

PROJECT BRAND



PROPOSED
Home2 Suites

2155 Rimrock Road
Madison, Wisconsin

UDC / PLANNING COMMISSION RE-SUBMITTAL
JANUARY 3, 2018

PROJECT LOCATION MAP



PROJECT ROOM & PARKING MATRIX

Floor	Double Queens			Kings			Total	SquareFootage
	Standard D/Q	ACC D/Q	1 Bedroom	Standard King	ACC KING	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
	60			83			100%	
	42%			58%				
Parking Stalls								
ACC-Parking Stalls	5			Non ACC-Parking Stalls	135		Total	140
Site Information								Area Total
Parcel 1	62,728			Parcel 2	117,652		Parcel 3	12,359
								192,739

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- EC.02 EXISTING SITE CONDITIONS
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- A6.01 HOTEL COLORED BUILDING ELEVATIONS
- A6.02 HOTEL COLORED BUILDING ELEVATIONS
- A6.03 HOTEL RENDERING



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



DEVELOPER:

**MADISON RIMROCK LODGING INVESTORS I, LLC.
C/O NORTH CENTRAL GROUP**

1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN 53562
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CONTACT: ANDY INMAN



STRUCTURAL ENGINEER:

STRATEGIC STRUCTURAL DESIGN, LLC.

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CONTACT: CHAD WHITTINGHILL, P.E., S.E., LEED AP



ARCHITECT:

GBA ARCHITECTURE & DESIGN

7780 ELMWOOD AVENUE, SUITE 204
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CIVIL ENGINEER / LANDSCAPE ARCHITECT

VIERBICHER

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EMAIL: ABAR@VIERBICHER.COM
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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: TEL/AIA
DATE:
SCALE: AS NOTED

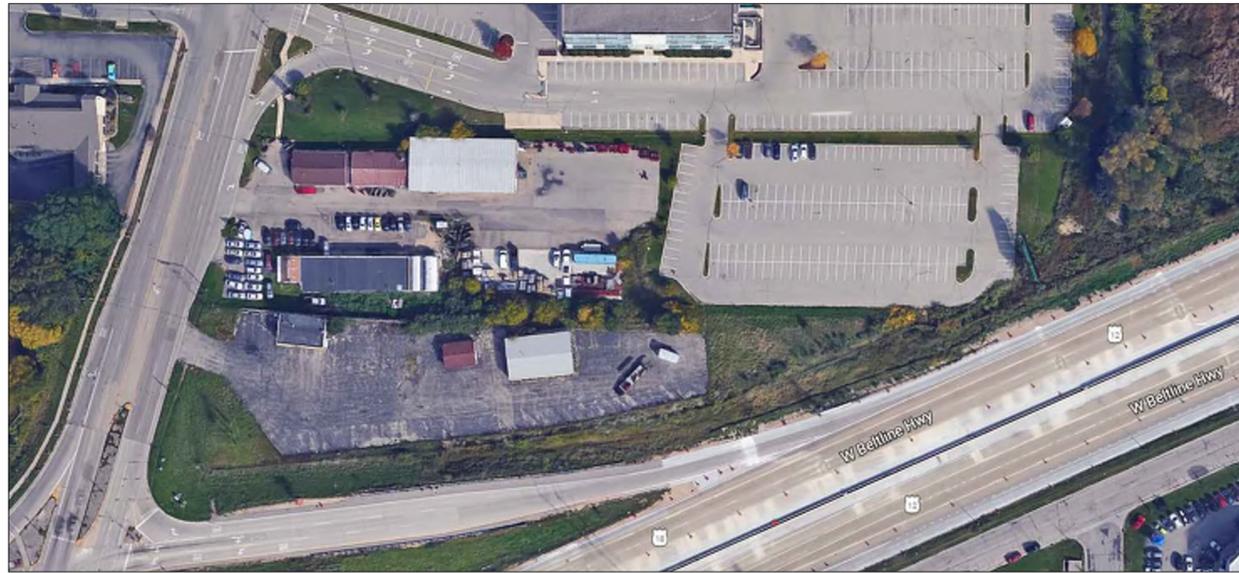
LAND USE SUBMITTAL 11/20/2017
LAND USE RESUBMITTAL 12/01/2017
LAND USE RESUBMITTAL 1/03/2018



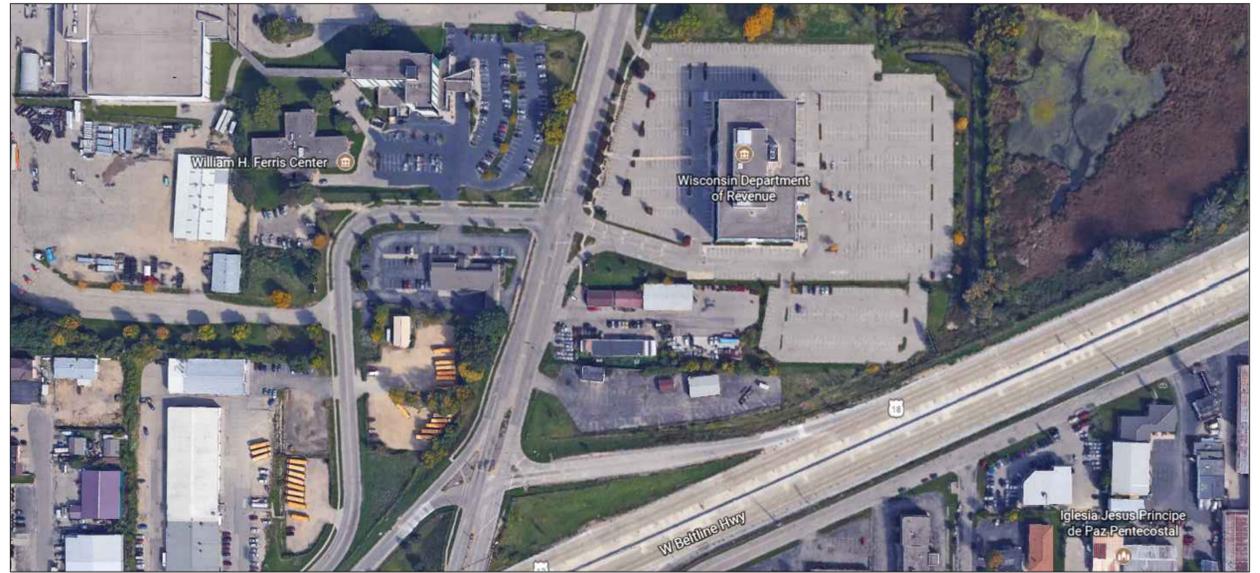
BIRD'S EYE LOOKING NORTHEAST



BIRD'S EYE LOOKING NORTHWEST



CLOSE AERIAL OF SITE



AERIAL OF CONTEXT



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



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

PROJECT: **HOME 2 SUITES**
2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT: **MADISON RIMROCK LODGING INVESTORS I, LLC**
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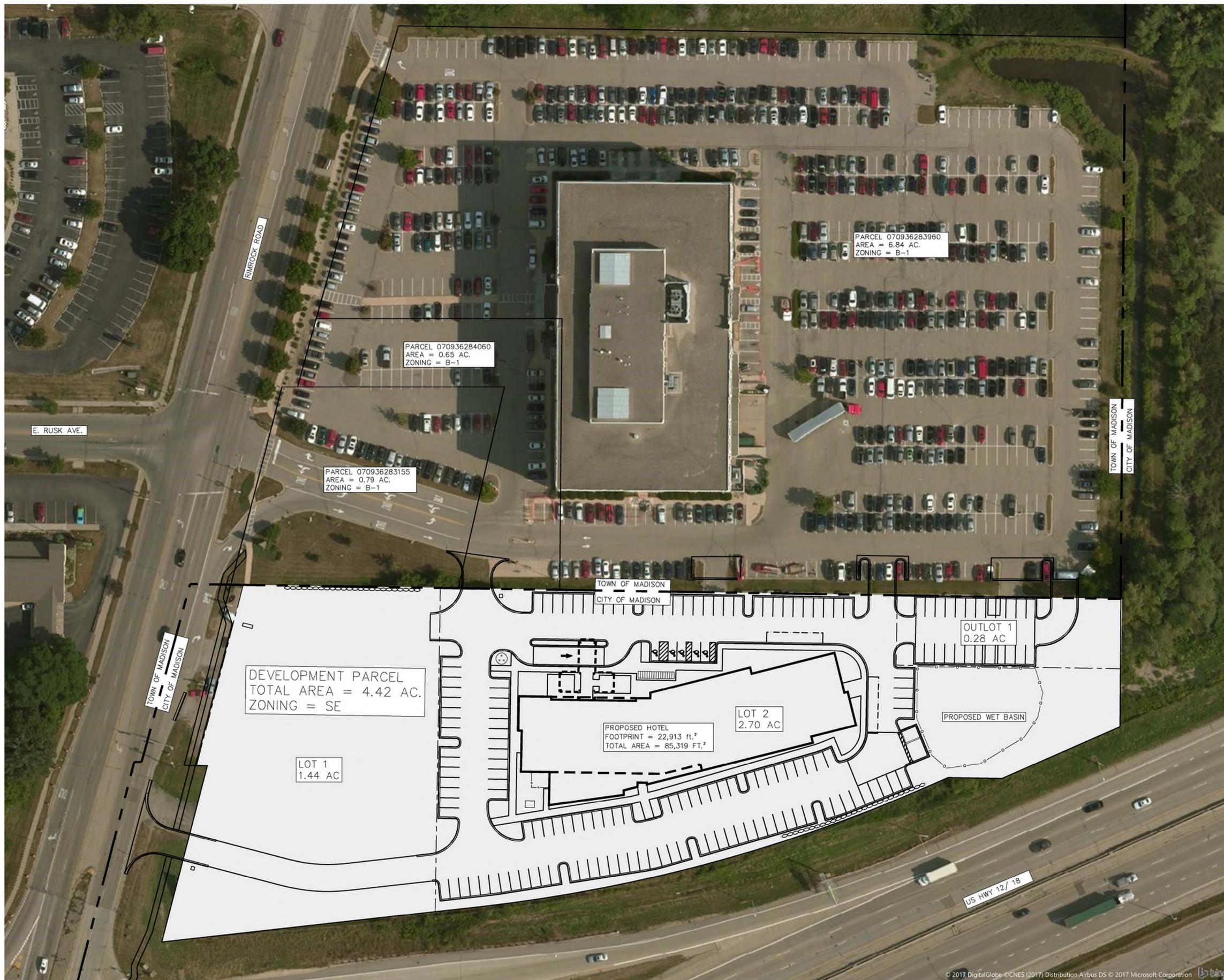
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LAND USE SUBMITTAL 11/20/2017

LAND USE RESUBMITTAL 12/01/2017

LAND USE RESUBMITTAL 1/03/2018



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ZONING PLAN
1"=40'



PROJECT: **HOME 2 SUITES**
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT: **NORTH CENTRAL GROUP**
c/o MADISON RIMROCK LODGING INVESTORS I, LLC
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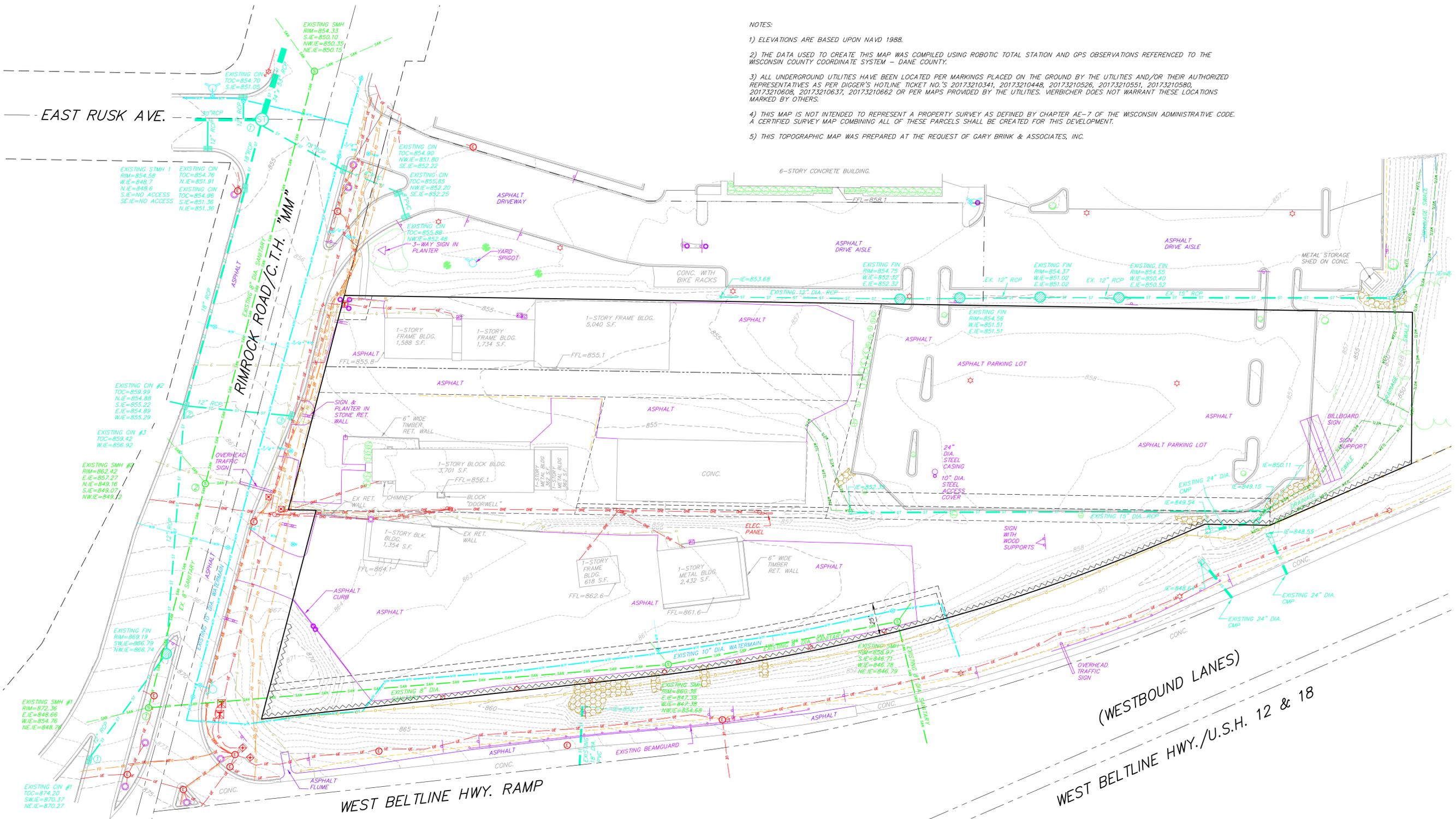
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LAND USE SUBMITTAL 11/20/17
LAND USE RESUBMITTAL 1/3/18

