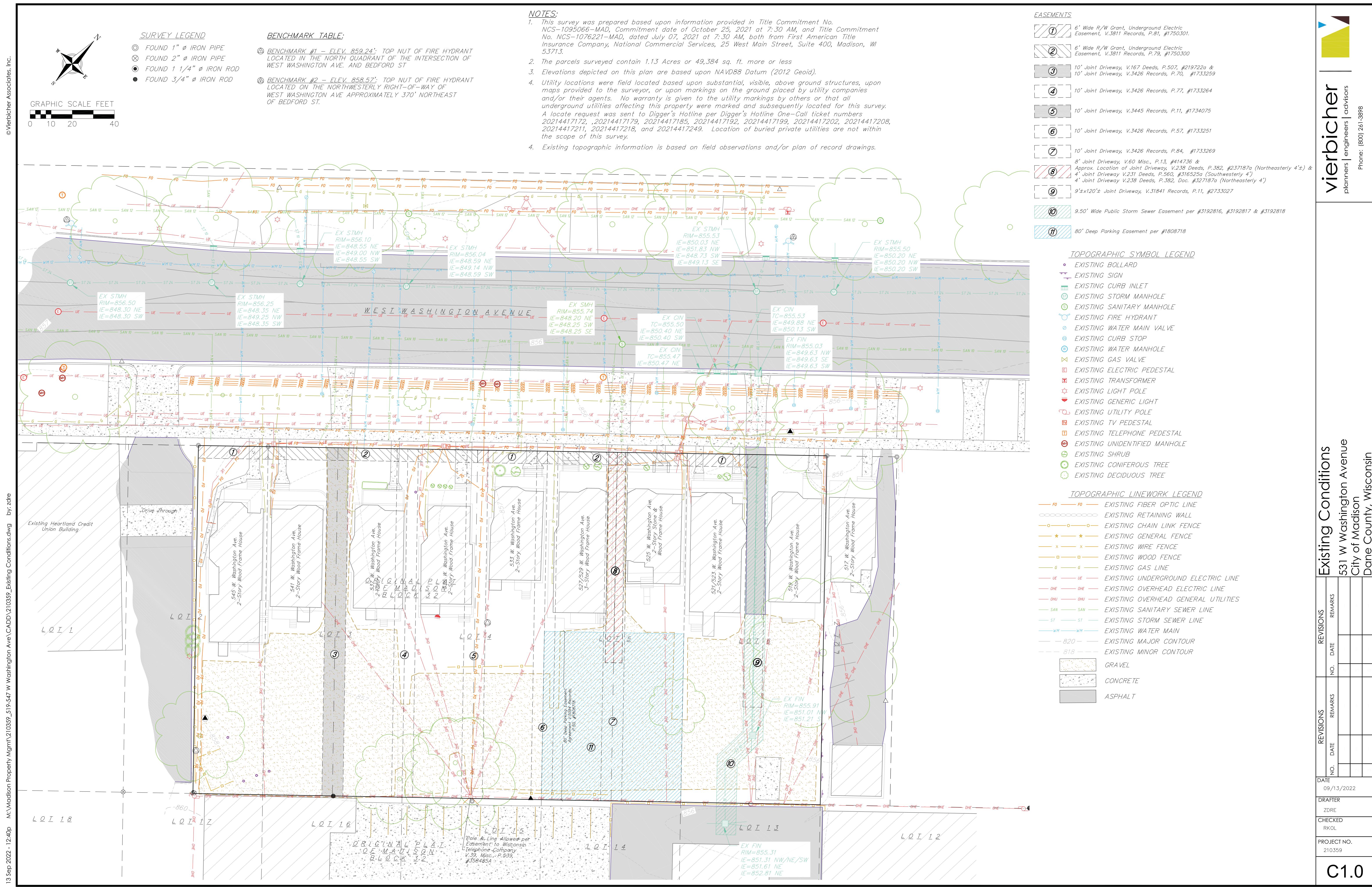


531 W Washington Avenue
Contract 9274
MUNIS 14500
Developer: Virtue LLC



Summary of Improvements:

- Sidewalk, terrace, curb & gutter, and pavement restoration as needed to facilitate the redevelopment.
- Relocate existing public storm sewer that is located on the site and provide drainage to properties to the southeast. Dedicate new public storm sewer easement.
- Close abandoned driveways and construct new driveway on W Washington Ave.
- Private sanitary, storm, and water service laterals.
- Protect existing public street terrace trees on W Washington Ave. Plant new street terrace trees as approved by City Forestry.



