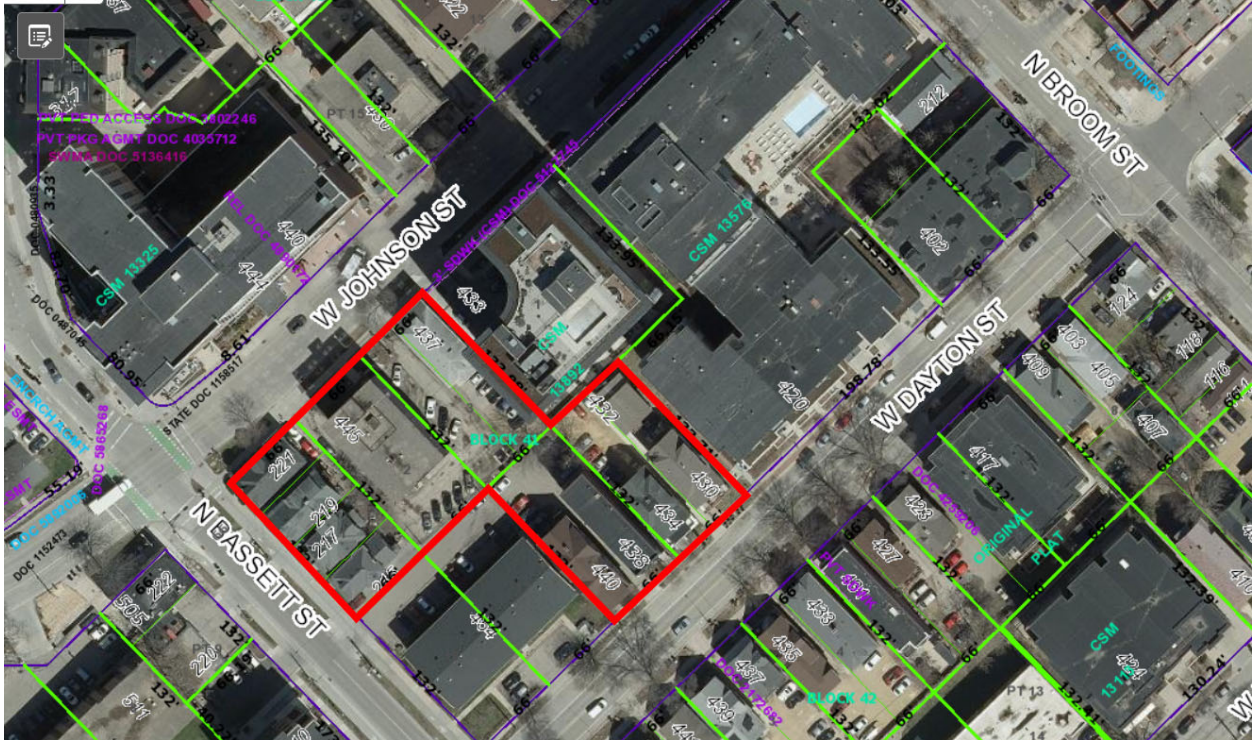


449 W Johnson Street
Contract 9499
MUNIS 15030
Developer: Core Madison Bassett, LLC



Summary of Improvements:

- Dedicate Right of Way or grant a Public Sidewalk Easement and construct five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance buffer along West Dayton Street adjacent to the redevelopment.
- Dedicate Right of Way or grant a Public Sidewalk Easement and construct six (6)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance buffer along West Johnson Street adjacent to the redevelopment.
- Construct other public sidewalk, terrace, curb and gutter, and street pavement as needed for the redevelopment to a plan approved by the City Engineer.
- Install earth retention systems as needed to facilitate the excavation needed for the redevelopment.
- Construct new private sanitary, storm, and water service laterals needed to serve the redevelopment.

- Construct new public sewer access structures and inlets as needed to provide connection locations for the proposed private service laterals.
- Close abandoned driveway entrances with new concrete curb and gutter. Construct new driveway entrances needed to serve the redevelopment per plans approved by the City Engineer and per the commercial driveway permits issued by the City Traffic Engineer.
- Terrace street tree protection, removals, and new plantings as approved by City Forestry.
- Construct paved bus loading surface on W Johnson Street at N Bassett St as required by Madison Metro and per plans approved by the City Engineer.

