

Madison, Wisconsin

INDEX OF SHEETS

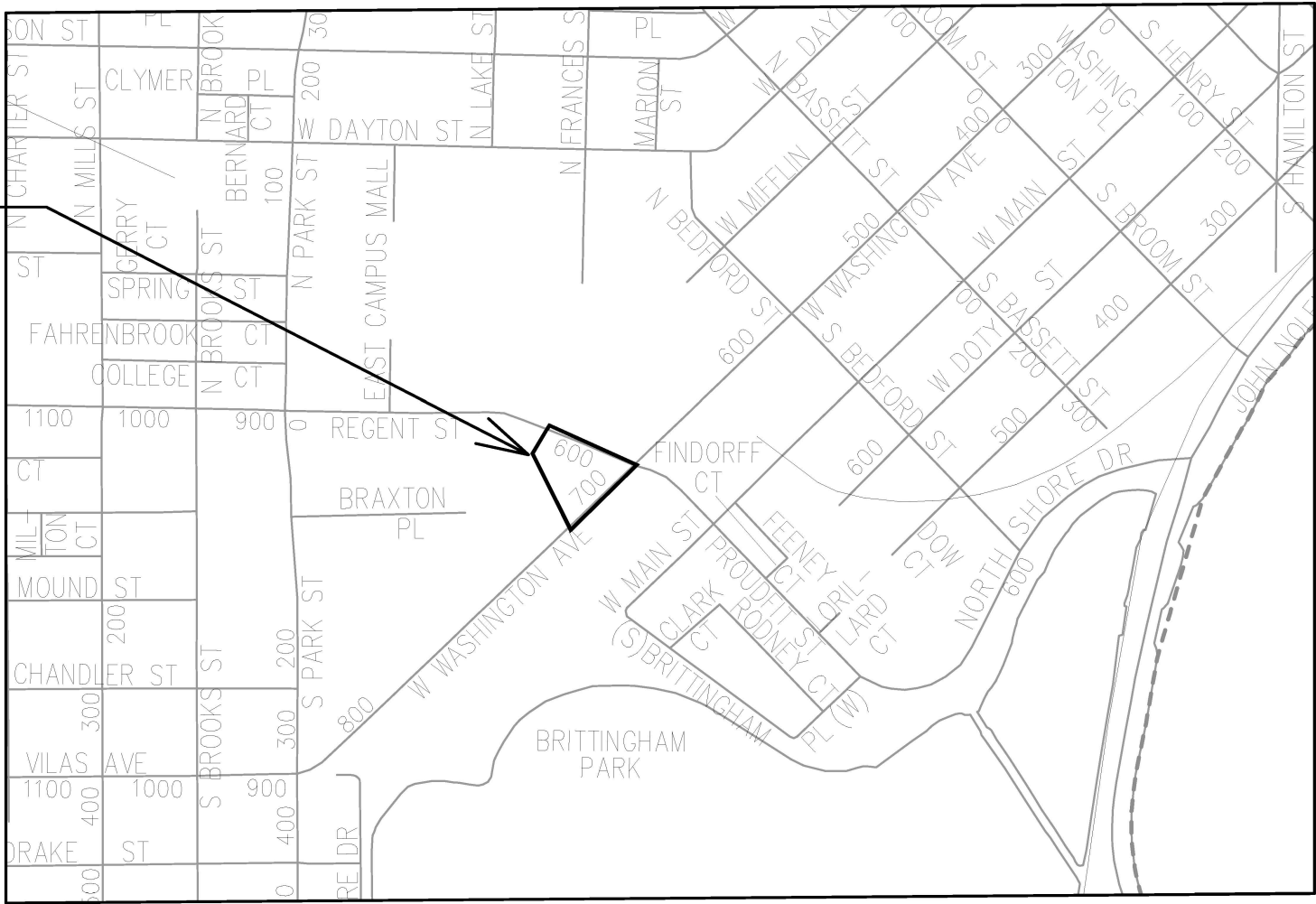
SHEET NO.	D1-D2	NOTES AND DETAILS
SHEET NO.	P1-P4	STREET PLAN & PROFILES
SHEET NO.	U1-U4	UTILITIES PLAN
SHEET NO.	L1-L2	LANDSCAPING PLAN
SHEET NO.	X1-X12	CROSS SECTIONS
		NO MAINTENANCE PLAN

REVISED 7/27/23 #4
REVISED 8/25/23 #5

CITY OF MADISON
CITY ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
PLAN OF PROPOSED IMPROVEMENT
BAYVIEW TOWNHOUSES - 601 BAY VIEW

CITY PROJECT NO. 13250
CONTRACT NO. 8956

PROJECT
LOCATION



PUBLIC IMPROVEMENT PROJECT
APPROVED

JANUARY 5, 2021

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

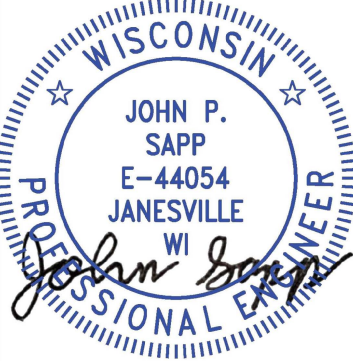
John P. Sapp

Oct 27, 2021

City Engineer

Date

STREET GRADES
DESIGNED BY:



Oct 27, 2021

STORM SEWER
DESIGNED BY:

LATERALS
ONLY

SANITARY SEWER
DESIGNED BY:

LATERALS
ONLY

WATER
DESIGNED BY:

LATERALS
ONLY

PLOT SCALE: 1"=1' XREF

PLOT NAME: ---

REV. DATE: 10/6/2021 2:49 PM

ORIGINATOR: CITY_OF_MADISON

ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

DEVELOPER MUST SUBMIT A TRAFFIC CONTROL PLAN TO CITY TRAFFIC ENGINEERING AT LEAST 14 DAYS PRIOR TO THE START OF WORK. WORK SHALL NOT PROCEED UNTIL AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE.

CONTACT PROJECT ENGINEER AND STREET DESIGNER IKE OKAFOR AT IOKAFOR@CITYOFMADISON.COM FOR CAD AND ALIGNMENT DATA PRIOR TO STAKING.

CONVENTIONAL SIGNS
FIELD VERIFY ALL UTILITY LOCATIONS

- GAS

STORM SEWER

SANITARY SEWER

WATER

BURIED ELECTRIC

OVERHEAD ELECTRIC

POWER POLE

ADA COMPLIANT RAMP W/
DETECTABLE WARNING FIELD

COMBUSTIBLE FLUIDS
- G —

— ST —

— SN —

— W —

— E —

— OH —

CAUTION

UNDERDRAINS SHALL BE INSTALLED PER STANDARD DETAIL DRAWING 4.05 FOR 75' ON EACH SIDE OF THE LOW POINT, OR TO THE NEAREST CURB HIGH POINT. ALL UNDERDRAIN SHALL BE WRAPPED.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADE OF 0.5% TOWARD STORM SEWER INLETS.

ALL DITCHES SHALL DRAIN WITH A MINIMUM GRADE OF 0.5%

THE CROSS SLOPE OF SIDEWALKS AND BARRIER FREE SIDEWALK CURB RAMPS SHALL TYPICALLY BE 1.5%. THE LONGITUDINAL GRADE OF BARRIER FREE SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.D. 3.04. AT ALL OTHER LOCATIONS THE LONGITUDINAL GRADE OF SIDEWALKS SHALL NOT BE LESS THAN 0.5% AND SHALL DRAIN TOWARD STORM SEWER INLETS. ALL SIDEWALK AND SIDEWALK RAMP ELEVATIONS AND GRADES SHALL BE FIELD VERIFIED AND SET TO COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE A.D.A. GUIDELINES.

CURB STATION AND OFFSETS SHALL BE TO THE **EDGE OF PAVEMENT** UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE **EDGE OF PAVEMENT** UNLESS OTHERWISE INDICATED.

POWER POLES AND OTHER OBSTRUCTIONS SHALL BE MOVED TO PROVIDE 2 FEET MINIMUM OF CLEAR DISTANCE FROM ANY FACE OF CURB OR EDGE OF SIDEWALK.

ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.

THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.

ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.

THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.

PAVEMENT SAWCUTS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS SHOWN ON THE PLAN ARE APPROXIMATE.

ALL WORK IN THE RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION



STANDARD NOTES AND COMMENTS

BAYVIEW TOWNHOUSES - 601 BAY VIEW

13250

D-1

13250

MADISON, WI

CONTRACT NO: 8956

MARK

REVISION

DATE

BY

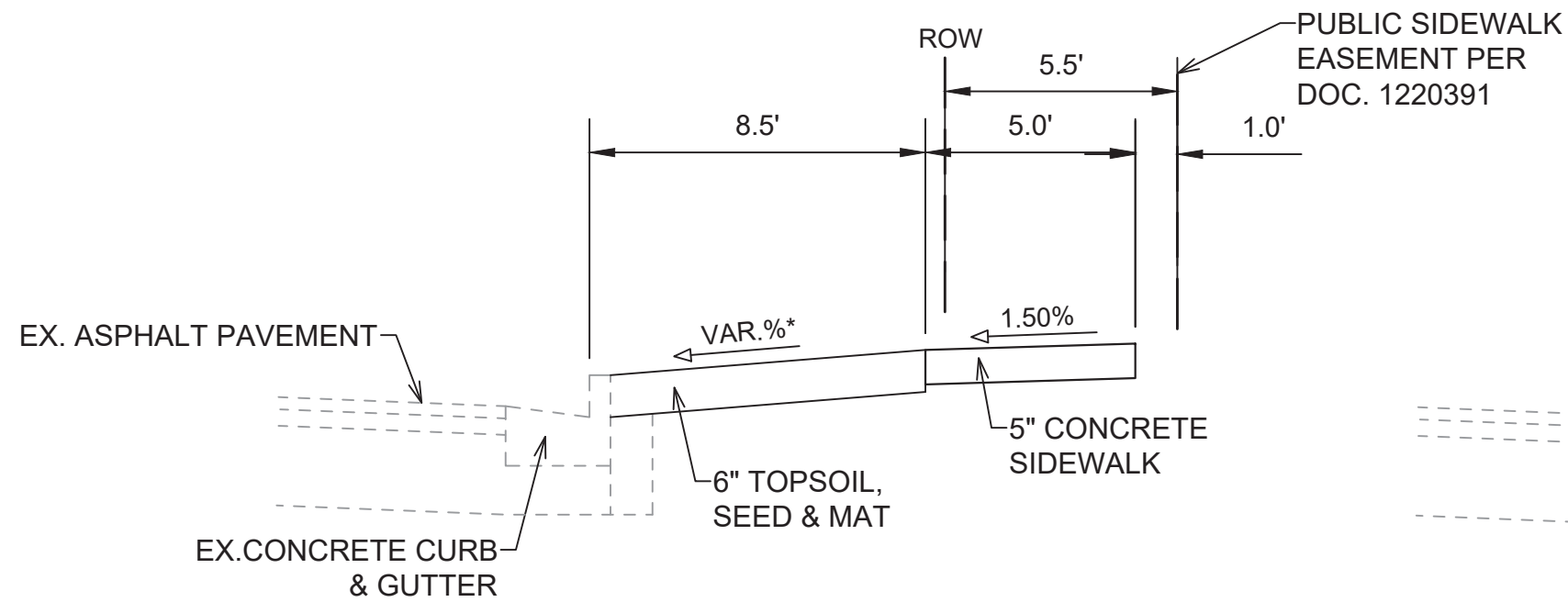
13250

10/6/2021 2:15 PM

NTS

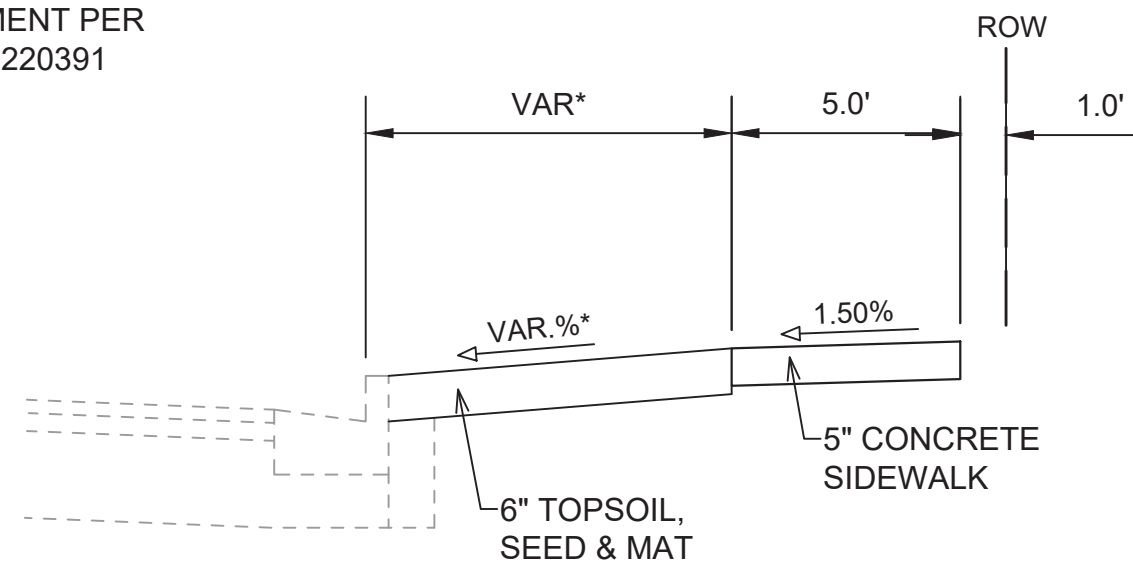
D-1

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-Details.dwg



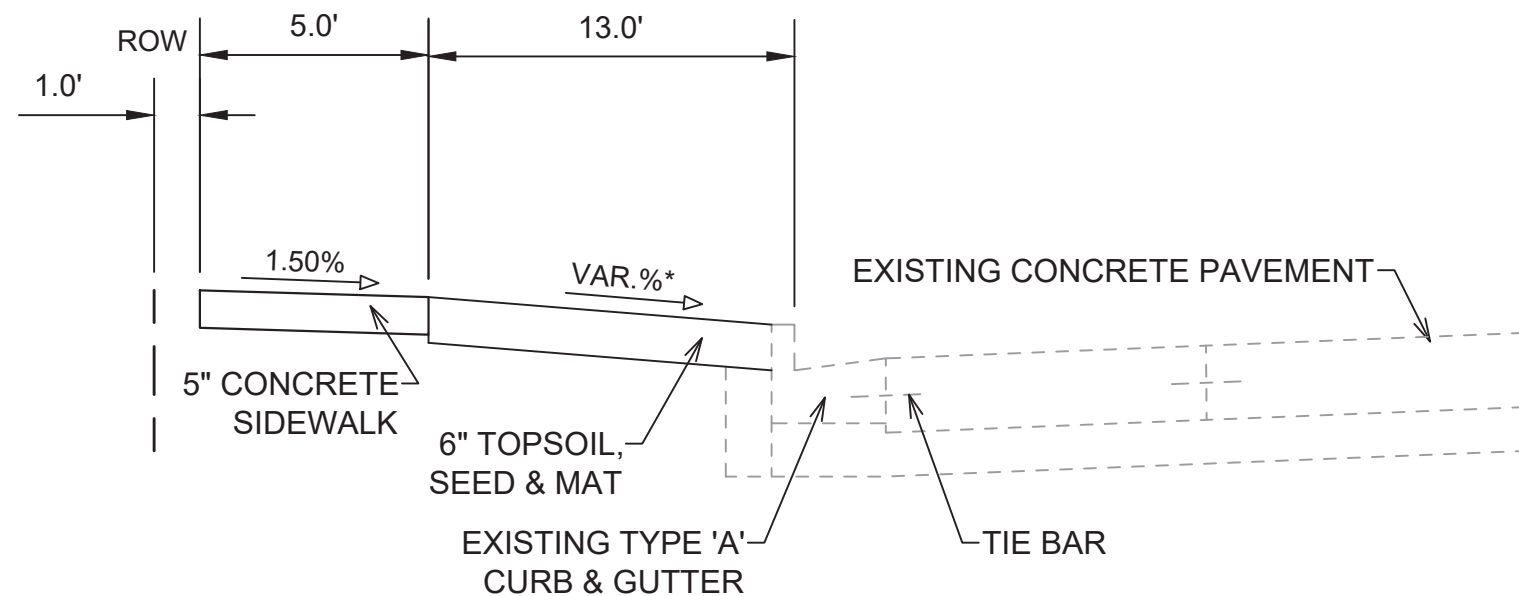
TYPICAL SECTION

REGENT STREET
STA 10+55 TO STA 15+35
NOT TO SCALE



TYPICAL SECTION

REGENT STREET
STA 15+35 TO STA 16+60
NOT TO SCALE



TYPICAL SECTION

WEST WASHINGTON AVE
STA 34+97 TO STA 36+30
NOT TO SCALE

NOTES:

