

Madison, Wisconsin

# CITY OF MADISON

## CITY ENGINEERING DIVISION

### DEPARTMENT OF PUBLIC WORKS

# PLAN OF PROPOSED IMPROVEMENT

## 823 E WASHINGTON AVE - MOXY HOTEL

CITY PROJECT NO. 13275  
CONTRACT NO. 8980

#### INDEX OF SHEETS

SHEET NO.	STANDARD NOTES
D1	STANDARD NOTES
D2	TYPICAL SECTIONS
P1-P2	PLAN & PROFILE
U1	UTILITY PLAN
L1	LANDSCAPE PLAN
X1-X2	CROSS SECTIONS

NO MAINTENANCE PLAN REQUIRED

PROJECT  
LOCATION



PUBLIC IMPROVEMENT PROJECT  
APPROVED

DECEMBER 7, 2021

BY THE COMMON COUNCIL  
OF MADISON, WISCONSIN

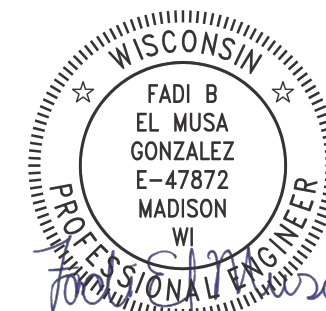
PUBLIC IMPROVEMENT DESIGN  
APPROVED BY:

Nov 20, 2023

City Engineer

Date

STREET  
DESIGNED BY:



Nov 20, 2023

SANITARY SEWER  
DESIGNED BY:

LATERAL  
ONLY

WATER  
DESIGNED BY:

LATERAL  
ONLY

STORM SEWER  
DESIGNED BY:

LATERAL  
ONLY

PLOT SCALE: 1:1\_XREF

PLOT NAME: ---

REV. DATE: 11/7/2023 10:11 AM

ORIGINATOR: CITY\_OF\_MADISON

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, 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.

AS DEFINED BY SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF A 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. STREET TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

DEVELOPER MUST SUBMIT A TRAFFIC CONTROL PLAN TO CITY TRAFFIC ENGINEERING AT LEAST 14 DAYS PRIOR TO THE START OF WORK. WORK SHALL NOT PROCEED UNTIL AN APPROVED TRAFFIC CONTROL PLAN IS IN PLACE.

CONVENTIONAL SIGNS	
FIELD VERIFY ALL UTILITY LOCATIONS	
GAS	—— G ——
STORM SEWER	—— ST ——
SANITARY SEWER	—— SAN ——
WATER	—— W ——
BURIED ELECTRIC	—— E ——
OVERHEAD ELECTRIC	—— OH ——
POWER POLE	
ADA COMPLIANT RAMP W/ DETECTABLE WARNING FIELD	
COMBUSTIBLE FLUIDS	

UNDERDRAINS SHALL BE INSTALLED PER STANDARD DETAIL DRAWING 4.05 FOR 75' ON EACH SIDE OF THE LOW POINT, OR TO THE NEAREST CURB HIGH POINT. ALL UNDERDRAIN SHALL BE WRAPPED.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADE OF 0.5% TOWARD STORM SEWER INLETS.

ALL DITCHES SHALL DRAIN WITH A MINIMUM GRADE OF 0.5%

THE CROSS SLOPE OF SIDEWALKS AND BARRIER FREE SIDEWALK CURB RAMPS SHALL TYPICALLY BE 1.5%. THE LONGITUDINAL GRADE OF BARRIER FREE SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.D. 3.04. AT ALL OTHER LOCATIONS THE LONGITUDINAL GRADE OF SIDEWALKS SHALL NOT EXCEED 5.0 % OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER NOR BE LESS THAN 0.5% AND SHALL DRAIN TOWARD STORM SEWER INLETS. SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4:1. ALL SIDEWALK AND SIDEWALK RAMP ELEVATIONS AND GRADES SHALL BE FIELD VERIFIED AND SET TO COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE A.D.A. GUIDELINES.

