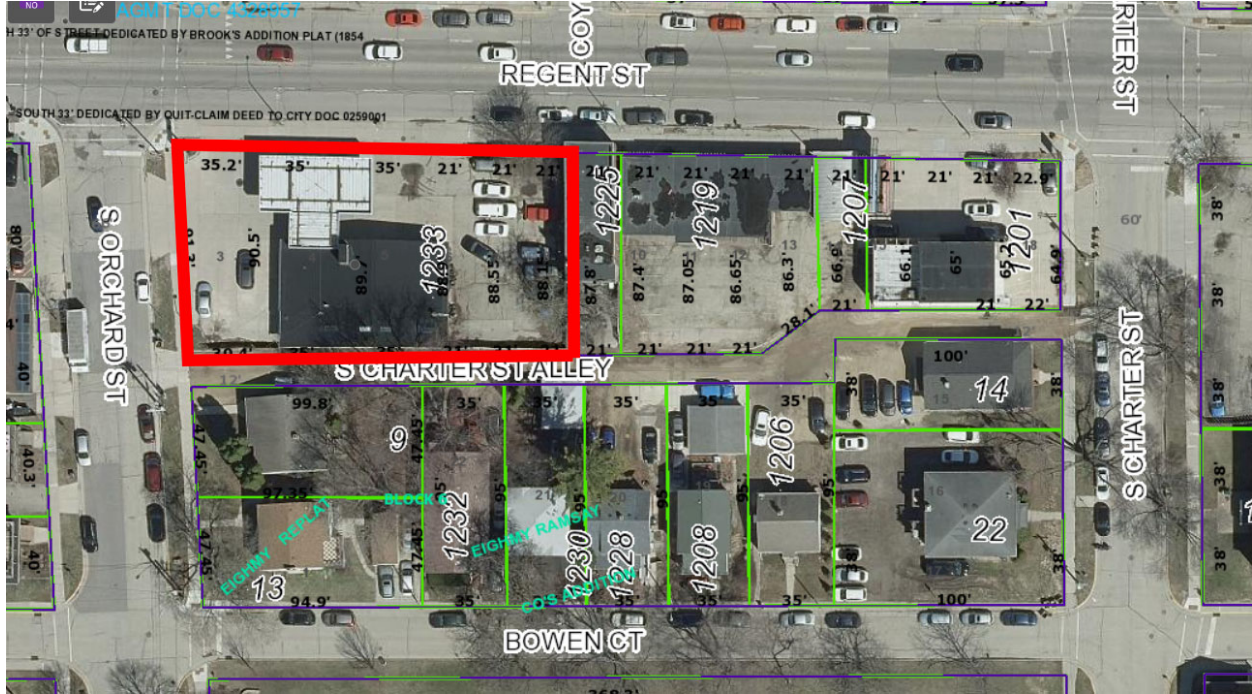


MUNIS 14945

Developer: Wisconsin Housing Preservation Corp.



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.

8. Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network. WI GEOID 12B



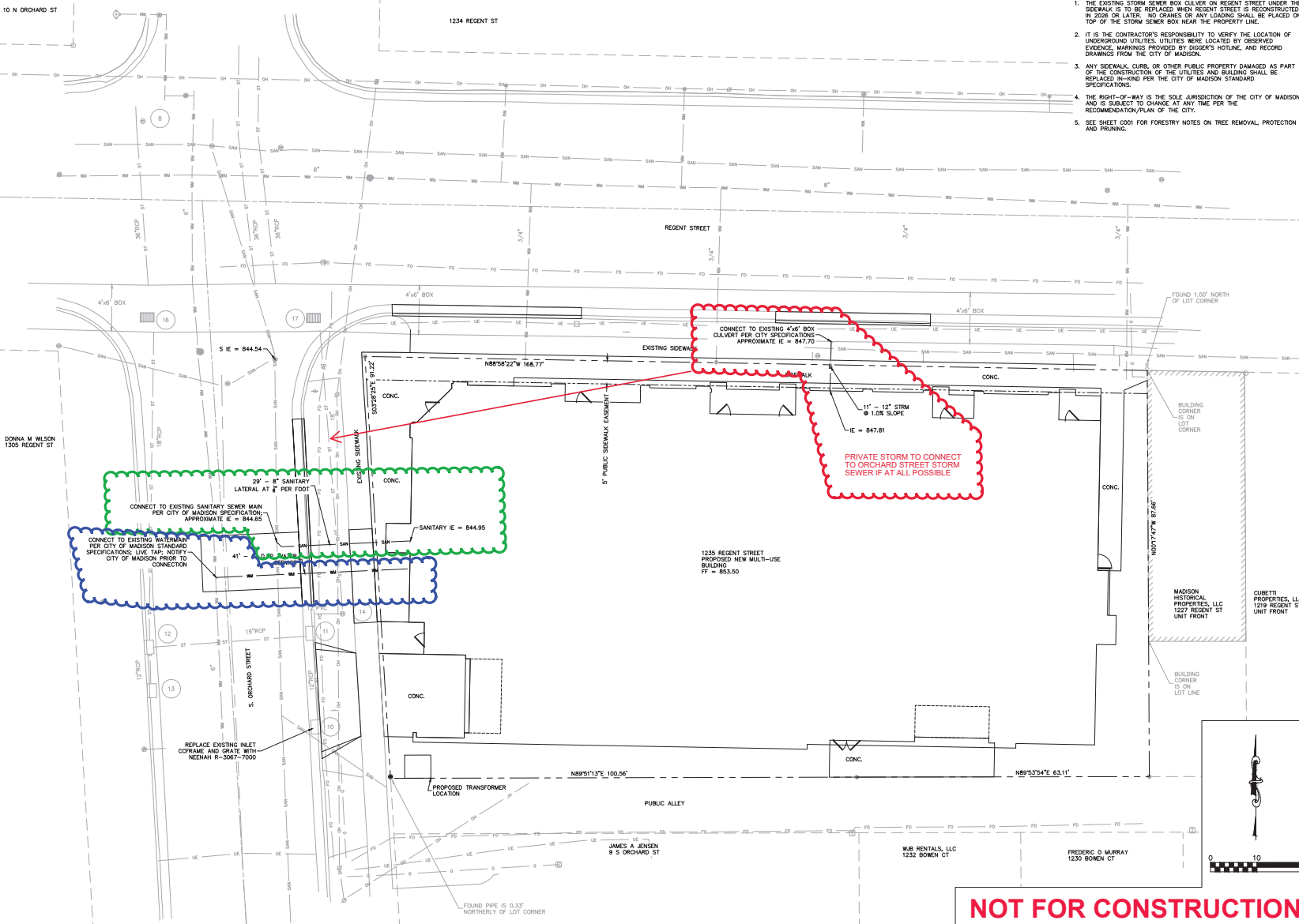
 Bureau Engineering and Consulting, Inc. 2381 International Lane, Suite B10 Madison, WI 53714 Phone 608-254-9811 Fax 608-250-9266 e-mail bureau@bureaueng.com www.bureaueng.com																			
																			
APPROVAL:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: small;">DESIGNED BY</th> <th style="font-size: small;">DATE</th> <th style="font-size: small;">CHECKED BY</th> <th style="font-size: small;">DATE</th> <th style="font-size: small;">PROJECT NO.</th> <th style="font-size: small;">SHEET NO.</th> <th style="font-size: small;">SCALE</th> <th style="font-size: small;">DRAWN BY</th> <th style="font-size: small;">DATE</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	DESIGNED BY	DATE	CHECKED BY	DATE	PROJECT NO.	SHEET NO.	SCALE	DRAWN BY	DATE									
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<div style="float: left; width: 30%;"> <h2 style="margin: 0;">1235 REGENT STREET</h2> <p>MADISON, WI 53715</p> </div> <div style="float: right; width: 70%; text-align: right;"> <h2 style="margin: 0;">WISCONSIN HOUSING PRESERVATION CORPORATION</h2> <p>160 EAST GILMAN STREET, SUITE 1600 MADISON, WI 53703</p> </div> <div style="clear: both;"></div>																			
PROJECT #: BSE2749 PLOT DATE: 09/28/2023 REVISION DATES: 09/28/2023 <div style="border: 1px solid black; height: 100px; margin-top: 5px;"></div>																			
ISSUE DATES: 06/26/2023 09/28/2023 <div style="border: 1px solid black; height: 100px; margin-top: 5px;"></div>																			

