

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



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

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

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: 760 Regent Street (Requested)

Title: UW Campus Hotel

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

UDC meeting date requested May 29, 2019

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

3. Project Type

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

Signage

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

Other

- ☐ Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Dave Merrick
Street address 17975 Sarah Lane #200
Telephone 262-879-2563

Company Mortenson
City/State/Zip Brookfield, WI 53045
Email dave.merrick@mortenson.com

Project contact person Glenn Roby
Street address 111 W Wisconsin, 3rd Floor
Telephone 414-290-3770

Company Kahler Slater
City/State/Zip Milwaukee, WI 53203
Email groby@kahlerslater.com

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

5. Required Submittal Materials

☒ Application Form☒ Letter of Intent

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

☒ Development plans (Refer to checklist on Page 4 for plan details)NA ☐ Filing fee☒ Electronic Submittal*

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

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

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

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder on 2/13/2019.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Dave Merrick Relationship to property OwnerAuthorizing signature of property owner  Date 5/16/2019

7. Application Filing Fees

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

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

☐ Urban Design Districts: \$350 (per §35.24(6) MGO).
☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150
(per §33.24(6)(b) MGO)

☐ Comprehensive Design Review: \$500
(per §31.041(3)(d)(1)(a) MGO)

☐ Minor Alteration to a Comprehensive Sign Plan: \$100
(per §31.041(3)(d)(1)(c) MGO)

☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

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

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

Introduction

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

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

Types of Approvals

There are three types of requests considered by the UDC:

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

Presentations to the Commission

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

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

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

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

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

1. Informational Presentation

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

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

Requirements for All Plan Sheets

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

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

2. Initial Approval

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

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

3. Final Approval

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

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

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

- ↑

NA

↓

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

UW CAMPUS HOTEL



760 REGENT STREET | MADISON, WISCONSIN

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- 01 COVER
- 02 SITE DIAGRAMS
- 06 BIKE PATH ENTRY
- 09 EAST CAMPUS MALL ENTRY
- 11 POCKET PARK
- 16 VEHICLE ENTRY
- 18 MATERIAL PALETTE

ATTACHMENTS

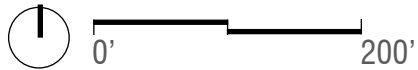
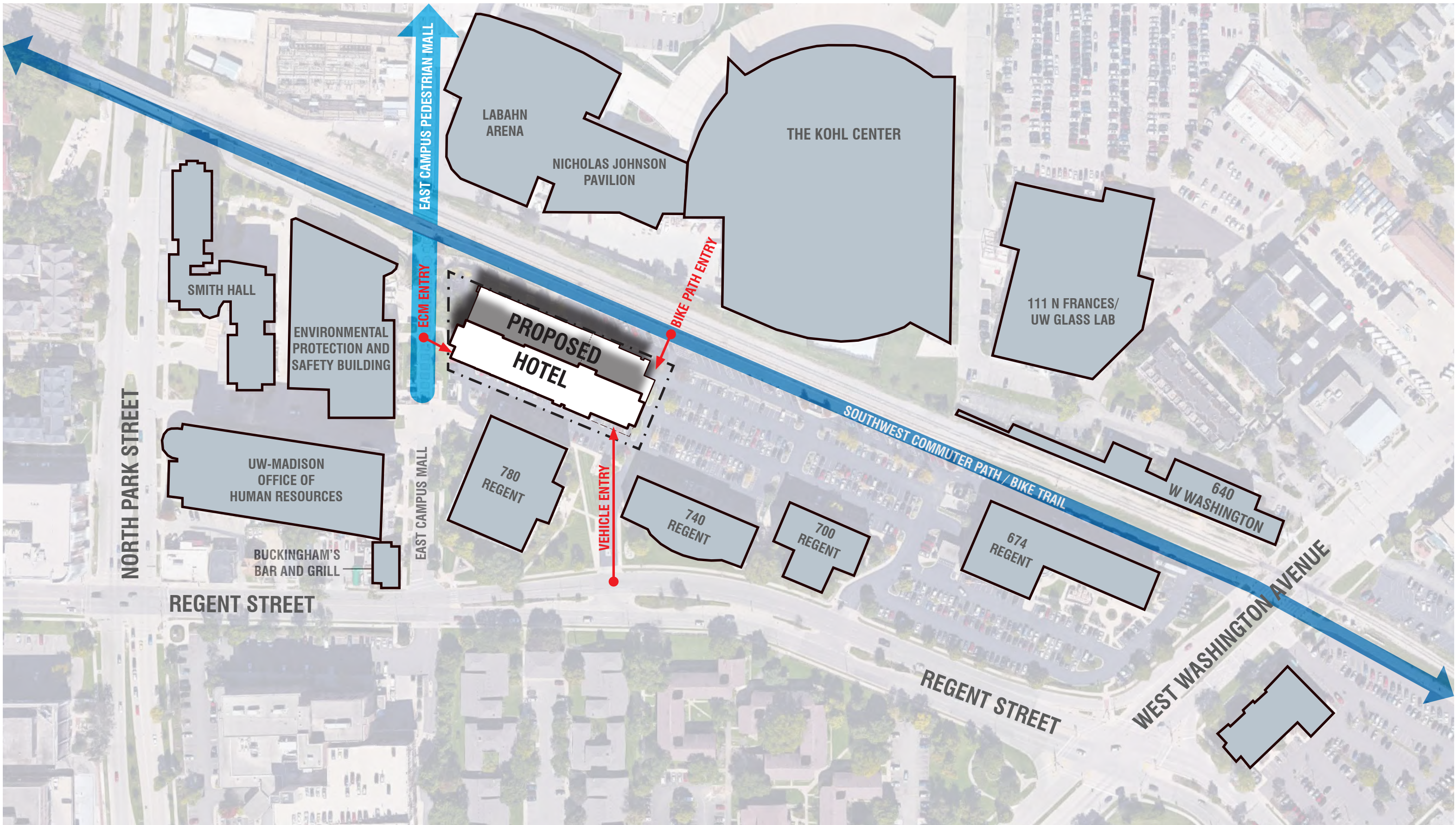
- 11x17 ARCHITECTURAL DRAWINGS
- 11x17 CIVIL DRAWINGS
- 11x17 LANDSCAPE DRAWINGS
- 11x17 SITE LIGHTING DRAWINGS
- 8.5x11 SUPPORTING DOCUMENTS
- 30x42 CIVIL, LANDSCAPE AND SITE LIGHTING DRAWINGS



NOT TO SCALE

LOCATION PLAN

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SITE CONTEXT PLAN

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VIEW NORTH AT EAST CAMPUS MALL



VIEW NORTH FROM REGENT STREET



VIEW WEST TO THE DEVELOPMENT



VIEW WEST ON BIKE TRAIL



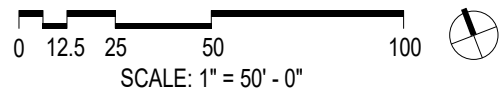
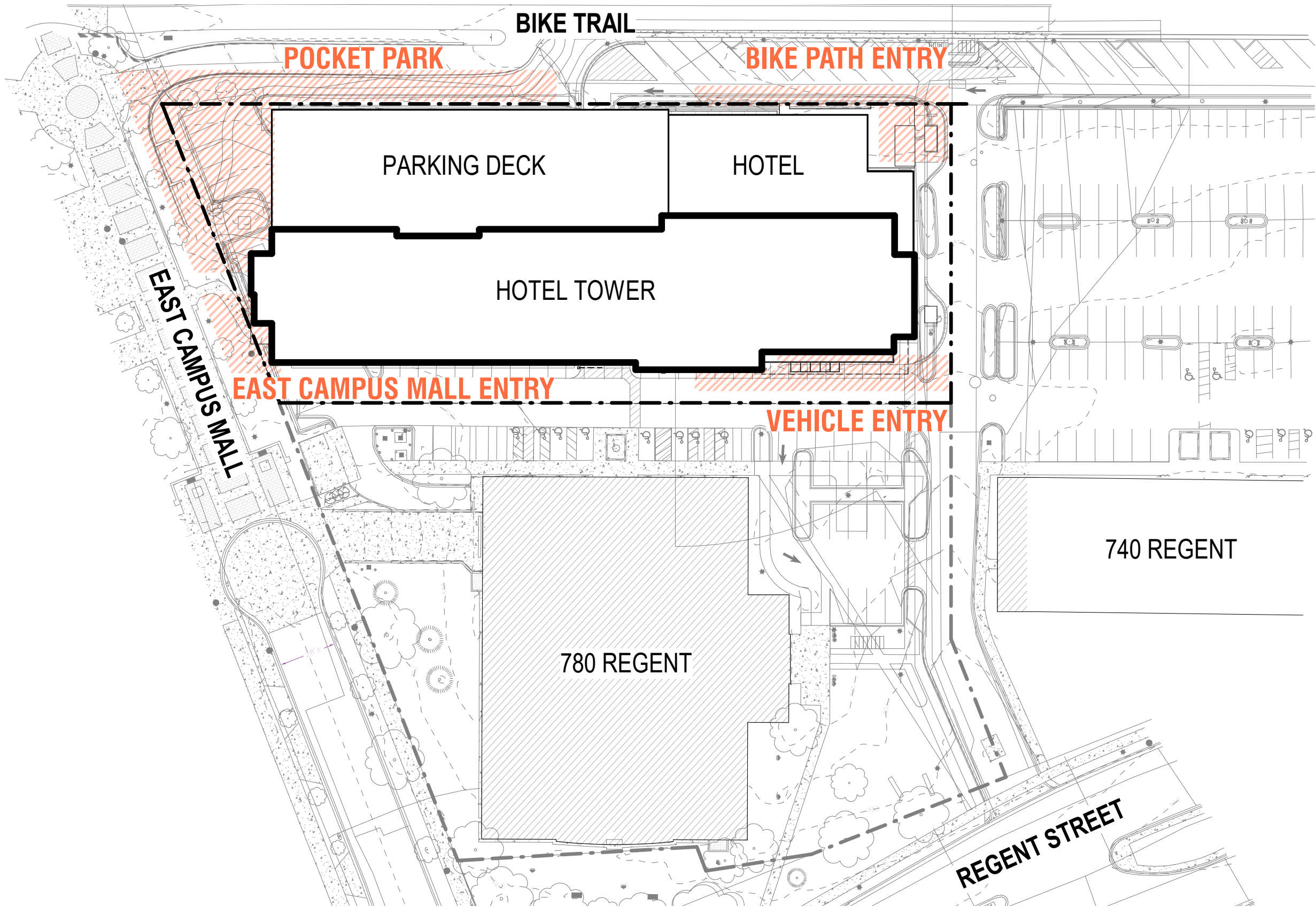
VIEW SOUTH ON EAST CAMPUS MALL AT BIKE TRAIL



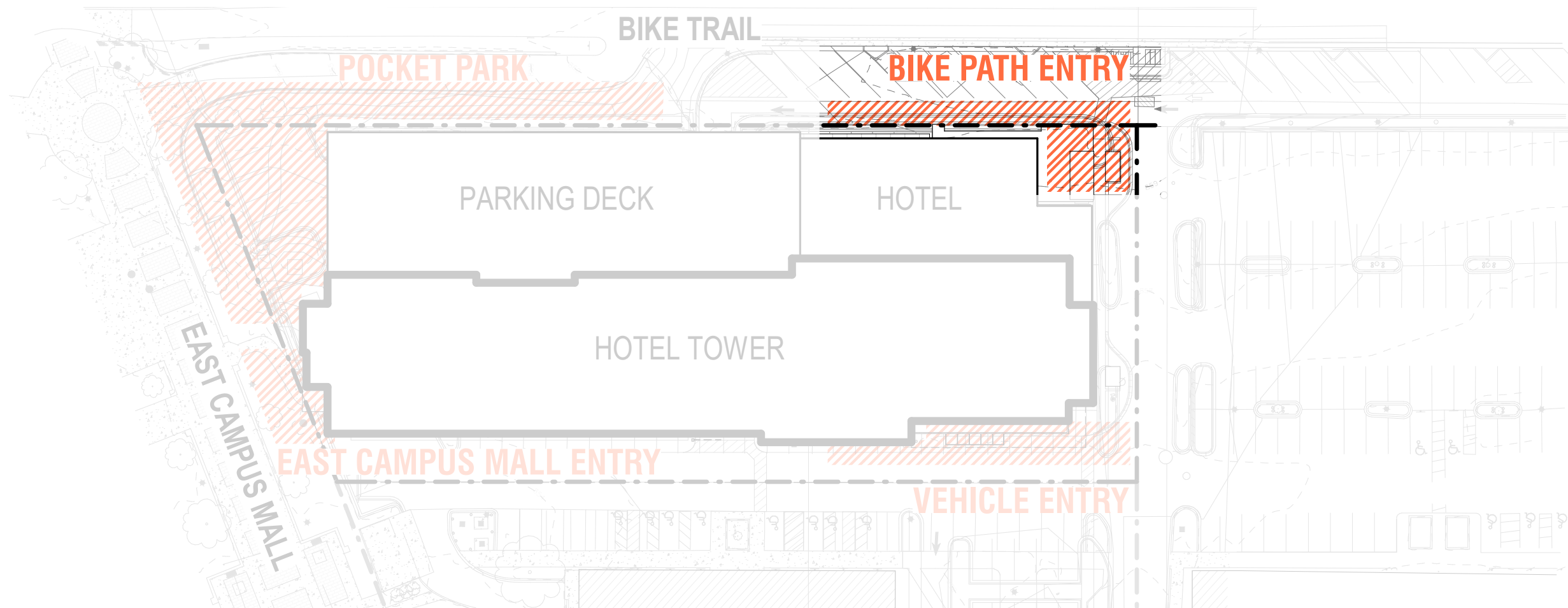
VIEW WEST FROM KOHL CENTER

SITE & CONTEXT VIEWS

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SITE PLAN



BIKE PATH ENTRY

- Identify entry ► Glass canopy + signage
- Activate facade ► Windows + outdoor space
- Animate corner ► Restaurant program
- Engage bike path ► Bike parking + access
- Connect to south entry ► Canvas canopies + landscape