OBTAIN A PRINT OUT OF THE ALIGNMENTS FROM THE CITY PROJECT ENGINEER PRIOR TO STAKING THIS PROJECT. THE CITY PROJECT ENGINEER IS IKE OKAFOR, EMAIL: IOKAFOR@CITYOFMADISON.COM

CURB STATION AND OFFSETS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.

POWER POLES AND OTHER OBSTRUCTIONS SHALL BE MOVED TO PROVIDE 2 FEET MINIMUM OF CLEAR DISTANCE FROM ANY FACE OF CURB OR EDGE OF SIDEWALK UNLESS OTHERWISE INDICATED ON THE PLANS.

ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.

THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.

ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.

THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.

PAVEMENT SAWCUTS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS SHOWN ON THE PLAN ARE APPROXIMATE.

CURB ON CUL DE SACS SHALL BE INSTALLED ACCORDING TO S.D.D 3.05.

ALL WORK IN THE RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.

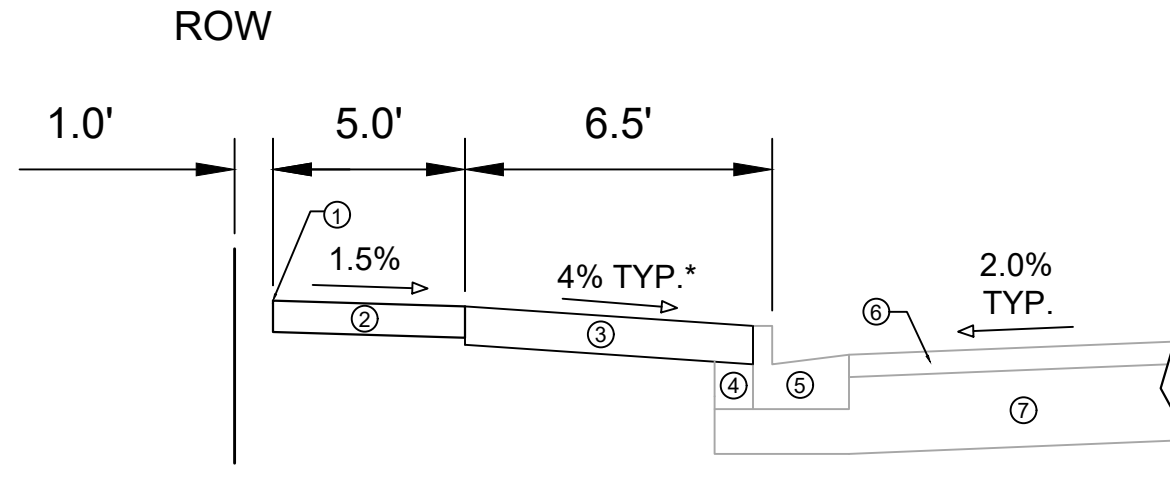
ALL PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY ARE BASED ON SURVEY DATA PROVIDED BY THE DEVELOPER OR ITS CONSULTANT. IN THE CASE THAT THE PROPOSED IMPROVEMENTS CAN NOT BE INSTALLED PER THESE PLANS OR THE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF EXTRA WORK DUE TO INACCURACIES OF THE SURVEY.

ALL UTILITY VERIFICATIONS AND ACCURACY OF THE DRAWINGS ARE THE RESPONSIBILITY OF THE DEVELOPER. ANY CONFLICTS THAT ARISE FROM MISSING OR ERRONEOUS INFORMATION WILL BE AT THE EXPENSE OF THE DEVELOPER. NO PRECAST STRUCTURES WILL BE APPROVED FOR STORM OR SANITARY SEWER UNTIL ALL POTENTIAL UTILITY CONFLICTS ARE RESOLVED.

