Drury Plaza Hotel - Madison

Drury Hotels
200 Wisconsin Ave

2025.25.00

LAND USE & UDC SUBMITTAL 10.20.2025

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C = Issued for Construction
B = Issued for Bidding
R = Issued for Reference Only

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PROJECT INFORMATION

PROPOSED USES:	
LOWER LEVEL	PARKING/HOTEL AMMENITY
1ST FLOOR	HOTEL LOBBY, FOOD & BEVERAGE, MEETING
2ND-3RD	PARKING
4TH-8TH	HOTEL GUESTROOMS
ZONING:	PD, REZONING TO URBAN MIXED-USE (UMX)
OVERLAY DISTRICT:	DOWNTOWN CORE
REQUIRED SETBACKS:	
FRONT YARD:	0' (WISCONSIN AVE)
BACK YARD:	0' (ALLEYWAY)
SIDE YARD:	5' (E DAYTON ST)
SIDE YARD:	5' (W JOHNSON ST.)
BUILDING HEIGHT:	8 STORIES 1 STORY - GUEST SERVICES AND AMENITIES 2 STORIES - PARKING 5 STORIES - HOTEL GUESTROOMS

BUILDING AREAS

PARKING:	83,700 GSF
HOTEL:	165,300 GSF
TOTAL BUILDING:	249,000 GSF
BUILDING FOOTPRINT:	28,000 GSF

GUESTROOM COUNT	KING	DQ	SUITES	TOTAL
4TH FLOOR	9	26	6	41
5TH FLOOR	9	26	6	41
6TH FLOOR	9	26	6	41
7TH FLOOR	9	26	6	41
8TH FLOOR	9	26	6	41
GUESTROOM TOTALS	45 (22%)	130 (63%)	30 (15%)	205

PARKING COUNT

STANDARD (8'-9" x 17'-0"):	131	(63%)
STANDARD EV INSTALLED	3	(1.4%)
STANDARD EV READY:	22	(10.2%)
COMPACT:	43	(20%)
ACCESSIBLE:	10	(4.6%)
TOTAL:	209	

BIKE STALLS	REQUIRED	PROVIDED
HOTEL	20	20 INTERIOR PARKING LEVELS
COMMERCIAL GUEST	2	2 EXTERIOR - ON SITE
TOTAL	22	22

(ALL BIKE STALLS ARE 2' X 6', HORIZONTALLY ORIENTED, FLOOR OR GROUND MOUNTED)

Potter Lawson
Success by Design

Architect:
749 University Row Suite 300
Madison, WI 53705
608-274-2741

PRELIMINARY
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

2025.25.00

DATE	ISSUANCE/REVISIONS
10/20/2025	LAND USE & UDC SUBMITTAL

COVER DRAWING

CD01

10/20/2025 11:12:25 AM

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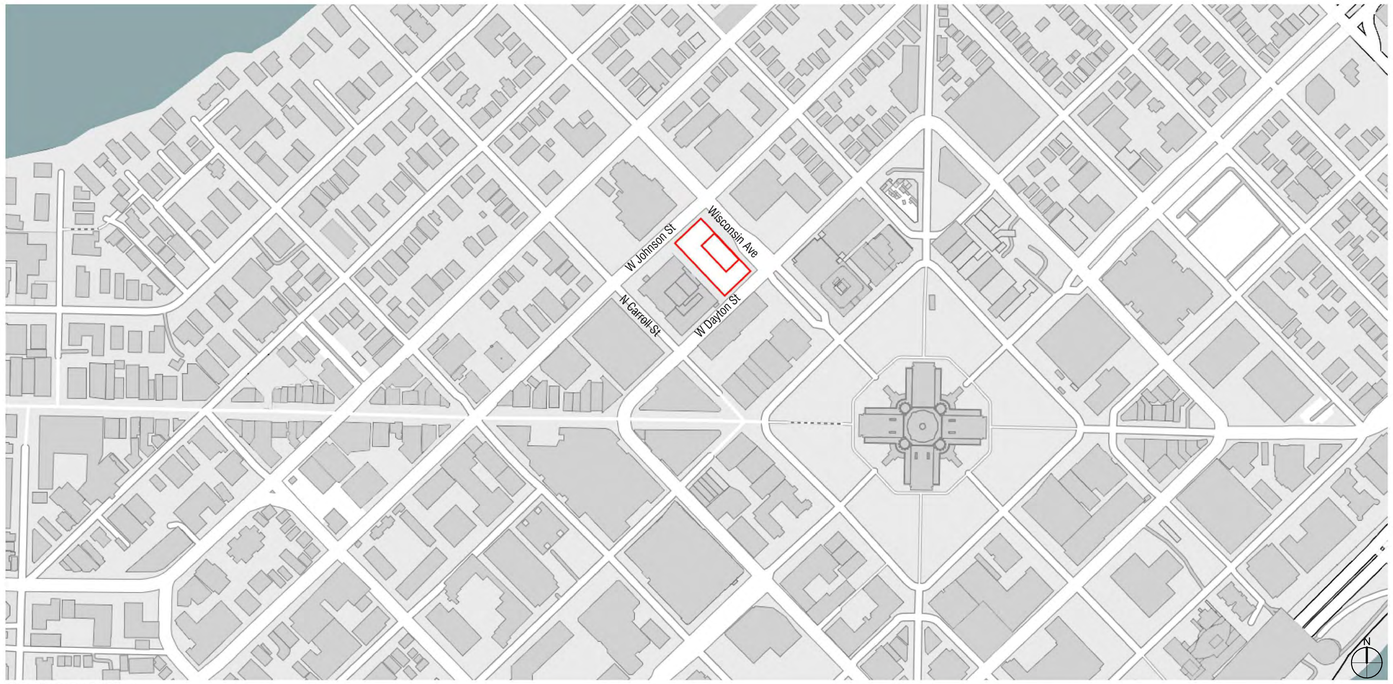
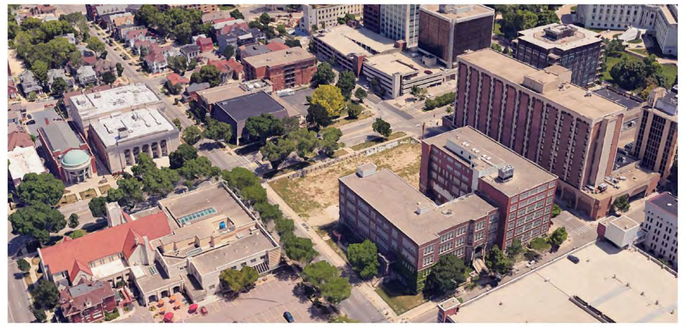
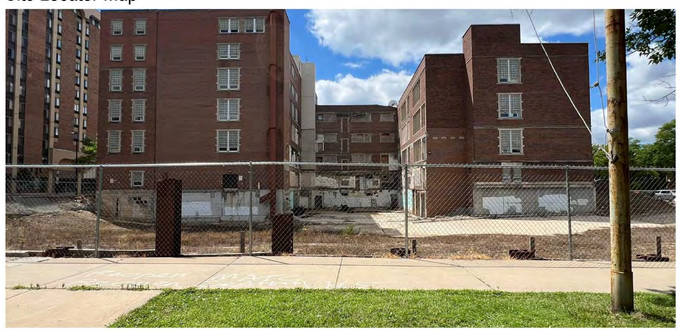
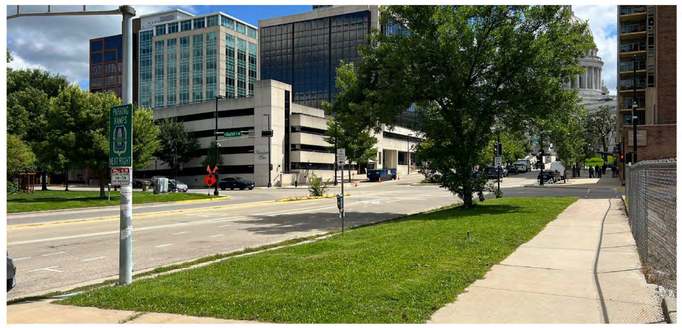


Site Locator Map


East Aerial


North Aerial


Existing Site


Wisconsin/Dayton Parking Garage


Wisconsin Masonic Center


Existing Madison College Building


Concourse Hotel


First United Methodist Church


Existing Madison College Building


Bethel Lutheran Church


Johnson/Carroll Private Residence

Potter Lawson
Success by **Design**

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SITE CONTEXT & EXISTING CONDITIONS PHOTOGRAPHS

G001

10/20/2025 11:27:00 AM

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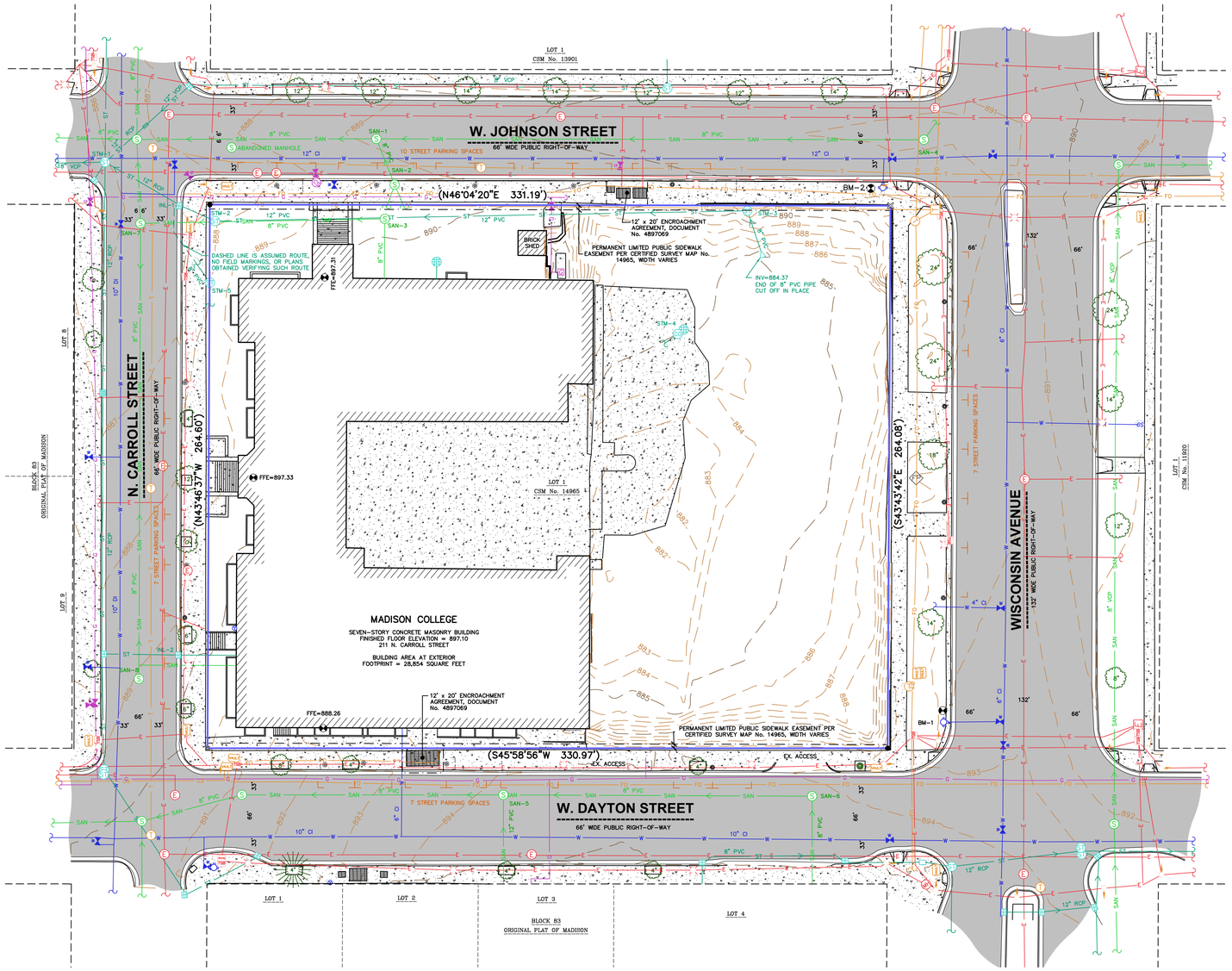
TOPOGRAPHIC AND UTILITY MAP

LOT 1, CERTIFIED SURVEY MAP No. 14965, RECORDED IN VOLUME 105, ON PAGES 198–202, AS DOCUMENT No. 5451571, LOCATED IN GOVERNMENT LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- CHISELED "X" FOUND
- 3/4" REBAR FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- SIGN
- FLAG POLE
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SIAMESE CONNECTOR
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE – UNVERIFIED TYPE
- ELECTRIC MANHOLE (MGE)
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- VAULT
- TELEPHONE MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- PARKING METER
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



VICINITY MAP
NOT TO SCALE

NOTES

1. FIELD WORK PERFORMED ON JULY 23 AND 24, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14–07–09, RECORDED AS S01°10'39"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BURY BOLT ON A FIRE HYDRANT AT THE CORNER OF W. DAYTON STREET AND N. CARROLL STREET. ELEVATION = 893.58'
4. CONTOUR INTERVAL IS ONE FOOT.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No.'s 20252523378, 20252910246, 20252910267, 250252910300, 20252910319 AND 20252910355, WITH A CLEAR DATE OF JULY 18, 2025.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   - CITY OF MADISON ENGINEERING
   - MADISON GAS AND ELECTRIC COMPANY
   - CHARTER COMMUNICATIONS
   - AMERICAN TRANSMISSION COMPANY
   - AT&T TRANSMISSION
   - AT&T DISTRIBUTION
   - MADISON AREA TECHNICAL COLLEGE
   - MCI
   - TDS METROCOM
   - VERIZON WIRELESS
   - LEVEL 3 NOW LUMEN
   - METROPOLITAN UNIFIED NETWORK CONSORTIUM
   - RESTECH SERVICES
   - STATE OF WISCONSIN DIVISION OF FACILITIES MANAGEMENT
   - WISCONSIN DEPARTMENT OF ADMINISTRATION–DIVISION OF ENTERPRISE TECHNOLOGY
   - WINDSTREAM
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE CITY OF MADISON. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.

BENCHMARKS		
BENCH ID	ELEVATION	DESCRIPTION
BM–1	893.58	BURY BOLT ON HYDRANT AT THE CORNER OF W. DAYTON ST. AND N. CARROLL ST.
BM–2	892.80	TOP NUT ON HYDRANT AT THE CORNER OF W. JOHNSON ST. AND WISCONSIN AVE.

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL–1	886.17	SE	883.12	12"	PVC
		W	880.18	12"	PVC
		SW	882.87	8"	PVC
INL–2	888.95	NE	883.12	10"	PVC
		SW	883.12	*	*

*INDICATES STRUCTURE FILLED WITH DIRT, COULD NOT VERIFY SIZE

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
STM–1	885.92	NE	880.47	18"	RCP
		N	880.37	12"	RCP
		E	880.37	12"	RCP
		SE	880.22	12"	CIP
		S	880.37	18"	RCP
		SW	879.78	21"	RCP
STM–2	887.89	NW	883.14	8"	PVC
		NE	881.84	12"	PVC
		W	881.49	12"	PVC
STM–3	892.08	SW	884.05	12"	PVC
		E	884.05	8"	PVC
**STM–4	884.97	BOTTOM	883.17	–	–
STM–5		W	883.41	8"	PVC
		SE	883.37	6"	PVC

**INDICATES MANHOLE FILLED WITH SEDIMENT, DEPTH WAS MEASURED TO BOTTOM OF SEDIMENT. 4" METAL PIPE JUST BELOW RIM GRATE WITH 90 DEGREE BEND GOING DOWN INTO SEDIMENT. DIRECTION APPEARED TO GO DIRECTLY SOUTH TO A CLEAN OUT WHICH WAS UNABLE TO BE OPENED.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN–1	889.13	NE	878.78	8"	PVC
		E	876.90	8"	PVC
		SW	786.85	8"	PVC
SAN–2	889.33	W	887.21	8"	PVC
		E	887.33	8"	PVC
		SE	887.33	8"	PVC
SAN–3	889.65	SW	879.91	8"	PVC
		SE	880.00	8"	PVC
SAN–4	891.18	N	882.13	8"	PVC
		SW	882.12	8"	PVC
SAN–5	894.21	NE	881.66	8"	PVC
		SE	881.76	12"	PVC
		SW	881.50	8"	PVC
SAN–6	894.18	SW	882.06	8"	PVC
		SE	882.20	8"	PVC
SAN–7	886.41	NW	878.20	8"	PVC
		SE	878.26	8"	PVC
		NE	879.20	8"	PVC
SAN–8	889.08	NW	879.68	8"	PVC

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 14965, RECORDED IN VOLUME 105 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 198–202 AS DOCUMENT NUMBER 5451571, CITY OF MADISON, DANE COUNTY WISCONSIN.