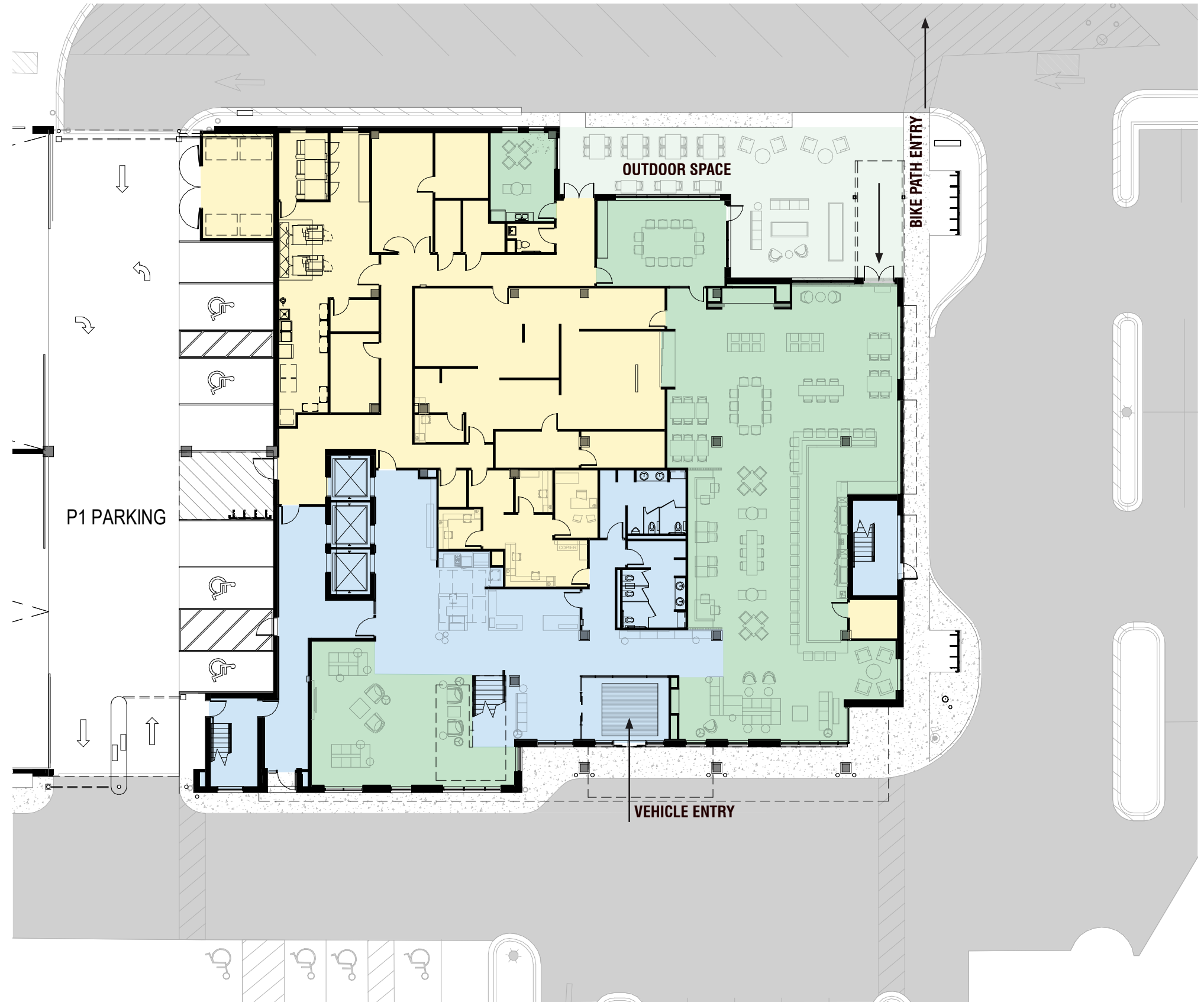
BIKE PATH ENTRY

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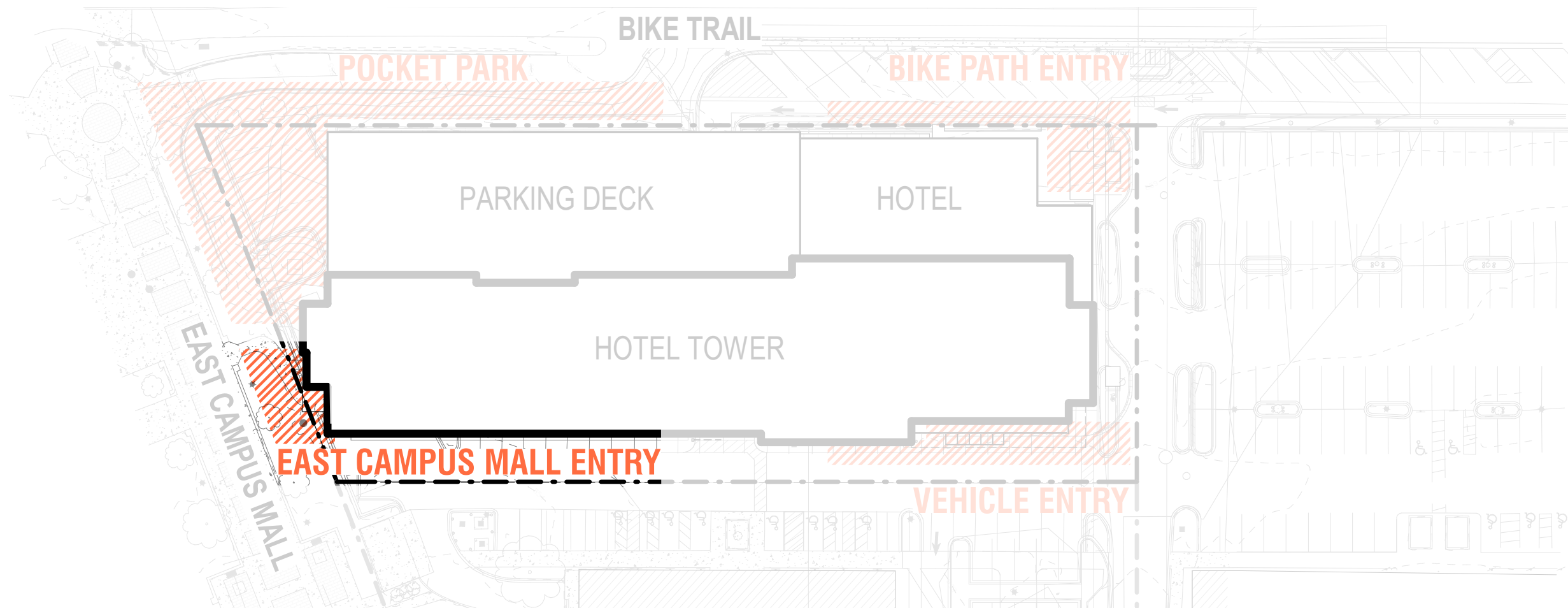
VIEW OF BIKE PATH ENTRY

- PUBLIC HOTEL USE - CIRCULATION / SUPPORT
- ACTIVE SPACES INCLUDING BAR / RESTAURANT / LOUNGE
- BACK OF HOUSE
- GUESTROOMS



ENLARGED 1ST FLOOR PLAN

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EAST CAMPUS MALL ENTRY

- Identify entry ► Steel + glass canopy
- Enliven corner ► Unique signage + connectivity
- Enhance safety ► Windows + transparency

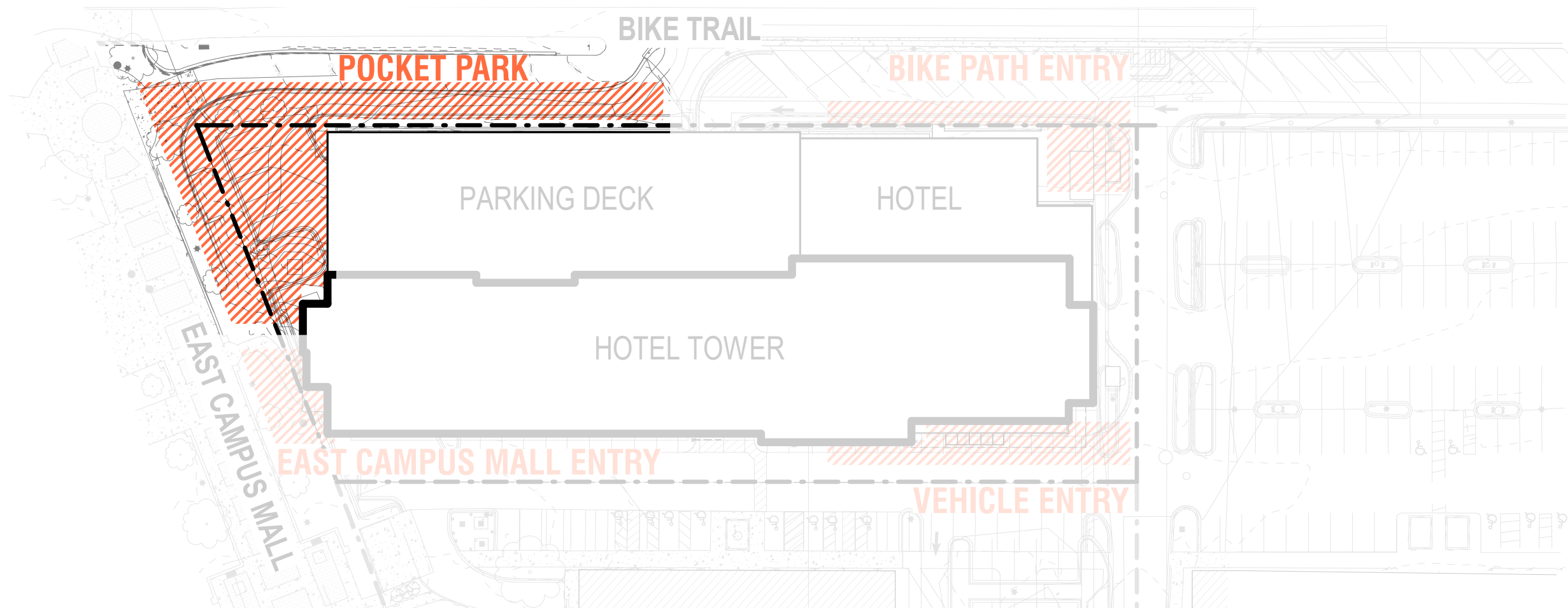


EAST CAMPUS MALL ENTRY

- Identify entry ► Steel + glass canopy
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- Enhance safety ► Windows + transparency



VIEW OF EAST CAMPUS MALL ENTRY



POCKET PARK AND GALLERY WALK

- Screen facade ► Unique local artwork
- Create a gallery experience ► Rhythm of art + plantings
- Activate corner ► Pocket park overlook + playful landscape
- Illuminate the walk ► Bollards + accent lighting



POCKET PARK AND GALLERY WALK

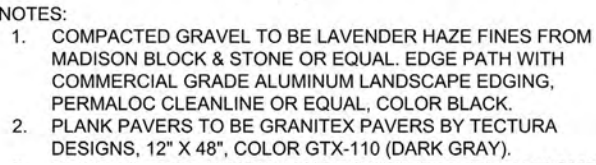
- Screen facade ► Unique local artwork
- Create a gallery experience ► Rhythm of art + plantings
- Activate corner ► Pocket park overlook + playful landscape
- Illuminate the walk ► Bollards + accent lighting



VIEW OF POCKET PARK



VIEW OF POCKET PARK FROM BIKE TRAIL



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DECIDUOUS TREES



COMMON HACKBERRY



NORTHERN ACCLAIM HONEYLOCUST



DECAF KENTUCKY COFFEE TREE



AMERICAN HOPHORNBEAM/IRONWOOD

UNDERSTORY TREES



PRAIRIE MAID CRABAPPLE



IVORY SILK TREE LILAC

DECIDUOUS SHRUBS



DWARF BUSH HONEYSUCKLE



ANNABELLE HYDRANGEA

DECIDUOUS SHRUBS



LITTLE LIME HYDRANGEA



FINE LINE BUCKTHORN



GRO-LOW SUMAC



PINK-A-LICIOUS SPIREA



WITHEROD VIBURNUM

EVERGREEN SHRUBS



WINTERGREEN BOXWOOD



FAIRVIEW JUNIPER



BLUE CHIP JUNIPER



BLUE FOREST JUNIPER

EVERGREEN SHRUBS



EVERLOW YEW



HICKS YEW



HETZ MIDGET ARBORVITAE



HOLMSTRUP ARBORVITAE

PERENNIALS



CHOCOLATE CHIP CARPET BUGLE



BLUE ICE STAR FLOWER



KARL FOERSTER FEATHER REED GRASS



NORTHERN SEA OATS



ZAGREB COREOPSIS



CORAI RELIS

PERENNIALS



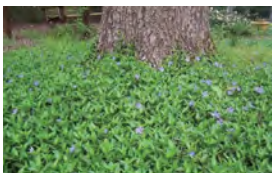
AUGUST MOON HOSTA



CHRISTMAS FERN



PRAIRIE DROPSEED

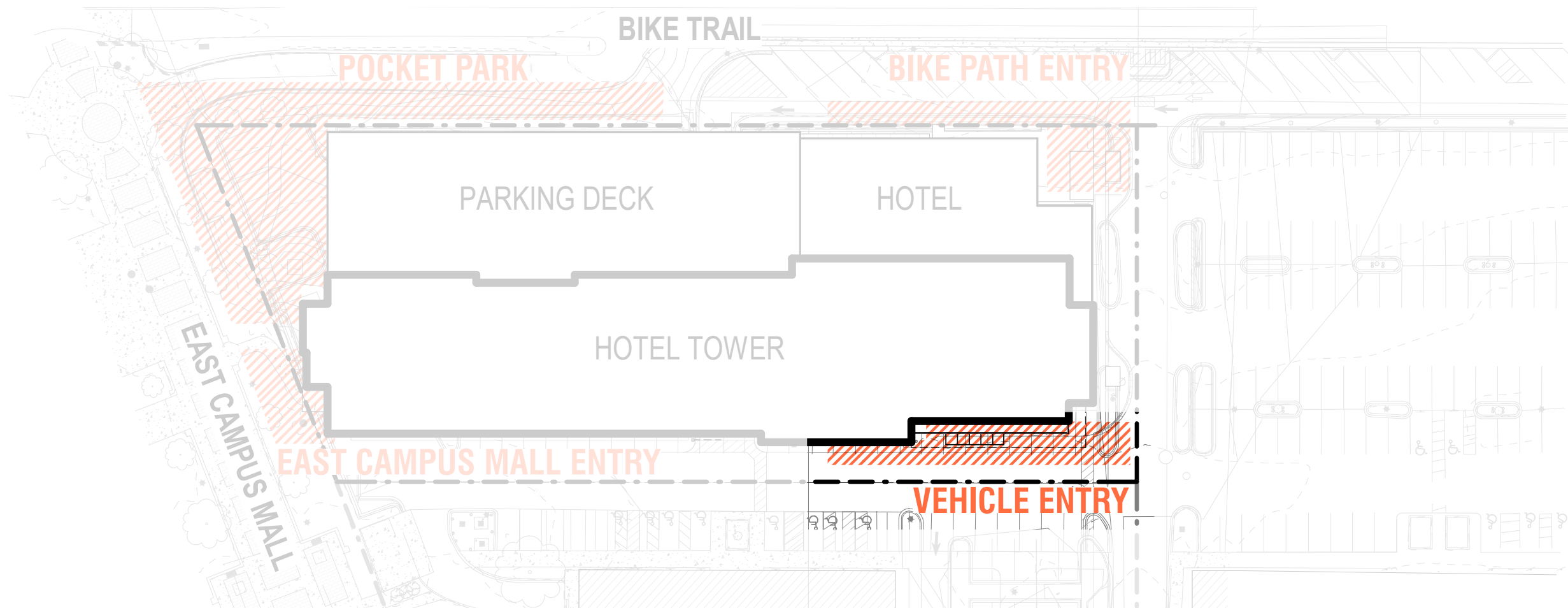


VINCA

PLANT SELECTION

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VEHICLE ENTRY

- Provide shelter ► Steel + glass canopy
- Emphasize openness ► Double story vertical glazing
- Activate facade ► Lounge, gym and prefunction spaces
- Illuminate the building ► Pedestrian scale sconces
- Balance building appeal ► Simple material palette