EXISTING CONDITIONS

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DRAWING NUMBER

C-100



- NOTES:
1. THE EXISTING STORM SEWER BOX CULVERT ON REGENT STREET UNDER THE SIDEWALK IS TO BE REPLACED WHEN REGENT STREET IS RECONSTRUCTED IN 2026 OR LATER. NO CRANES OR ANY LOADING SHALL BE PLACED ON TOP OF THE STORM SEWER BOX NEAR THE PROPERTY LINE.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY OWNER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
 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 THE CITY.
 5. SEE SHEET C001 FOR FORESTRY NOTES ON TREE REMOVAL, PROTECTION AND PRUNING.

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Fax: 608.251.0200
e-mail: murray@purac.com
www.puracsurveying.com

APPROVAL	DATE
PROJECT	09/28/2023
DESIGN	09/28/2023
CONSTRUCTION	09/28/2023
REVISION	09/28/2023
PROJECT	09/28/2023

1235 REGENT STREET
1235 REGENT STREET
MADISON, WI 53715

WISCONSIN HOUSING PRESERVATION CORPORATION
150 EAST GLIMAN STREET, SUITE 1500
MADISON, WI 53703

PROJECT # BSE2740
PLOT DATE: 09/28/2023
REVISION DATES:
09/28/2023

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

UTILITY PLAN

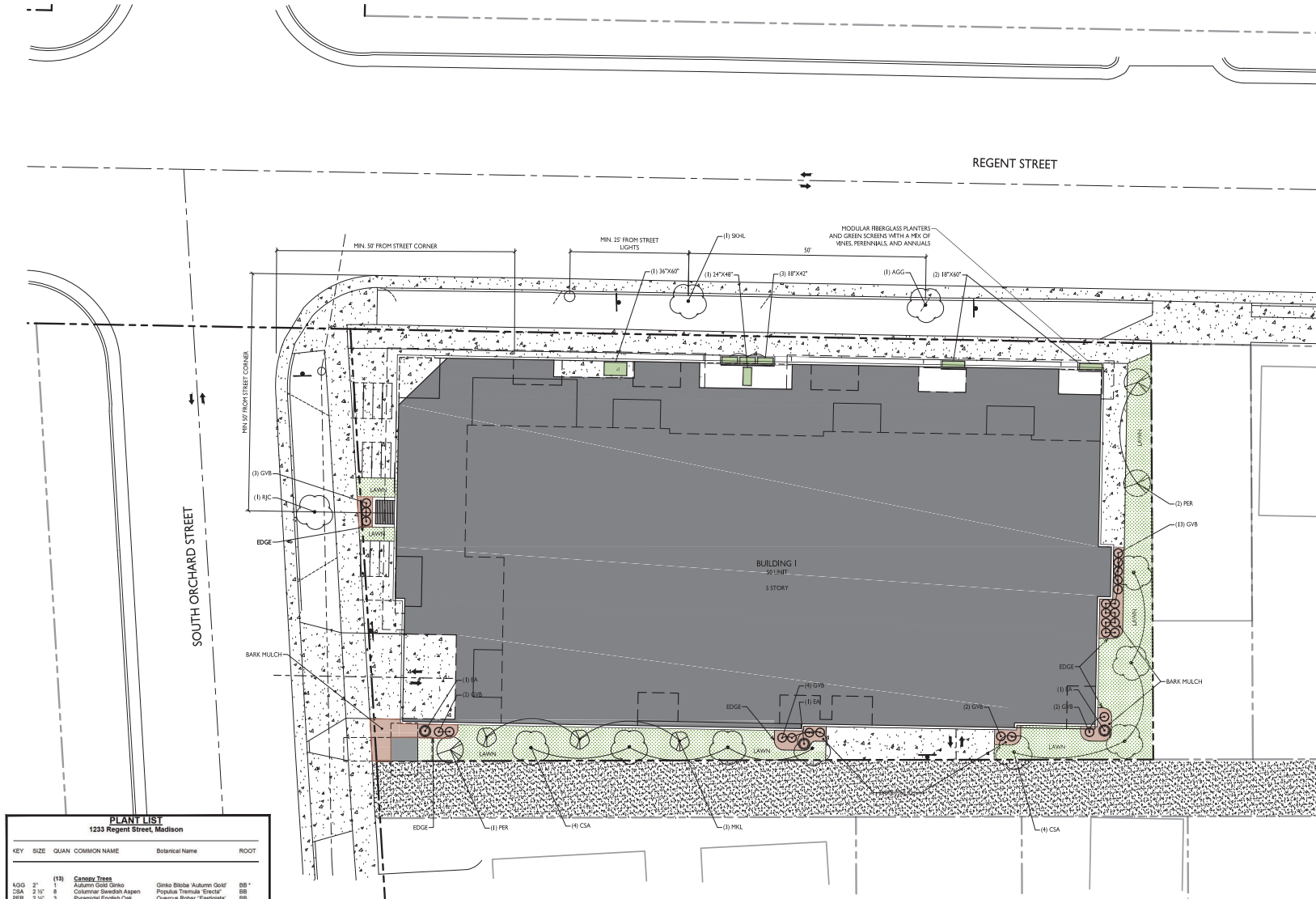
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DRAWING NUMBER
C-500