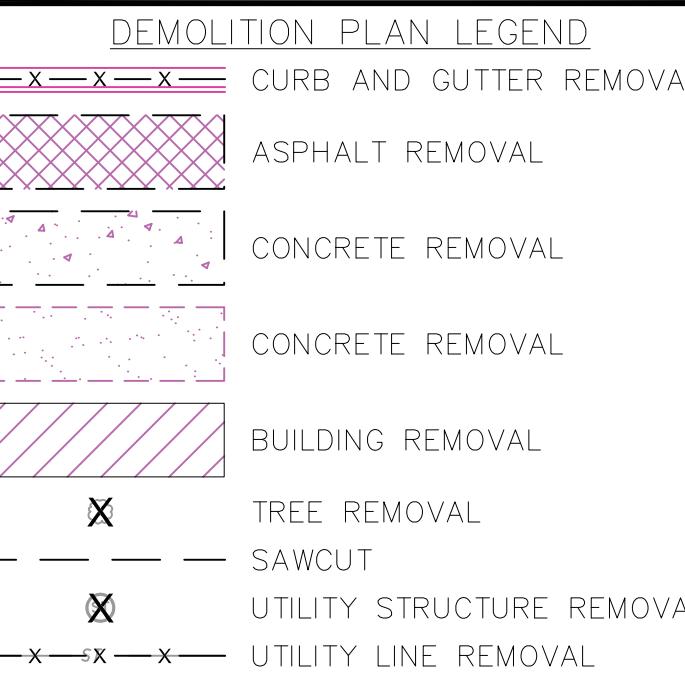
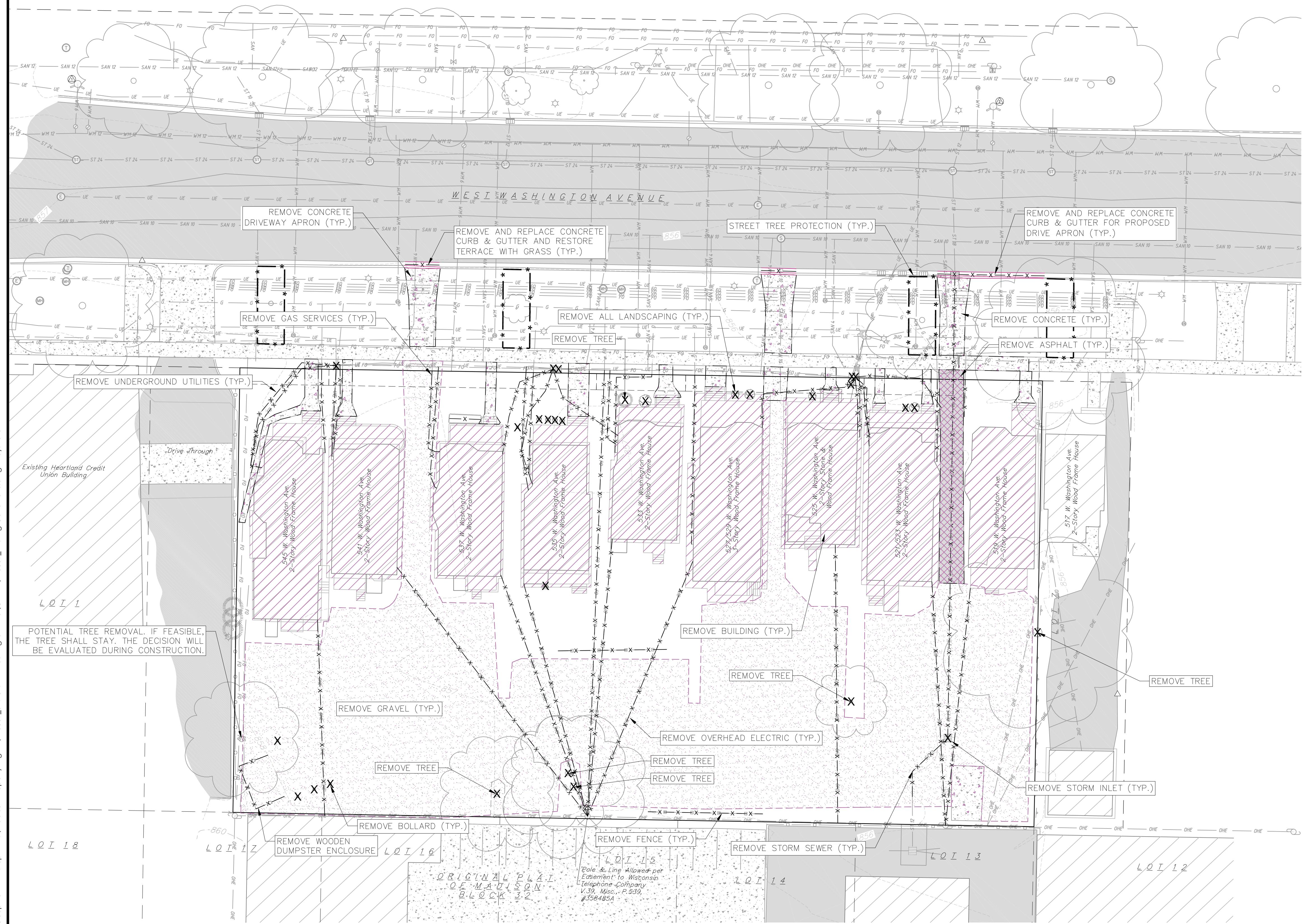
DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
4. 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.
5. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.

