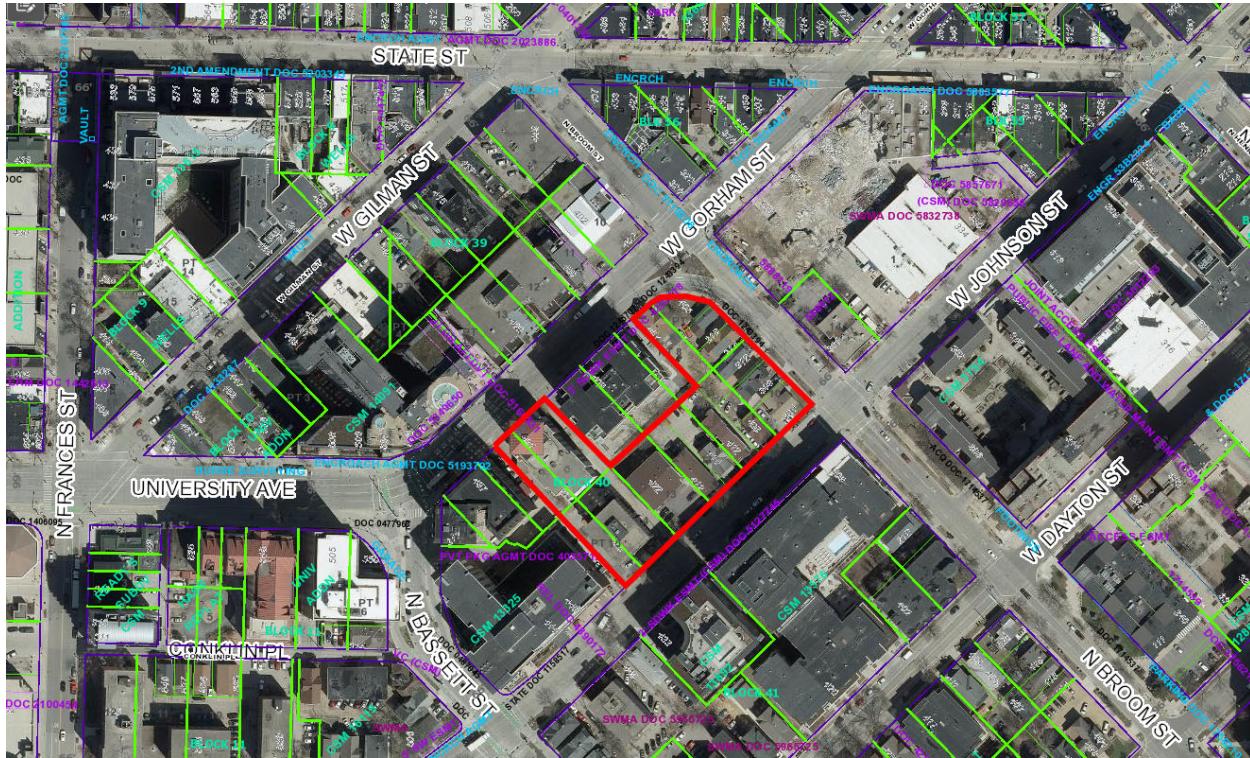


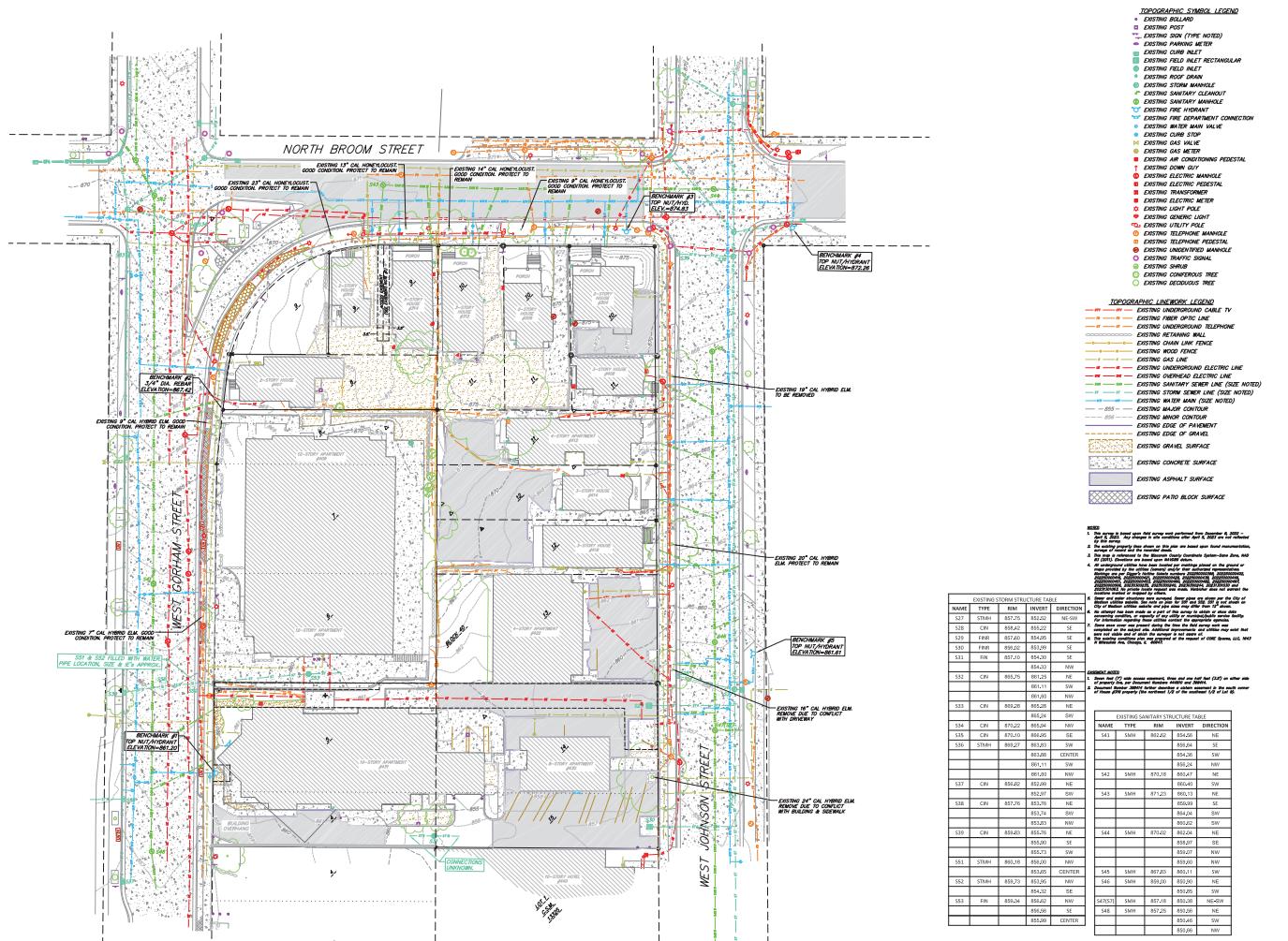
403 W Gorham Street and 423 W Johnson Street
Contract 9553
MUNIS 15351
Developer: Core Madison Broom, LLC