NOT FOR CONSTRUCTION

Printed: Sep 28, 2023 - 10:51pm Plotted By: Murray

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PLANT LIST					
1235 Regent Street, Madison					
KEY	SIZE	QUAN	COMMON NAME	Botanical Name	ROOT
(13) Canopy Trees					
AGG	2"	3	Autumn Gold Aspen	Ginkgo Biloba 'Autumn Gold'	BB *
SA	2 1/2"	8	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
PER	2 1/2"	3	Pyramidal English Oak	Quercus Robur 'Fastigiate'	BB
SHGL	2"	1	Street Keeper Honey Locust	Gleditsia Tricantosa 'Olivacea'	BB *
(1) Ornamental Trees					
RUC	2"	1	Red Jewel Crab	Malus 'Red Jewel'	BB *
(3) Deciduous Shrubs					
WGL	24"	3	Miss Pam Lilac	Syringa Pubescens 'Patula'	BB
(28) Evergreen Shrubs					
SVB	18"	28	Green Velvet Barneveld	Buxus 'Green Velvet'	COB
EA	5"	3	Emerald Arborvitae	Thuja Occidentalis 'Emerald'	BB
NOTES:					
1) Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.					
2) Planting beds to be mulched with shredded hardwood bark spread to a depth of 5".					
3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch spread to a depth of 2".					
4) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging.					
5) Detritus street tree planted on public property (terrace).					

LANDSCAPE PLAN
L-1.1
1" = 10'-0"



- GENERAL NOTES**
1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ADJUTS 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 WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVALS 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 (264-4816) 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/PWSPECS.CFM
 6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISGURE, 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 TREES. 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 264-4816. 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 SPILLS 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 THE 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.
 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 1 STANDARDS FOR PRUNING.
 10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 264-4816 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 (264-4816).
 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 APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.



ISSUED
Land Use Submittal - June 26, 2023
Issued for Site Plan Review Submittal - October 11, 2023

PROJECT TITLE
**WHPC Regent
Street Development**

1235 Regent Street,
Madison, WI
SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.1

PROJECT NO. **2309**
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