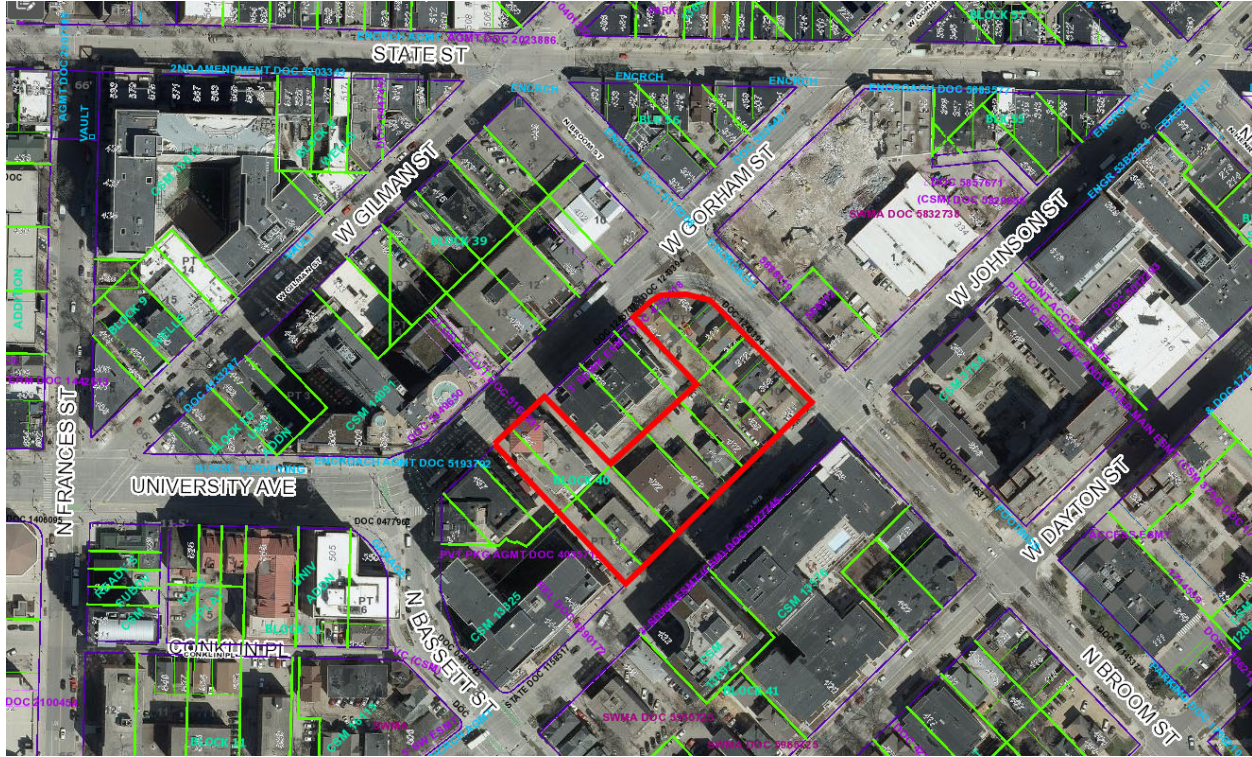


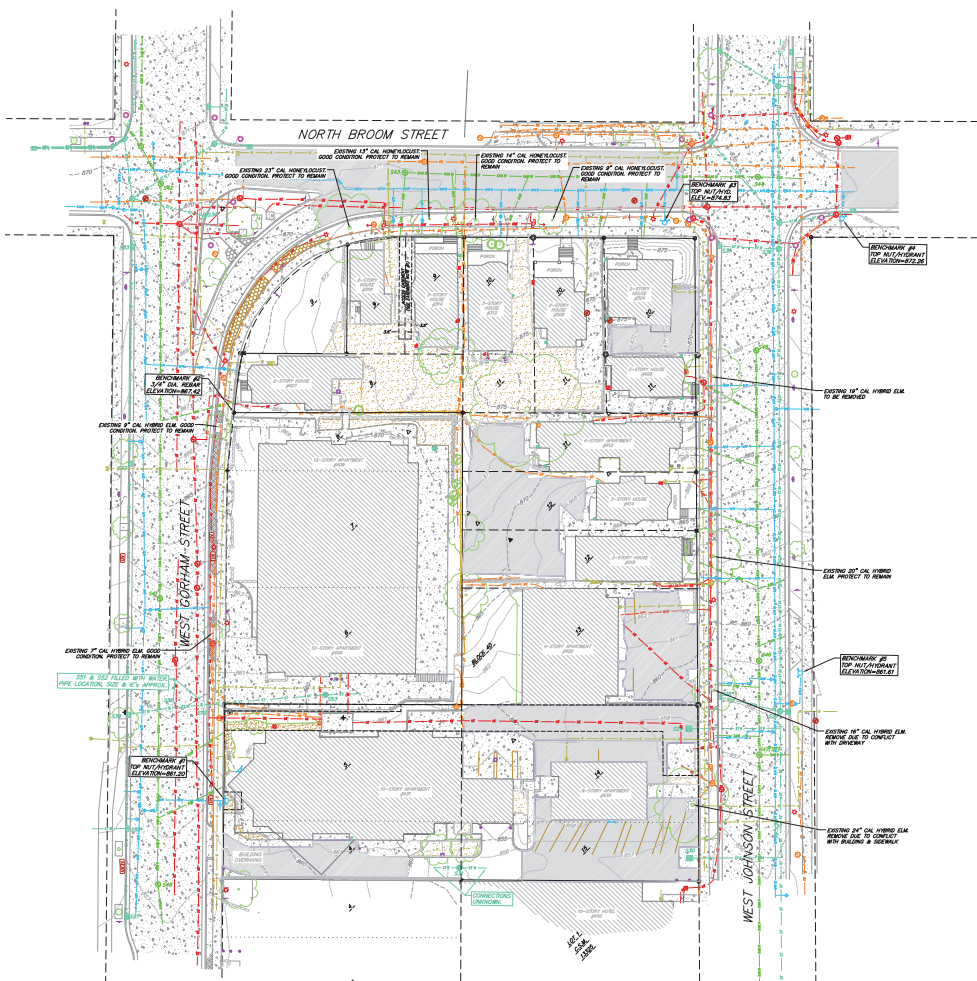
**403 W Gorham Street and 423 W Johnson Street**  
**Contract 9553**  
**MUNIS 15351**  
**Developer: Core Madison Broom, LLC**



**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.



**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING HILLAND
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB RAILT
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN OUT
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING TRAFFIC SIGNAL
- EXISTING DRIVE
- EXISTING CONSPICUOUS TREE
- EXISTING DECIDUOUS TREE

**TOPOGRAPHIC LINEWORK LEGEND**

- EXISTING UNDERGROUND CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING HOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SANITARY SINKER LINE (TYPE NOTED)
- EXISTING STORM SINKER LINE (TYPE NOTED)
- EXISTING WATER MAIN (TYPE NOTED)
- EXISTING ALIQUOT CONTOUR
- EXISTING MANHOLE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL

- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING PAVED BLOCK SURFACE

**NOTES**

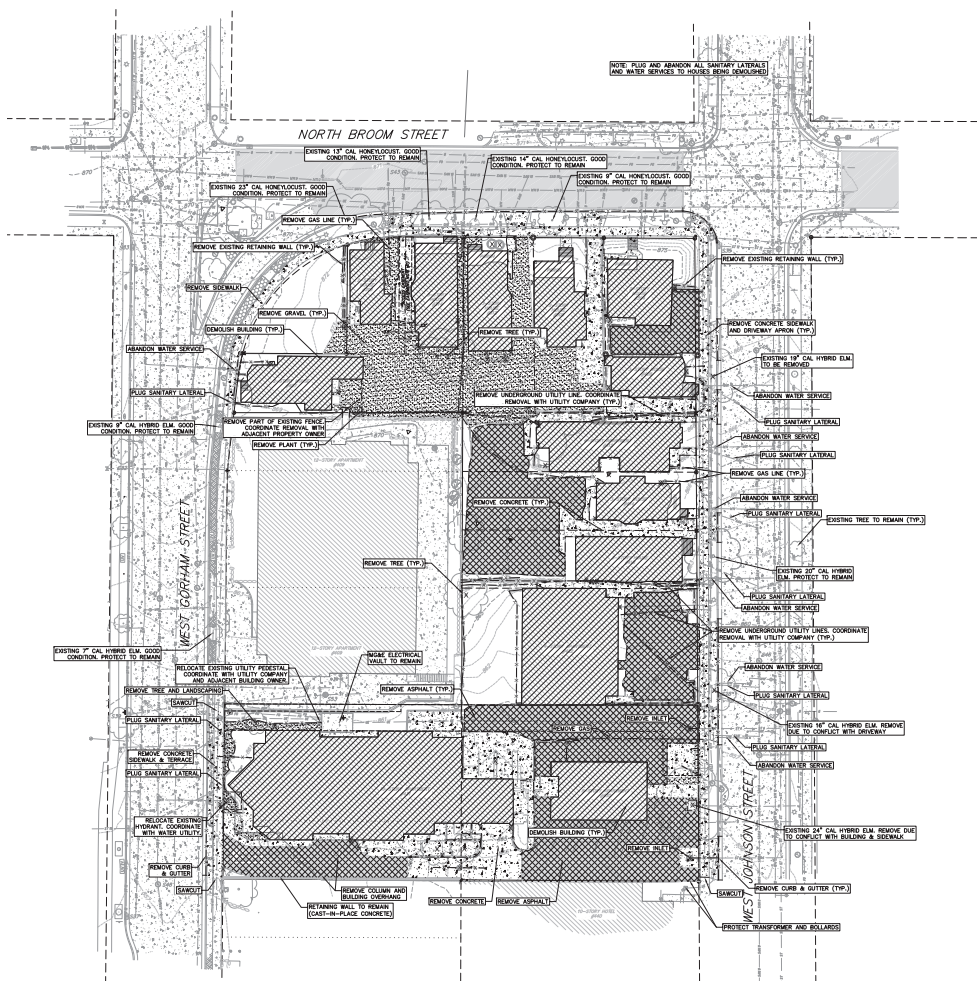
1. All work shall be done in accordance with the latest edition of the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction.
2. All work shall be done in accordance with the latest edition of the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction.
3. All work shall be done in accordance with the latest edition of the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction.
4. All work shall be done in accordance with the latest edition of the Wisconsin Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction.

**EXISTING UTILITY STRUCTURE TABLE**

NAME	TYPE	MAN	INVERT	EJECTION
127	STORM	887.25	887.25	NE-SW
128	CR	888.22	888.22	SE
129	FR	887.25	887.25	SE
130	FR	888.22	888.22	SE
131	FR	887.25	887.25	SE
132	CR	888.25	888.25	NE
133	CR	888.25	888.25	NE
134	CR	888.25	888.25	NE
135	CR	888.25	888.25	NE
136	STORM	888.25	888.25	NE
137	CR	888.25	888.25	NE
138	CR	888.25	888.25	NE
139	CR	888.25	888.25	NE
140	CR	888.25	888.25	NE
141	CR	888.25	888.25	NE
142	CR	888.25	888.25	NE
143	CR	888.25	888.25	NE
144	CR	888.25	888.25	NE
145	CR	888.25	888.25	NE
146	CR	888.25	888.25	NE
147	CR	888.25	888.25	NE
148	CR	888.25	888.25	NE
149	CR	888.25	888.25	NE
150	CR	888.25	888.25	NE

**EXISTING SANITARY STRUCTURE TABLE**

NAME	TYPE	MAN	INVERT	EJECTION
141	SAH	888.25	888.25	NE
142	SAH	888.25	888.25	NE
143	SAH	888.25	888.25	NE
144	SAH	888.25	888.25	NE
145	SAH	888.25	888.25	NE
146	SAH	888.25	888.25	NE
147	SAH	888.25	888.25	NE
148	SAH	888.25	888.25	NE
149	SAH	888.25	888.25	NE
150	SAH	888.25	888.25	NE
151	SAH	888.25	888.25	NE
152	SAH	888.25	888.25	NE
153	SAH	888.25	888.25	NE
154	SAH	888.25	888.25	NE
155	SAH	888.25	888.25	NE
156	SAH	888.25	888.25	NE
157	SAH	888.25	888.25	NE
158	SAH	888.25	888.25	NE
159	SAH	888.25	888.25	NE
160	SAH	888.25	888.25	NE