GRAPHIC SCALE FEET

0 10 20 40

6. 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.
7. 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.
8. INSTALL TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
9. CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
10. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

**TOPOGRAPHIC SYMBOL LEGEND**

- EXISTING BOLLARD
- ▼ EXISTING SIGN
- EXISTING CURB INLET
- ◎ EXISTING STORM MANHOLE
- ◎ EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- △ EXISTING GAS VALVE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- ◊ EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

TOPOGRAPHIC LINework LEGEND

- FO FO EXISTING FIBER OPTIC LINE
- R — R EXISTING RETAINING WALL
- O — O EXISTING CHAIN LINK FENCE
- * — * EXISTING GENERAL FENCE
- X — X EXISTING WIRE FENCE
- □ — □ EXISTING WOOD FENCE
- G — G EXISTING GAS LINE
- UE — UE EXISTING UNDERGROUND ELECTRIC LINE
- OHE — OHE EXISTING OVERHEAD ELECTRIC LINE
- OHU — OHU EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN EXISTING SANITARY SEWER LINE
- ST — ST EXISTING STORM SEWER LINE
- WM — WM EXISTING WATER MAIN
- 820 — 820 EXISTING MAJOR CONTOUR
- 818 — 818 EXISTING MINOR CONTOUR
- G — GRAVEL
- C — CONCRETE
- A — ASPHALT

CITY FORESTRY NOTES:

1. 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 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 BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE 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.
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 A300 – PART 1 STANDARDS FOR PRUNING.
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 THE 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 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 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 WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

Demolition Plan
531 W Washington Avenue
City of Madison
Dane County, Wisconsin

REVISIONS	REVISIONS	REMARKS	REMARKS
NO. DATE	NO. DATE		

DATE 09/13/2022
DRAFTER ZDRE
CHECKED RIKOL
PROJECT NO. 210359
C2.0

GENERAL NOTES:

1. THE APPLICANT 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.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. 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.

5. 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: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. 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.

7. 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.

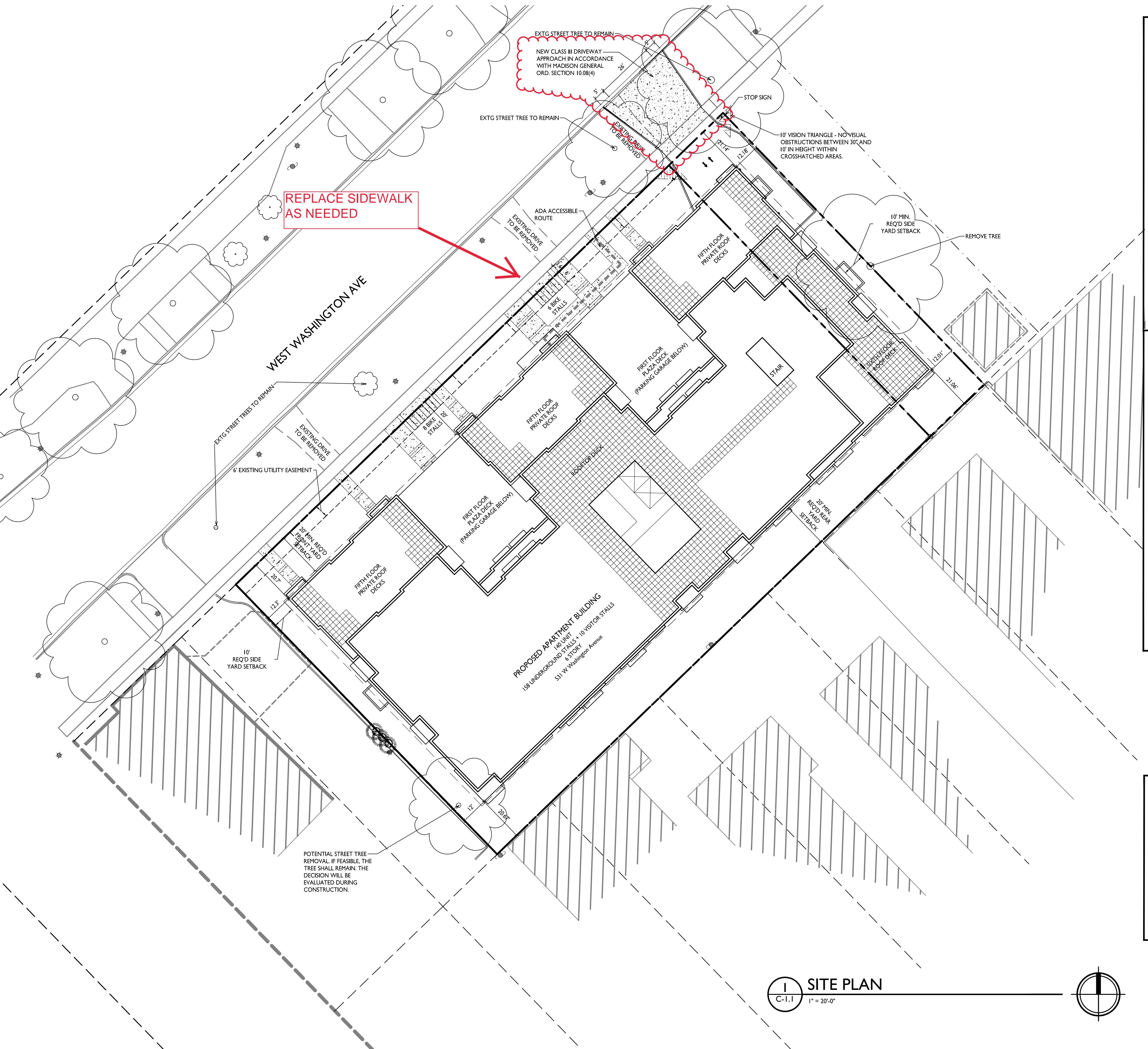
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE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