VEHICLE ENTRY

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VIEW OF VEHICLE ENTRY



DARK CORRUGATED METAL



EIFS



WARM CORRUGATED METAL



STOREFRONT GLAZING



WHITE METAL PANEL



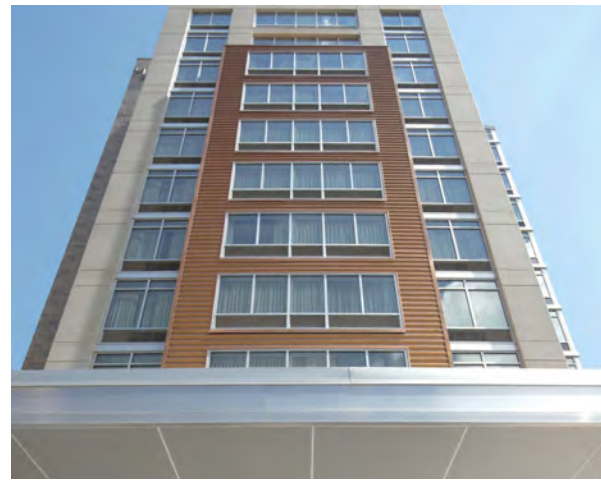
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SOUTH ELEVATION - MATERIALS

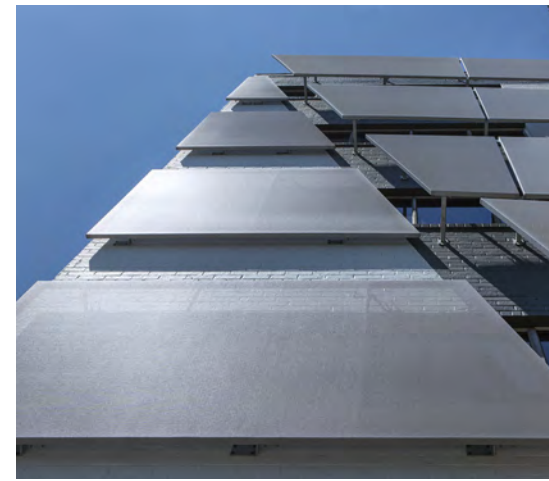
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GLASS CANOPY/STEEL FRAME



WINDOW



SCREENING



ARCHITECTURAL PRECAST



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NORTH ELEVATION - MATERIALS

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EAST ELEVATION

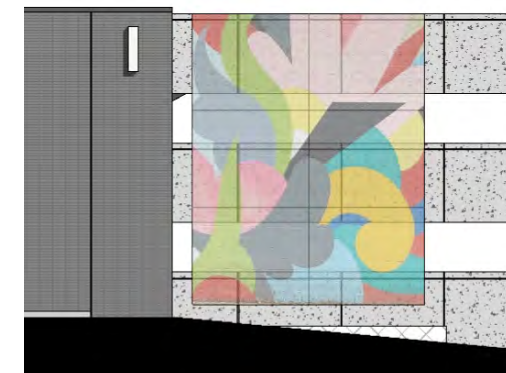


WEST ELEVATION

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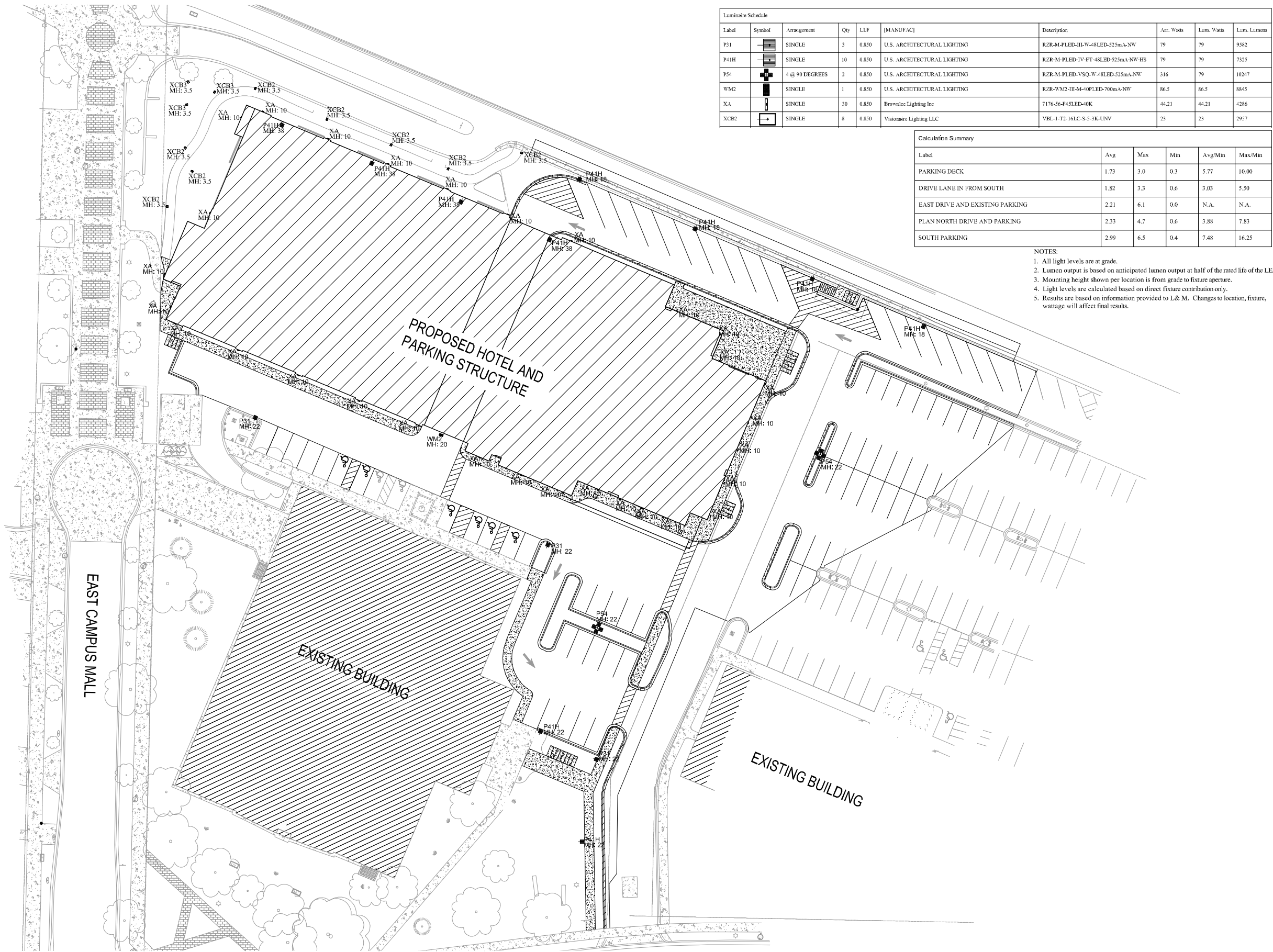
EAST CAMPUS MALL LANDMARKS

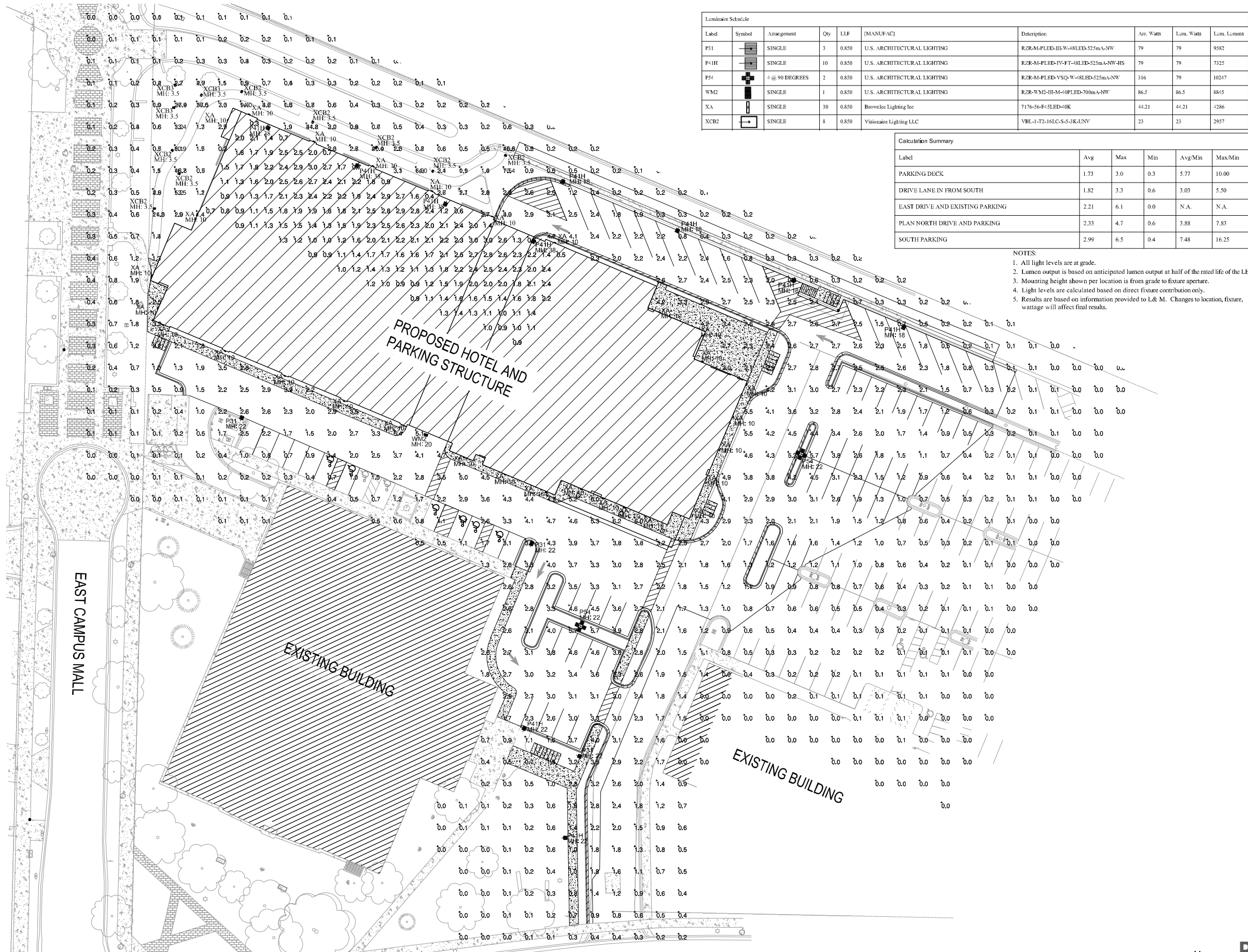


LOCALLY SOURCED ART

CONCEPTS FOR ART PANELS

ATTACHMENTS

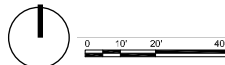




PHOTOMETRIC PLAN

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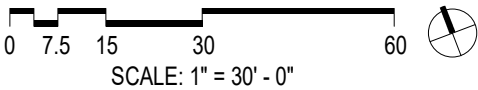
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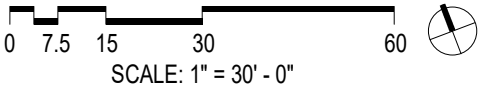
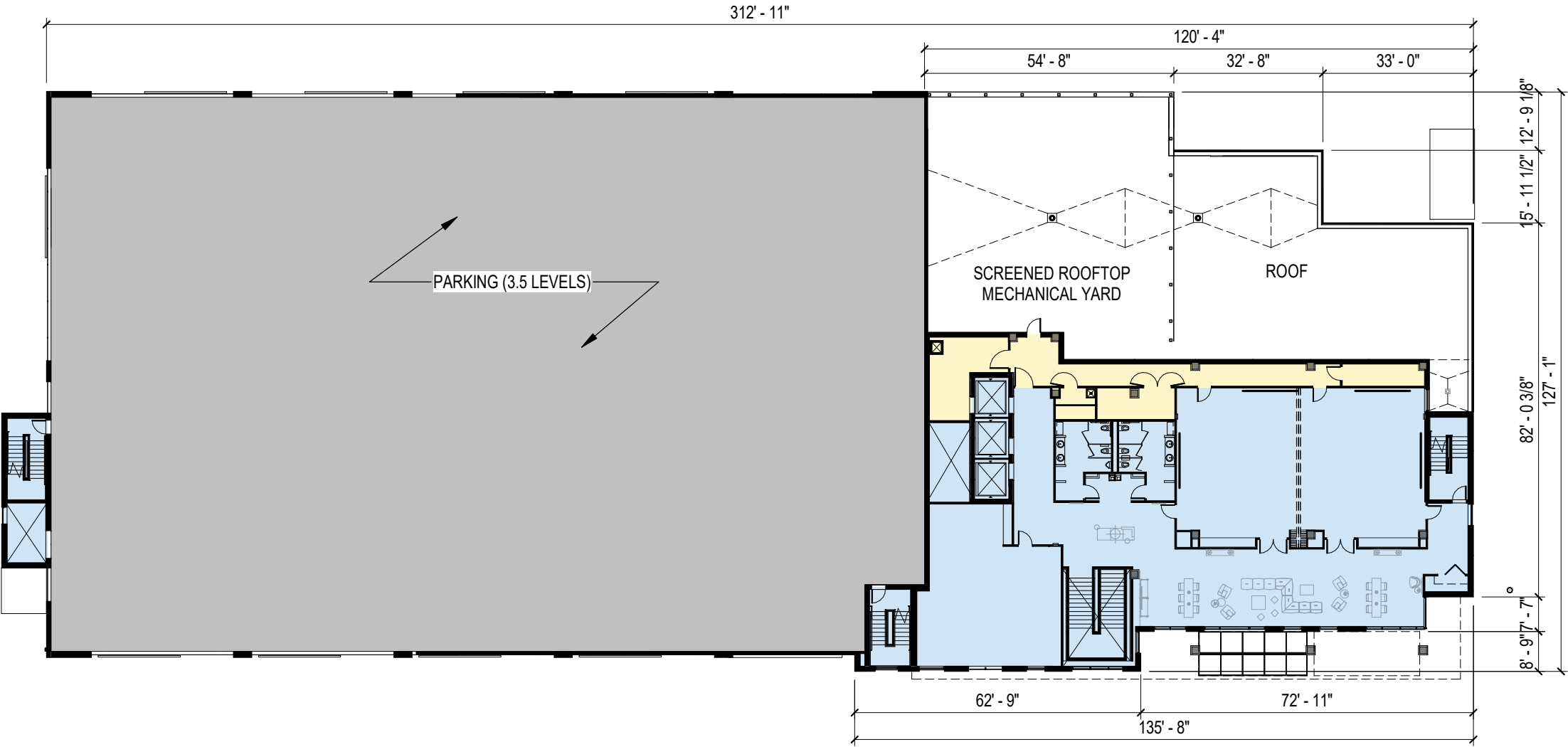
Mortenson

