

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

1. Project Information

Address: 2155 Rimrock Road
Title: Home 2 Suites Hotel

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested February 21, 2018

New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), 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 Residential Building Complex

Signage

Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)

Other

Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Josh Wilcox **Company** GBA Architecture & Design

Street address 7780 Elmwood Avenue, Suite 204 **City/State/Zip** Middleton/WI 53562

Telephone 608-829-1750 **Email** josh.wilcox@garybrink.com

Project contact person (same as applicant) **Company** _____

Street address _____ **City/State/Zip** _____

Telephone _____ **Email** _____

Property owner (if not applicant) Madison Rimrock Lodging Investors I LLC (c/o North Central Group)

Street address 1600 Aspen Commons, Suite 200 **City/State/Zip** Middleton/WI 53562

Telephone 608-836-6060 **Email** ainman@ncghotels.com

5. Required Submittal Materials

Application Form

Letter of Intent

- If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
- For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.

Development plans (Refer to checklist provided below for plan details)

Filing fee

Electronic Submittal*

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

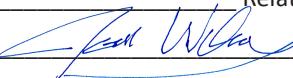
**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. 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.
2. 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.

Applicant name Josh Wilcox

Relationship to property Architect

Authorized signature of Property Owner 

Date 1-3-18

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (*per §35.24(6) MGO*)
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (*per §33.24(6)(b) MGO*)
- Comprehensive Design Review: \$500 (*per §31.041(3)(d)(1)(a) MGO*)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (*per §31.041(3)(d)(1)(c) MGO*)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (*per §31.041(3)(d)(2) MGO*)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information what should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), plus:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

January 3, 2018

Matt Tucker
Department of Planning & Development
126 S. Hamilton Street
Madison, WI 53703

Re: Letter of Intent
2155 Rimrock Road – Conditional Use

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 2155 Rimrock Road. The owner, Madison Rimrock Lodging Investors I, LLC is planning to develop a new four-story, 85,319 sf, 143 guestroom hotel on Parcel 2. Parcel 1 will not include any structures as part of this proposal. The development shall include the demolition of the existing structures located at 2155, 2165, 2175 & 2201 Rimrock Road. The lot area is 194,510 sf (or 4.47 acres).

Total Parking/Bicycle Stalls will be as follows:

Parcel 1 (Retail Parcel along Rimrock Road)

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

Parcel 2 (Hotel)

Small Car Parking: 28
Large Car Parking: 107
Accessible Parking: 5
Bicycle Stall: 16
Total Parcel 2 Parking: 140

Parcel 3 (DOR Overflow Lot)

Small Car Parking: 0
Large Car Parking: 24
Accessible Parking: 0
Bicycle Stall: 0
Total Parcel 3 Parking: 24

Total Site Parking

Small Car Parking: 28
Large Car Parking: 131
Accessible Parking: 5
Bicycle Stall: 16
Total Site Car Parking: 164

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.

The current assessed value of the land is approximately \$2,000,000.

The proposed construction schedule is for construction to commence March of 2018 and construction completion to be April 2019.

The Development Team includes the following:

Developer/Owner: Madison Rimrock Lodging 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: Andy Inman
ainman@ncghotels.com

Architect: GBA
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/Landscape: Vierbicher
999 Fourier Drive #201
Madison, WI 53717
Phone: 608-826-0532
Principal Contact: Andrew Barnebey
abar@vierbicher.com

Please refer to the attached plans for additional information.

Sincerely,



Josh Wilcox
VP/Partner

PROJECT BRAND

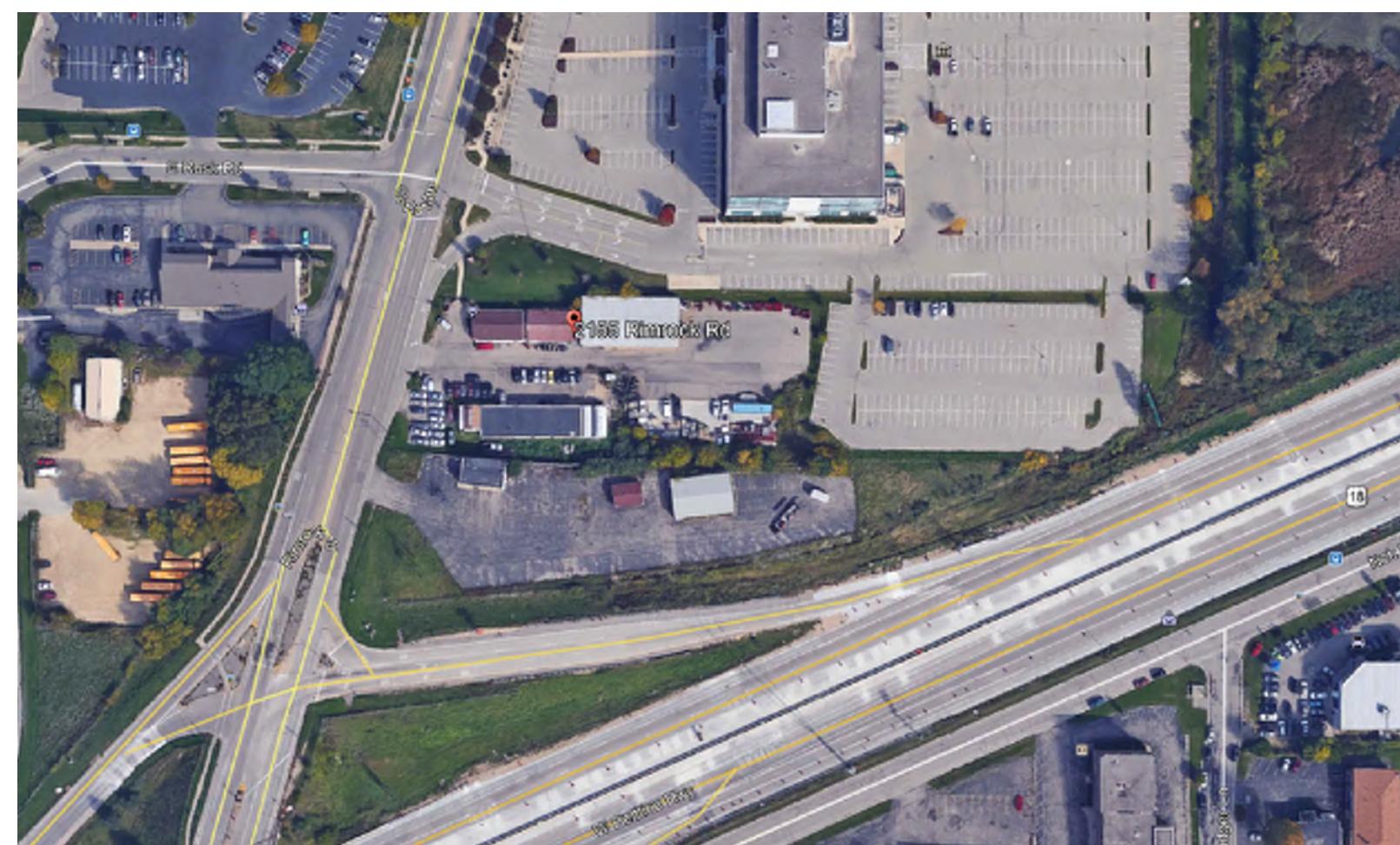


PROPOSED
Home2 Suites

2155 Rimrock Road
Madison, Wisconsin

UDC / PLANNING COMMISSION RE-SUBMITTAL
JANUARY 3, 2018

PROJECT LOCATION MAP



SHEET INDEX:

T-1 TITLE SHEET
EC.01 EXISTING SITE CONDITIONS
EC.02 EXISTING SITE CONDITIONS
EC.03 EXISTING SITE CONDITIONS

CIVIL DRAWINGS
C001 ZONING PLAN
C100 EXISTING CONDITIONS PLAN
C101 DEMOLITION PLAN
C102 SITE PLAN
C103 GRADING & EROSION CONTROL PLAN
C104 UTILITY PLAN
C105 CONSTRUCTION DETAIL PLAN
C106 CONSTRUCTION DETAIL PLAN
C107 CONSTRUCTION DETAIL PLAN
C108 CONSTRUCTION DETAIL PLAN
C109 CONSTRUCTION DETAIL PLAN
L101 LANDSCAPE PLAN
F100 FIRE ACCESS PLAN

LIGHTING DRAWINGS
E101 SITE LIGHTING PLAN
E102 SITE LIGHTING PLAN
E103 SITE LIGHTING LUMINAIRES

ARCHITECTURAL DRAWINGS
A2.01 HOTEL FIRST FLOOR PLAN
A2.02 HOTEL SECOND FLOOR PLAN
A2.03 HOTEL THIRD FLOOR PLAN
A2.04 HOTEL FOURTH FLOOR PLAN
A2.05 HOTEL ROOF PLAN
A6.01 HOTEL COLORED BUILDING ELEVATIONS
A6.02 HOTEL COLORED BUILDING ELEVATIONS
A6.03 HOTEL RENDERING

PROJECT ROOM & PARKING MATRIX

Floor	Double Queens			Kings			Total	Square Footage
	Standard D/Q	ACCD/Q	1 Bedroom	Standard King	ACCKING	1 Bedroom		
1st	15	0	0	6	1	1	23	22,913
2nd	14	1	0	21	1	3	40	20,802
3rd	14	1	0	21	1	3	40	20,802
4th	14	1	0	22	0	3	40	20,802
Totals	57	3	0	70	3	10	143	85,319
Parking Stalls								
ACCParking Stalls	5	Non ACCParking Stalls	135	Total	140			
Site Information								
Parcel 1	62,728	Parcel 2	117,652	Parcel 3	12,359	Area Total	192,739	



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: JOSH.WILCOX@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

PROJECT: HOME 2 SUITES

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

LAND USE RESUBMITTAL 12/01/2017

LAND USE RESUBMITTAL 1/03/2018

TITLE
BLOCK

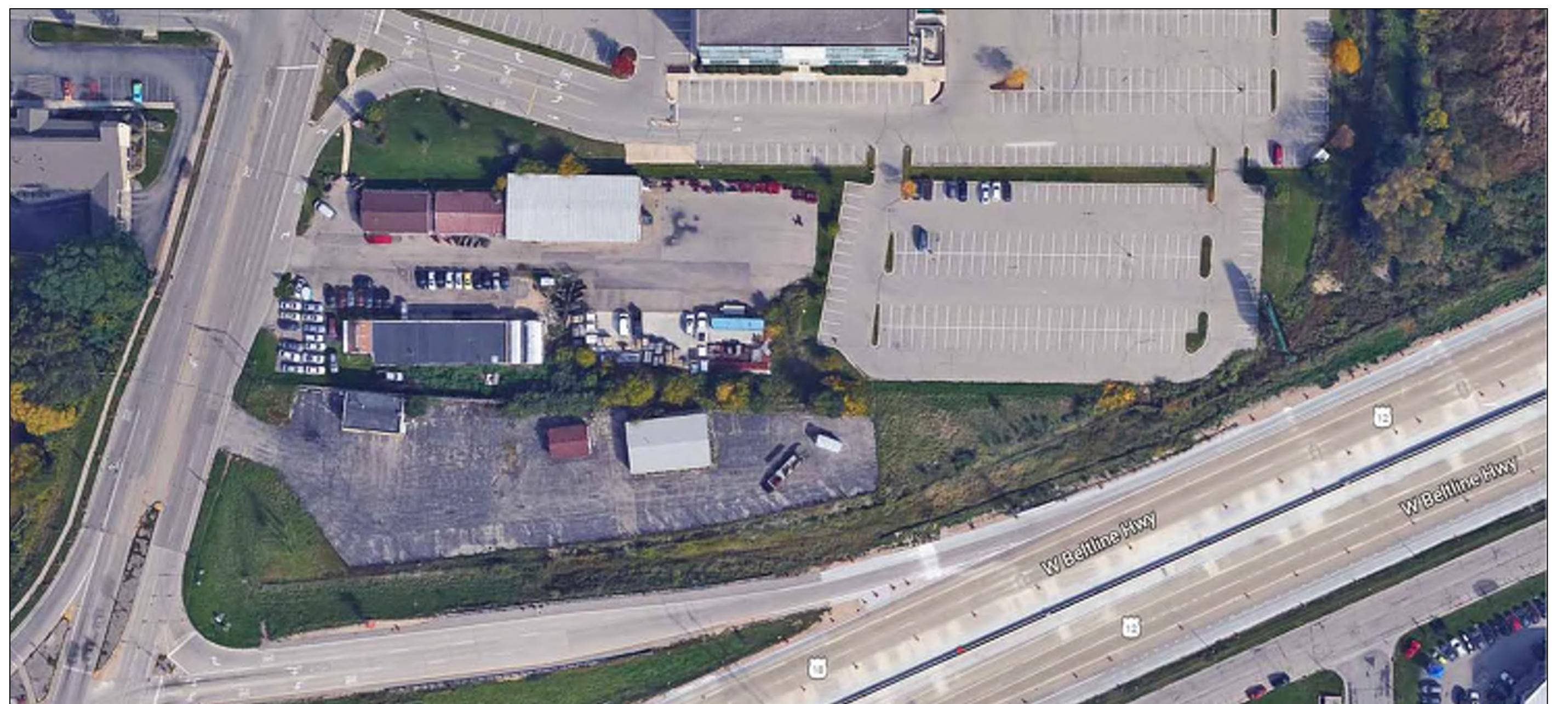
T-1



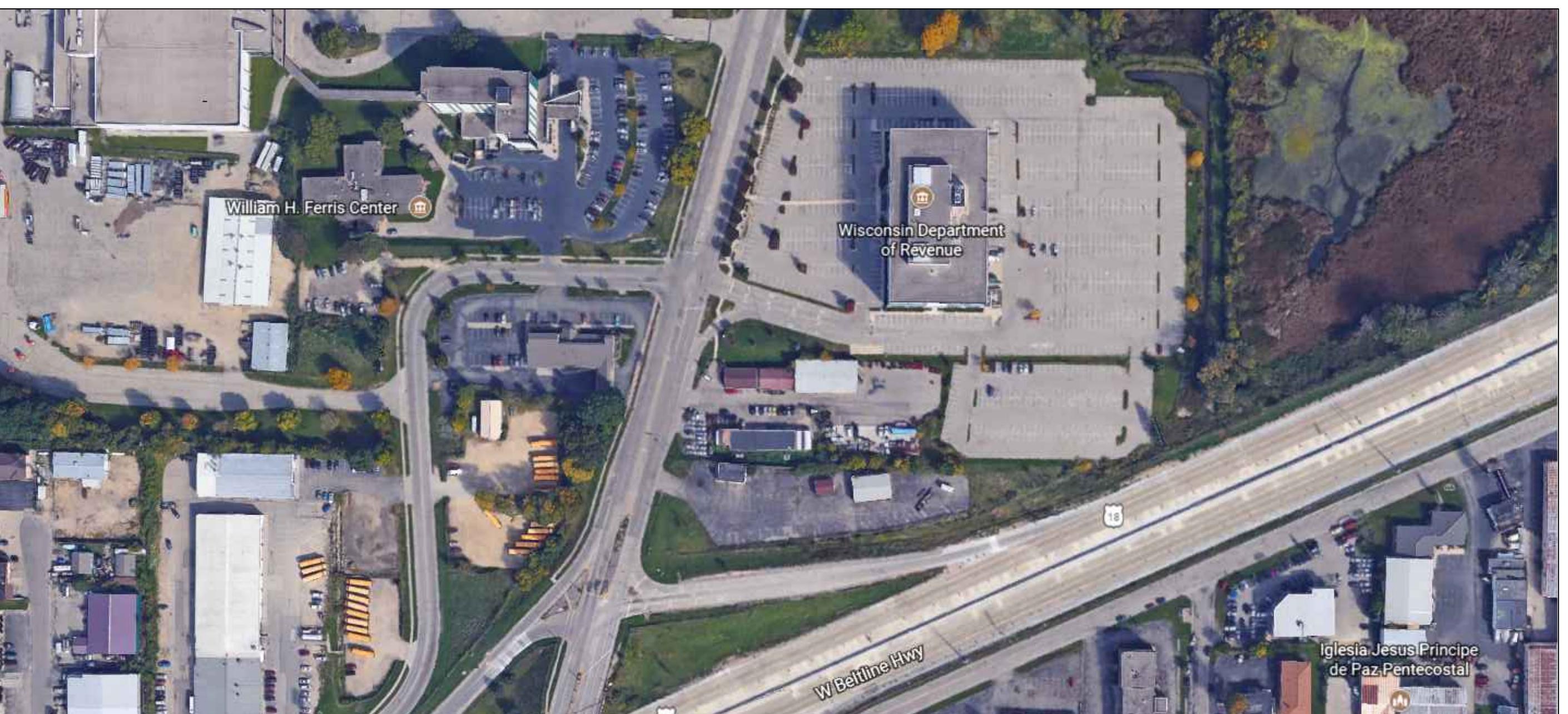
BIRD'S EYE LOOKING NORTHEAST



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**
CLIENT: **MADISON RIMROCK LODGING INVESTORS I, LLC**
2155 RIMROCK ROAD, MIDDLETON, WI 53562
2100 ASPEN COMMONS, SUITE 200, MIDDLETON, WI 53562

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PROJECT: 201732

DRAWN BY: TELAIA

DATE:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

LAND USE RESUBMITTAL 12/01/2017

LAND USE RESUBMITTAL 1/03/2018

EXISTING
SITE
CONDITIONS
EC.01



NORTHEAST CORNER LOOKING WEST



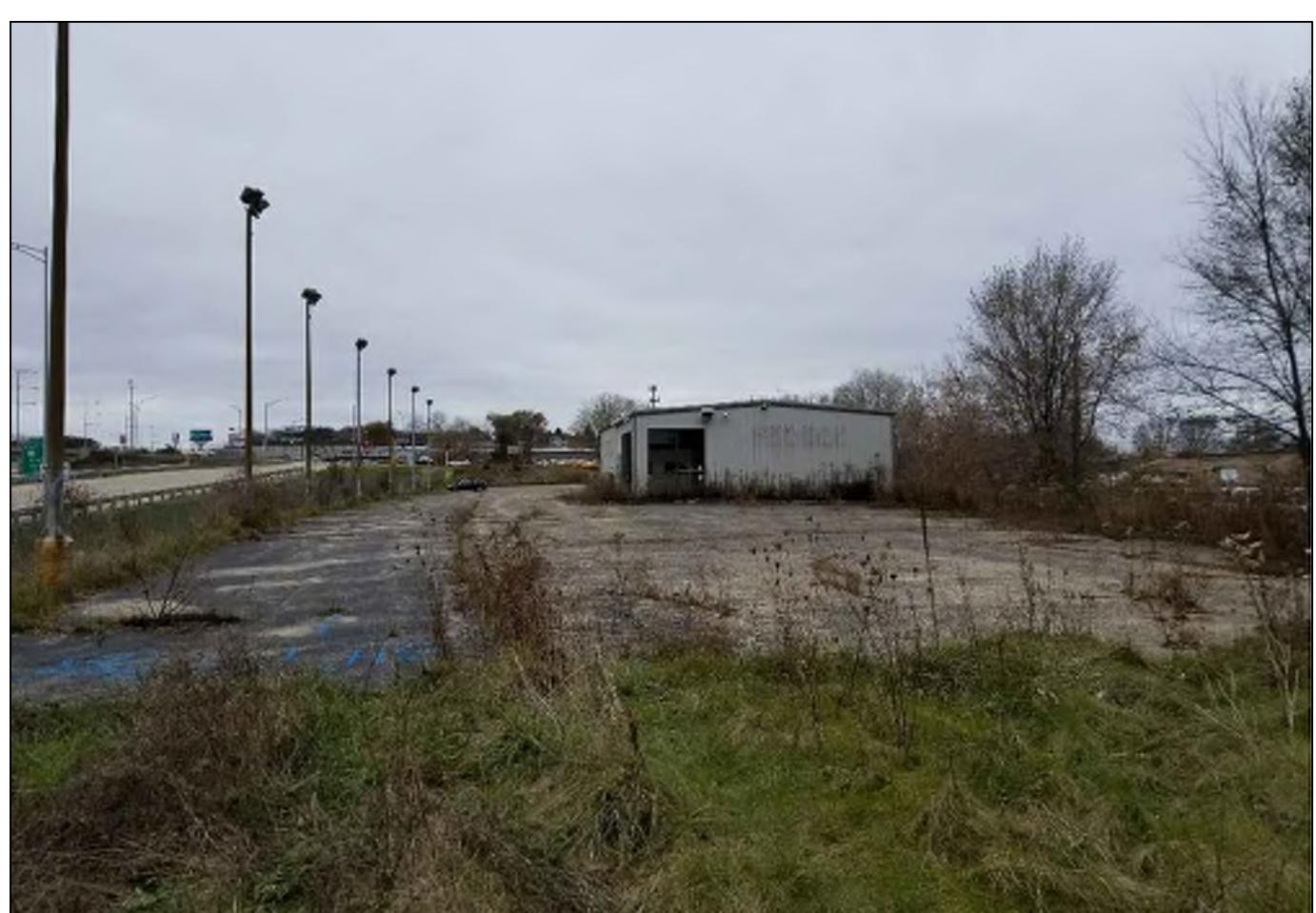
CENTER OF SITE ON NORTH SIDE LOOKING WEST