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING POST
 - EXISTING SIGN (TYPE NOTED)
 - EXISTING PARKING METER
 - EXISTING CURB INLET
 - EXISTING ENDWALL
 - EXISTING FIELD INLET RECTANGULAR
 - EXISTING FIELD INLET
 - EXISTING ROOF DRAIN CLEANOUT
 - EXISTING ROOF DRAIN
 - EXISTING STORM MANHOLE
 - EXISTING STORM MANHOLE RECTANGULAR
 - 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 GUY
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC RECTANGULAR MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING ELECTRIC METER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TV MANHOLE
 - EXISTING TV RECTANGULAR MANHOLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING UNIDENTIFIED UTILITY VAULT
 - EXISTING HANDICAP PARKING
 - EXISTING TRAFFIC SIGNAL
 - EXISTING SHRUB
 - EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING UNDERGROUND CABLE TV
 - EXISTING OVERHEAD CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING RETAINING WALL
 - EXISTING CHAIN LINK FENCE
 - EXISTING WROUGHT IRON FENCE WITH 2" SQ. POST
 - EXISTING WOOD FENCE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING EDGE OF TREES
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING BLOCK PATIO
 - EXISTING GRAVEL SURFACE
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE

EXISTING SANITARY STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S1	SMH	857.41	849.11	NE
			849.10	SW
S2	SMH	855.16	847.27	NE
			847.11	SE
			847.65	SW
S3	SMH	854.80	844.50	NE
			844.52	SW
			846.62	NW
S4	SMH	854.25	844.70	NE
			844.92	SW
			844.98	NW
S5	SMH	854.58	848.05	NE
			848.86	SE
			848.69	NW
S6	SMH	855.42	849.81	NE
			849.73	SW
			850.46	NW
S7	SMH	857.18	850.38	NE-SW
			850.48	SE

EXISTING STORM STRUCTURE TABLE				
NAME	TYPE	RIM	INVERT	DIRECTION
S11	FIN	856.56	854.06	SE-NW
S12	FIN	856.54	853.62	SE-NW
S13	FIN	856.46	853.19	SE-NW
S14	FIN	856.56	852.75	SE-NW
S15	STMH	857.31	851.56	NE-SW
S16	CIN	855.80	851.11	NE-SW
S17	STMH	854.10	849.22	NE-SE-SW
S18	CIN	854.12	850.37	SE-NW
S19	FIN	853.73	852.13	SW
S20	CIN	854.45	850.47	SE-NW
S21	STMH	854.43	850.84	CENTER
S22	STMH	855.10	851.30	NE-SW-NW
S23	FINR	855.27	853.07	NE-NW
S24	CIN	855.43	852.03	NW
S25	STMH	855.16	851.53	BOTTOM
S26	FINR	855.50	853.29	SW
S27	STMH	857.75	852.52	NE-SW

EASEMENT NOTES:

- Right-of-way (R/W) side access easement, four feet (4') on either side of property line, per Document Numbers 444883, 85847 and 200385.
- On lot (4') side access easement, four feet (4') on either side of property line, per Document Number 377330.
- Right-of-way (R/W) side access easement, four feet (4') on either side of property line, per Document Number 377330.
- Access Agreement for Sanitary Latrine Maintenance per Document Number 222063.00. Latrine running from building at 435 N Dayton St. to building at 435 N Dayton St.