UW CAMPUS HOTEL
MADISON, WISCONSIN

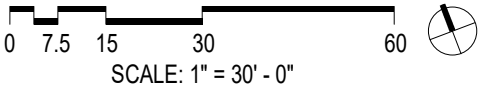
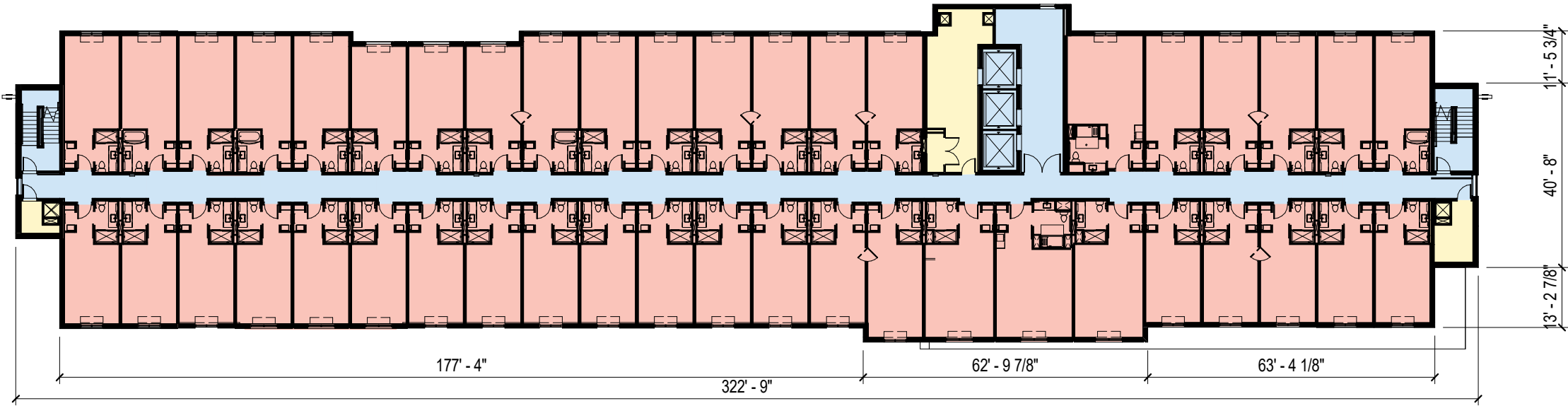
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- ACTIVE SPACES INCLUDING BAR / RESTAURANT / LOUNGE
- BACK OF HOUSE
- GUESTROOMS



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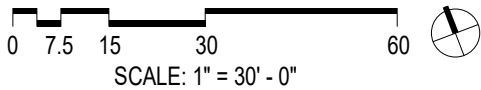
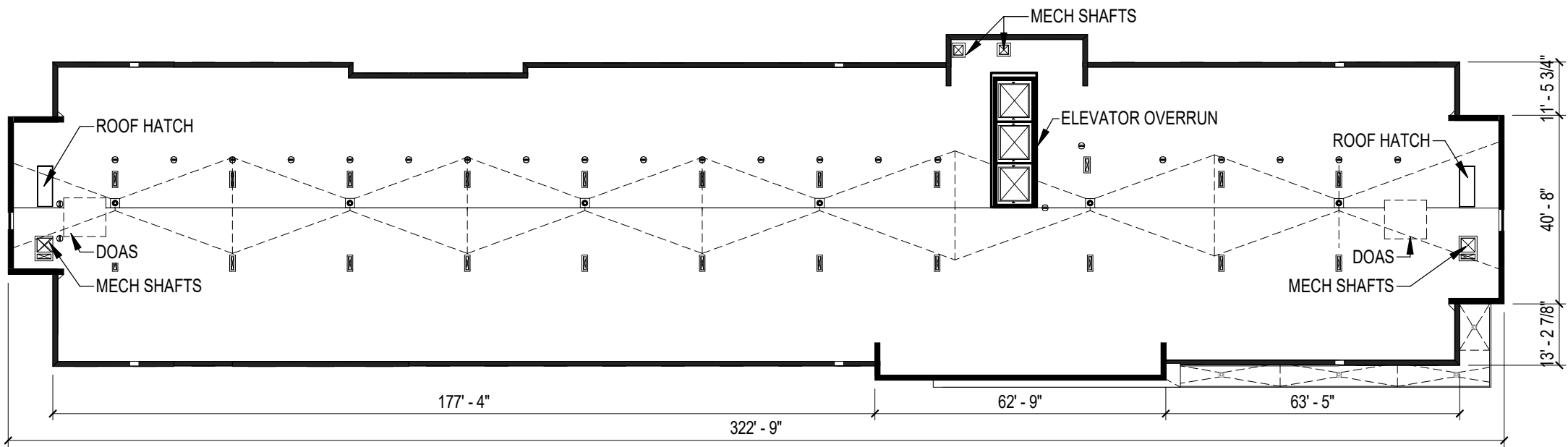
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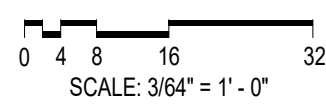
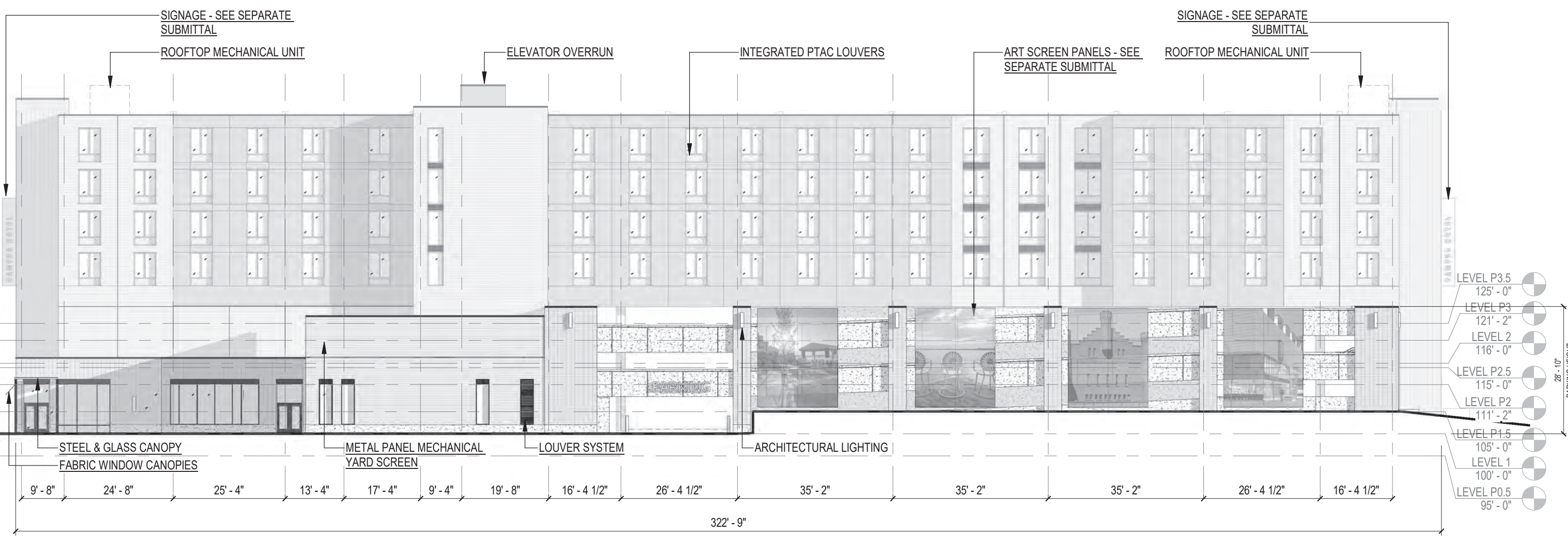


3RD-6TH FLOOR PLAN

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- PUBLIC HOTEL USE - CIRCULATION / SUPPORT
- ACTIVE SPACES INCLUDING BAR / RESTAURANT / LOUNGE
- BACK OF HOUSE
- GUESTROOMS





NORTH ELEVATION

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MADISON, WISCONSIN

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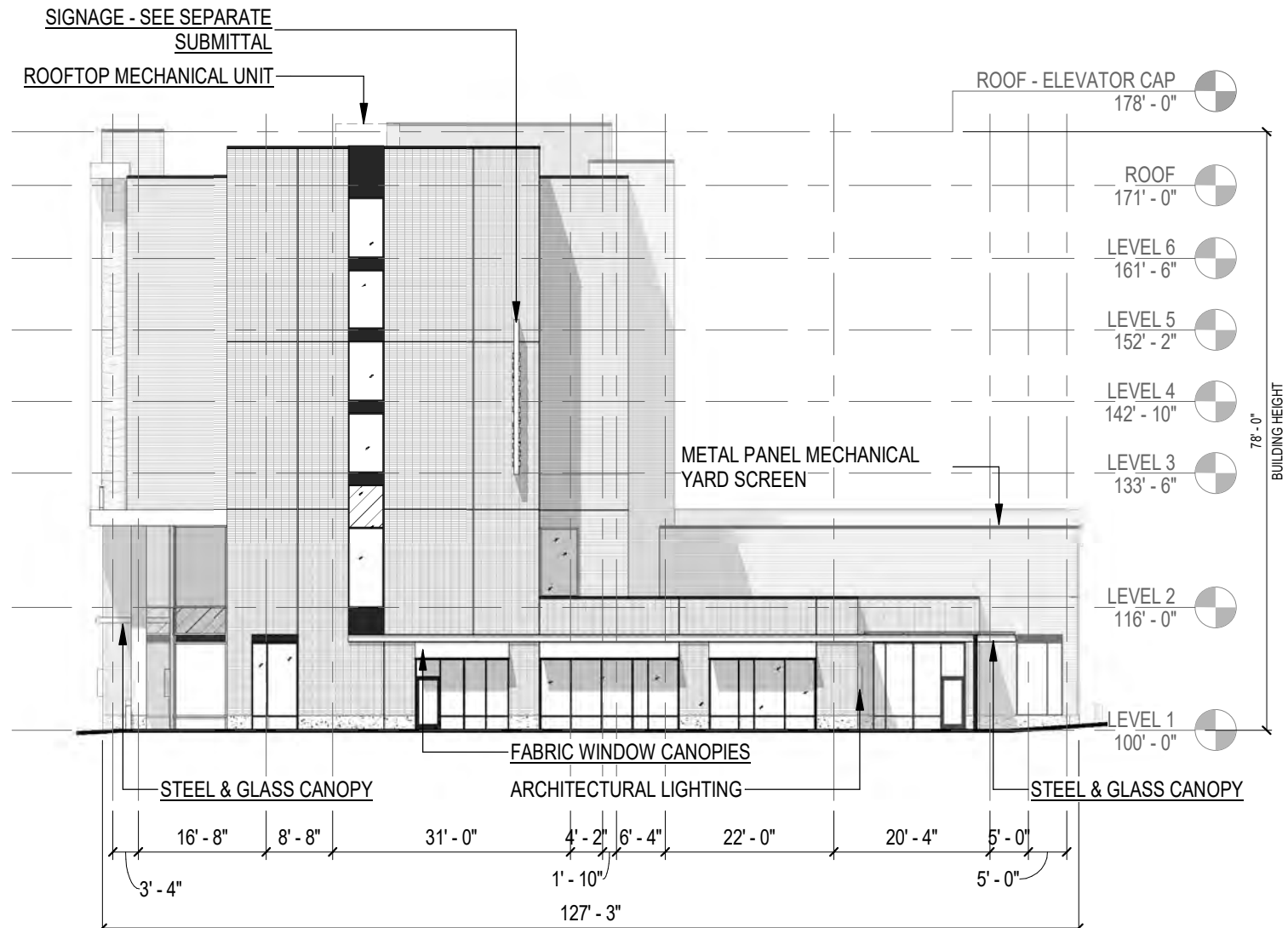