TAX KEY NO: 251/0709–144–2303–6

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S–2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF POTTER LAWSON, INC. THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A–E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S–2614
PROFESSIONAL LAND SURVEYOR

DATE

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
DRURY HOTEL DEVELOPMENT

CLIENT ADDRESS:
211 N. CARROLL STREET MADISON, WI

PROJECT:
DRURY HOTEL SITE

PROJECT LOCATION:
211 N. CARROLL STREET MADISON, WI DANE COUNTY

north

SCALE IN FEET
30' 0 30'

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: ZHG 08/13/25

SHEET TITLE:
EXISTING CONDITIONS SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 25-15453

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File: \\JSDINC\projects\2025\25-15453\DWG\Survey Sheet\25154S3 TU Map.dwg Layout: TU Map User: colton.darwin Plotted: Aug 22, 2025 - 5:03pm Xref's:

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
   - 9.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
   - 9.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
   - 9.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
   - 9.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
   - 9.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
   - 9.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE OBSERVATION AND INVESTIGATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
5. ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
   - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 7.2. VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 7.3. NOTIFY ALL UTILITIES OWNERS PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 7.4. NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
8. ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
11. ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
12. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
13. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
14. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
15. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
16. BUILDING REMOVALS SHALL BE PREFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
17. CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, SILT SOCKS, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. GENERAL:
   - 1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY **[FIRM NAME]**, TITLED **["REPORT TITLE"]**, ISSUE DATE **[DATE.]**. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
   - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
   - 1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
   - 1.4. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
   - 1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
   - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
   - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
   - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
   - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSES AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.2. WEATHER LIMITATIONS:
     - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
     - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
     - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
     - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
     - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
   - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 3.4. BINDER COURSE AGGREGATE:
     - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.5. SURFACE COURSE AGGREGATE
     - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 3.6. ASPHALTIC MATERIALS
     - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
   - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
   - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
   - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; AT POINTS OF CURB EVERY NOT MORE THAN 50' FROM PIVOT POINT, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 30'.
   - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
   - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
   - 4.8. EXTEND CONCRETE SURFACES SMALL BEYOND ANY JOINTS.
   - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
   - 5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
   - 5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SEEDING AND RESTORATION NOTES

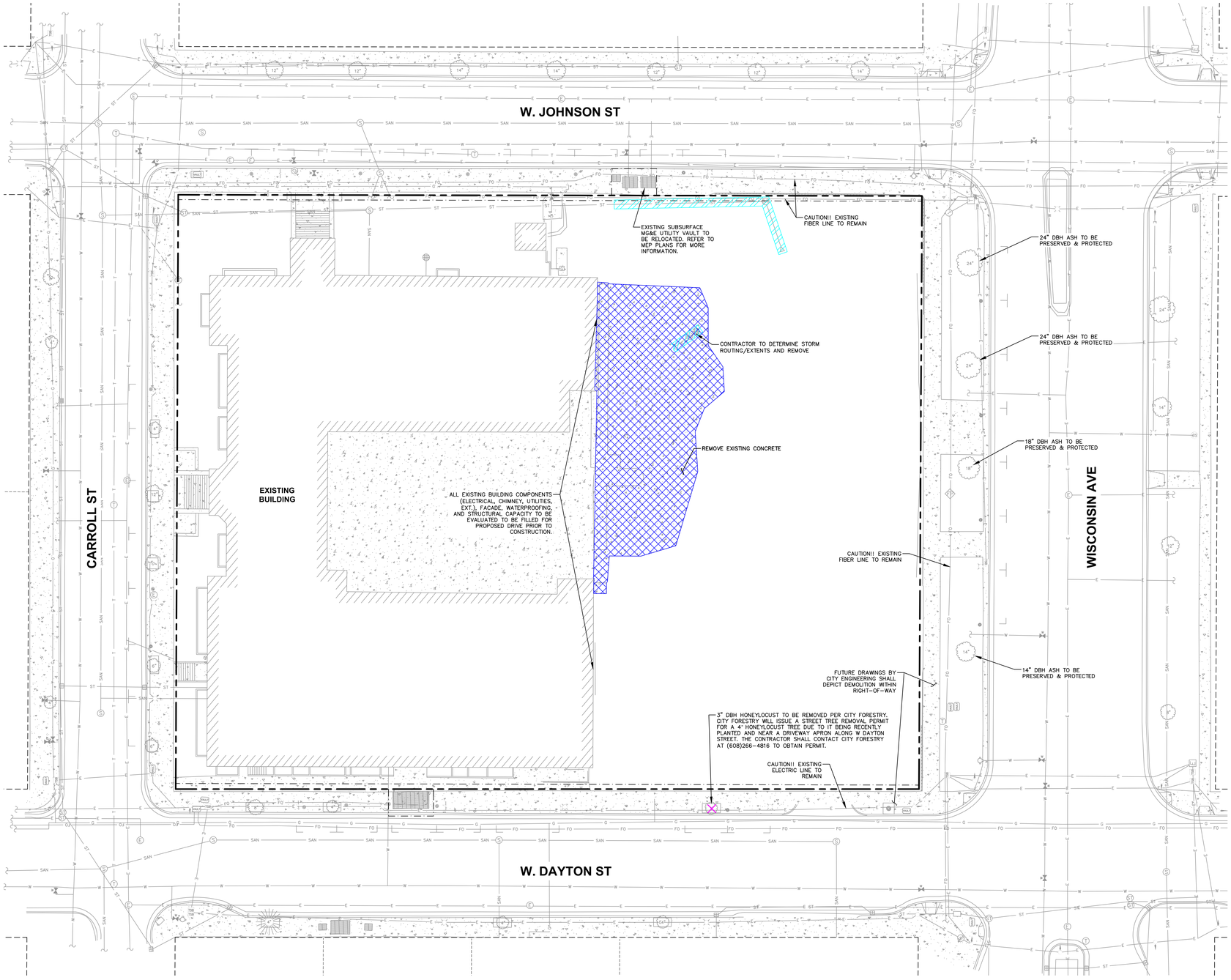
1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.

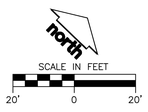
EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS, AND SUCH MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
16. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 16.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 16.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (*I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY*). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 16.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - 16.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      - 16.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS./ACRE) IN FALL
      - 16.3.3. HYDRO-MULCHING WITH A TACKIFIER
      - 16.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
      - 16.3.5. EROSION MATTING
      - 16.3.6. SODDING
      - 16.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
17. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
18. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS RULES AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MEET FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
12. ANY SANITARY SEWER, SANIT





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Drury Hotels

200 Wisconsin Ave

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DEMOLITION PLAN

C200

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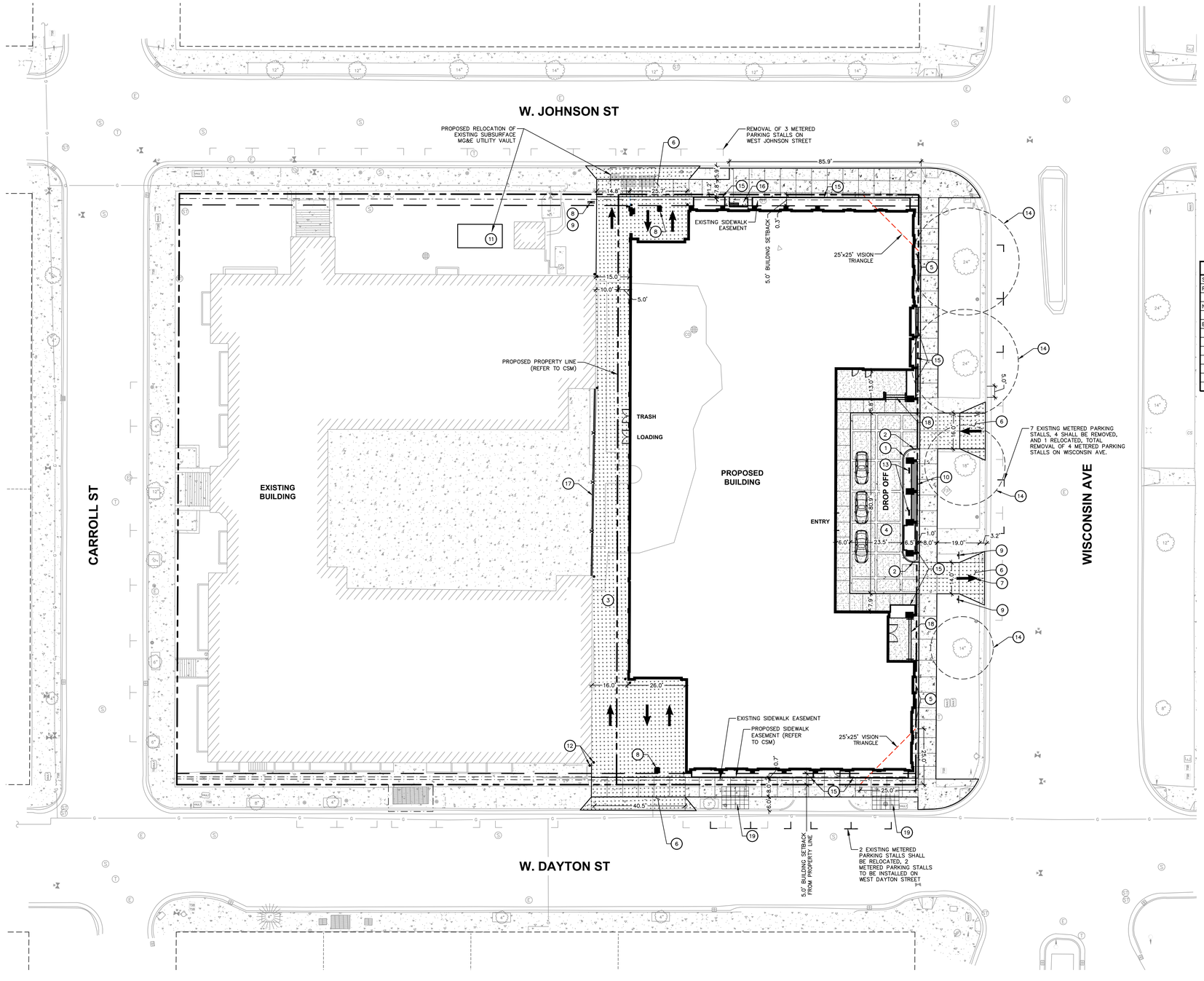

KEY NOTES

1. 18" STANDARD CURB AND GUTTER
2. 3' CURB TAPER
3. HEAVY DUTY CONCRETE PAVEMENT
4. STAMPED & COLORED CONCRETE PAVEMENT, REFER TO C600
5. CONCRETE SIDEWALK
6. COMMERCIAL ENTRANCE
7. PAVEMENT MARKING; DIRECTIONAL ARROW, WHITE, TYP.
8. TYPE R1-1 STOP SIGN
9. TYPE R5-1 DO NOT ENTER SIGN
10. MONUMENT SIGN (REFER TO ARCHITECTURAL)
11. TRANSFORMER PAD (REFER TO ELECTRICAL)
12. CONCRETE BOLLARD, TYP.
13. BIKE RACK
14. PROTECT EXISTING TREE
15. CONCRETE PLANTER WALL (REFER TO LANDSCAPE PLAN)
16. BUS SHELTER AND BENCH
17. GUARD RAIL
18. STAIRS & RAILING
19. TREE SILVA CELL OR EQU. (REFER TO CITY PLANS)

SITE INFORMATION BLOCK

SITE ADDRESS	200 WISCONSIN AVENUE
PROPERTY ACREAGE	0.814 ACRES (35,469 SF)
NUMBER OF SURFACE BICYCLE STALLS:	2
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	26,672 SF
EXISTING PERVIOUS SURFACE AREA	8,797 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.752
PROPOSED IMPERVIOUS SURFACE AREA	34,591 SF
PROPOSED PERVIOUS SURFACE AREA	878 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.975

north

SCALE IN FEET
20' 0 20'

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SITE PLAN

C300

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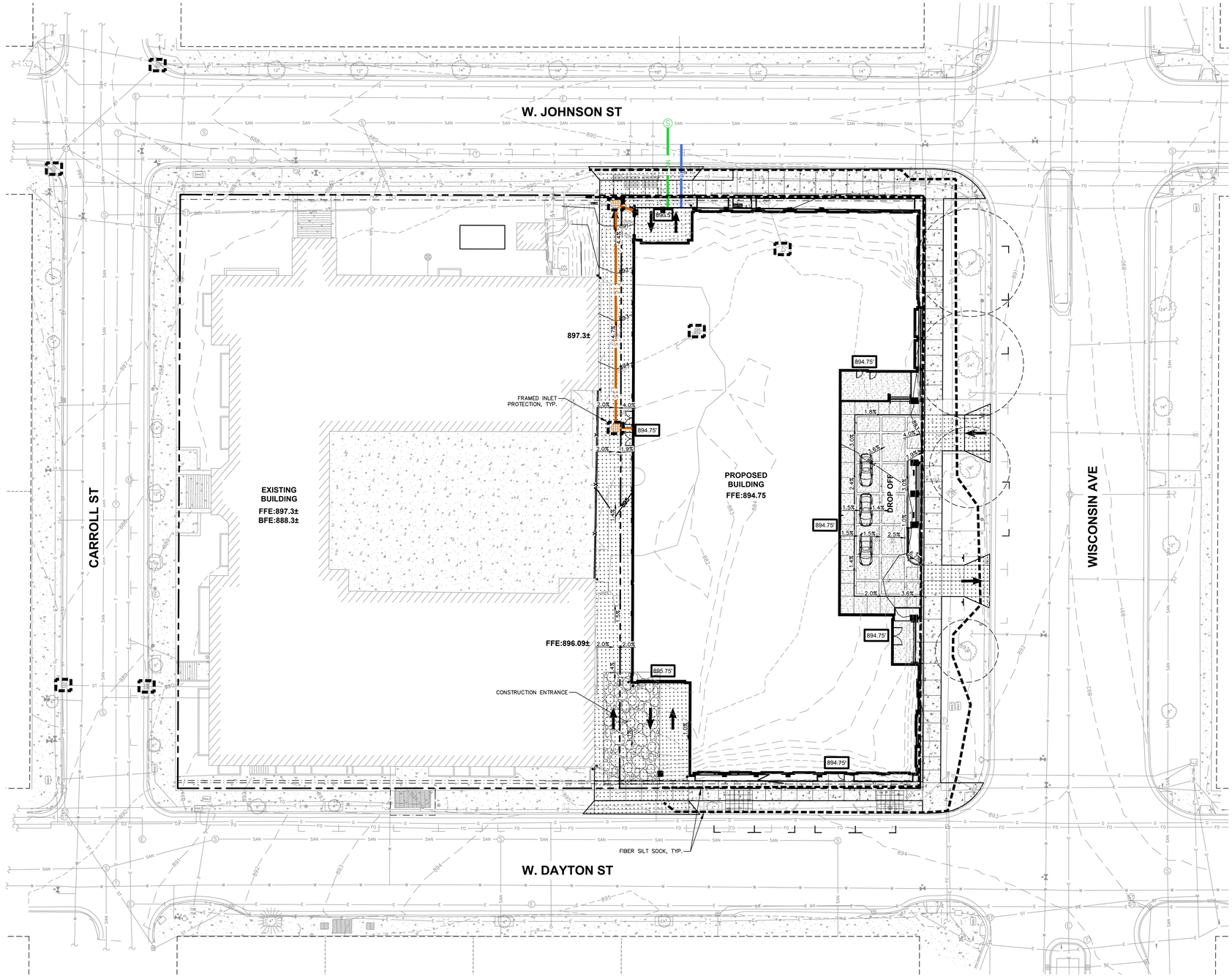

north

SCALE IN FEET

20' 0 20'

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GRADING & EROSION CONTROL PLAN

C400

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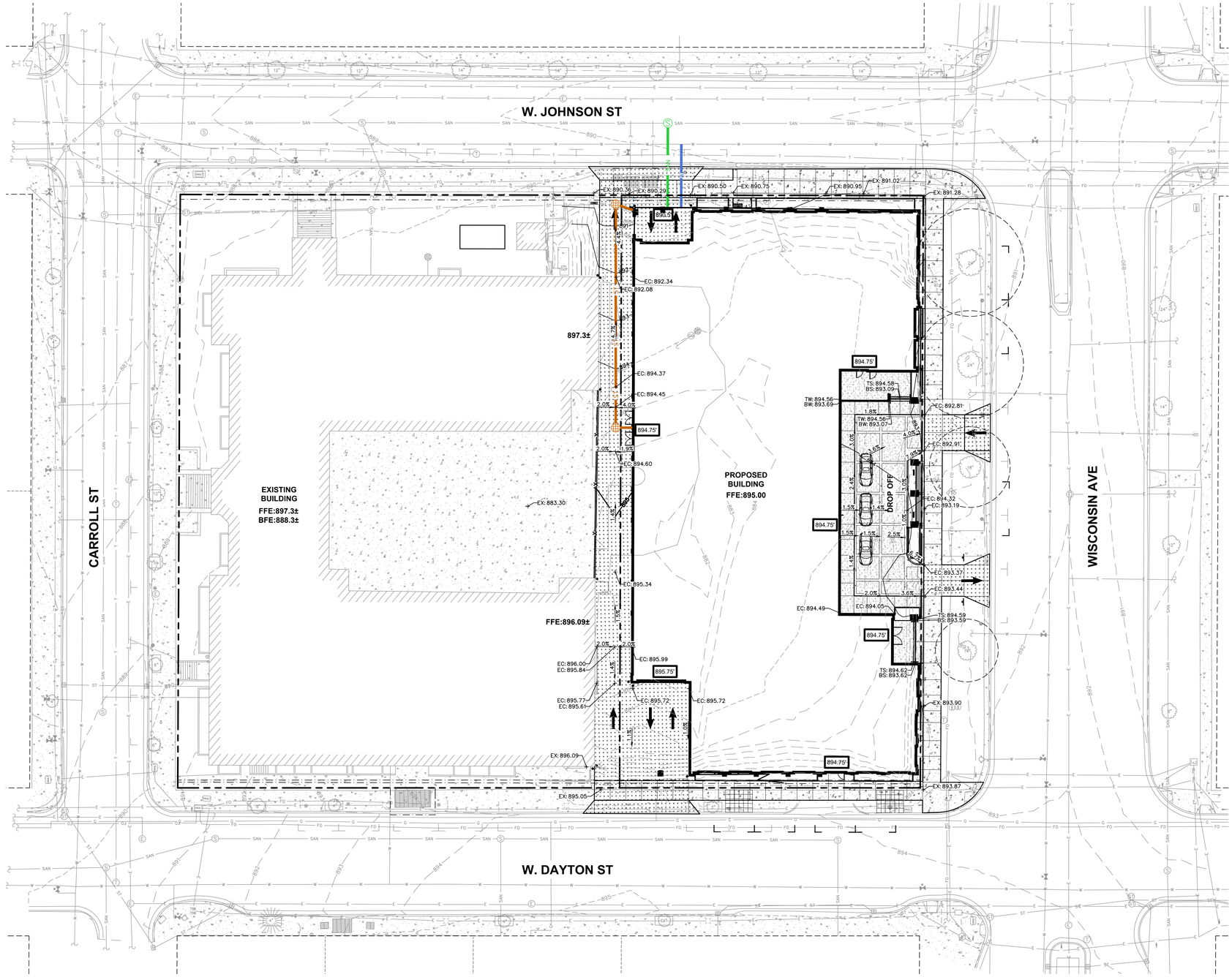