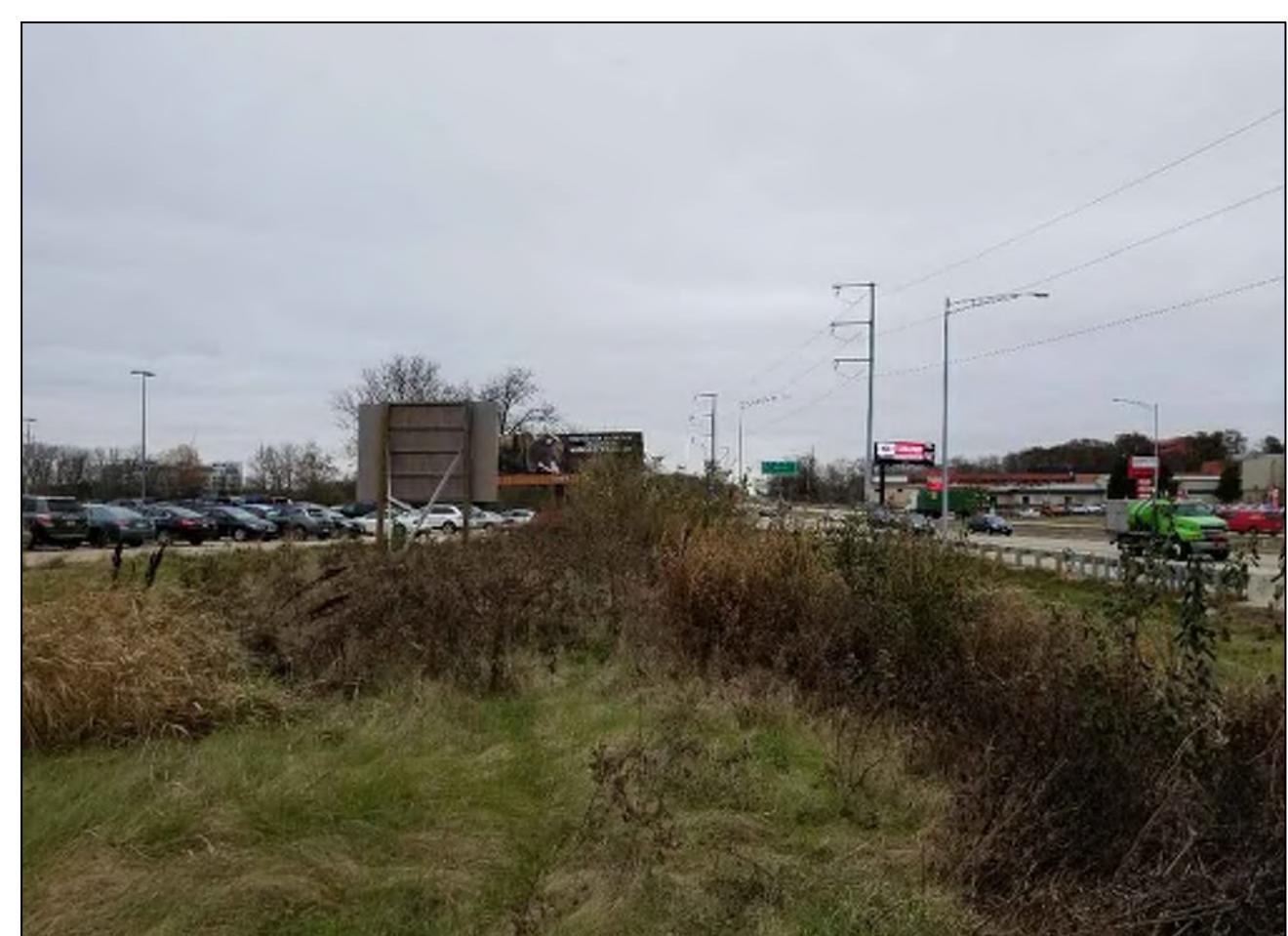
CENTER OF SITE LOOKING NORTHWEST



CENTER OF SITE LOOKING SOUTHWEST



CENTER OF SOUTH SIDE LOOKING WEST



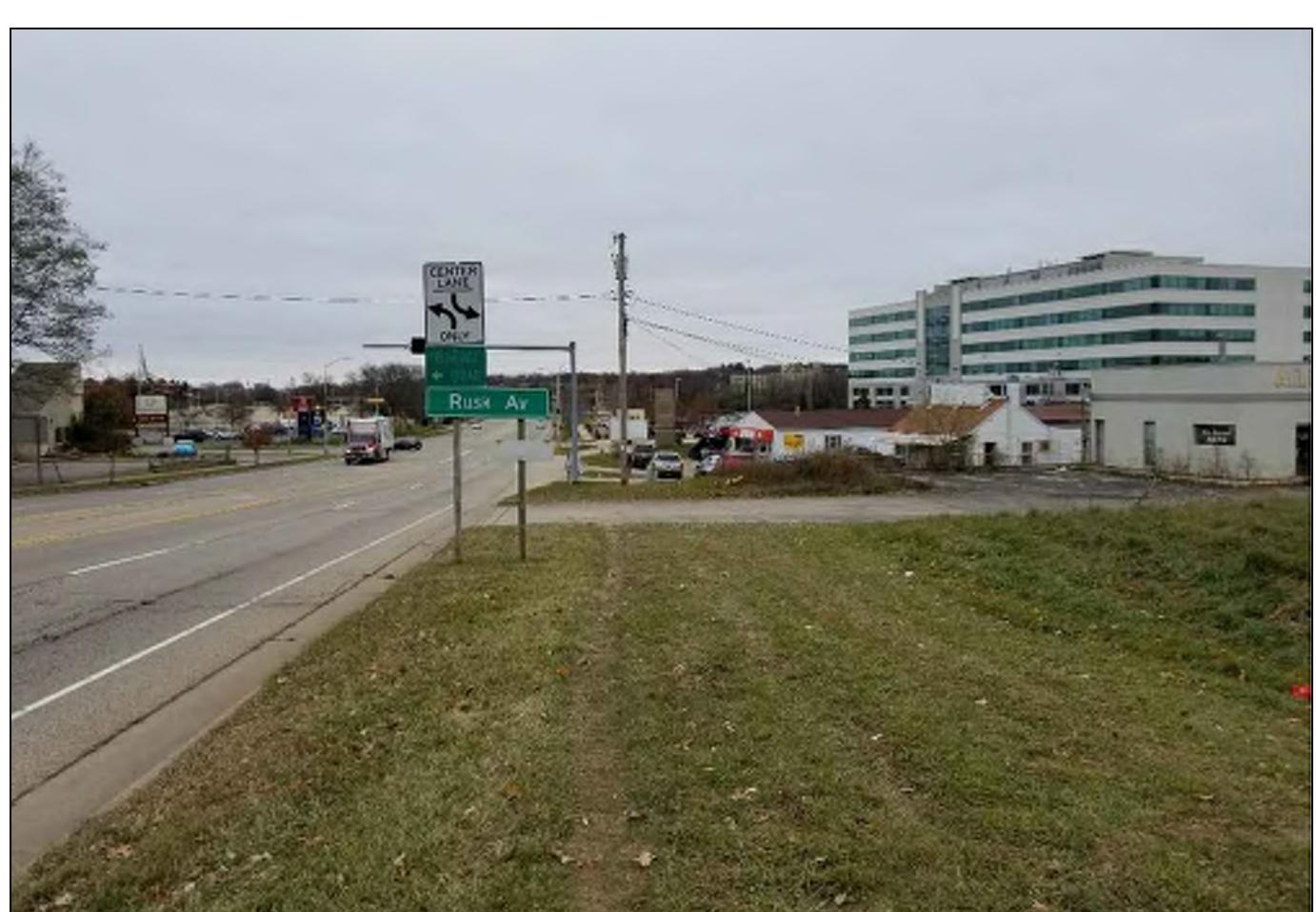
NEAR SOUTHEAST CORNER OF SITE LOOKING EAST



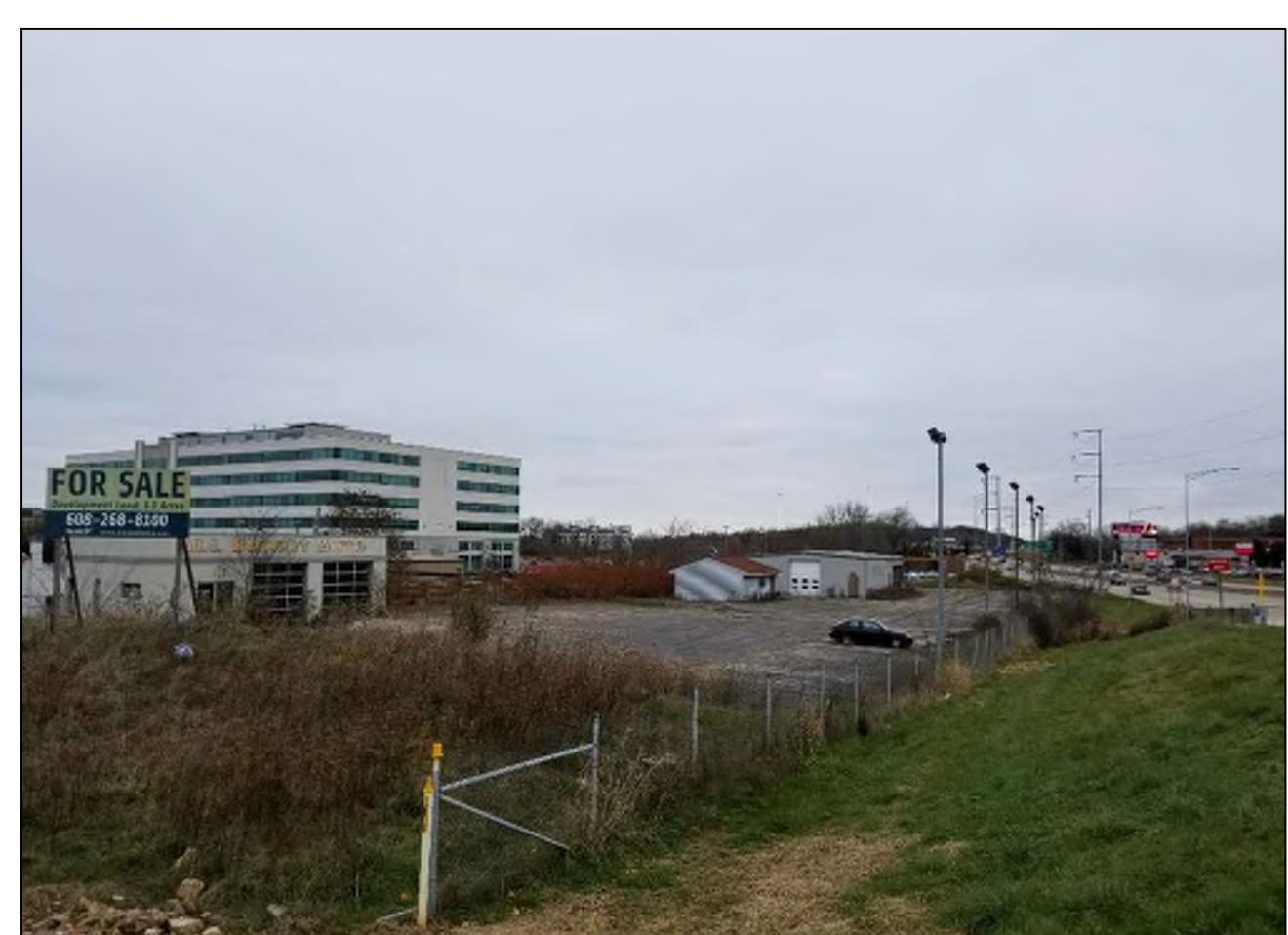
CENTER OF SOUTH SIDE LOOKING NORTHEAST



SOUTHWEST CORNER LOOKING NORTHEAST



SOUTHWEST CORNER LOOKING NORTH



SOUTHWEST CORNER LOOKING NORTHEAST



CENTER OF WEST SIDE LOOKING SOUTHEAST



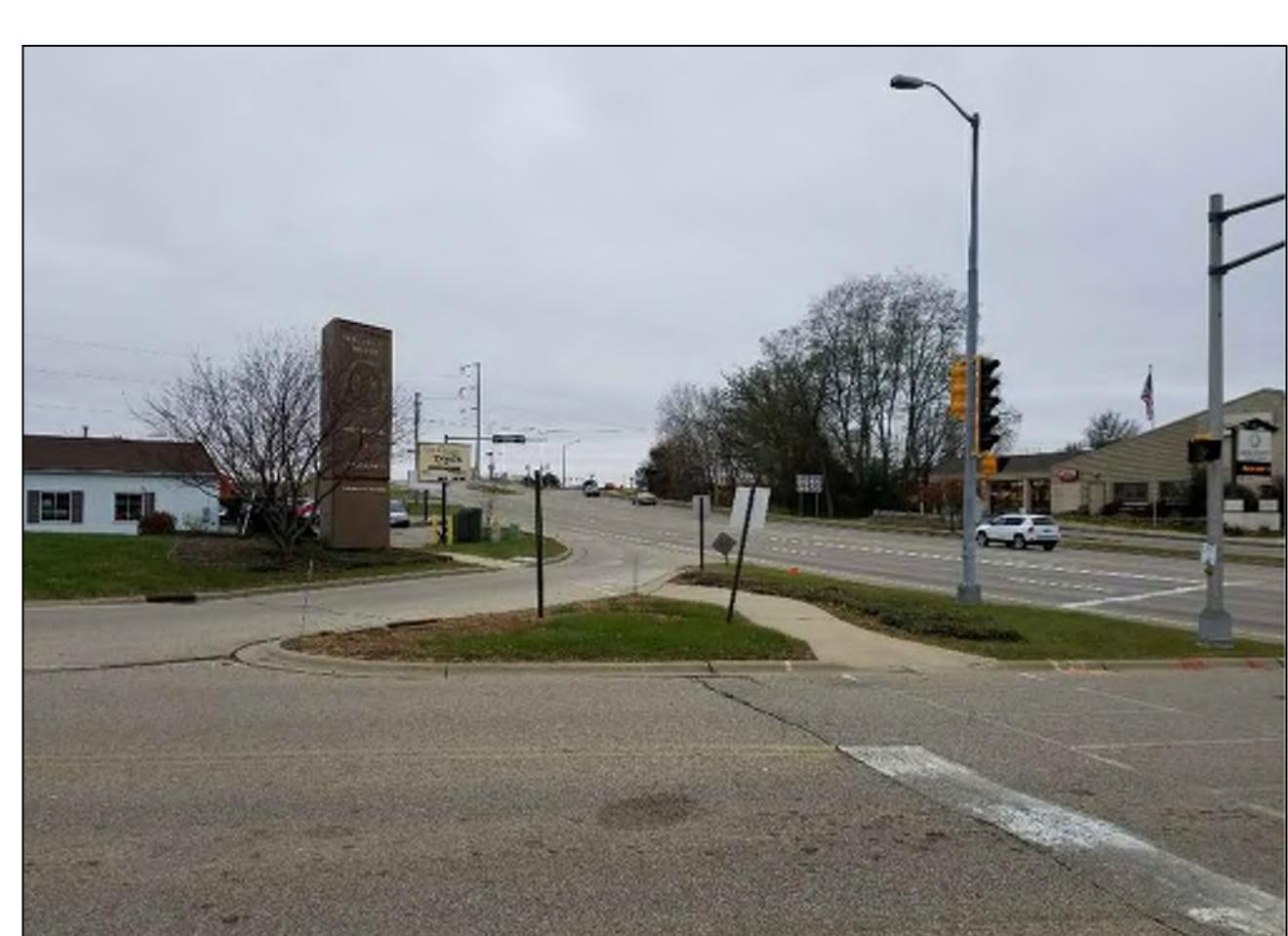
NEAR NORTHWEST CORNER LOOKING NORTHEAST



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

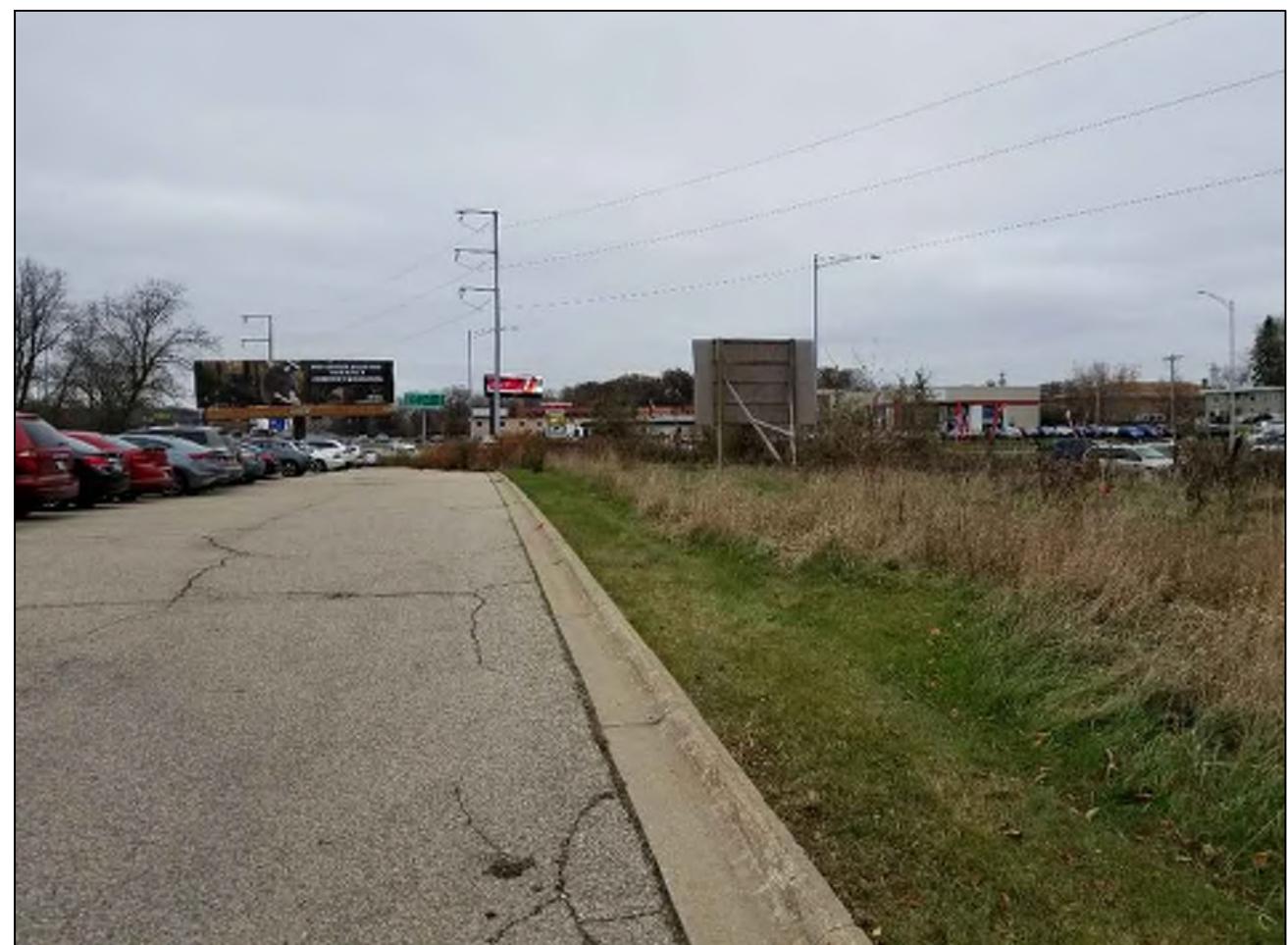
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PROJECT: 201732
DRAWN BY: TELAIA
DATE:
SCALE: AS NOTED
LAND USE SUBMITTAL 11/20/2017
LAND USE RESUBMITTAL 12/01/2017
LAND USE RESUBMITTAL 1/03/2018

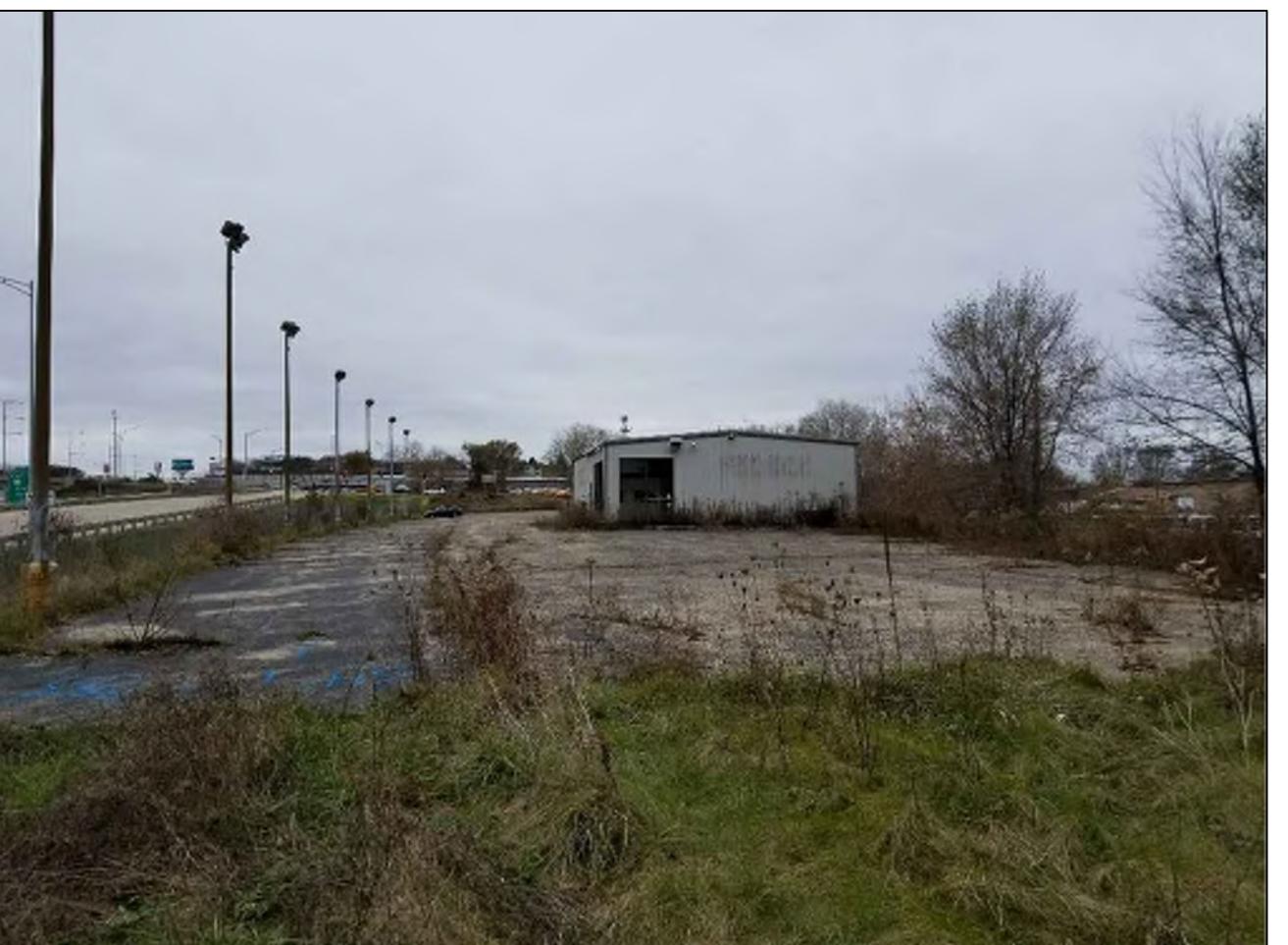
EXISTING
SITE
CONDITIONS
EC.02



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, 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:

SCALE: AS NOTED

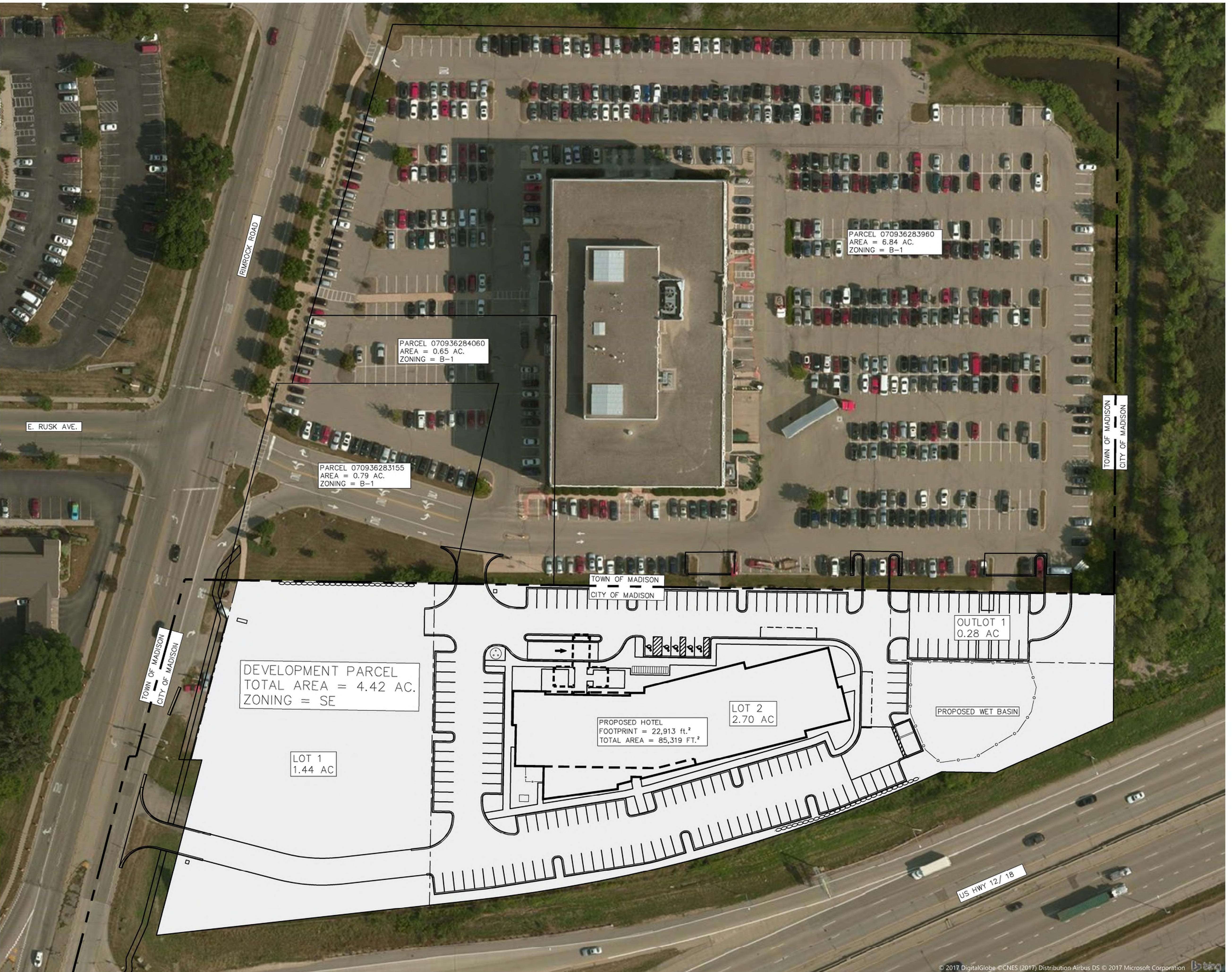
LAND USE SUBMITTAL 11/20/2017

LAND USE RESUBMITTAL 1/03/2018

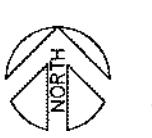
LAND USE RESUBMITTAL 1/03/2018

EXISTING
SITE
CONDITIONS

EC.03



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ZONING PLAN

0' 20' 40' 80' 120'
1=40'

ZONING
PLAN

C001

G B A
architecture | design

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

NCG
NORTH CENTRAL GROUP



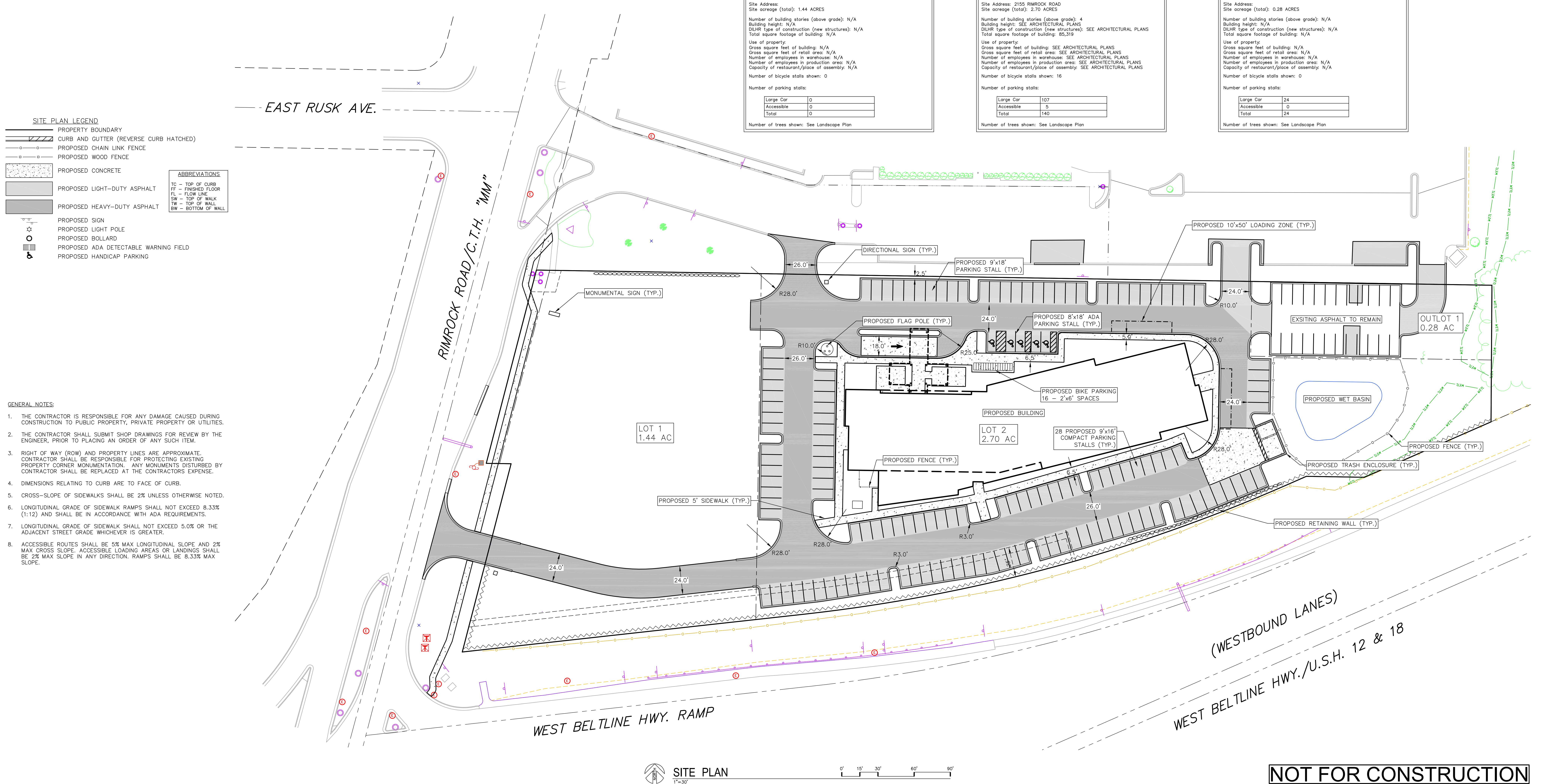
vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

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

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PROJECT: 201732
DRAWN BY: ABAR
DATE:
SCALE: AS NOTED
LAND USE SUBMITTAL 11/20/17
LAND USE RESUBMITTAL 1/3/18





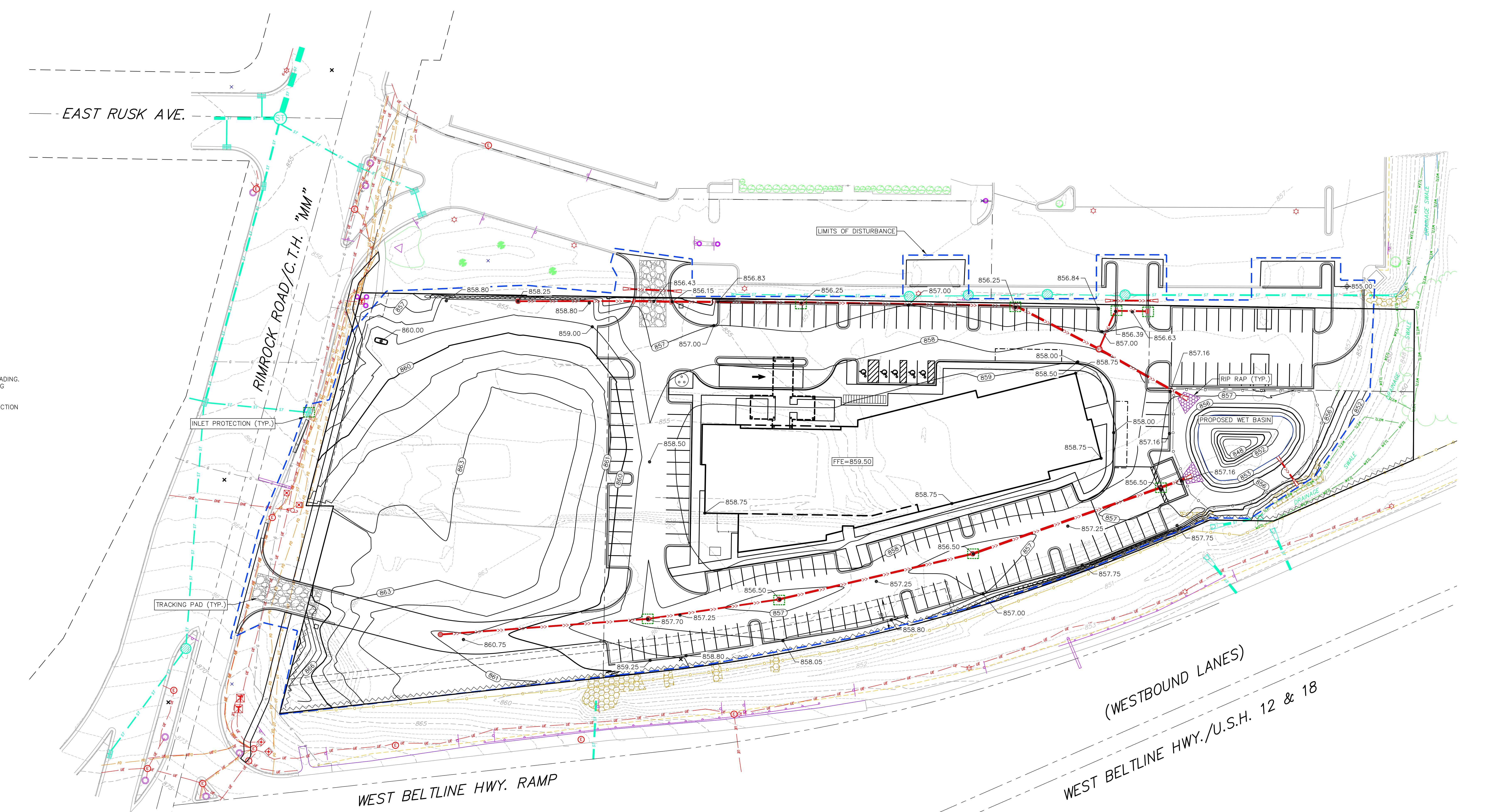
GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRainage DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS

STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS
EROSION MAT CLASS
TRACKING PAD
RIP RAP

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.



PROJECT:
HOME 2 SUITES
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT:
G/XYZ
1600 SPENCER COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732
DRAWN BY: JGOL
DATE:
SCALE: AS NOTED
LAND USE SUBMITTAL: 11/20/17
LAND USE RESUBMITTAL: 1/3/18

**GRADING AND
EROSION CONTROL
PLAN**

C103

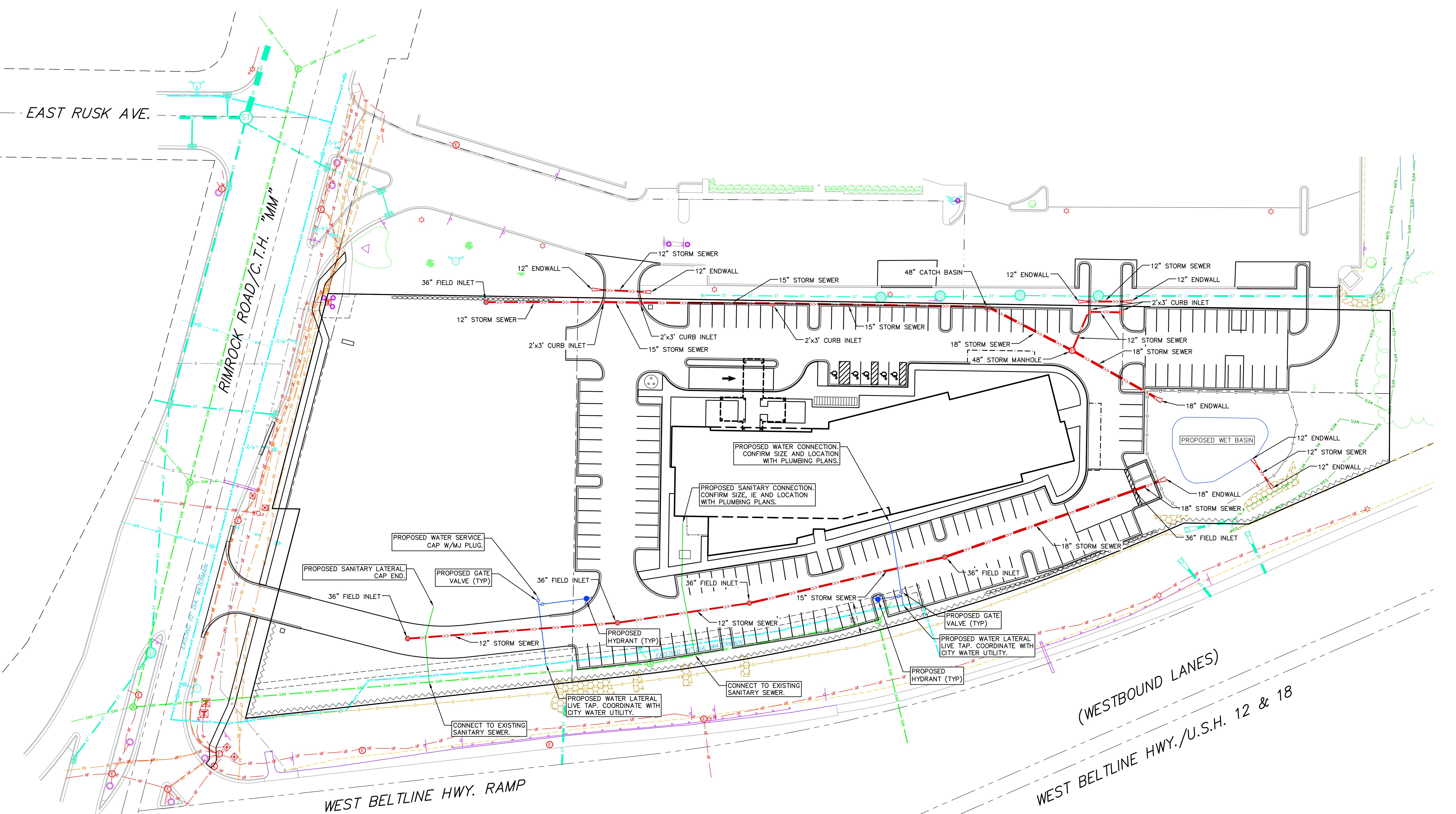
PROPOSED UTILITY LEGEND

	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER ENDWALL
	STORM SEWER CURB INLET
	STORM SEWER CURB INLET W/MANHOLE
	STORM SEWER FIELD INLET
	ROOF DRAIN CLEANOUT
	SANITARY SEWER PIPE (GRAVITY)
	SANITARY SEWER PIPE (FORCE MAIN)
	SANITARY SEWER LATERAL PIPE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER MAIN
	WATER SERVICE LATERAL PIPE
	FIRE HYDRANT
	WATER VALVE
	CURB STOP
	WATER VALVE MANHOLE
	PROPOSED PIPE INSULATION
	GAS MAIN

— - EAST A

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 BUILDING 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(11)(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.



20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

A step function graph showing a signal that starts at 0', goes up to 15' at 15', stays at 15' until 30', goes up to 60' at 30', stays at 60' until 60', and then goes up to 90' at 60'.

NOT FOR 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. 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. OTHER AREAS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. 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.
17. 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.
18. 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.
19. 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/SAWELS AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
20. 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 P, 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.
21. 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.
22. 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.
23. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
24. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
25. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
26. 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.
27. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
28. 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.