9. 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 I STANDARDS FOR PRUNING.

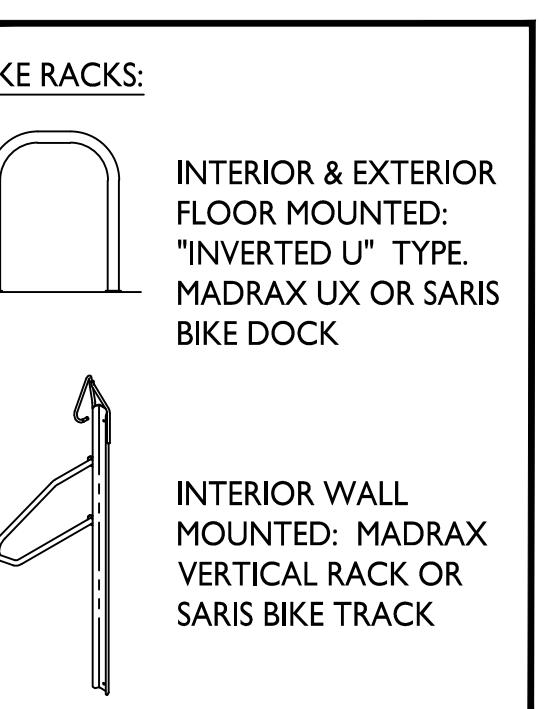
10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

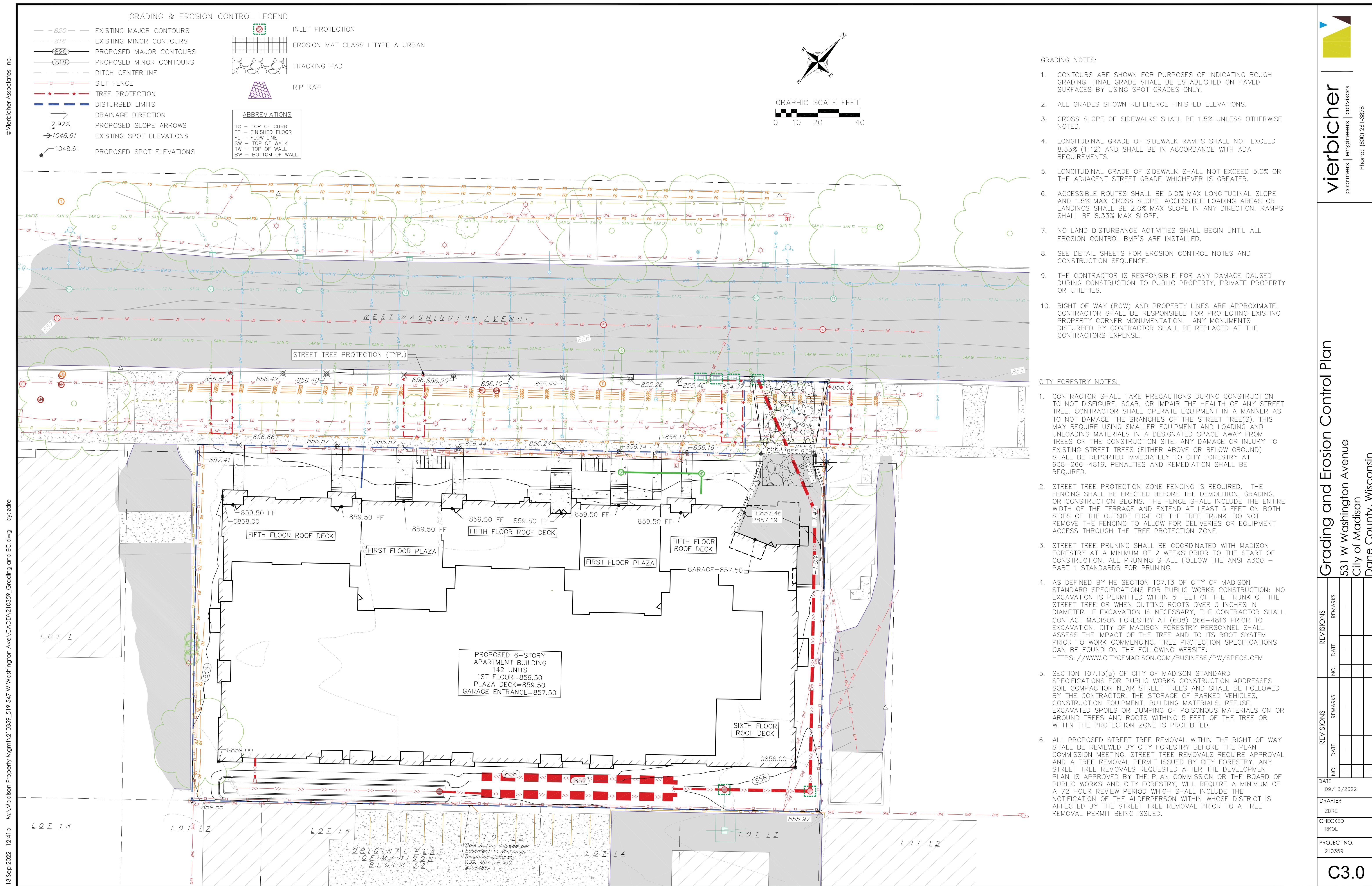
11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