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DETAILED GRADING PLAN

C401

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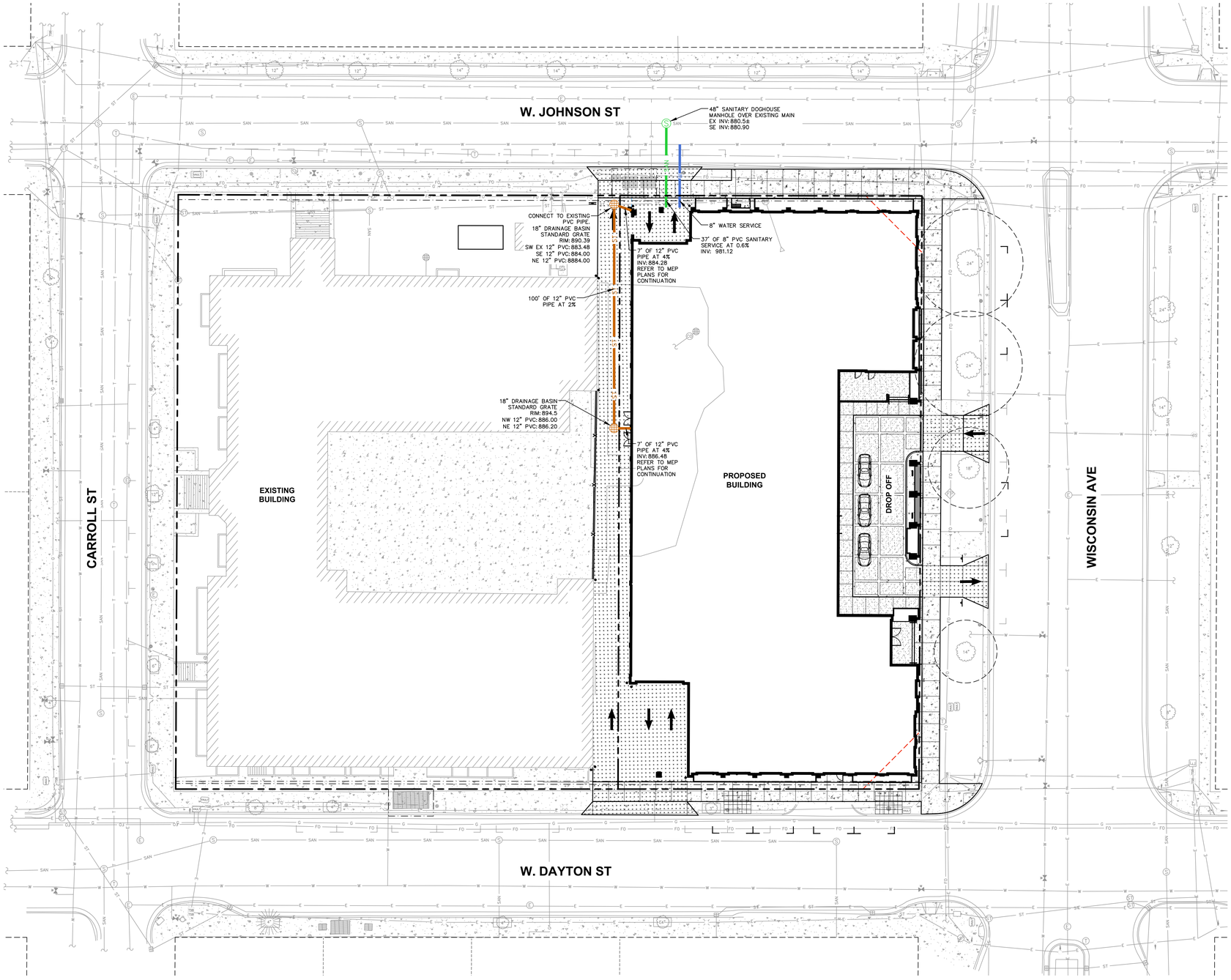

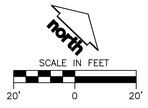

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UTILITY PLAN

C500

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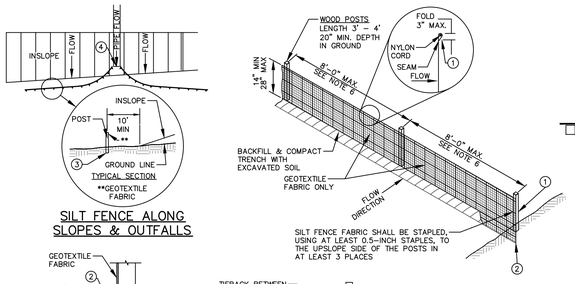
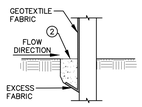
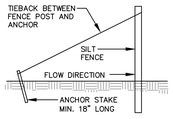


SILT FENCE ALONG SLOPES & OUTFALLS

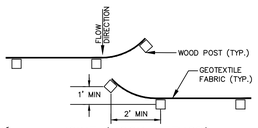


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

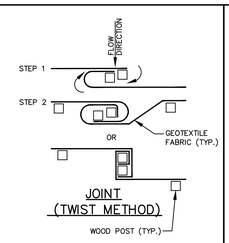
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



JOINT
(TWIST METHOD)

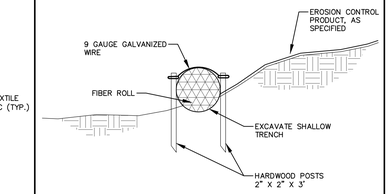
GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8–INCHES OF FABRIC IN A 4–INCH WIDE AND 6–INCH DEEP TRENCH OR 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125–INCHES x 1.125–INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8–FEET FOR WOVEN & 3–FEET FOR NON–WOVEN)

SILT FENCE

N.T.S.

REV. 7–01–2019



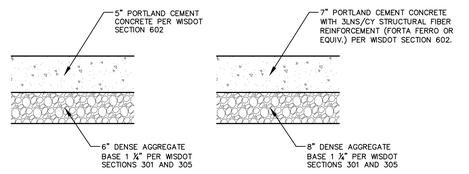
GENERAL NOTES:

1. EXCAVATE A SHALLOW TRENCH SLIGHTLY BELOW BASEFLOW OR A 4" TRENCH ON SLOPE CONTOURS.
2. PLACE THE ROLL IN THE TRENCH AND ANCHOR WITH 2" X 2" POSTS PLACED ON BOTH SIDES OF THE ROLL AND SPACED LATERALLY ON 2' TO 4' CENTERS. TRIM THE TOP OF THE POSTS EVEN WITH THE EDGE OF THE ROLL, IF NECESSARY.
3. NOTCH THE POSTS AND TIE TOGETHER, ACROSS THE ROLL, WITH 9 GAUGE GALVANIZED WIRE OR 1/8" DIAMETER BRAIDED NYLON ROPE.
4. PLACE SOIL EXCAVATED FROM THE TRENCH BEHIND THE ROLL AND HAND TAMP. PLANT WITH SUITABLE HERBACEOUS OR WOODY VEGETATION AS SPECIFIED.

FIBER SILT SOCK

N.T.S.

REV. 12–7–2018



CONCRETE SIDEWALK SECTION

HEAVY DUTY CONCRETE SECTION

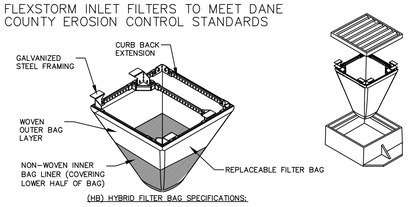
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY XXX TITLED "XXX" PROJECT NO. XXX DATED XXX. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   – BITUMINOUS CONCRETE: REFER TO SECTION 460–3.
   – BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL BE A 8" CONCRETE SLAB WITH WIRE REINFORCEMENT MESH (W2.9XW2.9) OVER 8" OF 1–1/4" DGB PER WSDOT SECTION 305.

PAVEMENT SECTIONS

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



(HB) HYBRID FILTER BAG SPECIFICATIONS:

INSTALLATION INSTRUCTIONS:
1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
3. DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

MAINTENANCE GUIDELINES:
1. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
3. DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62LMCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.8	62MRD22HB

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	20% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	120 x 75 Lbs	45 Lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMITTIVITY	ASTM D4491	$1.5 Sec^{-1}$	$2.0 Sec^{-1}$
WATER FLOW RATE	ASTM D4491	200 gal/min/ft²	145 gal/min/ft²
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	

FRAMED INLET PROTECTION TO BE INSTALLED BEFORE/DURING CONSTRUCTION ON OPEN GRATE STRUCTURES

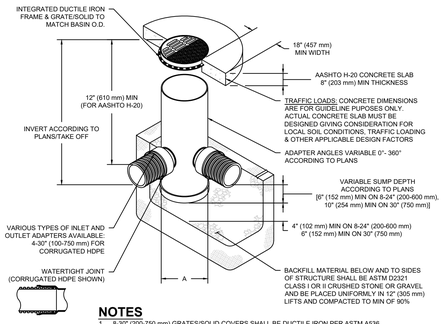
FRAMED INLET PROTECTION

N.T.S.

REV. 7–01–2019

FLEXSTORM CATCH IT

C	Drawn By:	Date:	SPP Flexstorm HD Specification
Rev.			Sheet 1 of 1



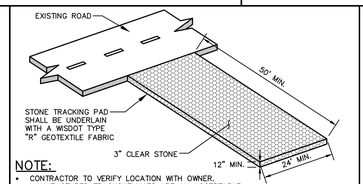
NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

NYLOPLAST DRAIN BASIN

N.T.S.

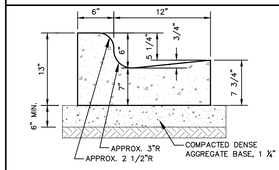


NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

CONSTRUCTION ENTRANCE

N.T.S.

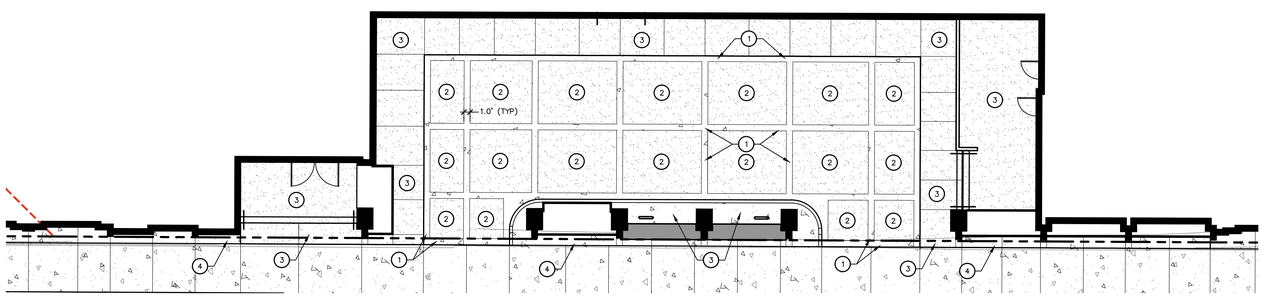
REV. 04–24–2024



NOTE: CONCRETE COLOR TO BE CHARCOAL TO MATCH DROP OFF CONCRETE PLAN

18" STANDARD CURB & GUTTER

N.T.S.



DROPOFF CONCRETE PLAN

N.T.S.

KEY NOTES

1. HEAVY DUTY CONCRETE PAVEMENT INTEGRAL COLOR CHARCOAL, COBBLE STAMP
2. HEAVY DUTY CONCRETE PAVEMENT INTEGRAL COLOR SMOKE, ASHLAR STAMP
3. CONCRETE SIDEWALK INTEGRAL COLOR SMOKE, MEDIUM BROOM FINISH
4. CONCRETE SIDEWALK STANDARD COLOR


CHARCOAL


SMOOTH


COBBLE STAMP


ASHLAR STAMP

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Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

DATE	ISSUANCE/REVISIONS	1
10/20/2025	LAND USE & UDC SUBMITTAL	

DETAILS

C600

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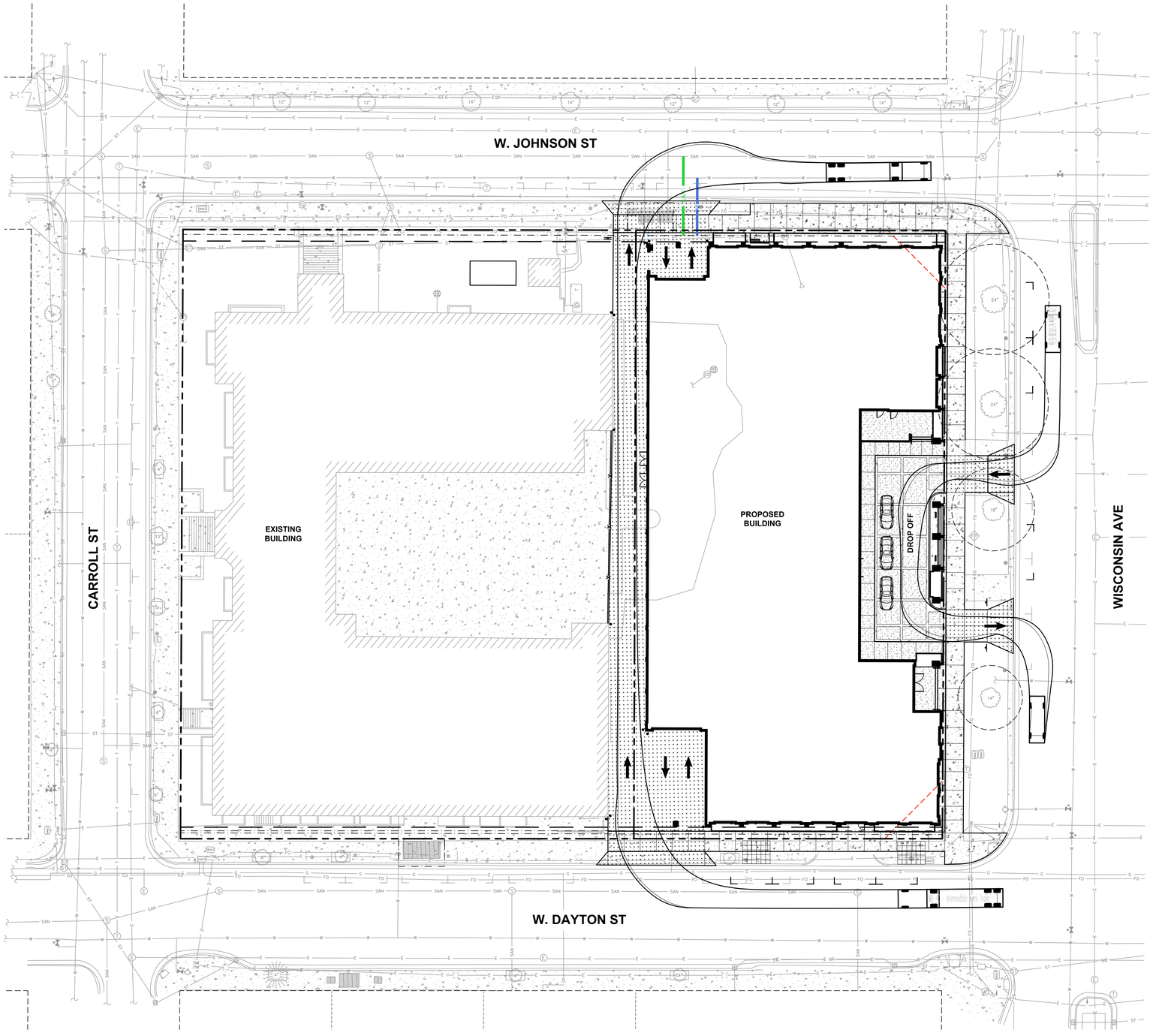
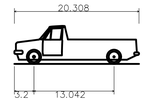
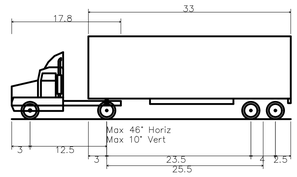