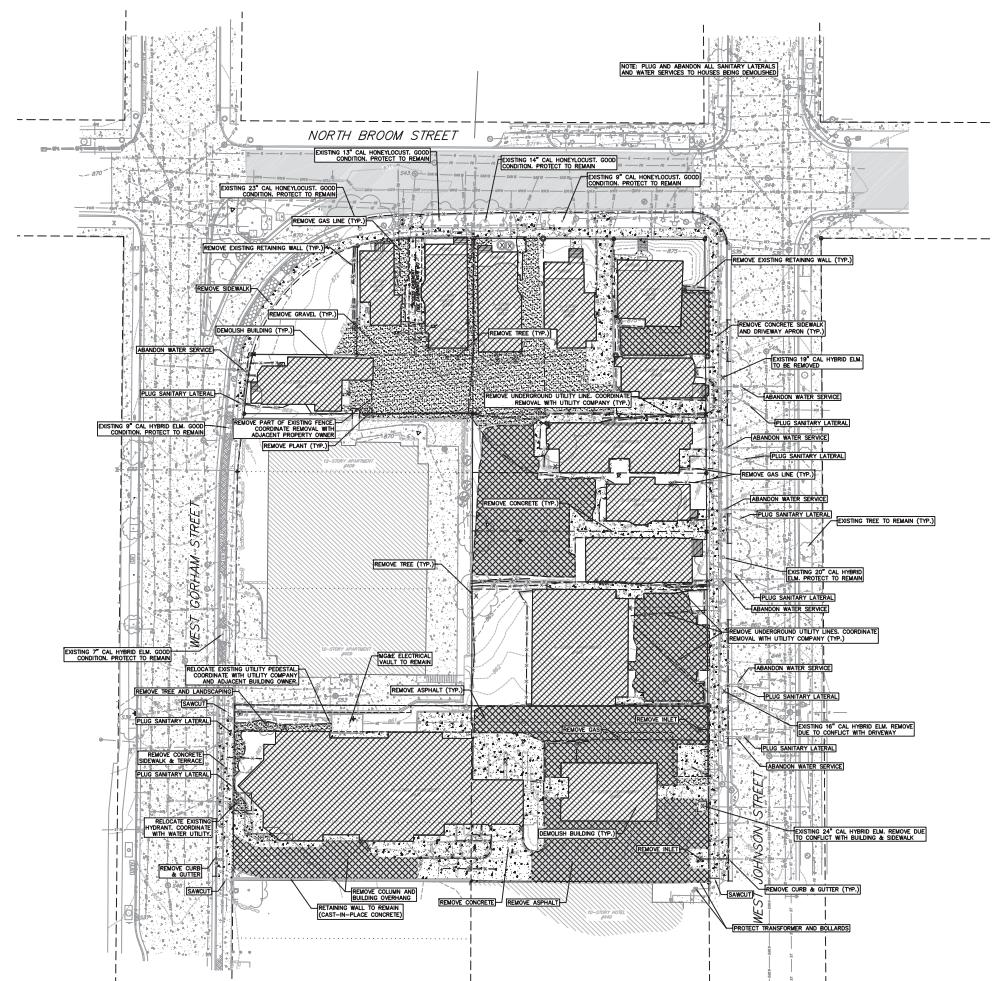


Summary of Improvements:

- Construct public sidewalk, street terrace, and curb and gutter on N Broom Street, W Gorham Street, and W Johnson Street adjacent to the proposed redevelopment per plans approved by the City Engineer.
- Construction crosswalk improvements as required by City Traffic Engineer and per plans approved by the City Engineer at the N Broom Street and W Gorham Street intersection.
- Repair or replace existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveways with curb and gutter.
- Construct new private drive aprons on W Johnson Street.