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 VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



- NOTES:**
- 1) ELEVATIONS ARE BASED UPON NAVD 1988.
 - 2) THE DATA USED TO CREATE THIS MAP WAS COMPILED USING ROBOTIC TOTAL STATION AND GPS OBSERVATIONS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY.
 - 3) ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND BY THE UTILITIES AND/OR THEIR AUTHORIZED REPRESENTATIVES AS PER DIGGER'S HOTLINE TICKET NO.'S 20173210341, 20173210448, 20173210526, 20173210551, 20173210580, 20173210608, 20173210637, 20173210662 OR PER MAPS PROVIDED BY THE UTILITIES. VIERBICHER DOES NOT WARRANT THESE LOCATIONS MARKED BY OTHERS.
 - 4) THIS MAP IS NOT INTENDED TO REPRESENT A PROPERTY SURVEY AS DEFINED BY CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE. A CERTIFIED SURVEY MAP COMBINING ALL OF THESE PARCELS SHALL BE CREATED FOR THIS DEVELOPMENT.
 - 5) THIS TOPOGRAPHIC MAP WAS PREPARED AT THE REQUEST OF GARY BRINK & ASSOCIATES, INC.

EXISTING CONDITIONS PLAN
1"=30'

NOT FOR CONSTRUCTION

PROJECT: HOME 2 SUITES
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT: NORTH CENTRAL GROUP
c/o XYZ
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

EXISTING
CONDITIONS
PLAN
C100

Parking Lot Plan Site Information Block- Lot 1

Site Address: 2155 RIMROCK ROAD
Site acreage (total): 1.44 ACRES

Number of building stories (above grade): N/A
Building height: N/A
DILIR type of construction (new structures): N/A
Total square footage of building: N/A

Use of property:
Gross square feet of building: N/A
Gross square feet of retail area: N/A
Number of employees in warehouse: N/A
Number of employees in production area: N/A
Capacity of restaurant/office of assembly: N/A
Number of bicycle stalls shown: 0

Number of parking stalls:

Large Car	0
Accessible	0
Total	0

Number of trees shown: See Landscape Plan

Parking Lot Plan Site Information Block- Lot 2

Site Address: 2155 RIMROCK ROAD
Site acreage (total): 2.70 ACRES

Number of building stories (above grade): 4
Building height: SEE ARCHITECTURAL PLANS
DILIR type of construction (new structures): SEE ARCHITECTURAL PLANS
Total square footage of building: 85,319

Use of property:
Gross square feet of building: SEE ARCHITECTURAL PLANS
Gross square feet of retail area: SEE ARCHITECTURAL PLANS
Number of employees in warehouse: SEE ARCHITECTURAL PLANS
Number of employees in production area: SEE ARCHITECTURAL PLANS
Capacity of restaurant/office of assembly: SEE ARCHITECTURAL PLANS
Number of bicycle stalls shown: 16

Number of parking stalls:

Large Car	107
Accessible	5
Total	140

Number of trees shown: See Landscape Plan

Parking Lot Plan Site Information Block- Outlot 1

Site Address: 2155 RIMROCK ROAD
Site acreage (total): 0.28 ACRES

Number of building stories (above grade): N/A
Building height: N/A
DILIR type of construction (new structures): N/A
Total square footage of building: N/A

Use of property:
Gross square feet of building: N/A
Gross square feet of retail area: N/A
Number of employees in warehouse: N/A
Number of employees in production area: N/A
Capacity of restaurant/office of assembly: N/A
Number of bicycle stalls shown: 0

Number of parking stalls:

Large Car	24
Accessible	0
Total	24

Number of trees shown: See Landscape Plan

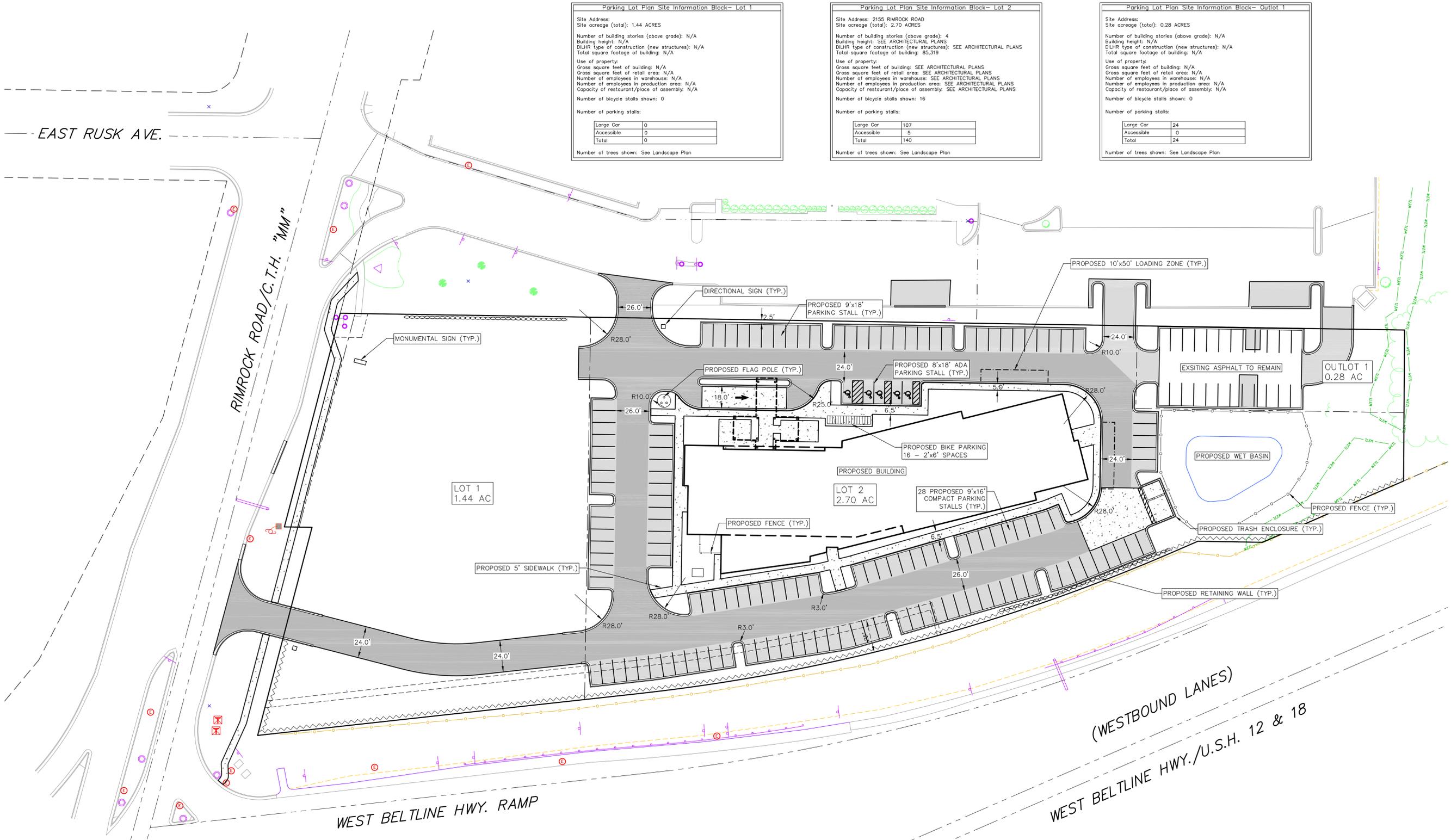
SITE PLAN LEGEND

- PROPERTY BOUNDARY
- 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 WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

- GENERAL NOTES:**
- THE CONTRACTOR IS 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 RAMP 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.



SITE PLAN
1"=30'

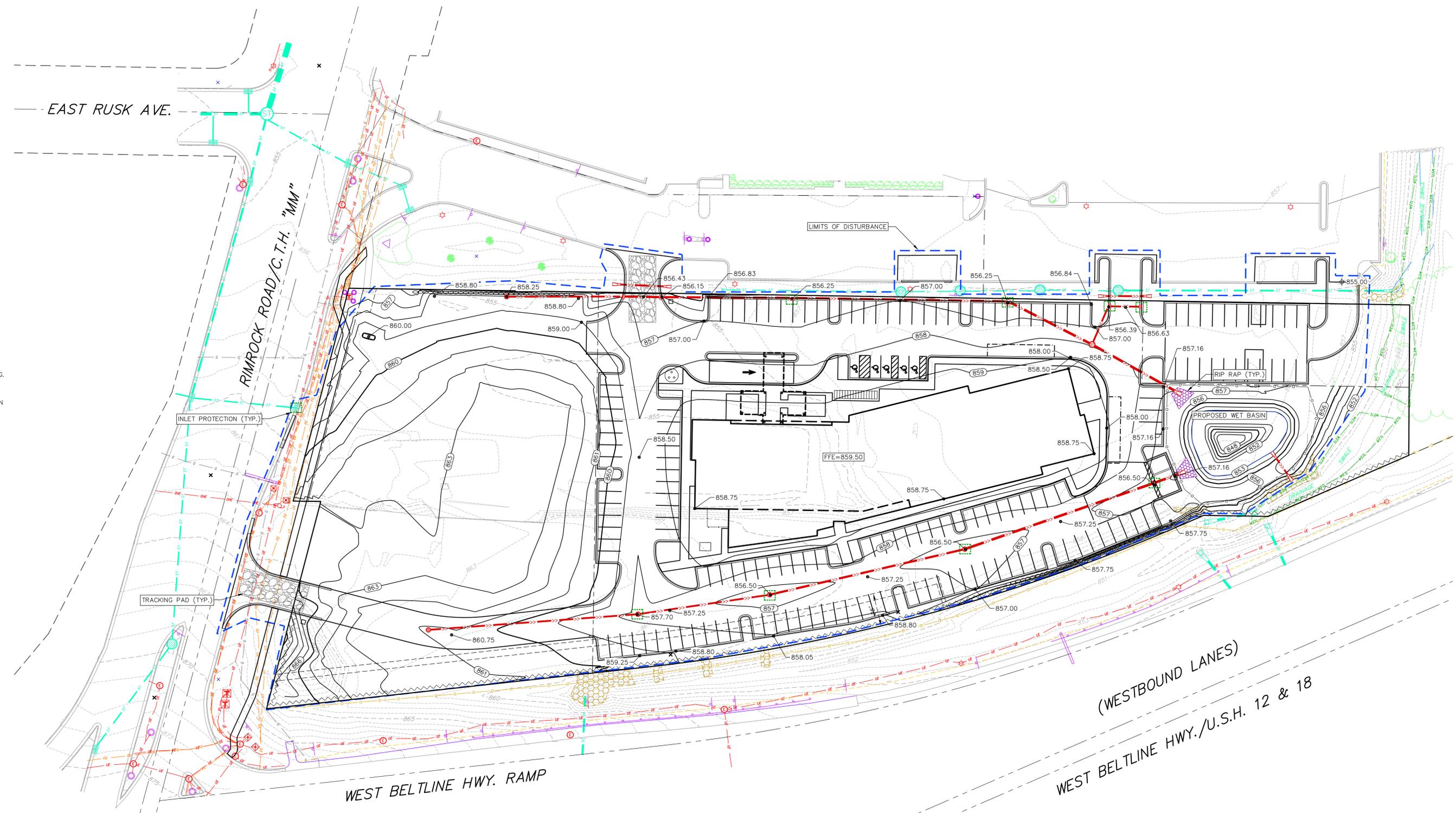
NOT FOR CONSTRUCTION



- 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
 - 2.92% PROPOSED SLOPE ARROWS
 - ⊕ 1048.61 EXISTING SPOT ELEVATIONS
 - ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
 - STONE WEEPER
 - VELOCITY CHECK
 - INLET PROTECTION
 - EROSION MAT CLASS
 - EROSION MAT CLASS
 - TRACKING PAD
 - RIP RAP

GRADING NOTES:

- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
- SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.