UW CAMPUS HOTEL
MADISON, WISCONSIN

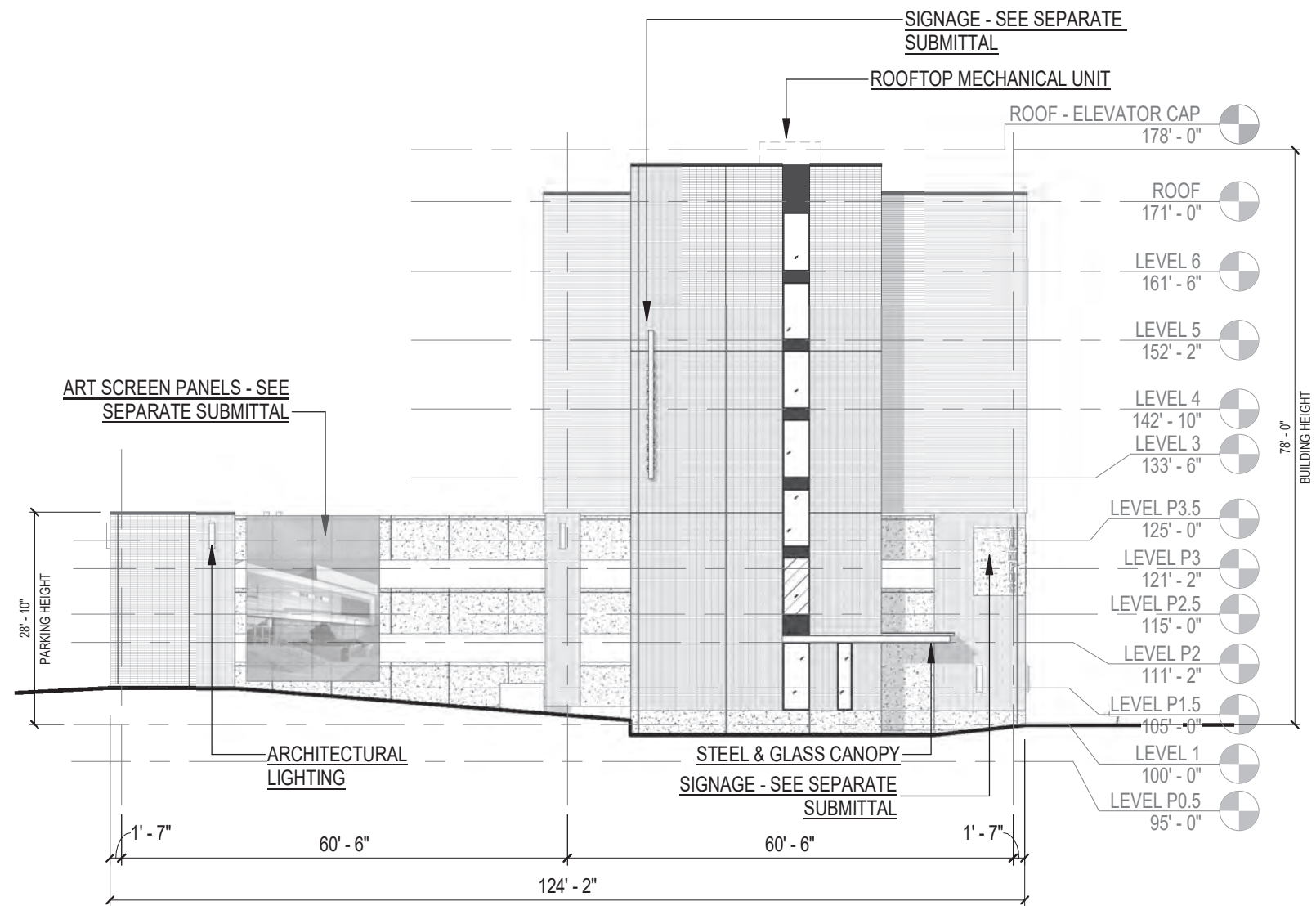
SOUTH ELEVATION

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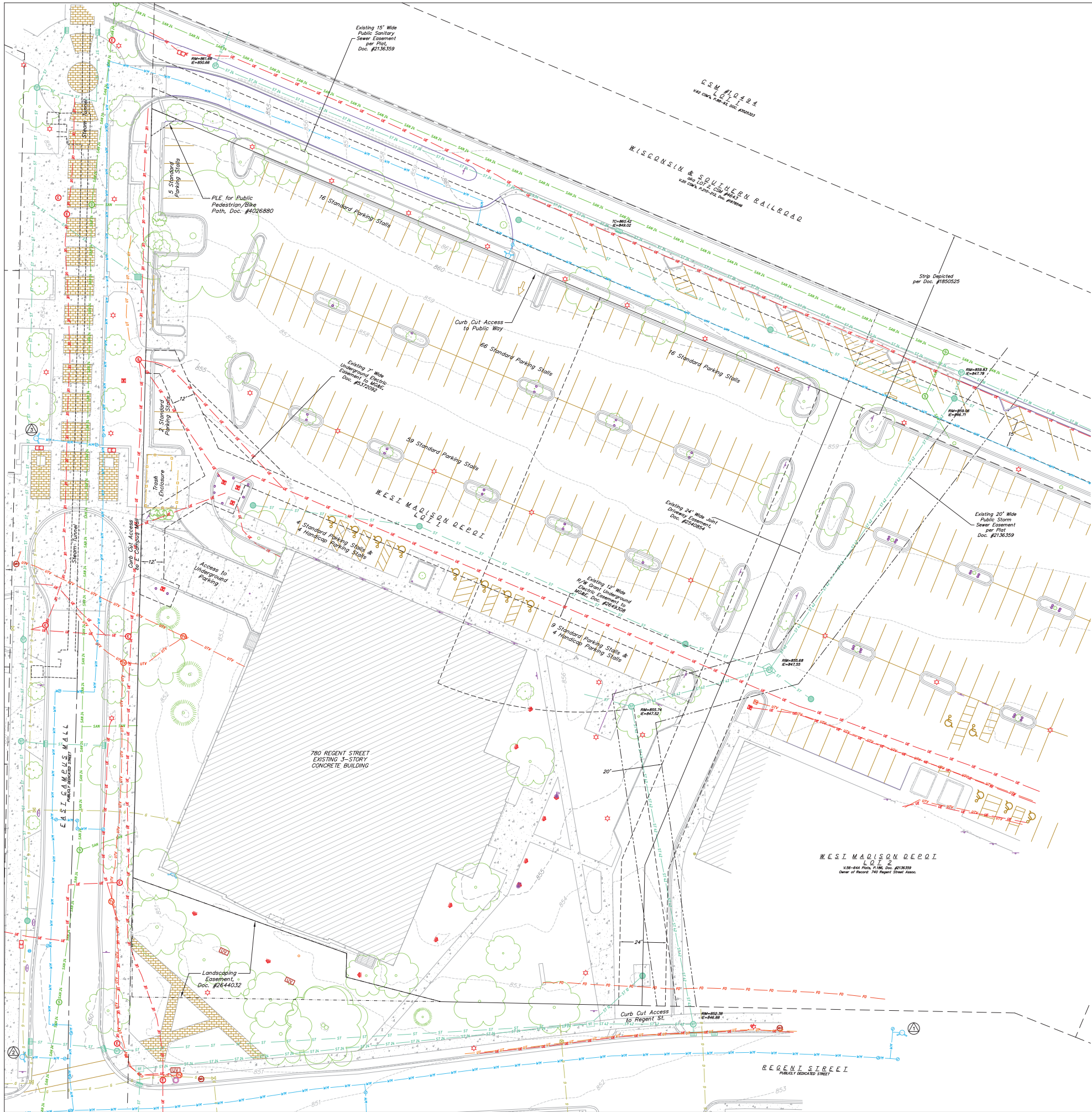
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SCALE: 3/64" = 1' - 0"



TOPOGRAPHIC LINEWORK LEGEND

- UTV EXISTING UNDERGROUND CABLE TV
- UT EXISTING UNDERGROUND TELEPHONE
- GF EXISTING GENERAL FENCE
- WF EXISTING WOOD FENCE
- GL EXISTING GAS LINE
- EL EXISTING UNDERGROUND ELECTRIC LINE
- SSM EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST EXISTING STORM SEWER LINE (SIZE NOTED)
- WM EXISTING WATER MAIN (SIZE NOTED)
- 820 EXISTING MAJOR CONTOUR
- 818 EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING SIGN
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING TV MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

HATCHING LEGEND

- EXISTING CONCRETE
- EXISTING BRICK PAVERS

NOTES:

- THIS SURVEY IS BASED UPON FIELD SURVEY WORK PERFORMED ON AUGUST 16 THROUGH AUGUST 23, 2018. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 23, 2018 ARE NOT REFLECTED BY THIS SURVEY. ADDITIONAL FIELD SURVEY WORK WAS PERFORMED ON FEBRUARY 22, 2019.
- EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE AND LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.



SITE BENCHMARKS

- ARROW BOLT ON FIRE HYDRANT LOCATED ON NORTH SIDE OF REGENT STREET, APPROXIMATELY 430' EAST OF THE INTERSECTION WITH EAST CAMPUS MALL. ELEV = 855.83
- ARROW BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF REGENT STREET AND EAST CAMPUS MALL. ELEV = 852.43
- TAG BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF EAST CAMPUS MALL, APPROXIMATELY 65' NORTH OF THE CUL-DE-SAC. ELEV = 854.77



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

Revisions

CITY OF MADISON UDC
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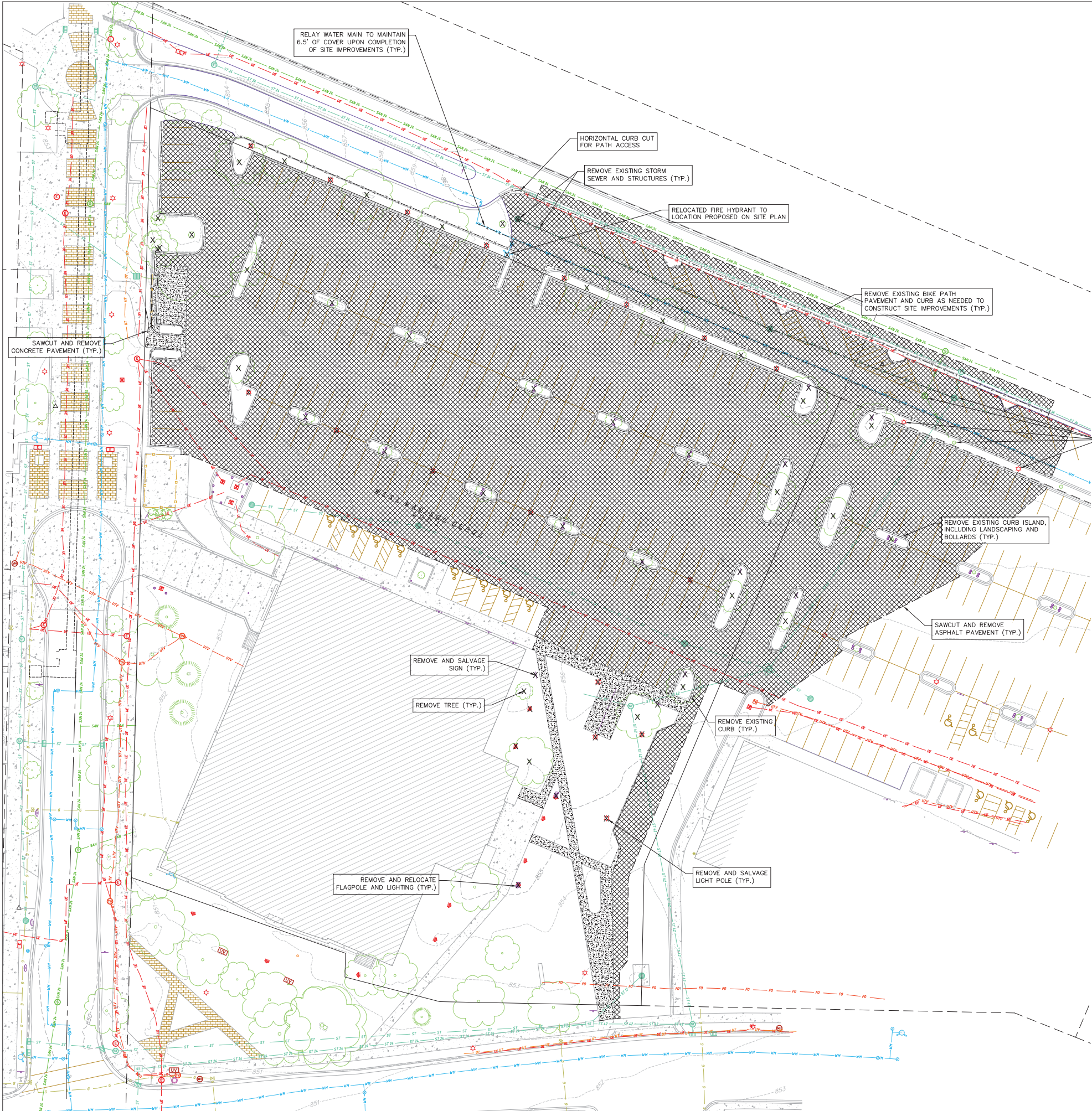
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Project No.
218051

Sheet Title
EXISTING
CONDITIONS
PLAN

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Sheet No.
C100



DEMOLITION PLAN LEGEND	
	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL



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

Revisions

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DEMOLITION
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Sheet No.
C101

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
DECORATIVE PAVEMENT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

Parking Lot Plan Site Information Block

Site Address: 760 REGENT ST
Site acreage (total): 51,737 SF (1.19 ACRES)
Number of building stories (above grade): 6
Building height: 72'-0"
OLHR type of construction (new structures): IIB
Total square footage of building: 180,816 SF TOTAL
(75,706 SF PARKING; 22,090 HOTEL COMMON/BOH; 83,020 GUEST ROOMS)
Use of property:
Gross square feet of building: 180,816 SF
Gross square feet of retail area: N/A
Number of employees in warehouse: N/A
Number of employees: 65 TOTAL; 45 FULL-TIME; 15 PART-TIME
Capacity of restaurant/place of assembly: 199 TOTAL
Number of bicycle stalls shown: 18 INTERIOR
Number of parking stalls:
Large Car: 175
Accessible: 4
Total: 239
Number of trees shown: See Landscape Plan

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER, WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- 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 CONTRACTORS 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. RAMP SHALL BE 8.33% MAX SLOPE.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- PROVIDE ALL NECESSARY TEMPORARY TRAFFIC CONTROL PER MUTCD AND CITY OF MADISON REQUIREMENTS.



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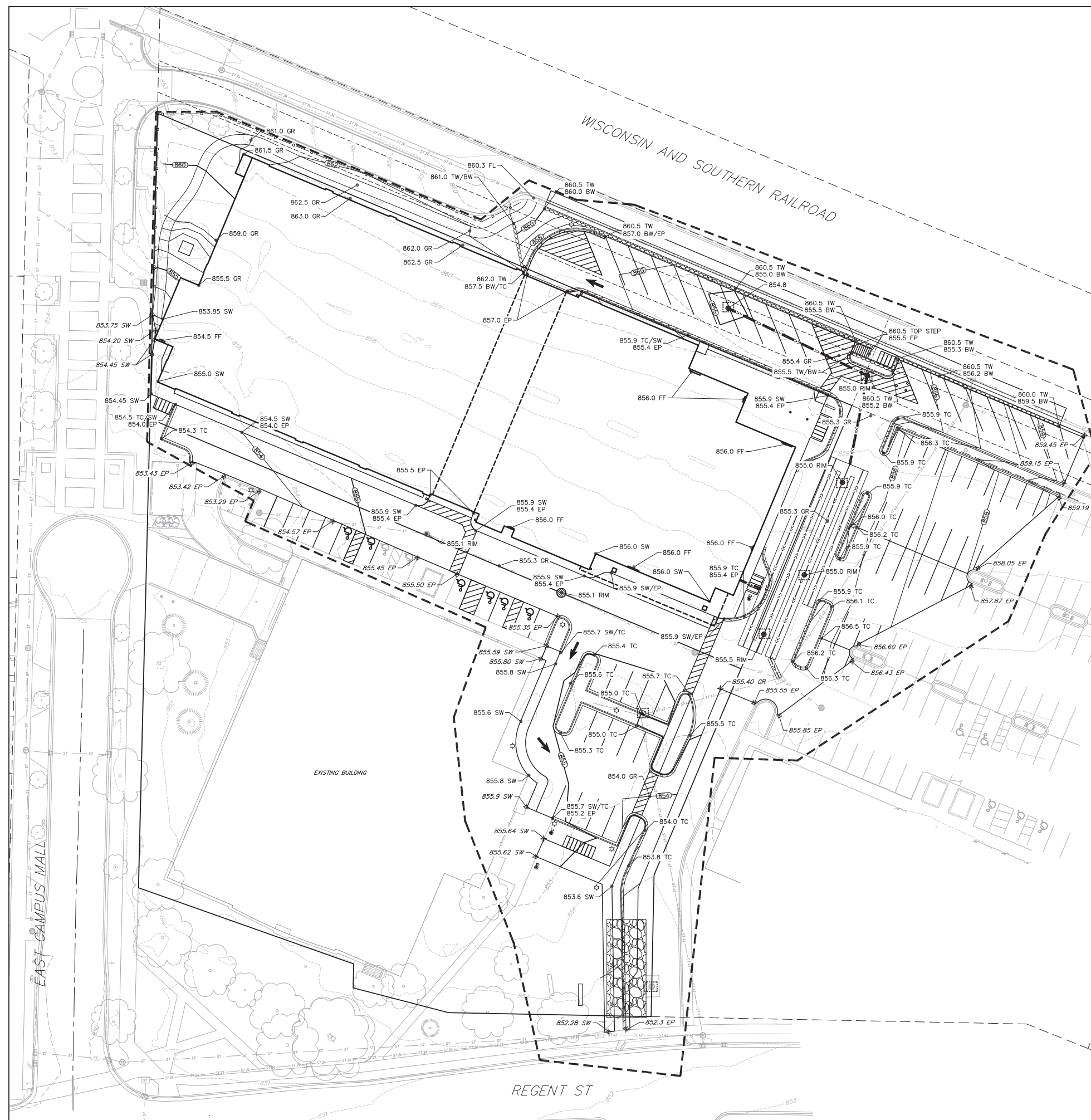
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SITE PLAN