- * SEE PLAN AND PROFILE AND CROSS SECTIONS FOR SLOPES, ELEVATIONS AND OFFSETS

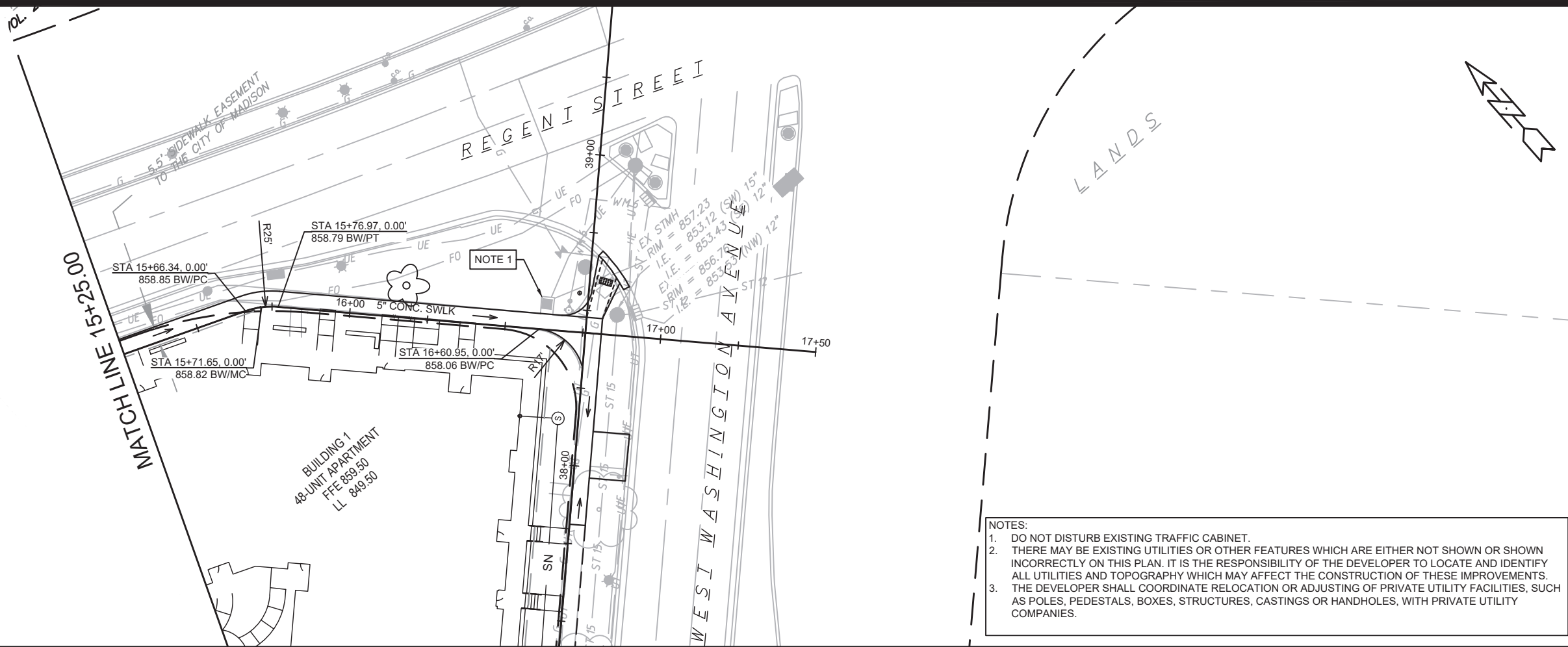
DATE	BY
10/6/2021	11:38 AM
REVISION	Scale: NTS
13250	13250

13250	MADISON, WI	8956
BAYVIEW TOWNHOUSES - 601 BAY VIEW		CONTRACT NO:

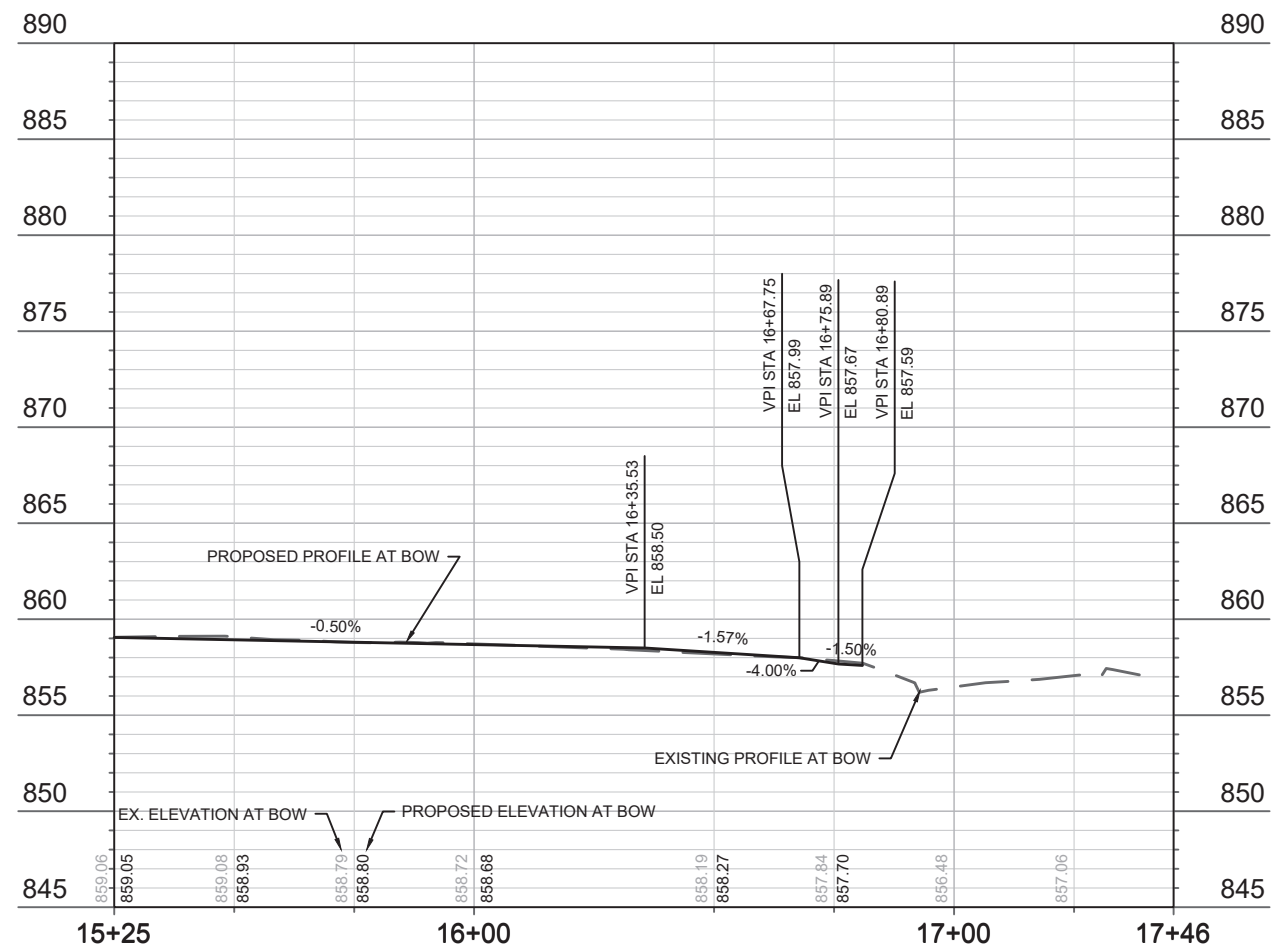
TYPICAL SECTIONS
BAYVIEW TOWNHOUSES - 601 BAY VIEW
M:\DESIGN\Projects\13250\CAD\Streets\13250EN-Details.dwg



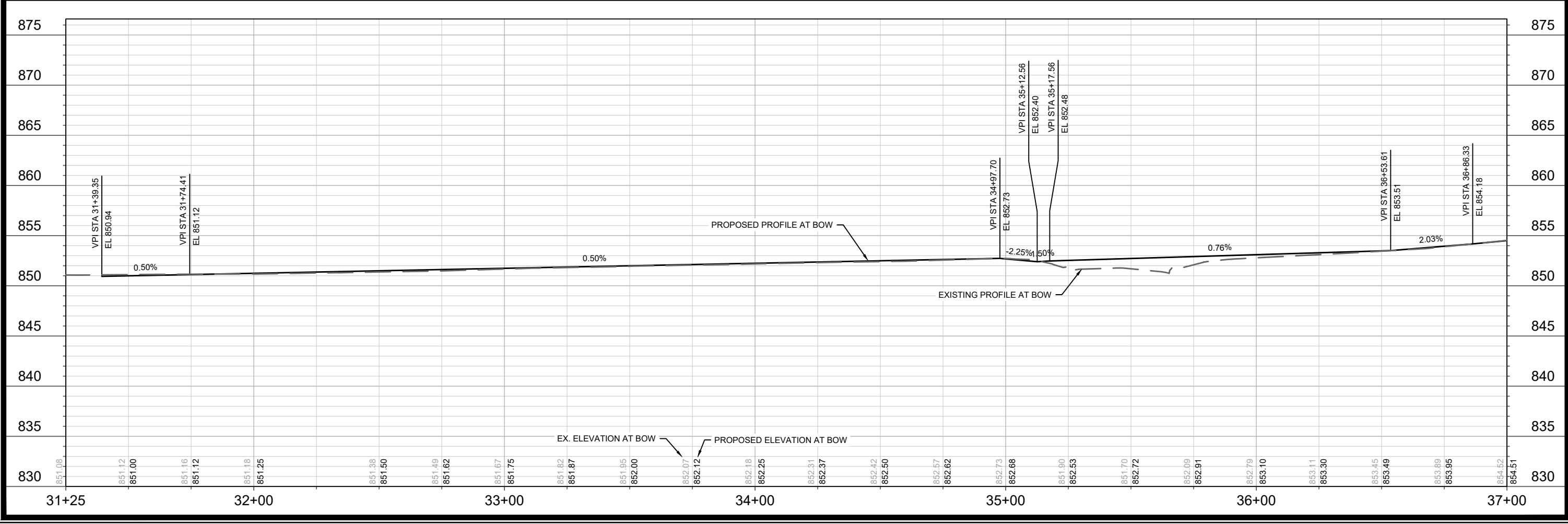
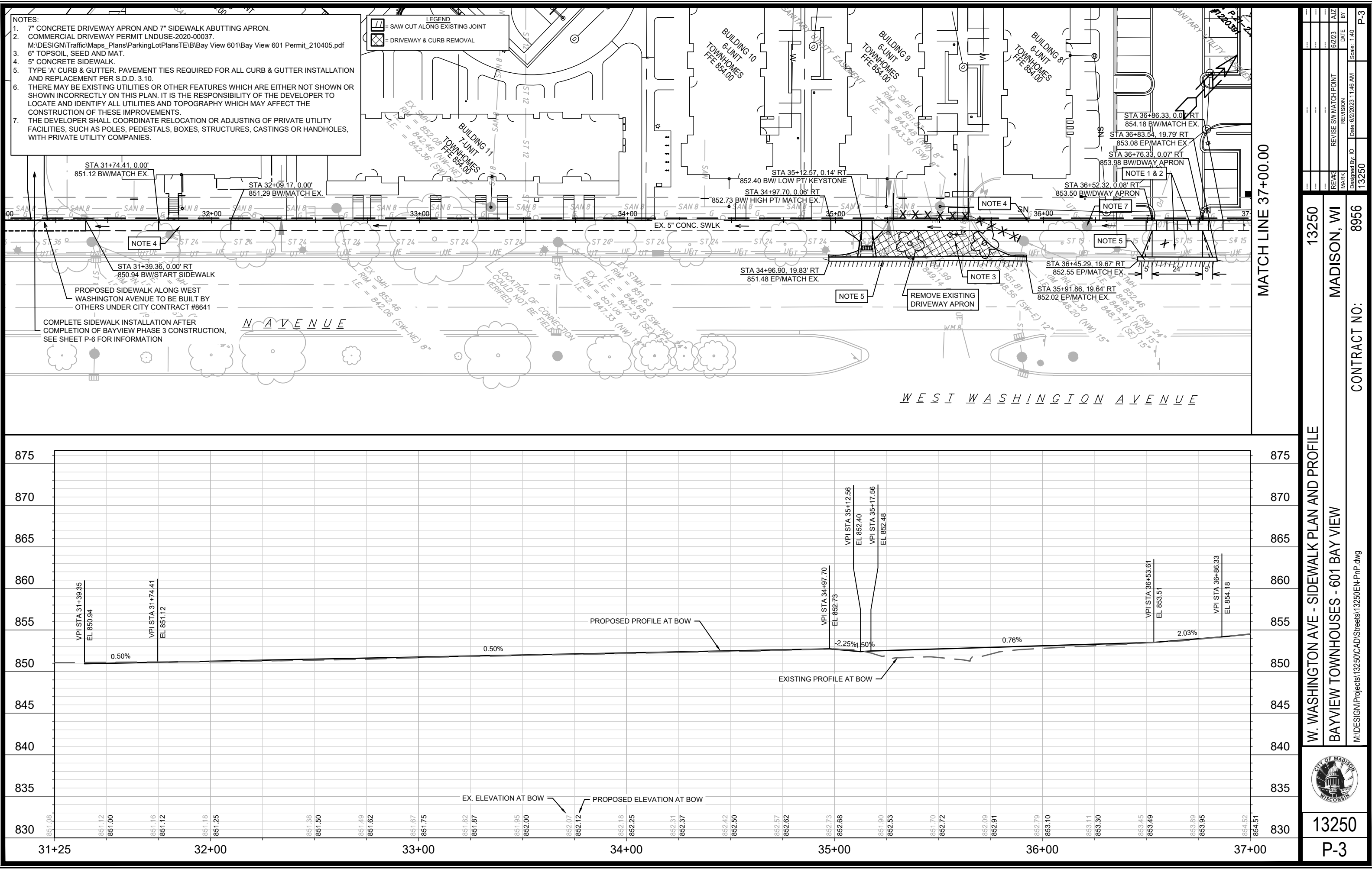
13250
D-2



- NOTES:
1. DO NOT DISTURB EXISTING TRAFFIC CABINET.
 2. THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.
 3. THE DEVELOPER SHALL COORDINATE RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES.



13250		MADISON, WI		CONTRACT NO: 8956	
REGENT STREET - SIDEWALK PLAN AND PROFILE		BAYVIEW TOWNHOUSES - 601 BAY VIEW		M:\DESIGN\Projects\13250\CAD\Streets\13250EN-PnP.dwg	
		13250		P-2	
MARK		REVISION		DATE	
BY		BY		BY	
13250		10/8/2021 2:31 PM		Scale: 1:40	
Designed By: ID		P-2			



13250		MADISON, WI		CONTRACT NO: 8956	
W. WASHINGTON AVE - SIDEWALK PLAN AND PROFILE		BAYVIEW TOWNHOUSES - 601 BAY VIEW		13250EN-PnP.dwg	
13250		P-3		CITY OF MADISON WISCONSIN	

0709-233-0102-5
CITY OF MADISON CDA
702 BRAXTON PL

****WORK FROM THIS PLAN INCLUDES SIDEWALK,
CURB RAMP, AND DRIVEWAY APRON
CONSTRUCTION AS WELL AS TERRACE
RESTORATION ALONG THE EAST SIDE OF LA
MARIPOSA LANE. CONNECT LA MARIPOSA
SIDEWALK THE SHARED-USE PATH CONSTRUCTED
UNDER PUBLIC WORKS CONTRACT #8641.****

0709-233-0106-7
CITY OF MADISON CDA
755 BRAXTON PL

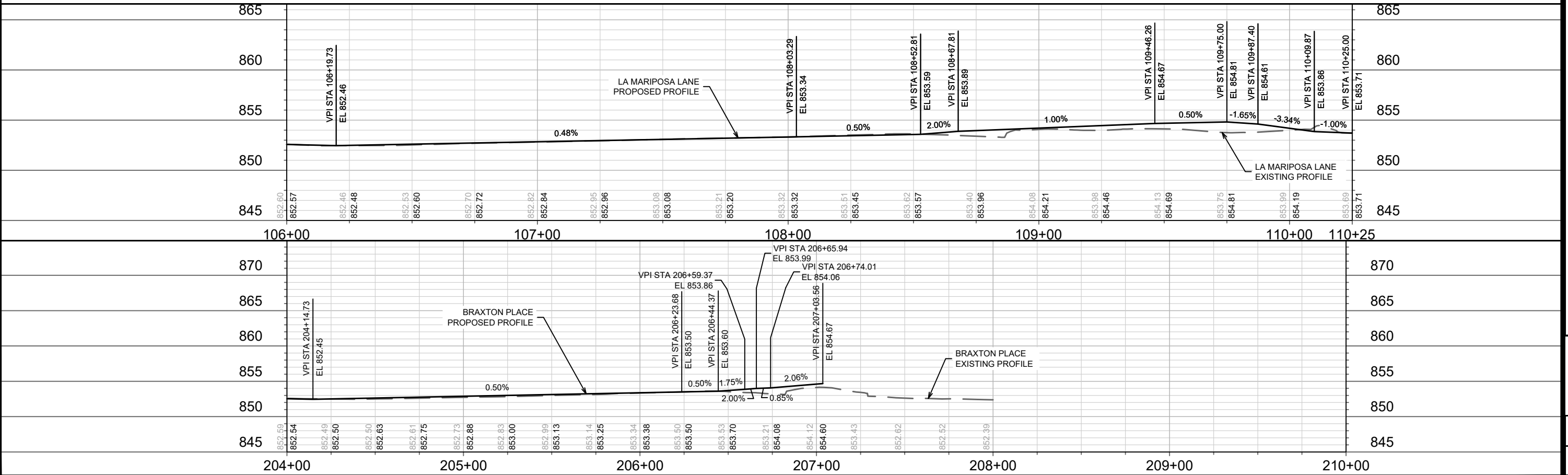
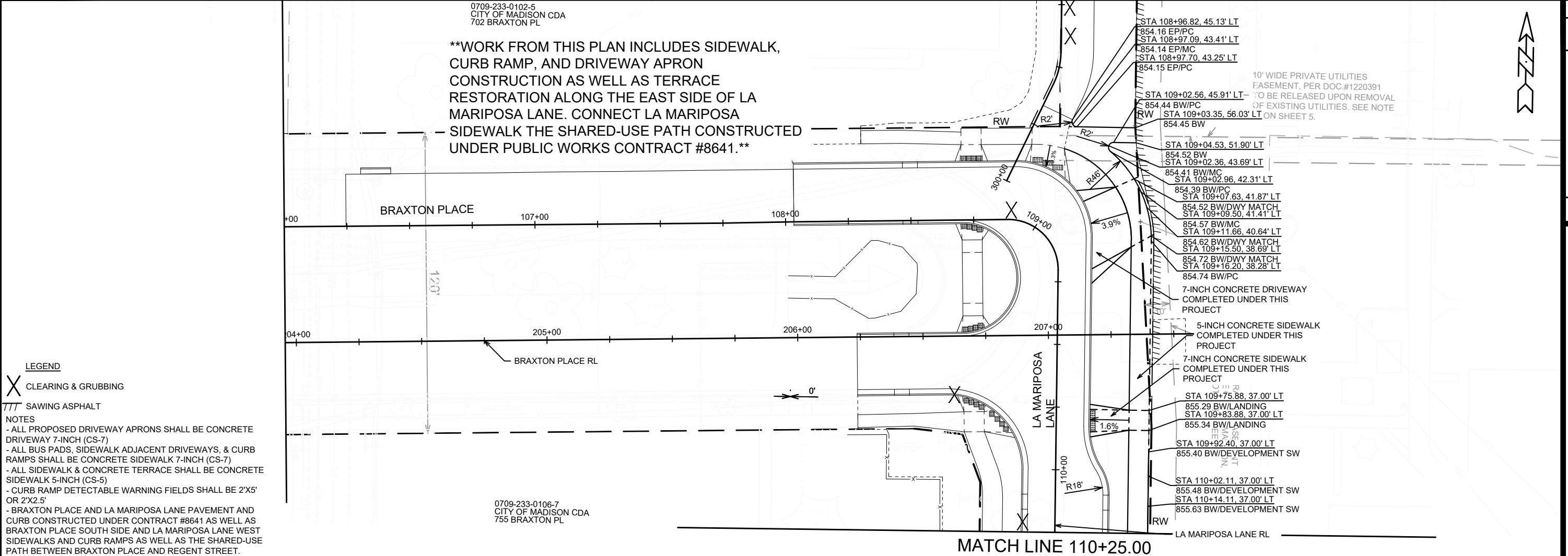
LEGEND