GRADING AND EROSION CONTROL PLAN
1"=30'

NOT FOR CONSTRUCTION

PROJECT: HOME 2 SUITES
RIMROCK ROAD
MADISON, WISCONSIN
CLIENT: NORTH CENTRAL GROUP
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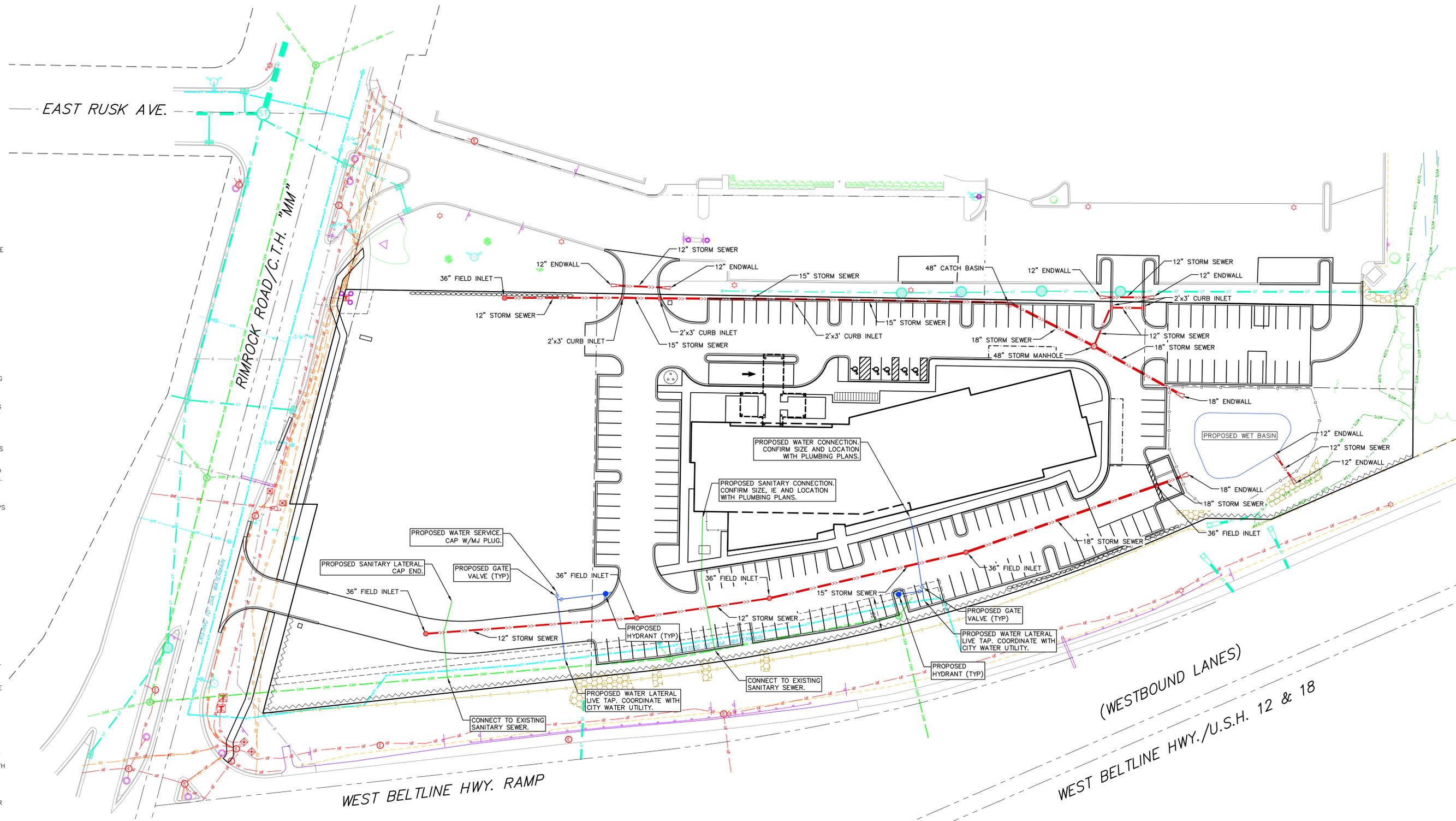
- PROPOSED UTILITY LEGEND**
- >>> STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - ⊕ STORM SEWER CURB INLET
 - ⊕ STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - >>> SANITARY SEWER PIPE (GRAVITY)
 - >>> SANITARY SEWER PIPE (FORCE MAIN)
 - >>> SANITARY 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
 - ELECTRIC SERVICE

ABBREVIATIONS

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

UTILITY NOTES:

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



UTILITY PLAN
1"=30'



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 SEEDED 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/SWALES 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 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.
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 SEEDED 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:

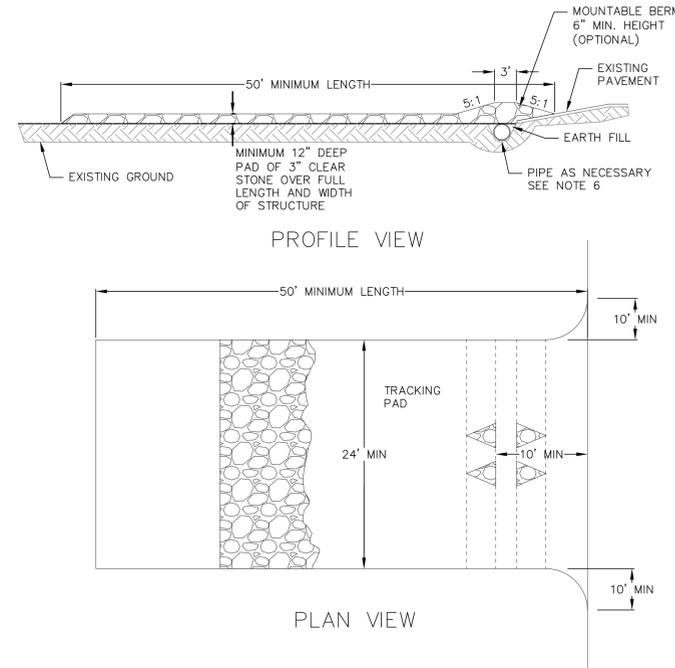
TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

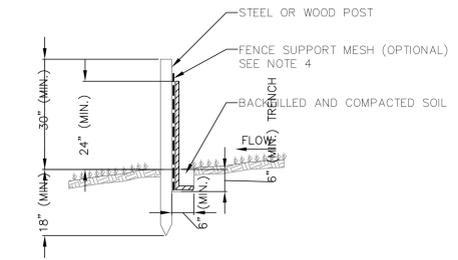
TEMPORARY AND PERMANENT:

- USE 1/2" 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.