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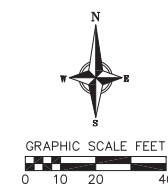
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- | GRADING LEGEND | |
|---|------------------------------|
|  | EXISTING MAJOR CONTOURS |
|  | EXISTING MINOR CONTOURS |
|  | PROPOSED MAJOR CONTOURS |
|  | PROPOSED MINOR CONTOURS |
|  | DITCH CENTERLINE |
|  | SILT FENCE |
|  | DISTURBED LIMITS |
|  | BERM |
|  | DRAINAGE DIRECTION |
|  | PROPOSED SLOPE ARROWS |
|  | EXISTING SPOT ELEVATIONS |
|  | PROPOSED SPOT ELEVATIONS |
|  | STONE WEEPER |
|  | VELOCITY CHECK |
|  | INLET PROTECTION |
|  | EROSION MAT CLASS I, TYPE A |
|  | EROSION MAT CLASS II, TYPE B |
|  | TRACKING PAD |
|  | RIP RAP |

- ABBREVIATIONS**
- TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL
EP - EDGE OF PAVEMENT
GR - GRADE

- ### GRADING NOTES:
1. ALL GRADES SHOWN ARE FINISHED GRADES. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
 3. INSTALL A 50' x 20' x 1.5" TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
 4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 5. INSTALL W/ DOT TYPE D INLET PROTECTION IN EXISTING CURB INLETS AND W/ DOT TYPE A IN FIELD INLETS.
 6. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.



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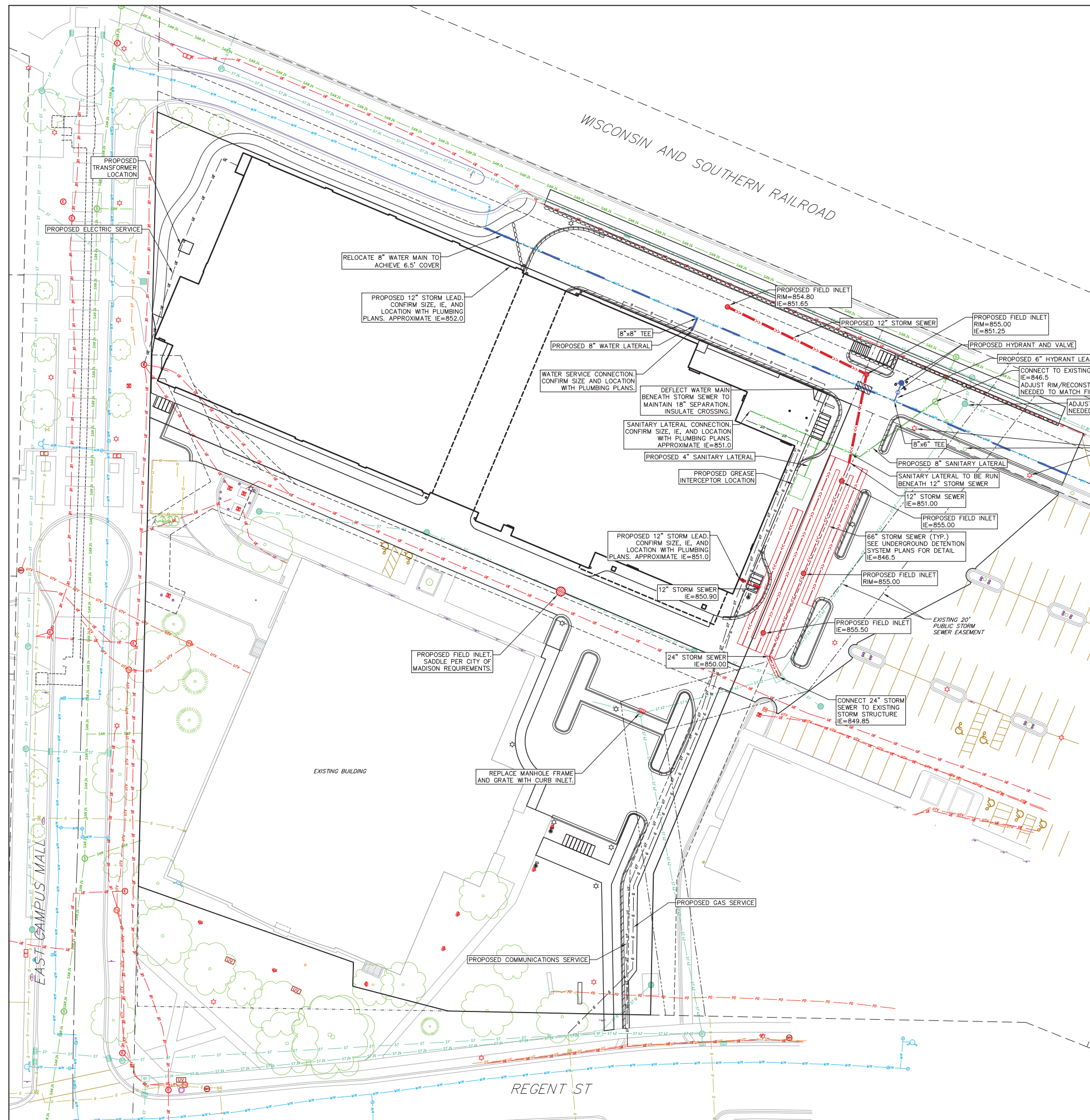
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**GRADING & EROSION
CONTROL PLAN**

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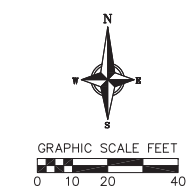
PROPOSED UTILITY LEGEND

- 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:**
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - 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(1)(h) AND SPS 382.40(6)(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.
 - FOR WATER SERVICES AND HYDRANT LEADS, ALL MECHANICAL JOINTS TO BE RESTRAINED WITH MEGALUG 1100 OR APPROVED EQUAL. PIPE JOINTS TO BE RESTRAINED AS INDICATED WITH MEGALUG 1700 HARNESS OR APPROVED EQUAL.
 - CONNECTIONS TO EXISTING WATER MAIN TO BE BY LIVE TAPPING. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTION FEES AND COSTS PAYABLE TO THE CITY OF MADISON FOR LIVE TAPPING, AND ALL OTHER WORK AND COSTS ASSOCIATED WITH LIVE TAPPING.



Revisions

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700 Regent Street
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UTILITY PLAN
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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. 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.
12. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
13. 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.
14. 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.
15. 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.
16. 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 THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
20. 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.
21. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
22. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING 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:

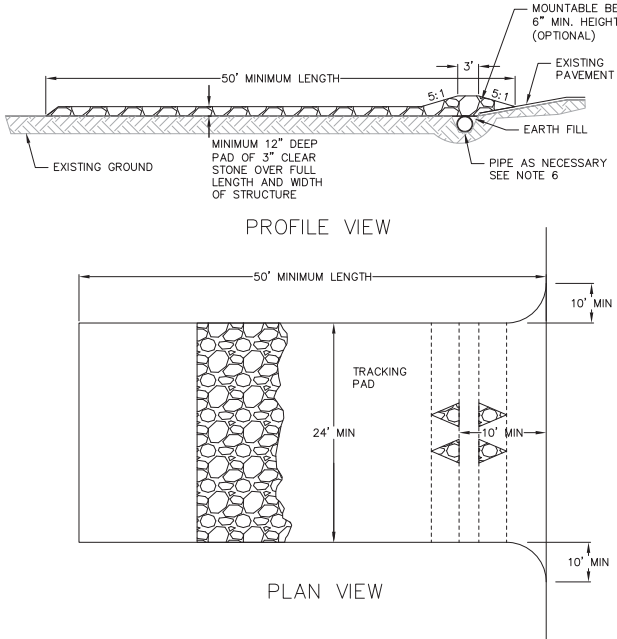
TEMPORARY AND PERMANENT:

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

MULCHING RATES:

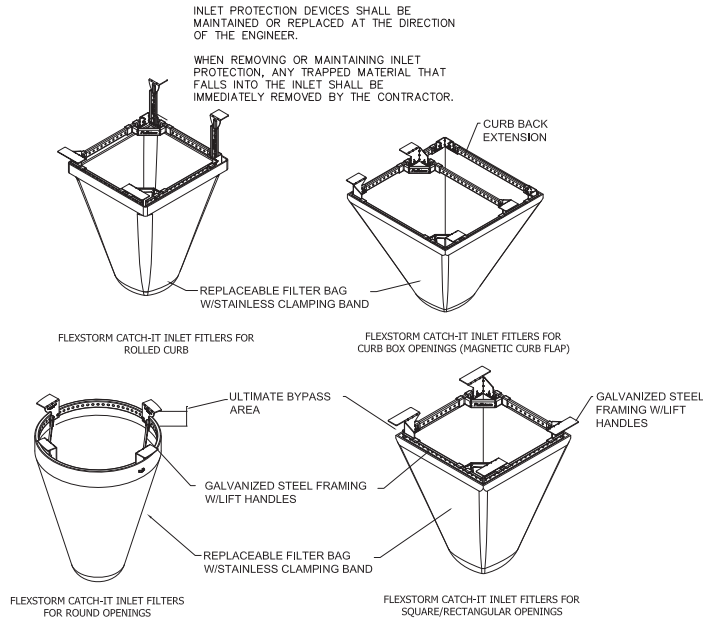
TEMPORARY AND PERMANENT:

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.



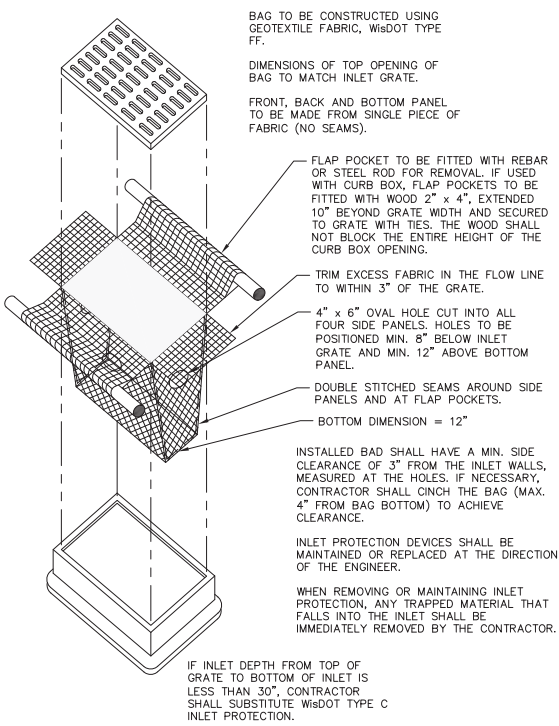
1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH - MINIMUM OF 50'
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC 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

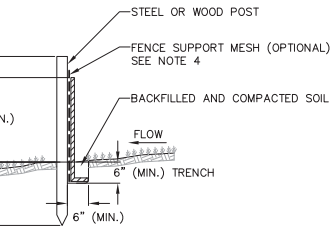


NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MGBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

1
11 FLEXSTORM INLET PROTECTION
NOT TO SCALE



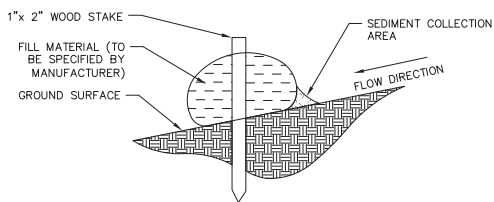
1
1 INLET PROTECTION TYPE D
NOT TO SCALE



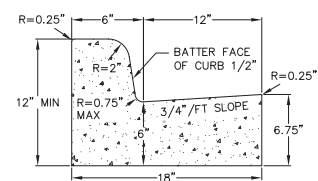
NOTES:

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

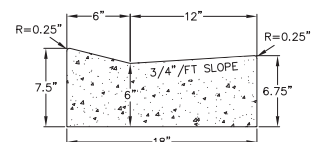
1
1 SILT FENCE
NOT TO SCALE



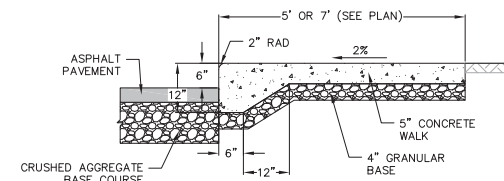
1
1 SILT SOCK
NOT TO SCALE



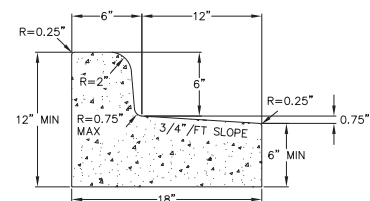
CURB AND GUTTER
CROSS SECTION



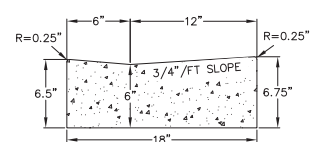
DRIVEWAY GUTTER CROSS SECTION



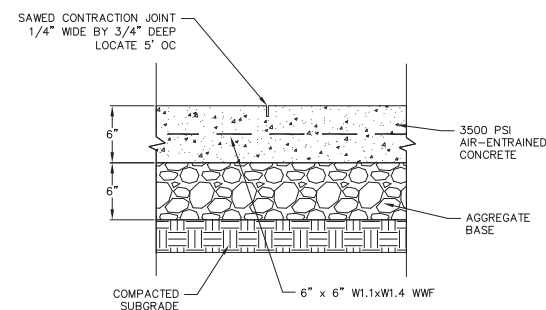
1 CURBED SIDEWALK SITE DETAIL
1 NOT TO SCALE