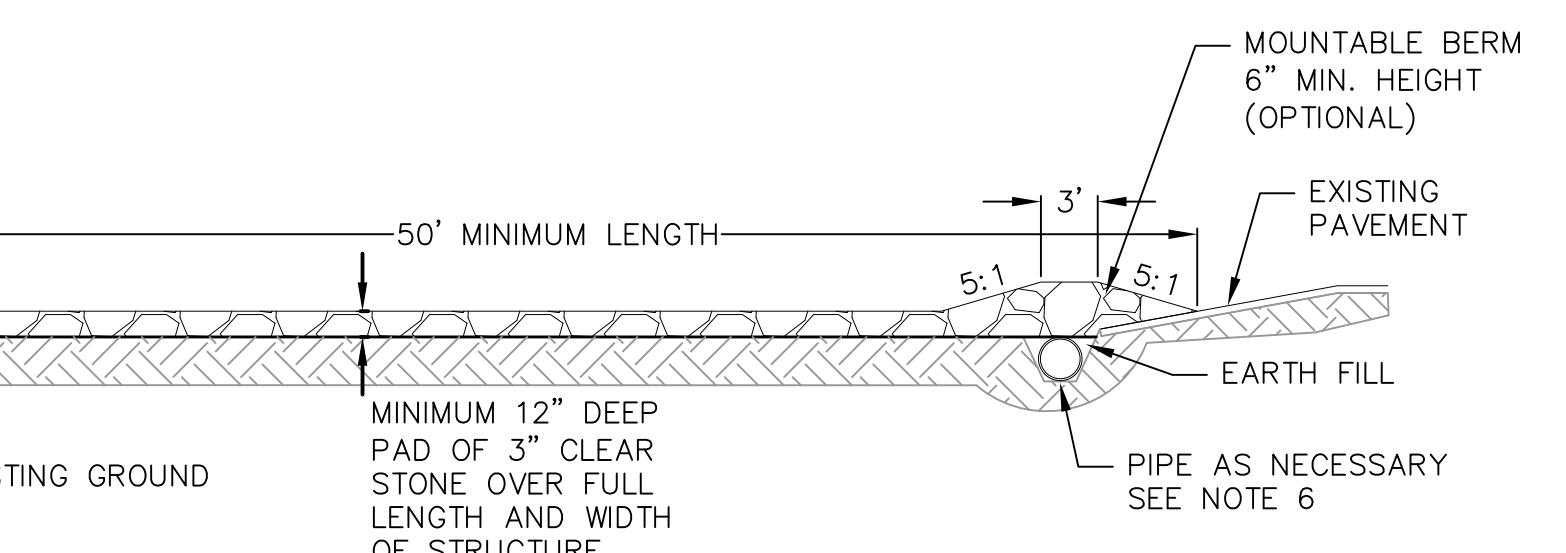
FERTILIZING RATES:

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

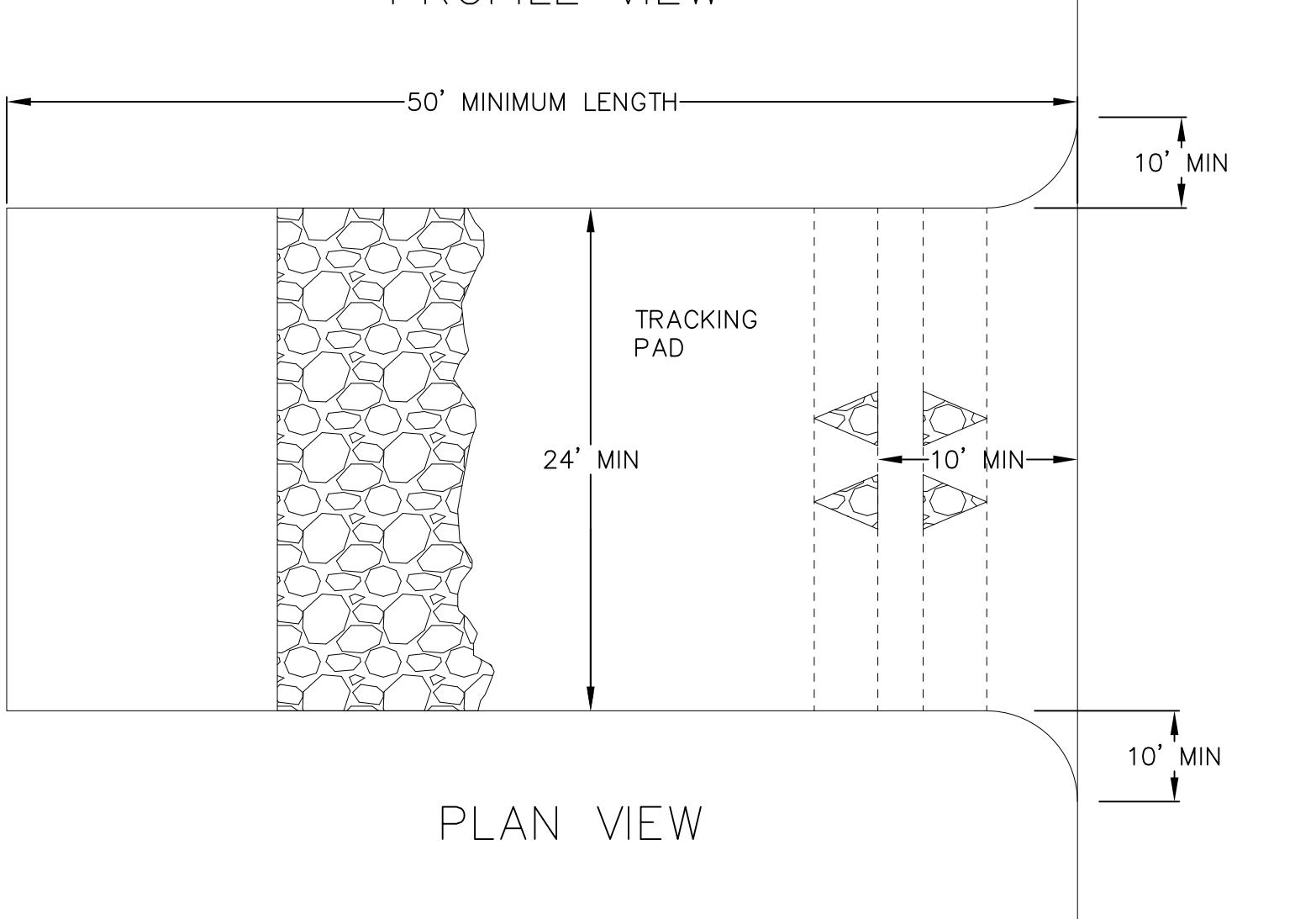
MULCHING RATES:

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

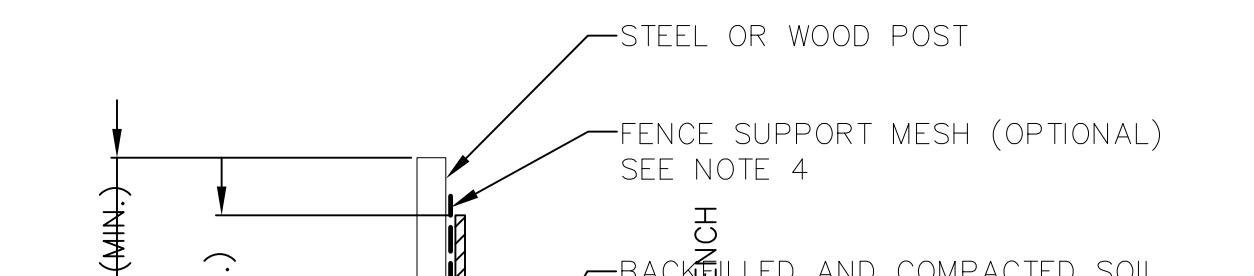
1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.



PROFILE VIEW

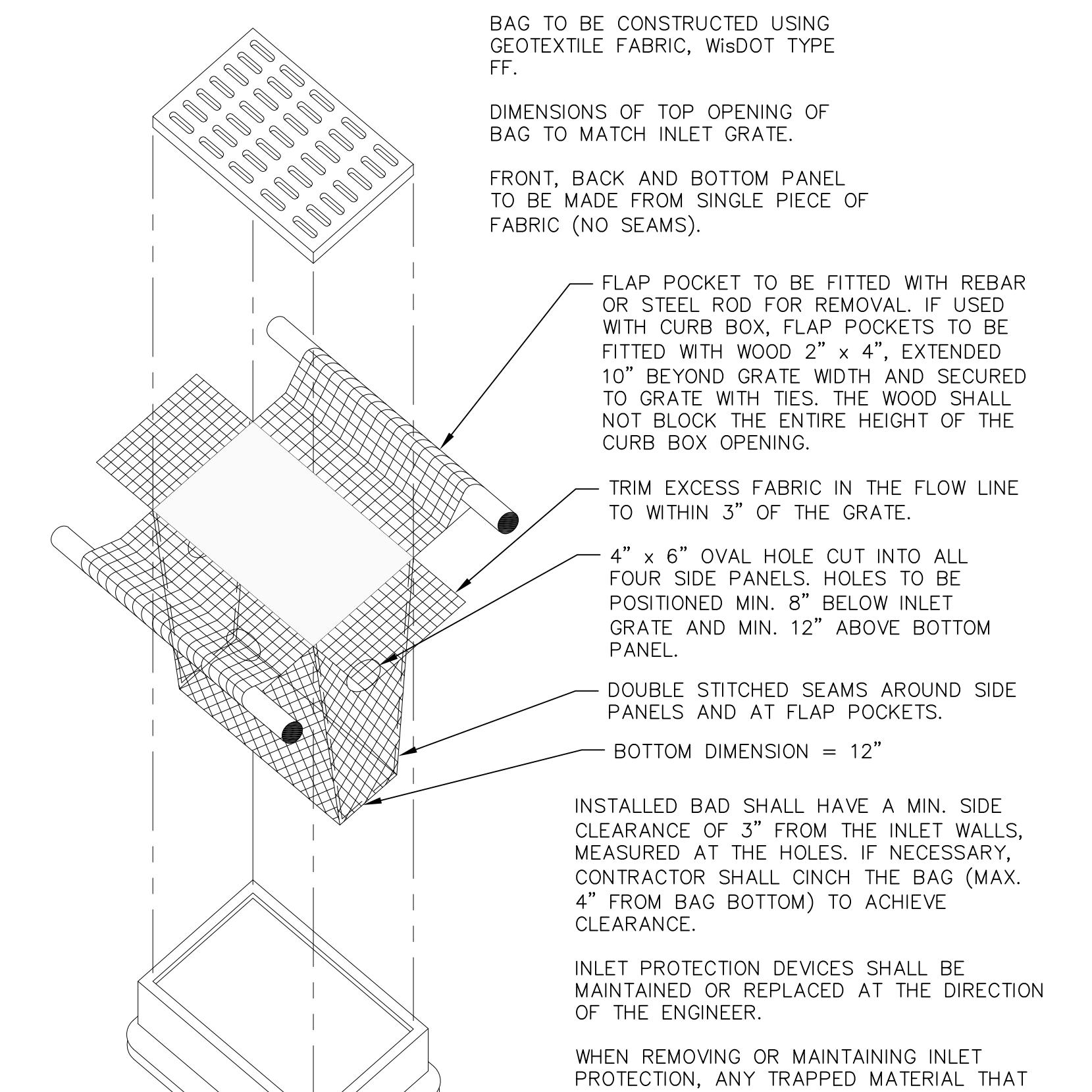


PLAN VIEW



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

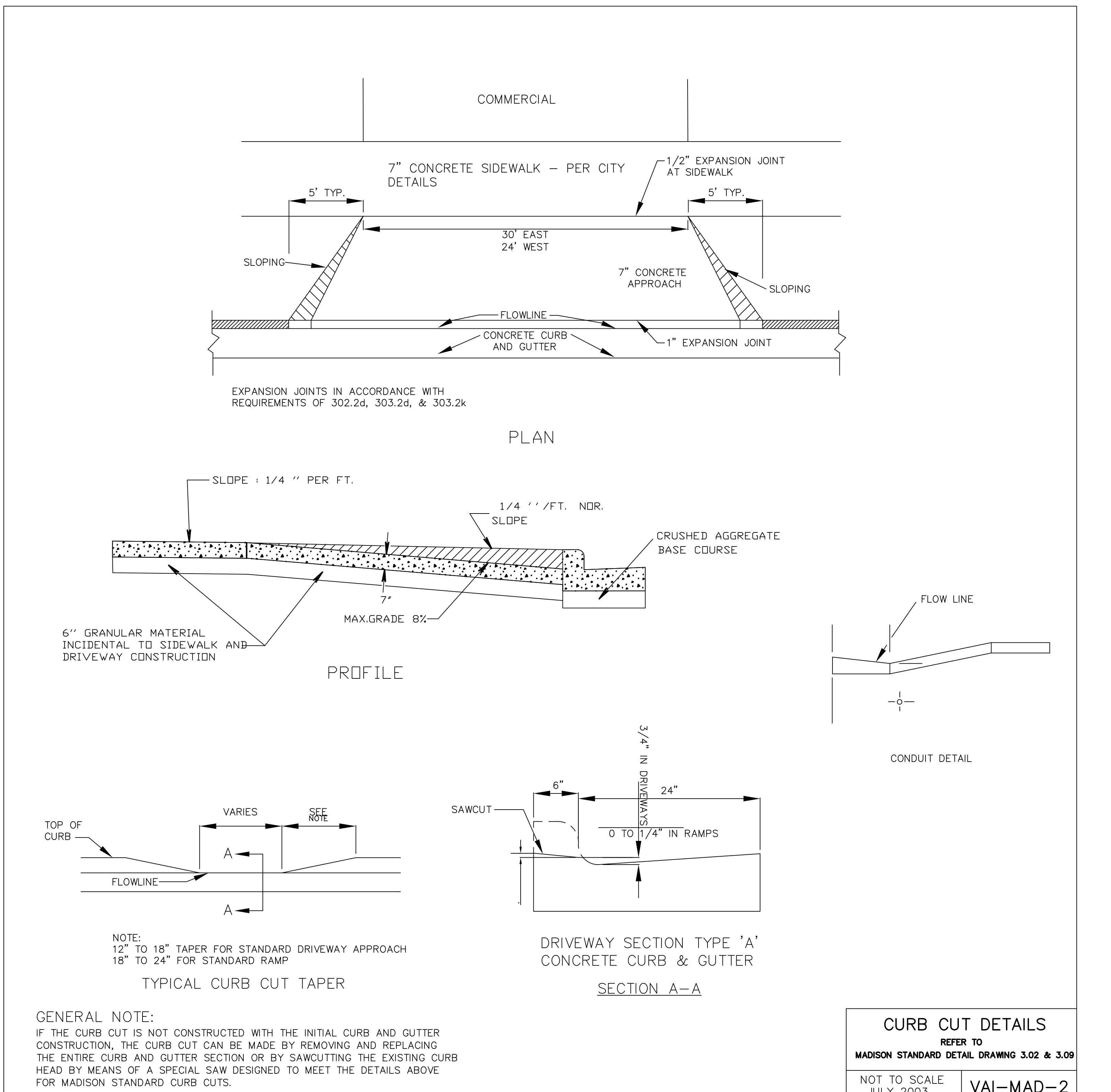
1 SILT FENCE
NOT TO SCALE

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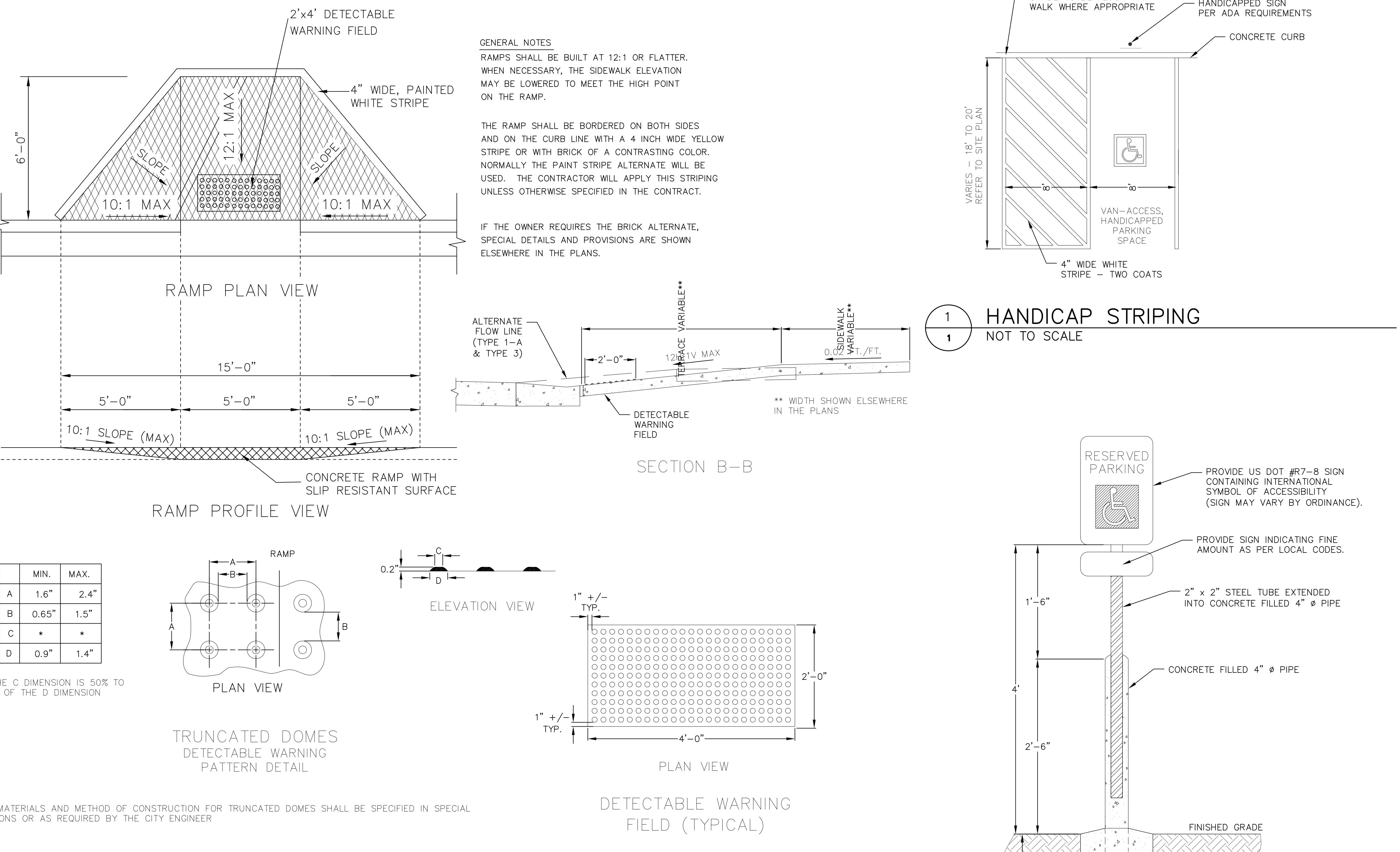
PROJECT: HOME 2 SUITES
DRAWN BY: JGOL
DATE: 11/20/17
SCALE: AS NOTED
LAND USE SUBMITTAL 1/3/18
LAND USE RESUBMITAL 1/3/18

1 TRACKING PAD
NOT TO SCALE

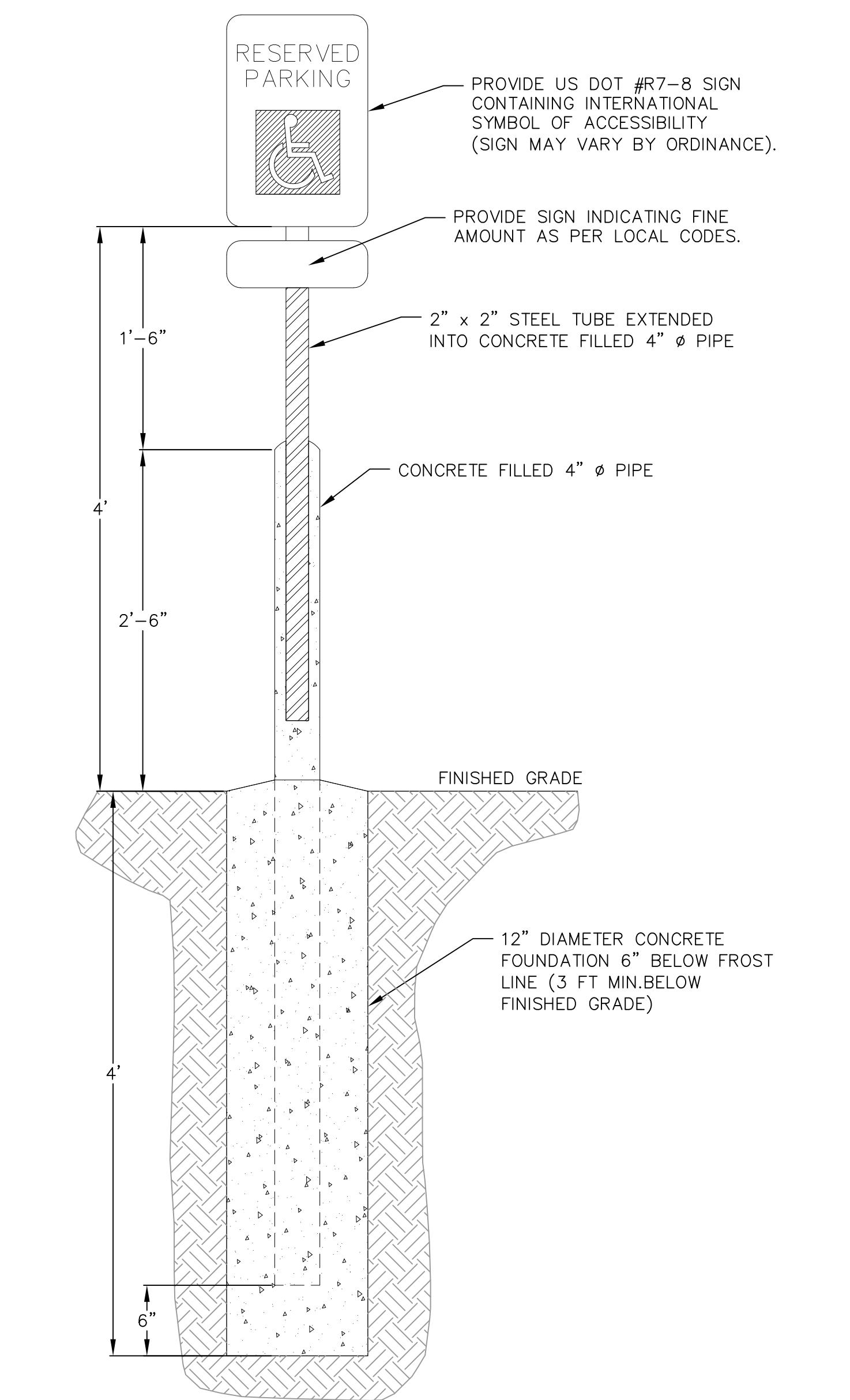
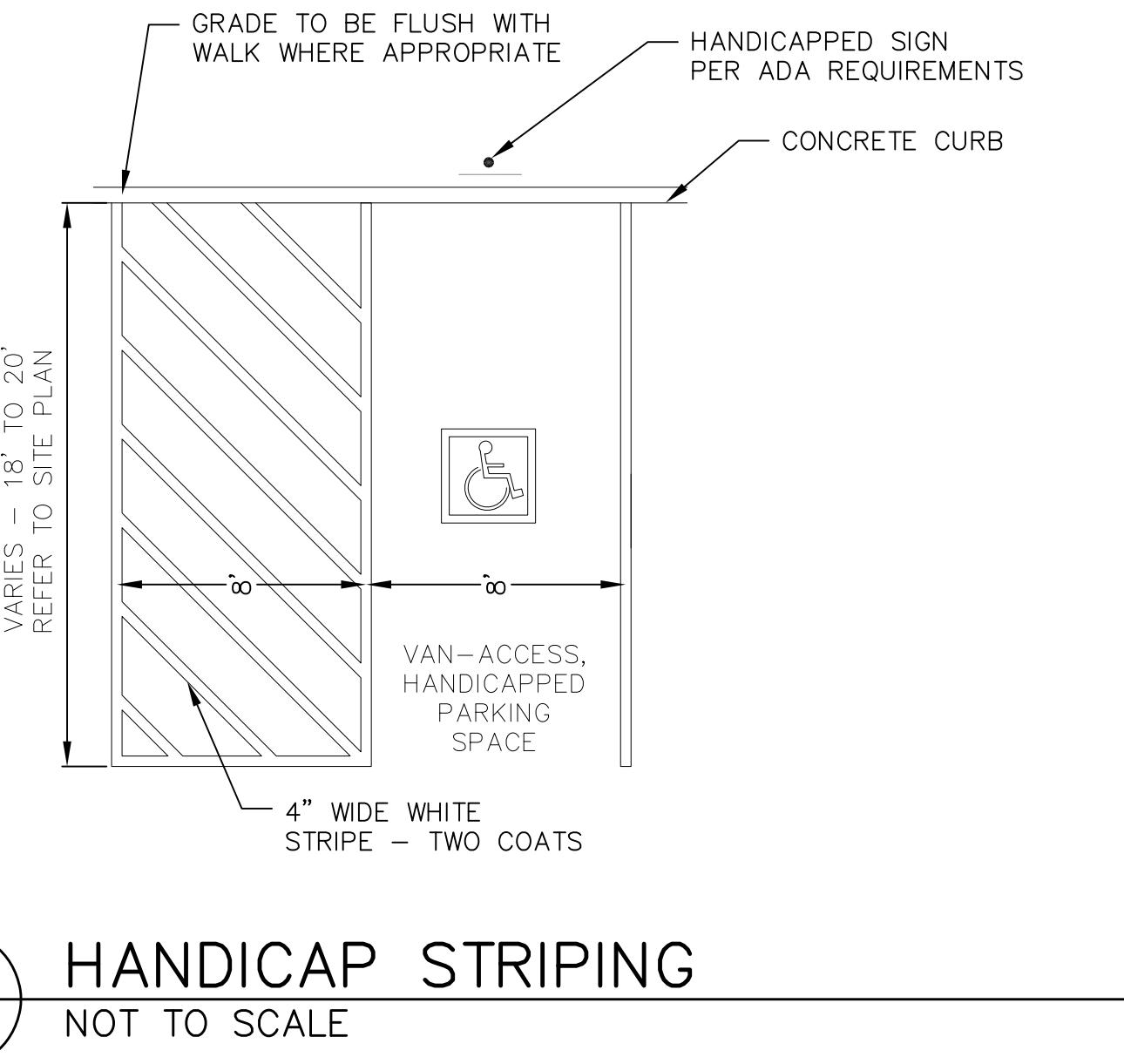
NOT FOR CONSTRUCTION
C105



