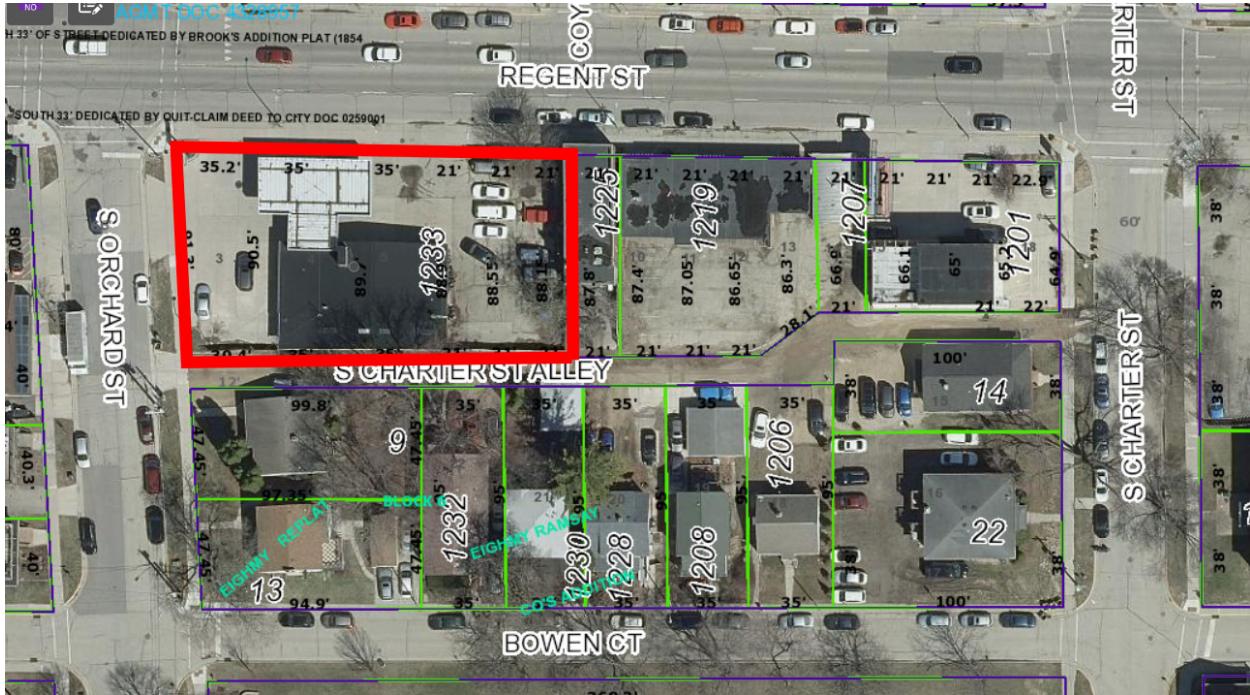


**1235 Regent Street
Contract 9391
MUNIS 14945**



Summary of Improvements:

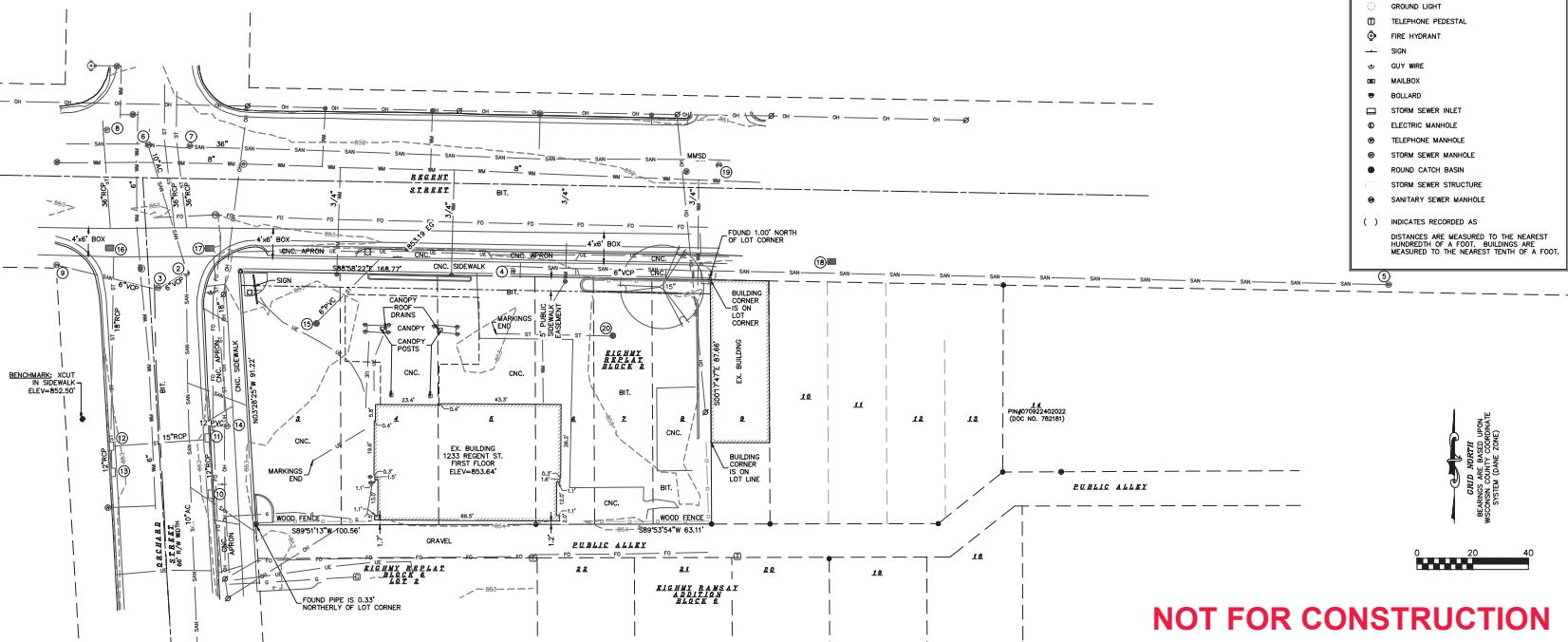
- Sidewalk and terrace improvement on Regent Street and Orchard Street per Traffic Engineering requirements and per plans approved by the City Engineer.
- Protect the existing storm sewer box culvert in Regent Street adjacent to the project. No construction staging or set up will be allowed over the storm box.
- Close abandoned driveways with curb and gutter.
- Construct new private drive apron on Orchard Street.
- Private sanitary, storm, and water service laterals. Do not connect to the existing storm box culvert in Regent Street if at all possible.
- Repair or replace existing sidewalk, terrace, curb & gutter, and street pavement as needed.
- There are no existing street trees adjacent to this project. Plan new street trees as approved by City Forestry.

LOTS 3, 4, 5, 6, 7, 8, BLOCK 2, EIGHMY REPLAT, AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 31, AS DOCUMENT NUMBER 782181, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES

1. Dates of field work: 5-23-2023 AND 06-02-2023.
2. Total Parcel Area: 14,845 Sq. Ft.
3. Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20232021593 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Digger's Hotline.
4. All surface and subsurface improvements on and adjacent to the site are not necessarily shown herein, as they were not observed during the course of the survey.
5. All trees, hedges and ground cover on the site may not necessarily be shown herein.
6. Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: unrecorded easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts in public or private records.
7. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, covenants title evidence, or any other facts that an accurate and current title search may disclose. Surveyor was provided with a Title Commitment Number C-22229253 dated September 9, 2022 from Chicago Title Insurance Company, which references the following (numbers in parentheses match items in Schedule B, PART II of Commitment):
8. Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the NSCORS Network. WI GEOD 128