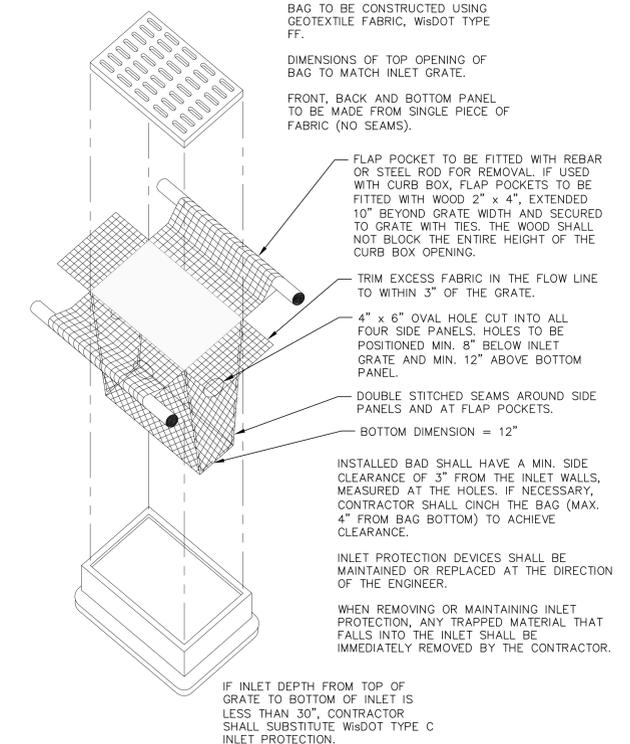
1 1 TRACKING PAD NOT TO SCALE



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

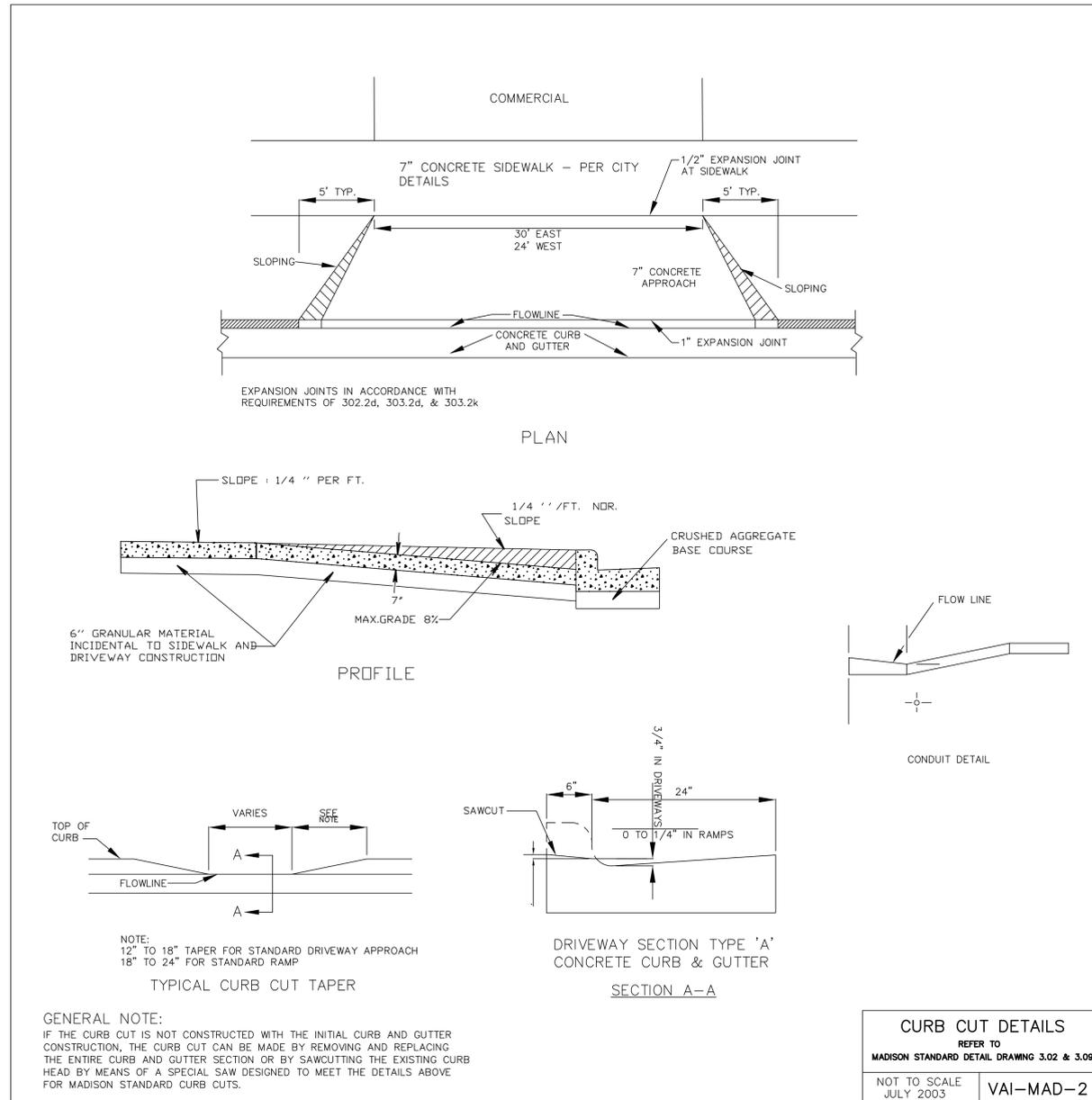
1 1 SILT FENCE NOT TO SCALE



1 1 INLET PROTECTION TYPE D NOT TO SCALE

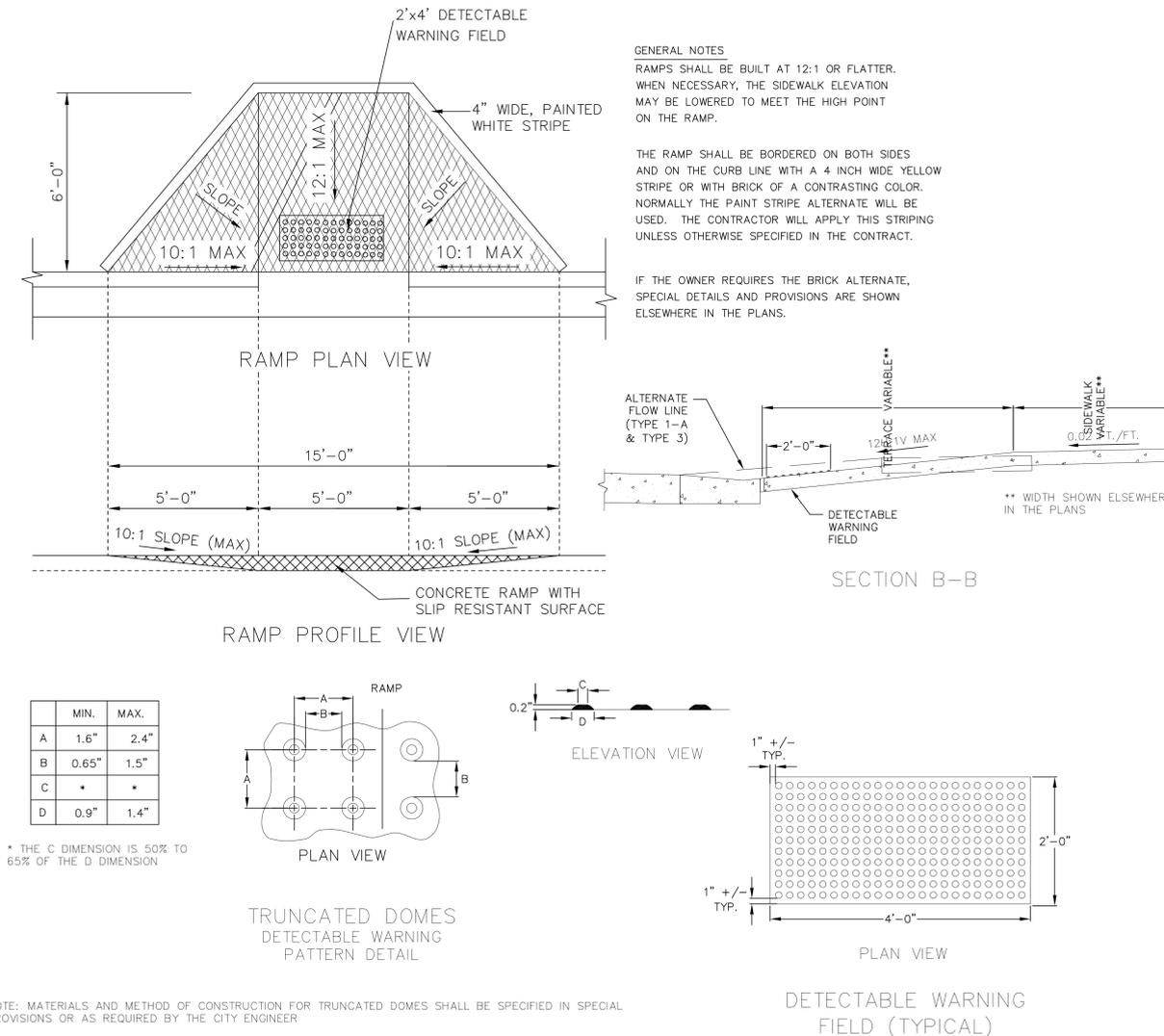
NOT FOR CONSTRUCTION





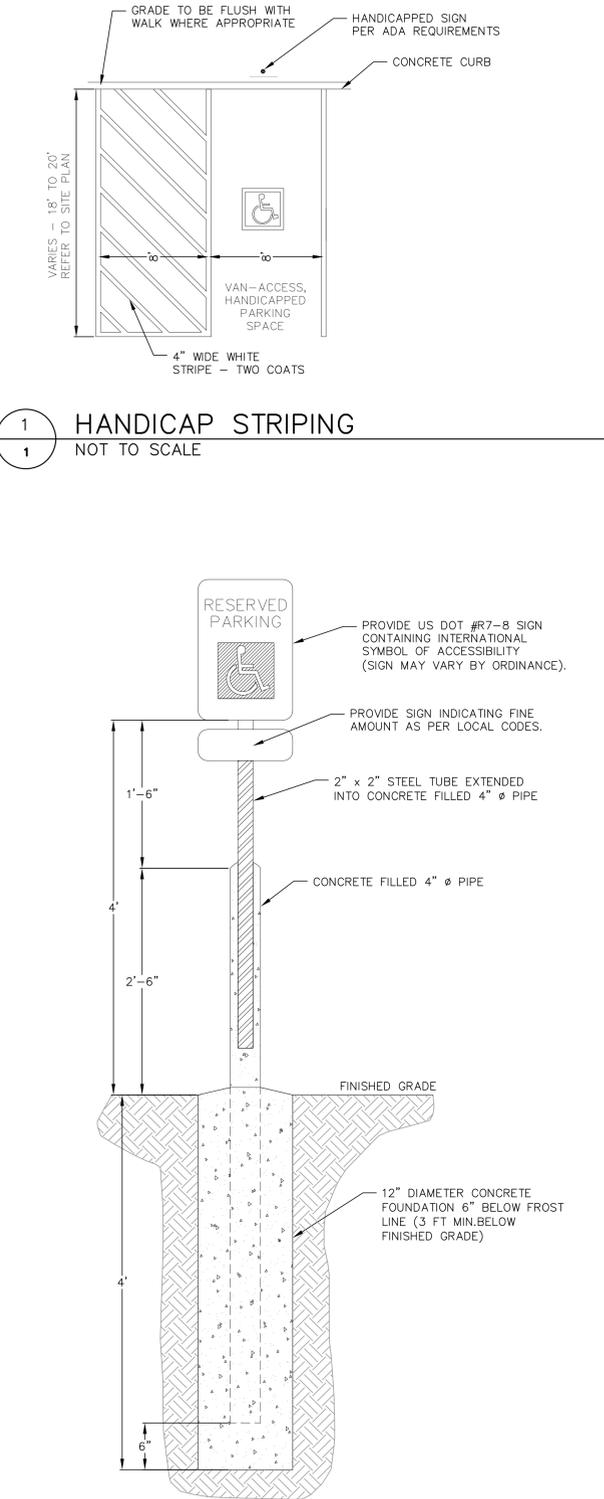
CURB CUT DETAILS	
REFER TO MADISON STANDARD DETAIL DRAWING 3.02 & 3.09	
NOT TO SCALE	VAI-MAD-2
JULY 2003	

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

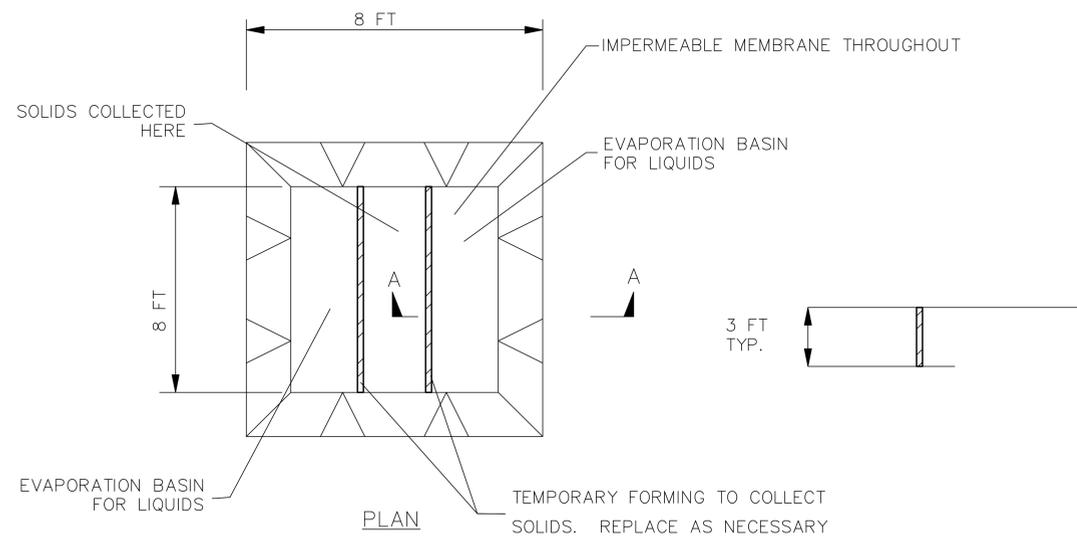


1 SITE HANDICAP RAMP
 1 NOT TO SCALE

NOT FOR CONSTRUCTION



1 HANDICAP PARKING SIGN
 1 NOT TO SCALE

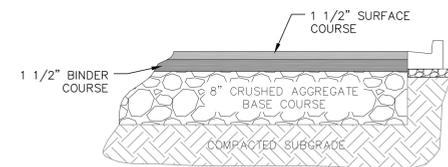


EXCAVATED WASHOUT STRUCTURE

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

1 CONCRETE WASHOUT STRUCTURE
1 NOT TO SCALE

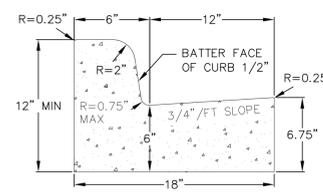
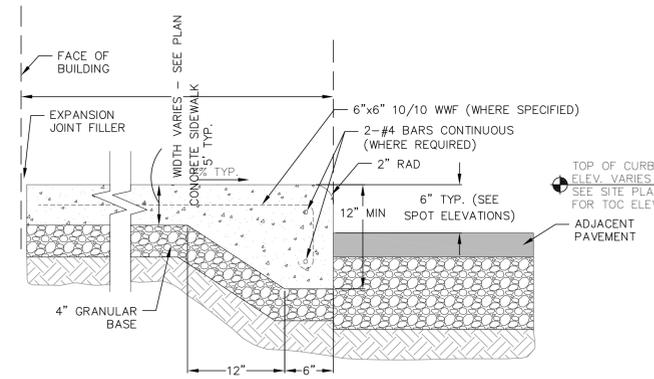