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, 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:
SCALE: AS NOTED

LAND USE SUBMITTAL
11/20/17

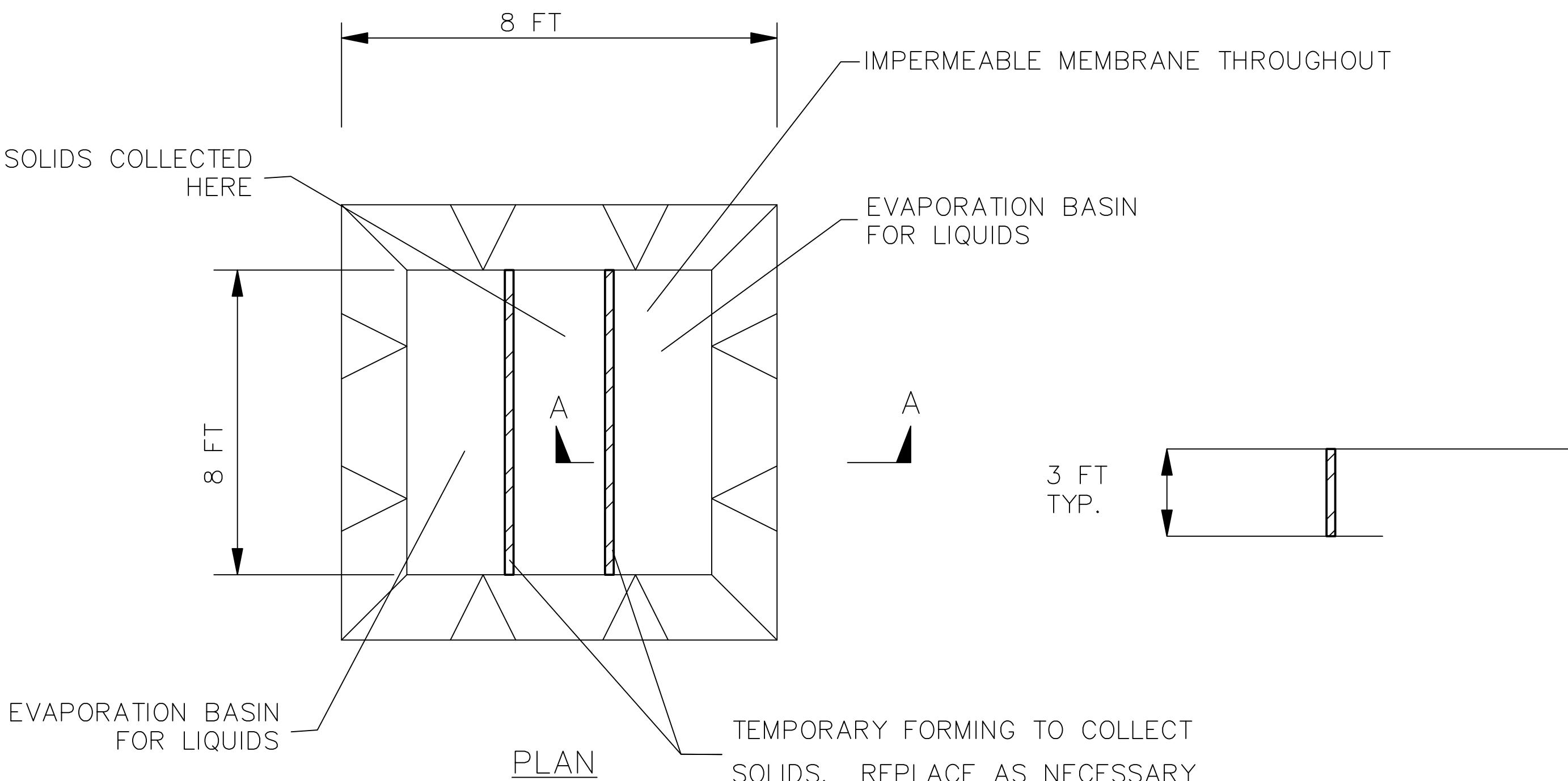
LAND USE RESUBMITTAL
1/3/18

CONSTRUCTION
DETAIL
PLAN

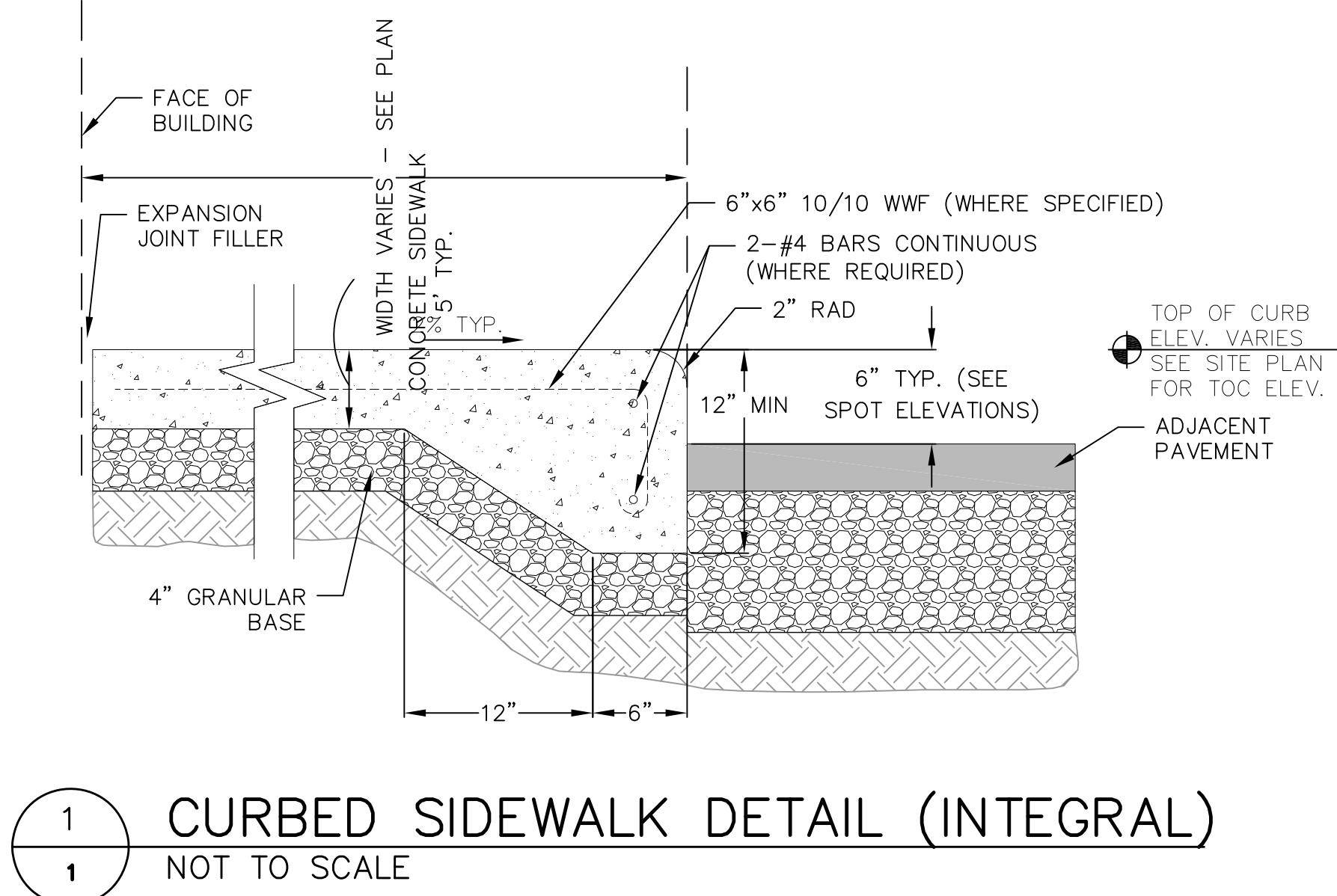
C106

G B A
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-0566 (FAX)

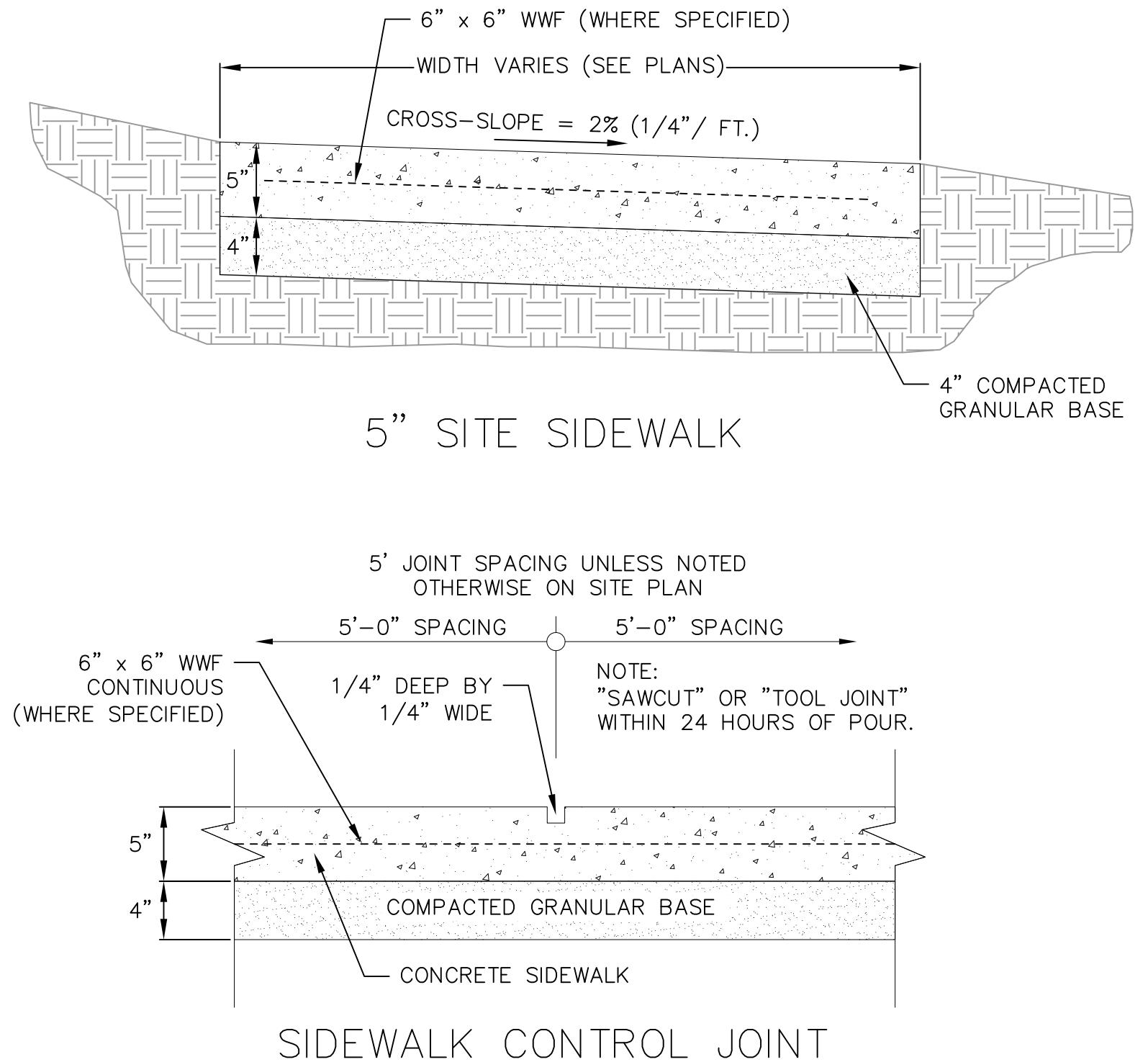
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planners | engineers | advisors
Phone: 800 261-3898



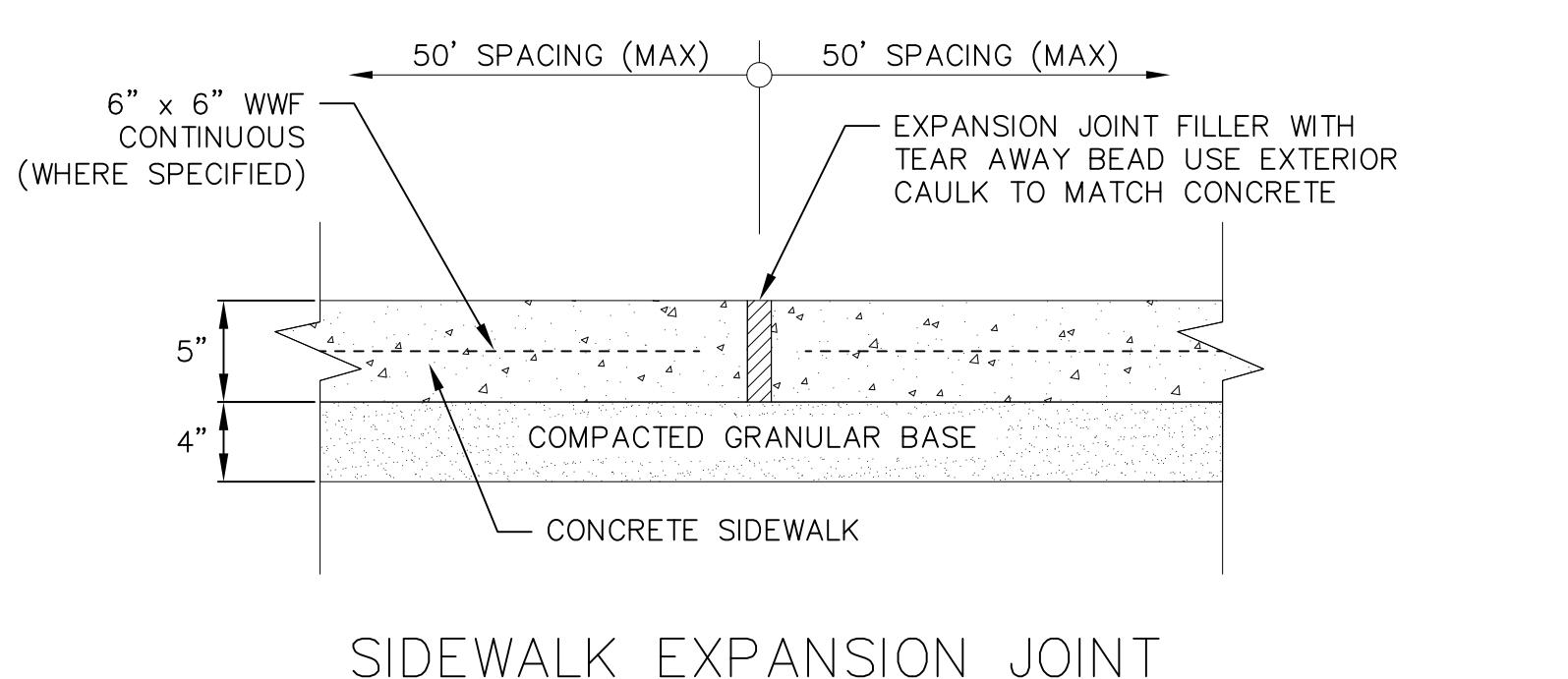
NOTE: CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD DETAIL DRAWINGS THAT ARE CURRENT AT THE TIME OF CONSTRUCTION.



1 1 CURBED SIDEWALK DETAIL (INTEGRAL)
NOT TO SCALE



SIDEWALK CONTROL JOINT

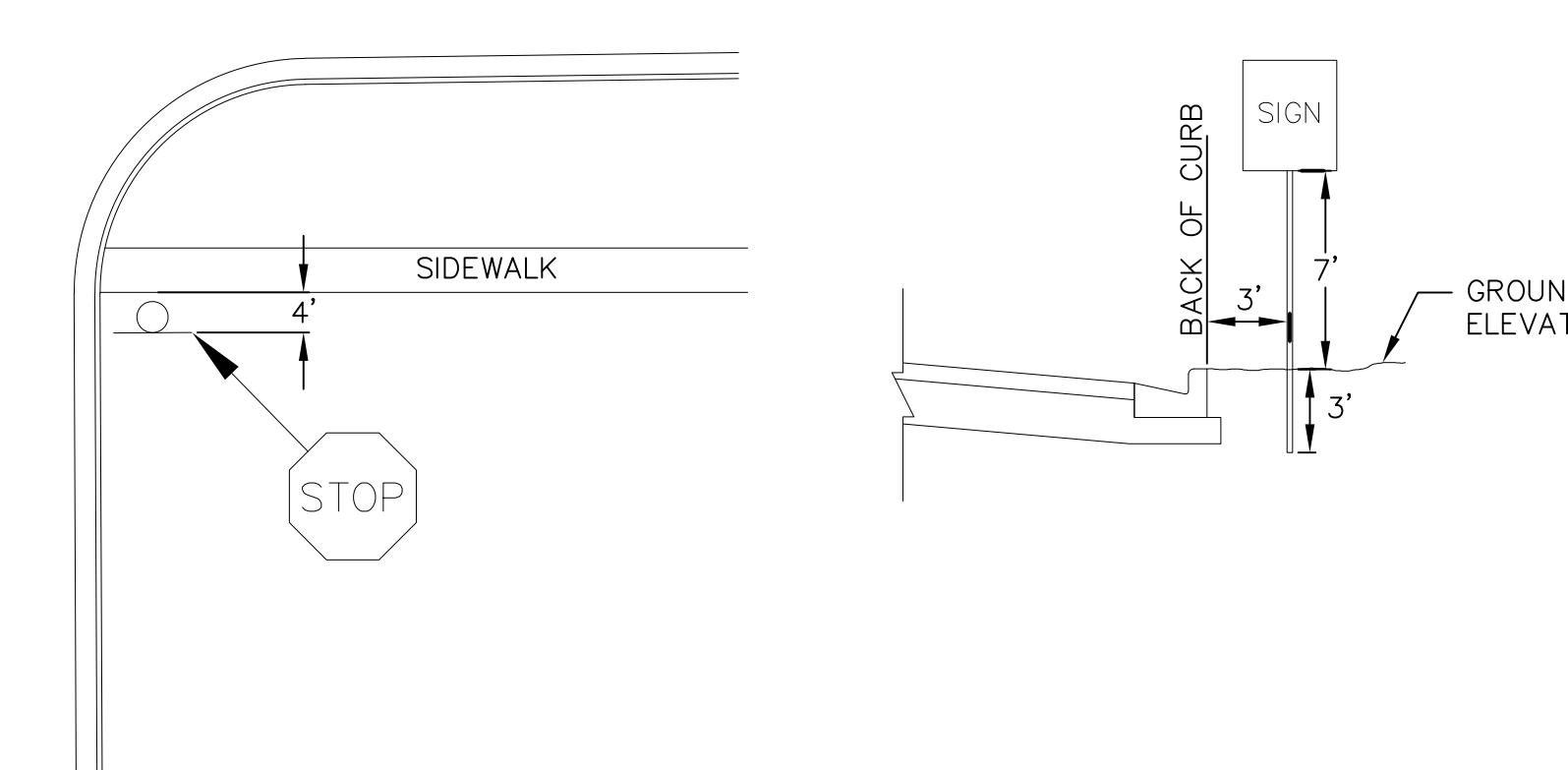


SIDEWALK EXPANSION JOINT

1 1 5" SIDEWALK
NOT TO SCALE

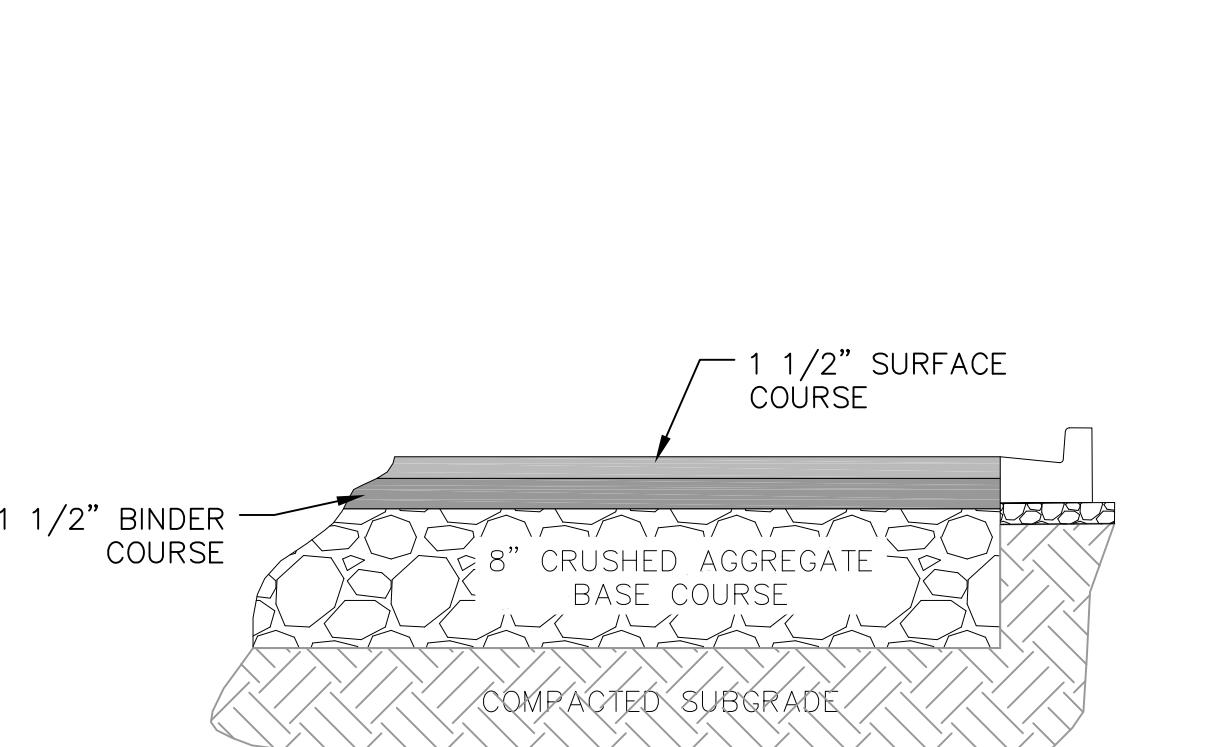
SIGNAGE NOTES:

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.