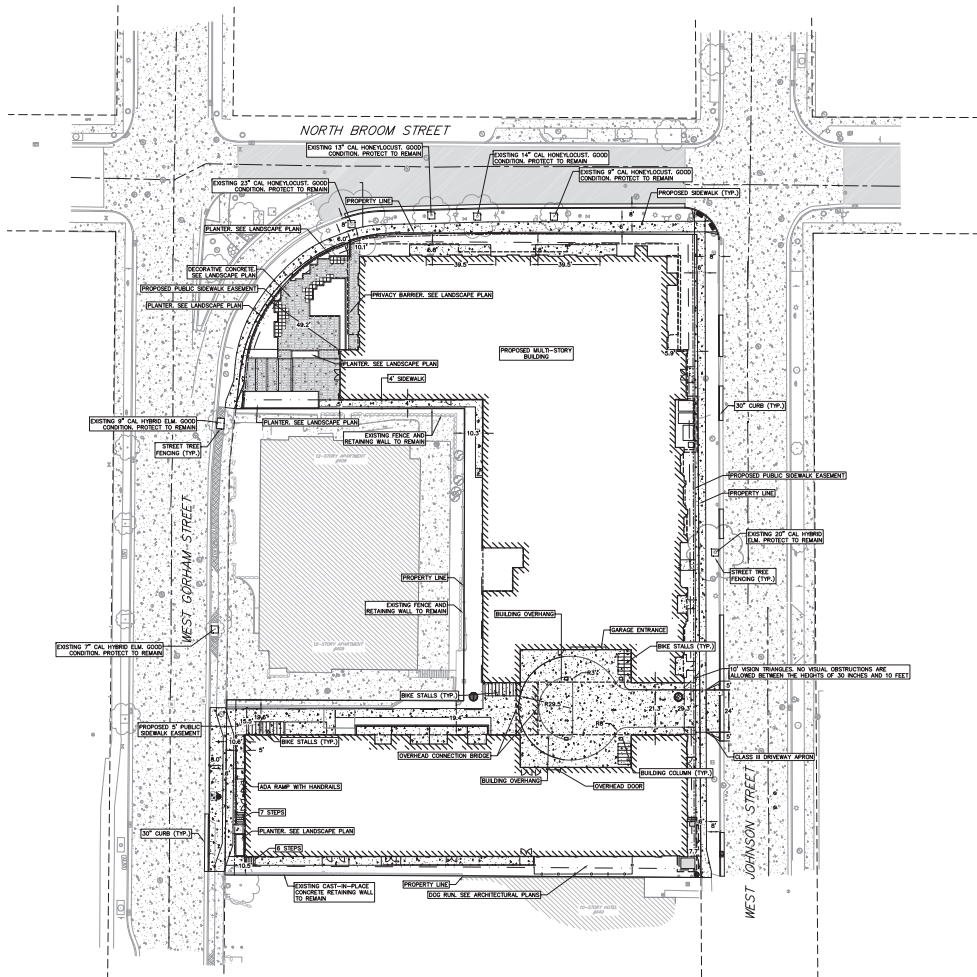


#### DEMOLITION/REVISION CONTROL NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/GRIT/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES WHERE APPLICABLE.
3. ALL SHORTLING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONSTRUCTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALK, ETC. ALL EXISTING LOCATIONS SHALL BE APPROPRIATELY AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONSTRUCTION MATERIAL, ETC. REMOVE REMAINING NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, SIGNALING 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 STAMPS SHALL BE GROUNDED TO 1\"/>

#### DEMOLITION PLAN LEGEND

- CURB AND OUTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE & GRAVEL REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- DEMOLITION
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL



**PARING LOT SITE INFORMATION BLOCK**

SITE ADDRESS: 304-318 N BROOM STREET/408-420 W JOHNSON STREET/407 W GORHAM STREET

SITE ACREAGE (TOTAL): 1.68 ACRES

NUMBER OF BUILDING STORIES (ABOVE GRADE): 15-18 STORIES

BUILDING HEIGHT: 160'

BLUR TYPE OF CONSTRUCTION (NEW STRUCTURES): N/A

USE OF PROPERTY: MULTIFAMILY APARTMENT WITH RETAIL

NUMBER OF EMPLOYEES: 100

NUMBER OF SPECIAL DETAILS SHOWN: 20 EXISTING, 10 NEW

NUMBER OF PARKING STALLS: 81 STALLS (2 BY INSTALLED, 8 BY READY)