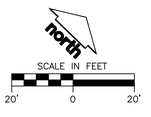
F-150 SuperCrew 4x2 STYLESIDE 6.5' Box

Overall Length	20.308ft
Overall Width	6.575ft
Overall Body Height	6.192ft
Min Body Ground Clearance	0.692ft
Track Width	6.575ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	25.200ft



WB-40 - Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	39.900ft



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Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

DATE	ISSUANCE/REVISIONS	⚠
10/20/2025	LAND USE & UDC SUBMITTAL	

TURN MOVEMENT

EXHIBIT

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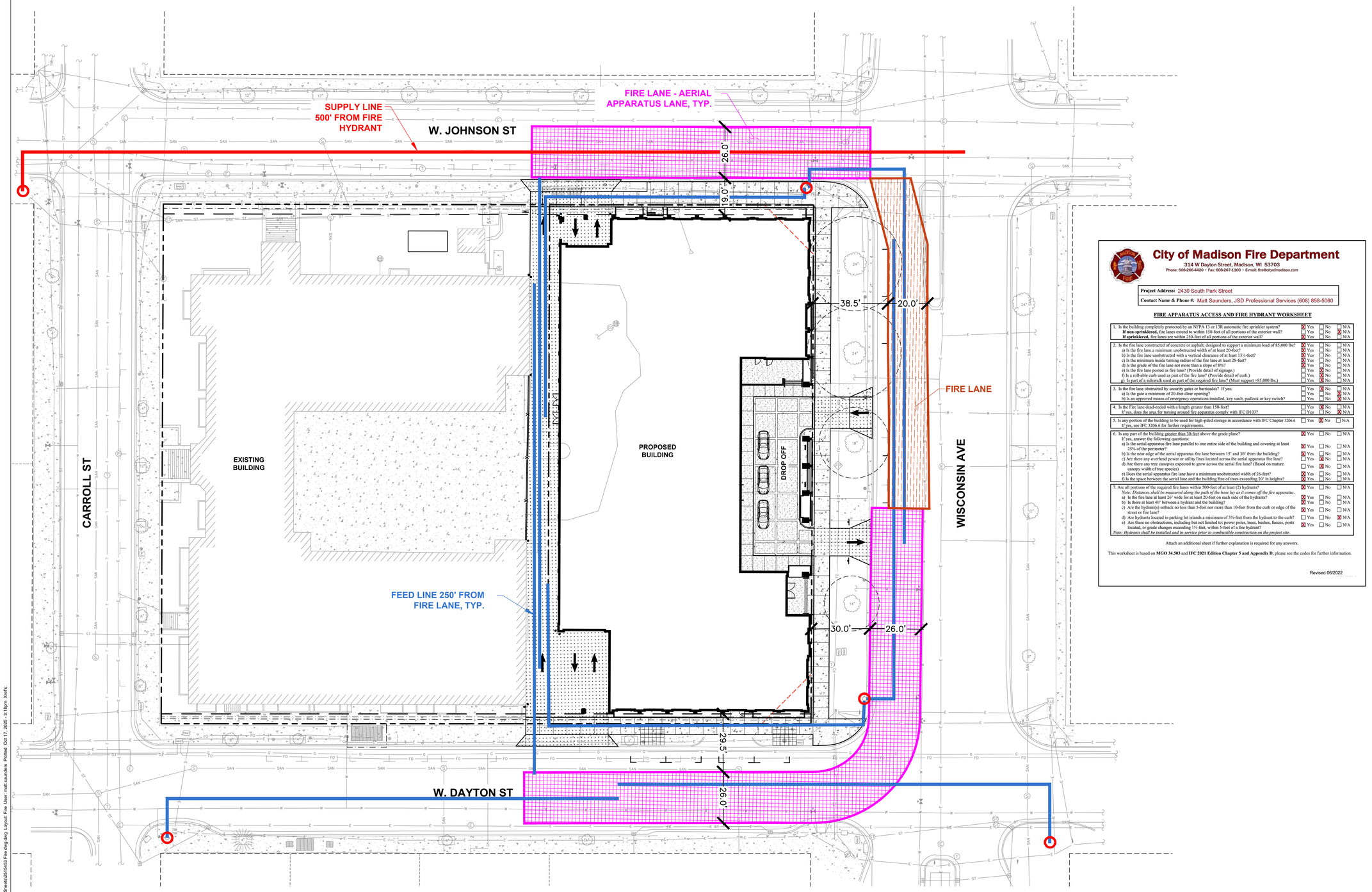

City of Madison Fire Department

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

Project Address: 2430 South Park Street
Contact Name & Phone #: Matt Saunders, JSD Professional Services (608) 858-5060

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☐ Yes	☒ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-oble curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support >85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D1037	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☒ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☒ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☒ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☒ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☒ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☒ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A

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

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

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

Revised 06/2022

PRELIMINARY
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

DATE	ISSUANCE/REVISIONS	⚠
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FIRE ACCESS

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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS SHRUBS					
	CEAM	*Ceanothus americanus / New Jersey Tea*	#5	18" Ht. (min)	18
	SYPU	*Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac*	#5	30" Ht. (min)	18
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet' / Green Velvet Boxwood*	B & B	18" Ht. (min)	8
PERENNIALS & GRASSES					
	DECE	*Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass*	#1	Min 8"-18"	14
	SCSC	*Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem*	#1	Min. 8"-18"	67
	SEAF	*Sedum x 'Autumn Fire' / Autumn Fire Sedum*	#1	Min 8"-18"	16
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
GROUND COVERS					
	CAPE	*Carex pensylvanica / Pennsylvania Sedge*	4" plug	8-inches O.C.	183
	STHU	*Stachys officinalis 'Hummelo' / Hummelo Betony*	4" plug	12-inches O.C.	112

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS

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: 4,117 SF

Total landscape points required: 69 POINTS

~~(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 *~~

~~First five (5) developed acres *~~

~~Remainder of developed area:~~

~~Total landscape points required~~

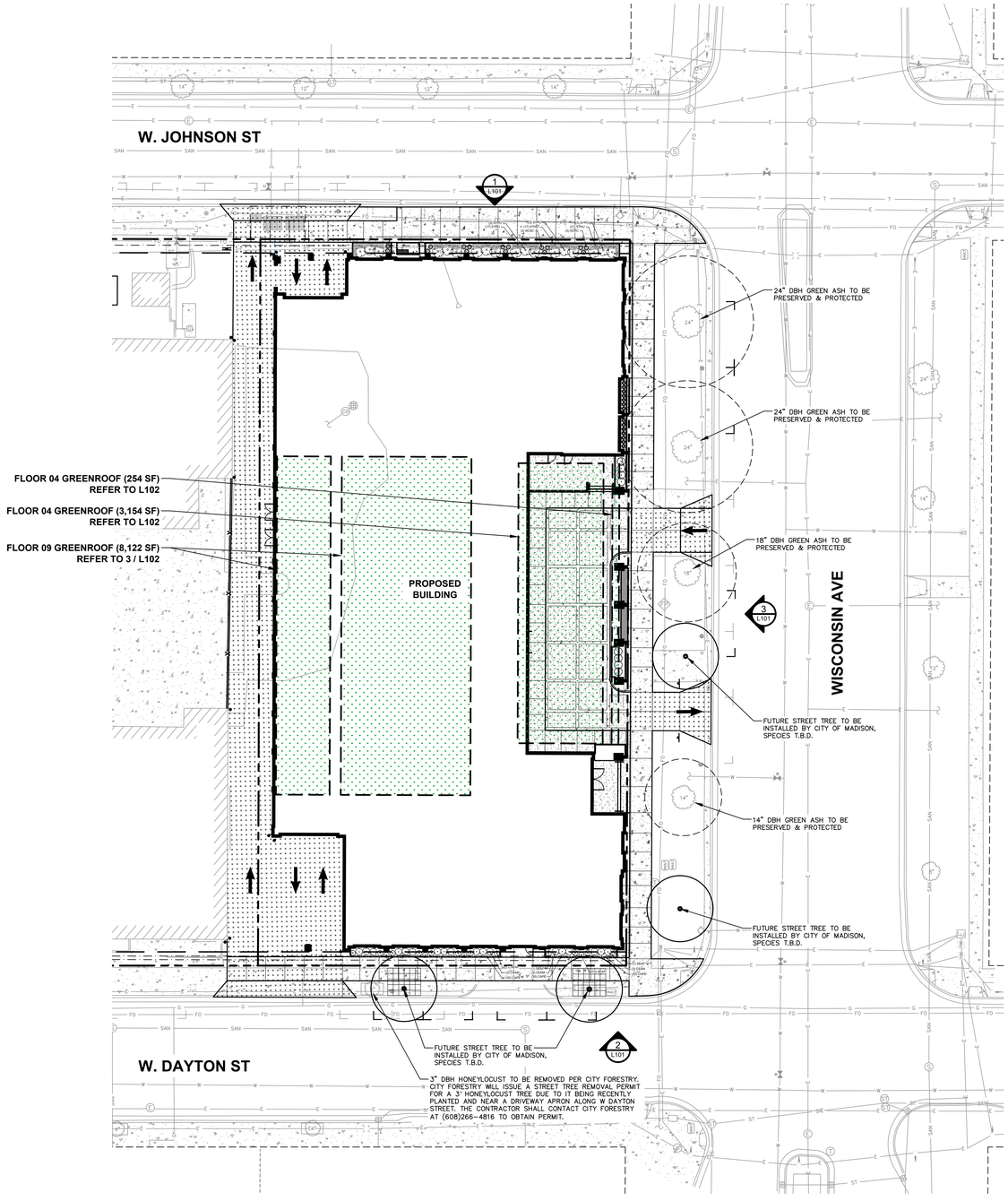
~~(C) For the Industrial – Limited (IL) and Industrial – General (IG) districts, one (1) point shall be provided per one hundred (100) square feet of developed area.~~

~~Total square footage of developed area:~~

~~Total landscape points required.~~

TABULATION OF LANDSCAPE CREDITS AND POINTS

			CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE/ELEMENT	MINIMUM INSTALLATION SIZE	POINTS	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
OVERSTORY DECIDUOUS TREE	2.5" CAL MIN.	35	0	0	0	0
TALL EVERGREEN TREE	5-6' TALL MIN.	35	0	0	0	0
ORNAMENTAL TREE	1.5" CAL MIN.	15	0	0	0	0
UPRIGHT EVERGREEN SHRUB	3-4' TALL, MIN.	10	0	0	0	0
SHRUB, DECIDUOUS	#3 CONT., MIN. 12"-24"	3	0	0	36	108
SHRUB, EVERGREEN	#3 CONT., MIN. 12"-24"	4	0	0	8	32
ORNAMENTAL GRASS & PERENNIAL	#1 CONT., MIN. 8"-18"	2	0	0	97	194
ORNAMENTAL / DECORATIVE FENCING OR WALL	4 POINTS / 10 LF	.4	0	0	0	0
EXISTING SIGNIFICANT SPECIMAN TREE	14 POINTS / CAL. (MAXIMUM 200 POINTS PER TREE)	14	0	0	0	0
LANDSCAPE FURNITURE	5 POINTS PER SEAT (WITHIN PUBLICALLY ACCESSIBLE DEVELOPED AREA. CANNOT COMPRISE MORE THAN 5% OF TOTAL REQUIRED POINTS)	5	0	0	0	0
		SUBTOTAL		**0**		**334**
TOTAL NUMBER OF POINTS PROVIDED			**334**			



CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING.

north

SCALE IN FEET

20' 0 20'

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PRELIMINARY
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

DATE	ISSUANCE/REVISIONS	
10/20/2025	LAND USE & UDC SUBMITTAL	1

LANDSCAPE PLAN

L100

File: \\JSDINC\projects\2025\25154533\DWG\Landscape Sheets\25154533 Landscape.dwg Layout: L100 Landscape Overall User: michael.sinicakis Plotted: Oct 20, 2025 - 9:24am Xref's: 25154533 Drury Hotel

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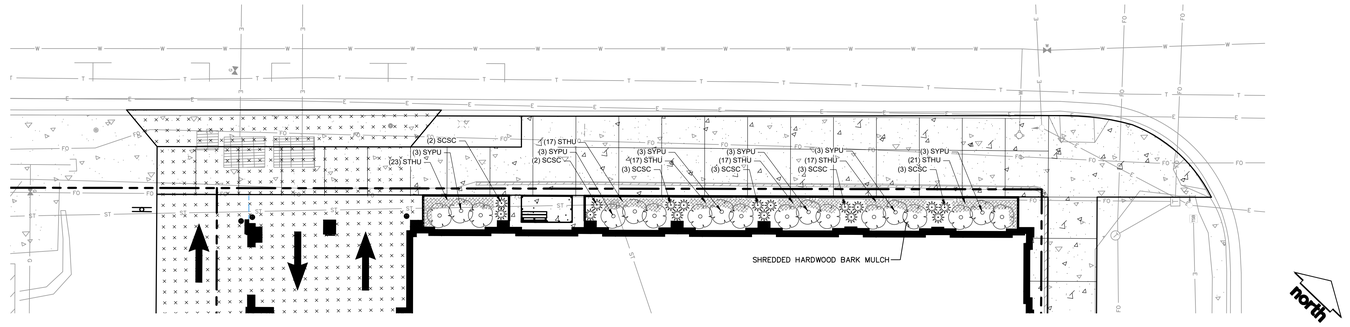
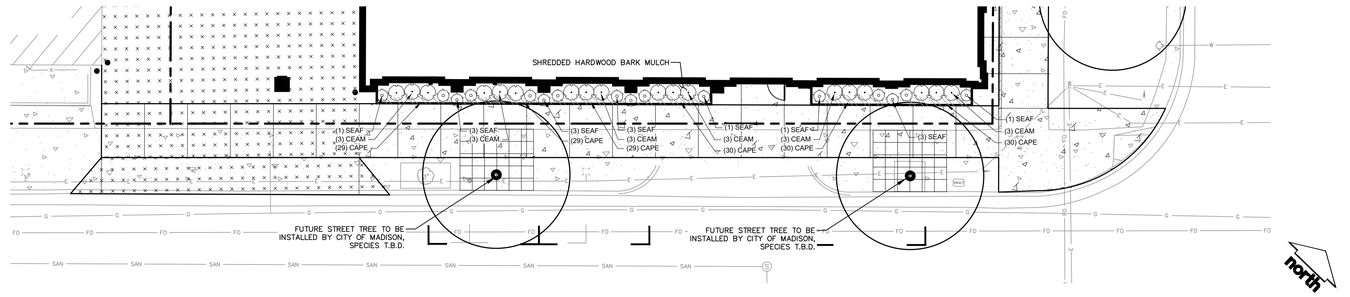


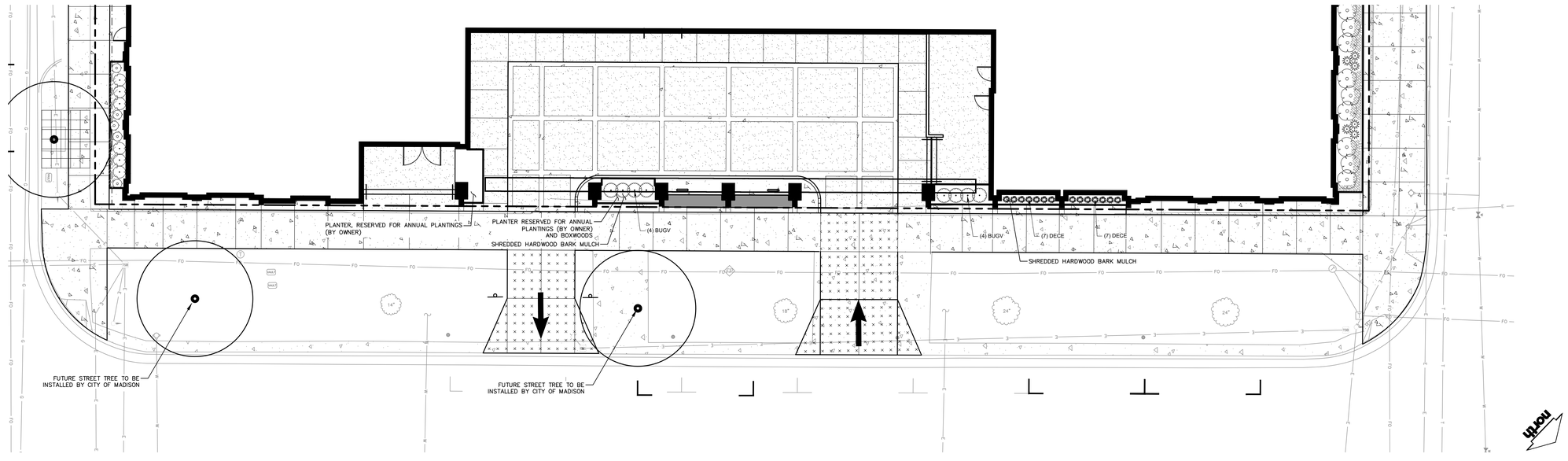
1 WEST JOHNSON STREET FRONTAGE

SCALE: 1" = 10'