NOT FOR CONSTRUCTION



Printed Sep 26, 2023 - 15:05pm Printed By: Surveyor

1235 REGENT STREET
1235 REGENT STREET
MAADISON, WI 53715
150 EAST GUIMAN STREET, SUITE 1500
MAADISON, WI 53703

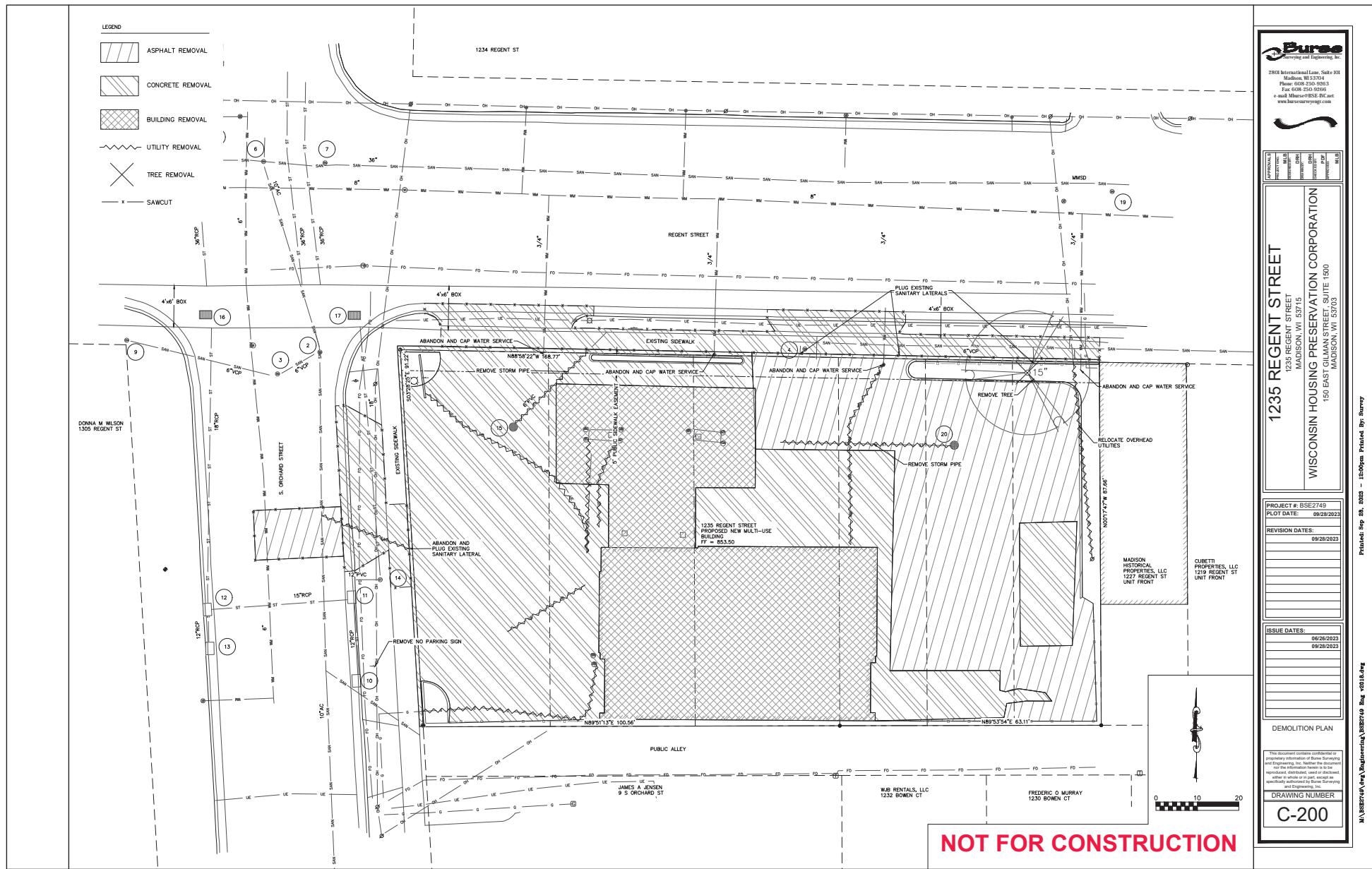
PROJECT #: BSE2749
PLOT DATE: 09/28/2023
REVISION DATES: 09/28/2023