BITUMINOUS PAVEMENT
PARKING LOT

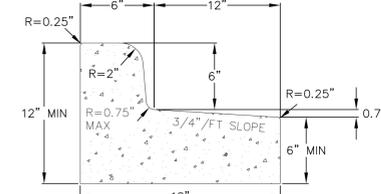
1 SITE PAVEMENT
1 NOT TO SCALE

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

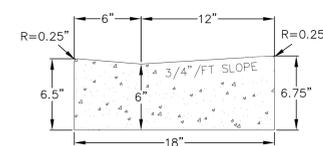
1 CURBED SIDEWALK DETAIL (INTEGRAL)
1 NOT TO SCALE



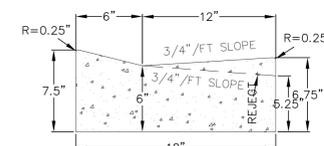
CURB AND GUTTER
CROSS SECTION



CURB AND GUTTER
REJECT SECTION



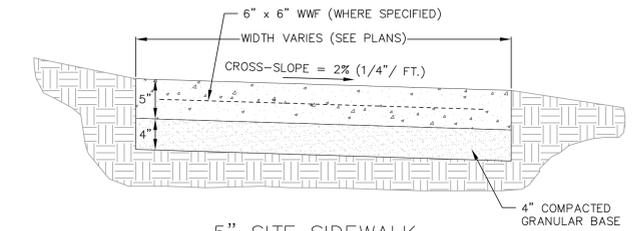
HANDICAP RAMP
GUTTER CROSS SECTION



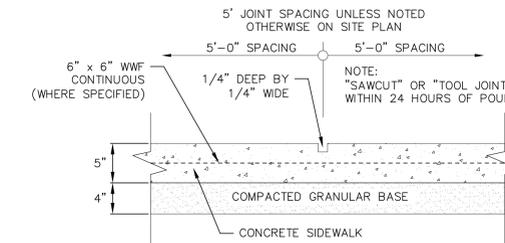
ROLL FACE GUTTER
CROSS SECTION

1 18\"/>

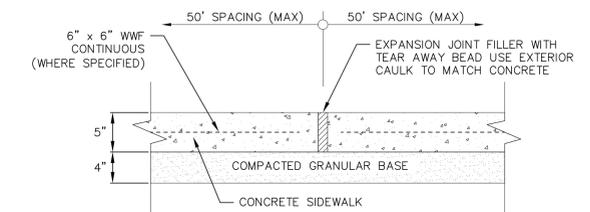
NOT FOR CONSTRUCTION



5\"/>



SIDEWALK CONTROL JOINT

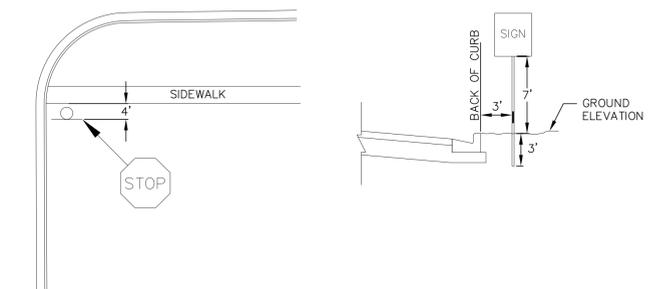


SIDEWALK EXPANSION JOINT

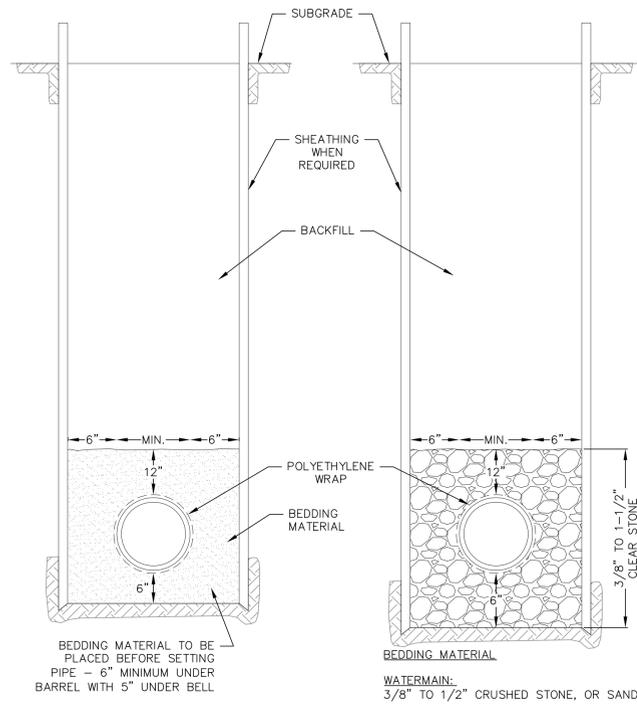
1 5\"/>

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\"/>

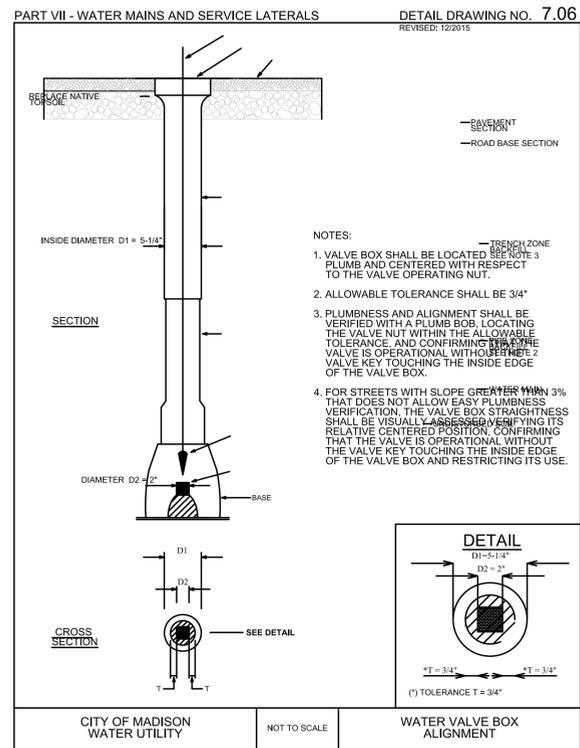


1 STOP SIGN
1 NOT TO SCALE

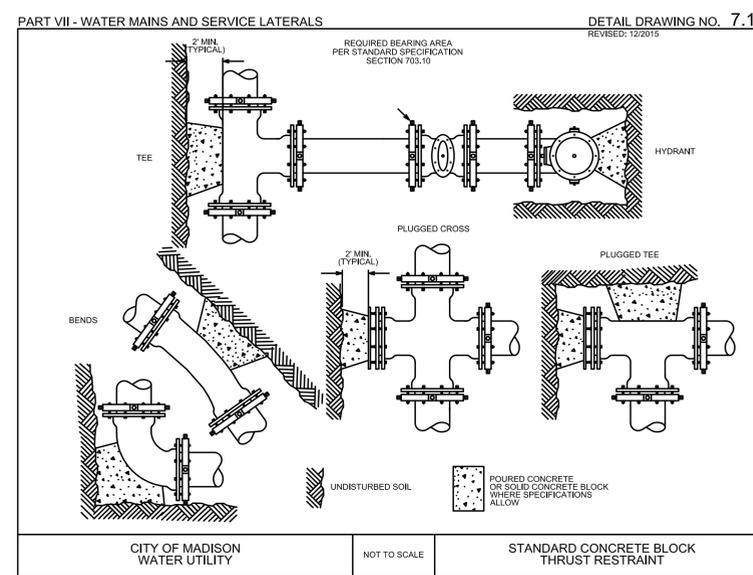


1
1 STANDARD TRENCH SECTION
NOT TO SCALE

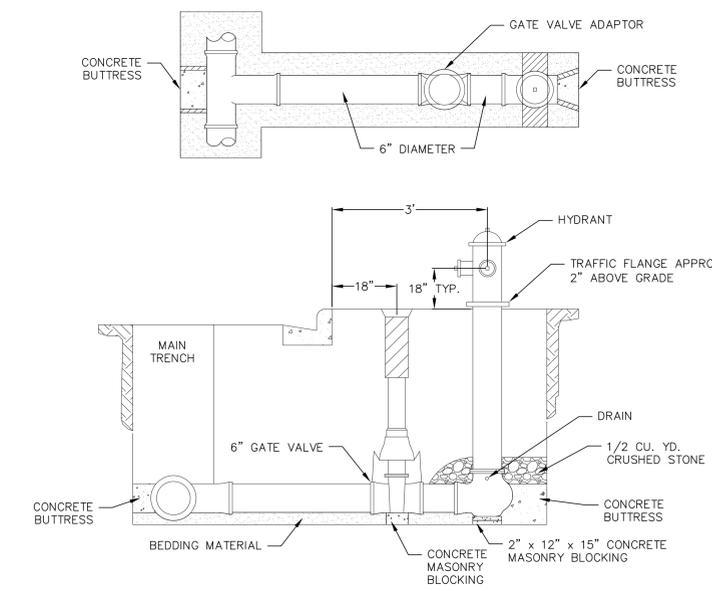
1
1 STANDARD TRENCH SECTION
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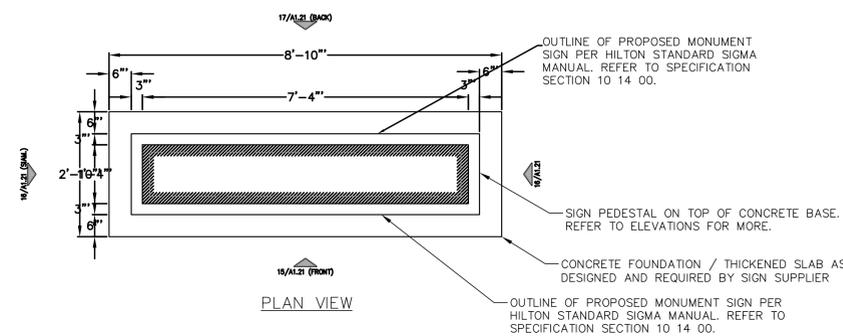
1
1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



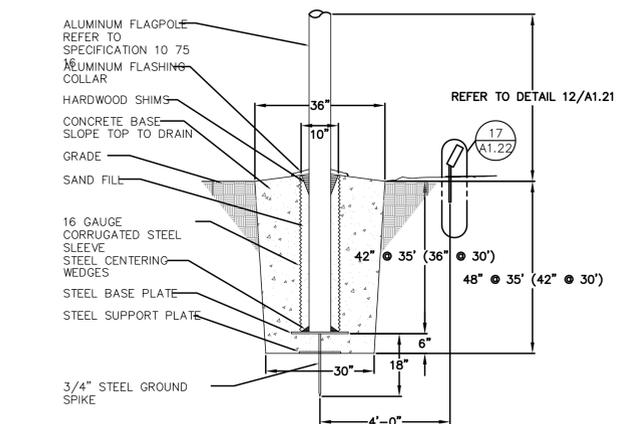
1
1 BUTTRESS FOR BENDS
NOT TO SCALE



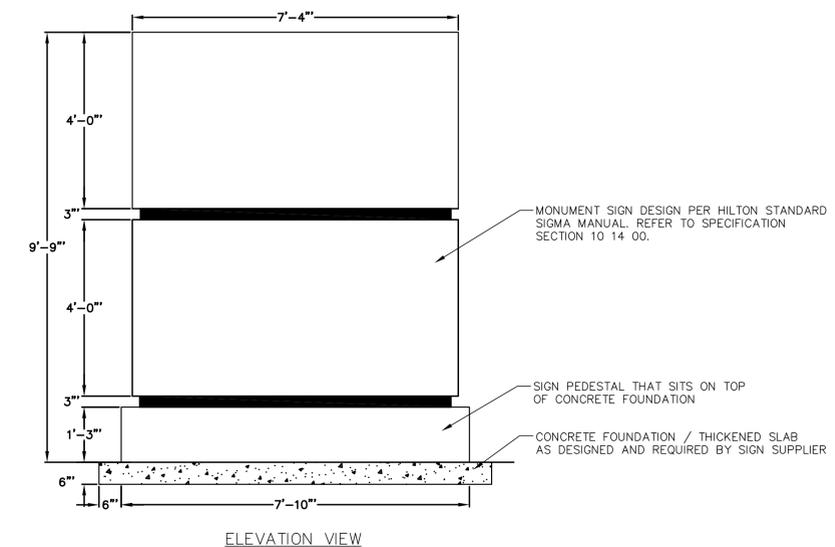
1
1 STANDARD HYDRANT SETTING
NOT TO SCALE



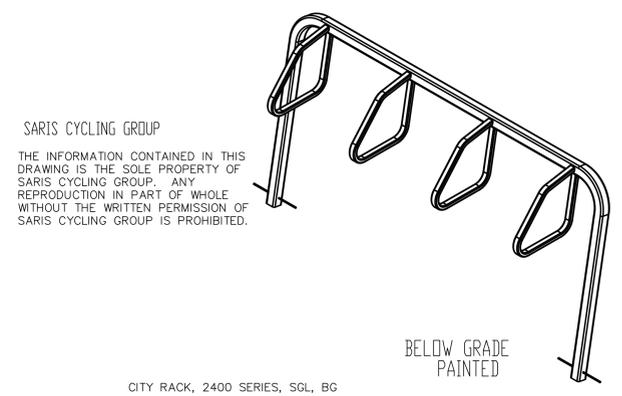
1
1 MONUMENTAL SIGN
NOT TO SCALE



1
1 FLAG POLE BASE SETTING
NOT TO SCALE

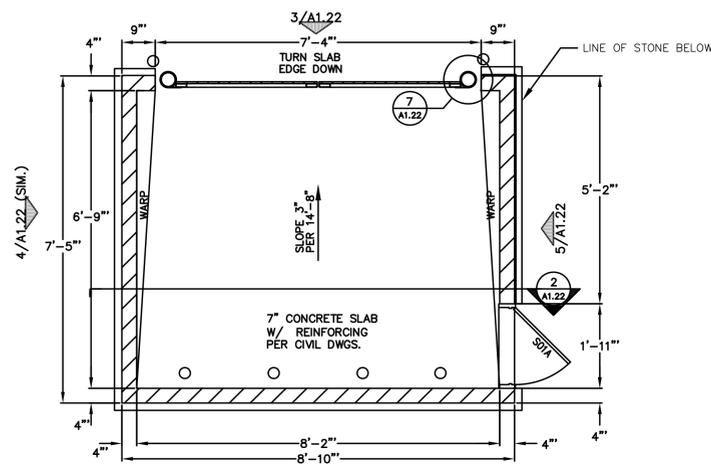


1
1 BIKE RACK DETAIL (4-STALL SHOWN)
NOT TO SCALE

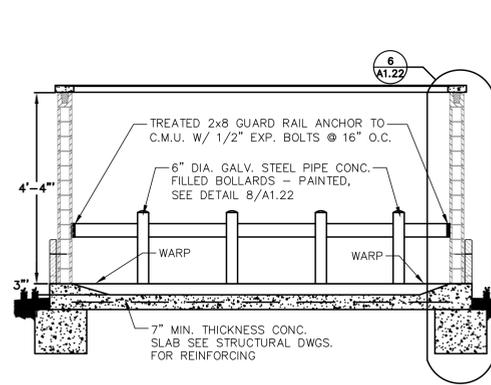


NOTE: CONSTRUCTION SHALL CONFORM TO CITY OF MADISON STANDARD DETAIL DRAWINGS THAT ARE CURRENT AT THE TIME OF CONSTRUCTION.