2 WEST DAYTON STREET FRONTAGE

SCALE: 1" = 10'



3 WISCONSIN AVENUE FRONTAGE

SCALE: 1" = 10'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	CEAM	Ceanothus americanus / New Jersey Tea
	SYPU	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac
EVERGREEN SHRUBS		
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood
PERENNIALS & GRASSES		
	DECE	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass
	SCSC	Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem
	SEAF	Sedum x 'Autumn Fire' / Autumn Fire Sedum
GROUND COVERS		
	CAPE	Carex pensylvanica / Pennsylvania Sedge
	STHU	Stachys officinalis 'Hummelo' / Hummelo Betony

SCALE IN FEET

10' 0 10'

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Drury Hotels

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DATE	ISSUANCE/REVISIONS
10/20/2025	LAND USE & UDC SUBMITTAL

LANDSCAPE DETAILED PLAN

L101

File: \\JSDINC\projects2\2025\2515453\DWG\Landscape Sheets\2515453 Landscape.dwg Layout: L101 Landscape Detailed User: matt.saunders Plotted: Oct 17, 2025 - 3:09pm Xref's:

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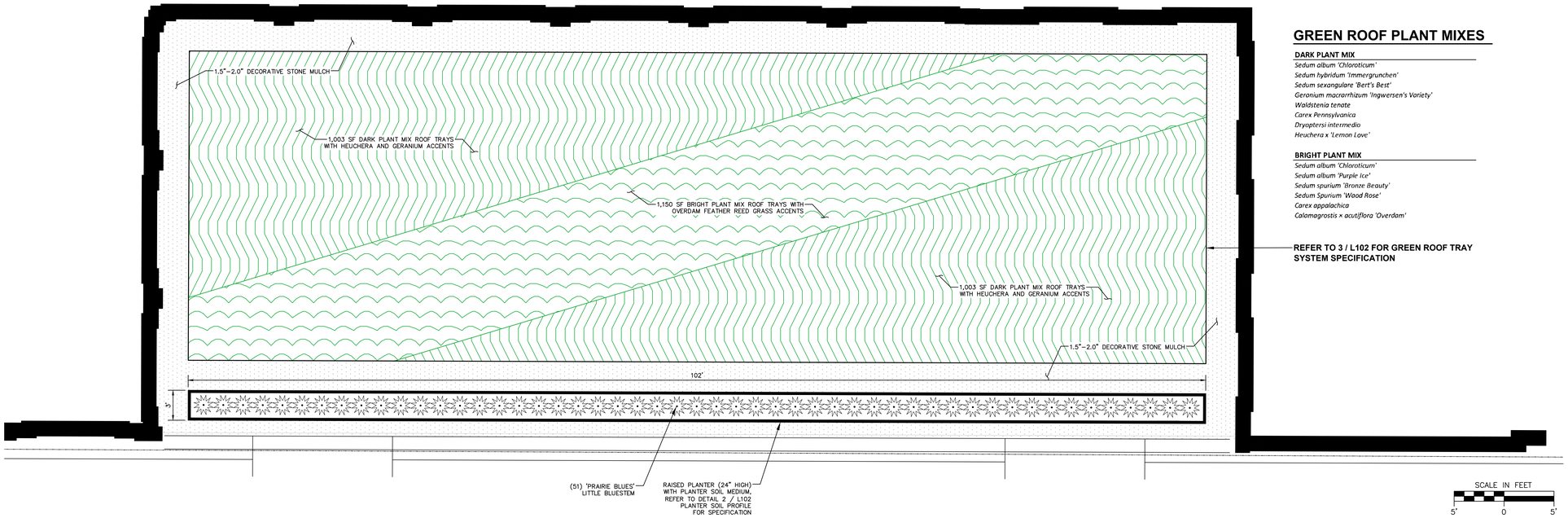


GREEN ROOF PLANT MIXES

DARK PLANT MIX

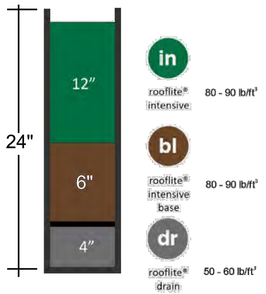
Sedum album 'Chloroticum'
Sedum hybridum 'Immergrunchen'
Sedum sexangulare 'Bert's Best'
Geronium macrarrhizum 'Ingwersen's Variety'
Waldstenia tenate
Carex Pennsylvanica
Dryapteri intermedio
Heuchera x 'Lemon Love'

BRIGHT PLANT MIX

Sedum album 'Chloroticum'
Sedum album 'Purple Ice'
Sedum spurium 'Bronze Beauty'
Sedum Spurium 'Wood Rose'
Carex appalachica
Calamagrostis × acutiflora 'Overdam'

REFER TO 3 / L102 FOR GREEN ROOF TRAY SYSTEM SPECIFICATION

1 FLOOR 04 - GREENROOF
SCALE: 1" = 5'



*** REFER TO WWW.ROOFLITESOIL.COM FOR PRODUCT SPECIFICATIONS**

2 PLANTER SOIL PROFILE
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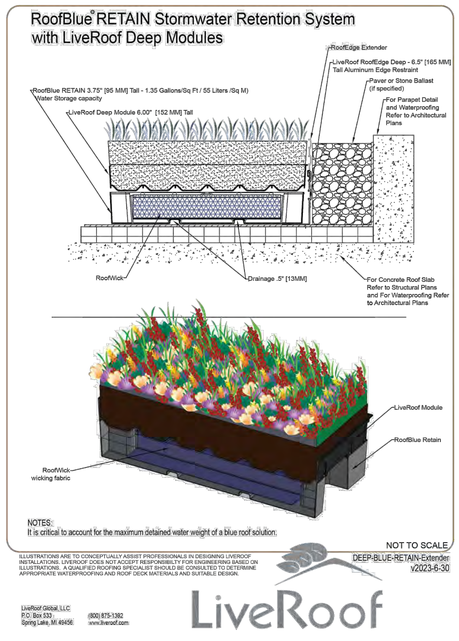
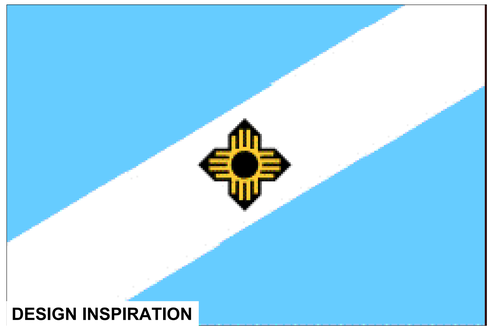


3 GREEN ROOF TRAY SYSTEM
SCALE: NTS



DESIGN INSPIRATION



DECORATIVE STONE MULCH



PRECEDENT

PRELIMINARY
NOT FOR CONSTRUCTION

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Drury Hotels

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LANDSCAPE DETAILED PLAN

L102

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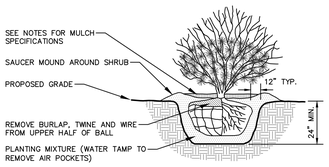
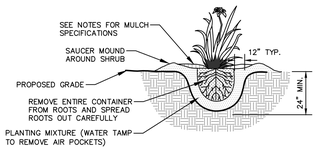


NOTE:
1. ROOT FLARE TO BE EXPOSED.

1 SHRUB PLANTING

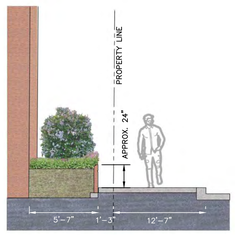
SCALE: NOT TO SCALE



NOTE:
1. ROOT FLARE TO BE EXPOSED

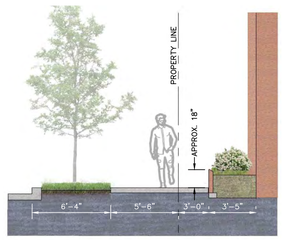
2 PERENNIAL / ORNAMENTAL GRASS PLANTING

SCALE: NOT TO SCALE



3 PLANTER - WEST JOHNSON STREET

SCALE: 1" = 5'



4 PLANTER - WEST DAYTON STREET

SCALE: 1" = 5'



5 PRECEDENT IMAGE FOR PLANTER WALL

SCALE: NTS

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

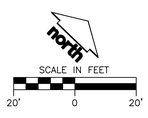
1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS – DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.

5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.



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Drury Hotels

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LANDSCAPE DETAILS & NOTES

L200

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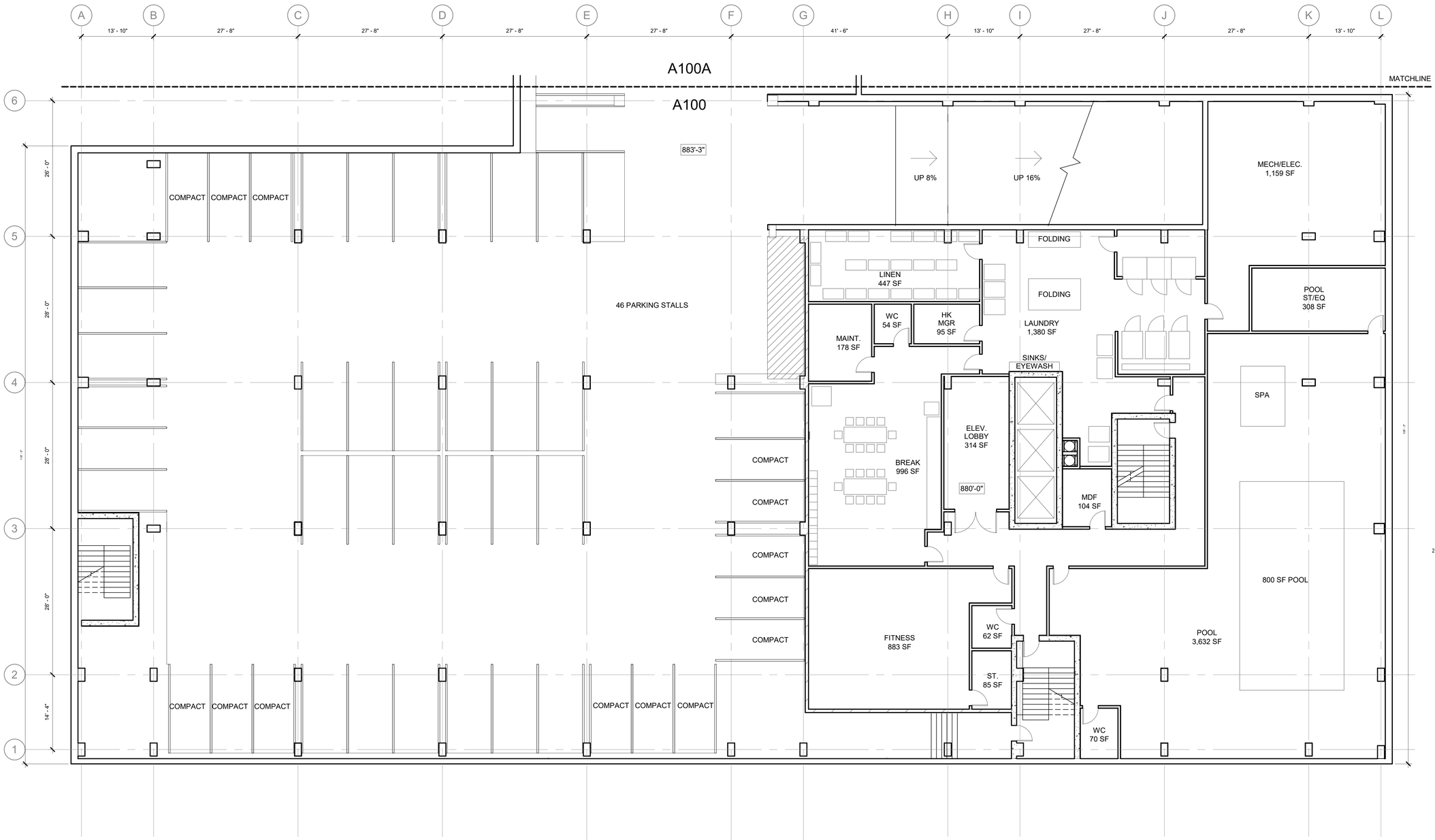
File: \\JSDINC\Projects\2025\2515453\DWG\Landscape Sheets\2515453 Landscape.dwg Layout: L200 Landscape Details & Notes User: matt.saunders Plotted: Oct 17, 2025 - 3:15pm Xref's:



1 A100 LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

0' 4' 8' 16'

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DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**205 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

PRELIMINARY
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Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

2025.25.00

DATE	ISSUANCE/REVISIONS	
10/20/2025	LAND USE & UDC SUBMITTAL	

LOWER LEVEL FLOOR PLAN

A100

10/20/2025 10:24:14 AM

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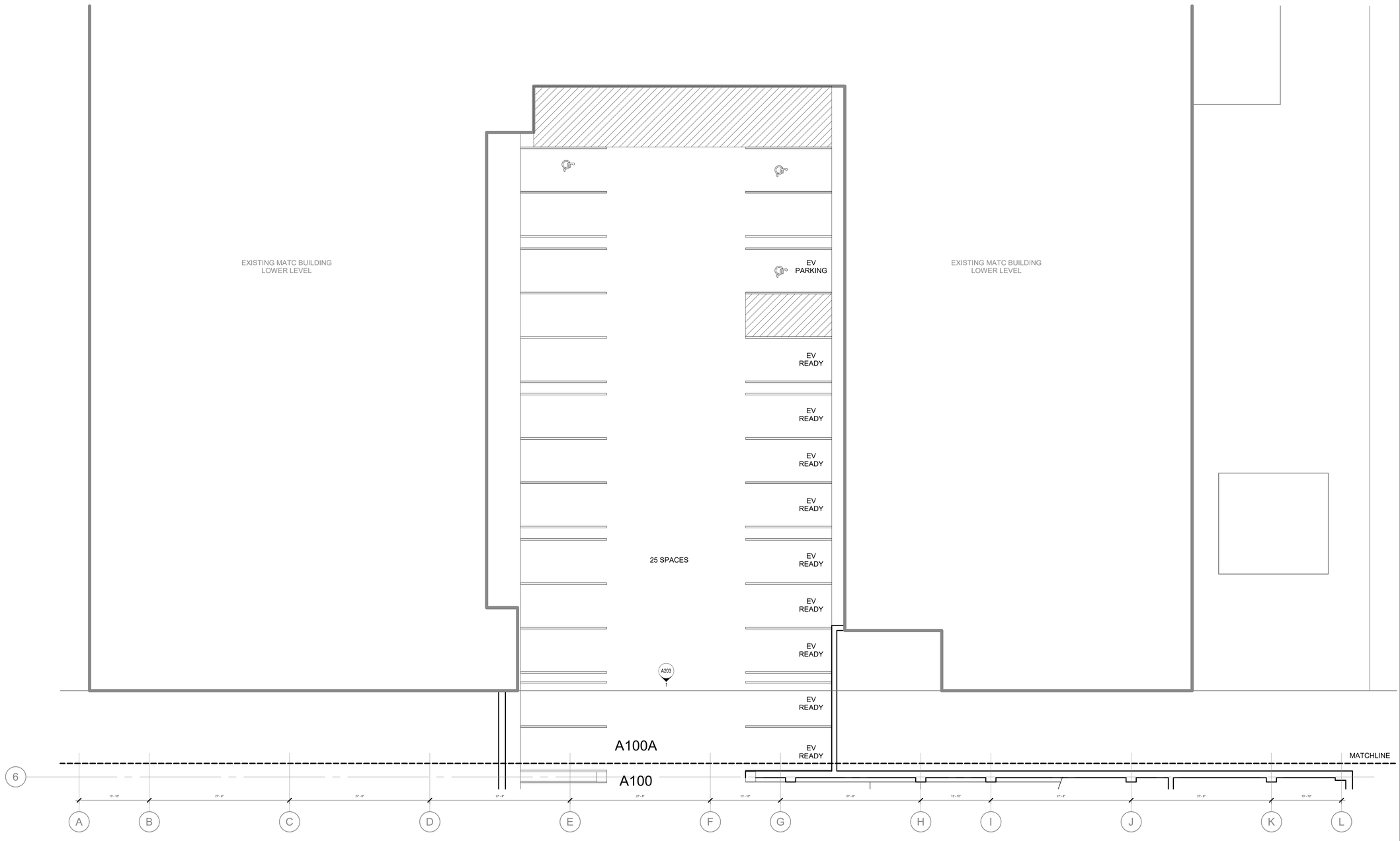

1 A100A LOWER LEVEL FLOOR PLAN - MATC SITE
1/8" = 1'-0"

N 0' 4' 8' 16'

DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**202 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