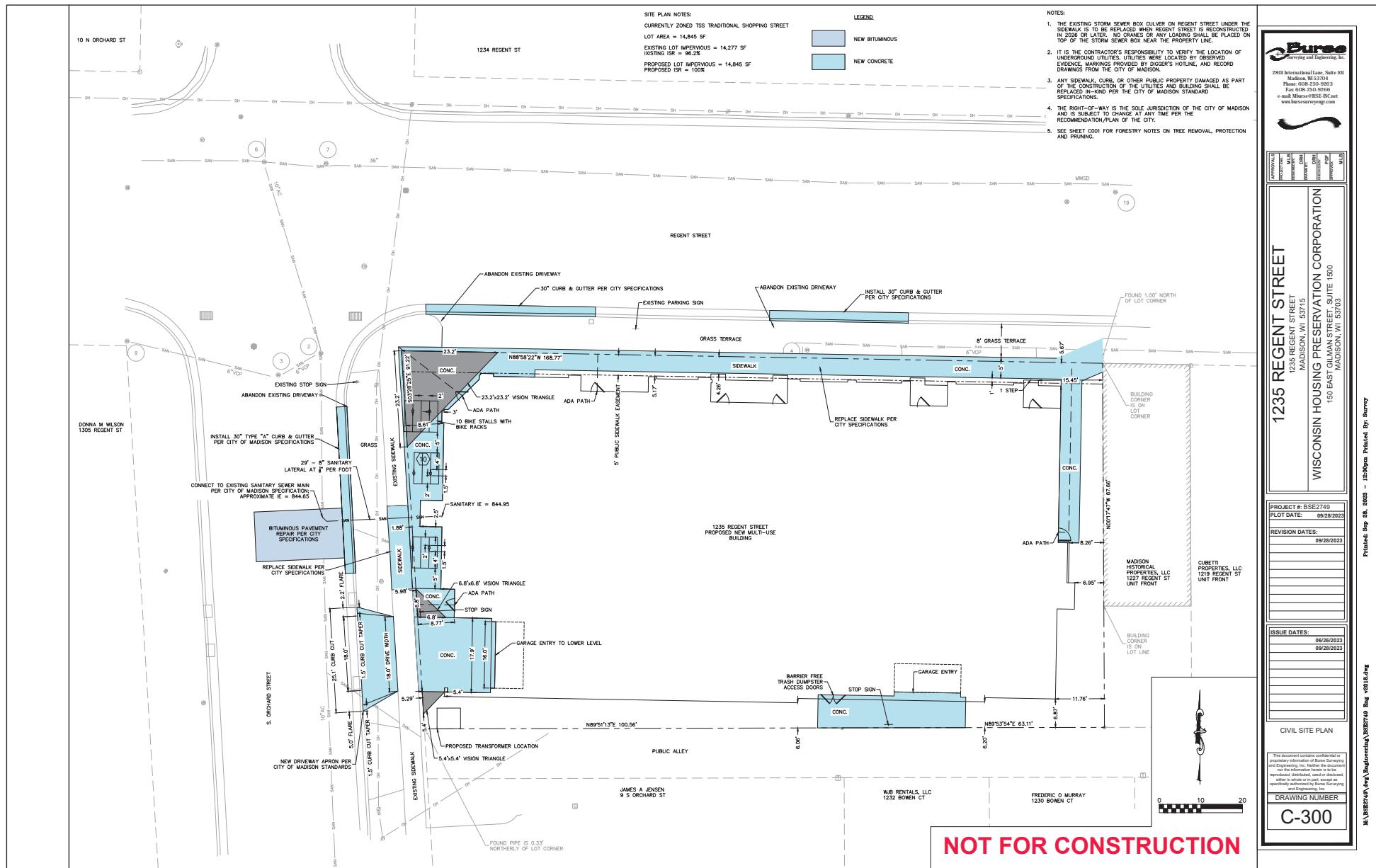
ISSUE DATES:
06/26/2023
09/28/2023

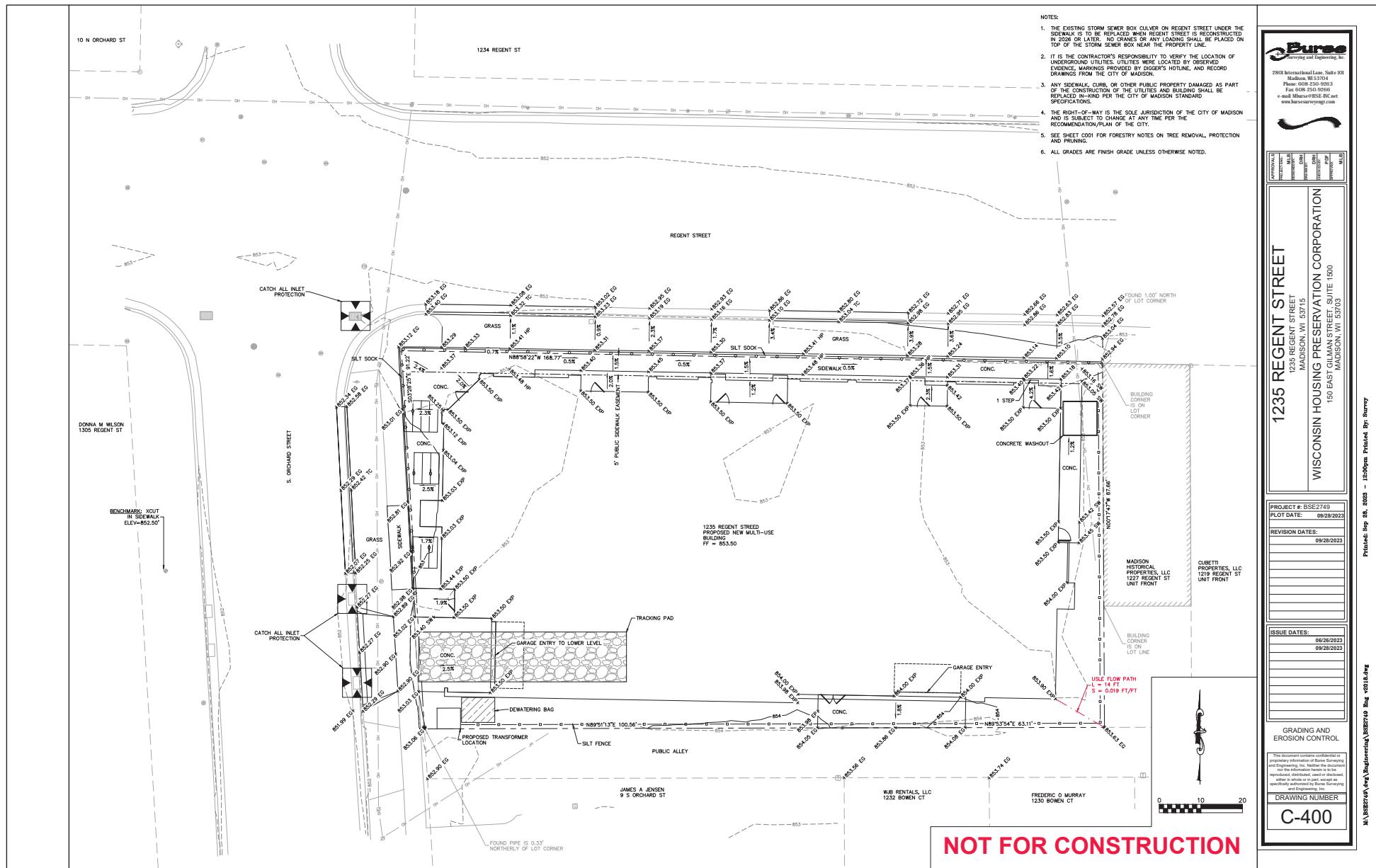
EXISTING CONDITIONS
THIS DOCUMENT CONTAINS CONFIDENTIAL OR PROPRIETARY INFORMATION OF BUREAU SURVEYING AND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, IN WHOLE OR IN PART, EXCEPT AS AUTHORIZED IN THE CONTRACT FOR SURVEYING AND ENGINEERING, INC.