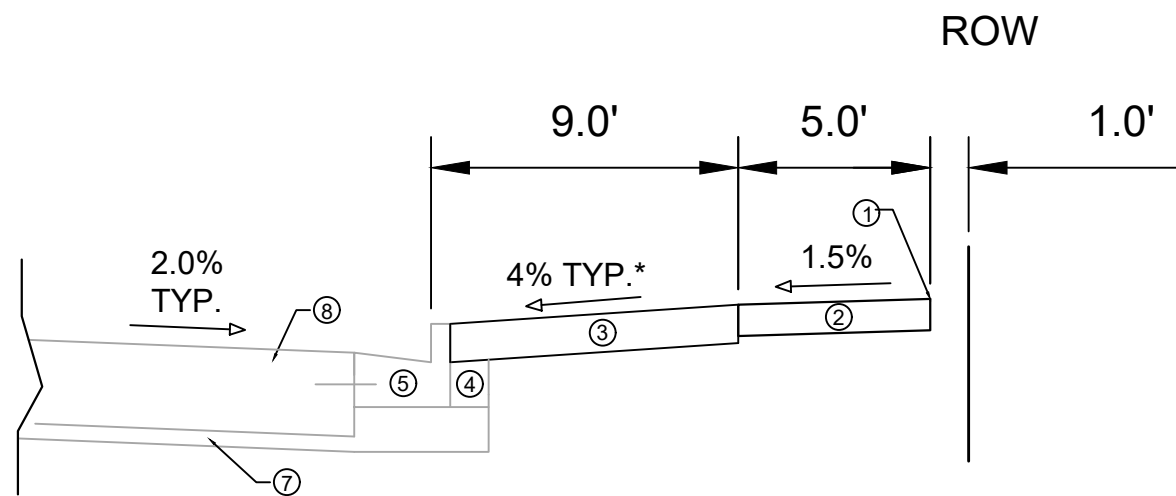
REVISED 11/07/2023 BY EMMA ALMY  
ADDED SHEET TO SHOW SIDEWALK  
IMPROVEMENTS IN THE RIGHT OF WAY

13275	13275	10:12 AM	D-1
MADISON, WI	8980	13275	
823 E WASHINGTON AVENUE - MOXY HOTEL	CONTRACT NO:		
GENERAL NOTES			
M:\DESIGN\Projects\13275\CAD\Streets\13275EN-Details.dwg			
13275			
D-1			

REVISED 11/07/2023 BY EMMA ALMY  
 ADDED SHEET TO SHOW SIDEWALK  
 IMPROVEMENTS IN THE RIGHT OF WAY



TYPICAL SECTION  
 E MAIN STREET



TYPICAL SECTION  
 E WASHINGTON AVE

- ① POINT REFERRED TO ON PROFILE.
- ② 5" CONCRETE SIDEWALK.
- ③ 6" TOPSOIL, SEED AND MAT.
- ④ EXISTING FILL TO REMAIN.
- ⑤ EXISTING CURB & GUTTER, TYPE A TO REMAIN.
- ⑥ EXISTING ASPHALTIC PAVEMENT TO REMAIN.
- ⑦ EXISTING ROAD BASE TO REMAIN.
- ⑧ EXISTING CONCRETE PAVEMENT TO REMAIN.

SPECIAL NOTES:

\* SEE X-SHEETS FOR CROSS SLOPES

MARK	REVISION	DATE	BY
13275		11/17/2023 10:12 AM	
Designed By:	IO	Scale:	D-2

13275  
 MADISON, WI  
 CONTRACT NO: 8980

TYPICAL SECTIONS  
 823 E WASHINGTON AVENUE - MOXY HOTEL  
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Lot 2, CSM 14433  
 Parcel Address:  
 821 E WASHINGTON AVE  
 Owner: AMERICAN FAMILY FINANCIAL SERVICES INC.  
 6000 AMERICAN PKWY  
 MADISON WI 53783

Lot 13, Block 144  
 Parcel Address:  
 828 E MAIN ST  
 Owner: CREATIVE WAREHOUSING LLC  
 1341 SPAIGHT ST #1  
 MADISON WI 53703