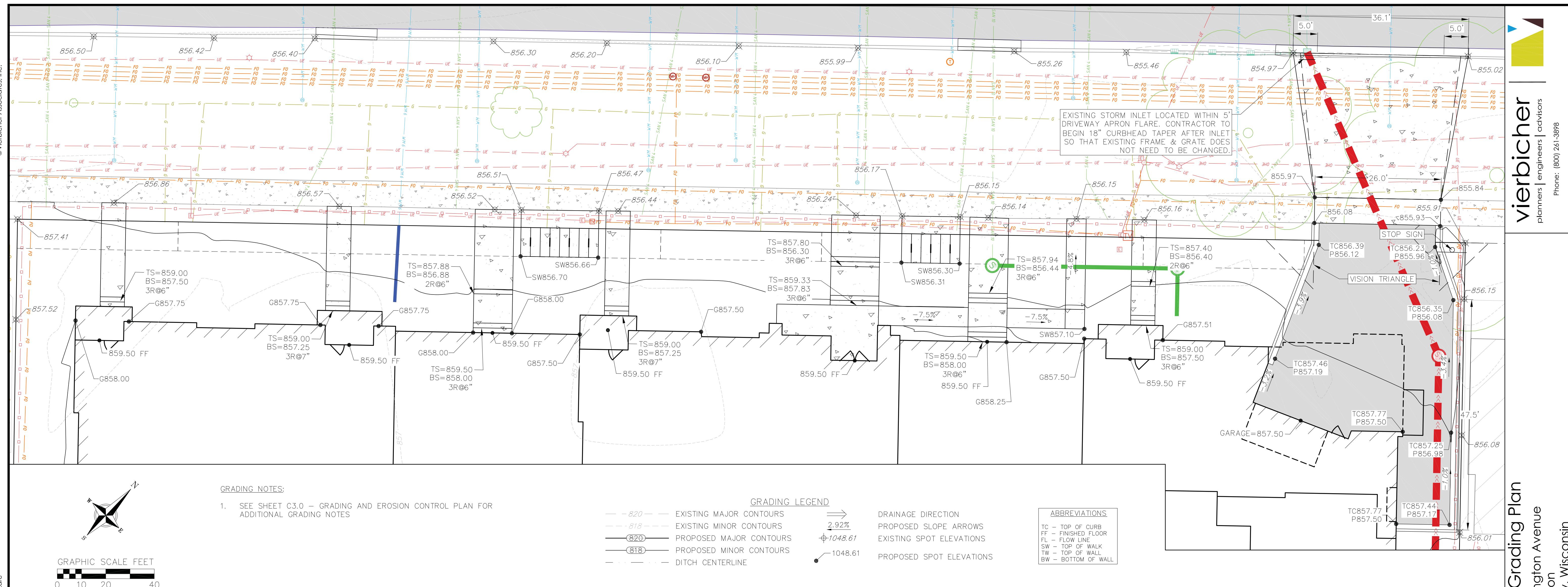
12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANT'S EXPENSE UPON NOTIFICATION BY THE CITY.