NUMBER OF TREES SHOWN: SEE LANDSCAPE PLAN

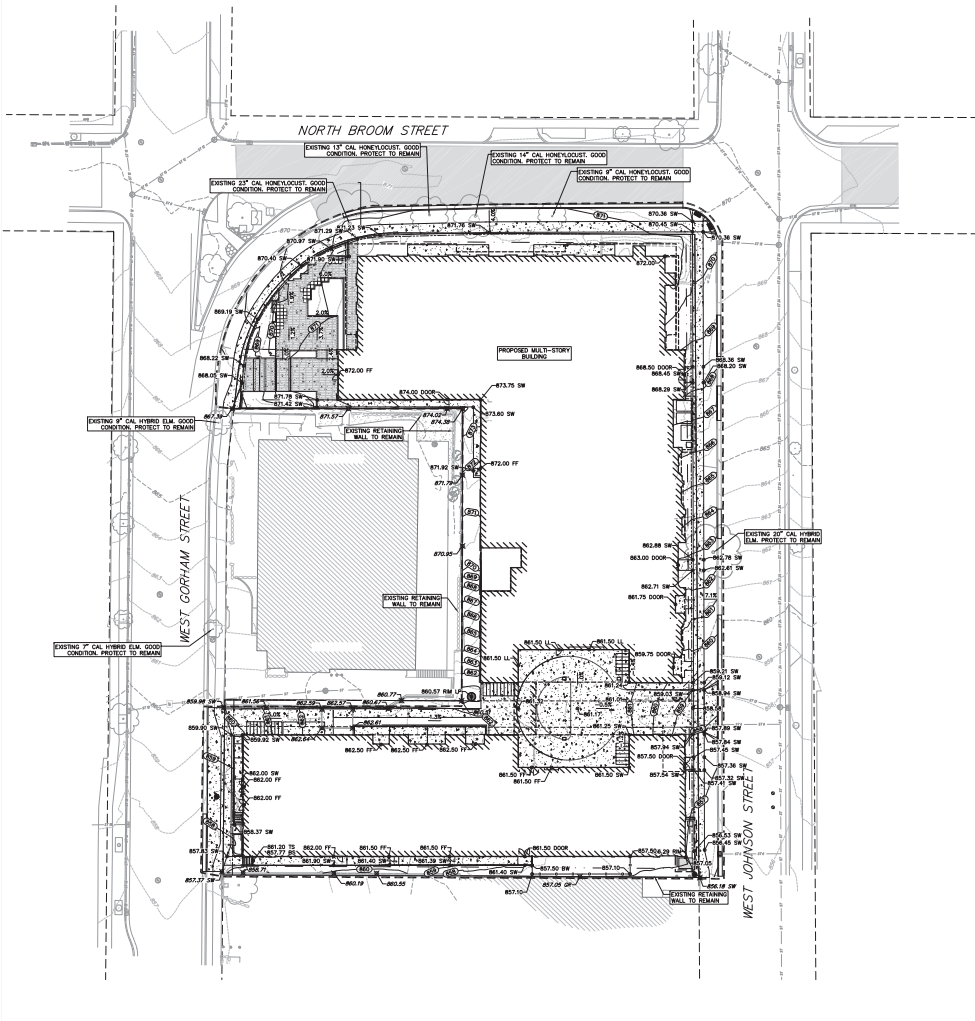
- SITE PLAN NOTES**
- CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
  - CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
  - ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
  - CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  - ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISRUPT, SCALP, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE SMALLER EQUIPMENT AND LOWERING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR NEARLY TO EXISTING STREET TREES (OTHER THAN OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4666. FUNDING AND REGULATION SHALL BE REQUIRED.
  - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE EXCAVATION IS LIMITED TO 3 FEET OF THE THICK OF THE STREET TREE OR WHEN CUTTING ROADS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4666 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO ANY COMMENCING. TREE PROTECTION AND HURDLES OR FENCING SHALL BE REQUIRED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4666. FUNDING AND REGULATION SHALL BE REQUIRED.
  - SECTION 107.13(C) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE EXCAVATION IS LIMITED TO 3 FEET OF THE THICK OF THE STREET TREE OR WHEN CUTTING ROADS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4666 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO ANY COMMENCING. TREE PROTECTION AND HURDLES OR FENCING SHALL BE REQUIRED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4666. FUNDING AND REGULATION SHALL BE REQUIRED.
  - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE EXCAVATION, GRADING OR CONSTRUCTION BEGINS. THE FENCING SHALL INCLUDE THE EXISTING CURB OR TERRACE AND EXTEND AT LEAST 4 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.
  - STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608) 266-4666. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
  - 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).
  - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISION.