NOTES:

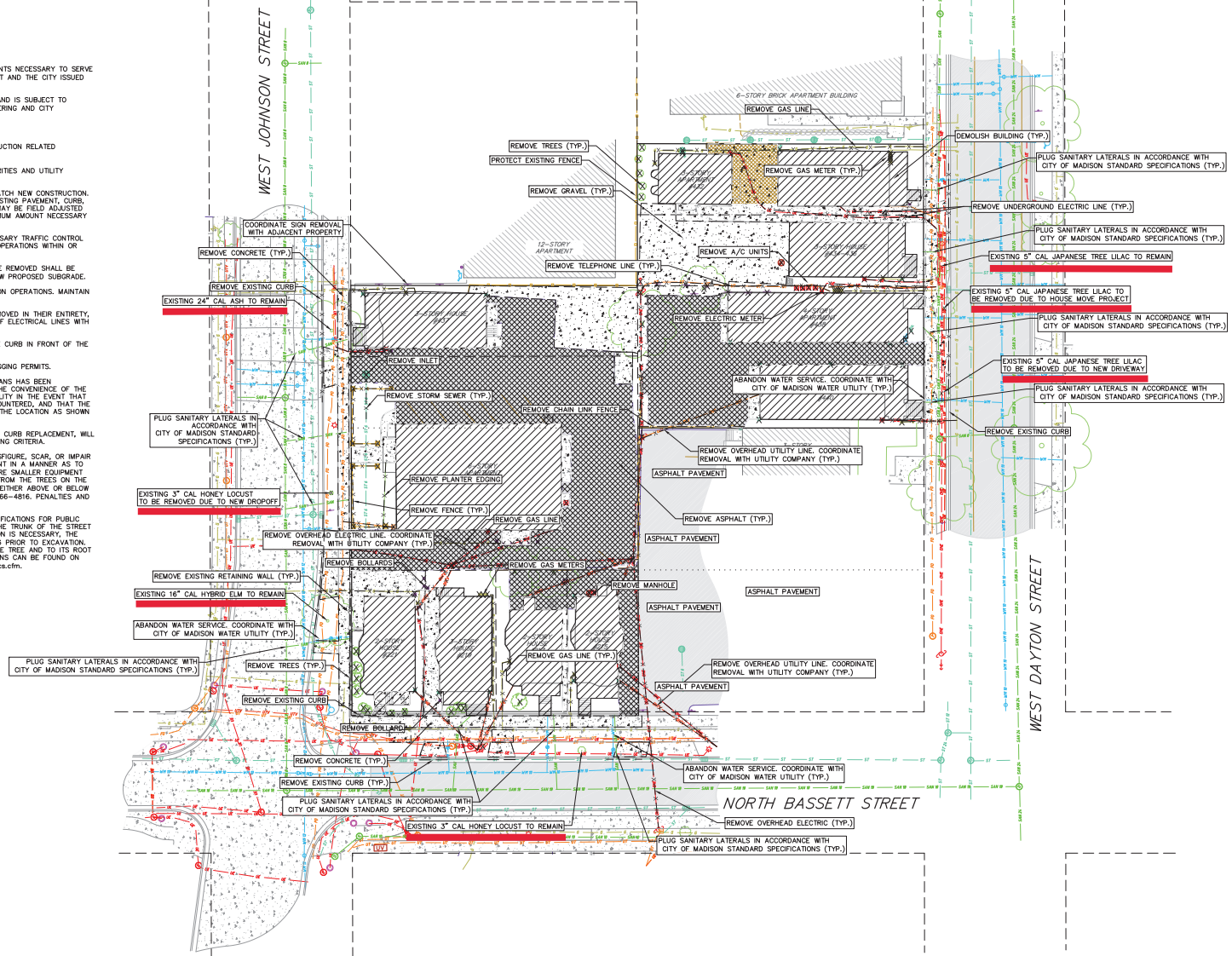
- This survey is based upon field survey work performed from November 30, December 10, 2022. Any changes to the conditions after December 24, 2022 are not reflected by this survey.
- The existing property lines shown on this plan are based upon field measurements, survey of record and the recorded data.
- This plan is referenced to the Wisconsin County Coordinate System-Data Zone, NAD 83 (1111). Elevations are based upon the 1985 datum.
- All underground utilities have been located per markings placed on the ground or maps provided by the utility owners. Markings are as follows: 2022/01/15/16, 2022/01/17/18, 2022/01/19/20, 2022/01/21/22, 2022/01/23/24, 2022/01/25/26, 2022/01/27/28, 2022/01/29/30, 2022/01/31/02, 2022/02/01/03, 2022/02/04/05, 2022/02/06/07, 2022/02/08/09, 2022/02/10/11, 2022/02/12/13, 2022/02/14/15, 2022/02/16/17, 2022/02/18/19, 2022/02/20/21, 2022/02/22/23, 2022/02/24/25, 2022/02/26/27, 2022/02/28/29, 2022/03/01/02, 2022/03/03/04, 2022/03/05/06, 2022/03/07/08, 2022/03/09/10, 2022/03/11/12, 2022/03/13/14, 2022/03/15/16, 2022/03/17/18, 2022/03/19/20, 2022/03/21/22, 2022/03/23/24, 2022/03/25/26, 2022/03/27/28, 2022/03/29/30, 2022/03/31/01, 2022/04/02/03, 2022/04/04/05, 2022/04/06/07, 2022/04/08/09, 2022/04/10/11, 2022/04/12/13, 2022/04/14/15, 2022/04/16/17, 2022/04/18/19, 2022/04/20/21, 2022/04/22/23, 2022/04/24/25, 2022/04/26/27, 2022/04/28/29, 2022/04/30/01, 2022/05/02/03, 2022/05/04/05, 2022/05/06/07, 2022/05/08/09, 2022/05/10/11, 2022/05/12/13, 2022/05/14/15, 2022/05/16/17, 2022/05/18/19, 2022/05/20/21, 2022/05/22/23, 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	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE & GRAVEL REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9499, PROJECT #15030.