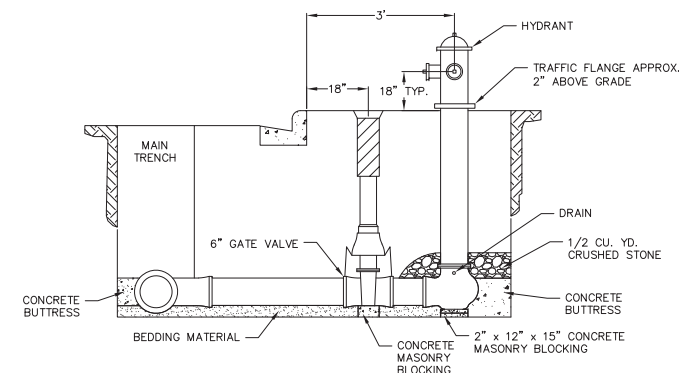
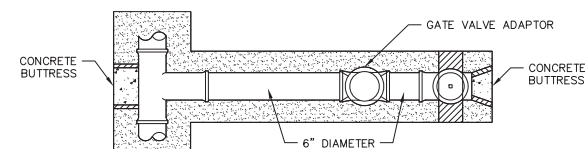
CURB AND GUTTER
REJECT SECTION



HANDICAP RAMP GUTTER CROSS SECTION

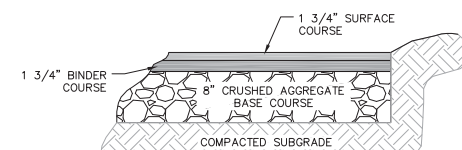


1 CONCRETE PAD
1 NOT TO SCALE

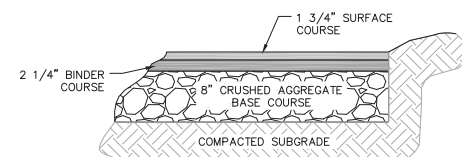


STANDARD HYDRANT SETTING

18" CONCRETE CURB AND GUTTER
NOT TO SCALE



LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

Revisions

CITY OF MADISON UDC
SUBMITTAL

SCOPE DOCUMENTS

Drawing Date
MAY 29, 2019

UW CAMPUS HOTEL

760 Regent Street
Madison, WI 53715

Project No.	Mortenson
218051	

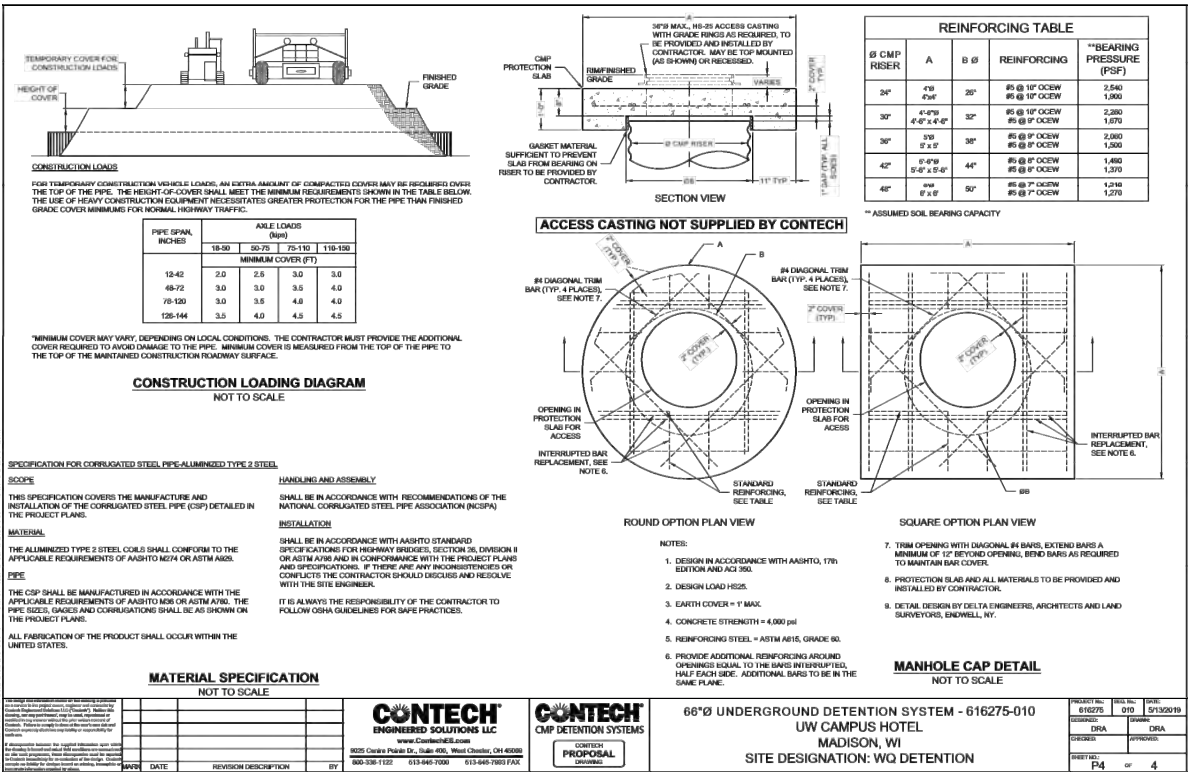
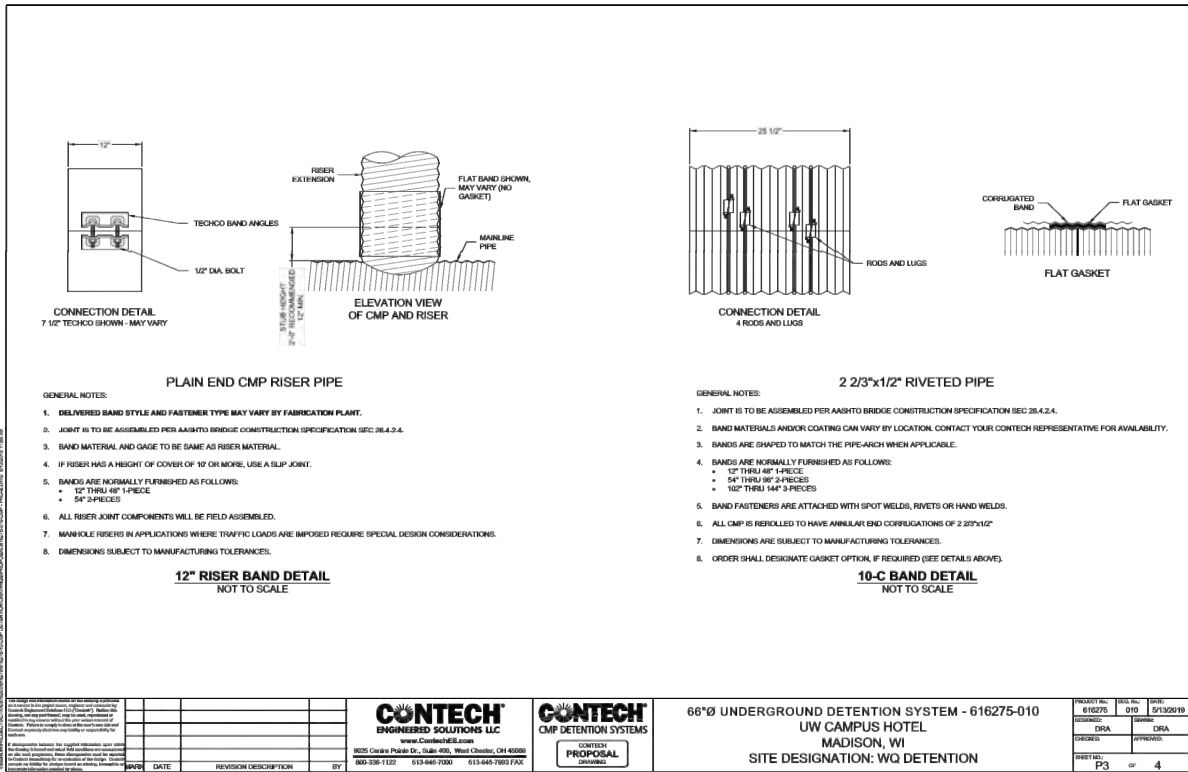
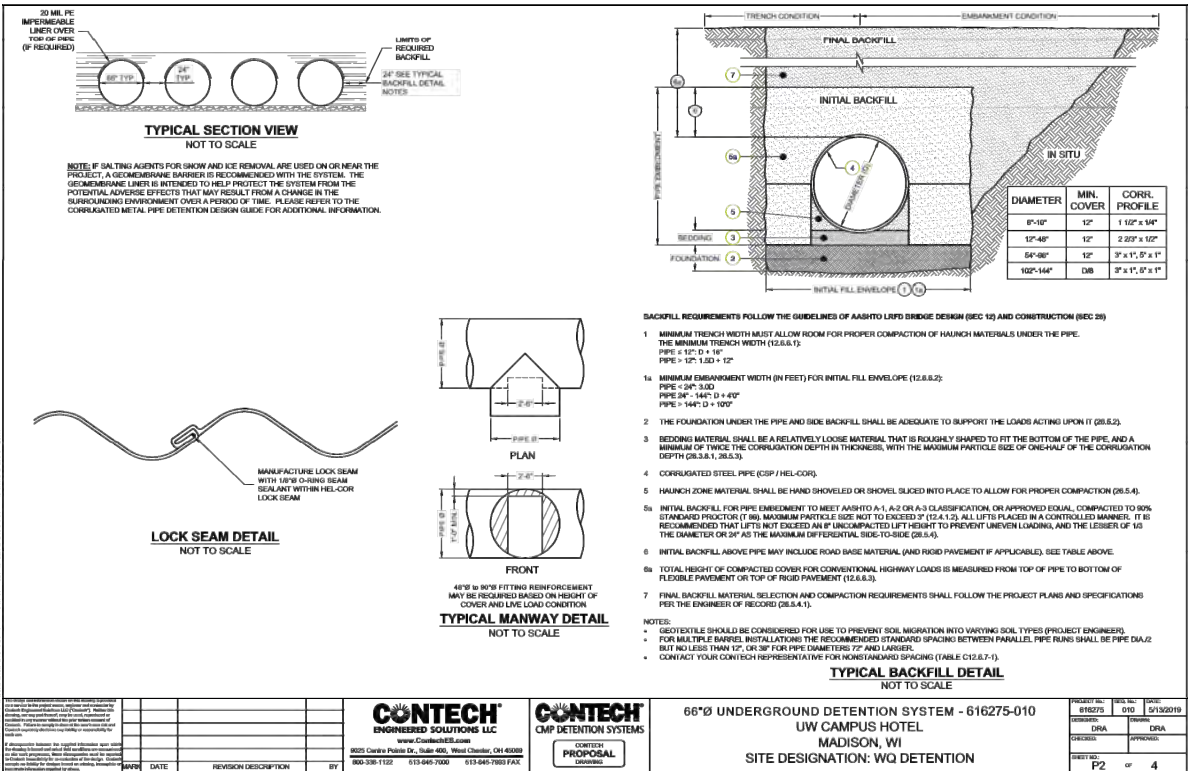
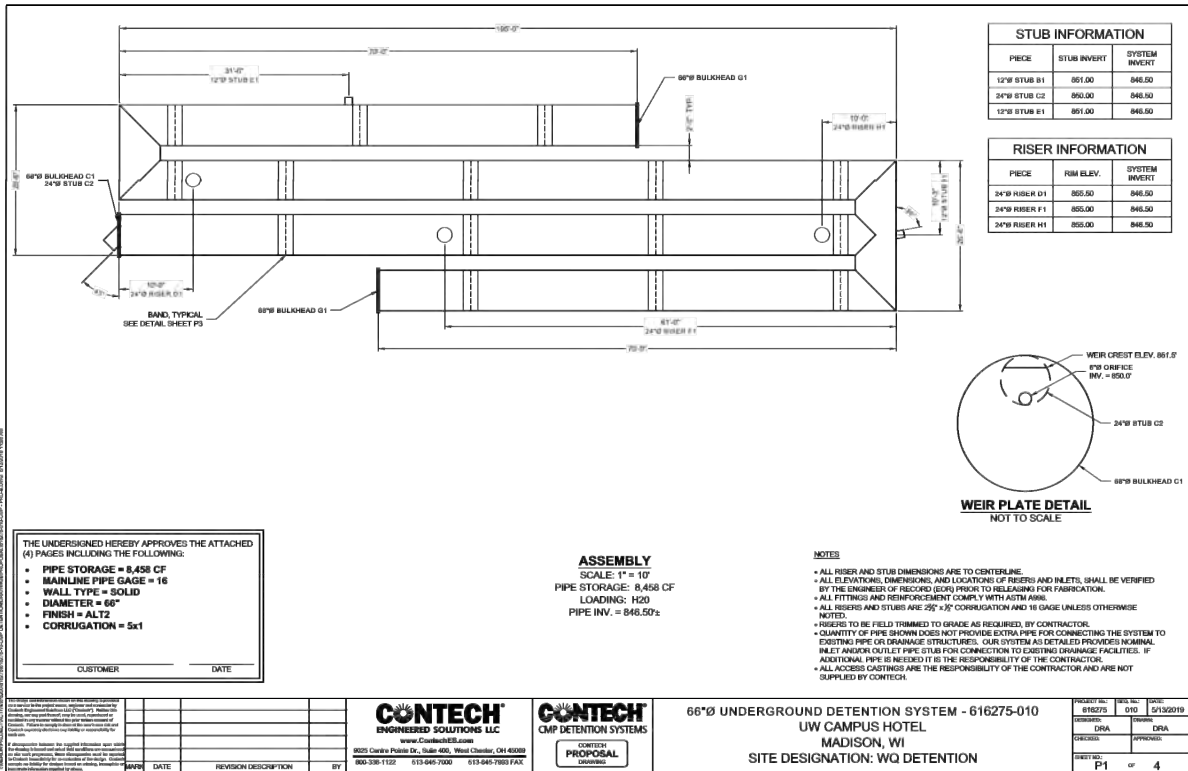
Sheet Title

CONSTRUCTION DETAILS

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Ninth Street, Suite 700, Madison, Wisconsin 53701
Telephone 608.283.6300 Fax 608.283.6317

