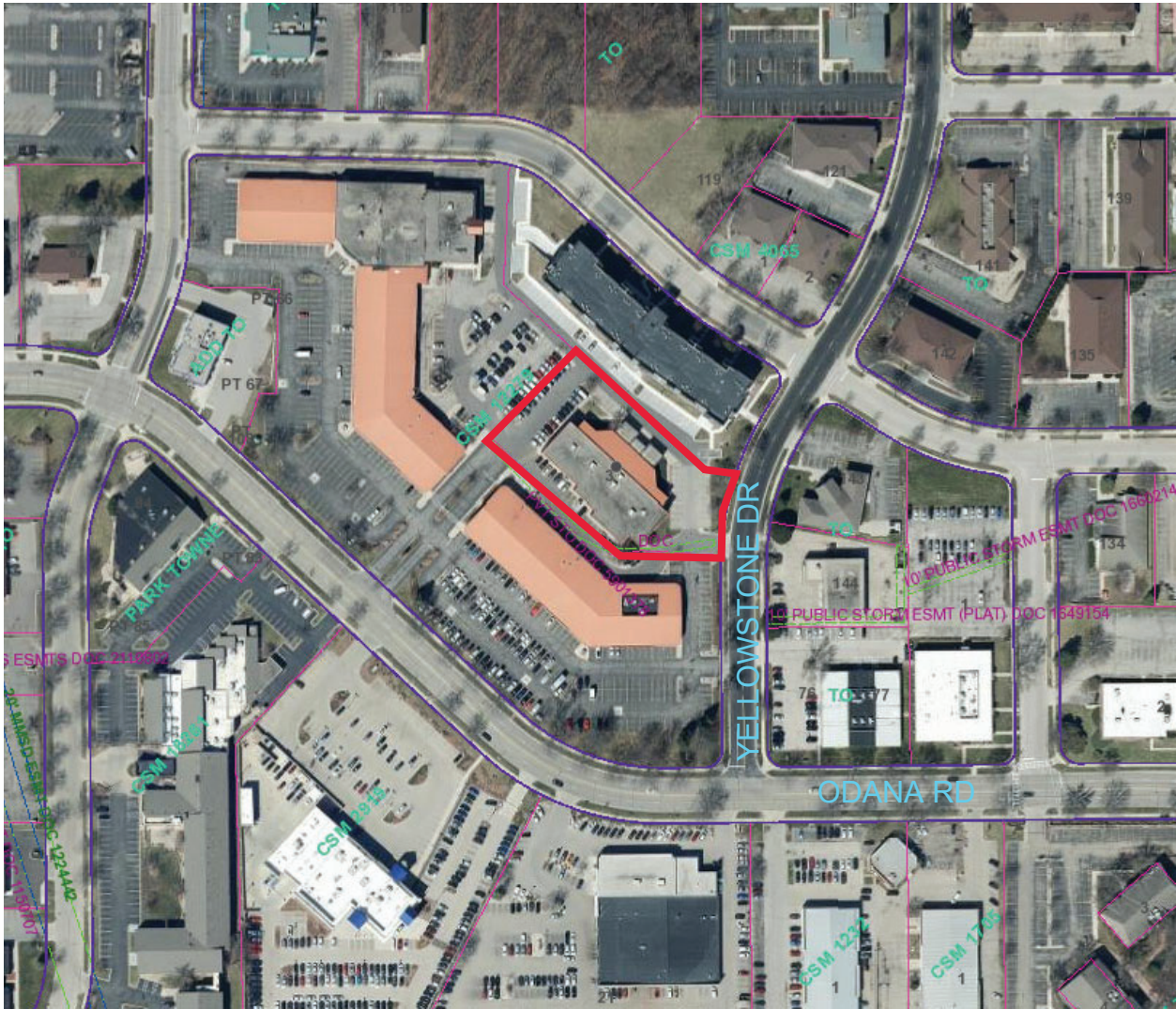
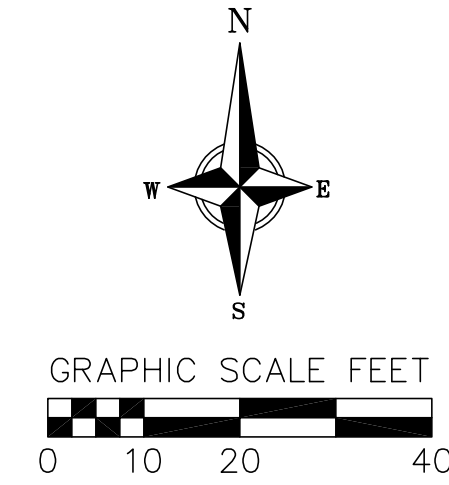


512 S Yellowstone Drive
LNDUSE-2022-00101
Developer: Walter Wayne Development, LLC



Summary of Improvements:

- Remove & replace existing street tree (3-inch DBH Kentucky Coffeetree) on Yellowstone Drive
- No developer agreement or public improvement plans – work to be completed per required City permits



DEMOLITION PLAN LEGEND

	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	GRAVEL REMOVAL
	BUILDING REMOVAL
	TREE REMOVAL
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