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DEBRIS/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FIELD REMOVAL TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURBS, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED. COORDINATE WITH UTILITY COMPANIES TO REMOVE UTILITIES TO BE REMOVED TO PREVENT INTERFERENCE FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND TEMPORARY 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 ALL EXISTING TREE PROTECTION FENCING.
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 CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAY AND RESTORE THE DRIVEWAY TO ORIGINAL GRADE.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUMBING PERMITS.
10. 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 CITY ENGINEER. OTHER UTILITIES NOT SHOWN ON THE PLANS MAY BE ENCOUNTERED 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.
11. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING ORDINANCE.
12. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFOUR, SCAR, OR IMPAIR THE TRUNKS OF ANY STREET TREE. IF A STREET TREE IS DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM THE TREES ON THE TRUNKS OF THE STREET TREE(S). DAMAGE TO EXISTING STREET TREES (OTHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (609) 266-4816. PENALTIES AND REMEDIAL ACTIONS SHALL BE ASSESSMENT BY THE CITY FORESTRY.
13. AS DEFINED BY THE SECTION 10713.3 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 BE RESPONSIBLE FOR REPLACING THE EXCAVATED SOIL WITH THE SAME SOIL. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOTS AND THE CITY OF MADISON WILL BE RESPONSIBLE FOR REPLACING THE EXCAVATED SOIL. BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>

1. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET OR ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY BE ACHIEVED BY BRACING BRANCHES OF TREES THAT ARE NEAR MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE STREET. BRANCHES OF TREES THAT ARE NEAR MATERIALS ON THE STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED TO THE CITY OF MADISON, 608-266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
2. STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING, OR CONSTRUCTION OF ANY STRUCTURE OR IMPROVEMENT. THE FENCING SHALL BE TOLERANCE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE TREE. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS.
3. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF 2 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION. ALL PRUNING SHALL FOLLOW THE ANSI A300 PART 1 STANDARDS FOR PRUNING.
4. SECTION 107.13(c) of CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION AND TREE PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, STORAGE OF PARKED VEHICLES, CONSTRUCTION OF EROSION CONTROL MEASURES, AND THE PROHIBITION OF DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE TREE TO 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ALL PROPOSED STREET TREE REMOVAL WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY THE CITY OF MADISON FORESTRY AT A COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL FROM THE CITY OF MADISON FORESTRY. THE CITY OF MADISON STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE CITY OF MADISON FORESTRY AND PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72 HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE CITY OF MADISON FORESTRY. THE CITY OF MADISON STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING



GRAPHIC SCALE FEET



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Revisions

Drawing Date
2/16/2024

JOHNSON AND BASSETT
MADISON, WI 53703

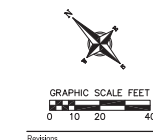
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DEMOLITION PLAN

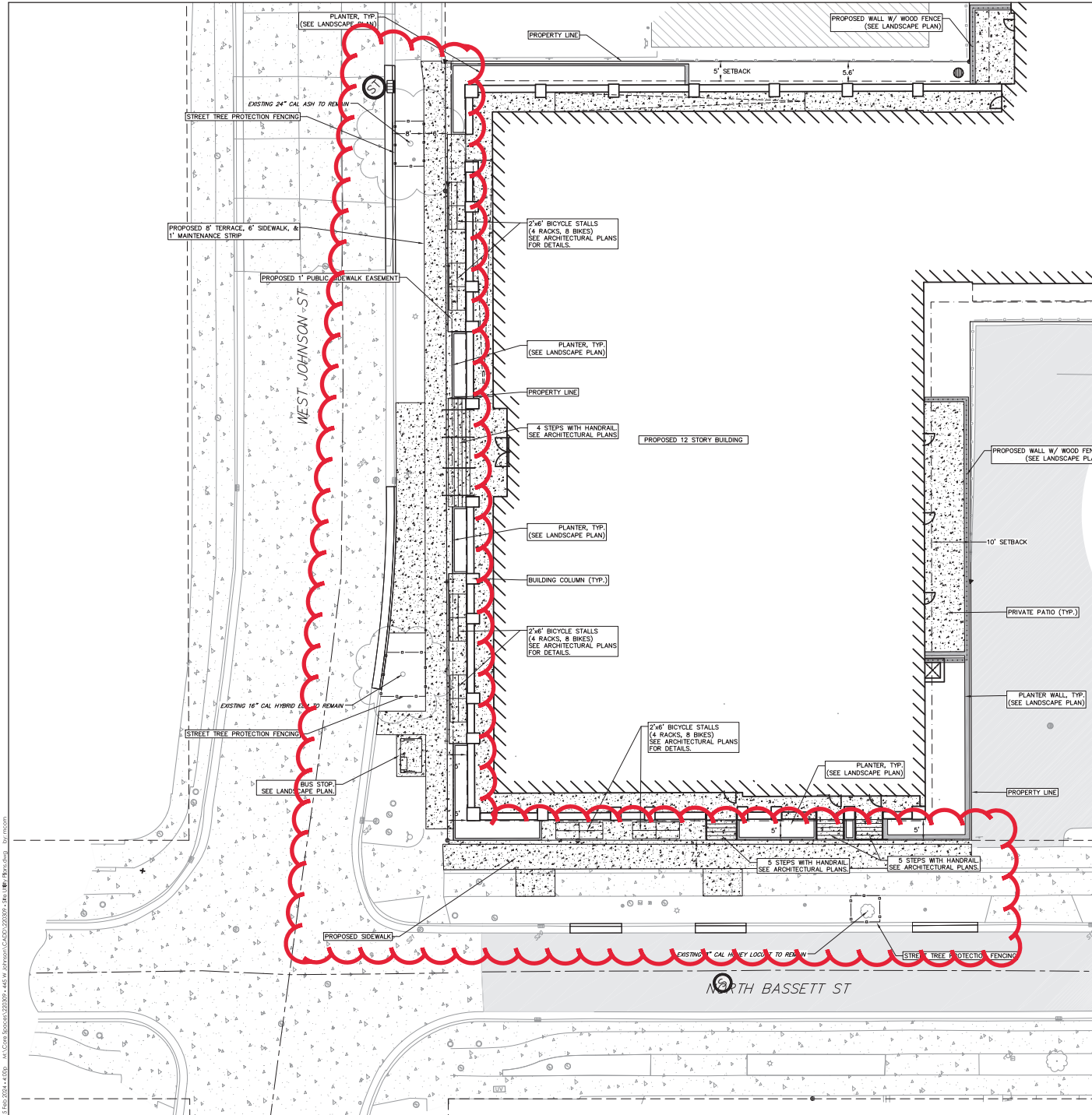
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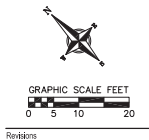
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Sheet No.
C300



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

- RIGHT-OF-WAY NOTES**
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9489, PROJECT #15030.
 - THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.
- 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 5" 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 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 SMALLER 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 (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - AS DEFINED BY THE SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>) 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 MATERIAL ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - 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.
 - 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) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.