X CLEARING & GRUBBING

/// SAWING ASPHALT

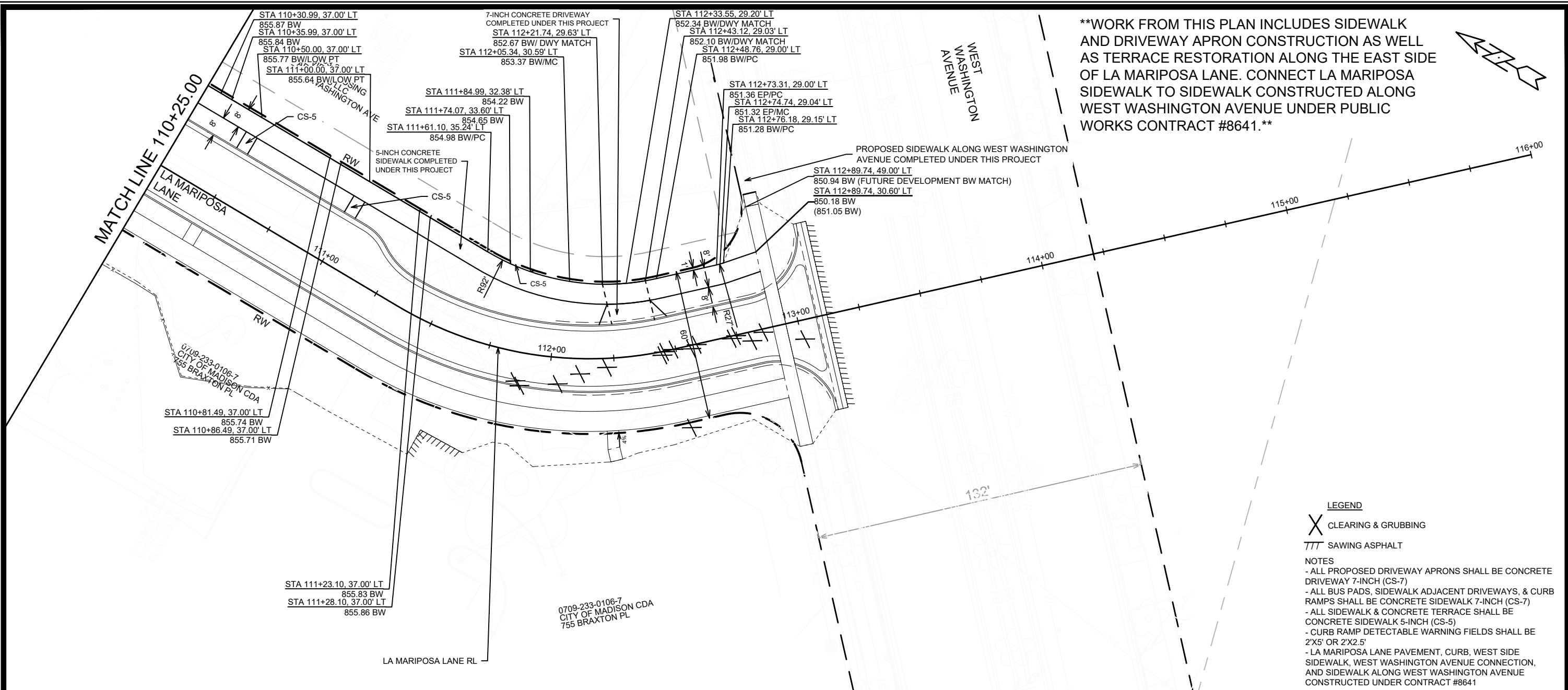
NOTES

- ALL PROPOSED DRIVEWAY APRONS SHALL BE CONCRETE DRIVEWAY 7-INCH (CS-7)
- ALL BUS PADS, SIDEWALK ADJACENT DRIVEWAYS, & CURB RAMPS SHALL BE CONCRETE SIDEWALK 7-INCH (CS-7)
- ALL SIDEWALK & CONCRETE TERRACE SHALL BE CONCRETE SIDEWALK 5-INCH (CS-5)
- CURB RAMP DETECTABLE WARNING FIELDS SHALL BE 2'X5' OR 2'X2.5'
- BRAXTON PLACE AND LA MARIPOSA LANE PAVEMENT AND CURB CONSTRUCTED UNDER CONTRACT #8641 AS WELL AS BRAXTON PLACE SOUTH SIDE AND LA MARIPOSA LANE WEST SIDEWALKS AND CURB RAMPS AS WELL AS THE SHARED-USE PATH BETWEEN BRAXTON PLACE AND REGENT STREET.



13250	MADISON, WI	8956	CONTRACT NO:
LA MARIPOSA LANE SIDEWALK	BAYVIEW TOWNHOUSES - 601 BAY VIEW		
13250	P-5		

M:\DESIGN\Projects\13250\CAD\Streets\13169EN-PnP\LaMariposaLn_AddedTo13250.dwg

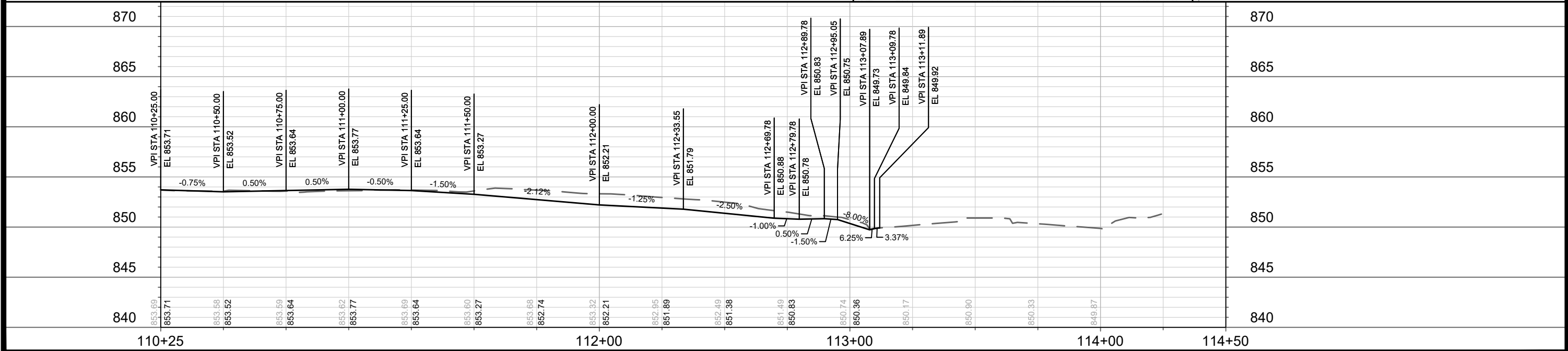


WORK FROM THIS PLAN INCLUDES SIDEWALK AND DRIVEWAY APRON CONSTRUCTION AS WELL AS TERRACE RESTORATION ALONG THE EAST SIDE OF LA MARIPOSA LANE. CONNECT LA MARIPOSA SIDEWALK TO SIDEWALK CONSTRUCTED ALONG WEST WASHINGTON AVENUE UNDER PUBLIC WORKS CONTRACT #8641.

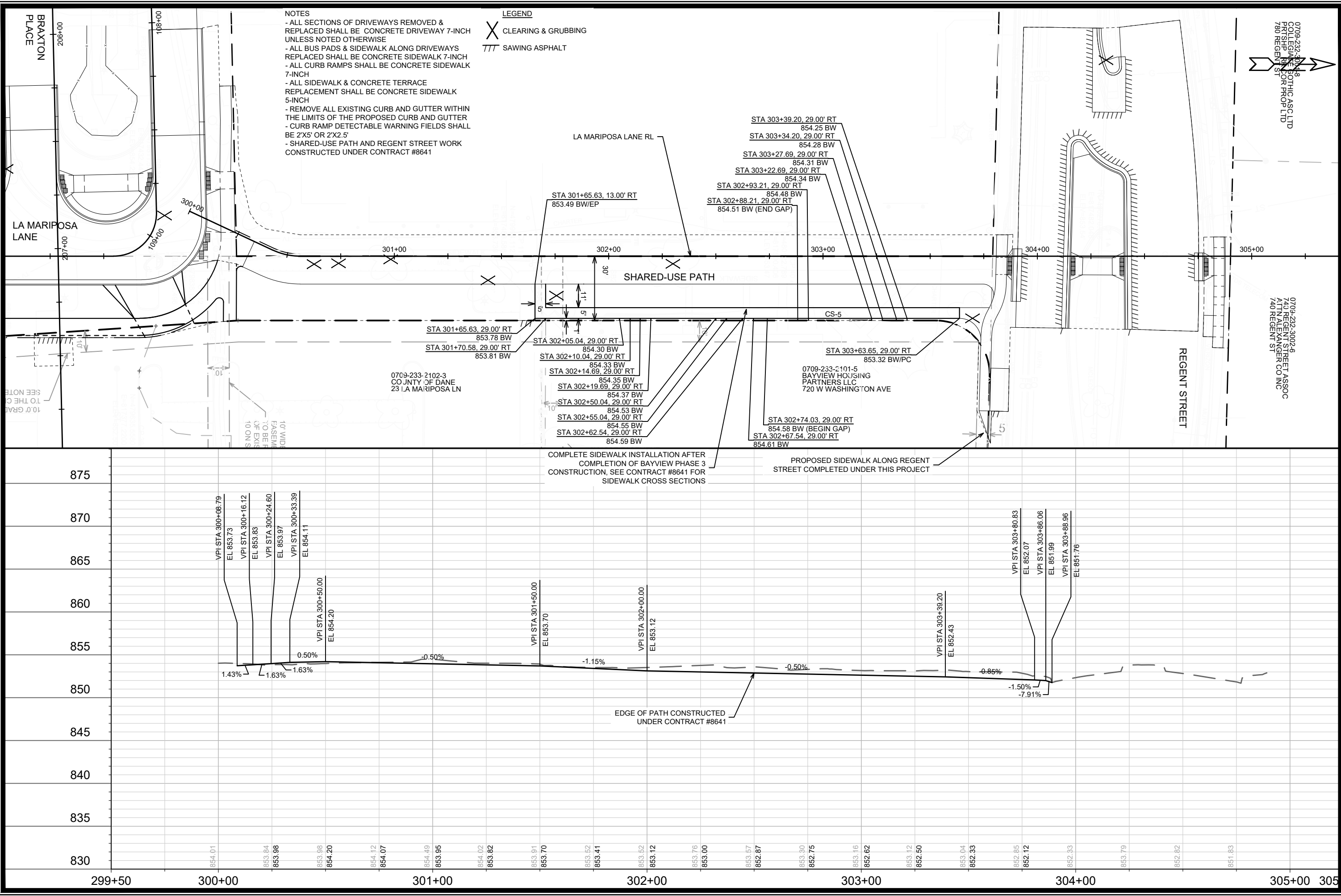
LEGEND

- X CLEARING & GRUBBING
- /// SAWING ASPHALT

NOTES
- ALL PROPOSED DRIVEWAY APRONS SHALL BE CONCRETE DRIVEWAY 7-INCH (CS-7)
- ALL BUS PADS, SIDEWALK ADJACENT DRIVEWAYS, & CURB RAMPS SHALL BE CONCRETE SIDEWALK 7-INCH (CS-7)
- ALL SIDEWALK & CONCRETE TERRACE SHALL BE CONCRETE SIDEWALK 5-INCH (CS-5)
- CURB RAMP DETECTABLE WARNING FIELDS SHALL BE 2'X5' OR 2'X2.5'
- LA MARIPOSA LANE PAVEMENT, CURB, WEST SIDE SIDEWALK, WEST WASHINGTON AVENUE CONNECTION, AND SIDEWALK ALONG WEST WASHINGTON AVENUE CONSTRUCTED UNDER CONTRACT #8641



13250	MADISON, WI	8956	CONTRACT NO:
LA MARIPOSA LANE SIDEWALK			
BAYVIEW TOWNHOUSES - 601 BAY VIEW			
M:\DESIGN\Projects\13250\CAD\Streets\13169EN-PinP\MariposaLn_AddedTo13250.dwg			
13250			P-6



NOTES
- ALL SECTIONS OF DRIVEWAYS REMOVED & REPLACED SHALL BE CONCRETE DRIVEWAY 7-INCH UNLESS NOTED OTHERWISE
- ALL BUS PADS & SIDEWALK ALONG DRIVEWAYS REPLACED SHALL BE CONCRETE SIDEWALK 7-INCH
- ALL CURB RAMPS SHALL BE CONCRETE SIDEWALK 7-INCH
- ALL SIDEWALK & CONCRETE TERRACE REPLACEMENT SHALL BE CONCRETE SIDEWALK 5-INCH
- REMOVE ALL EXISTING CURB AND GUTTER WITHIN THE LIMITS OF THE PROPOSED CURB AND GUTTER
- CURB RAMP DETECTABLE WARNING FIELDS SHALL BE 2'X5' OR 2'X2.5'
- SHARED-USE PATH AND REGENT STREET WORK CONSTRUCTED UNDER CONTRACT #8641

LEGEND
X CLEARING & GRUBBING
/// SAWING ASPHALT

0709-232-3004-8
COLLEGE BOUTIQUE ASSOC LTD
PARTSHIP FOR PROP LTD
780 REGENT ST

0709-232-3003-6
740 REGENT STREET ASSOC
ATTN: ALEXANDER CO INC
740 REGENT ST

13250

MADISON, WI

CONTRACT NO: 8956

SHARED-USE PATH ADJACENT SIDEWALK

BAYVIEW TOWNHOUSES - 601 BAY VIEW

13250

P-7

DATE	6/2/23	BY	ALZ
REVISION	ADDED SIDEWALK SHEET	MARK	ALZ
Scale:	1" = 40'	Designed By:	ALZ
Date:	6/2/2023 11:46 AM	13250	P-7

M:\DESIGN\Projects\13250\CAD\Streets\13160EN-PnPSharedUsePath_AddedTo13250.dwg

- NOTES:
1. THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.
 2. THE DEVELOPER SHALL COORDINATE RELOCATION OR ADJUSTING OF EXISTING UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH UTILITY OWNER.
 3. PLUG.

REVISED 7/27/23

BUILDING 2
25-UNIT APARTMENT
FFE 856.00
LL 846.00

STM 3.1
3' X 3' CATCH BASIN
BUILDING 11
7-UNIT
TOWNHOMES
FFE 854.00
EX SMH
RIM = 852.08
I.E. = 842.46 (NW-NE) 8"
I.E. = 842.38 (SW) 8"

REMOVE AND REPLACE
EXISTING 12" RCP WITH 15"
STORM SEWER, TYPE 2

STM 3.0
3' X 3' CATCH BASIN
RIM = **852.35**
IE = 848.31 (SW & NW)

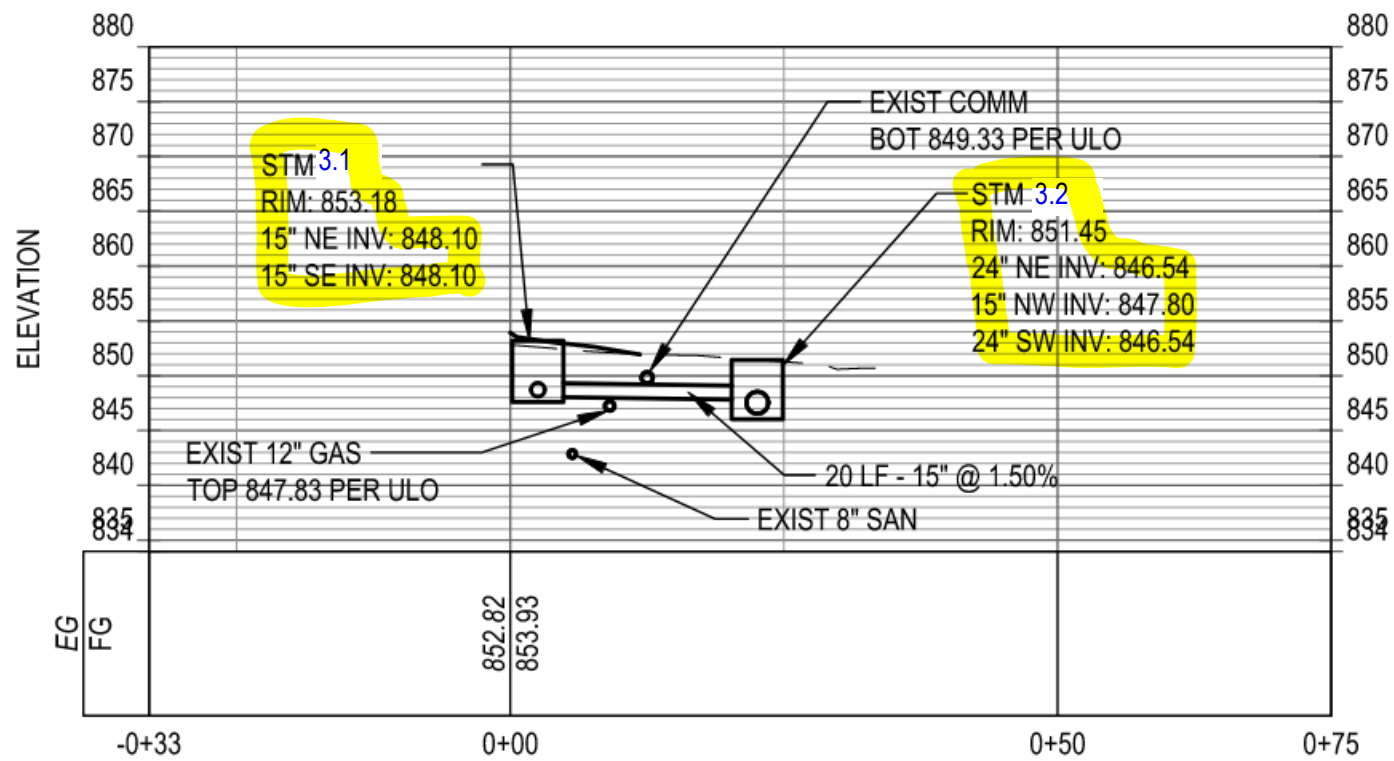
ULO 1: TOP GAS = 847.83
BOT GAS = 846.83
ULO 2: TOP COMM DUCT = 850.63
BOT COMM DUCT = 849.33

EX INLET
RIM = 851.08
I.E. = 847.33 (NW) 15"

STM 3.2
PROPOSED STORM STRUCTURE (4'
SAS)

LOCATION OF CONNEC
COULD NOT BE FIELD
VERIFIED.