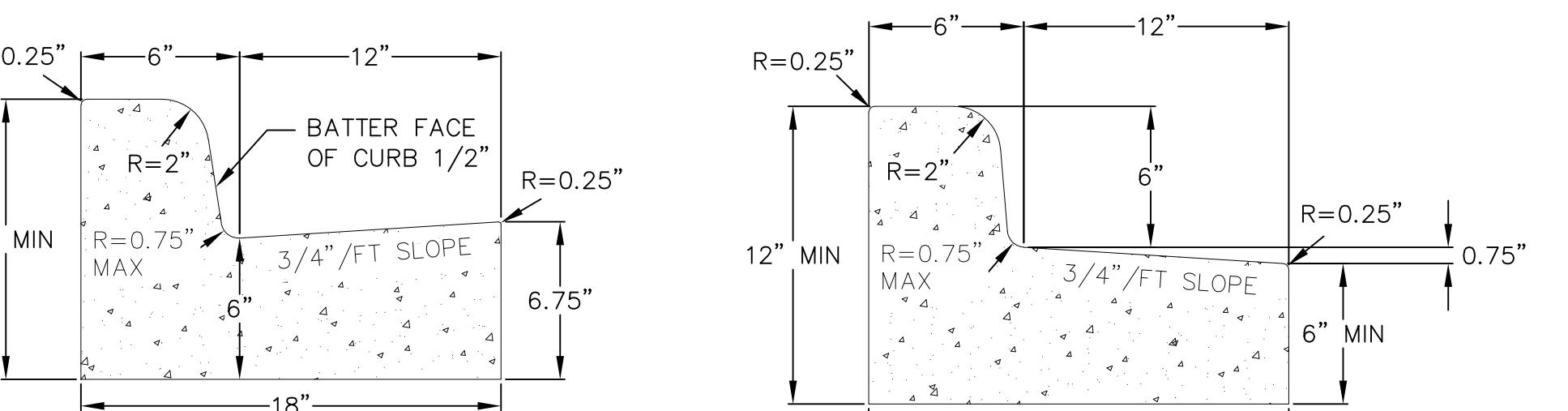


1 1 STOP SIGN
NOT TO SCALE

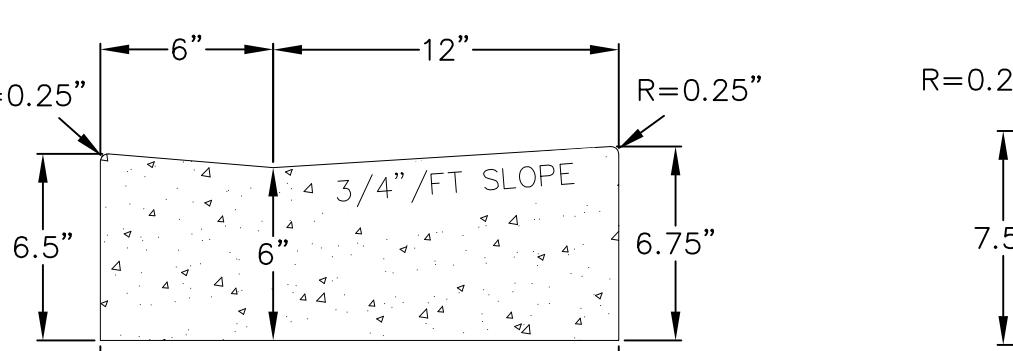
1 1 CONCRETE WASHOUT STRUCTURE
NOT TO SCALE



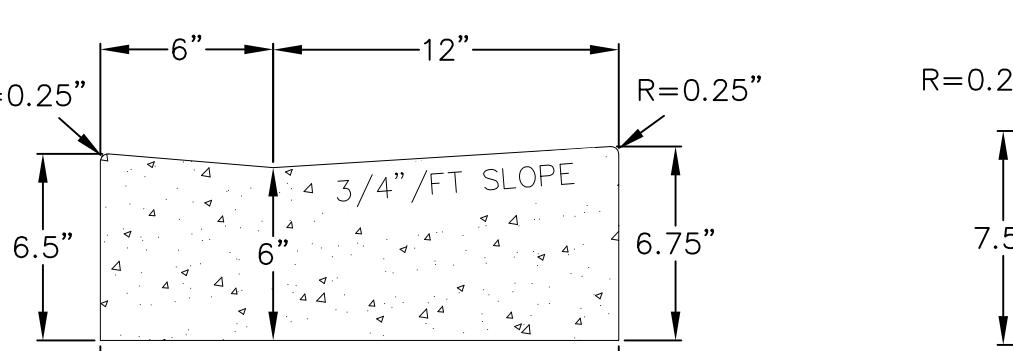
BITUMINOUS PAVEMENT
PARKING LOT



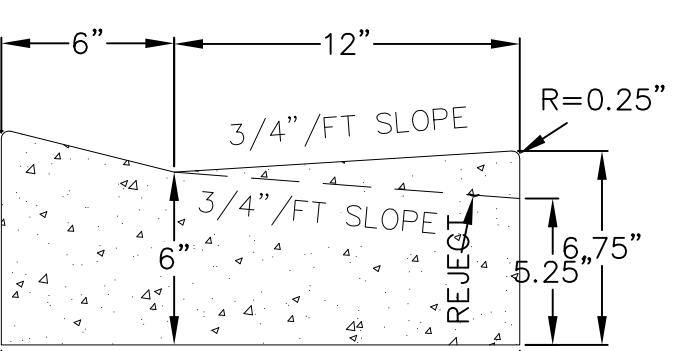
CURB AND GUTTER
CROSS SECTION



CURB AND GUTTER
REJECT SECTION



HANDICAP RAMP
GUTTER CROSS SECTION

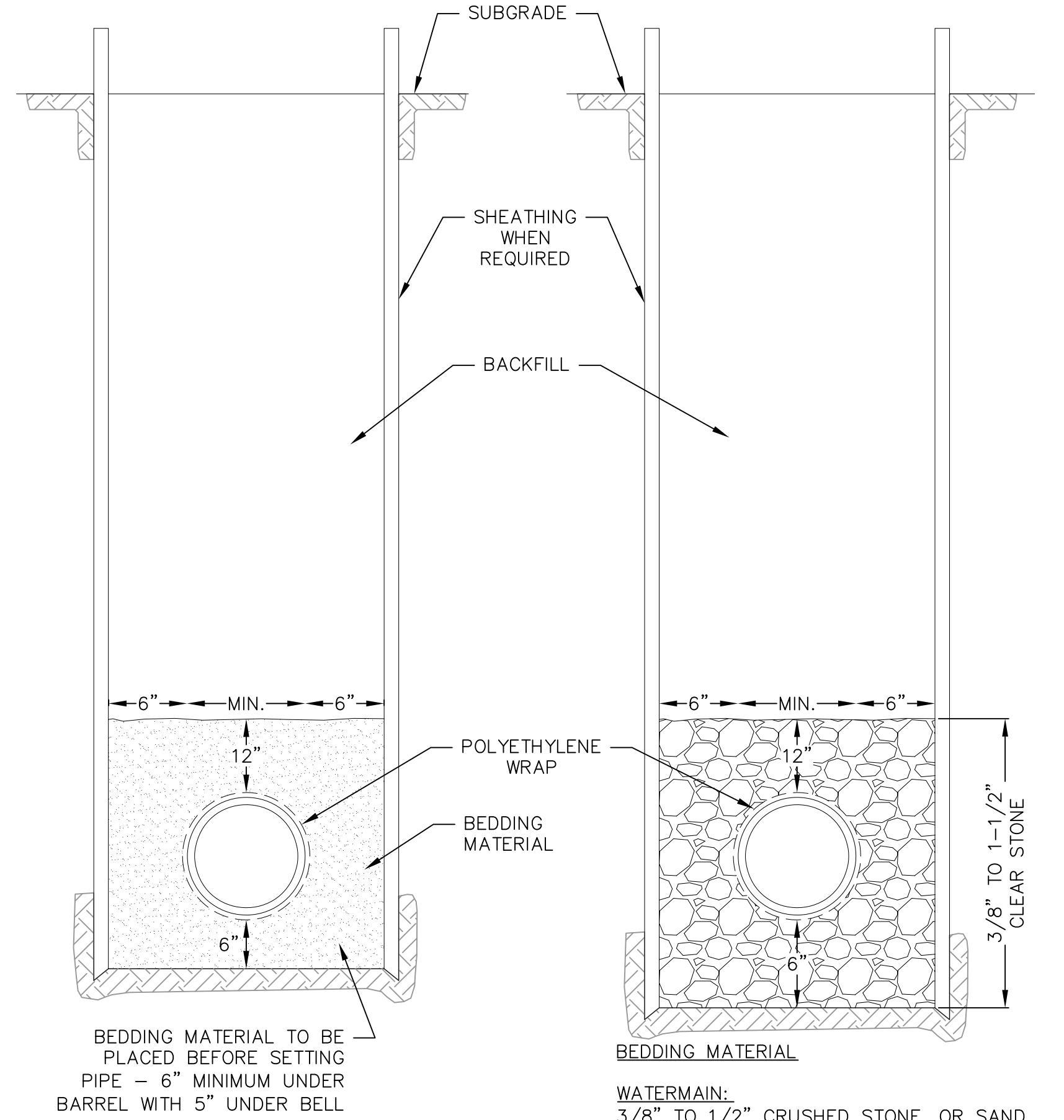


ROLL FACE GUTTER
CROSS SECTION

1 1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE

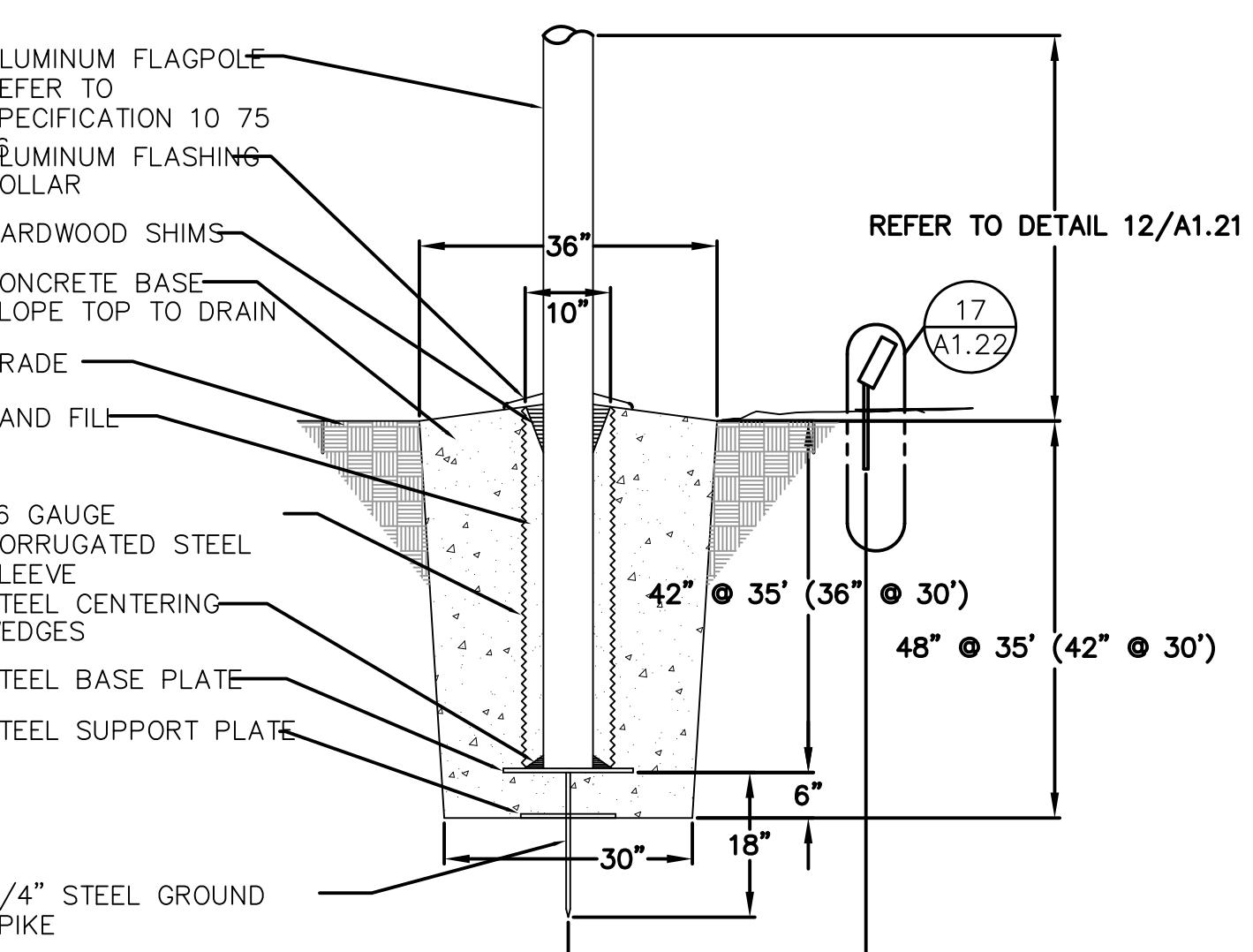
NOT FOR CONSTRUCTION

1 1 SITE PAVEMENT
NOT TO SCALE

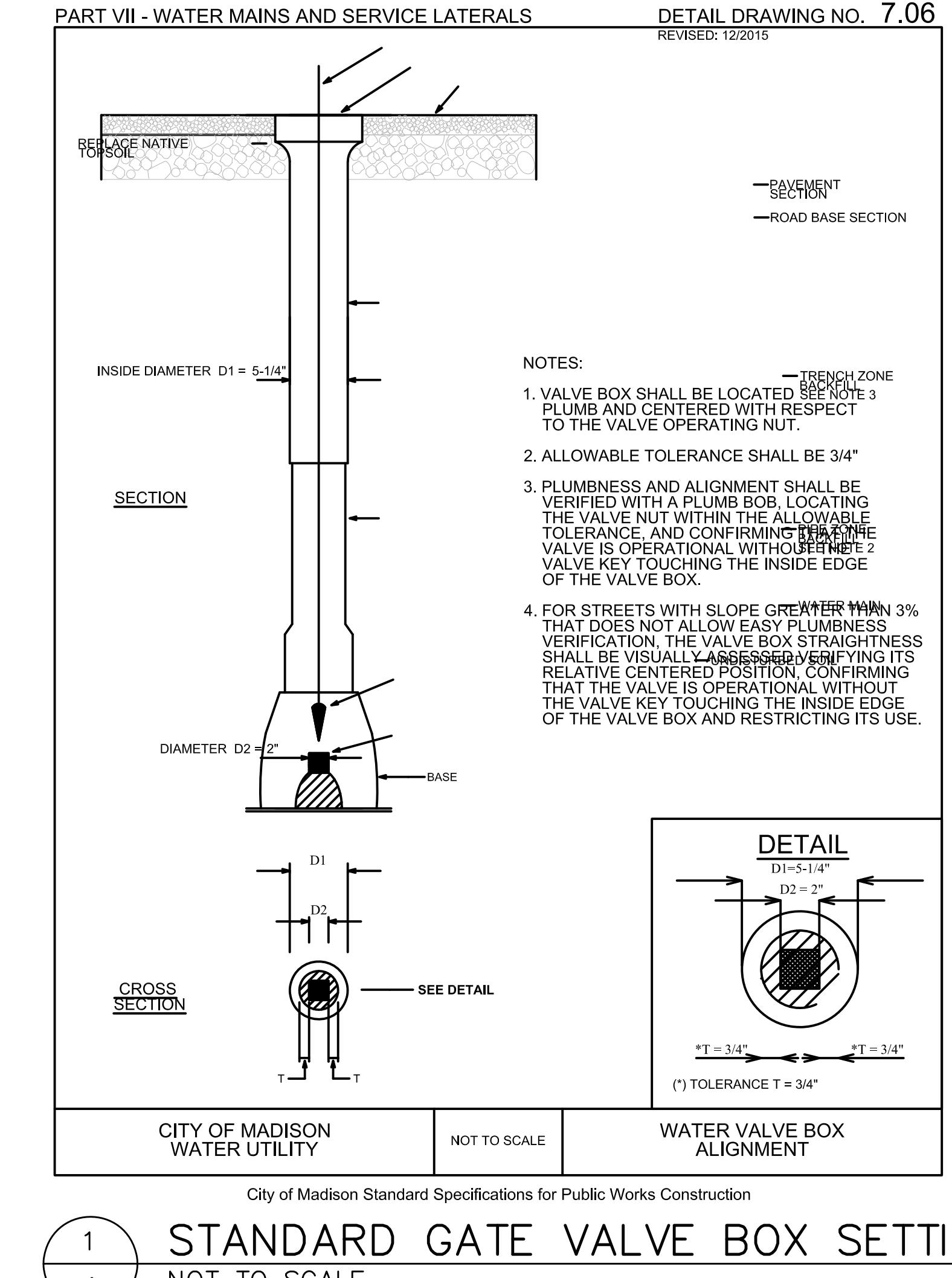


DRY TRENCH CONDITION

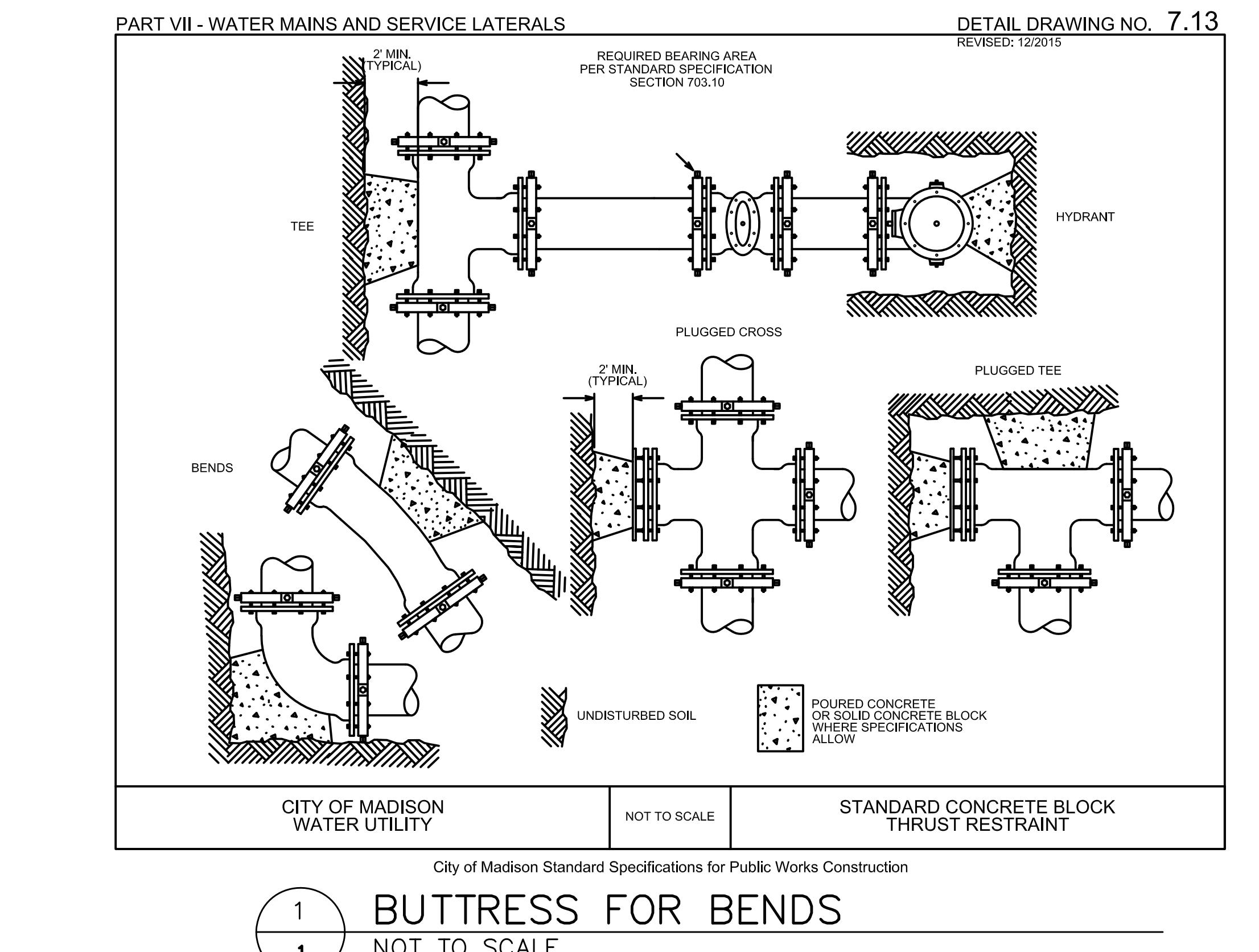
1 1 STANDARD TRENCH SECTION
NOT TO SCALE