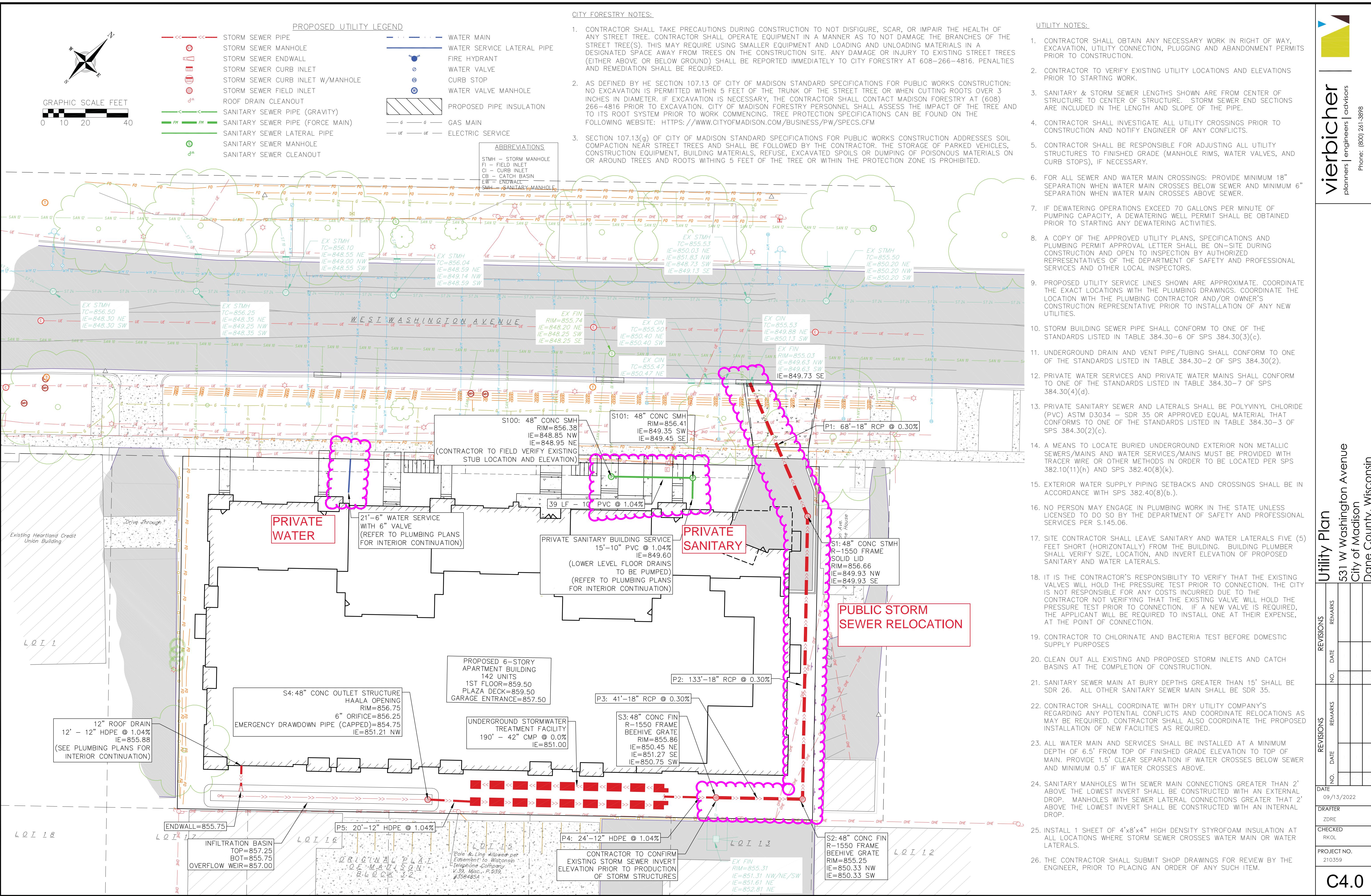


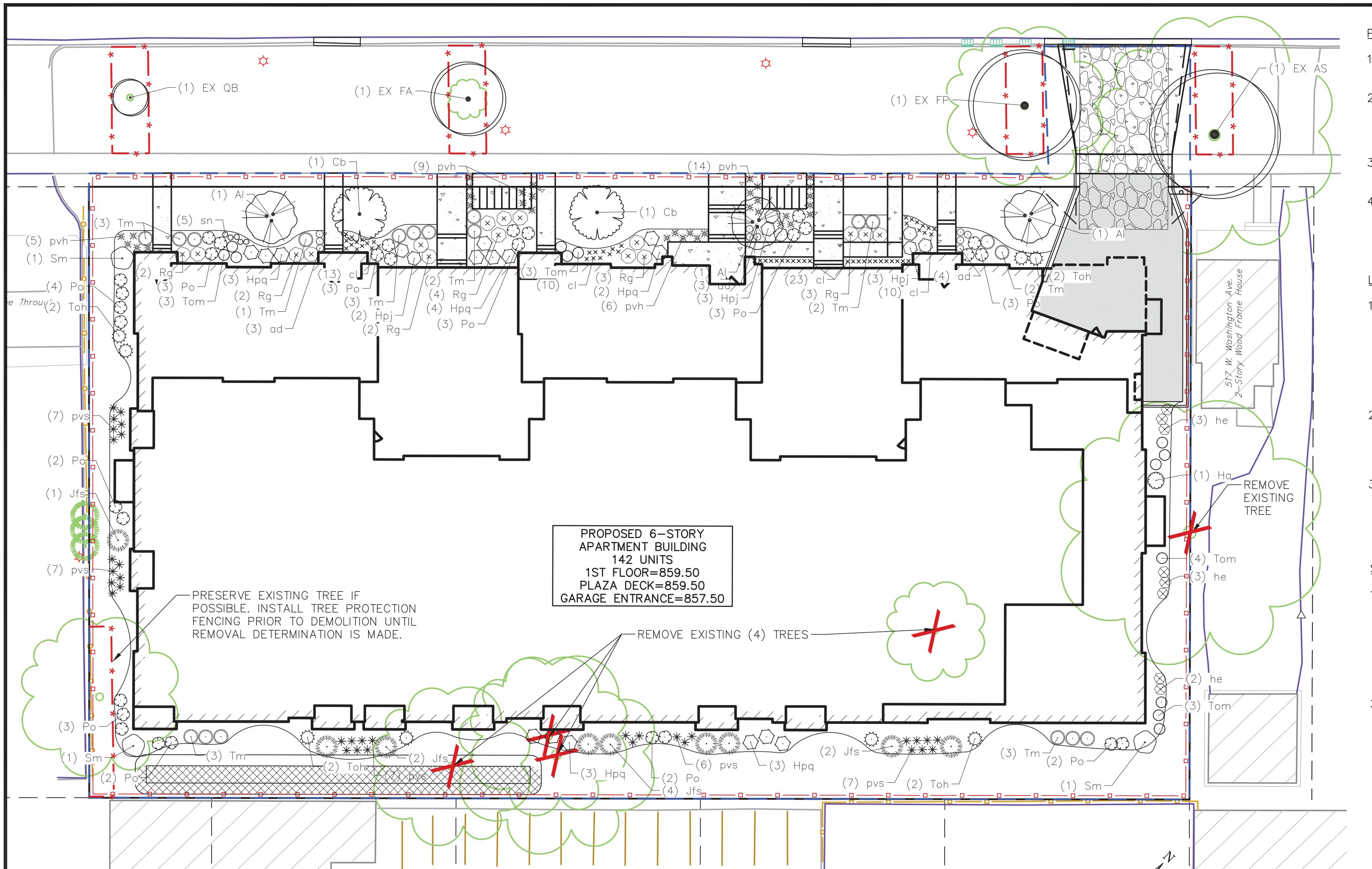
SHEET INDEX	
ARCHITECTURAL SITE	
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C-1.3 FIRE ACCESS PLAN	
C-1.4 LOT COVERAGE	
C-1.5 USABLE OPEN SPACE	
CIVIL SITE	
C1.0 EXISTING CONDITIONS	
C2.0 DEMOLITION PLAN	
C3.0 GRADING AND EROSION CONTROL	
C4.1 DETAILED GRADING PLAN	
C4.0 UTILITY PLAN	
C5.0 CONSTRUCTION DETAILS	
C5.1 CONSTRUCTION DETAILS	
LANDSCAPE	
L1.0 LANDSCAPE PLAN	
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A-1.7 ROOF DECK PLAN	
A-2.1 EXTERIOR ELEVATIONS	
A-2.2 EXTERIOR ELEVATIONS	
A-2.3 EXTERIOR ELEVATIONS - COLOR	
A-2.4 EXTERIOR ELEVATIONS - COLOR	
RENDERS	
Site Development Data:	
Zoning : DR2 - Downtown Residential 2	
Densities:	
Lot Area	49,384 S.F. (1.33 ACRES)
Dwelling Units	140 units
Lot Area / D.U.	353 S.F./D.U.
Density	123 units/Acre
Usable Open Space	18,964 S.F.
Lot Coverage	36,964 S.F. (73%)
Building Height	6 stories
Dwelling Unit Mix	
Efficiency	22
One Bedroom	62
One Bedroom + Den	4
Two Bedroom	30
Three Bedroom	22
Total Dwelling Units	140 D.U.
Vehicle Parking Stalls	
Underground Garage	
Standard	138
Electric installed	3
Electric ready	17
Total	158
Covered Guest Surface	10
Total	168 vehicle stalls
Bicycle Parking	
Garage - floor mount	115
Garage - wall mount	36
Surface - Guests	14
Total	165 bike stalls 165 (Min. Req'd)