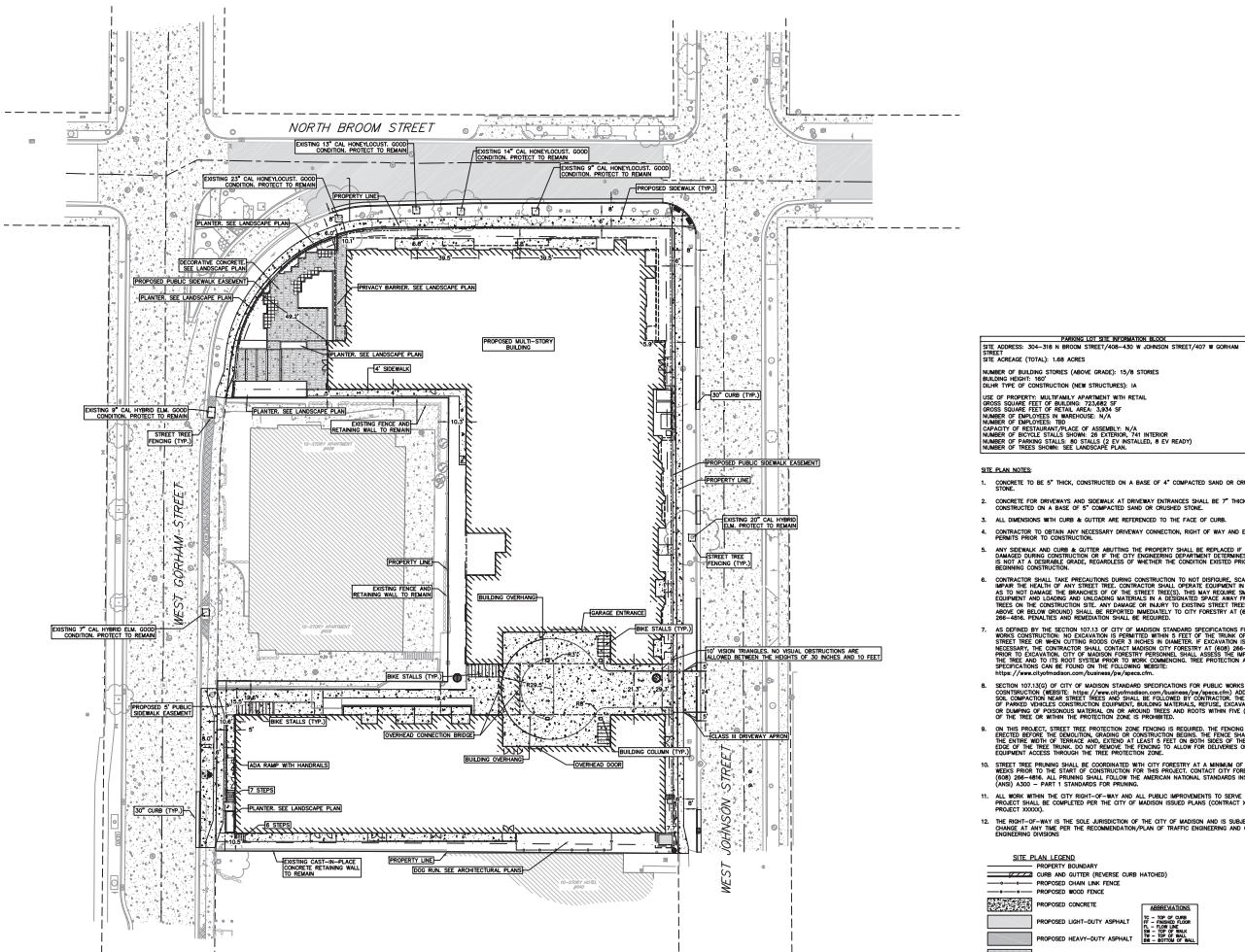
- Developer is to provide wastewater flows for the proposed redevelopment for review by the City Sanitary Engineer. If capacity upgrades are required to existing public sanitary sewer facilities to provide the necessary sewer capacity the Developer shall complete said sanitary sewer upgrades.
- Developer to construct public storm sewer structures or extensions as needed to provide acceptable connections for the redevelopment's private storm sewer connections.
- Construct private sanitary, storm, and water service laterals to serve the redevelopment.
- Protect existing public street terrace trees adjacent to the project, except for those approved for removal by City Forestry as part of the site plan verification approval for the redevelopment project.