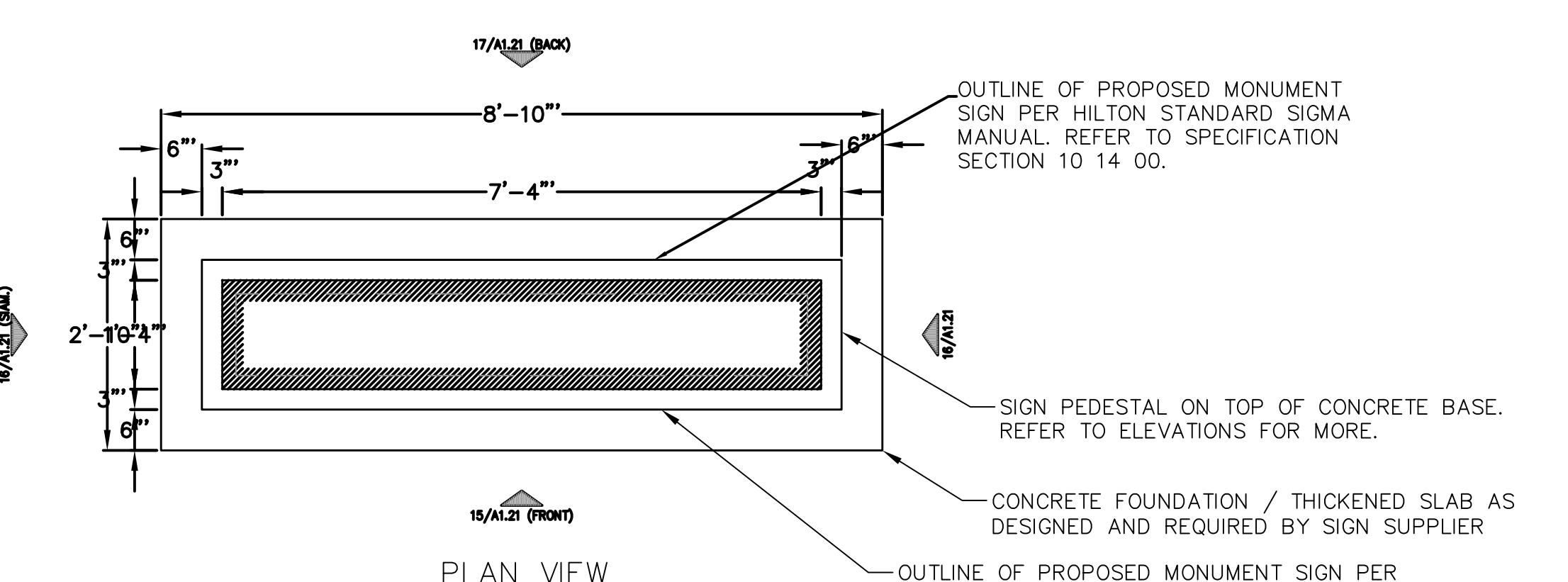
1 1 FLAG POLE BASE SETTING
NOT TO SCALE



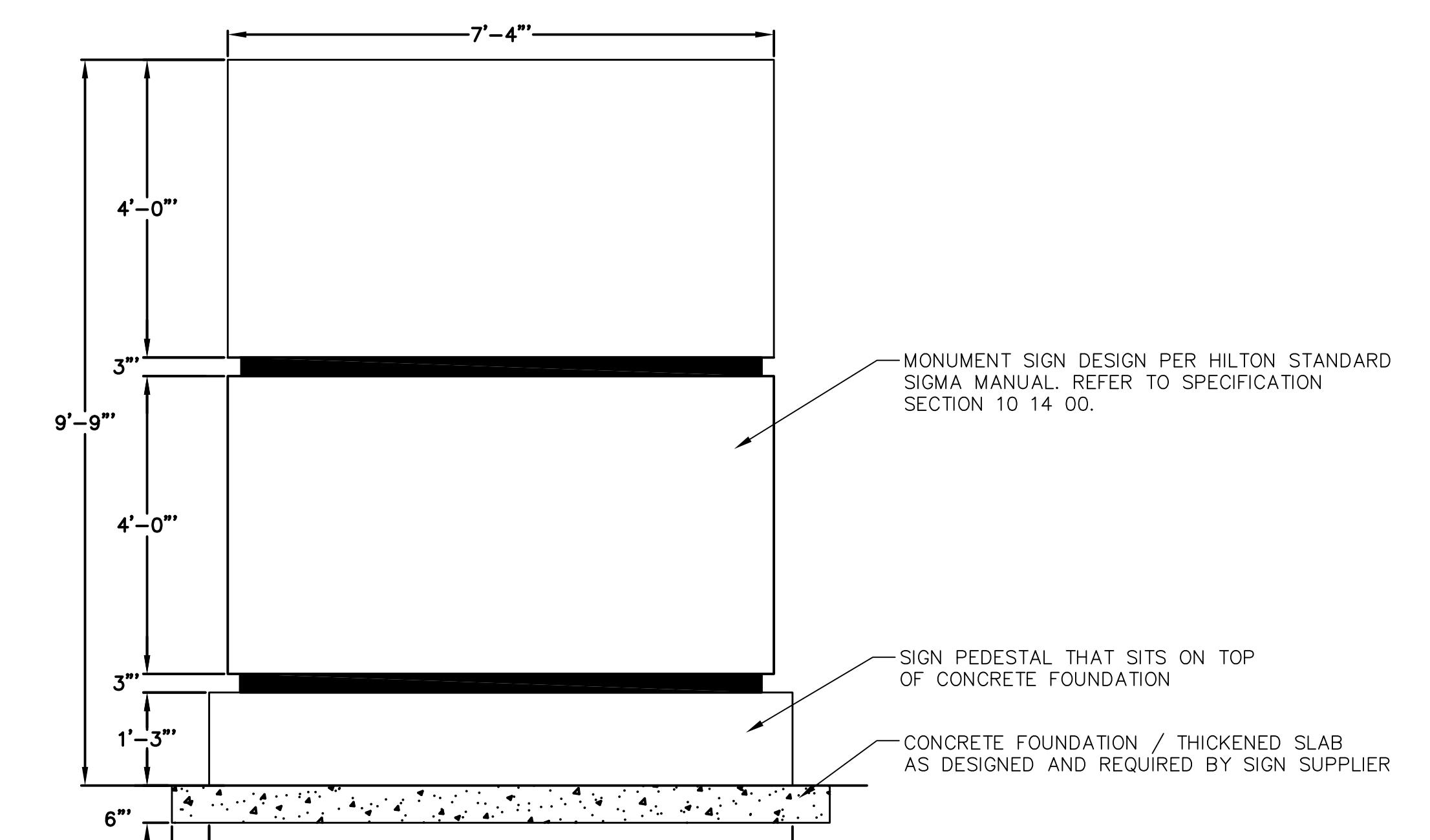
1 1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



1 1 BUTTRESS FOR BENDS
NOT TO SCALE



1 1 STANDARD HYDRANT SETTING
NOT TO SCALE



1 1 MONUMENTAL SIGN
NOT TO SCALE

NOT FOR CONSTRUCTION



WE BRING CYCLING TO LIFE
5253 VERONA RD, MADISON WI 53711
1-800-783-7257 / 1-608-274-1702
WWW.SARISCYCLING.COM

1 1 BIKE RACK DETAIL (4-STALL SHOWN)
NOT TO SCALE

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

PROJECT: HOME 2 SUITES
RIVER ROCK ROAD, MADISON, WISCONSIN
CLIENT: CLO XXXZ
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 2017132
DRAWN BY: JGOL
DATE: 11/20/17
SCALE: AS NOTED
LAND USE SUBMITTAL 1/3/18
LAND USE RESUBMITAL 1/3/18

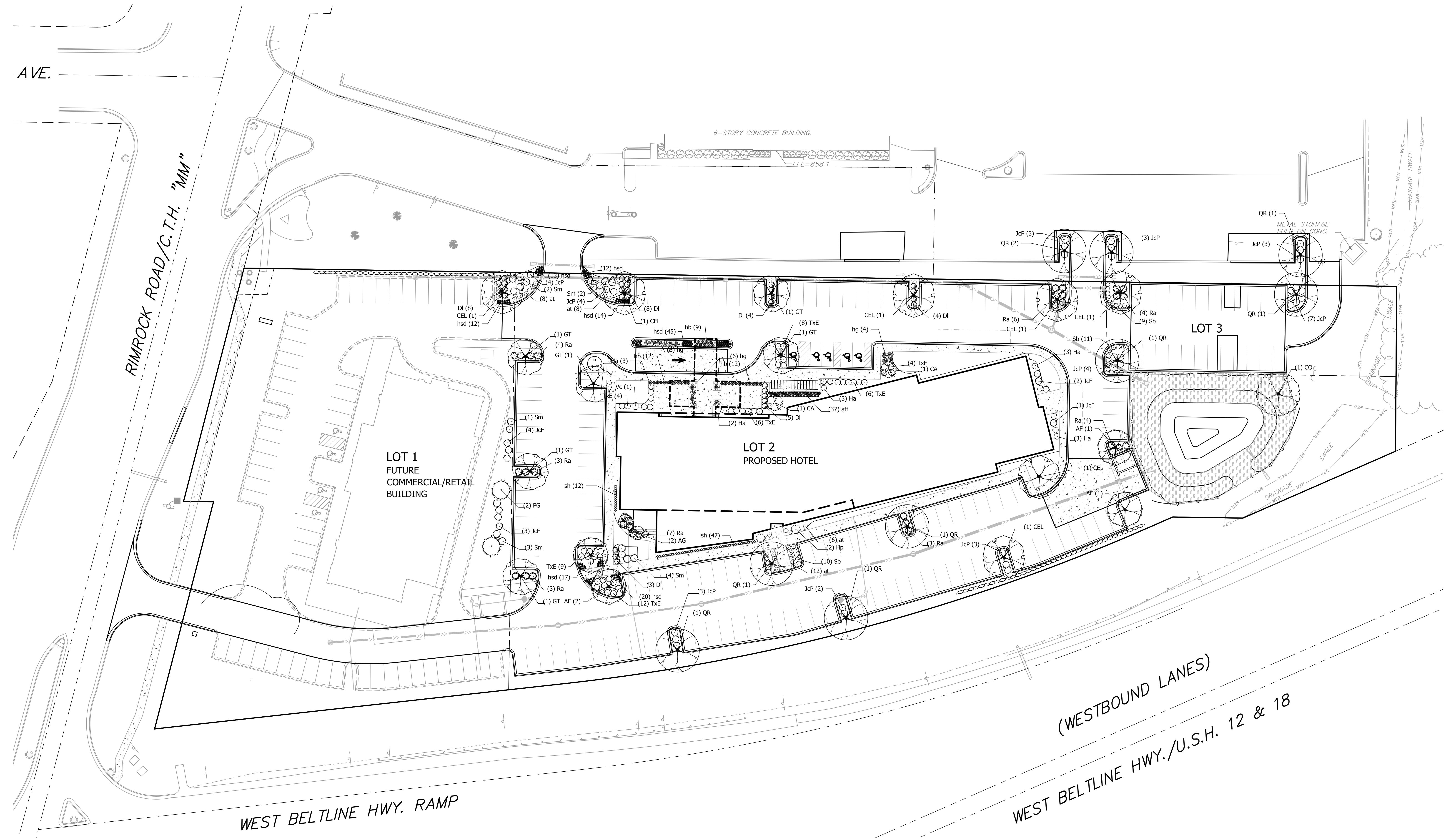
CONSTRUCTION
DETAIL
PLAN

C108

G B A
architecture | design

7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-0566 (FAX)

vierbicher
planners | engineers | advisors
Phone: 800 261-3898



LANDSCAPE PLAN

1"=30'

0' 15' 30' 60' 90'

STORMWATER SEEDING LOT 2

BASIC PRAIRIE SEED MIX 5,807 sf

PLANT SCHEDULE LOT 3

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
CEL	<i>Celtis occidentalis</i> / Common Hackberry	B & B	2.5' Cal	6'	6
QR	<i>Quercus rubra</i> / Red Oak	B & B	2.5' Cal	6'	4
PG	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	CONT	B & B	6' ht.	2
AG	<i>Amelanchier x grandiflora</i> 'Robin Hill' / Apple Serviceberry	CONT	B & B	1.5' Cal	2
hsd	<i>Cornus alternifolia</i> / Pagoda Dogwood	6' ht. multi stem			
at	<i>Amsonia tabernaemontana</i> 'Blue Ice' / Blue Ice Star Flower	1 gal	Cont		34
aff	<i>Athyrium filix-femina</i> / Common Lady Fern	1 gal	Cont		37
hb	<i>Hemerocallis x 'Stella de Oro'</i> / Stella de Oro Daylily	4" pot	Cont		120
hg	<i>Hosta x 'Blue Cadet'</i> / Plantain Lily	1 gal	Cont		33
sh	<i>Hosta x 'Guacamole'</i> / Plantain Lily	1 gal	Cont		16
	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 gal	Cont		59
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
DI	<i>Dierama lonicera</i> / Dwarf Bush Honeysuckle	3 gal	Cont		32
Ha	<i>Hydrangea arborescens</i> 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	Cont		14
Hp	<i>Hydrangea paniculata</i> 'Limelight' TM / Limelight Hydrangea	5 gal	Cont		2
Ra	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont		30
Sb	<i>Spiraea x bumalda</i> 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal	Cont		10
Sm	<i>Syringa meyeri</i> 'Pallida' / Dwarf Korean Lilac	5 gal	Cont		12
Vc	<i>Viburnum carlesii</i> 'Spice Island' / Korean Spice Viburnum	5 gal	Cont		1
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
JcF	<i>Juniperus chinensis</i> 'Fairview' / Fairview Juniper	B & B	5' ht.		10
JcP	<i>Juniperus chinensis</i> 'Pfitzeriana Kallays Compacta' / Kally Pfitzer Compact Juniper	5 gal	Cont		16
TxE	<i>Taxus x media</i> 'Everlow' / Yew	3 gal	Cont		49

PLANT SCHEDULE LOT 2

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
CO	<i>Acer campestre</i> 'Cezanne' TM / Celebration Maple	B & B	2' Cal	6'	1
CEL	<i>Carpinus ovata</i> / Shumard Hickory	B & B	2.5' Cal	6'	6
GT	<i>Gleditsia triacanthos inermis</i> 'Skycole' TM / Skyline Thornless Honey Locust	B & B	2.5' Cal	6'	6
QR	<i>Quercus rubra</i> / Red Oak	B & B	2.5' Cal	6'	4
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	B & B	6' ht.	2
PG	<i>Picea glauca</i> 'Densata' / Black Hills Spruce	CONT	B & B	6' ht.	2
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	B & B	1.5' Cal	2
AG	<i>Amelanchier x grandiflora</i> 'Robin Hill' / Apple Serviceberry	CONT	B & B	6' ht. multi stem	2
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
at	<i>Amsonia tabernaemontana</i> 'Blue Ice' / Blue Ice Star Flower	1 gal	Cont		34
aff	<i>Athyrium filix-femina</i> / Common Lady Fern	1 gal	Cont		37
hsd	<i>Hemerocallis x 'Stella de Oro'</i> / Stella de Oro Daylily	4" pot	Cont		120
hb	<i>Hosta x 'Blue Cadet'</i> / Plantain Lily	1 gal	Cont		33
hg	<i>Hosta x 'Guacamole'</i> / Plantain Lily	1 gal	Cont		16
sh	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 gal	Cont		59
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
DI	<i>Dierama lonicera</i> / Dwarf Bush Honeysuckle	3 gal	Cont		32
Ha	<i>Hydrangea arborescens</i> 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	Cont		14
Hp	<i>Hydrangea paniculata</i> 'Limelight' TM / Limelight Hydrangea	5 gal	Cont		2
Ra	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont		30
Sb	<i>Spiraea x bumalda</i> 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal	Cont		10
Sm	<i>Syringa meyeri</i> 'Pallida' / Dwarf Korean Lilac	5 gal	Cont		12
Vc	<i>Viburnum carlesii</i> 'Spice Island' / Korean Spice Viburnum	5 gal	Cont		1
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
JcF	<i>Juniperus chinensis</i> 'Fairview' / Fairview Juniper	B & B	5' ht.		10
JcP	<i>Juniperus chinensis</i> 'Pfitzeriana Kallays Compacta' / Kally Pfitzer Compact Juniper	5 gal	Cont		16
TxE	<i>Taxus x media</i> 'Everlow' / Yew	3 gal	Cont		49

PROJECT: HOME 2 SUITES

RIMROCK ROAD, MADISON, WISCONSIN

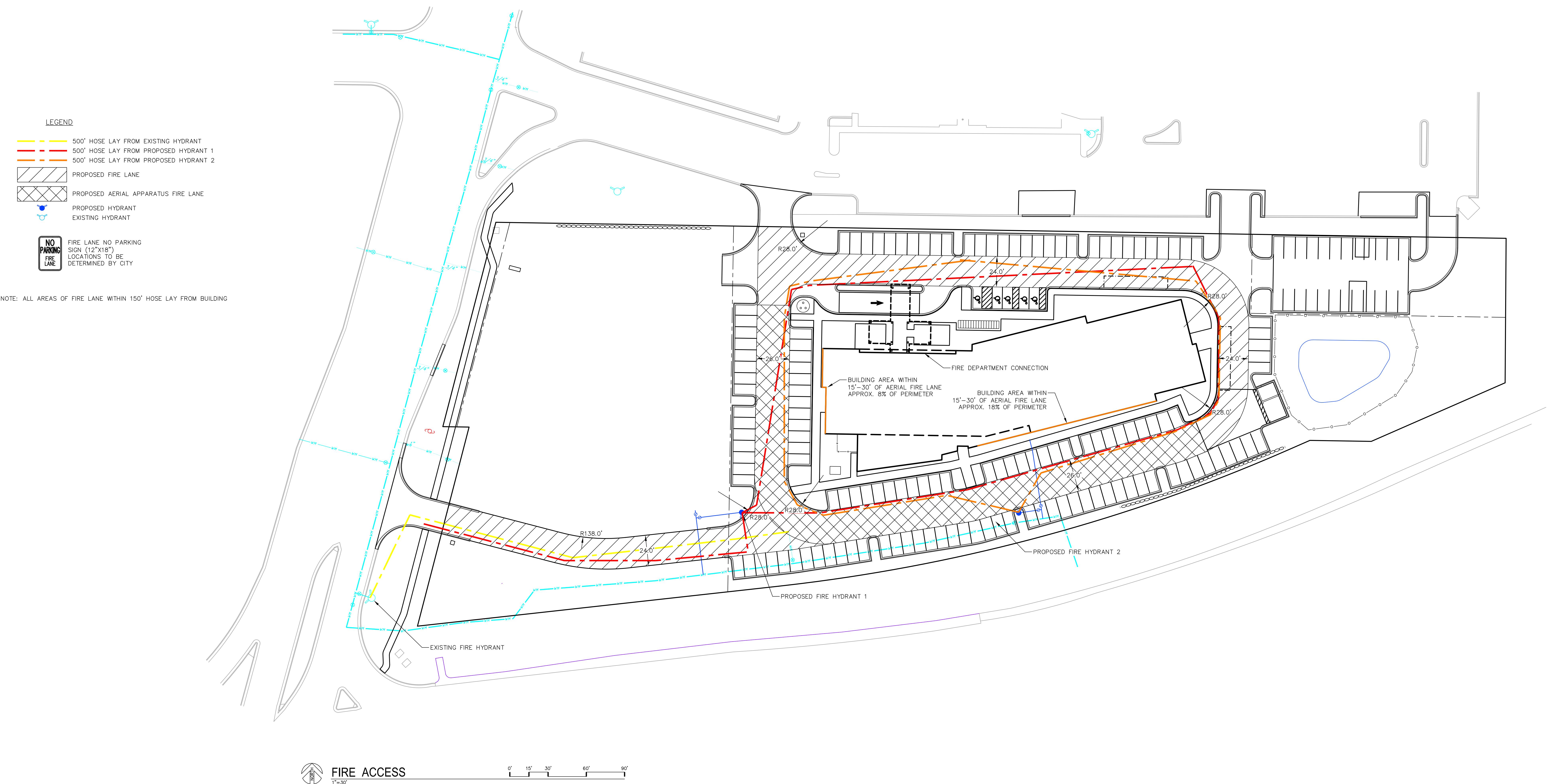
CLIENT: NORTH CENTRAL GROUP

SCOPE: 1600 SF COMMONS, SUITE 200

LAND USE: RESUBMITTAL 10/3/2017

LAND USE: RESUBMITTAL 11/20/2017

LAND USE: RESUBMITTAL 11/2

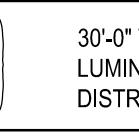


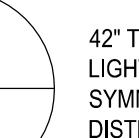
CALCULATION SUMMARY					
LABEL	CALCTYPE	UNITS	MIN	AVG	AVG/MIN
PARKING LOT - PAVEMENT	ILLUMINANCE	FC	0.3	0.8	2.9