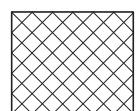




PLANT_SCHEDULE

<u>EXISTING STREET TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
EX AS	<i>Acer saccharinum</i> / Silver Maple	Existing			1
EX FA	<i>Fraxinus americana</i> / White Ash	Existing			1
EX FP	<i>Fraxinus pennsylvanica</i> / Green Ash	Existing			1
EX QB	<i>Quercus bicolor</i> / Swamp White Oak	Existing			1
<u>UNDERSTORY TREES</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
AI	<i>Amelanchier laevis</i> / Allegheny Serviceberry	B & B	7' ht.	Multi-Stem	3
Cb	<i>Carpinus caroliniana</i> 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	2"Cal		2
<u>DECIDUOUS SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
Ha	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	Cont.	5 Gal.		1
Hpj	<i>Hydrangea paniculata</i> 'Jane' TM / Little Lime Hydrangea	Cont.	5 Gal.		8
Hpq	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	Cont.	5 Gal.		15
Po	<i>Physocarpus opulifolius</i> 'Donna May' TM / Little Devil Ninebark	Cont.	5 Gal.		30
Rg	<i>Ribes alpinum</i> 'Green Mound' / Green Mound Alpine Currant	Cont.	3 Gal.		16
Sm	<i>Syringa meyeri</i> 'Palibin' / Dwarf Korean Lilac	Cont.	7 Gal.		3
<u>EVERGREEN SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
Jfs	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	Cont.	5 Gal.		9
Tm	<i>Taxus x media</i> 'Everlow' / Everlow Yew	Cont.	5 Gal.		19
Tom	<i>Thuja occidentalis</i> 'Hetz Midget' / Hetz Midget Arborvitae	Cont.	5 Gal.		13
Toh	<i>Thuja occidentalis</i> 'Holmstrup' / Holmstrup Cedar	B & B	5' ht.		8
<u>PERENNIALS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT COND.</u>	<u>SIZE</u>	<u>NOTES</u>	<u>QTY</u>
ad	<i>Astilbe x</i> 'Delft Lace' / Delft Lace Astilbe	Cont.	1 Gal.		10
cl	<i>Chasmanthium latifolium</i> / Northern Sea Oats	Cont.	1 Gal.		56
he	<i>Hosta x</i> 'Earth Angel' / Earth Angel Hosta	Cont.	1 Gal.		8
pvh	<i>Panicum virgatum</i> 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	1 Gal.		34
pvs	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Red Switch Grass	Cont.	1 Gal.		34
sn	<i>Salvia nemorosa</i> 'Blue Hill' / Woodland Sage	Cont.	1 Gal.		5

BASIN SEED SCHEDULE



STORMWATER BASIN SEED MIX 835 sf

PLANT MATERIAL NOTES:

1. ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
3. CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
4. 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.

LANDSCAPE MATERIAL NOTES:

1. 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 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
2. LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE $\frac{3}{16}$ "X4" OR EQUAL, COLOR BLACK ANODIZED.
3. ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING NOTES:

1. ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE
SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED
COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED
APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED
DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER
GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY
 $\frac{1}{2}$ " WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
2. ALL AREAS NOTED ON PLAN AS STORMWATER BASIN SEEDING,
INSTALL 'DETENTION BASIN – BIOSWALE' SEED MIX BY 'PRAIRIE
NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION
RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO
MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION.
AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY $\frac{1}{2}$ " WATER
TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

CITY FORESTRY NOTES:

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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 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.

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 A300 – PART 1 STANDARDS FOR PRUNING.

4. AS DEFINED BY HE 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 FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT OF 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>

5. 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 THE 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 5 FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

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City of Madison Landscape Worksheet										
Address:	525-547 W Washington		Date:	5.10.2022						
Total Square Footage of Developed Area:		(Site Area)	49,384	-	(Building Footprint at Grade)		33,919	=	15465	sf
Total Landscape Points Required (<5 ac):		15,465	/ 300 =	52	x 5 =	258	258			
Landscape Points Required >5 ac:		0	/ 100 =	0	x 1 =	-				
			Credits/ Existing Landscaping			New/ Proposed Landscaping				
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved		Quantity	Points Achieved			
Overstory deciduous tree	2.5" cal	35	1	35			0			
Tall Evergreen Tree	5-6 feet tall	35		0			0			
Ornamental tree	1.5" cal	15		0	5	75				
Upright evergreen shrub	3-4 feet tall	10		0	8	80				
Shrub, deciduous	#3 gallon container size, Min. 12-24"	3		0	77	231				
Shrub, evergreen	#3 gallon container size, Min. 12-24"	4		0	44	176				
Ornamental grasses/perennials	#1 gallon container size, Min. 8-18"	2		0	147	294				
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		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				
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		0				
Sub Totals				35		856				
			Total Points Provided:			891				

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