10.0' SANITARY UTILITY EASEMENT



13250
MADISON, WI
8956
CONTRACT NO:

W WASHINGTON AVE - UTILITIES PLAN
BAYVIEW TOWNHOUSES - 601 BAY VIEW
M:\DESIGN\Projects\13250\CAD\Streets\13250EN-Utilities.dwg

- NOTE
1. REMOVE AND REPLACE EXISTING HYDRANT WITH NEW HYDRANT AND 6" WATER VALVE AT PROPOSED TERRACE. HYDRANT SHALL BE AT LEAST 3' FROM OUTSIDE EDGE OF 24" STORM SEWER. CONTRACTOR SHALL CONTACT THE CONSTRUCTION SUPERVISOR JEFF BELSHAW AT (608) 206-3856 OR (608) 261-9835 FOR MADISON WATER UTILITY, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 2. REMOVE EXISTING STORM PIPES & INLETS AND STRUCTURE.
 3. PLUG
 4. THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.
 5. THE DEVELOPER SHALL COORDINATE RELOCATION OR ADJUSTING OF EXISTING UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH UTILITY OWNER.

BUILDING 8
6-UNIT
TOWNHOMES
FFE 854.00

BUILDING 9
6-UNIT
TOWNHOMES
FFE 854.00

BUILDING 10
6-UNIT
TOWNHOMES
FFE 854.00

PRIV. STORM STRUCTURE
RIM = 853.00'
EI (N) = 847.66 (18" RCP)
EI (NW) = 843.23 (6" PVC)
EI (SE) = 847.56 (12" RCP)

PRIV. SAN STRUCTURE
RIM = 853.24
EI (NE) = 844.29 (8" PVC)
EI (NW) = 845.80 (4" PVC)
EI (SW) = 844.19 (8" PVC)

PRIVATE 19 LF - 12"
RCP @ 0.26%

STA 36+35.40, 10.00' RT
PROPOSED STORM STRUCTURE
PROP. RIM= 852.77
EI (NW)= 847.51' (PROP. 12" RCP)

EX STMH
RIM = 852.46
— I.E. = 848.41 (SW) 24"
I.E. = 848.41 (NE) 15"
I.E. = 848.71 (SE) 15"

~~EX SW~~
 RIM = 851.83
 I.E. = 843.48 (NW) 8"
 I.E. = 843.38 (SW) 8" -

NOTE 3 -

STA 35+50.22, 6.61' LT
 EX SANITARY STRUCTURE
 EI (NE) = 842.50 (PROP. 8" PVC)
 EI (NW) = 843.48 (8" PVC)
 EI (SW) = 843.38 (EX. 8" PVC)

EX INLET
RIM = 852.30
— I.E. = 848.20 (NW) 15"

78' - 8" PVC @ 1%

NOTE 3

NOTE 2

EX INLET
RIM = 852.30
I.E. = 848.20 (NW) 15"

ST 15

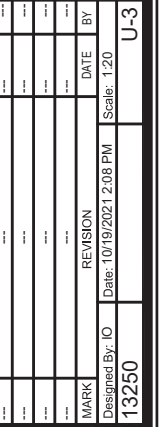
UE

WEST WASHINGTON AVENUE

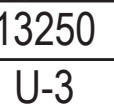


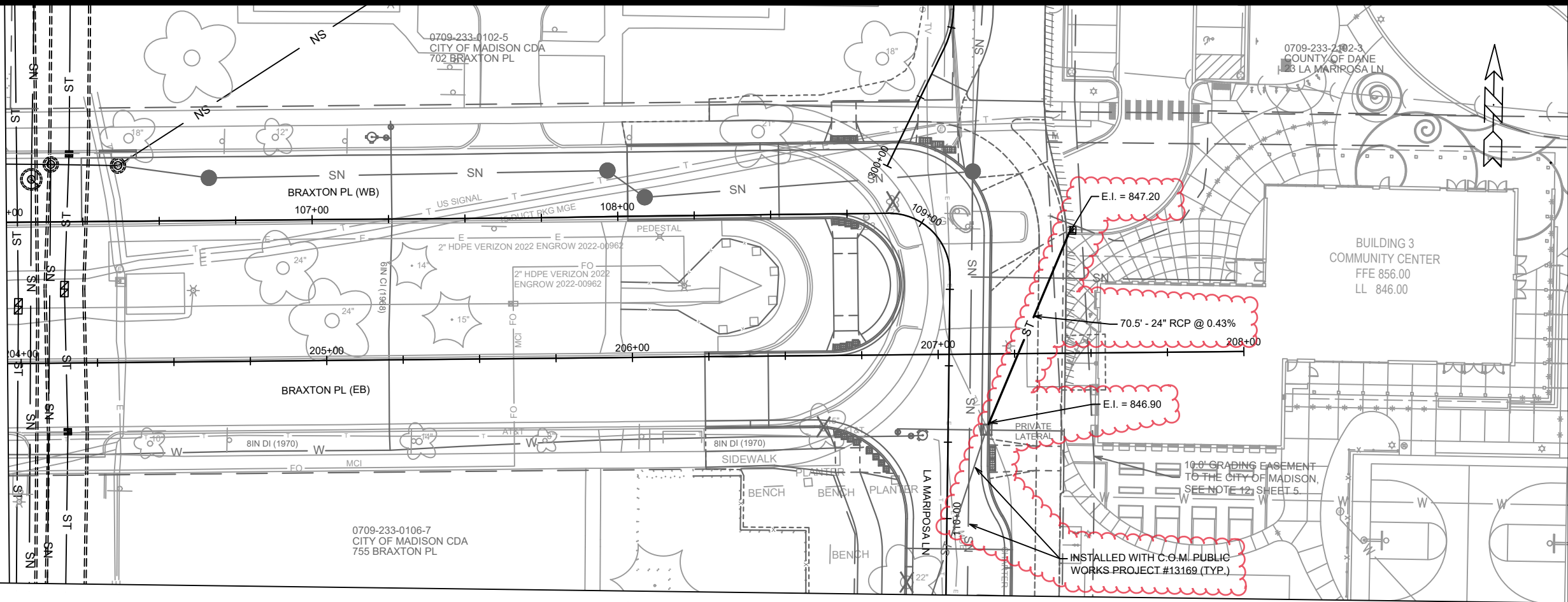
W WASHINGTON AVE - UTILITIES PLAN	13250
BAYVIEW TOWNHOUSES - 601 BAY VIEW	MADISON, WI
M:\DESIGN\Projects\13250\CAD\Streets\13250EN-Utilities.dwg	CONTRACT NO: 8956

13250
U-2

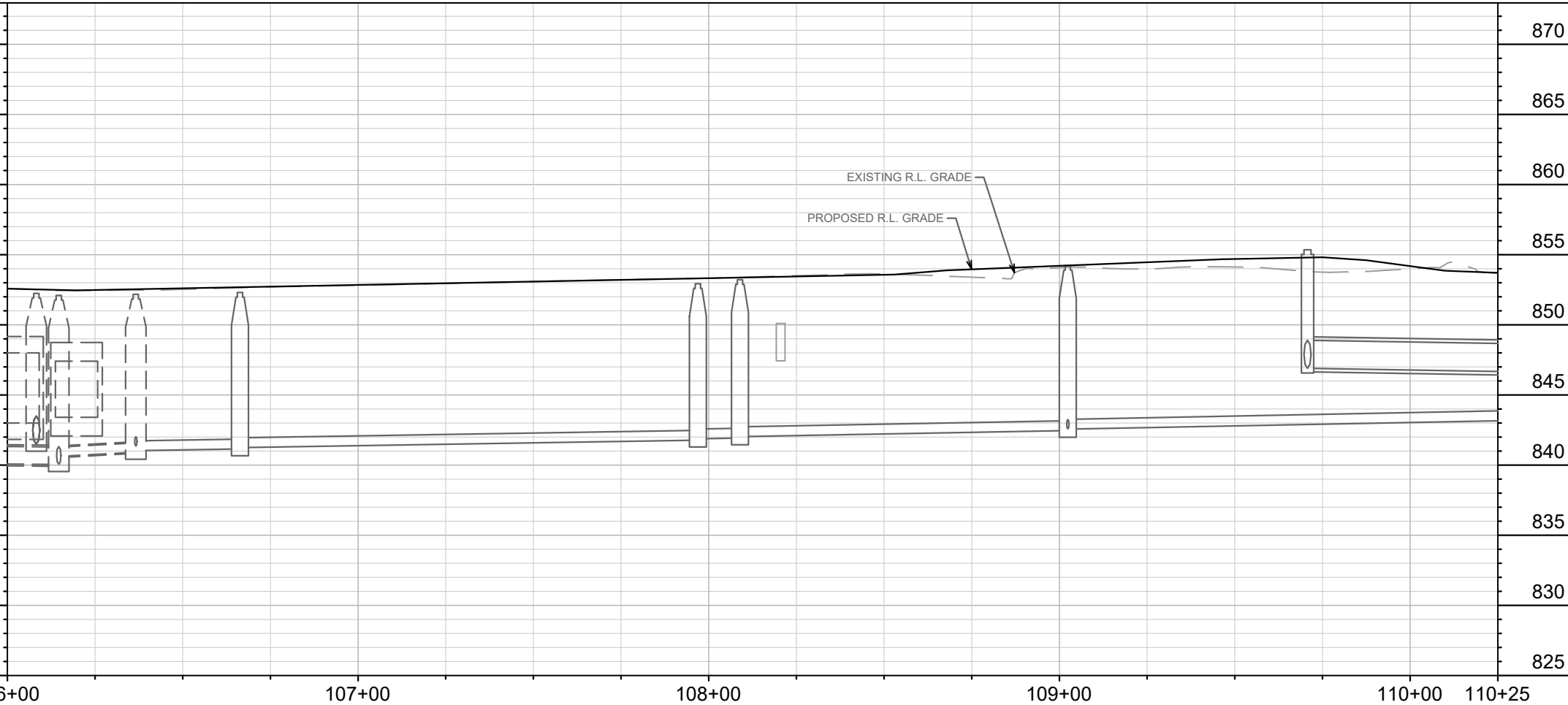


W WASHINGTON AVE - UTILITIES PLAN
BAYVIEW TOWNHOUSES - 601 BAY VIEW
M:\DESIGN\Projects\13250\CAD\Streets\13250EN-Utilities.dwg

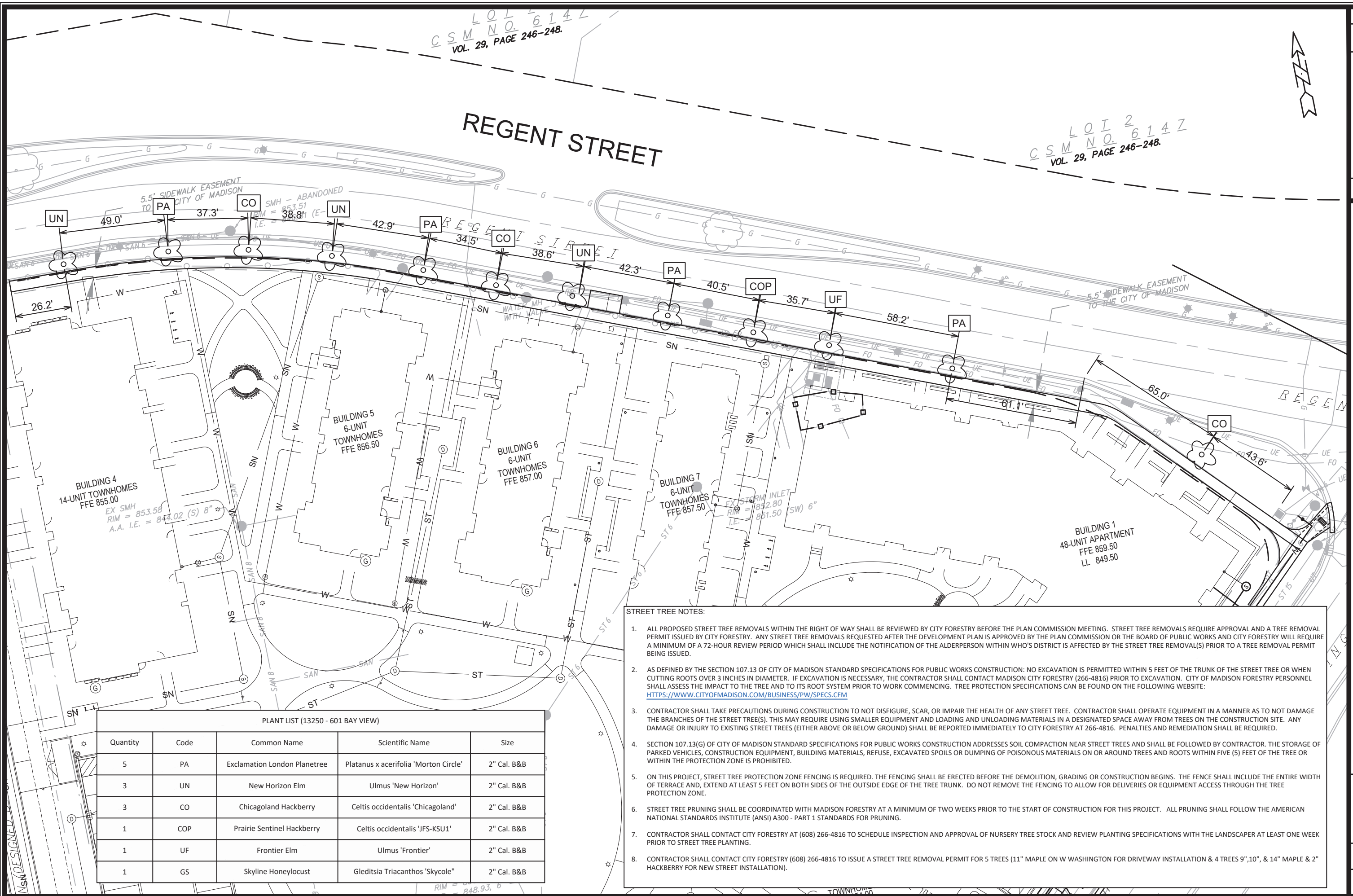




MATCH LINE 110+25.00

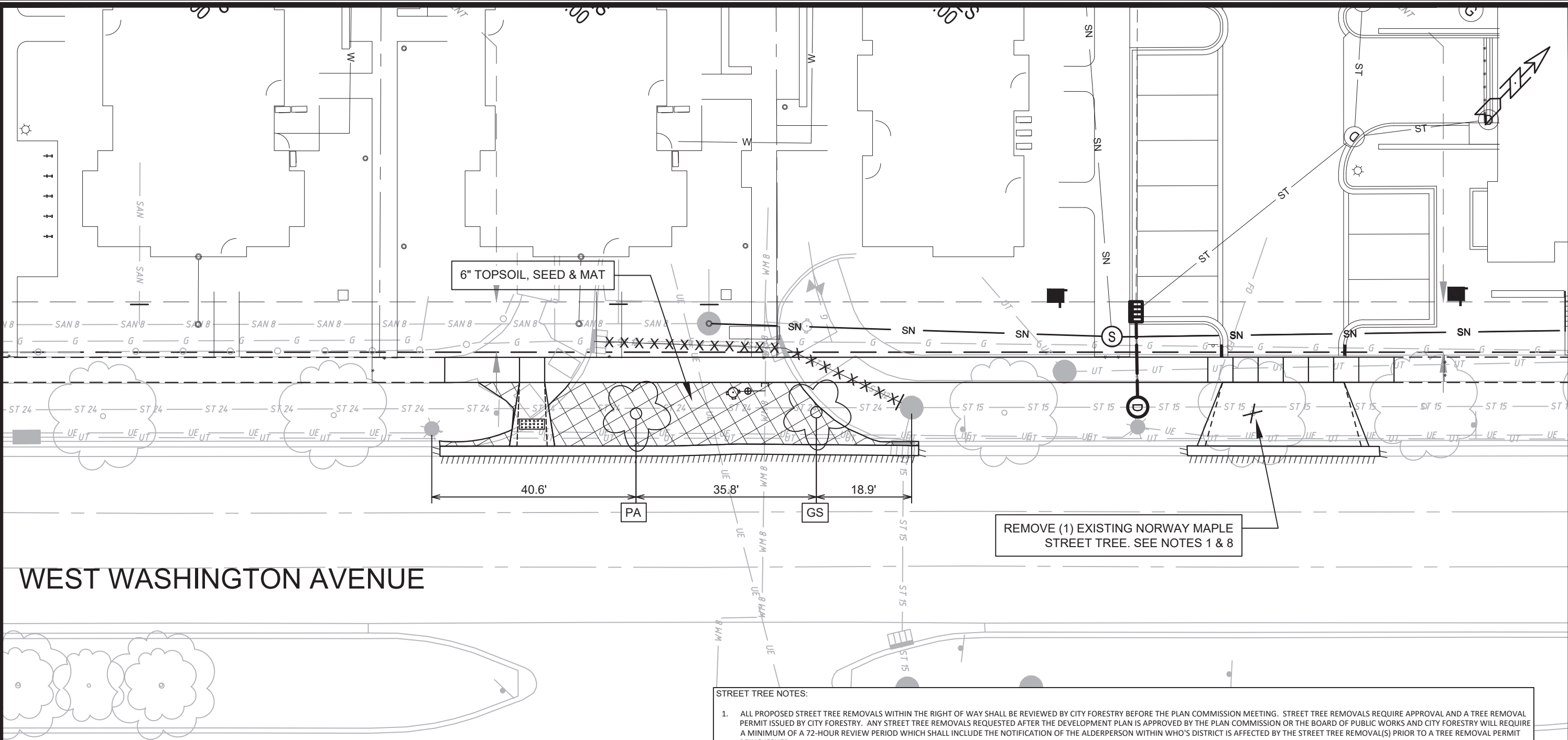


13250		MADISON, WI		CONTRACT NO: 8956	
LA MARIPOSA LN - UTILITIES PLAN & PROFILE		BAYVIEW TOWNHOUSES - 601 BAY VIEW		M:\DESIGN\Projects\13250\CAD\Sewers\13250SWR-PipeNetwork.dwg	
		13250		U-4	
MARK		REVISION		DATE	
5		NEW SHEET ADDED - STORM SEWER		8/22/23	
KDF		BY		BY	
U-4		Scale: 1" = 40'		Date: 8/24/2023 10:20 AM	



REGENT STREET - LANDSCAPE PLAN
BAYVIEW TOWNHOUSES - 601 BAY VIEW
M:\DESIGN\Projects\13250\CAD\Streets\13250EN-Landscape Plan.dwg
CONTRACT NO: 8956
MADISON, WI 13250

3250
L-1



WEST WASHINGTON AVENUE

W E S

PLANT LIST (13250 - 601 BAY VIEW)				
Quantity	Code	Common Name	Scientific Name	Size
5	PA	Exclamation London Planetree	Platanus x acerifolia 'Morton Circle'	2" Cal. B&B
3	UN	New Horizon Elm	Ulmus 'New Horizon'	2" Cal. B&B
3	CO	Chicagoland Hackberry	Celtis occidentalis 'Chicagoland'	2" Cal. B&B
1	COP	Prairie Sentinel Hackberry	Celtis occidentalis 'JFS-KSU1'	2" Cal. B&B
1	UF	Frontier Elm	Ulmus 'Frontier'	2" Cal. B&B
1	GS	Skyline Honeylocust	Gleditsia Triacanthos 'Skycole"	2" Cal. B&B

STREET TREE NOTES:

1.

ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

2.

AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE:
[HTTPS://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](https://www.cityofmadison.com/business/pw/specs.cfm)

3.

CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

4.

SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

5.

ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

6.

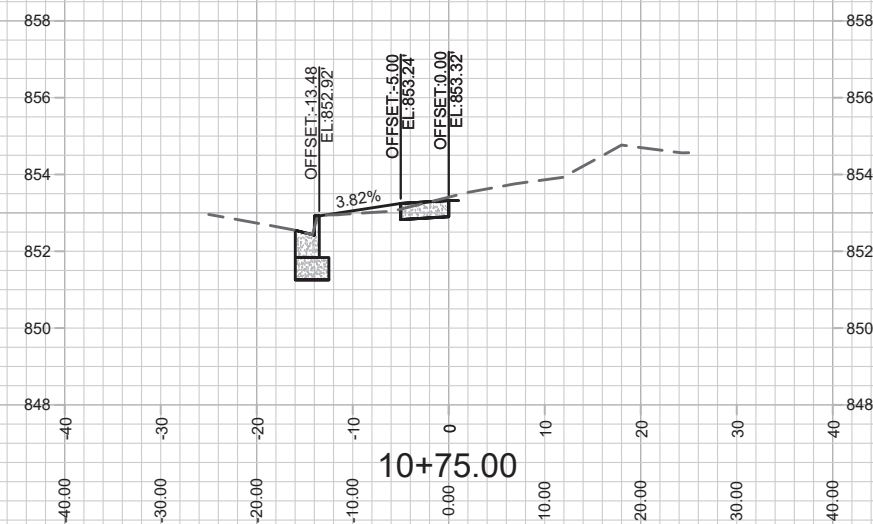
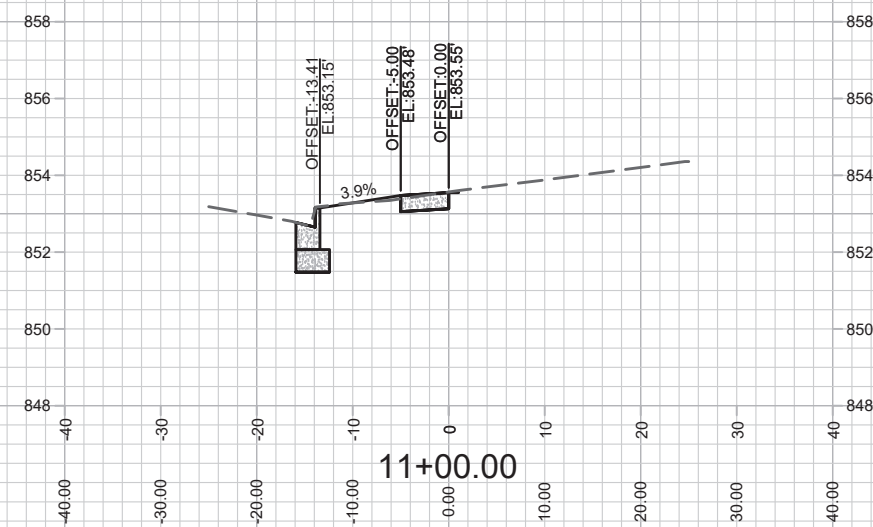
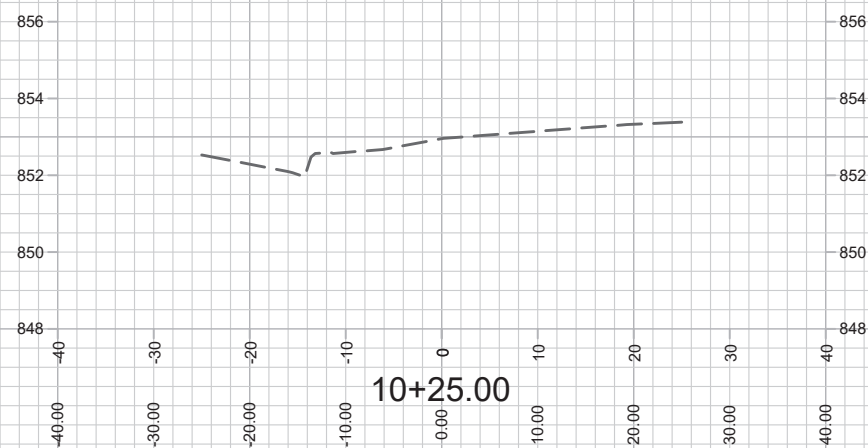
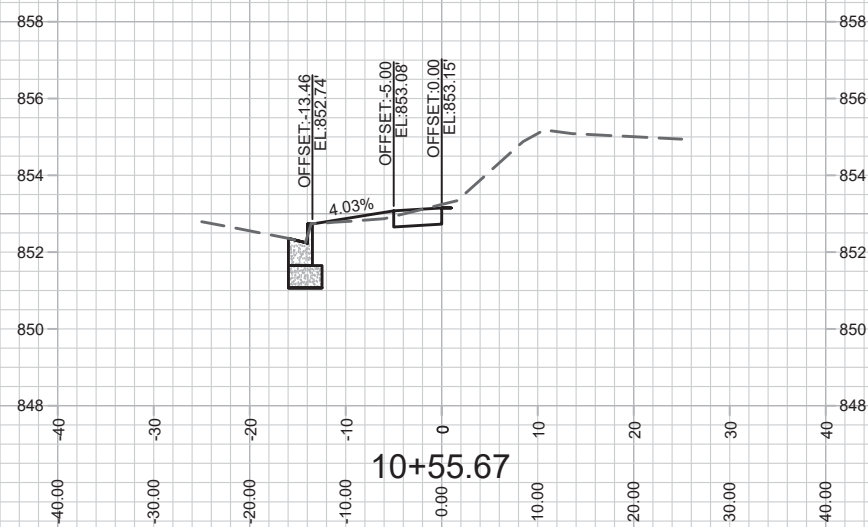
STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

7.

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.

8.

CONTRACTOR SHALL CONTACT CITY FORESTRY (608) 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT FOR 5 TREES (11" MAPLE ON W WASHINGTON FOR DRIVEWAY INSTALLATION & 4 TREES 9",10", & 14" MAPLE & 2" HACKBERRY FOR NEW STREET INSTALLATION).



13250

X-1

13250

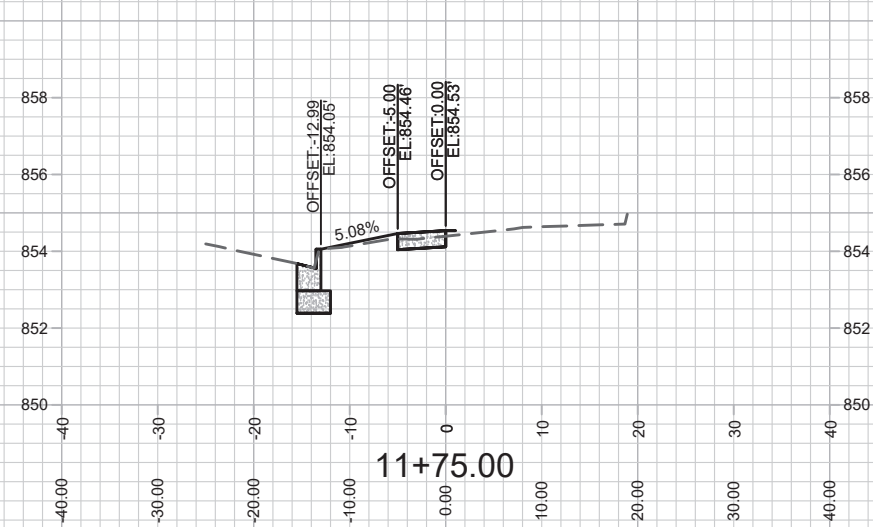
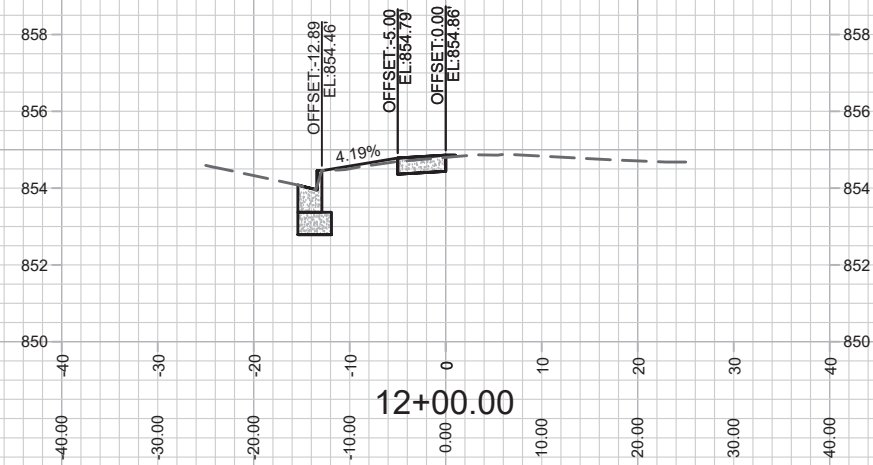
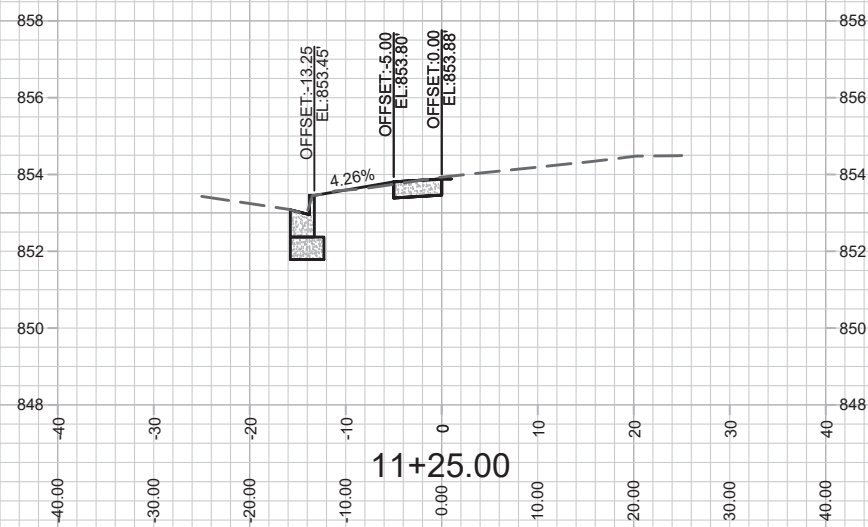
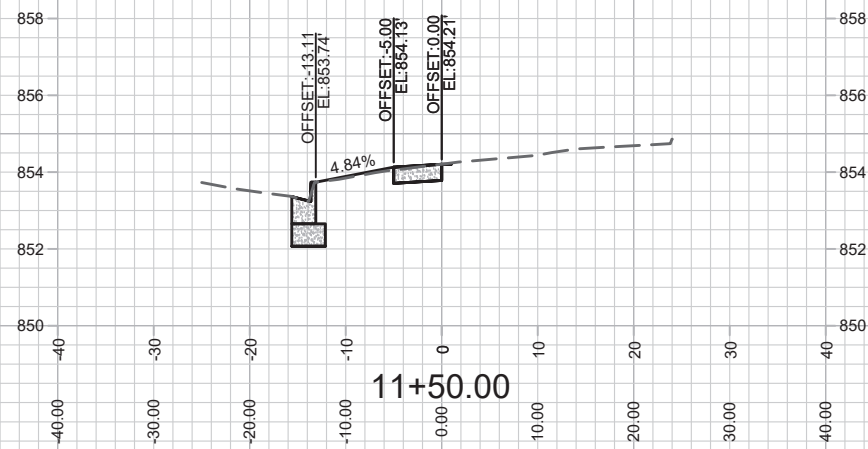
MADISON, WI

8956

CONTRACT NO:

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AliProf&Corridor_Setup.dwg

[illegible]



13250

X-2

13250

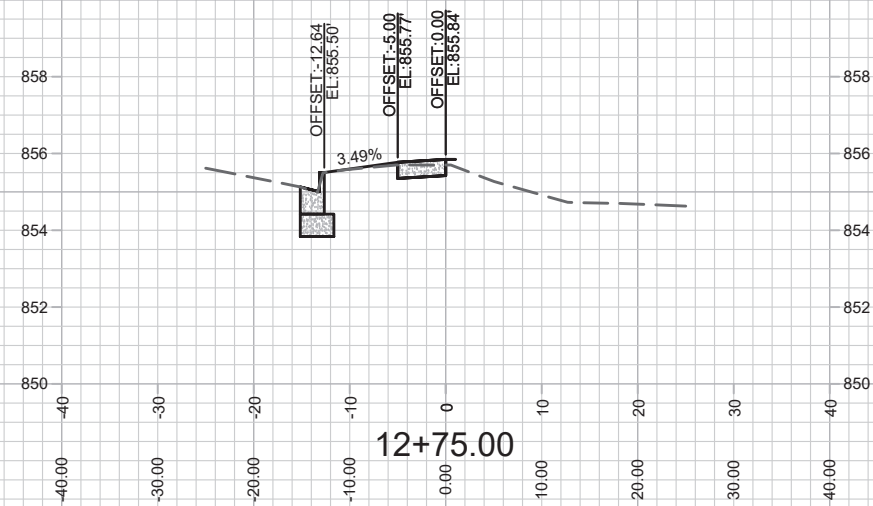
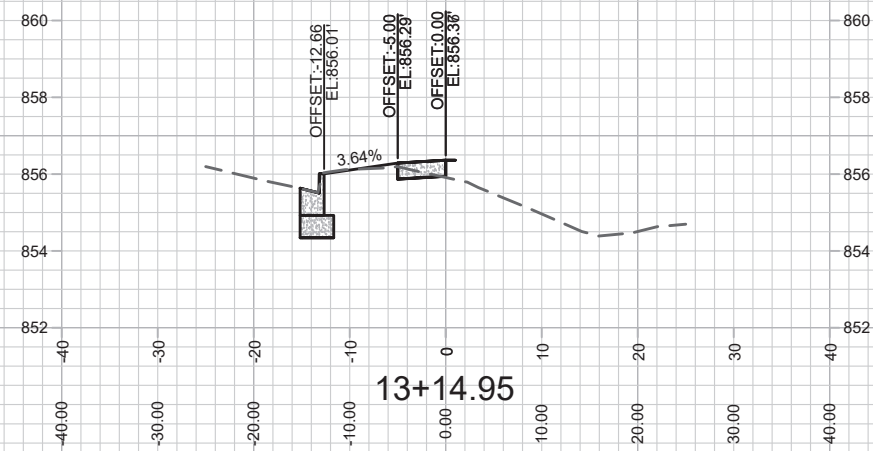
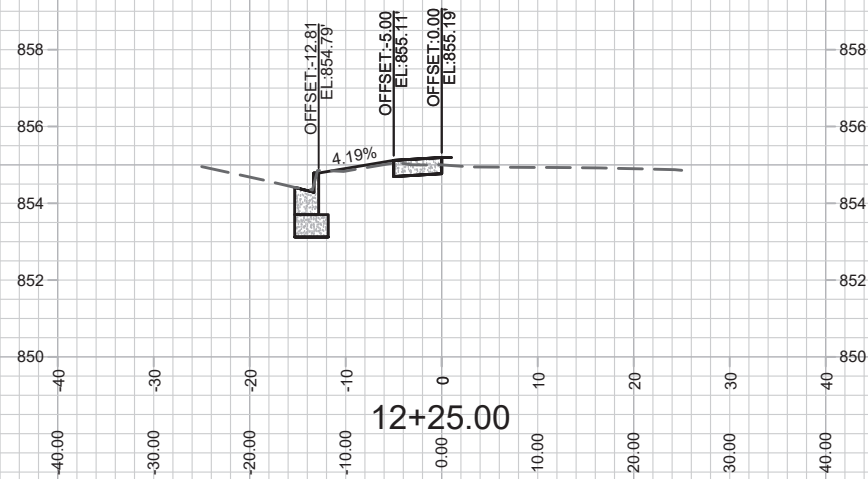
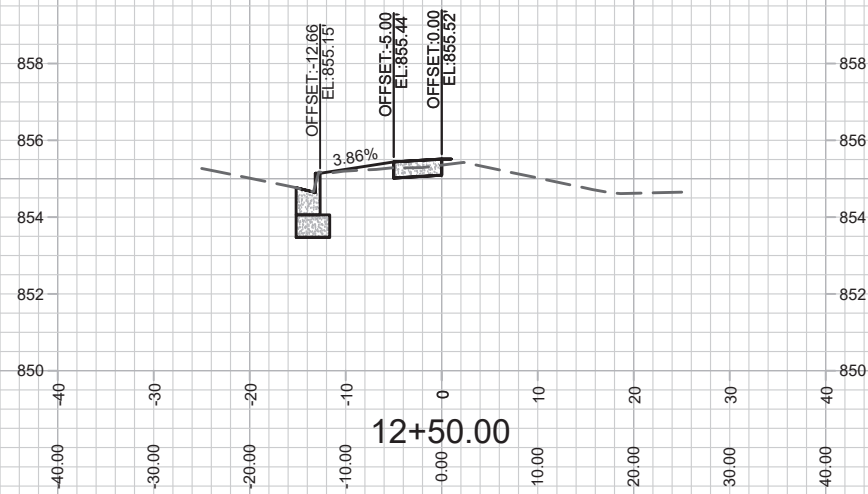
MADISON, WI