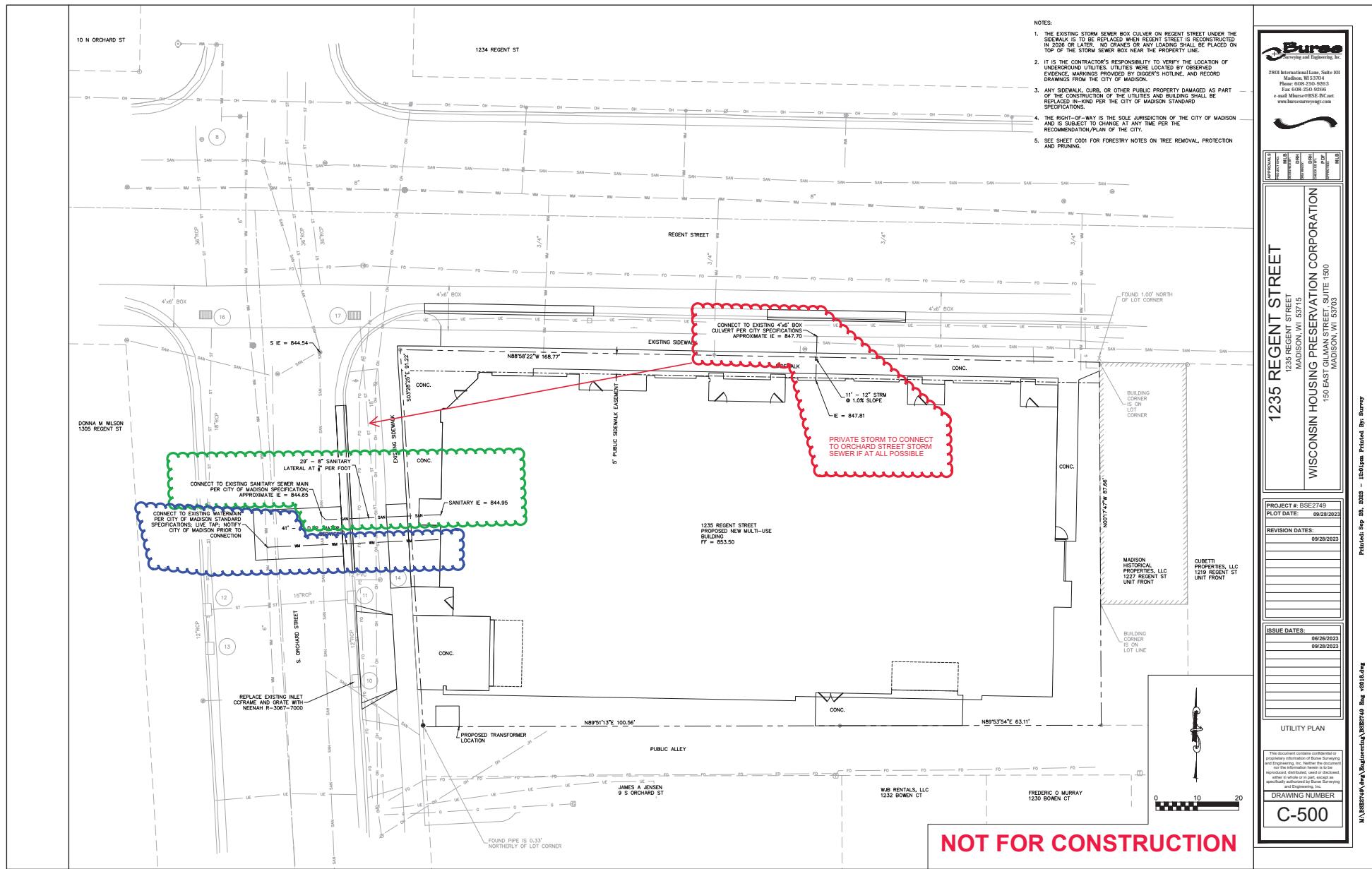
DRAWING NUMBER
C-100

1235REGENTSTREETBSE2749.dwg - 2023-09-26











ISSUED
Land Submittal - June 26, 2023
Issued for Site Plan Review Submittal - October 13, 2023

PROJECT TITLE
WPHC Regent
Street Development

1235 Regent Street,
Madison, WI

SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.1

PROJECT NO.
2309

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 APPLICANT HAS REQUESTED TO BE REMOVED OR 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 ALLEYS DUE TO CONSTRUCTION SHALL BE REPAVED 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 THE FORESTRY DEPARTMENT. A REMOVAL PERMIT IS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR CITY COUNCIL. A REMOVAL PERMIT FROM CITY FORESTRY WILL REQUIRE A MINIMUM OF A 24-HOUR REVIEW PERIOD, WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE REMOVAL. THE APPLICANT SHALL FILE 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 TREES (266-8181). PRIOR TO EXCAVATION, CITY FORESTRY (266-8181) WILL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE CITY OF MADISON'S WEBSITE AT CITYOFMADISON.COM/BUSINESS/PUBLICWORKS/CM

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 THAT IS APPROPRIATE FOR THE USE OF THE STREET TREES. THIS MAY REQUIRE USE OF SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DEDICATED SPACE NEAR THE STREET TREE. NO EQUIPMENT ON CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO THE CITY OF MADISON AT 266-8181. PENALTIES AND REINDEMNIFICATION 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. NO EXCAVATION OF SOIL BY VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SOILS OR DUMPING OF MATERIALS IS PERMITTED WITHIN 5 FEET OF THE TRUNK AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE PROVIDED.

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 CONSTRUCTION OF A FENCE LINE AT LEAST 12 FEET IN LENGTH ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCE UNTIL CONSTRUCTION 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) A303 - PART I STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-8181 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE SIZE AND PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. APPROVAL OF PLANS FOR THE 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 (266-8181).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS NOT THE PROPERTY OF THE APPLICANT. THE 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.