**SITE PLAN LEGEND**

—	PROPERTY BOUNDARY
—	CURB AND GUTTER (REVERSE CURB HATCHED)
—	PROPOSED CHAIN LINK FENCE
—	PROPOSED WOOD FENCE
—	PROPOSED CONCRETE
—	PROPOSED LIGHT-DUTY ASPHALT
—	PROPOSED HEAVY-DUTY ASPHALT
—	PROPOSED DECORATIVE CONCRETE
—	PROPOSED SIGN
—	PROPOSED LIGHT POLE
—	PROPOSED BOLLARD

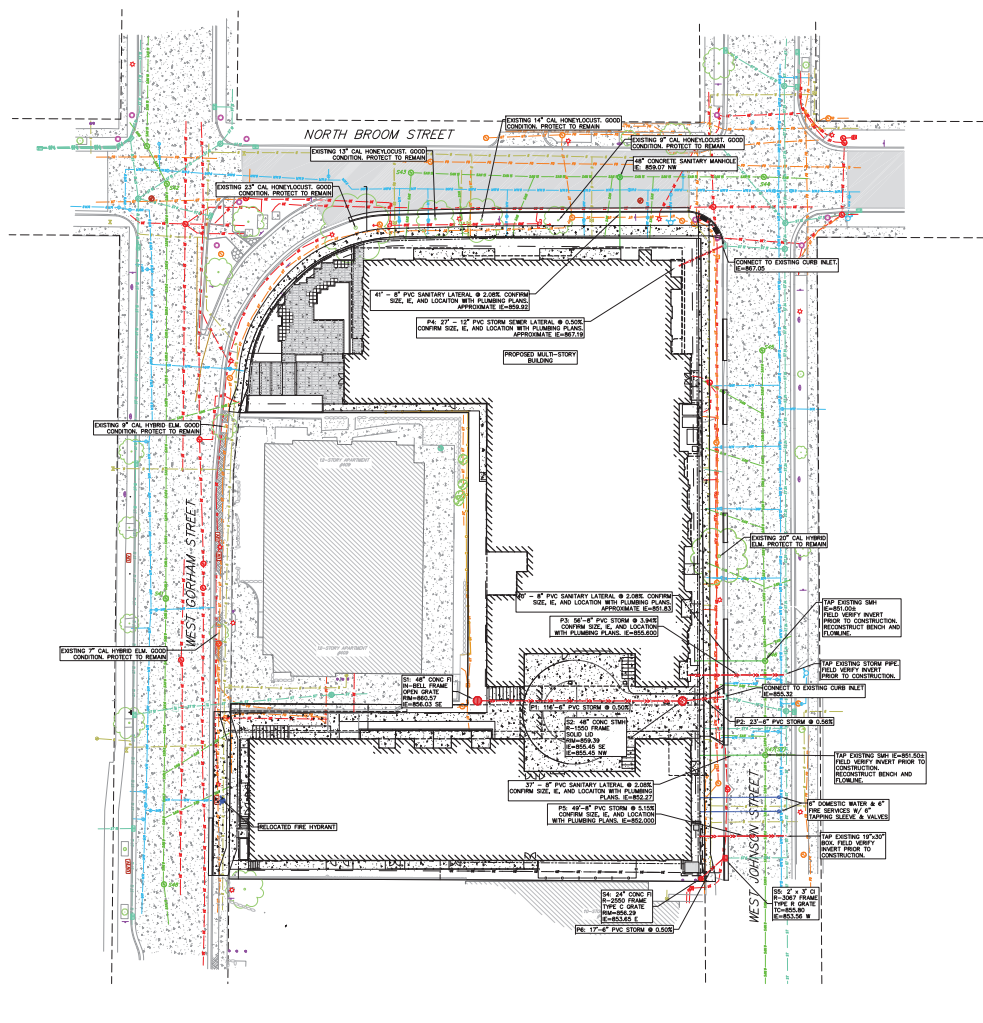
**ABBREVIATIONS**

—	2" DIA. 10' TALL
—	4" DIA. 10' TALL
—	6" DIA. 10' TALL
—	8" DIA. 10' TALL
—	10" DIA. 10' TALL
—	12" DIA. 10' TALL
—	14" DIA. 10' TALL
—	16" DIA. 10' TALL
—	18" DIA. 10' TALL
—	20" DIA. 10' TALL
—	22" DIA. 10' TALL
—	24" DIA. 10' TALL
—	26" DIA. 10' TALL
—	28" DIA. 10' TALL
—	30" DIA. 10' TALL
—	32" DIA. 10' TALL
—	34" DIA. 10' TALL
—	36" DIA. 10' TALL
—	38" DIA. 10' TALL
—	40" DIA. 10' TALL
—	42" DIA. 10' TALL
—	44" DIA. 10' TALL
—	46" DIA. 10' TALL
—	48" DIA. 10' TALL
—	50" DIA. 10' TALL
—	52" DIA. 10' TALL
—	54" DIA. 10' TALL
—	56" DIA. 10' TALL
—	58" DIA. 10' TALL
—	60" DIA. 10' TALL
—	62" DIA. 10' TALL
—	64" DIA. 10' TALL
—	66" DIA. 10' TALL
—	68" DIA. 10' TALL
—	70" DIA. 10' TALL
—	72" DIA. 10' TALL
—	74" DIA. 10' TALL
—	76" DIA. 10' TALL
—	78" DIA. 10' TALL
—	80" DIA. 10' TALL
—	82" DIA. 10' TALL
—	84" DIA. 10' TALL
—	86" DIA. 10' TALL
—	88" DIA. 10' TALL
—	90" DIA. 10' TALL
—	92" DIA. 10' TALL
—	94" DIA. 10' TALL
—	96" DIA. 10' TALL
—	98" DIA. 10' TALL
—	100" DIA. 10' TALL