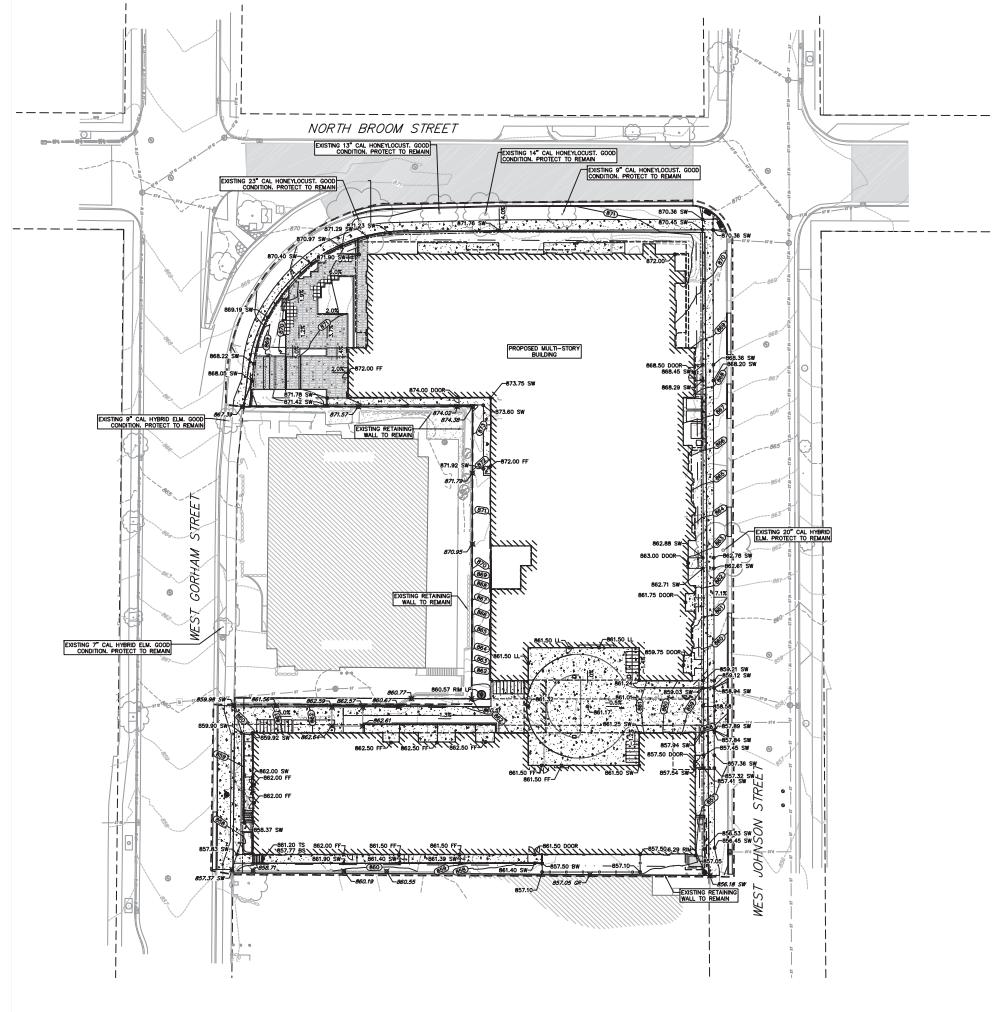




DEMOLITION/EROSION CONTROL

CURB AND CUTTER REMOVAL

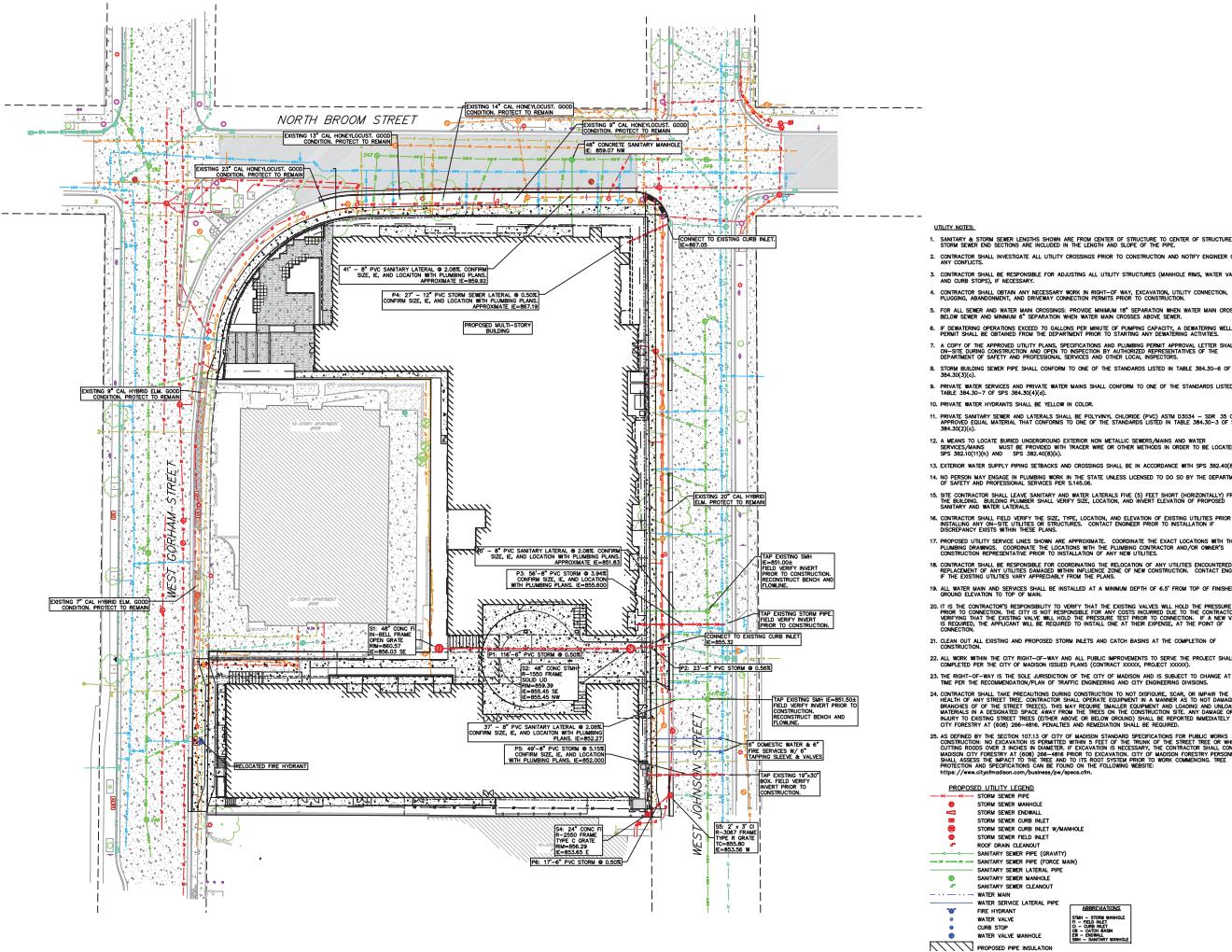




GRADING NOTES:

1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE DETERMINED BY THE GRADE SURVEY.
2. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCES.
3. ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT XXXXX, PROJECT XXXXX).
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. THE CONTRACTOR SHALL NOT ENTER THE RIGHT-OF-WAY WITHOUT APPROVAL FROM THE CITY OF MADISON. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISPLACE, SCALP, OR IMPAIR THE SOIL SURFACE. CONTRACTOR SHALL NOT USE THE RIGHT-OF-WAY AS A STAGING AREA FOR MATERIALS, EQUIPMENT, AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES OR THE CONSTRUCTION AREA. CONTRACTOR SHALL NOT USE THE RIGHT-OF-WAY AS A STAGING AREA FOR MATERIALS. GRADE GROUND SHALL BE REPORTED IMMEDIATELY TO THE CITY FORESTRY AT (608) 264-4846. PENALTIES AND REMEDIAL MEASURES WILL BE IMPOSED FOR VIOLATIONS.
5. AS DEFINED BY THE SECTION 101.12 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 IN THE PLANTING BED. CONTRACTOR SHALL NOT DAMAGE THE TRUNK OR PLANTING BED OF THE TREE. CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 264-4846 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY WILL ISSUE A PERMIT FOR EXCAVATION. A PERMIT IS REQUIRED FOR EXCAVATION DURING THE TIME CONCERNING TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <http://www.cityofmadison.com/forestry/permits.htm>





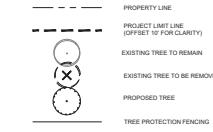


she design group, ltd.