PRELIMINARY
NOT FOR CONSTRUCTION

Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

2025.25.00

DATE	ISSUANCE/REVISIONS
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LOWER LEVEL FLOOR PLAN - MATC SITE

A100A

10/20/2025 10:24:14 AM

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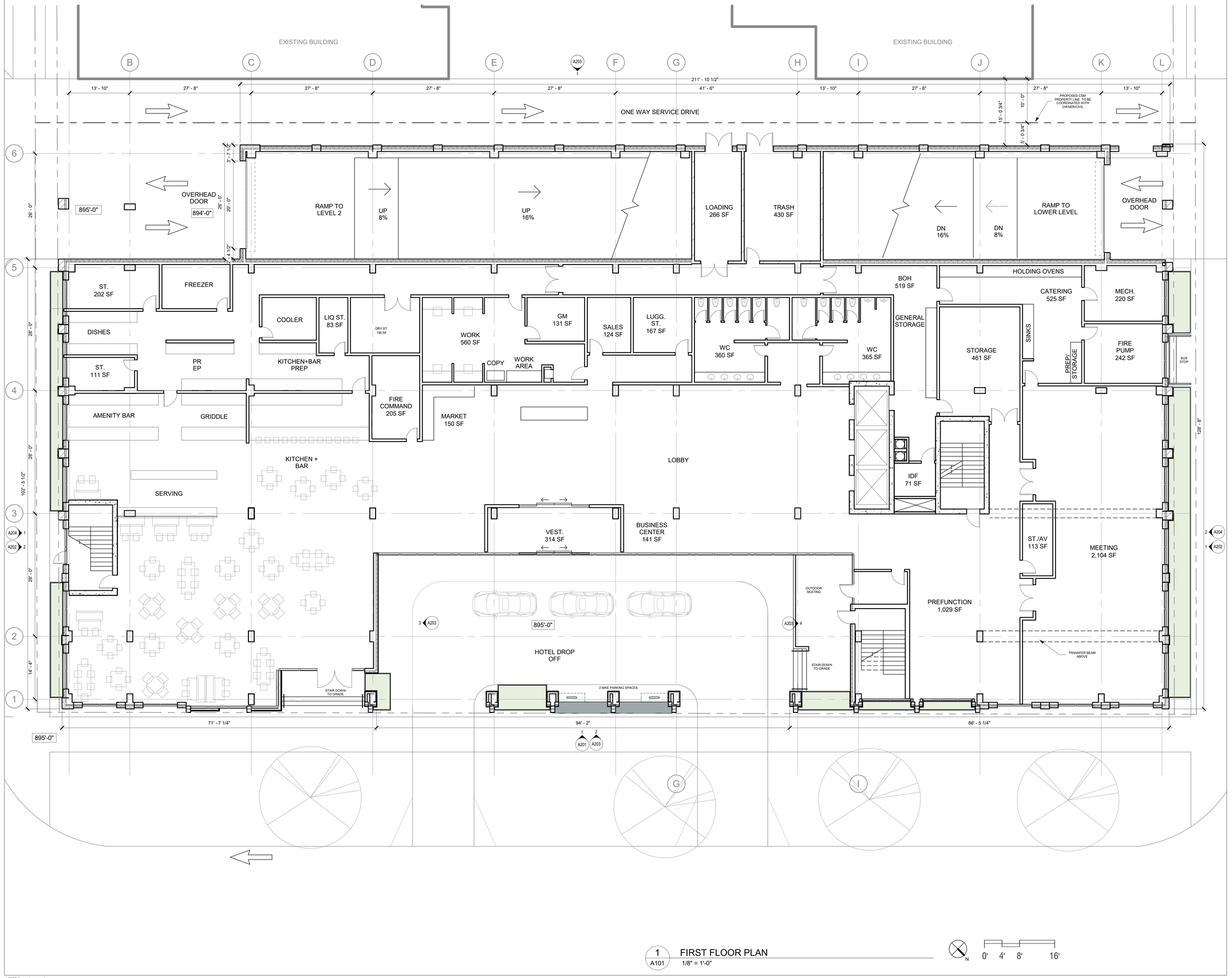

1 A101 FIRST FLOOR PLAN
1/8" = 1'-0"

N 0' 4' 8' 16'

10/20/2025 10:24:15 AM

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DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	202 TOTAL ROOMS	209 SPACES 138 HOTEL	249,000

09/22/2025 SCHEMATIC DESIGN

PRELIMINARY
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Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

2025.25.00

DATE	ISSUANCE/REVISIONS
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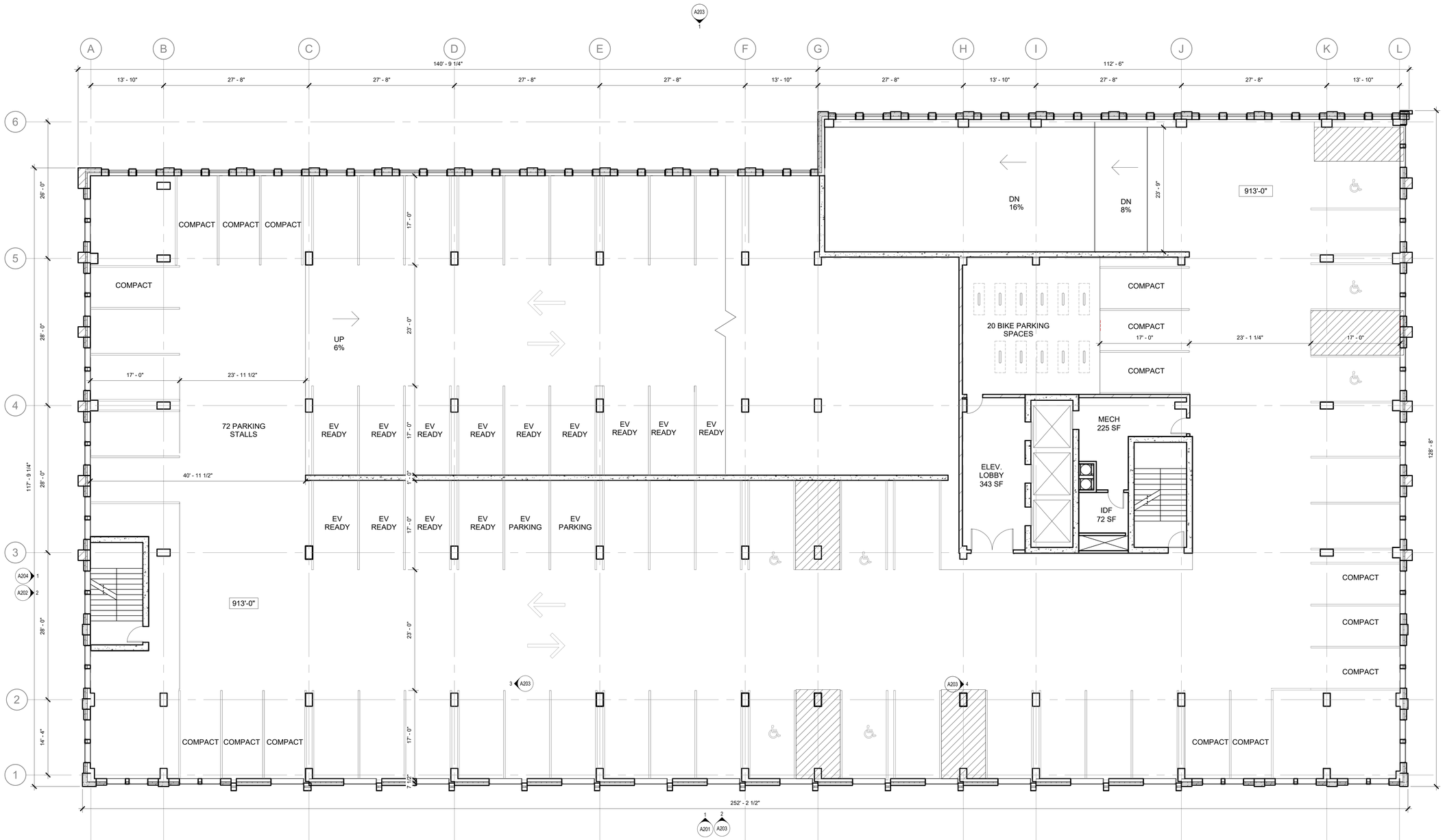
FIRST FLOOR PLAN

A101



1 A102 SECOND FLOOR PLAN
1/8" = 1'-0"

N 0' 4' 8' 16'

Potter Lawson
Success by Design

DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**205 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

PRELIMINARY
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Drury Plaza Hotel - Madison
Drury Hotels

200 Wisconsin Ave

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SECOND FLOOR PLAN

A102

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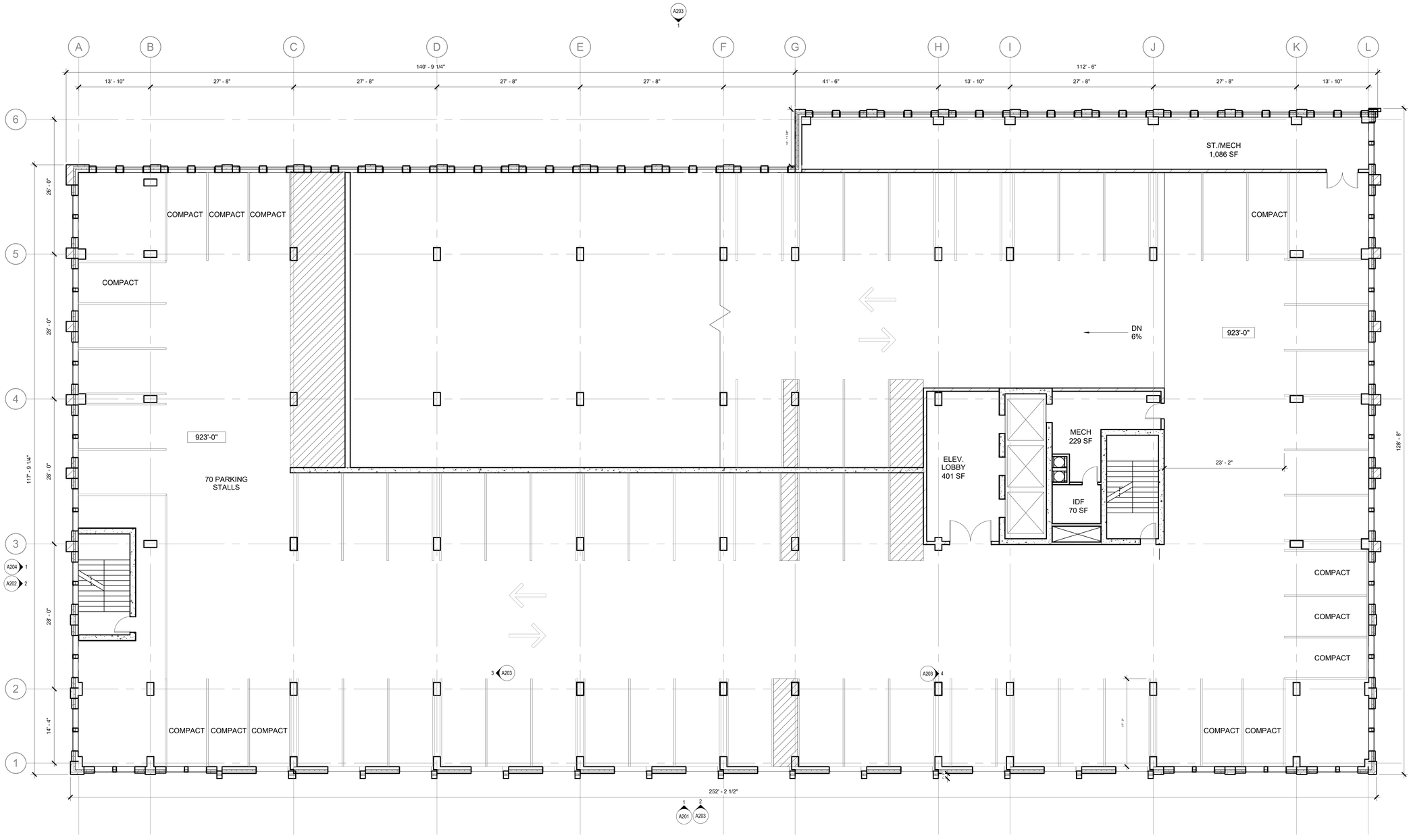

1 A103 THIRD FLOOR PLAN
1/8" = 1'-0"

N 0' 4' 8' 16'

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DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**202 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

PRELIMINARY
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Drury Hotels

200 Wisconsin Ave

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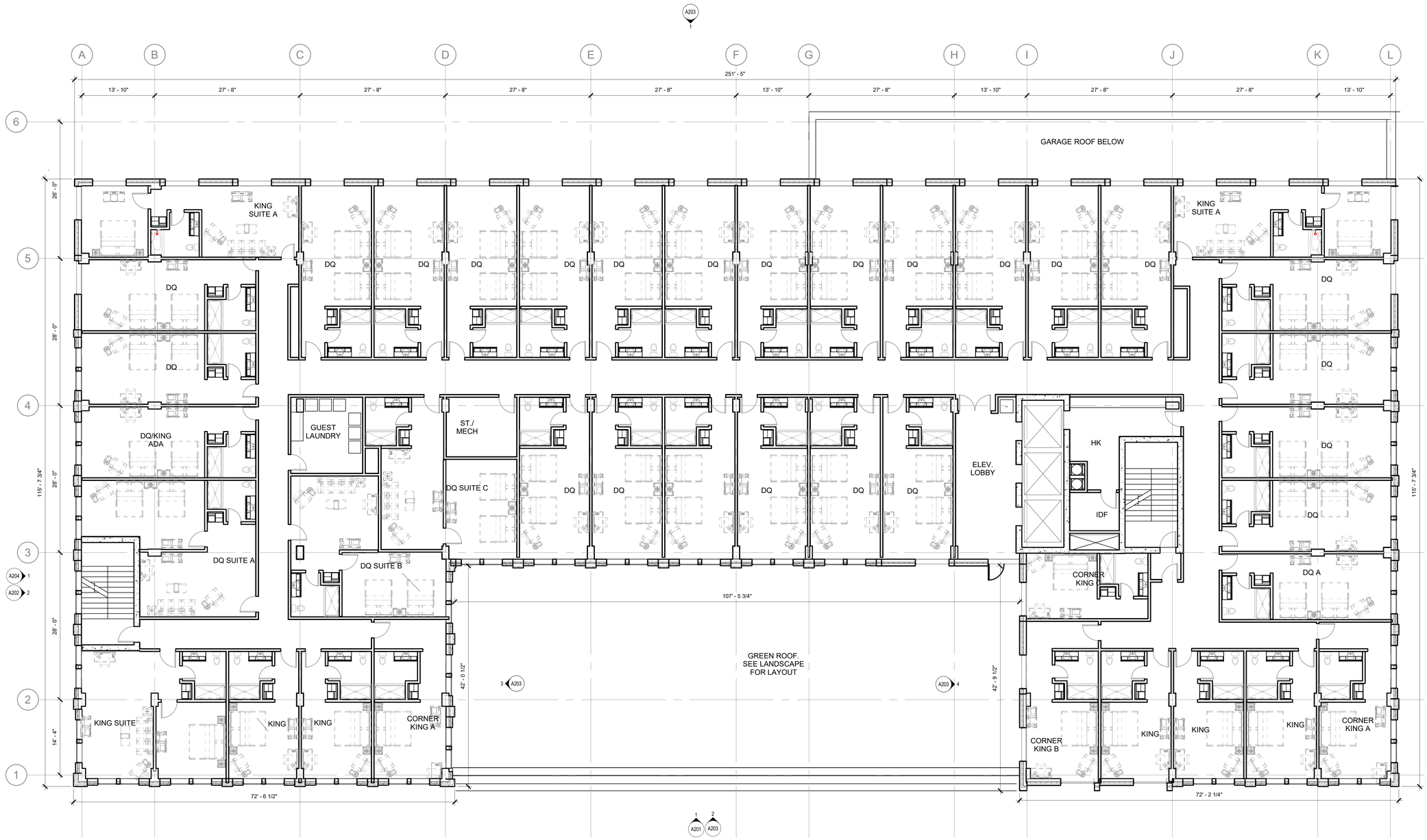
THIRD FLOOR PLAN

A103



1 A104 FOURTH FLOOR PLAN
1/8" = 1'-0"

N 0' 4' 8' 16'

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DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**205 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