- GRADING NOTES:**
1. 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. 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 PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. CONTRACTORS SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT ENDANGER, SCARE, OR HARM THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF OR THE STREET TREES. THIS MAY REQUIRE SHIELDING EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (OTHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4906. REPAIRED AND REMEDIATION SHALL BE REQUIRED.
  5. ALL EXISTING AND PROPOSED STREETS SHALL BE CONSTRUCTED TO MEET THE 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 ROADS OVER 2 FEET IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4906 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND SO TO PROTECT TREES PRIOR TO WORK COMMENCING. TREE PROTECTION AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/ps/apex.cfm>.

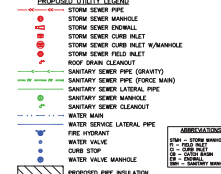
- GRADING LEGEND**
- 5.0' --- EXISTING MAJOR CONTOURS
  - 1.0' --- EXISTING MINOR CONTOURS
  - 0.5' --- PROPOSED MAJOR CONTOURS
  - 0.2' --- PROPOSED MINOR CONTOURS
  - --- SITE CENTERLINE
  - --- SLOPE FENCE
  - --- DISTURBED LIMITS
  - --- DRAINAGE DIRECTION
  - --- PROPOSED SLOPE ARROWS
  - --- EXISTING SPOT ELEVATIONS
  - --- PROPOSED SPOT ELEVATIONS
  - --- RILEY PROTECTION