PLANT SCHEDULE - GROUND FLOOR		COMMON NAME	ROOT	SIZE	REMARKS	
CODE	QTY	BOTANICAL NAME				
PARROT BEAN DECIDUOUS TREES						
OC-02	2	<i>Canavalia gladiata</i>	Common Hobberry	R&B	2.5" cal	Matching heads
GY-03	2	<i>Gymnocladus dioicus</i>	Espresso Kentucky Coffee tree	R&B	2.5" cal	Matching heads
DU-01	2	<i>Quercus ilex</i>	Swamp White Oak	R&B	2.5" cal	Matching heads
UL-04	4	<i>Ulmus 'New Horizon'</i>	New Horizon Hybrid Elm	R&B	2.5" cal	Matching heads

NOTES:
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY

LEGEND



This architectural site plan illustrates the proposed development and demolition of buildings along W Gorham St and N Broome St. The plan shows the footprint of the PROPOSED BUILDING, the EXISTING BUILDING, and the footprint of the DEMOLISHED BUILDING. Key features include:

- W Gorham St (One Way):** An arrow indicates traffic flow from the proposed building area towards the existing building.
- Existing Street Trees:** Several mature trees are marked for protection and pruning, including:
 - STREET TREE #1 EXISTING 7" CAL HYBRID ELM, GOOD CONDITION, PROTECT TO REMAIN.
 - STREET TREE #2 EXISTING 9" CAL HYBRID ELM, GOOD CONDITION, PROTECT TO REMAIN.
 - STREET TREE #3 EXISTING 25" CAL HONEYLOCST, GOOD CONDITION, PROTECT TO REMAIN, PRUNING BY CITY FORESTRY REQUESTED, ROOT PRUNE AT INSIDE EDGE (WEST) OF SIDEWALK.
 - STREET TREE #4 EXISTING 13" CAL HONEYLOCST, GOOD CONDITION, PROTECT TO REMAIN, PRUNING BY CITY FORESTRY REQUESTED, ROOT PRUNE AT INSIDE EDGE (WEST) OF SIDEWALK.
 - STREET TREE #5 EXISTING 14" CAL HONEYLOCST, GOOD CONDITION, PROTECT TO REMAIN, PRUNING BY CITY FORESTRY REQUESTED, ROOT PRUNE AT INSIDE EDGE (WEST) OF SIDEWALK.
 - STREET TREE #6 EXISTING 7" CAL HONEYLOCST, GOOD CONDITION, PROTECT TO REMAIN, PRUNING BY CITY FORESTRY REQUESTED, ROOT PRUNE AT INSIDE EDGE (WEST) OF SIDEWALK.
- Demolition and Construction:** The DEMOLISHED BUILDING is shown with a dashed outline. The PROPOSED BUILDING is shown with a solid outline. A note specifies: "DEMOLITION SHOULD BE CONDUCTED WITH CARE TO NOT DAMAGE SUBSURFACE ROOTS. UPON DEMOLITION, EXISTING 24" CAL HYBRID ELM, REMOVE DUE TO CONFLICT WITH BUILDING & DEMOLITION, WITH CARE TO NOT DAMAGE SUBSURFACE ROOTS. UPON DEMOLITION, EXISTING 16" CAL HYBRID ELM, REMOVE DUE TO CONFLICT WITH DRIVEWAY, WITH CARE TO NOT DAMAGE SUBSURFACE ROOTS. UPON DEMOLITION, EXISTING 20" CAL HYBRID ELM, REMOVE DUE TO CONFLICT WITH CITY FORESTRY REQUESTED, PRUNE TO REMAIN, PRUNE AT INSIDE EDGE (NORTH) OF SIDEWALK."
- Street Furniture:** Existing street lights and traffic signals are marked for retention.
- Landscaping:** A note specifies: "EXISTING 4' HEDGES, REMOVE DUE TO CONFLICT WITH PROPOSED BUILDING."
- Access:** A note specifies: "EXISTING 4' HEDGES, REMOVE DUE TO CONFLICT WITH PROPOSED BUILDING."



MADISON - JOHNSON & BROOK

ANTUNOVICH ASSOCIATES • ARCHITECT • CORE MADISON BROOM, LLC • DEVELOPER

SITE PLAN REVIEW SUBMITTAL (6.13.24)

STREET TREE PLAN