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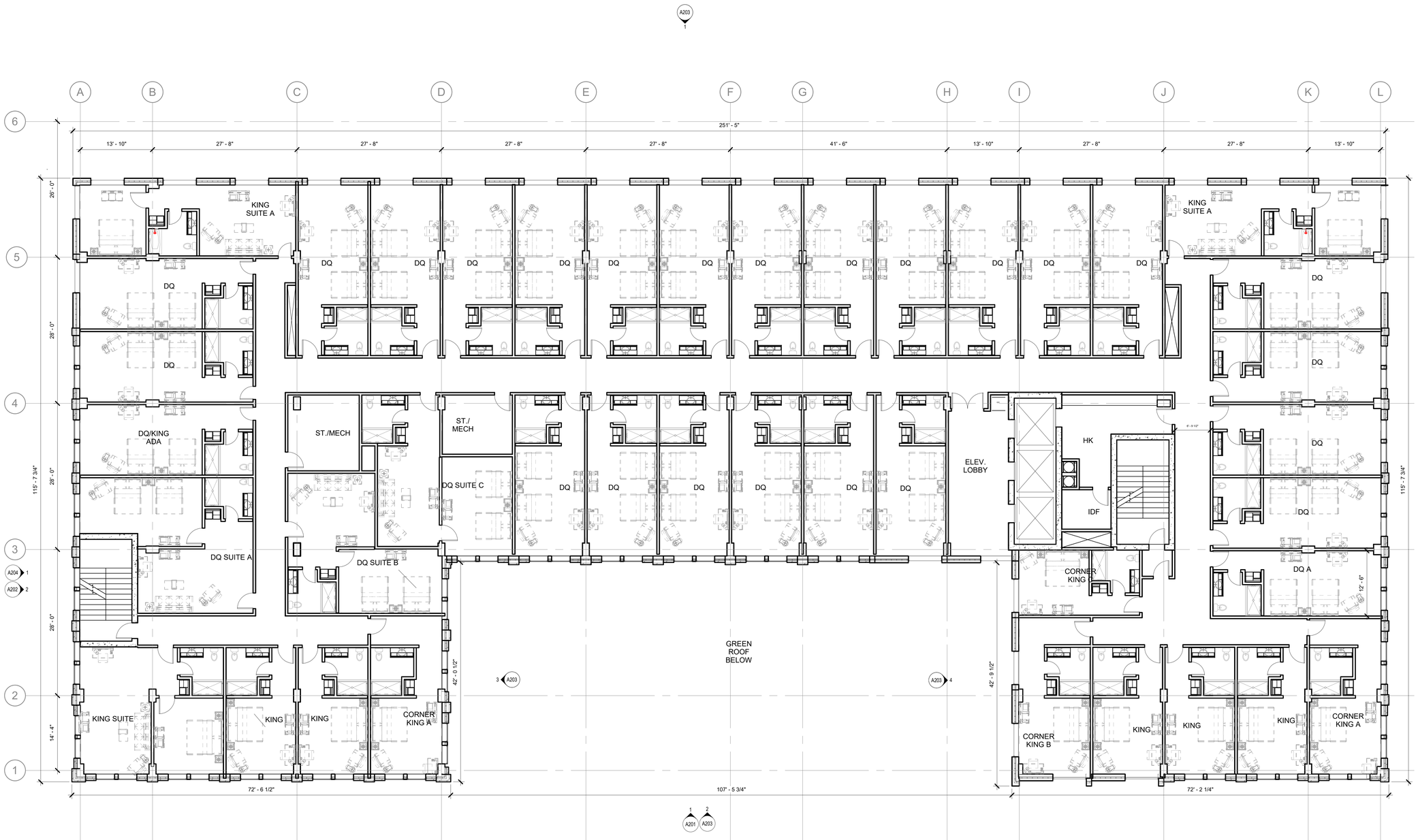
FOURTH FLOOR PLAN

A104



1 A105 FIFTH FLOOR PLAN
1/8" = 1'-0"

N 0' 4' 8' 16'

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DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**205 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

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FIFTH FLOOR PLAN

A105

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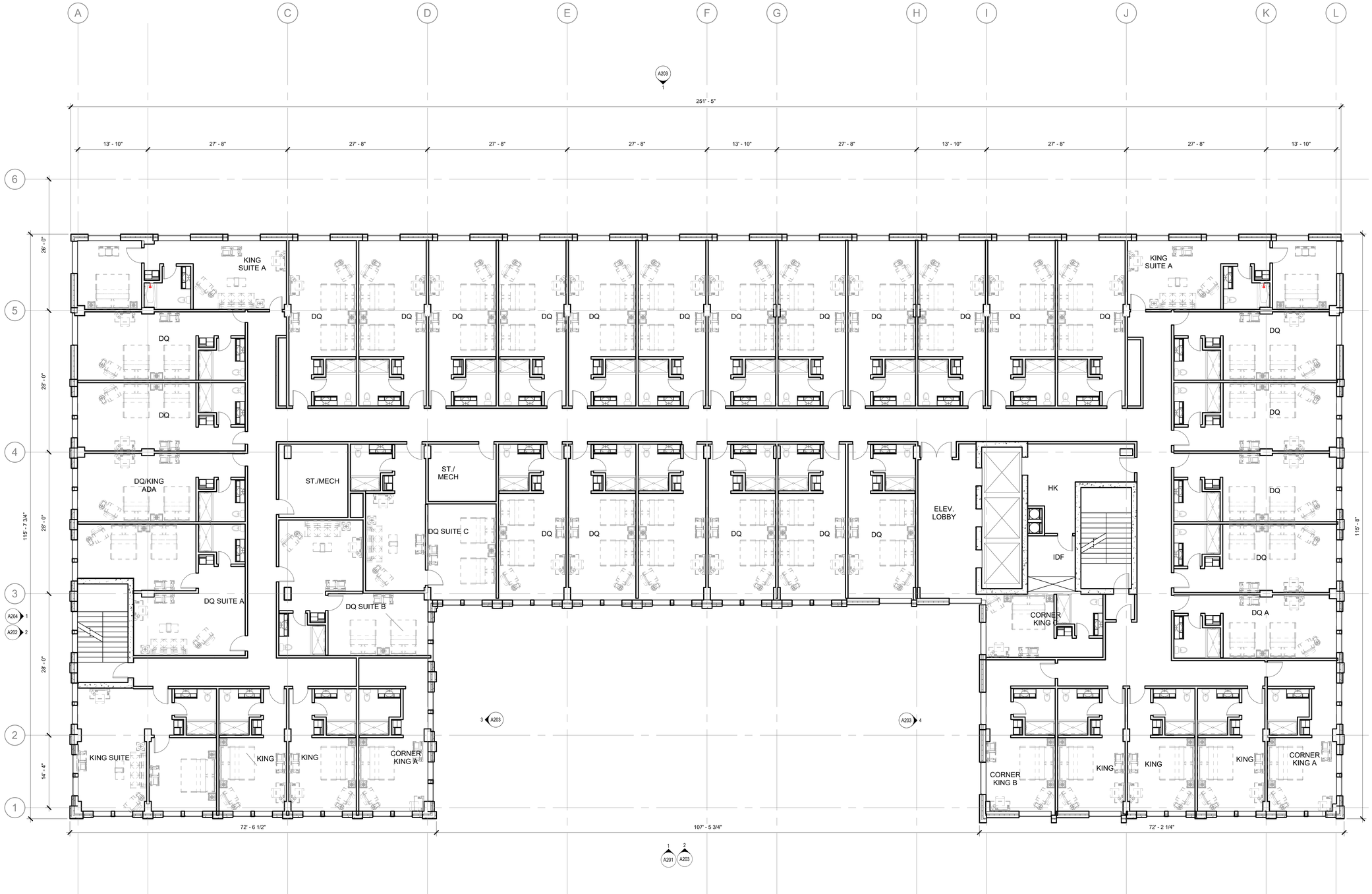

1 A106 SIXTH FLOOR
1/8" = 1'-0"

N

0' 4' 8' 16'

DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	202 TOTAL ROOMS	209 SPACES 138 HOTEL	249,000

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SIXTH FLOOR PLAN

A106

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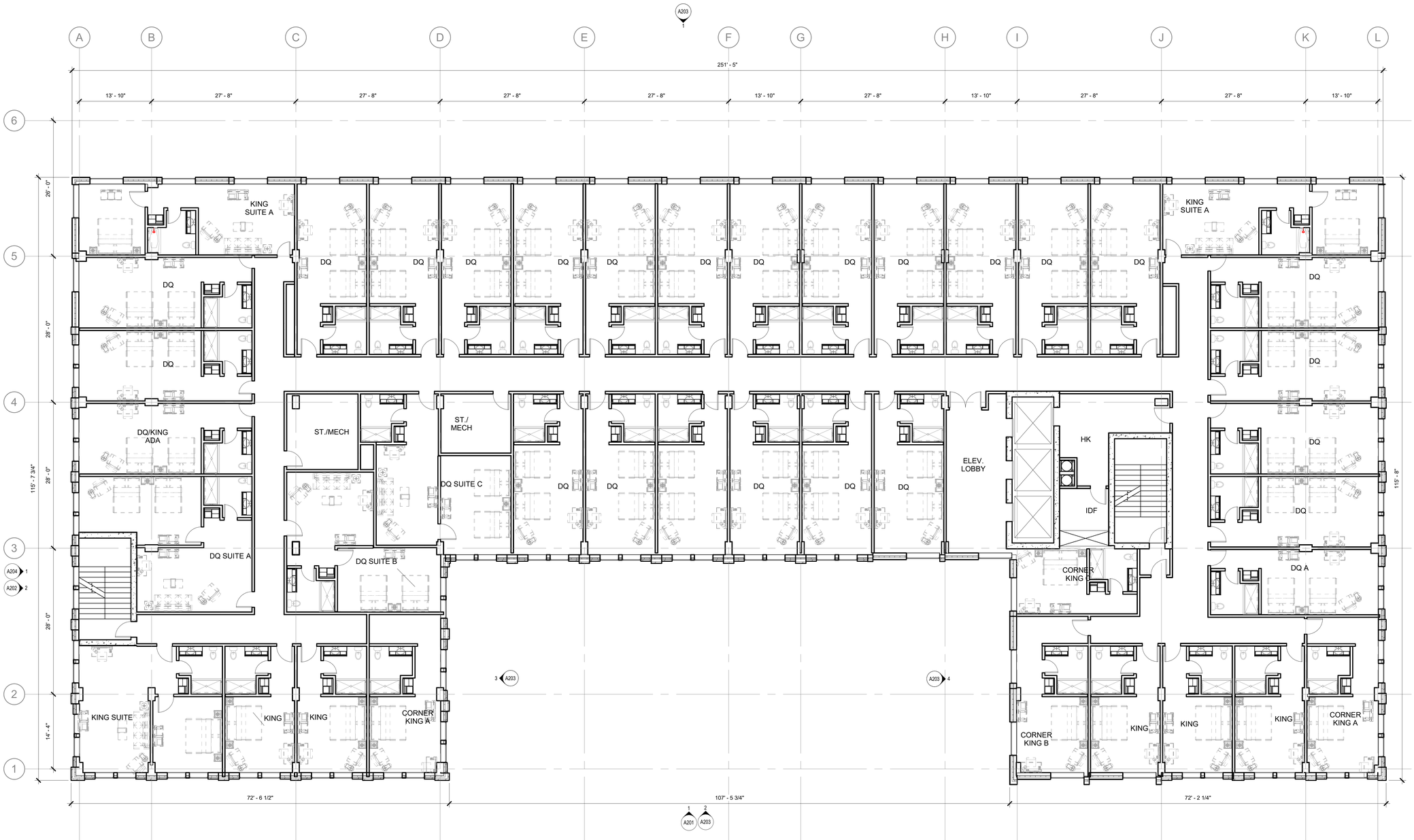

1 A107 SEVENTH FLOOR
1/8" = 1'-0"

N 0' 4' 8' 16'

Potter Lawson
Success by Design

DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**202 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

PRELIMINARY
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SEVENTH FLOOR PLAN

A107

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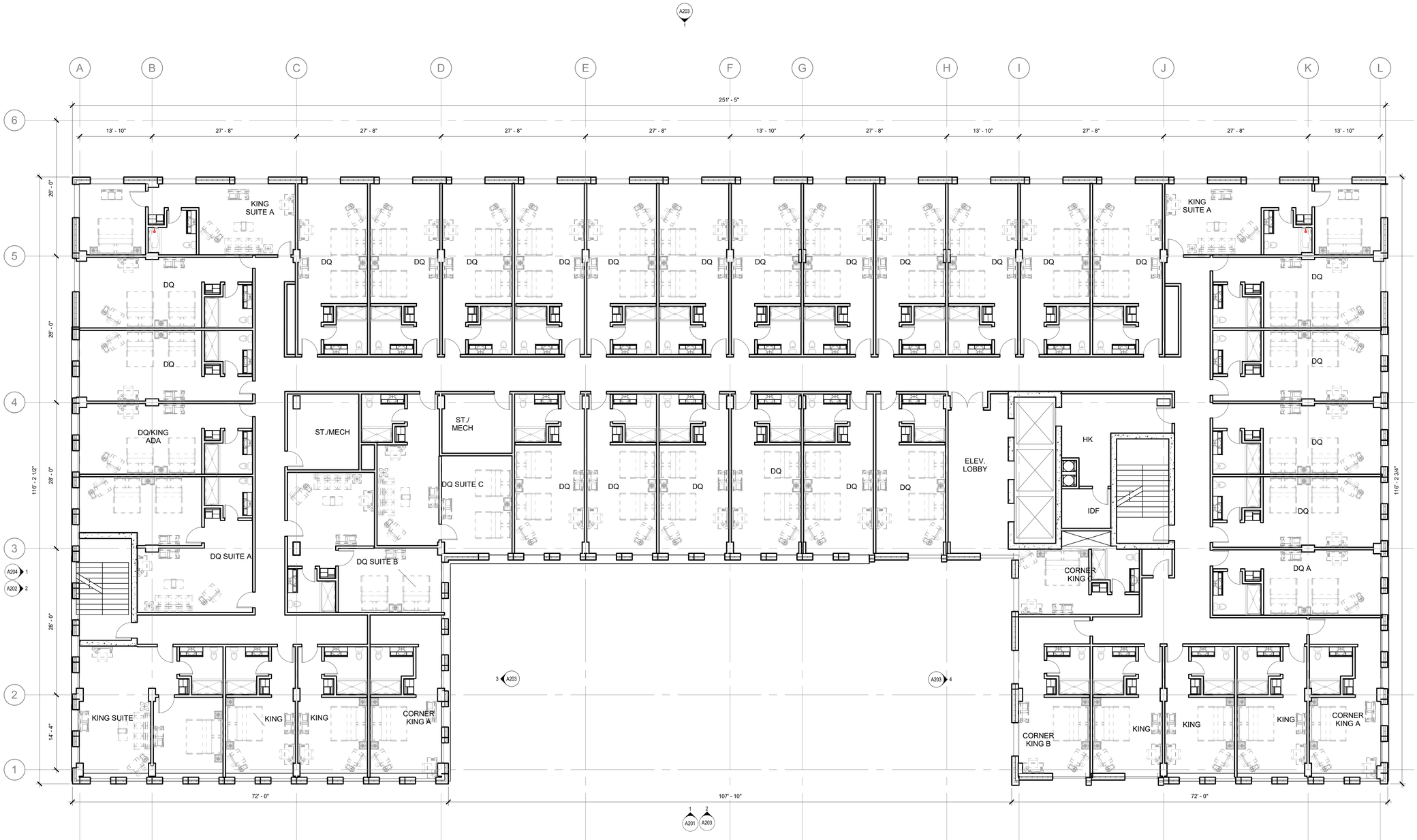

1 A108 EIGHTH FLOOR PLAN

1/8" = 1'-0"

N 0' 4' 8' 16'

DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**202 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

PRELIMINARY
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EIGHT FLOOR PLAN

A108

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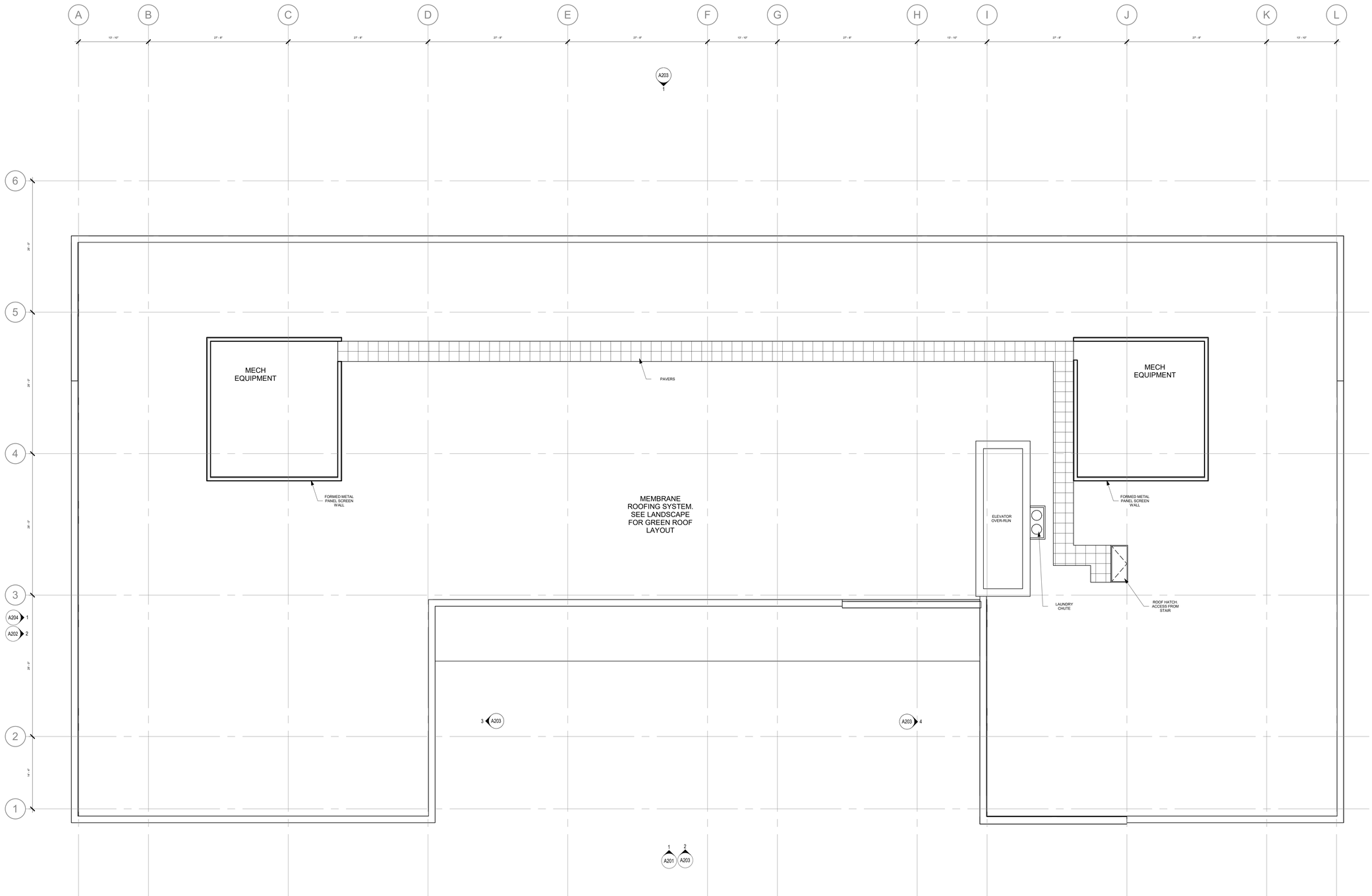