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C501



Revisions

CITY OF MADISON UDC
SUBMITTAL
SCOPE DOCUMENTS
Drawing Date
MAY 29, 2019

UW CAMPUS HOTEL

760 Regent Street
Madison, WI 53715

Project No.
218051

Sheet Title
CONSTRUCTION
DETAILS



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
CO	Celtis occidentalis / Common Hackberry 40-60' x 40-60'	B & B	2.5"Cal	1
GT	Gleditsia triacanthos "Northern Acclaim" / Northern Acclaim Honeylocust	B & B	2.5"Cal	5
GD	Gymnocladus dioica "McBranched" / Decal Kentucky Coffee Tree 50' x 40'	B & B	2.5"Cal	1
OV	Ostrya virginiana / American Hophornbeam 25' x 15'	B & B	2.5"Cal	4
EXISTING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
Ex Gt	Gleditsia triacanthos / Honey Locust	Existing	6"	2
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
MP	Malus x "Prairie Maid" / Prairie Maid Crabapple 20' x 25'	B & B	2"Cal	2
SR	Syringa reticulata "Ivory Silk" / Ivory Silk Japanese Tree Lilac 25' x 15'	B & B	2"Cal	3

DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
DI	Oleandra lanicera / Dwarf Bush Honeysuckle 3-4' x 4-5'	5 gal	Cont	5
Ha	Hydrangea arborescens "Annabelle" / Annabelle Smooth Hydrangea 4' x 4-5'	3 gal	24" ht.	14
Hp	Hydrangea paniculata "Jane" / Little Lime Hydrangea 3-5' x 3-5'	5 gal	Cont	20
Rf	Rhamnus frangula "Fine Line" / Fine Line Buckthorn 5-7' x 2'	5 gal	Cont	64
Ra	Rhus aromatica "Gro-Low" / Gro-Low Fragrant Sumac 2-3' x 6-8'	5 gal	Cont	15
SF	Spiraea fritschiana "Pink-a-licious" / Pink-a-licious Fritsch Spirea 2-3' x 2-3'	3 gal	Cont	13
Vc	Viburnum cassinoides / Witherod Viburnum 5-6' x 5-6'	5 gal	Cont	8

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
Bs	Buxus sinica insularis "Wintergreen" / Wintergreen Korean Littleleaf Boxwood 3-4' x 3-4'	5 gal	Cont	20
JF	Juniperus chinensis "Fairview" / Fairview Juniper 15-20' x 6-7'	B & B	6' ht.	2
Jh	Juniperus horizontalis "Blue Chip" / Blue Chip Juniper 8-10' x 6-8'	5 gal	Cont	52
Js	Juniperus sabinna "Blue Forest" / Blue Forest Juniper 12' x 3-4'	3 gal	Cont	20
Te	Taxus x media "Everlow" / Everlow Yew 2-3' x 4-5'	5 gal	Cont	31
Tm	Taxus x media "Hicksl" / Hicksl Yew 6-15' x 4-6'	10 gal	Cont	2
To	Thuja occidentalis "Hetz Midget" / Hetz Midget Arborvitae 2-3' x 2-3'	5 gal	24" ht.	11
Th	Thuja occidentalis "Holmstrup" / Holmstrup Cedar 12-16' x 2-4'	10 gal	6' ht.	10

PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
ar	Ajuga reptans "Chocolate Chip" / Chocolate Chip Carpet Bugle 4-10" x 18"	4" pot	Cont	56
ax	Armonia x "Blue Ice" / Blue Ice Star Flower 18" x 20"	4" pot	Cont	84
ca	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass 3-5' x 2'	1 gal	Cont	247
d	Chasmanthium latifolium / Northern Sea Oats 30-36" x 12-18"	1 gal	Cont	103
cv	Coreopsis verticillata "Zagreb" / Zagreb Thread Leaf Coreopsis 12-18" x 18"	4" pot	Cont	17
hbt	Heuchera x "Berry Timeless" / Coral Bells 8-10" x 20"	4" pot	Cont	21
ham	Hosta x "August Moon" / Plantain Lily 20" x 24-30"	1 gal	Cont	28
po	Polystichum acrostichoides / Christmas Fern 1-3'	1 gal	Cont	57
sh	Sporobolus heterolepis / Prairie Dropseed 2' x 18"	1 gal	Cont	305

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING	QTY
	Vinca minor "Bowles" / Bowles' Common Periwinkle 6" ht.	flat	2" pot	12" o.c.	151 sf

SEEDING/DECORATIVE PAVING SCHEDULE

	DECORATIVE PAVING	1,848 sf
	COMPACTED CRUSHED GRANITE	2,214 sf

- 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 sodded with kentucky bluegrass turf sod grown in soil.
 - 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 shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging. Permaloc CleanLine 1 1/2" x 4" or equal, color black anodized.

City of Madison Landscape Worksheet					
Address:	760 Regent St	Date:	05.03.2019		
Total Square Footage of Developed Area:	(Site Area) 51,737	(Building Footprint at Grade) 38,023	=	13,714	sf
Total Landscape Points Required:	13,714	/ 300 =	46	x 5 =	229
		Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Points Achieved
Overstory deciduous tree	2.5" cal	35	0	2	70
Tall Evergreen Tree	5-6 feet tall	35	0	0	0
Ornamental tree	1.5" cal	15	0	3	45
Upright evergreen shrub	3-4 feet tall	10	0	7	70
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3	0	82	246
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4	0	53	212
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2	0	254	508
Ornamental/decorative fencing or wall	n/a	4 per 10 LF	0	0	0
Existing significant specimen tree	Min. Size 2.5" cal. Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch. Max. points per tree: 200	0	0	0
Landscape Furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"	0	6	30
Sub Totals			0	1181	
			Total Points Provided:	1181	



Revisions

CITY OF MADISON UDC
SUBMITTAL
SCOPE DOCUMENTS
Drawing Date
MAY 29, 2019

UW CAMPUS HOTEL

760 Regent Street
Madison, WI 53715

Project No. Mortenson

218051

Sheet Title

LANDSCAPE PLAN

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111 West Wisconsin Avenue, Milwaukee, Wisconsin 53203
Telephone 414.272.2000 Fax 414.272.2001
44 East Wilson Street, Suite 700, Madison, Wisconsin 53703
Telephone 608.263.6300 Fax 608.263.6317

Sheet No.

L101

NOTES:

1. COMPACTED GRAVEL TO BE LAVENDER HAZE FINES FROM MADISON BLOCK & STONE OR EQUAL. EDGE PATH WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE OR EQUAL, COLOR BLACK.
2. PLANK PAVERS TO BE GRANITEX PAVERS BY TECTURA DESIGNS, 12" X 48", COLOR GTX-110 (DARK GRAY).
3. BENCHES TO BE WAUSAU MADE CONCRETE BENCH TF5117, COLOR G26 CHARCOAL WITH PREMIUM GROUND AND FINISHED SURFACE.
4. STAIR RISERS TO BE MANUFACTURED STONE, COLOR TO MATCH PAVERS, 72" X 18" X 6".

- NOTES:
1. COMPACTED GRAVEL TO BE LAVENDER HAZE FINES FROM MADISON BLOCK & STONE OR EQUAL. EDGE PATH WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE OR EQUAL. COLOR BLACK.
 2. PLANK PAVERS TO BE GRANITEX PAVERS BY TECTURA DESIGNS, 12" X 48", COLOR GTX-110 (DARK GRAY).
 3. BENCHES TO BE WAUSAU MADE CONCRETE BENCH T5F117, COLOR G26 CHARCOAL WITH PREMIUM GROUND AND FINISHED SURFACE.
 4. STAIR RISERS TO BE MANUFACTURED STONE, COLOR TO MATCH PAVERS. 72" X 18" X 6".



ca (20)

(6) hbt

(4) sh

(1) h

SIGN

OUTDOOR DINING

LOUNGE

FIRE PIT

GLASS CANOPY

BIKE PARKING (6)

(25) ca

(3) JH

(1) SR



Revisions

CITY OF MADISON UDC
SUBMITTAL
SCOPE DOCUMENTS
Drawing Date
MAY 29, 2019

UW CAMPUS HOTEL

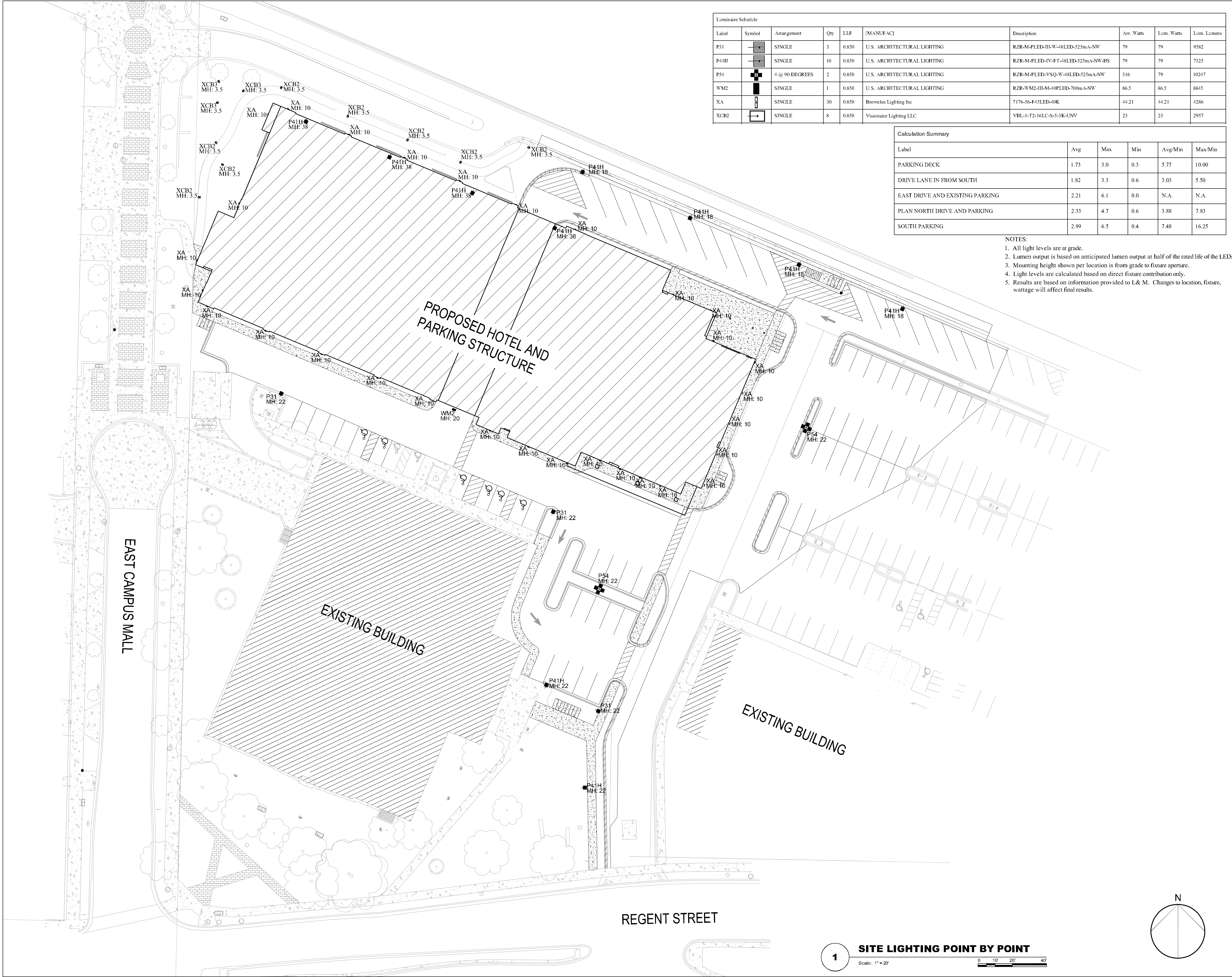
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Project No.	Mortenson
218051	

Sheet Title
LANDSCAPE DETAIL

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Sheet No.
L102



Luminaire Schedule								
Label	Symbol	Arrangement	Qty	LLF	[MANUFAC]	Description	Arr. Watts	Lim. Watts
P31		SINGLE	3	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-III-W-48LED-525mA-NW	79	79
P41H		SINGLE	10	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-IV-FT-48LED-525mA-NW-HS	79	79
P54		4 @ 90 DEGREES	2	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-VSQ-W-48LED-525mA-NW	316	79
WM2		SINGLE	1	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-III-M-40PLED-700mA-NW	86.5	86.5
XA		SINGLE	30	0.850	Brownlee Lighting Inc	7176-56-F45LED-40K	44.21	44.21
XCB2		SINGLE	8	0.850	Visionaire Lighting LLC	VBL-1-T2-16LC-S-53K-UNV	23	23

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK	1.73	3.0	0.3	5.77	10.00
DRIVE LANE IN FROM SOUTH	1.82	3.3	0.6	3.03	5.50
EAST DRIVE AND EXISTING PARKING	2.21	6.1	0.0	N.A.	N.A.
PLAN NORTH DRIVE AND PARKING	2.33	4.7	0.6	3.88	7.83
SOUTH PARKING	2.99	6.5	0.4	7.48	16.25

- NOTES:
1. All light levels are at grade.
 2. Lumen output is based on anticipated lumen output at half of the rated life of the LED's.
 3. Mounting height shown per location is from grade to fixture aperture.
 4. Light levels are calculated based on direct fixture contribution only.
 5. Results are based on information provided to L& M. Changes to location, fixture, wattage will affect final results.

Revisions

CITY OF MADISON UDC
SUBMITTAL

SCOPE DOCUMENTS

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MAY 29, 2019

UW CAMPUS HOTEL

780 Regent Street
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Project No. 218051 Mortenson

Sheet Title
SITE LIGHTING

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Sheet No.
ES100

Luminaire Schedule						
Label	Symbol	Arrangement	Qty	LLF	[MANUFAC]	Description
P31		SINGLE	3	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-M-PUED-III-W-48LED-525mA-NW
P41H		SINGLE	10	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-M-PUED-IV-F-48LED-525mA-NW-HS
P54		4 @ 90 DEGREES	2	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-M-PUED-VSQ-W-48LED-525mA-NW
WM2		SINGLE	1	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-III-M-40PUED-700mA-NW
XA		SINGLE	30	0.850	Brownlee Lighting Inc	7176-S6-F45LED-40K
XCB2		SINGLE	8	0.850	Visionaire Lighting LLC	VBL-1-T2-16LC-S-5-3K-UNV

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING DECK	1.73	3.0	0.3	5.77	10.00
DRIVE LANE IN FROM SOUTH	1.82	3.3	0.6	3.03	5.50
EAST DRIVE AND EXISTING PARKING	2.21	6.1	0.0	N.A.	N.A.
PLAN NORTH DRIVE AND PARKING	2.33	4.7	0.6	3.88	7.83
SOUTH PARKING	2.99	6.5	0.4	7.48	16.25

- NOTES:
- All light levels are at grade.
 - Lumen output is based on anticipated lumen output at half of the rated life of the LED's
 - Mounting height shown per location is from grade to fixture aperture.
 - Light levels are calculated based on direct fixture contribution only.
 - Results are based on information provided to L&M. Changes to location, fixture, wattage will affect final results.

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UW CAMPUS HOTEL

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SITE LIGHTING POINT
BY POINT

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ES101