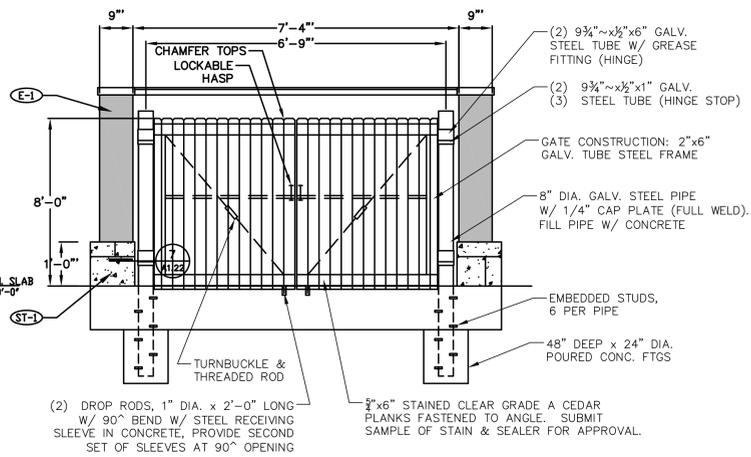
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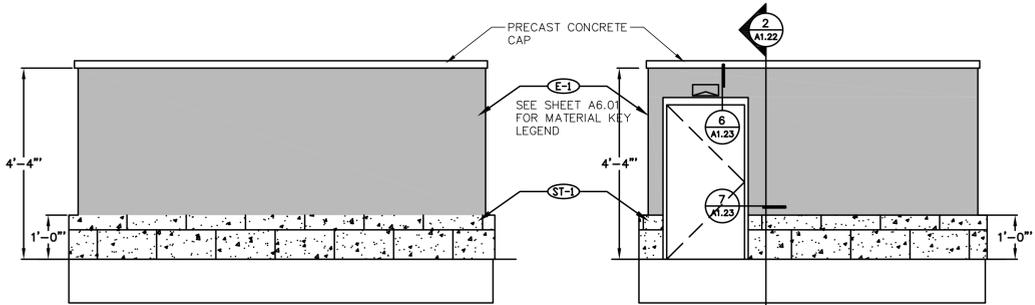
PLAN VIEW



SECTION THRU



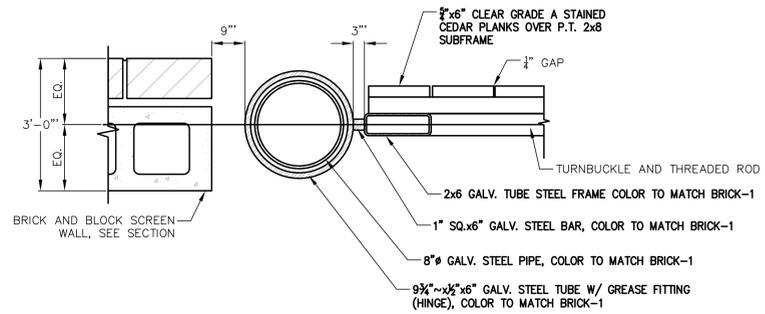
EAST ELEVATION VIEW



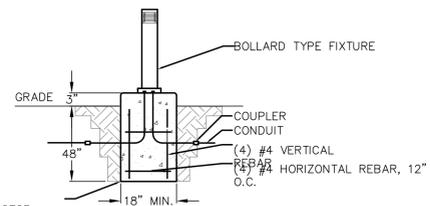
WEST ELEVATION VIEW

NORTH & SOUTH ELEVATION VIEW

1 TRASH ENCLOSURE
1 NOT TO SCALE

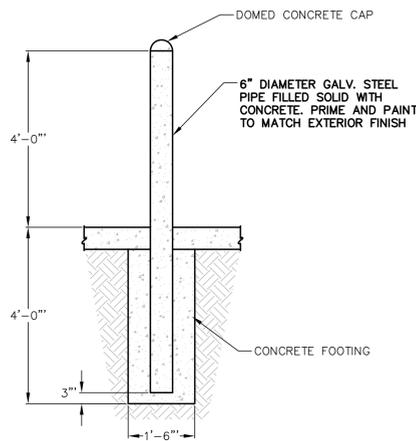


1 GATE POST
1 NOT TO SCALE

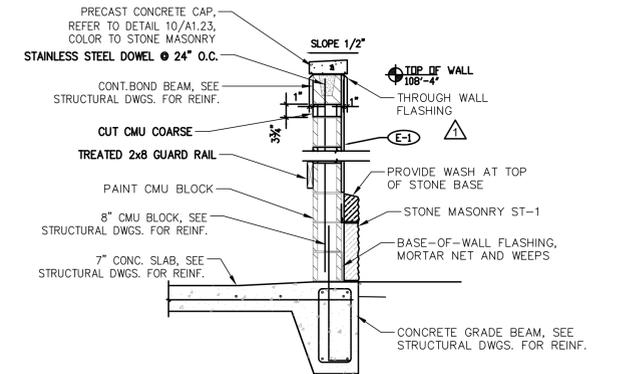


CONCRETE BASE BY ELECTRICAL CONTRACTOR. DESIGN MIX SHALL MEET REQUIREMENTS FOR EXTERIOR CONCRETE EXPOSED TO WEATHER.

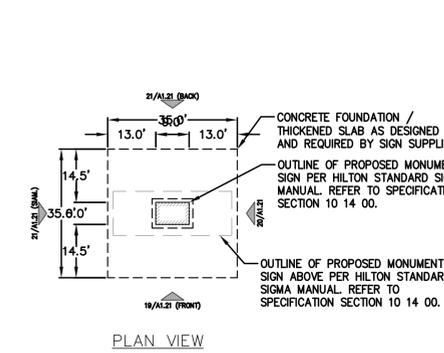
1 ILLUMINATED BOLLARD AT MAIN ENTRANCE
1 NOT TO SCALE



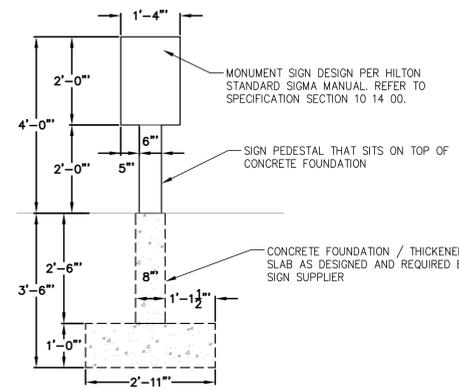
1 PIPE BOLLARD
1 NOT TO SCALE



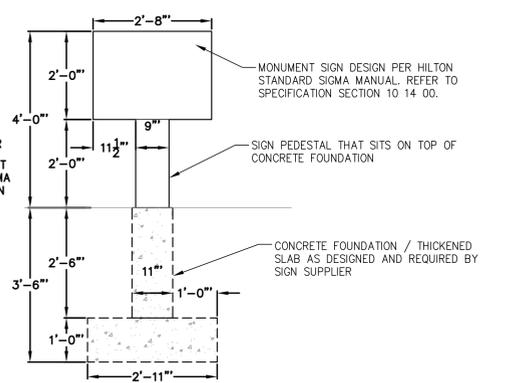
1 TRASH ENCLOSURE WALL
1 NOT TO SCALE



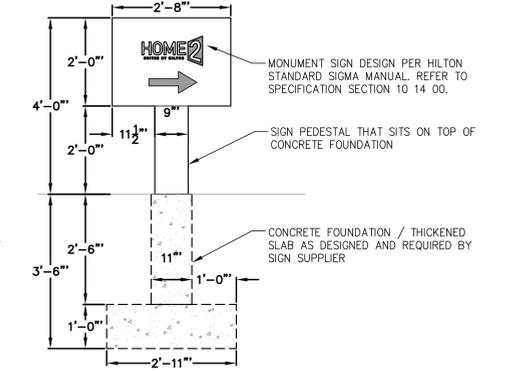
PLAN VIEW



ELEVATION VIEW

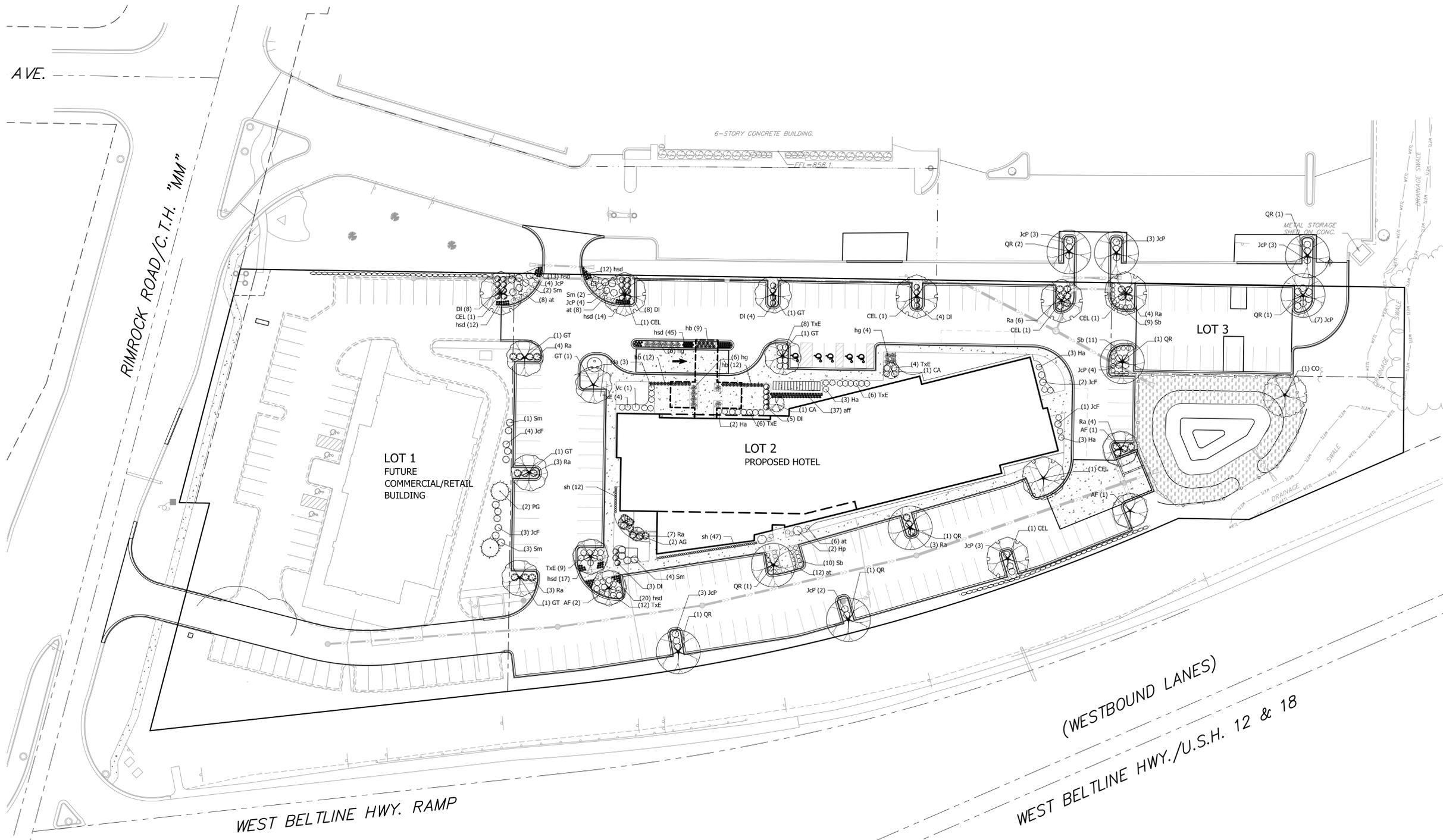


ELEVATION VIEW



ELEVATION VIEW

1 DIRECTIONAL SIGN
1 NOT TO SCALE
NOT FOR CONSTRUCTION



PLANT SCHEDULE LOT 2

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
AF	Acer freemanii / Celzam™ / Celebration Maple	8 & B	2" Cal		4
CO	Carya ovata / Shagbark Hickory	8 & B	2" Cal		1
CEL	Celtis occidentalis / Common Hackberry	8 & B	2.5" Cal		6
GT	Gleditsia triacanthos inermis 'Skycole'™ / Skyline Thornless Honey Locust	8 & B	2.5" Cal		6
QR	Quercus rubra / Red Oak	8 & B	2.5" Cal		4
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
PG	Picea glauca 'Densata' / Black Hills Spruce	8 & B		6' ht.	2
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
AG	Amelanchier x grandiflora 'Robin Hill' / Apple Serviceberry	8 & B	1.5" Cal		2
CA	Cornus alternifolia / Pagoda Dogwood	8 & B		6' ht. multi stem	2
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
at	Amsinckia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 gal	Cont		34
aff	Athyrium filix-femina / Common Lady Fern	1 gal	Cont		37
hsd	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	4" pot	Cont		120
hb	Hosta x 'Blue Cadet' / Plantain Lily	1 gal	Cont		33
hg	Hosta x 'Guacamole' / Plantain Lily	1 gal	Cont		16
sh	Sporobolus heterolepis / Prairie Dropseed	1 gal	Cont		59
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
DI	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Cont		32
Ha	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	Cont		14
Hb	Hydrangea paniculata 'Limelight'™ / Limelight Hydrangea	5 gal	Cont		2
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont		30
Sb	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal	Cont		10
Sm	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal	Cont		12
Vc	Viburnum carlesii 'Spice Island' / Korean Spice Viburnum	5 gal	Cont		1
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
JcF	Juniperus chinensis 'Fairview' / Fairview Juniper	8 & B	5' ht.		10
JcP	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper	5 gal	Cont		16
TxE	Taxus x media 'Everlow' / Yew	3 gal	Cont		49

STORMWATER SEEDING LOT 2

BASIC PRAIRIE SEED MIX 5,807 sf

PLANT SCHEDULE LOT 3

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
CEL	Celtis occidentalis / Common Hackberry	8 & B	2.5" Cal	1
QR	Quercus rubra / Red Oak	8 & B	2.5" Cal	2
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont	4
Sb	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	3 gal	Cont	20
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
JcP	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper	5 gal	Cont	11

PLANT SCHEDULE EXISTING LOT

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
QR	Quercus rubra / Red Oak	8 & B	2.5" Cal	3
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
JcP	Juniperus chinensis 'Pfitzerana Kallays 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 climatic 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 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.