SITE PLAN REVIEW

SCOPE DOCUMENTS

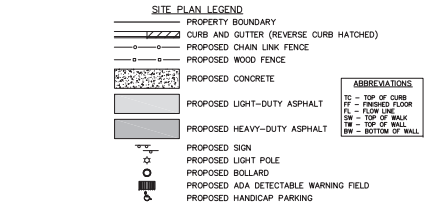
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**JOHNSON & BASSETT
STUDENT HOUSING**

JOHNSON AND BASSETT
MADISON, WI 53703

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Sheet Title
**SITE PLAN -
JOHNSON & BASSETT**

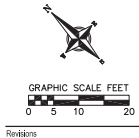
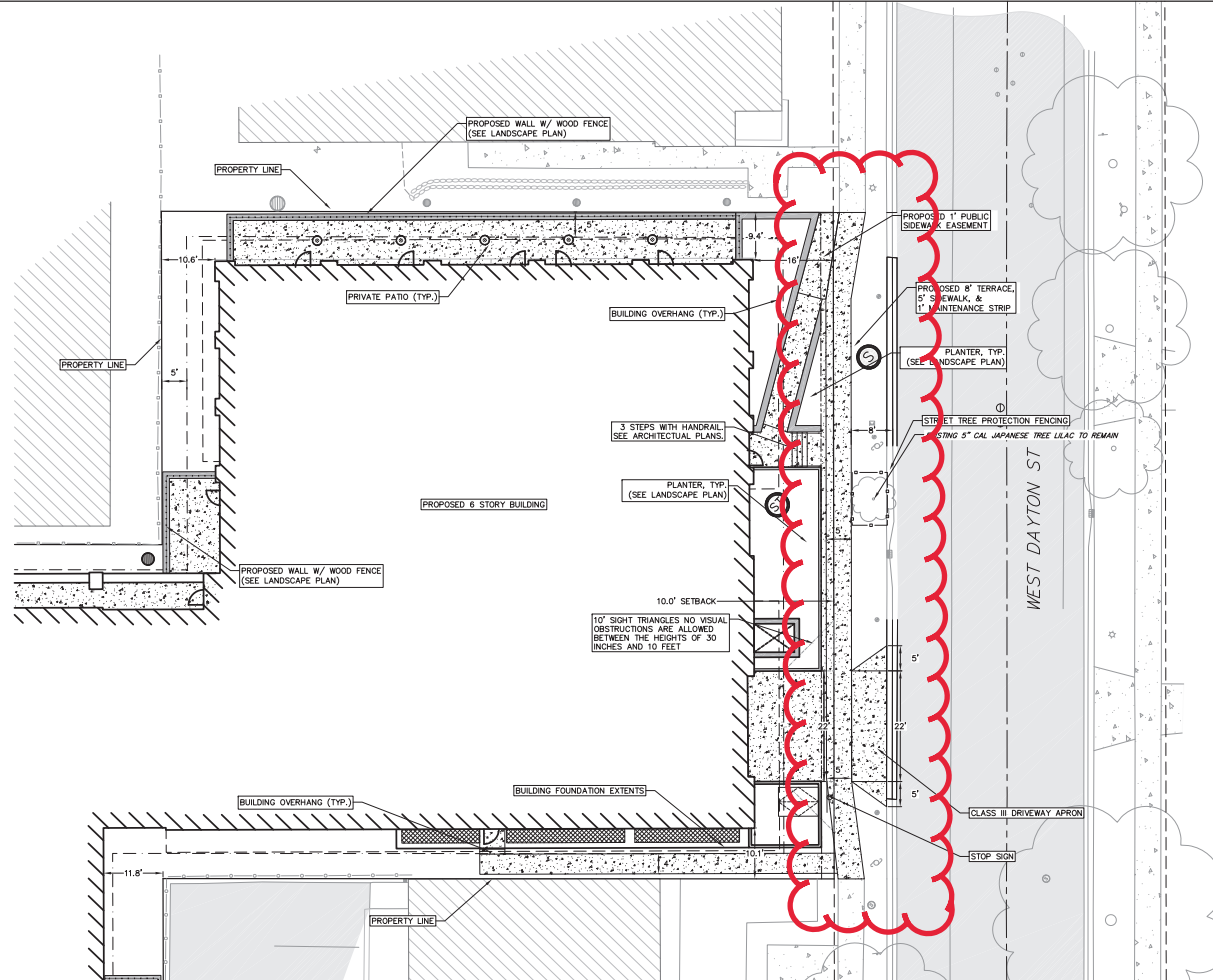