8956

CONTRACT NO:

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AirProf&Corridor_Setup.dwg

	MARK	REVISION	DATE	BY
Designed By:	IO	Date:	10/8/2021	1:45 PM
13250				X-2



13250

X-3

13250

MADISON, WI

8956

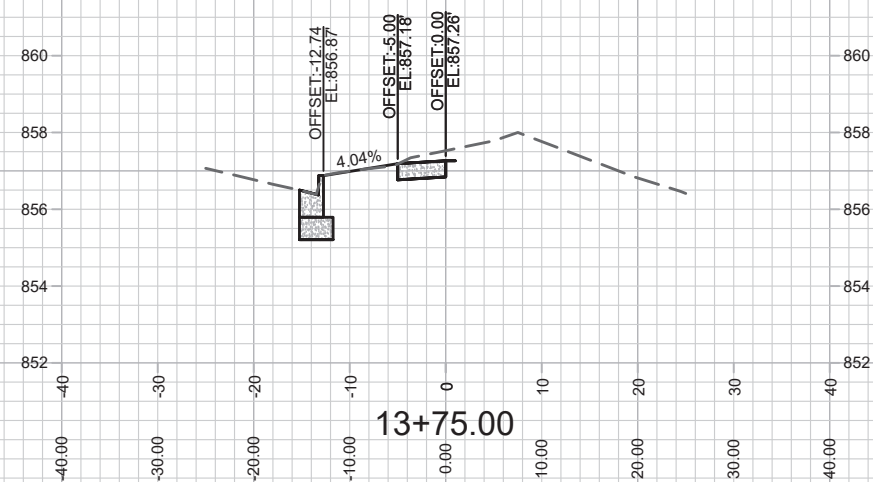
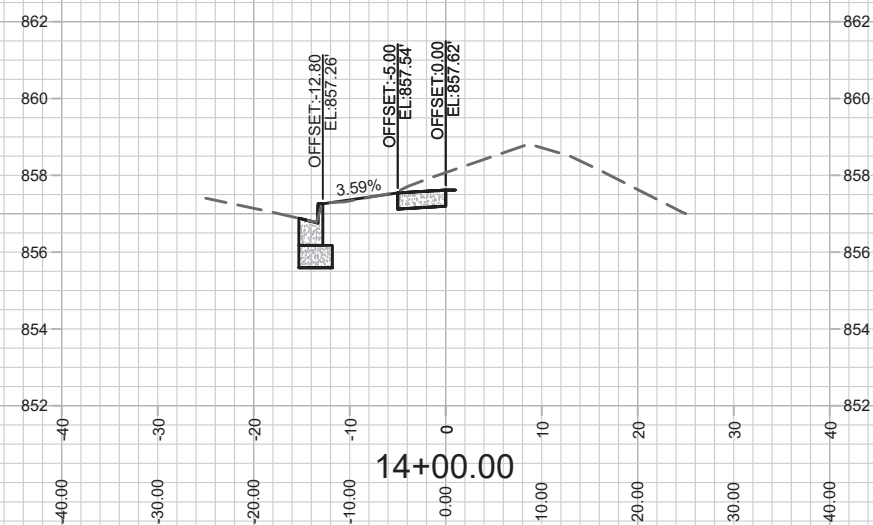
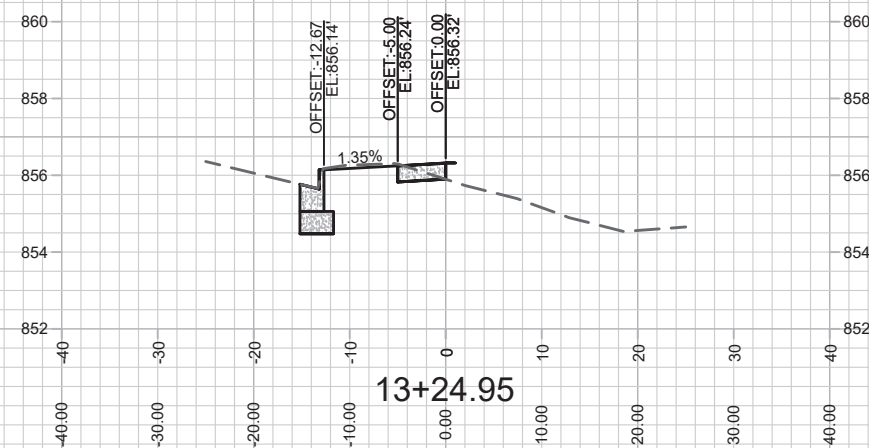
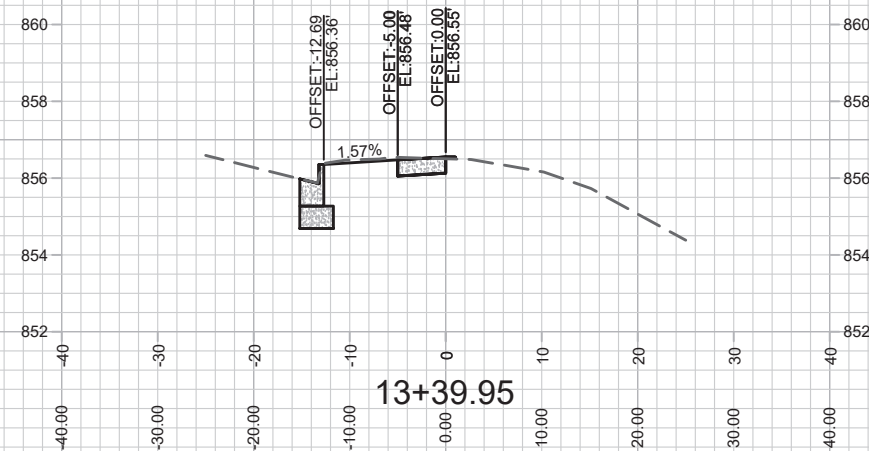
CONTRACT NO:

REGENT ST- SIDEWALK CROSS SECTION

BAYVIEW TOWNHOUSES - 601 BAY VIEW

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AirProf&Corridor_Setup.dwg

[illegible]



13250

X-4

13250

MADISON, WI

8956

CONTRACT NO:

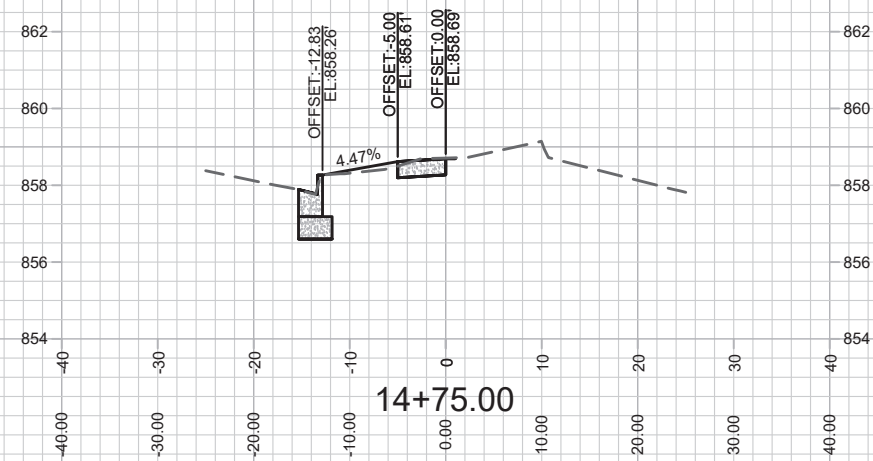
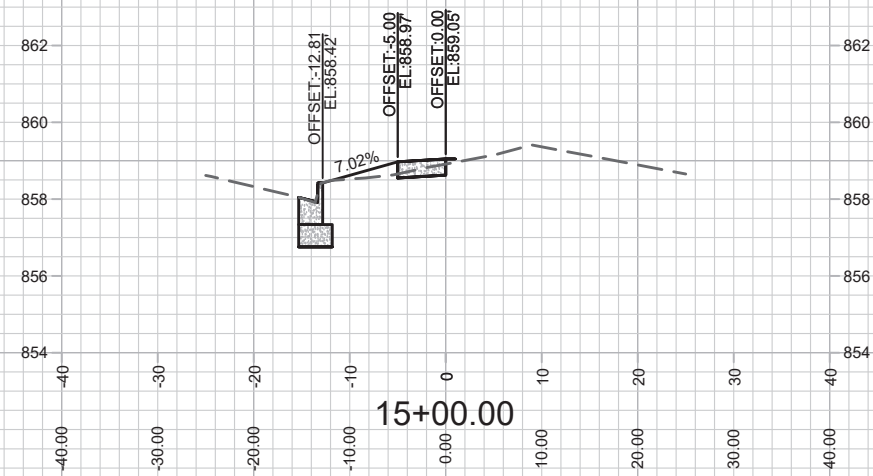
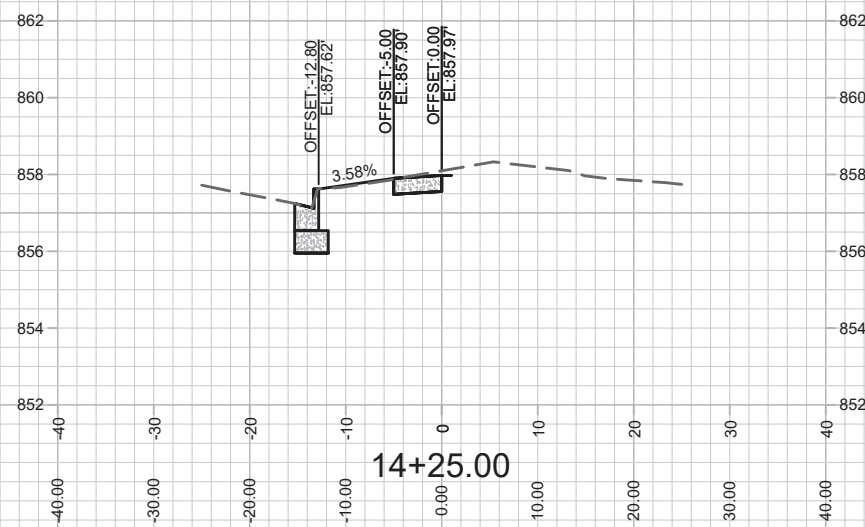
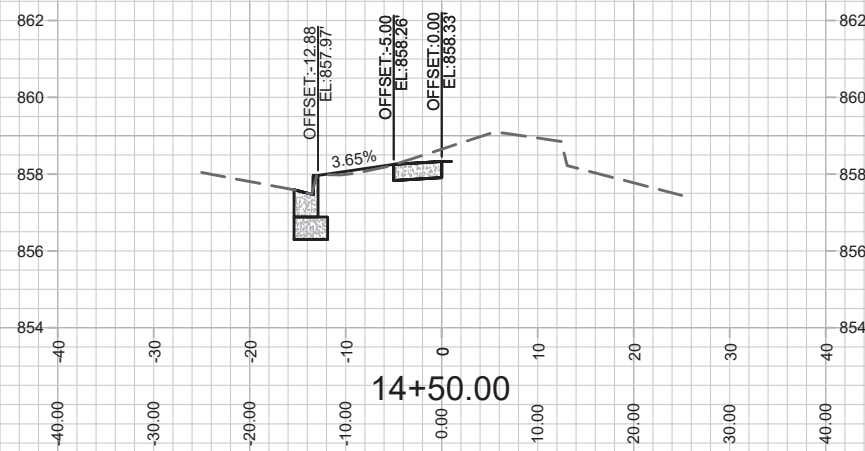
M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AltProf&Corridor_Setup.dwg

REGENT ST- SIDEWALK CROSS SECTION

BAYVIEW TOWNHOUSES - 601 BAY VIEW

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AltProf&Corridor_Setup.dwg

[illegible]



13250

X-5

13250

MADISON, WI

8956

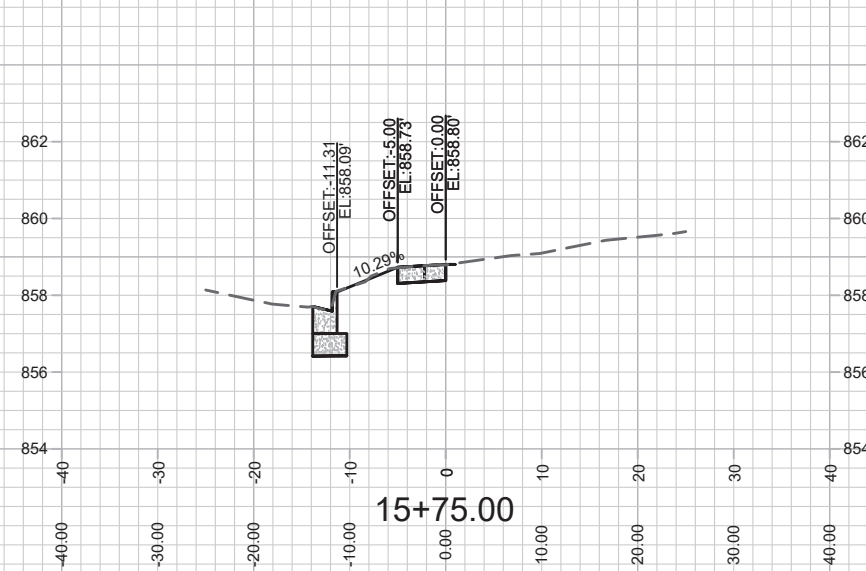
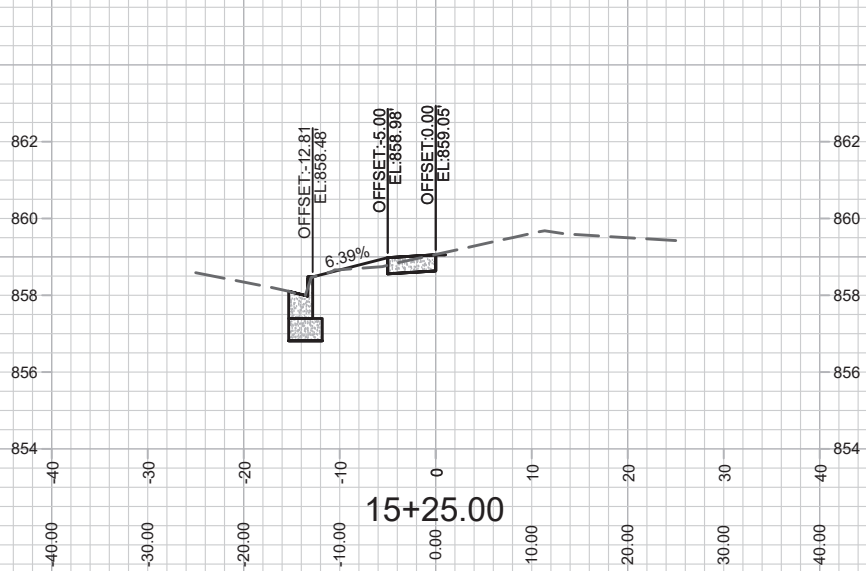
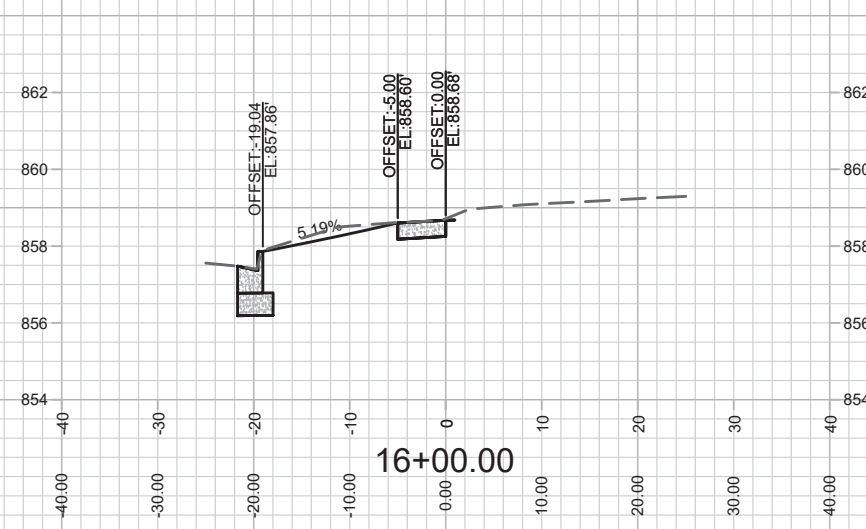
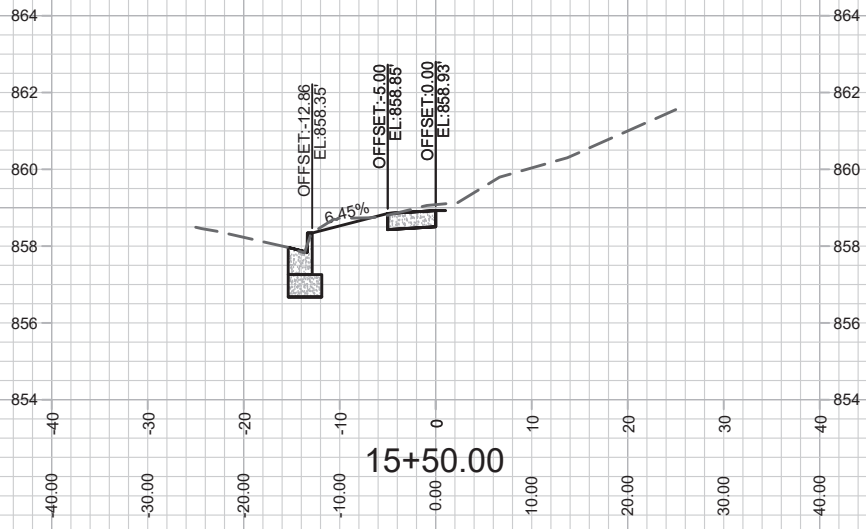
CONTRACT NO:

REGENT ST- SIDEWALK CROSS SECTION

BAYVIEW TOWNHOUSES - 601 BAY VIEW

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AirProf&Corridor_Setup.dwg

MARK	REVISION	DATE	BY
Designed By: IO	Date: 10/8/2021	1:45 PM	Scale: 1:20
13250			X-5