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MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

vierbicher
planners | engineers | architects

Phone: (800) 261-3898

PROJECT: HOME 2 SUITES
RIMROCK ROAD
MADISON, WISCONSIN

CLIENT: NORTH CENTRAL GROUP
c/o XYZ
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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PROJECT: 201732
DRAWN BY: SVIN
DATE:
SCALE: AS NOTED
LAND_USE_SUBMITTAL 11/20/2017
LAND_USE_RESUBMITTAL 01/03/2018

LANDSCAPE PLAN
L101

NOT FOR CONSTRUCTION

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

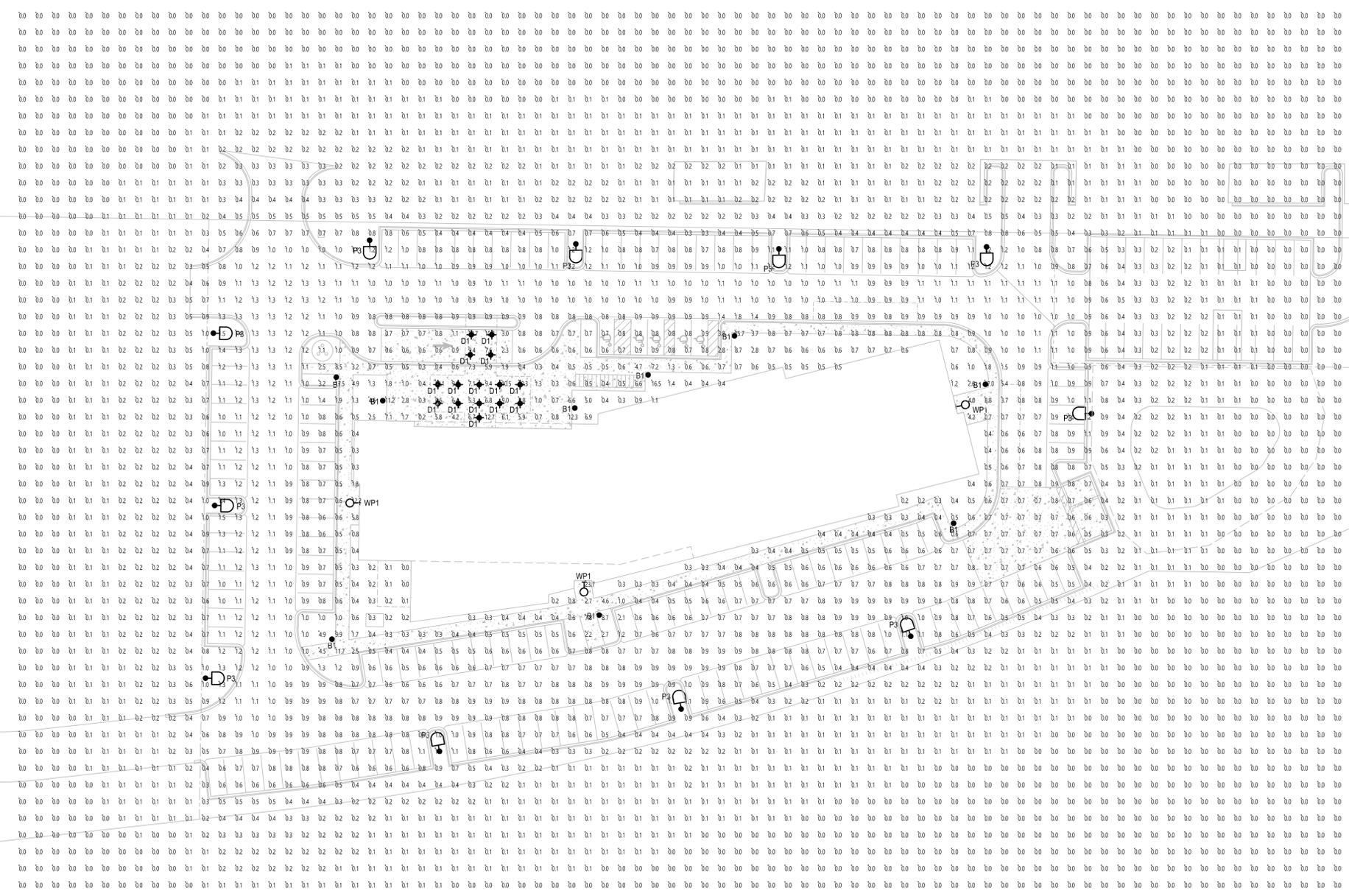
SUGGESTED CONTROL SEQUENCE:
 POLE, BOLLARD AND BUILDING MOUNTED LUMINAIRES AUTOMATICALLY ON AT SUNSET.
 POLE, BOLLARD AND BUILDING MOUNTED LUMINAIRES AUTOMATICALLY OFF AT SUNRISE.

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

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

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 608-829-3056 (FAX)

NCG
 NORTH CENTRAL GROUP



1 SITE LIGHTING PLAN
 SCALE: 1" = 30'-0"
 0 10' 20' 30' 50' 100'

PROJECT: HOME 2 SUITES
 RIMROCK ROAD
 MADISON, WISCONSIN
 CLIENT: NORTH CENTRAL GROUP
 c/o MADISON RIMROCK LODGING INVESTORS I, LLC
 1800 ASPEN COMMONS, SUITE 200
 MIDDLETON, WISCONSIN

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PROJECT: 201732
 DRAWN BY: HEI
 DATE: 01/31/18
 SCALE: AS NOTED

LAND USE SUBMITTAL 1/26/2011
 LAND USE RESUBMITTAL 12/01/2011
 LAND USE RESUBMITTAL 1/03/2018

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

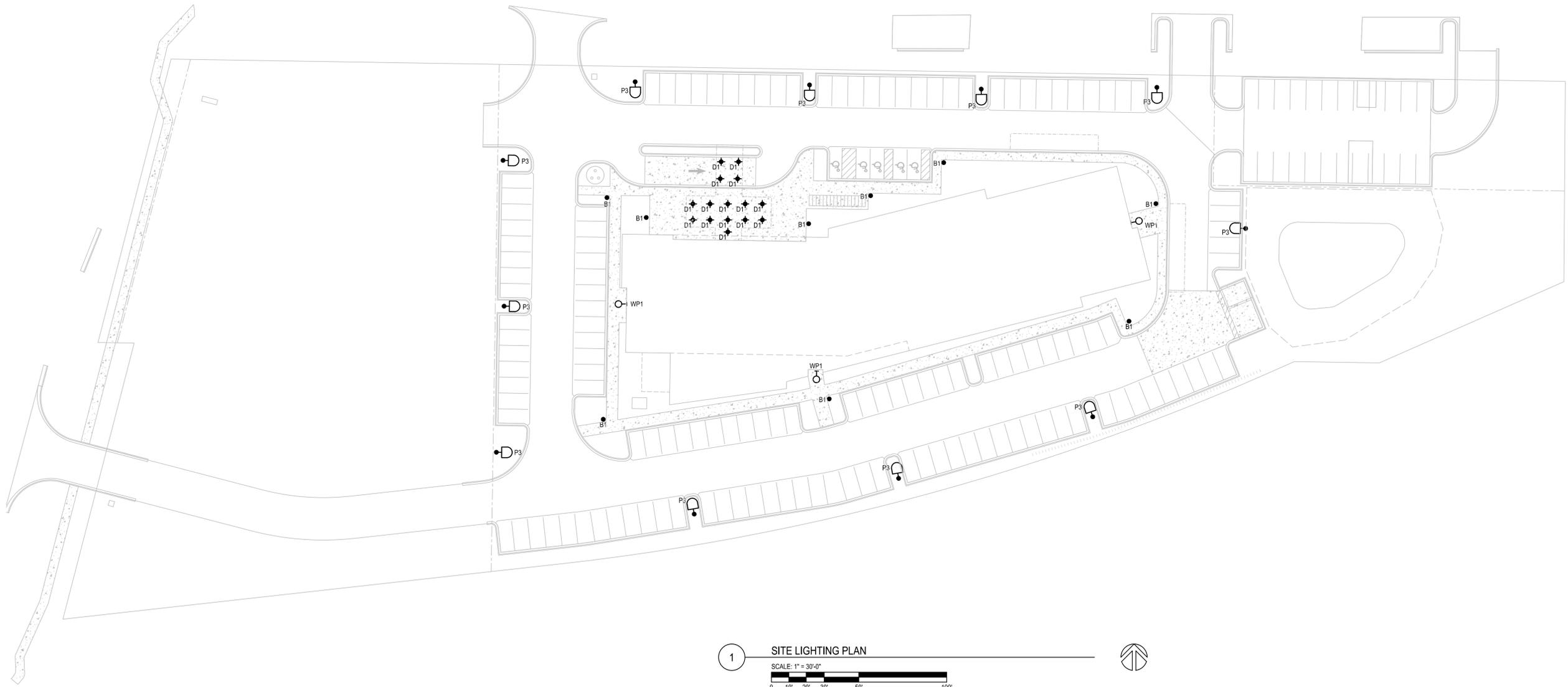
BOLLARD TYPE DISTRIBUTION KEY:

B1  42" TALL PATHWAY LIGHTING BOLLARD WITH SYMMETRICAL LIGHTING DISTRIBUTION.

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1 SITE LIGHTING PLAN

SCALE: 1" = 30'-0"

0 10' 20' 30' 50' 100'



PROJECT: **HOME 2 SUITES**
RIMROCK ROAD
MADISON, WISCONSIN

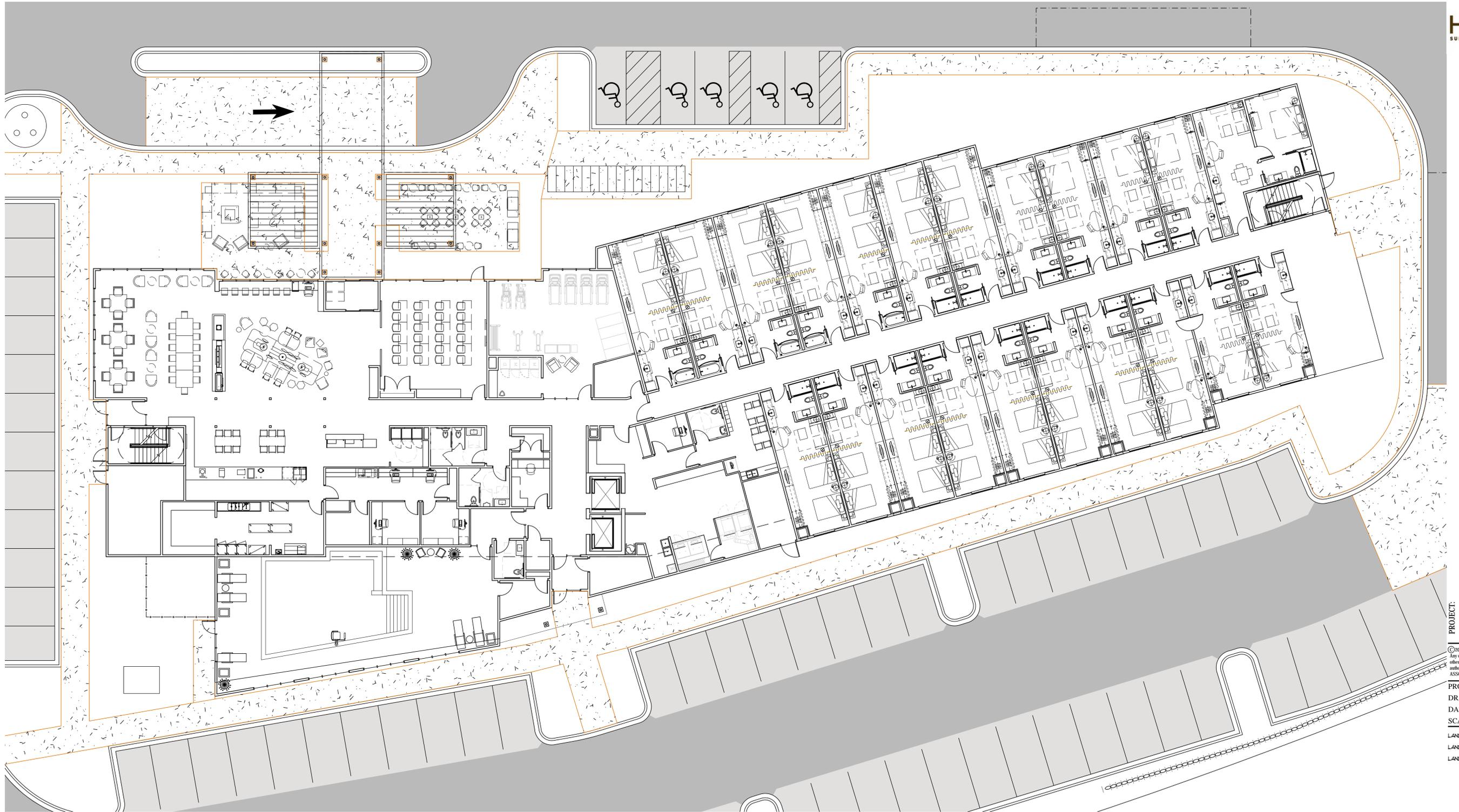
CLIENT: **NORTH CENTRAL GROUP**
c/o MADISON RIMROCK LODGING INVESTORS I, LLC
1800 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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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 12/02/2017
LAND USE RESUBMITTAL 1/03/2018