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

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 608-829-1750
 608-829-3056 (FAX)



POLE TYPE DISTRIBUTION KEY:
 P3 

BOLLARD TYPE DISTRIBUTION KEY:
 B1 

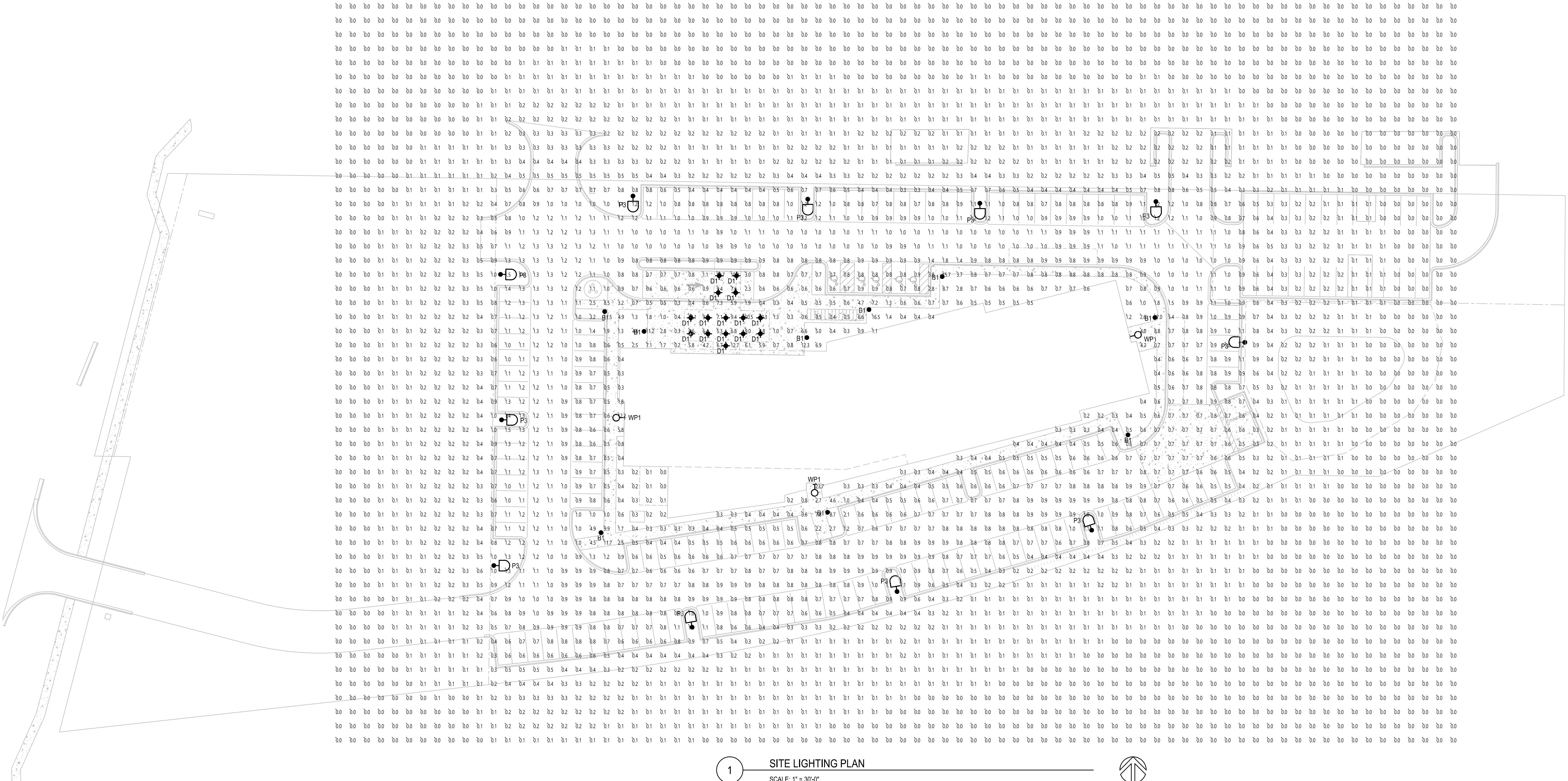
PROJECT: HOME 2 SUITES
 RIMROCK ROAD
 MADISON, WISCONSIN
 CLIENT: NORTH CENTRAL GROUP
 1600 ASPEN COMMONS, SUITE 200
 MIDDLETON, WISCONSIN

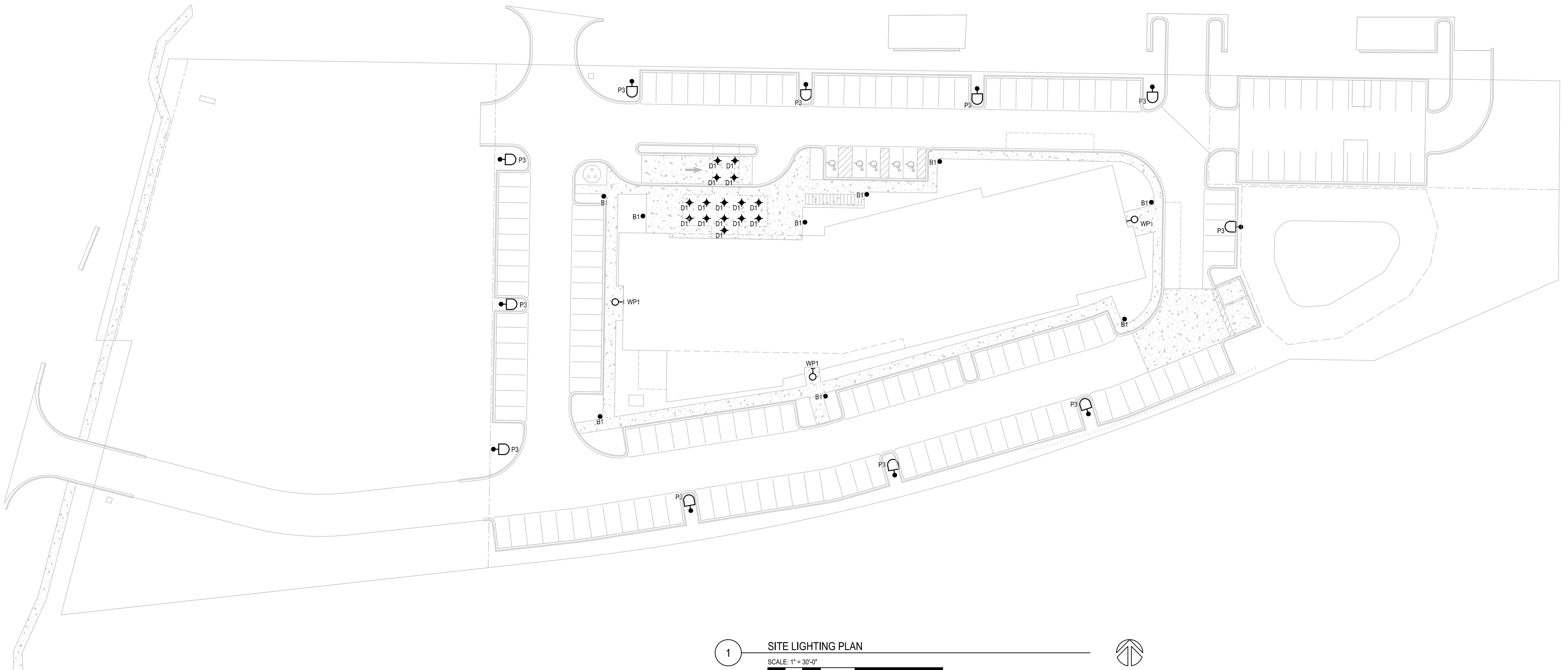
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PROJECT: 201732
 DRAWN BY: HEI
 DATE: 01/3/18
 SCALE: AS NOTED

LAND USE SUBMITTAL 1/20/2017
 LAND USE RESUBMITTAL 2/20/2017
 LAND USE RESUBMITTAL 4/20/2016

SITE LIGHTING
 PLAN
 E101





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, LLC
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

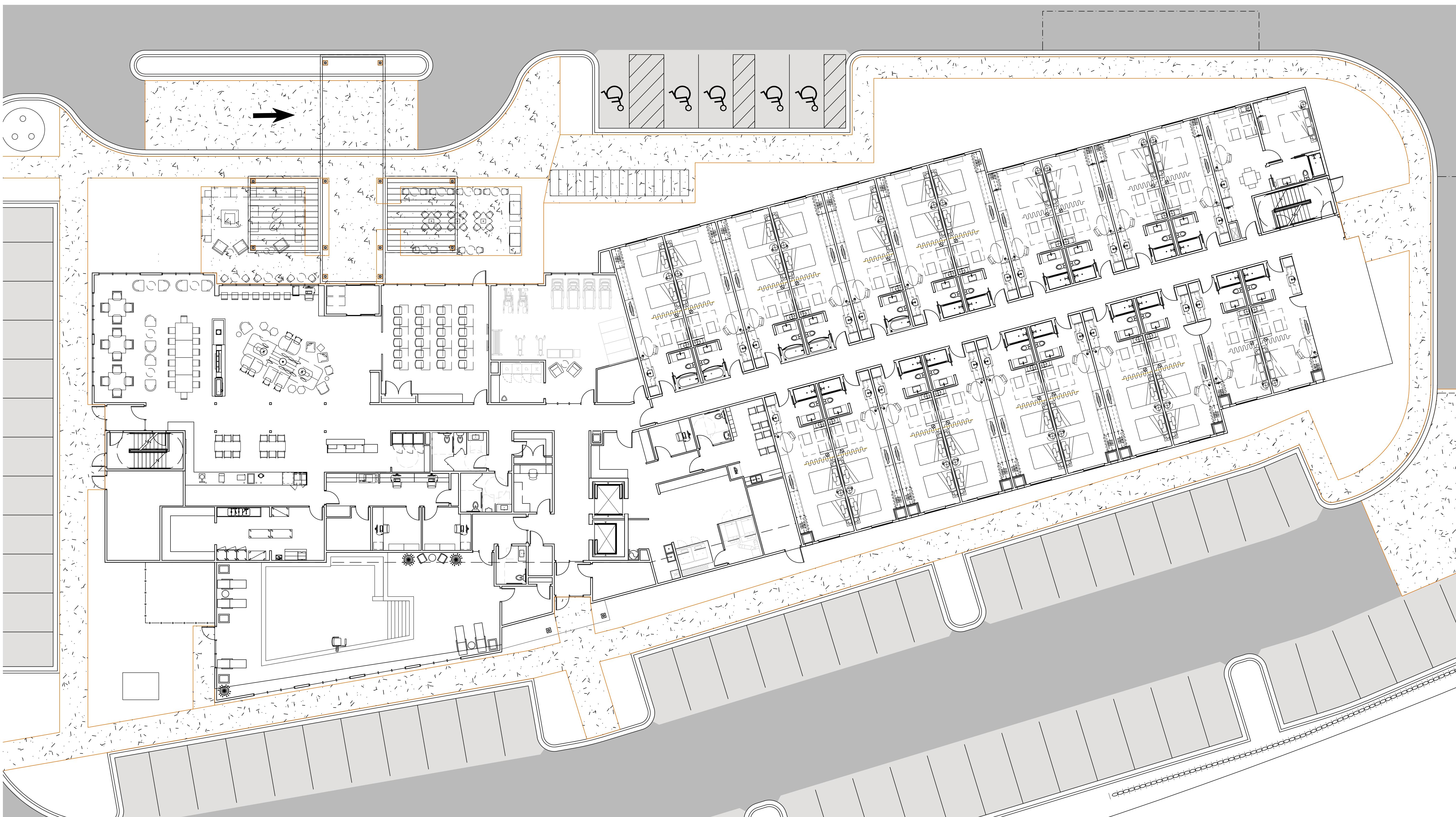
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PROJECT: 201732
DRAWN BY: HEI
DATE: 01/3/18
SCALE: AS NOTED

LAND USE SUBMITTAL 11/02/2017
LAND USE RESUBMITTAL 2/01/2018
LAND USE RESUBMITTAL 1/03/2018

SITE LIGHTING
PLAN
E102

G B A
architecture | design
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608-829-1750
608-829-3056 (FAX)
NCG
NORTH CENTRAL GROUP



FIRST 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:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

LAND USE RESUBMITTAL 12/01/2017

LAND USE RESUBMITTAL 1/03/2018

FIRST
FLOOR PLAN

A2.01



SECOND FLOOR PLAN

SCALE: 3/32" = 1' 0"

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

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PROJECT: HOME 2 SUITES
2155 RIMROCK ROAD
CLIENT: MADISON RIMROCK LODGING INVESTORS I, LLC
2155 RIMROCK ROAD, 53713-1443
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

LAND USE RESUBMITTAL 1/03/2018

LAND USE RESUBMITTAL 1/03/2018



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

PROJECT: HOME 2 SUITES

2155 RIMROCK ROAD
C/O NORTH CENTRAL GROUP

MADISON, WISCONSIN 53713-1443

MIDDLETON, WISCONSIN

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PROJECT: 201732

DRAWN BY: TELAIA

DATE:

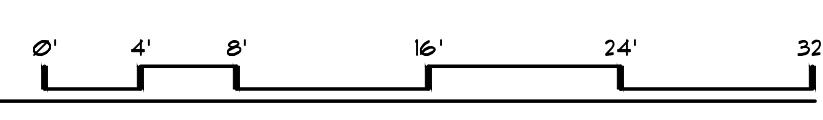
SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2018

LAND USE RESUBMITTAL 12/01/2018

LAND USE RESUBMITTAL 1/03/2019



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

PROJECT: **HOME 2 SUITES**

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

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PROJECT: 201732

DRAWN BY: TELAIA

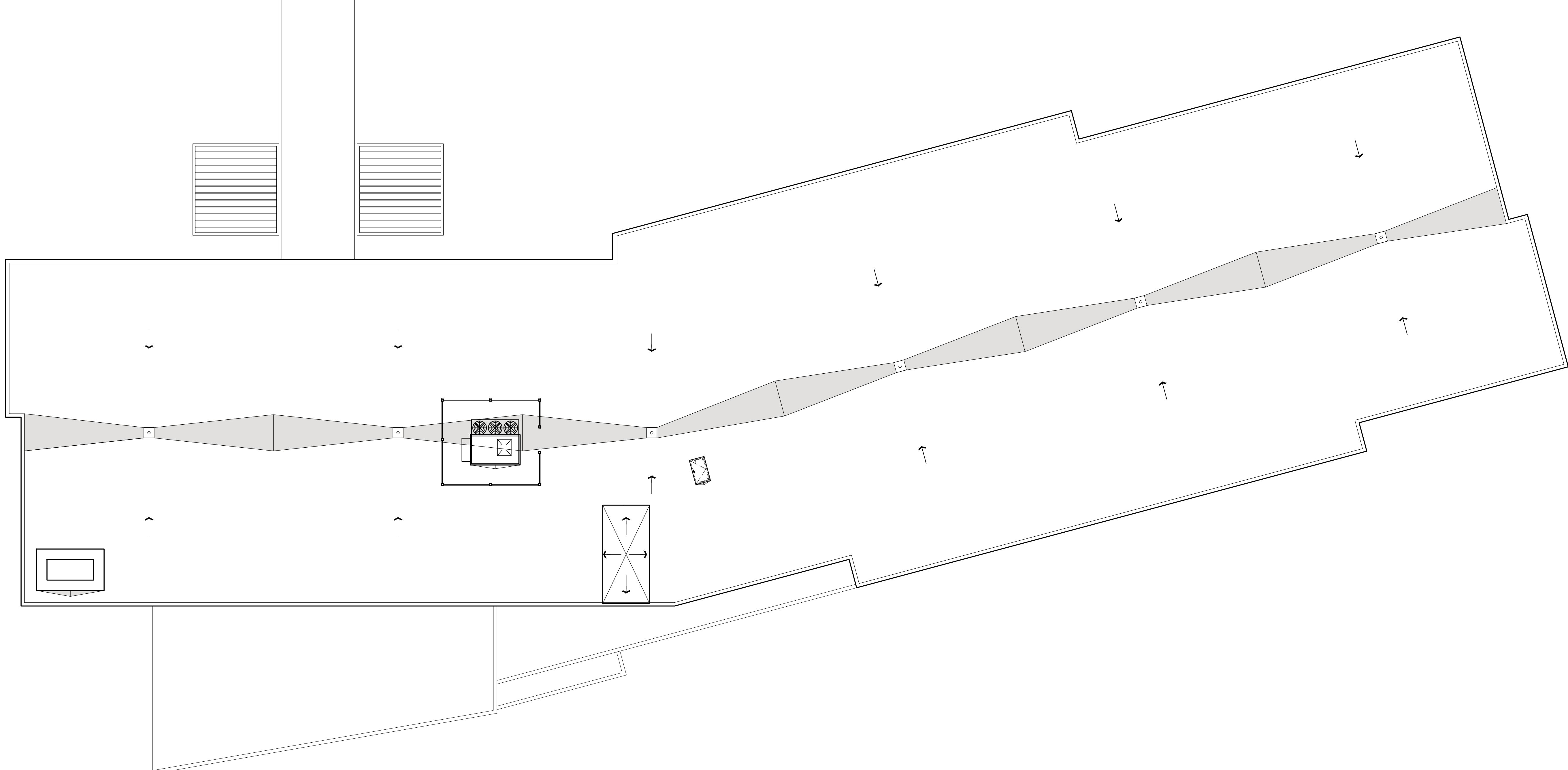
DATE:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

LAND USE RESUBMITTAL 12/01/2017

LAND USE RESUBMITTAL 1/03/2018



ROOF PLAN

SCALE: 3/32" = 1' 0"



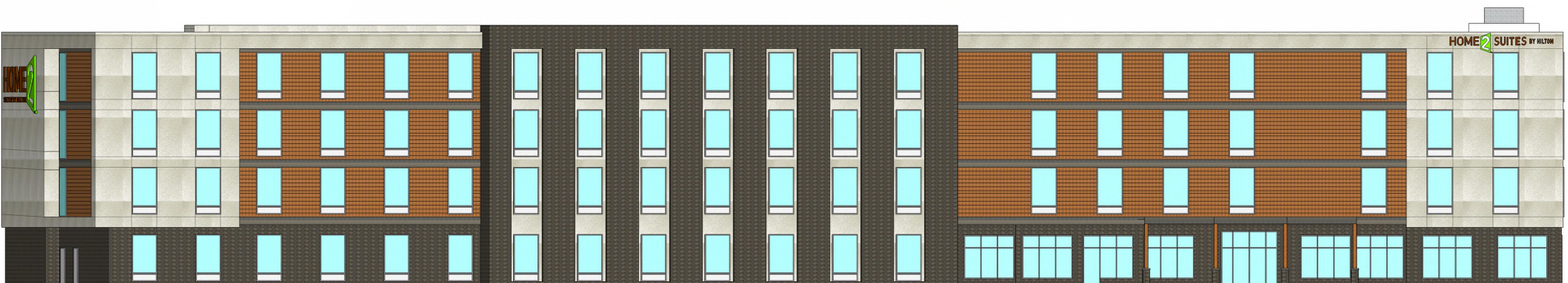
EAST ELEVATION
2
SCALE: 3/32" = 1'-0"



WEST ELEVATION
1
SCALE: 3/32" = 1'-0"

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

MATERIAL IMAGE	MATERIAL DESCRIPTION
	EIFS-1: Sandpebble dryvit
	Metal-1: Charcoal Grey Berridge
	Wood-1: Hazlenut Nichiha
	Brick-1: Dark Iron Spot Smooth County Materials Corporation
	Windows: Clear Glass w/ Dark Bronze Frame
	Beacon: Design Concept



2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION

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 ASPEL COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732

DRAWN BY:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017

LAND USE RESUBMITTAL 12/01/2017

LAND USE RESUBMITTAL 1/03/2018

PARAPET
VARIES

4TH FLOOR
35'-0"

3RD FLOOR
24'-0"

2ND FLOOR
13'-0"

1ST FLOOR
0'-0"



PROJECT: HOME 2 SUITES
 2155 RIMROCK ROAD 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:
 DATE:
 SCALE: AS NOTED
 LAND USE SUBMITTAL 11/01/2017
 LAND USE RESUBMITTAL 12/03/2017
 LAND USE RESUBMITTAL 1/03/2018

CONCEPTUAL
 RENDERING

A6.03

G B A
 architecture | design

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 608-829-1750
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 **NCG**
 NORTH CENTRAL GROUP

 **HOME2**
 SUITES BY HILTON