- DEMOLITION NOTES:**
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 2. CONTRACTOR SHALL HAVE A WATER TRUCK ON SITE DURING DEMOLITION AND WATER AREA AS NEEDED TO KEEP DUST DOWN.
 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 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.
 6. 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.
 7. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
 8. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
 9. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

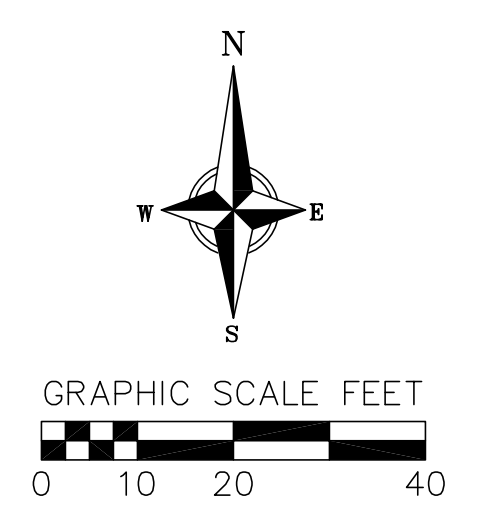
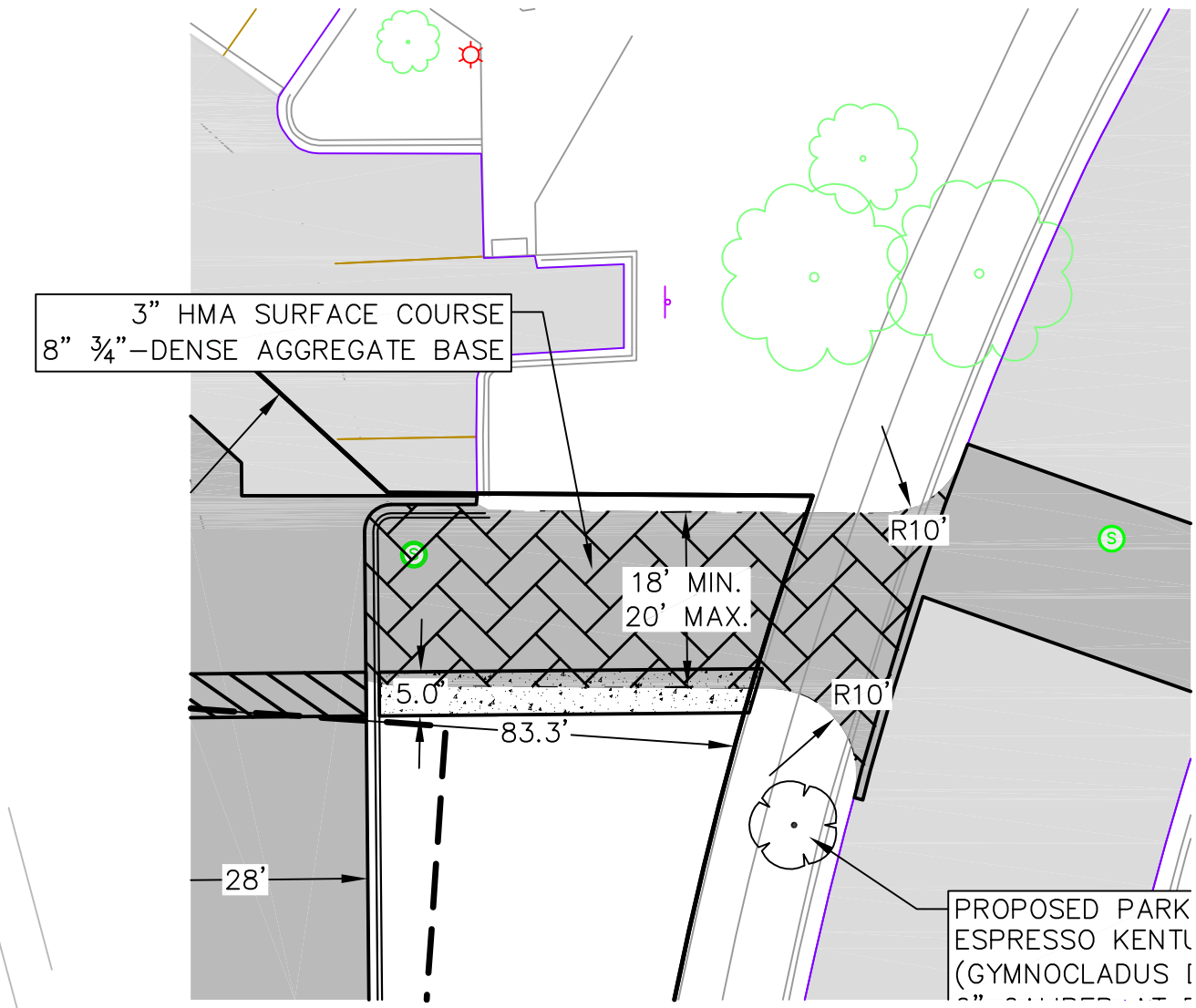
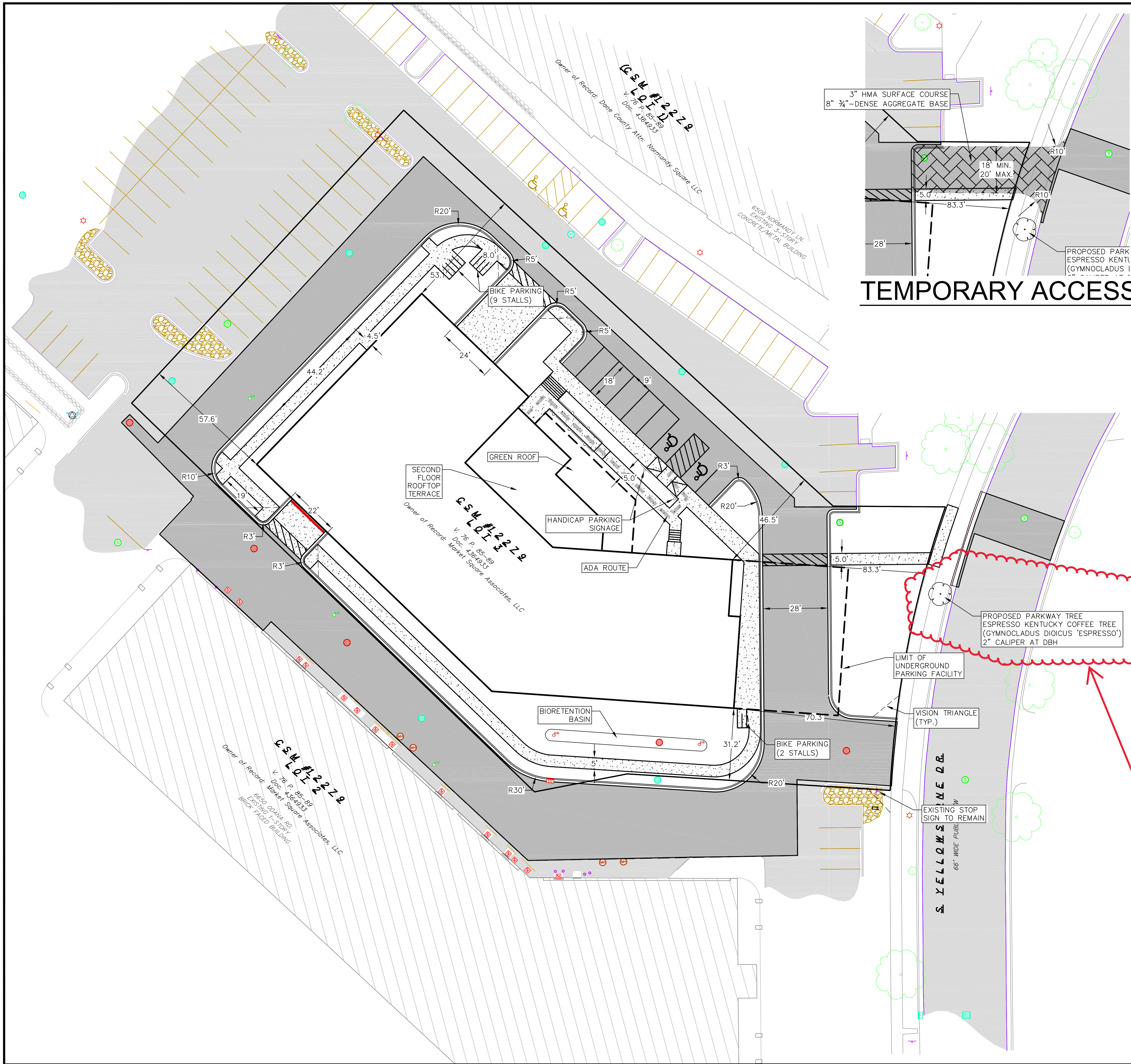
EX. TREE TO REMOVE

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 DEPARTMENTS.

DEMOLITION PLAN
MARKET SQUARE SHOPPING CENTER
MADISON
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 05/10/2023
 DRAFTER: JGRU
 CHECKED: KUEN
 PROJECT NO.: 220094



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
 - ▤ PROPOSED CONCRETE
 - ▥ PROPOSED ASPHALT
 - PROPOSED RAILING
 - ☆ PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - ▨ PROPOSED ADA DETECTABLE WARNING FIELD
 - ♿ PROPOSED HANDICAP PARKING

LOT COVERAGE

TOTAL: 55,729 SF
 IMPERVIOUS: 44,582 SF
 PERVIOUS: 11,147 SF
 % IMPERVIOUS = 80%

- 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 SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 - 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.
 - NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN THE VISION TRIANGLES.
 - CITY FORESTRY SHALL BE CONTACTED (608-266-4816) PRIOR TO INSTALLATION OF PARKWAY TREES TO VERIFY LOCATION, SPECIES, AND CONDITION.

STREET TREE REPLACEMENT PER CITY FORESTRY

vierbicher
 planners | engineers | advisors

SITE PLAN
 MARKET SQUARE SHOPPING CENTER
 MADISON
 DANE COUNTY, WISCONSIN

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C3.0

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