SITE LIGHTING PLAN
E102



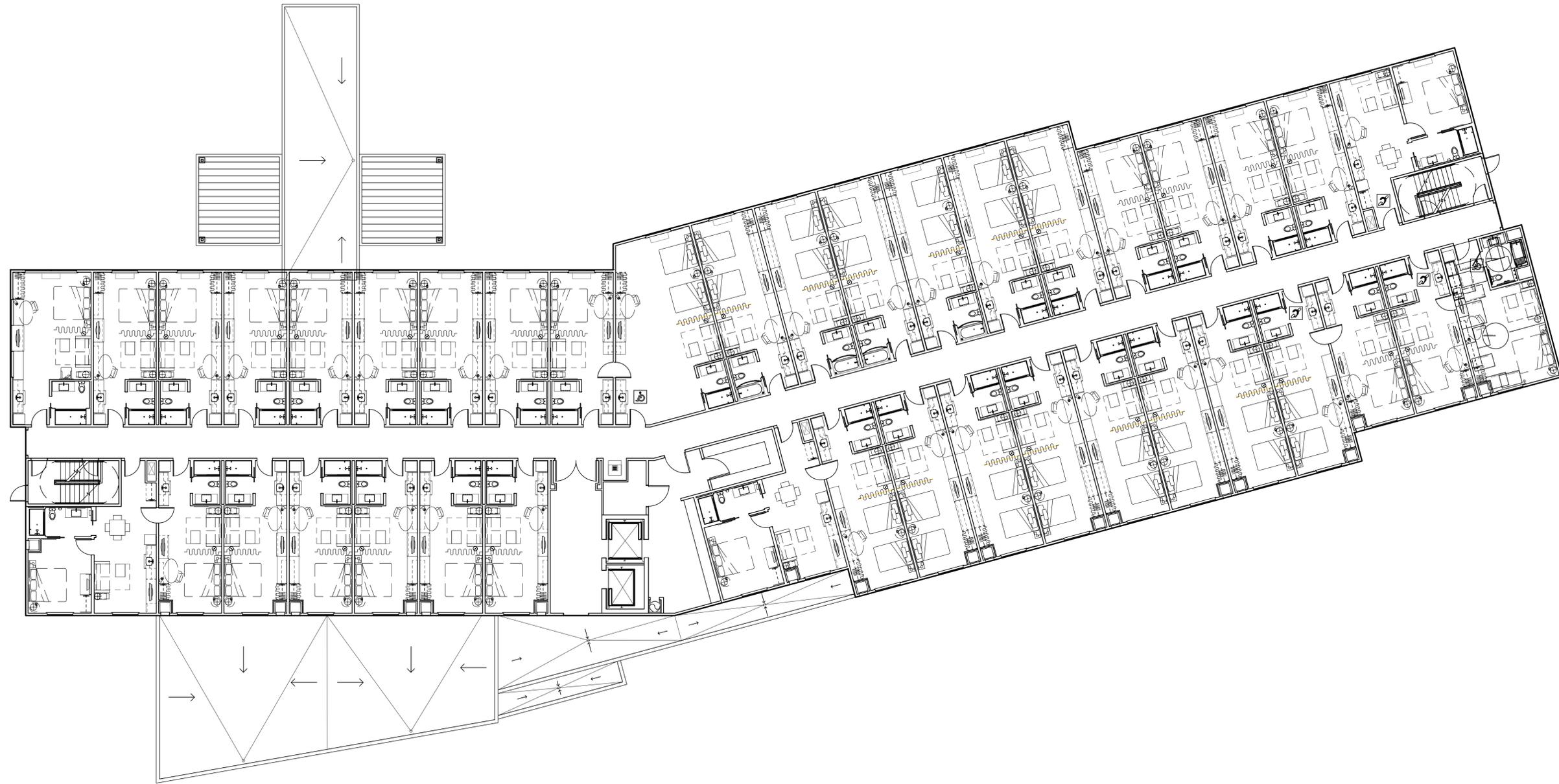
PROJECT:
HOME 2 SUITES
2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT:
MADISON RIMROCK LODGING INVESTORS I, LLC
c/o NORTH CENTRAL GROUP
1800 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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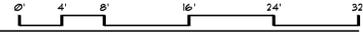
PROJECT: 201732
DRAWN BY: TEL/AIA
DATE:
SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017
LAND USE RESUBMITTAL 12/01/2017
LAND USE RESUBMITTAL 1/03/2018

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



 **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
1800 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

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DATE:
SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017
LAND USE RESUBMITTAL 12/01/2017
LAND USE RESUBMITTAL 1/03/2018



THIRD 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
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MIDDLETON, WISCONSIN

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PROJECT: 201732
DRAWN BY: TEL/AIA
DATE:
SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2017
LAND USE RESUBMITTAL 12/01/2017
LAND USE RESUBMITTAL 1/03/2018



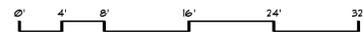
PROJECT:
HOME 2 SUITES
2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT:
MADISON RIMROCK LODGING INVESTORS I, LLC
c/o NORTH CENTRAL GROUP
1800 ASPEN COMMONS, SUITE 200
MIDDLETON, WISCONSIN

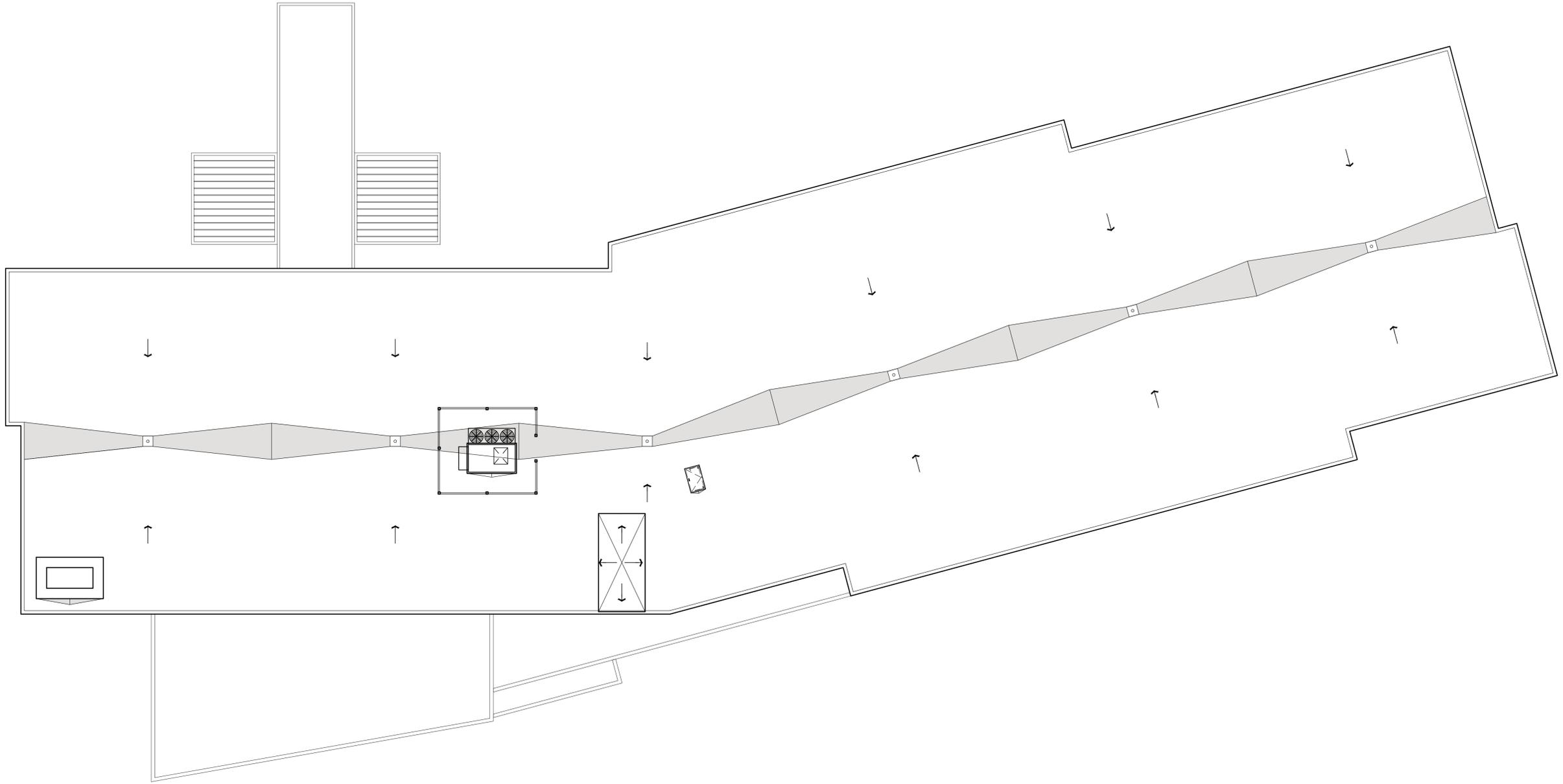
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 **FOURTH FLOOR PLAN**
SCALE: 3/32" = 1' 0"





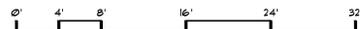
PROJECT: **HOME 2 SUITES**
2155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT: **MADISON RIMROCK LODGING INVESTORS I, LLC**
c/o NORTH CENTRAL GROUP
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SCALE: AS NOTED

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"





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

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



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

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

PROJECT: HOME 2 SUITES
2145 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT: MADISON RIMROCK LODGING INVESTORS I, LLC
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PROJECT: 201732

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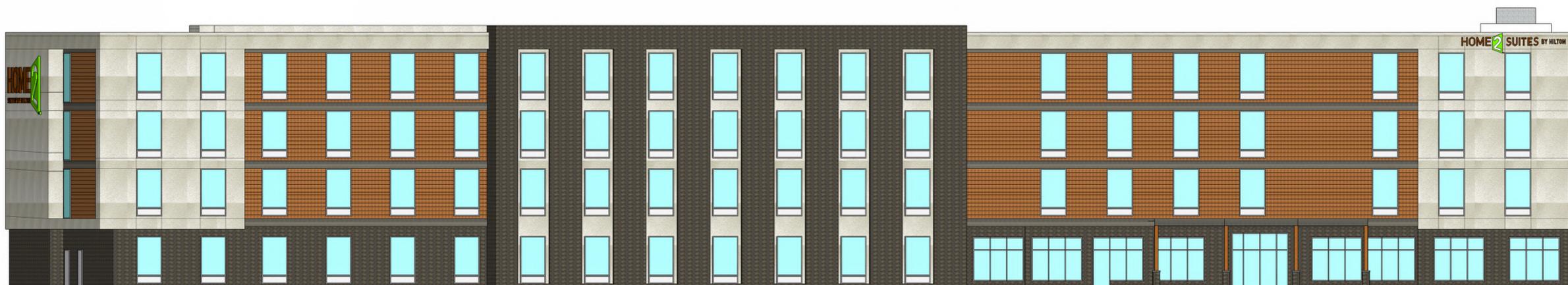
DATE:

SCALE: AS NOTED

LAND USE SUBMITTAL 11/20/2011

LAND USE RESUBMITTAL 12/01/2011

LAND USE RESUBMITTAL 10/23/2018



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

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



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

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

PROJECT: **HOME 2 SUITES**
0155 RIMROCK ROAD
MADISON, WISCONSIN 53713-1443
CLIENT: **MADISON RIMROCK LODGING INVESTORS I, LLC**
C/O NORTH CENTRAL GROUP
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PROJECT: 201732
DRAWN BY:
DATE:
SCALE: AS NOTED
LAND USE SUBMITTAL 11/20/2011
LAND USE RESUBMITTAL 12/20/2011
LAND USE RESUBMITTAL 10/23/2018



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PROJECT: **HOME 2 SUITES**
9155 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:

DATE:

SCALE: **AS NOTED**

LAND USE SUBMITTAL 11/20/2011

LAND USE RESUBMITTAL 12/01/2011

LAND USE RESUBMITTAL 10/23/2018

CONCEPTUAL
RENDERING

A6.03



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address Lot 2, Rimrock Road

Name of Project Home 2 Suites

Owner / Contact Vierbicher, Attn: Matt Schreiner PE

Contact Phone 608.821.3961 Contact Email msch@vierbicher.com

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

Applicability

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

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

Landscape Calculations and Distribution

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

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

Total square footage of developed area 75,456 sf

Total landscape points required 1258

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

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

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			21	735
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			2	70
Ornamental tree	1 1/2 inch caliper	15			4	60
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			10	100
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			101	303
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			65	260
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			179	358
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						1886

Total Number of Points Provided 1886

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



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address Lot 3, Rimrock Road

Name of Project Remnant Parking Lot

Owner / Contact Vierbicher, Attn: Matt Schreiner PE

Contact Phone 608.821.3961 Contact Email msch@vierbicher.com

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

Applicability

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

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

Landscape Calculations and Distribution

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

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

Total square footage of developed area 7939 sf

Total landscape points required 133

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

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

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

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

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			3	105
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			24	72
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			11	44
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						221

Total Number of Points Provided 221

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