RIGHT-OF-WAY NOTES:

- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9499, PROJECT #15030.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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 5" 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 DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF OF THE STREET TREE(S). THIS MAY REQUIRE SMALLER 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 (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- 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 BRANCHES OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 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 AND SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>) 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 MATERIAL ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- 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 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.
- 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) 266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.



SITE PLAN REVIEW

SCOPE DOCUMENTS

Drawing Date
2/16/2024

**JOHNSON & BASSETT
STUDENT HOUSING**

JOHNSON AND BASSETT
MADISON, WI 53703

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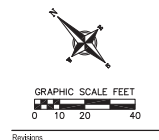
SITE PLAN - DAYTON



1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY/DEVELOPER AGREEMENT AND THE CITY ISSUED PLANS, CONTRACT NO. 9499, PROJECT #15030.
2. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPTS.

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.

1. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFOUR, SCOR, 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 USING SMALLER EQUIPMENT AND/OR USING PROTECTIVE BARRIERS TO PREVENT DAMAGE TO THE STREET TREES. IF DAMAGE TO THE STREET TREE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE STREET TREE AT THE SAME LOCATION AND SPECIES. IF THE STREET TREE IS DAMAGED OR INJURED TO EXISTING STREET TREES (EITHER ABOVE OR BELOW THE PROTECTION ZONE), THE CONTRACTOR SHALL BE RESPONSIBLE TO CITY FORESTRY AT 606-266-4146. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
2. 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 THE PROTECTION ZONE AND EXTEND TO THE FULL WIDTH OF THE STREET. THE FENCING SHALL BE A TREE TRUNK DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS.
3. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. ALL PRUNING SHALL FOLLOW THE ANSI A302 – PART 1 STANDARDS FOR PRUNING.
4. SECTION 107.13(g) OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS, CONSTRUCTION OF STREETS, EXPRESSLY PROHIBITS CONSTRUCTION NEAR STREET TREES AND SHALL BE FOLLOWED BY THE CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, AND/OR DEBRIS IS PROHIBITED WITHIN THE PROTECTION ZONE OF STREET TREES AND TREES AND ROOTS WITHIN 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
5. ALL PROPOSED STREET TREE REMOVAL WITHIN THE CITY OF MADISON SHALL BE REVIEWED BY CITY FORESTRY BEFORE ANY REMOVAL OF STREET TREES. STREET TREE REMOVAL PERMITS ARE APPLIED FOR AND ISSUED BY THE CITY OF MADISON. A STREET TREE REMOVAL PERMIT IS REQUIRED FOR ALL STREET TREE REMOVAL. THE DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION OR THE BOARD OF PUBLIC WORKS. THE CITY OF MADISON SHALL BE NOTIFIED OF ANY STREET TREE REMOVAL. THE CITY OF MADISON SHALL BE NOTIFIED OF THE ALDERPERSON WITHIN WHOM DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL.



Drawing Date
2/16/2024

JOHNSON AND BASSETT
MADISON, WI 53703

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OVERALL GRADING
PLAN

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