1 A109 ROOF PLAN

1/8" = 1'-0"

N 0' 4' 8' 16'

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DEVELOPMENT SUMMARY

LEVEL	KING	DQ	SUITES	ROOMS	PARKING	HOTEL SF
LOWER	-				71	40,400
FIRST	-				-	28,000
SECOND	-				72	28,600
THIRD	-				66	27,000
FOURTH	9	26	6	41	-	25,000
FIFTH	9	26	6	41	-	25,000
SIXTH	9	26	6	41	-	25,000
SEVENTH	9	26	6	41	-	25,000
EIGHTH	9	26	6	41	-	25,000
	45 (22%)	130 (63%)	30 (15%)	**205 TOTAL ROOMS**	209 SPACES 138 HOTEL	249,000

PRELIMINARY
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2025.25.00

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ROOF PLAN

A109



6 A201 SE COURTYARD ELEVATION_PRESENTATION

1/16" = 1'-0"



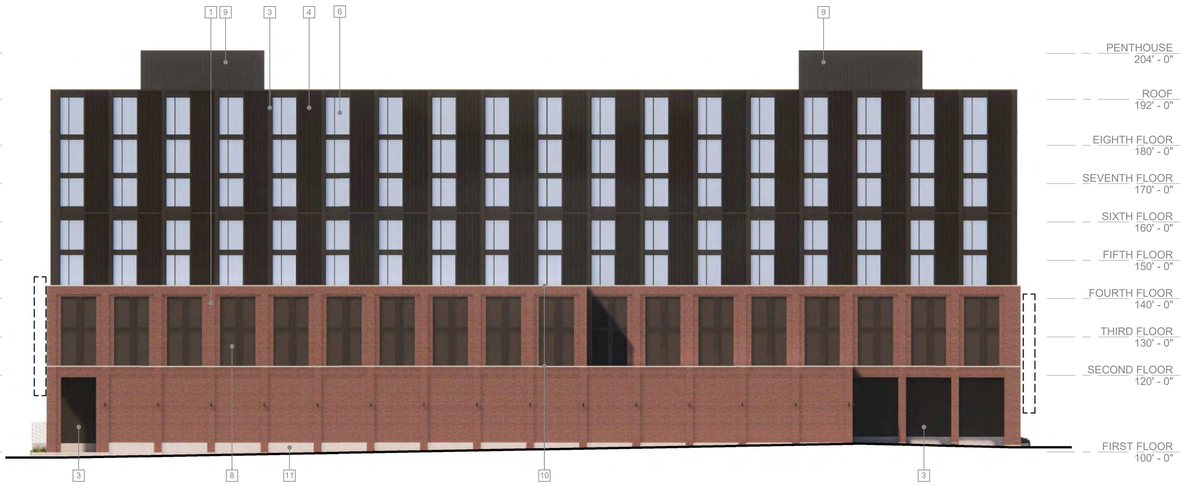
1 A201 NORTHEAST ELEVATION_PRESENTATION

1/16" = 1'-0"



5 A201 NW COURTYARD ELEVATION_PRESENTATION

1/16" = 1'-0"



4 A201 SOUTHWEST ELEVATION_PRESENTATION

1/16" = 1'-0"

ELEVATION KEY NOTES

1 MODULAR BRICK VENEER
2 ACCENT MODULAR BRICK VENEER
3 CONCEALED FASTENER METAL PANEL
4 CONCEALED FASTENER CORRUGATED METAL PANEL
5 CONCEALED FASTENER PERFORATED CORRUGATED METAL PANEL
6 GLAZING
7 FROSTED GLAZING (PARKING LEVELS)
8 ARCHITECTURAL LOUVER
9 MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL
10 CAST STONE SILL
11 CAST STONE BASE
12 CAST STONE PLANTER
13 BUS SHELTER

PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

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Drury Hotels

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2025.25.00

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BUILDING ELEVATIONS

A201

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1 A202 NORTHWEST ELEVATION_PRESENTATION

1/16" = 1'-0"



2 A202 SOUTHEAST ELEVATION_PRESENTATION

1/16" = 1'-0"

ELEVATION KEY NOTES

1 MODULAR BRICK VENEER
2 ACCENT MODULAR BRICK VENEER
3 CONCEALED FASTENER METAL PANEL
4 CONCEALED FASTENER CORRUGATED METAL PANEL
5 CONCEALED FASTENER PERFORATED CORRUGATED METAL PANEL
6 GLAZING
7 FROSTED GLAZING (PARKING LEVELS)
8 ARCHITECTURAL LOUVER
9 MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL
10 CAST STONE SILL
11 CAST STONE BASE
12 CAST STONE PLANTER
13 BUS SHELTER
PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.
EXTERIOR UP LIGHTING. REFER TO RENDERINGS.

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Drury Hotels

200 Wisconsin Ave

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BUILDING ELEVATIONS

A202

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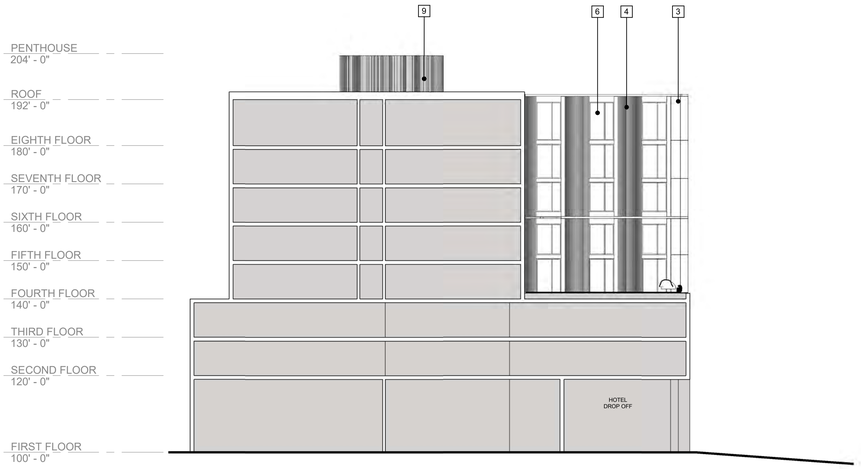


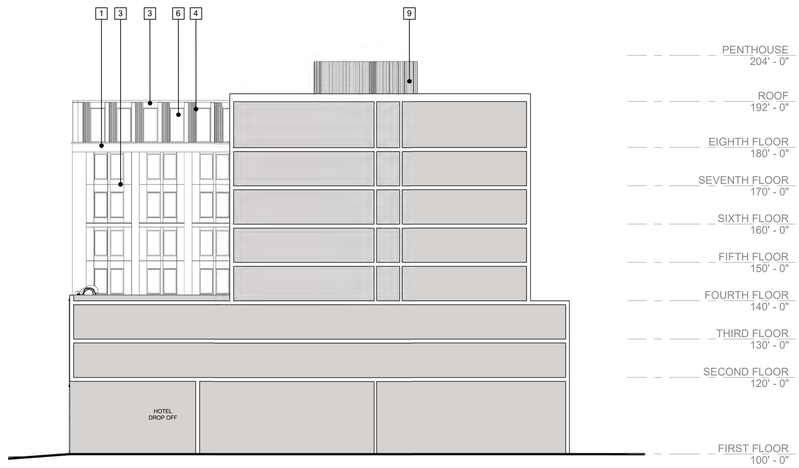
3 A203 SE COURTYARD ELEVATION_PRESENTATION BW

1/16" = 1'-0"



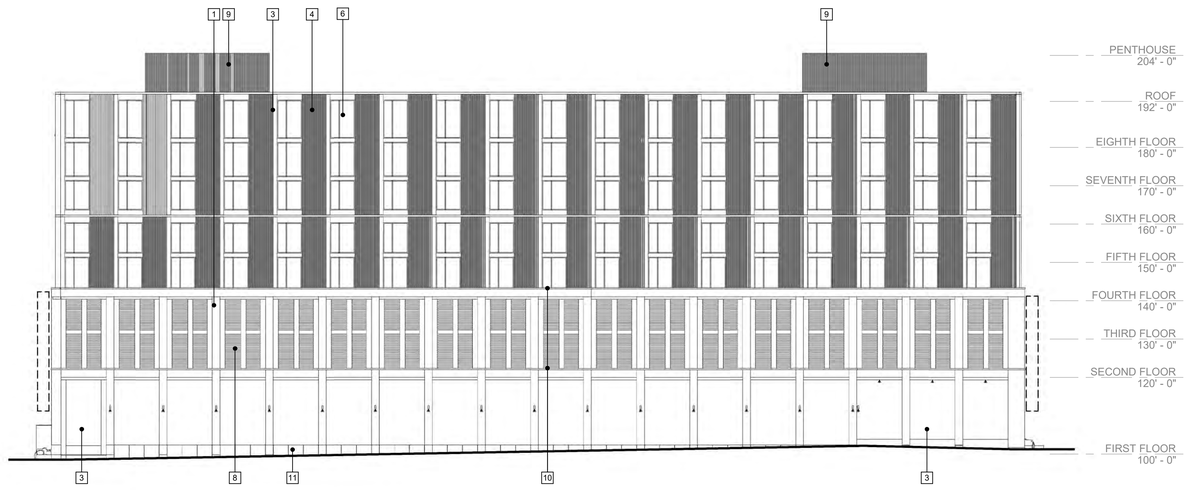
2 A203 NORTHEAST ELEVATION_PRESENTATION BW

1/16" = 1'-0"



4 A203 NW COURTYARD ELEVATION_PRESENTATION BW

1/16" = 1'-0"



1 A203 SOUTHWEST ELEVATION_PRESENTATION BW

1/16" = 1'-0"

ELEVATION KEY NOTES

1 MODULAR BRICK VENEER
2 ACCENT MODULAR BRICK VENEER
3 CONCEALED FASTENER METAL PANEL
4 CONCEALED FASTENER CORRUGATED METAL PANEL
5 CONCEALED FASTENER PERFORATED CORRUGATED METAL PANEL
6 GLAZING
7 FROSTED GLAZING (PARKING LEVELS)
8 ARCHITECTURAL LOUVER
9 MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL
10 CAST STONE SILL
11 CAST STONE BASE
12 CAST STONE PLANTER
13 BUS SHELTER

PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.

EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

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BUILDING ELEVATIONS - BLACK AND WHITE

A203

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2 A204

NORTHWEST ELEVATION_PRESENTATION
BW
1/16" = 1'-0"



1 A204

SOUTHEAST ELEVATION_PRESENTATION
BW
1/16" = 1'-0"

ELEVATION KEY NOTES

1 MODULAR BRICK VENEER
2 ACCENT MODULAR BRICK VENEER
3 CONCEALED FASTENER METAL PANEL
4 CONCEALED FASTENER CORRUGATED METAL PANEL
5 CONCEALED FASTENER PERFORATED CORRUGATED METAL PANEL
6 GLAZING
7 FROSTED GLAZING (PARKING LEVELS)
8 ARCHITECTURAL LOUVER
9 MECHANICAL SCREENING - CONCEALED FASTENER CORRUGATED METAL PANEL
10 CAST STONE SILL
11 CAST STONE BASE
12 CAST STONE PLANTER
13 BUS SHELTER
PLANNED TENANT SIGNAGE ZONE. FINAL LOCATIONS DETERMINED BY TENANT. WALL, PROJECTING AND GROUND SIGNAGE IS ANTICIPATED.
EXTERIOR UP LIGHTING. REFER TO REDNERINGS.

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Drury Hotels

200 Wisconsin Ave

2025.25.00

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BUILDING ELEVATIONS - BLACK AND WHITE

A204

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WISCONSIN AVE PERSPECTIVE



WISCONSIN AVE PERSPECTIVE



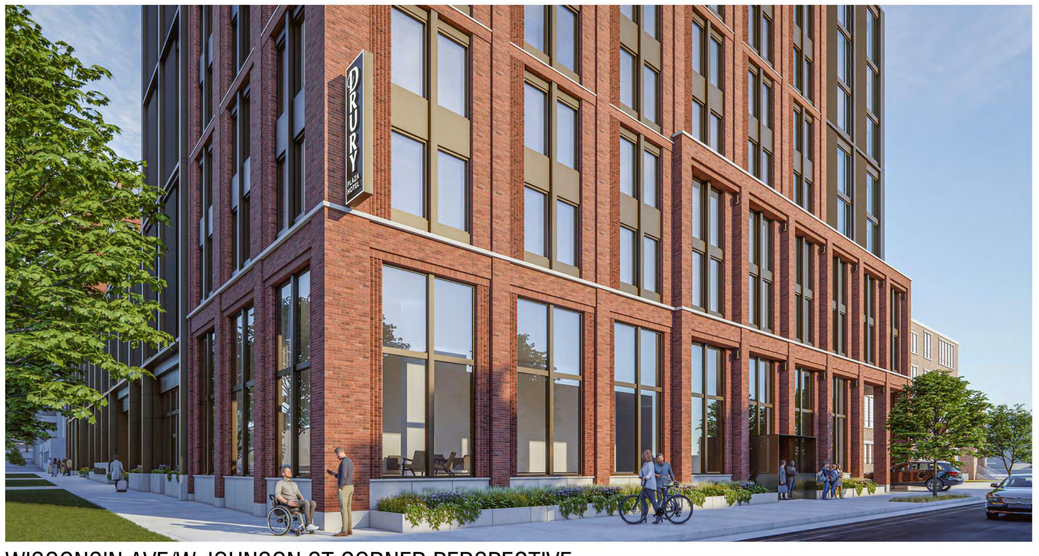
WISCONSIN AVE PERSPECTIVE



WISCONSIN AVE PERSPECTIVE



WISCONSIN AVE HOTEL DROP OFF PERSPECTIVE



WISCONSIN AVE/W JOHNSON ST CORNER PERSPECTIVE

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PERSPECTIVES

A205



W JOHNSON ST PERSPECTIVE



W JOHNSON ST PERSPECTIVE



W DAYTON ST PERSPECTIVE



W DAYTON ST PERSPECTIVE

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Drury Hotels

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PERSPECTIVES

A206

10/20/2025 10:24:37 AM

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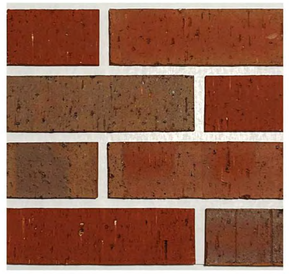

1. MODULAR BRICK VENEER - RED



2. CONCEALED FASTENER METAL PANEL - MEDIUM BRONZE



3. CONCEALED FASTENER CORRUGATED METAL PANEL - MEDIUM BRONZE



4. CONCEALED FASTENER PERFORATED CORRUGATED METAL PANEL - MEDIUM BRONZE



5. CAST STONE



6. GLAZING



7. TRANSLUCENT GLAZING - PARKING FLOORS



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BUILDING MATERIALS

A250

10/20/2025 10:24:38 AM

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Luminaire Schedule							
Symbol	Tag	Qty	Description	Label	Luminaire Lumens	Luminaire Watts	BUG Rating
	L100	8	LANDSCAPE FORMS LIGHT POLE	Graze HO CLEAR LENS	N.A.	N.A.	B0-U1-G0
	L101	3	ELIPTIPAR INDIRECT WALL SCONDE	S150-H-14-_-_-_-00-_-930-00	3390	30	
	L102	19	BRAIN_BRIANNA	ALVA_Brian+MT1	360	10.05	B1-U0-G0
	L103	13	LUMINIS WALL LIGHT	SQP400-L1LK2A-VWD	581	10	B1-U0-G0
	L104	14	DMF MULTIPLE DOWN LIGHTS	(2) DRD4M10927SP-M4TSQWHFL	N.A.	N.A.	N.A.

ADDITIONAL ILLUMINATION AT FRONT FACADE SEE ARCHITECTURAL FOR ADDITIONAL DETAIL

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Drury Hotels

200 Wisconsin Ave

IMEG
ARCHITECTURAL LIGHTING
VISUALLY CURATED. TECHNICALLY VERSED.

20251016

PHOTOMETRIC STUDY

LT 100

10/7/2025 4:02:47 PM

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