#### UTILITY NOTES:

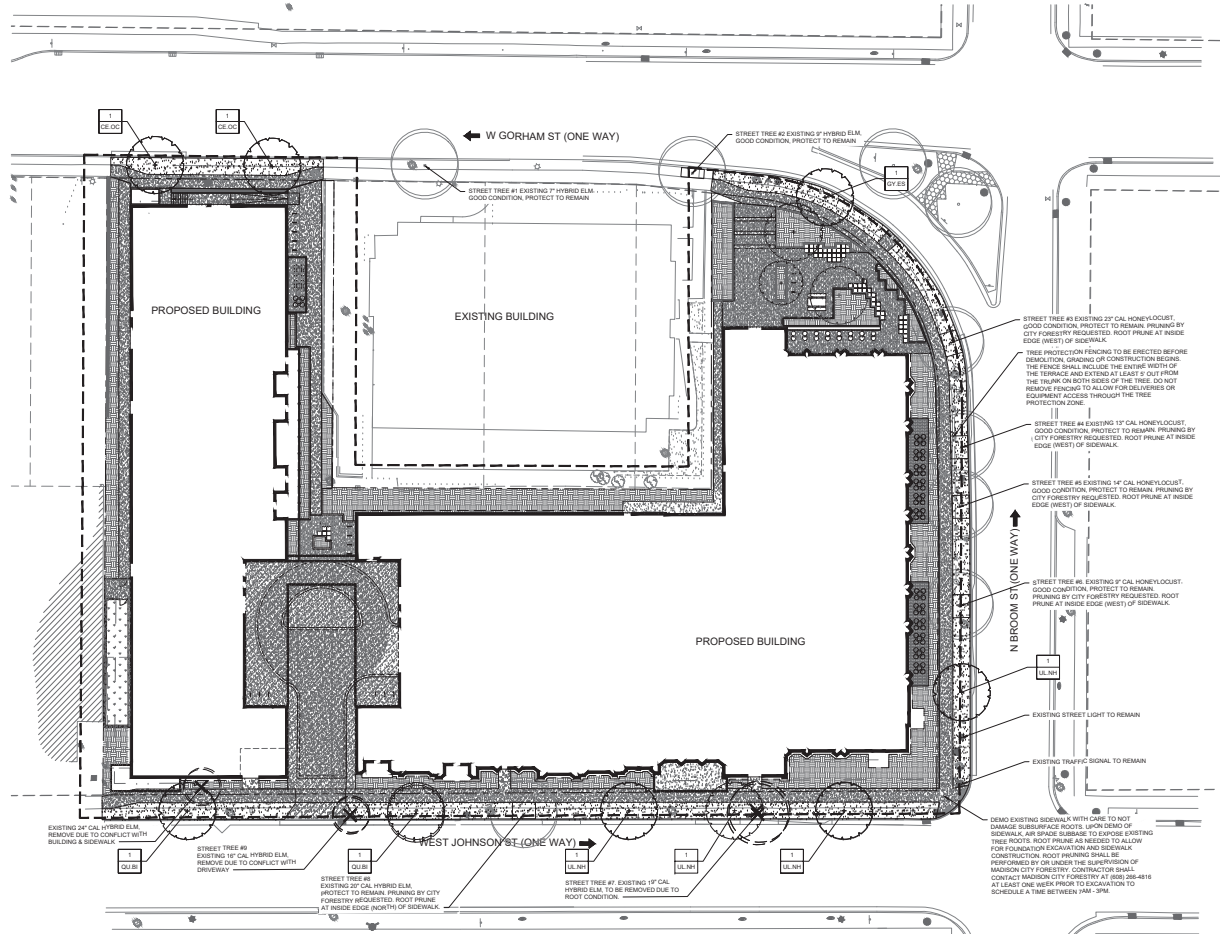
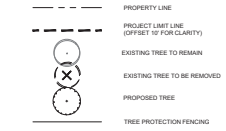
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RING, WATER VALVES, AND CURB STOPS, IF NECESSARY).
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND UNDERWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18\"/>

#### PROPOSED UTILITY LEGEND



PLANT SCHEDULE - GROUND FLOOR					
CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PARKWAY DECIDUOUS TREES					
CE OC	2	Carya occidentalis	Common Hackberry	R&B	2.5' cal
GY ES	1	Gymnocladus dioica 'Express'	Express Kentucky Coffeetree	R&B	2.5' cal
QU LB	2	Quercus laevis	White Oak	R&B	2.5' cal
LE NH	4	Ulmus 'New Horizon'	New Horizon Hybrid Elm	R&B	2.5' cal
NOTES:					
1. FINAL STREET TREE QUANTITIES, LOCATIONS AND SPECIES TO BE APPROVED BY MADISON CITY FORESTRY.					

# LEGEND



- 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 CITY FORESTRY OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 24 HOUR REVIEW PERIOD WHICH INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
  2. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DAMAGE, RUIN, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. CONTRACTOR SHALL 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 (608) 268-4818. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
  3. 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 WITHIN CUTTING ROOTS OVER 5 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 268-4818 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/development/specifications>
  4. SECTION 107.13(3) 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 PAVED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPILLS OR DUMPING OF HAZARDOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN 10 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 ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE ROOT 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 CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTRACT CITY FORESTRY AT (608) 268-4818. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PART 1 STANDARDS FOR PRUNING.
  7. DEMO EXISTING SIDEWALK WITH CARE TO NOT DAMAGE SUBSURFACE ROOTS. UPON DEMO OF SIDEWALK, AIR SPADE SUBBASE TO EXPOSE EXISTING TREE ROOTS. ROOT PRUNING AS NEEDED TO ALLOW FOR FOUNDATION CONSTRUCTION. ROOT PRUNING SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF MADISON CITY FORESTRY. CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 268-4818 AT LEAST ONE WEEK PRIOR TO EXCAVATION TO SCHEDULE A TIME BETWEEN 7AM - 3PM.
  8. TREE PROTECTION FENCING TO BE ERRECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE ROOT OF THE TREE TRUNK AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE TREE TRUNK. DO NOT REMOVE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
  9. GRIND STUMPS TO MAX 12" DEPTH BELOW GRADE FOR ALL TREE STUMP REMOVALS.