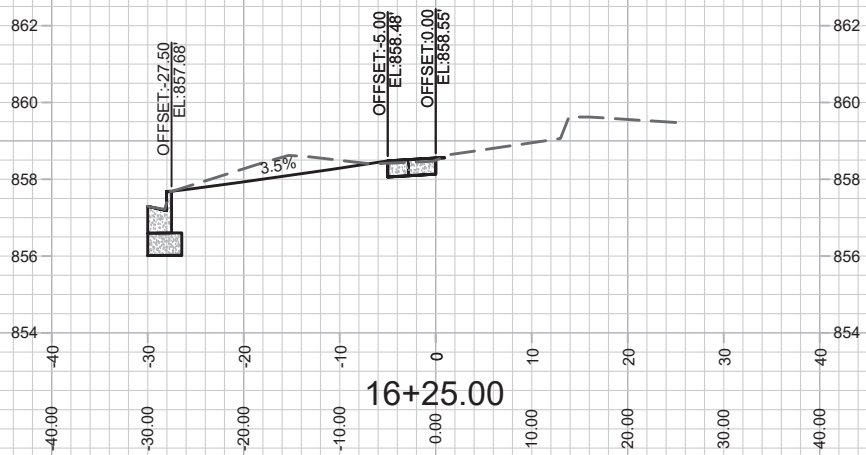
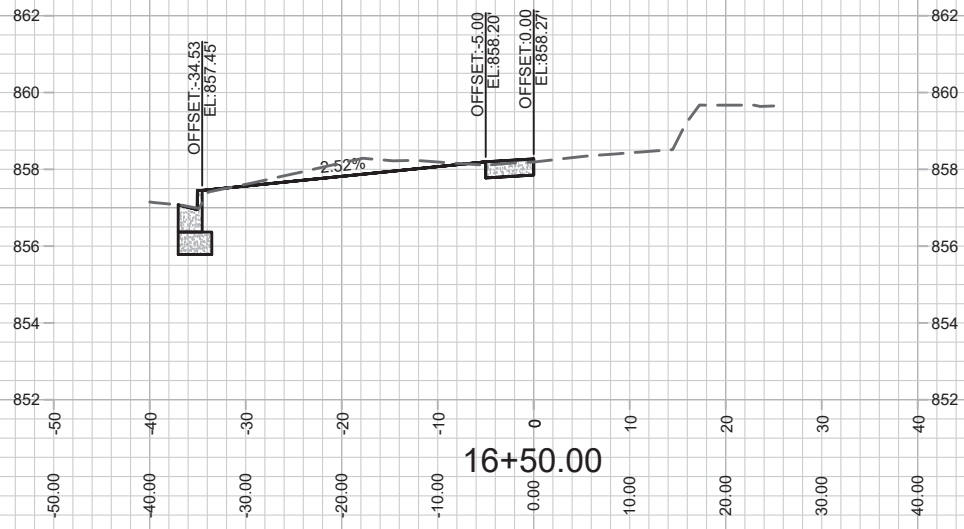


13250
X-6

REGENT ST- SIDEWALK CROSS SECTION
BAYVIEW TOWNHOUSES - 601 BAY VIEW
M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AI\Prof&Corridor_Setup.dwg

13250
MADISON, WI
CONTRACT NO: 8956

MARK	REVISION	DATE	BY
13250	Date: 10/8/2021 1:45 PM		X-6





13250

X-7

REGENT ST- SIDEWALK CROSS SECTION

BAYVIEW TOWNHOUSES - 601 BAY VIEW

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AIP\Prof&Corridor_Setup.dwg

13250

MADISON, WI

CONTRACT NO: 8956

MARK

DESIGNED BY: ID

13250

REVISION

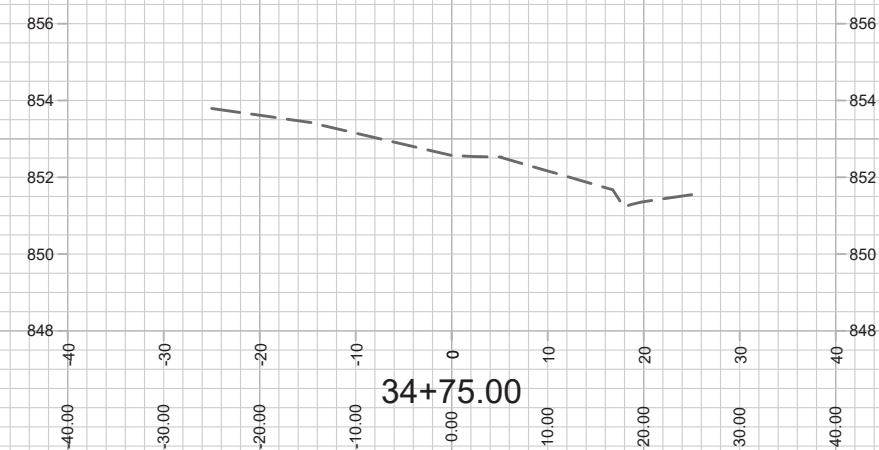
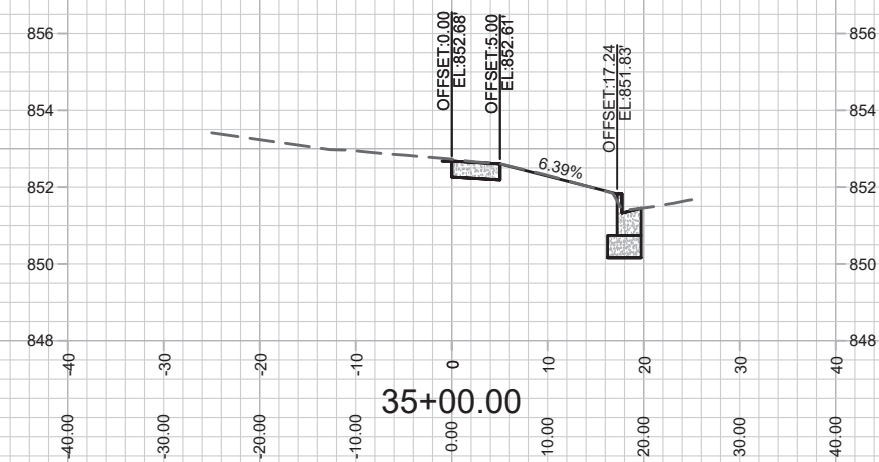
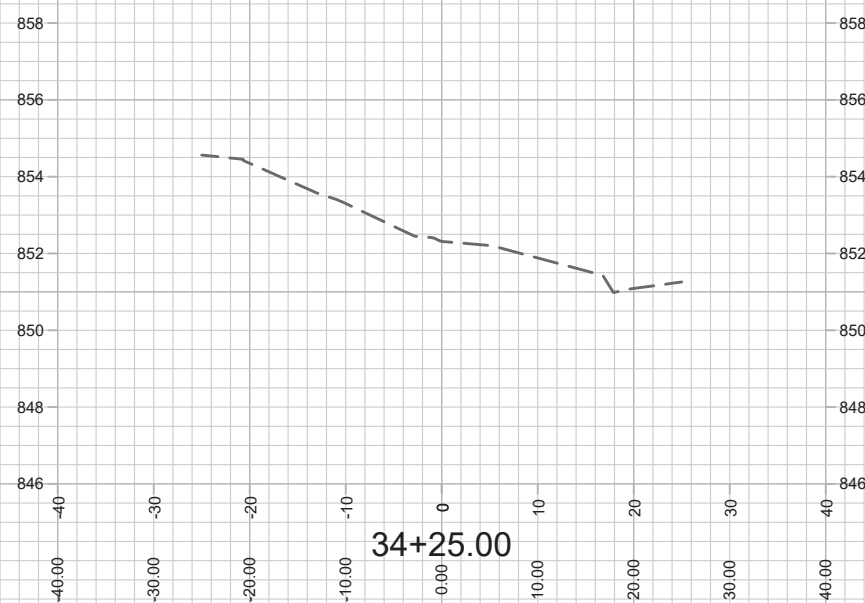
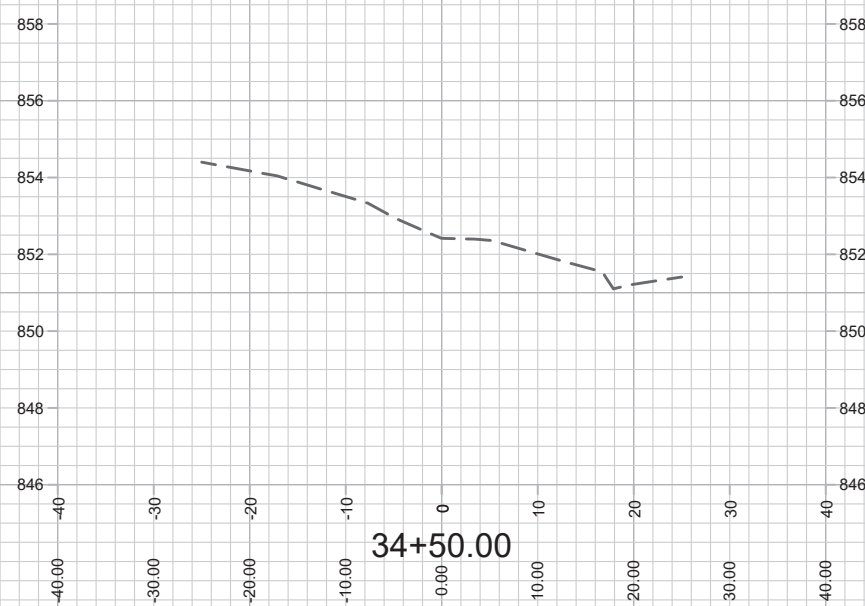
Date: 10/8/2021 1:45 PM

Scale: 1/20

DATE

BY

X-7



13250

X-8

13250

MADISON, WI

8956

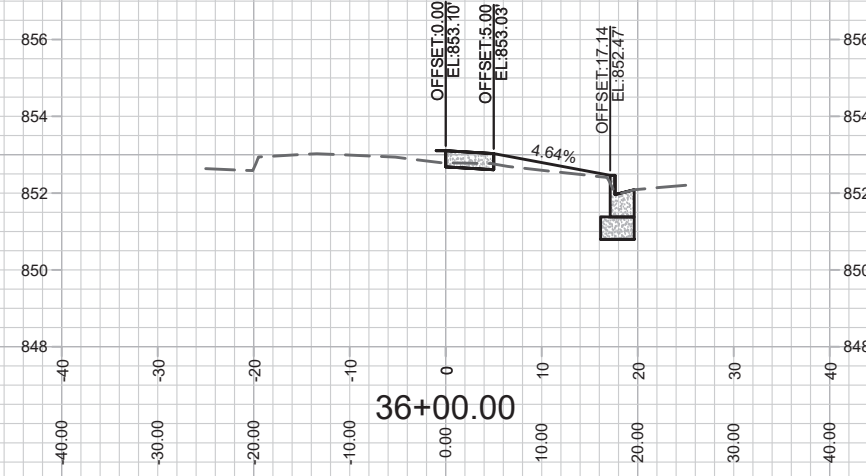
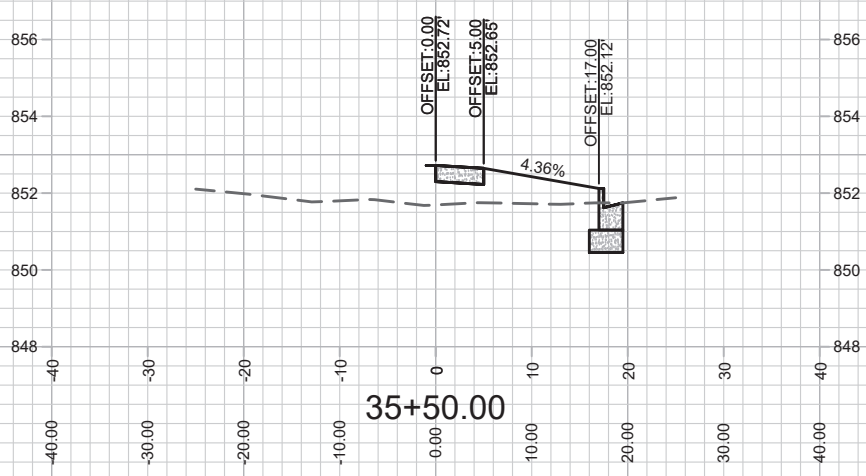
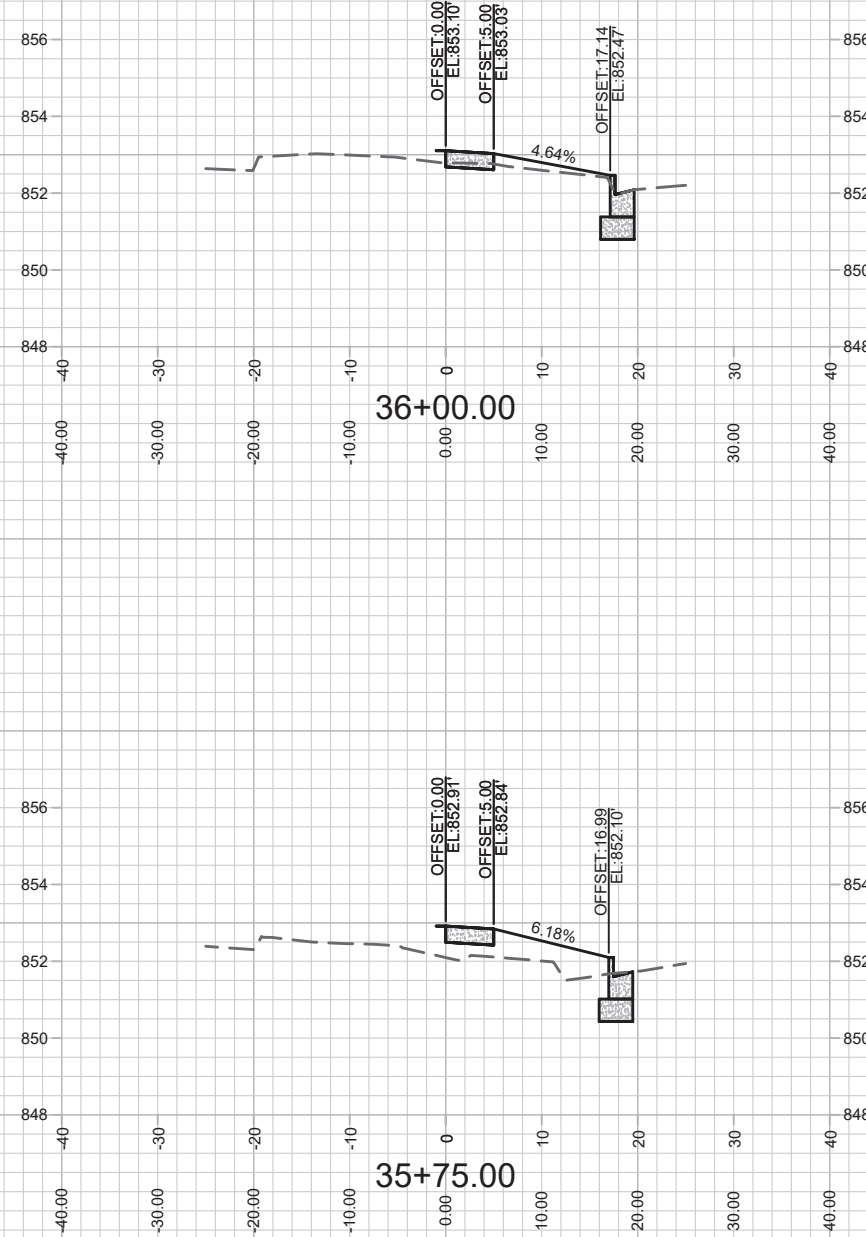
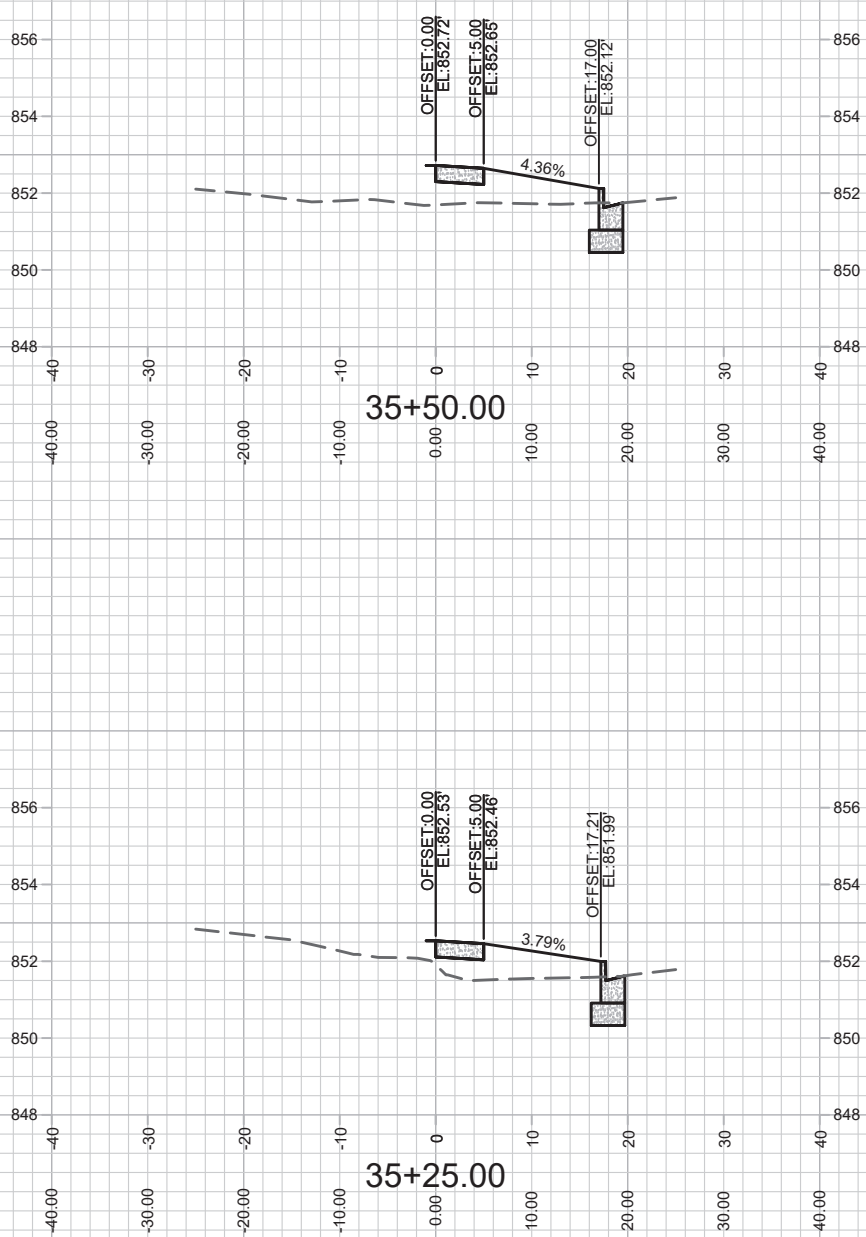
CONTRACT NO:

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AllProf&Corridor_Setup.dwg

W WASHINGTON AVE- SIDEWALK CROSS SECTION

BAYVIEW TOWNHOUSES - 601 BAY VIEW

[illegible]



13250
X-9

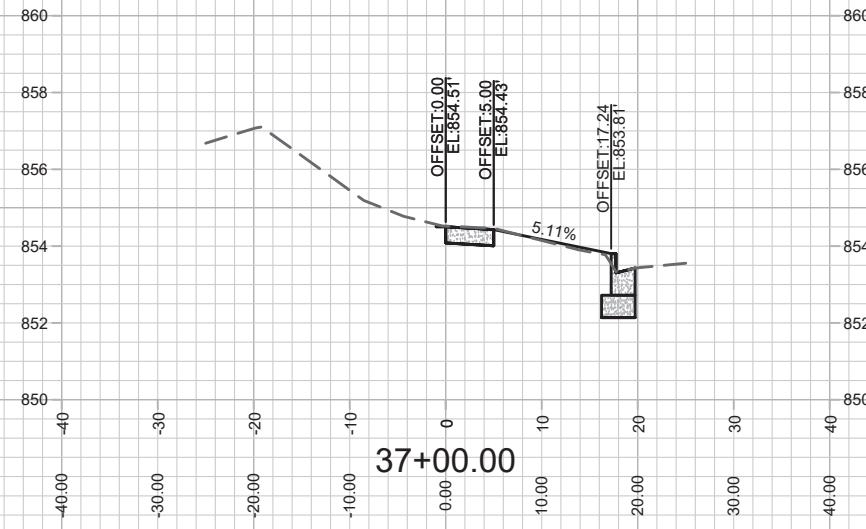
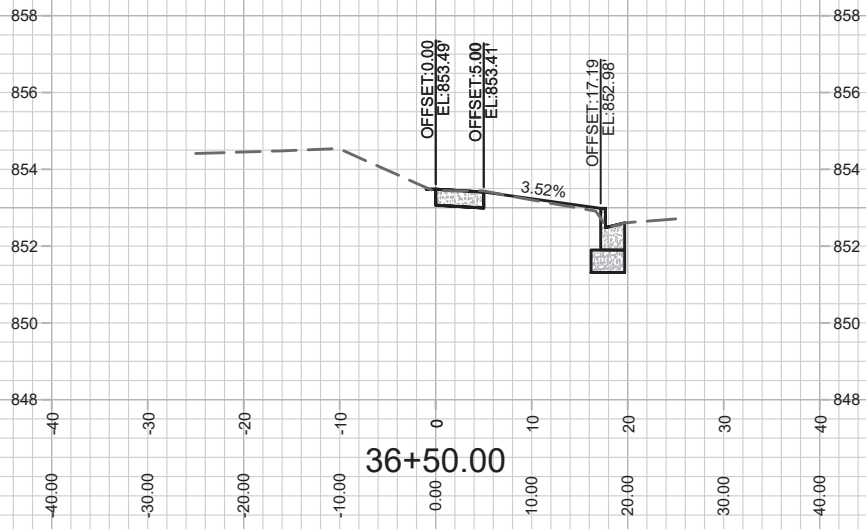
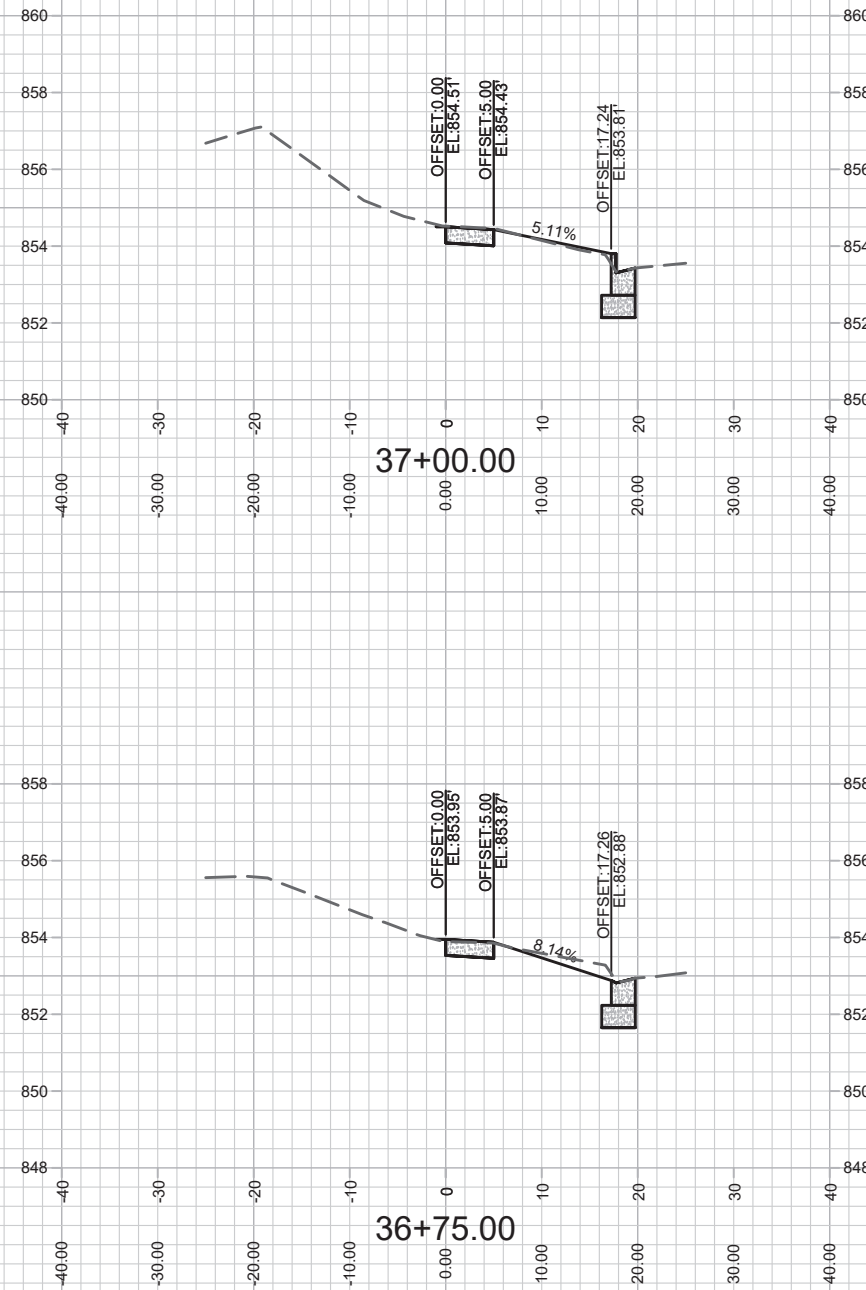
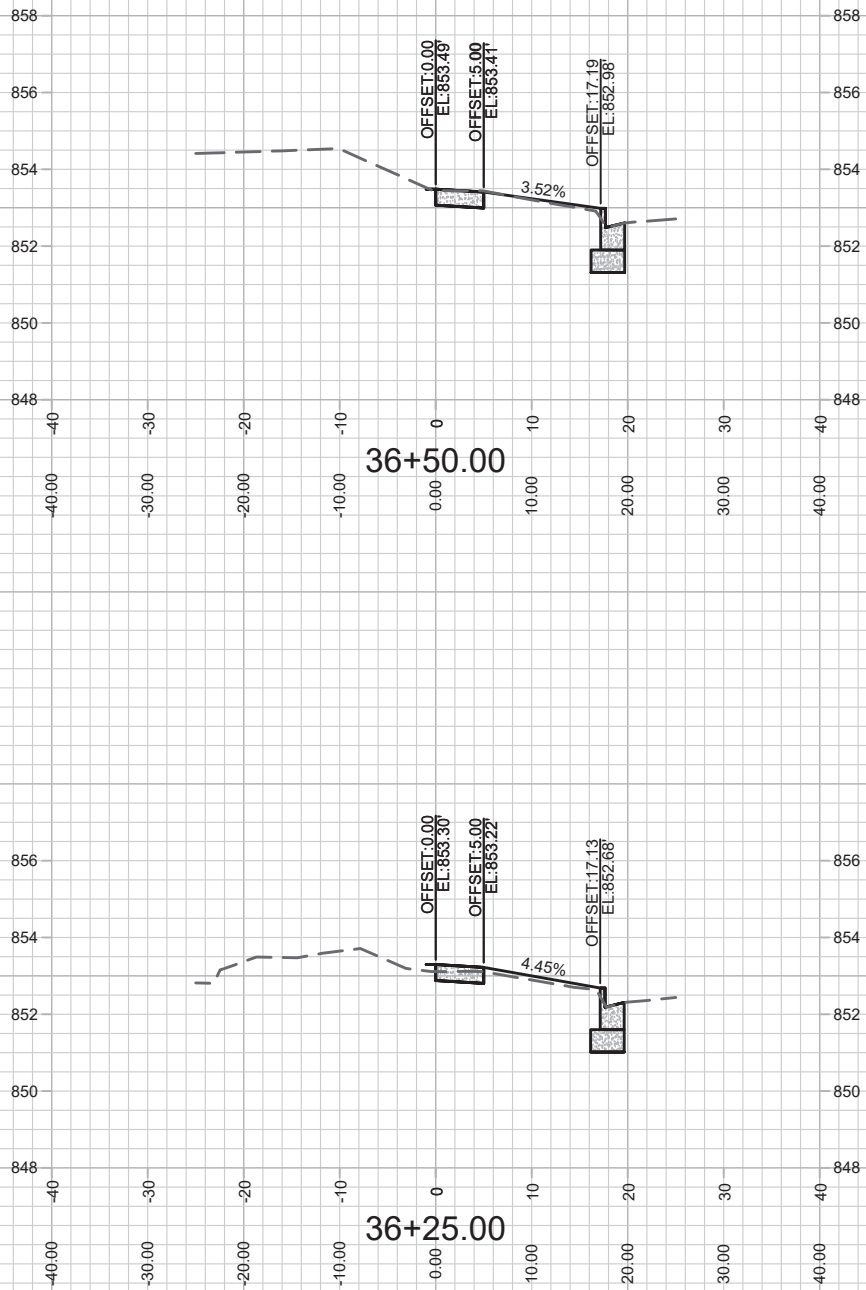
W WASHINGTON AVE - SIDEWALK CROSS SECTION
BAYVIEW TOWNHOUSES - 601 BAY VIEW

13250
MADISON, WI
8956

MARK	REVISION	DATE	BY
13250	Date: 10/8/2021 1:48 PM		
13250	Scale: 1/20		X-9

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AI\Prof&Corridor_Setup.dwg

CONTRACT NO:



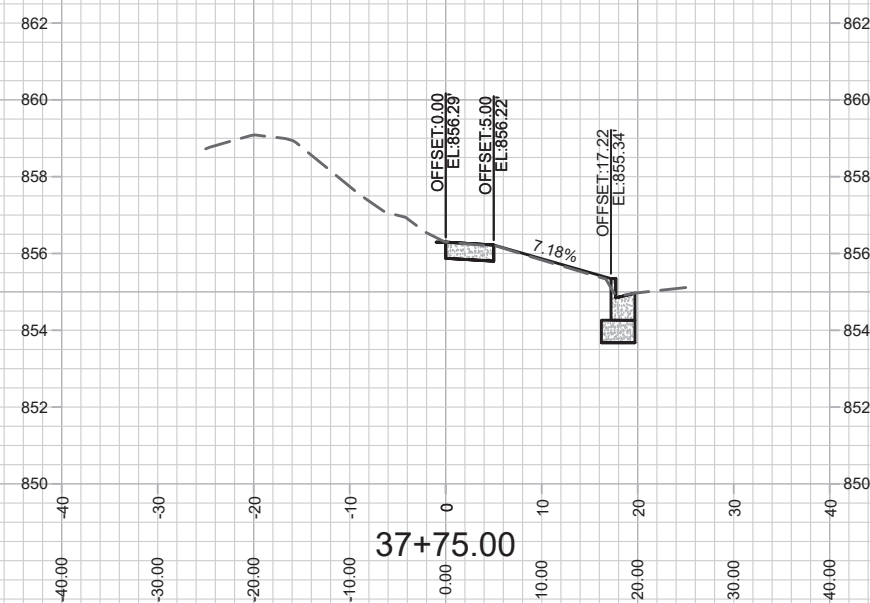
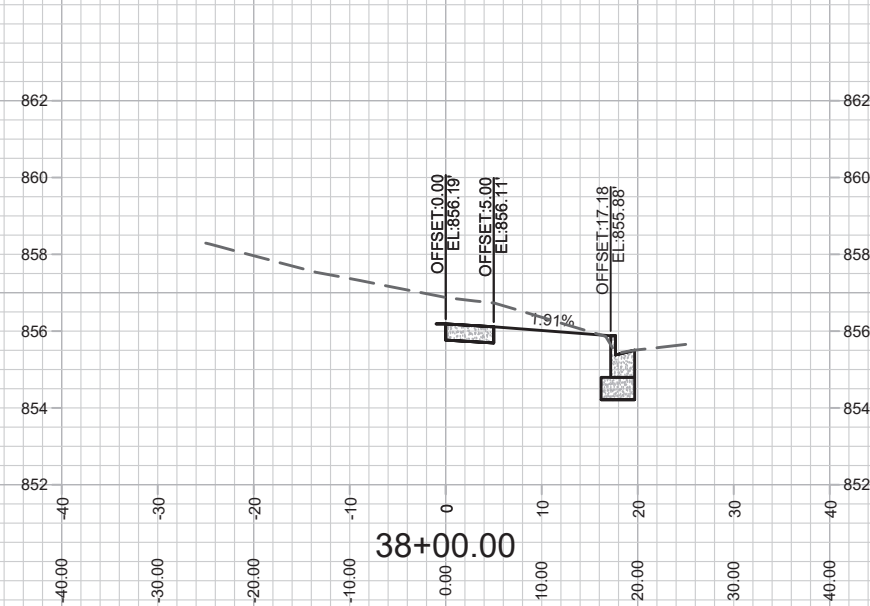
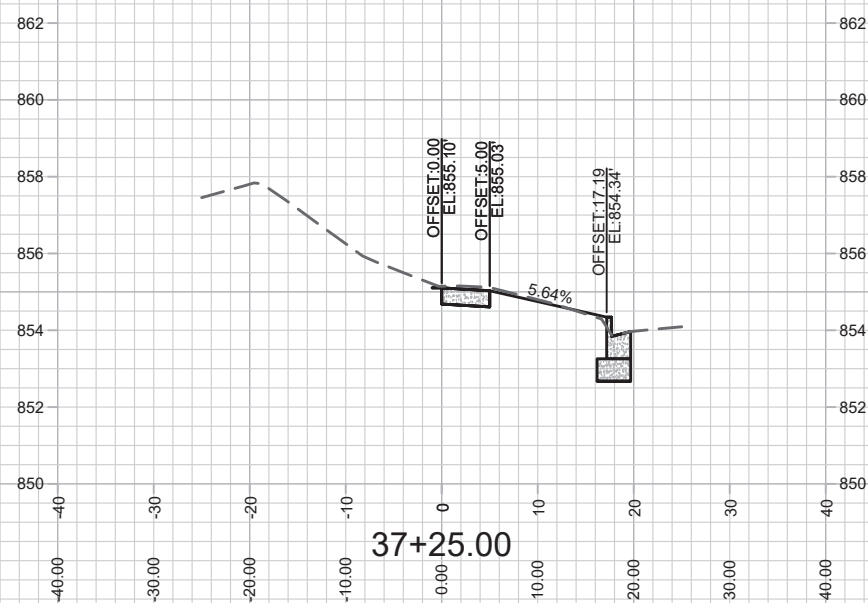
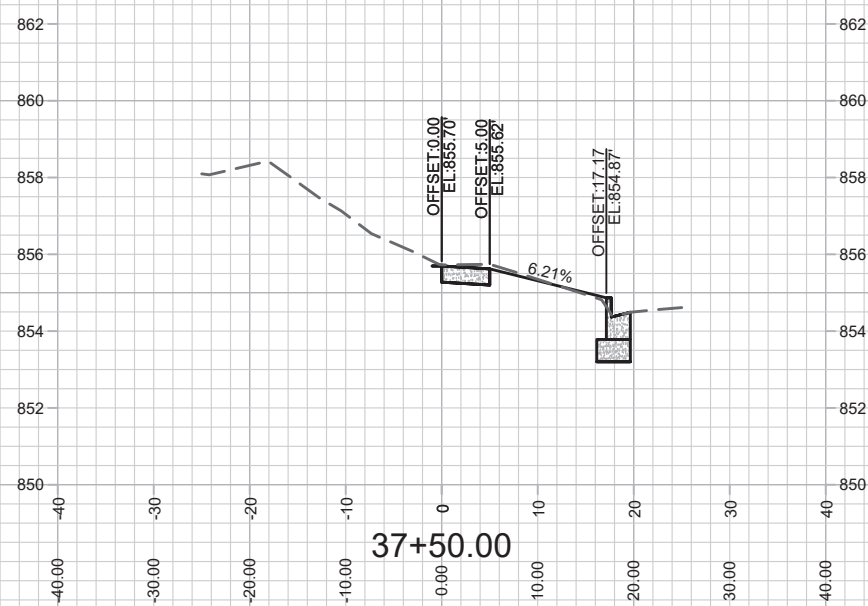
W WASHINGTON AVE- SIDEWALK CROSS SECTION
BAYVIEW TOWNHOUSES - 601 BAY VIEW

13250
MADISON, WI

CONTRACT NO: 8956

MARK	REVISION	DATE	BY
13250	Date: 10/8/2021 1:49 PM		
	Scale: 1/20		
			X-10

13250
X-10



13250

X-11

W WASHINGTON AVE- SIDEWALK CROSS SECTION

BAYVIEW TOWNHOUSES - 601 BAY VIEW

M:\DESIGN\Projects\13250\CAD\Streets\13250EN-AliProf&Corridor_Setup.dwg

13250

MADISON, WI

8956

CONTRACT NO:

[illegible]

X-11

