLOOR 13'-0"
- 1ST FLOOR 0'-0"



② NORTH ELEVATION

SCALE: 1/16" = 1'-0"

- PARAPET 50'-0"
- 4TH FLOOR 35'-0"
- 3RD FLOOR 24'-0"
- 2ND FLOOR 13'-0"
- 1ST FLOOR 0'-0"



③ EAST ELEVATION

SCALE: 1/16" = 1'-0"

- PARAPET 50'-0"
- 4TH FLOOR 35'-0"
- 3RD FLOOR 24'-0"
- 2ND FLOOR 13'-0"
- 1ST FLOOR 0'-0"

④ WEST ELEVATION

SCALE: 1/16" = 1'-0"

| GRAPHIC | EXTERIOR FINISH KEY |
|---------|----------------------------|
| | A-1 ALUMINUM WALL PANEL |
| | L-G-1 LAMINATED GLAZING |
| | B-1 BRICK MASONRY |
| | E-1 EIFS, COLOR NO. 1 |
| | E-2 EIFS, COLOR NO. 2 |
| | E-3 EIFS, COLOR NO. 3 |
| | AL-1 ALUMINUM WINDOW UNITS |
| | AL-2 ALUMINUM STOREFRONT |

PROJECT: **HOME 2 SUITES**
2155 RIMROCK ROAD 53713-1443
CLIENT: C/O MADISON RIMROCK LODGING INVESTORS I, LLC
NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
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PROJECT: 201732

DRAWN BY:

DATE:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

BUILDING
ELEVATIONS

A6.01