





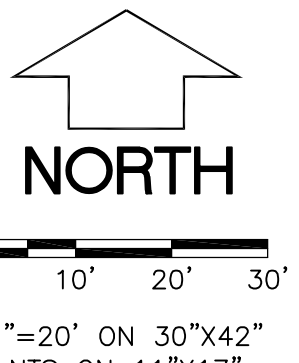


	SUBJECT PARCEL PROPERTY LINE
	CONSTRUCTION LIMIT LINE
	NEW BUILDING (FOR REFERENCE)
	SAWCUT LIMITS
	ASPHALT REMOVAL AREA
	GRAVEL REMOVAL AREA
	CONCRETE REMOVAL AREA
	CURB AND GUTTER REMOVAL



1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 27, 2023. WYSER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OMISSIONS, OR INACCURACIES IN THE DATA, WHETHER OR NOT COMPLETE INFORMATION PROVIDED BY OTHERS, CONTRACTOR TO CONFIRM ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS AND TO OBTAIN NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS, UNITS, CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & A DEVIATION WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL, BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTFALLS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

NOTE:

- ALL TREES ON THE SITE AND IN THE ADJACENT RIGHT-OF-WAY TO BE REMOVED UNLESS SPECIFICALLY CALLED OUT TO BE SAVED AND PROTECTED.
- ALL STRUCTURES ON THE LOT TO BE REMOVED.
- THE WORK IN THE RIGHT-OF-WAY IS SHOWN FOR GENERAL REFERENCE ONLY ON THIS PLAN AND SUBJECT TO CHANGE. REFER TO PLANS BY THE CITY OF MADISON FOR CONSTRUCTION DOCUMENTS.

OLD SAUK ROAD

AS DEFINED BY THE ACTION 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 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 SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.ctm>

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.

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.

THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING THE EXISTING UTILITIES, TO BE REMOVED OR DEMOLISHED BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONSTRUCTION SITE SURVEY RECONNAISSANCE (BY OTHERS), "DIGGERS' HOLE" LOCATION, AND EXISTING RECORD DRAWINGS. THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT RECORDED ON THE SITE SURVEY. THE CONTRACTOR/ENGINEER WHO HAS NO KNOWLEDGE OR MAY BE A PART OF THE PROJECT, SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE EXISTING SITE, AND ASSESS THE RISK OF ITEMS NOT IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR REMOVAL. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/ENGINEER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT CANNOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY WHICH THE CONTRACTOR HAS NO KNOWLEDGE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:

2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS, ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.

2.2. VERIFYING ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE

2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY EXISTING UTILITIES.

2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INTERFERENCE.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING PROPERTIES ACCESSIBLE, FREE FROM PILE-UP OF CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO GRADELINE.

6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENROACH WITHIN THE EXISTING GRD LINE OF THE TREES TO BE REMOVED. ALL BRANCHES OF THE TREES TO BE REMOVED SHALL BE CUT BACK RADIALLY FROM THE TRUNK IF ROOTS ARE EXPOSED. EXPOSED ROOTS SHALL BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.

7. ALL PILES POLE TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTEANCES, SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER.

8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL, ABANDONMENT AND NECESSARY RECORDS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.

9. ABANDONED / REMOVED MATERIALS SHALL BE DEPOSED OF AT SITE OR ESS OFF-SITE. NOTICE.

10. THE CONTRACTOR SHALL INSTALL A PEST PREVENTION FENCE TO PREVENT ANIMALS TO GET OVERNIGHT ACCESS TO THE PROJECT.

11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND MATERIALS FROM THE EXISTING UTILITY TRENCH, FILLING WITH CONCRETED FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".

12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER EXISTING PAVED DRIVEWAYS.

13. PREPARATION OF THE EXISTING ROOF OR WAYS ARE NEED TO BE CONSIDERED FOR REMOVAL AND SHOULD BE A PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL ARE INCLUDED IN THE BIDDING PRICE.

14. GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

15. WATER MAIN SERVICE, SANITARY SEWER AND SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, SHALL BE REMOVED BY THE CONTRACTOR AND BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

**Potter
Lawson**
Success by **Design**

WYSER
ENGINEERING

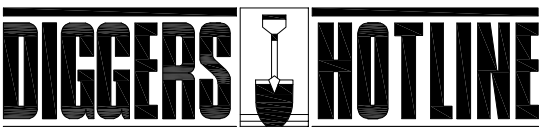
PRELIMINARY
NOT FOR CONSTRUCTION

Old Sauk Road Apartments
6610 Old Sauk Road
Madison, WI

2023.30.00

Date	Issuance/Revisions	Symbol
04/05/2024	LAND USE APPLICATION	

DEMOLITION PLAN



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