823 E WASHINGTON  
 AVENUE - MOXY HOTEL

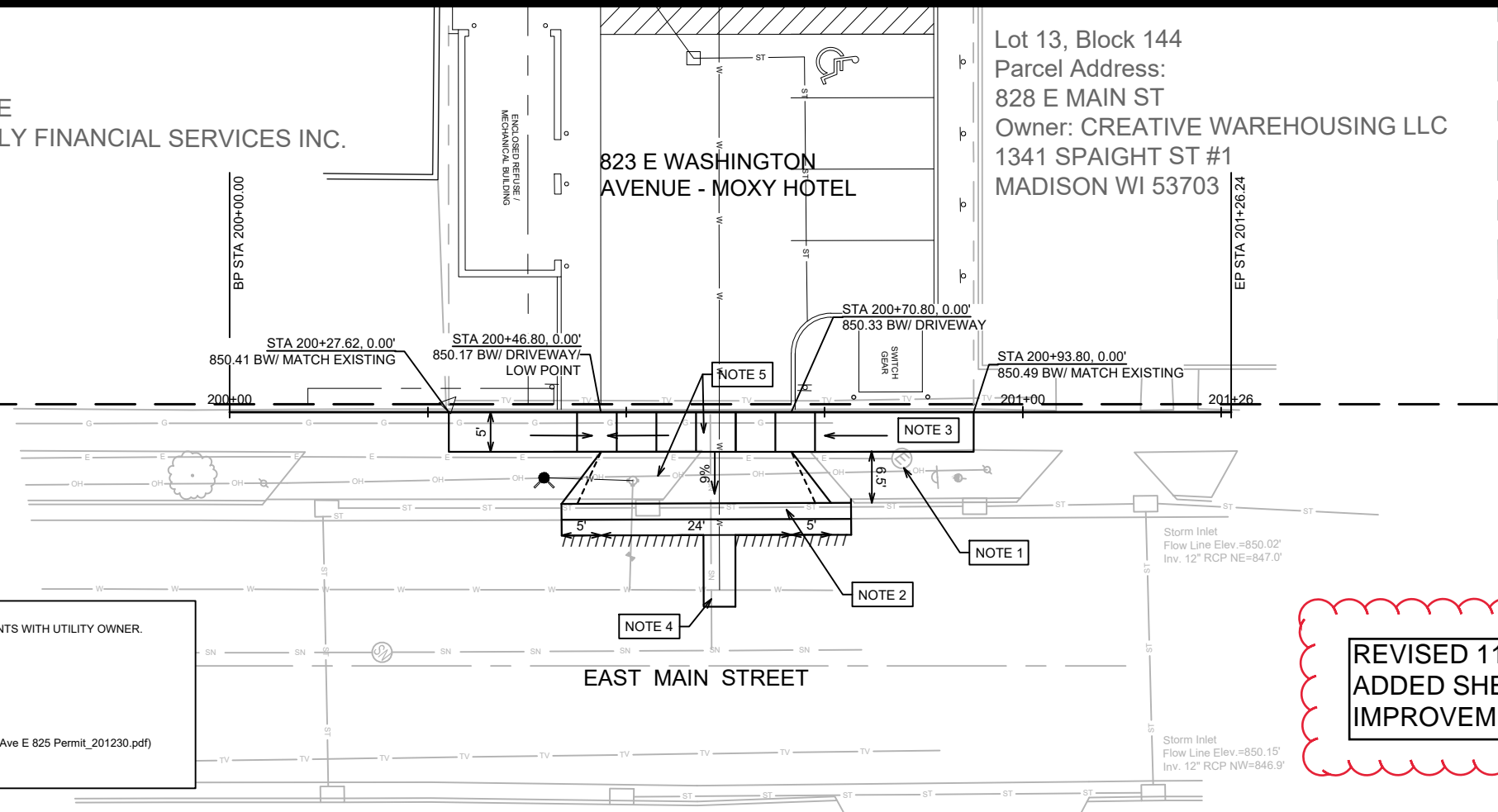
**LEGEND**

- SIDEWALK DRAINAGE PATH
- SAWCUT
- TREE PROTECTION FENCING

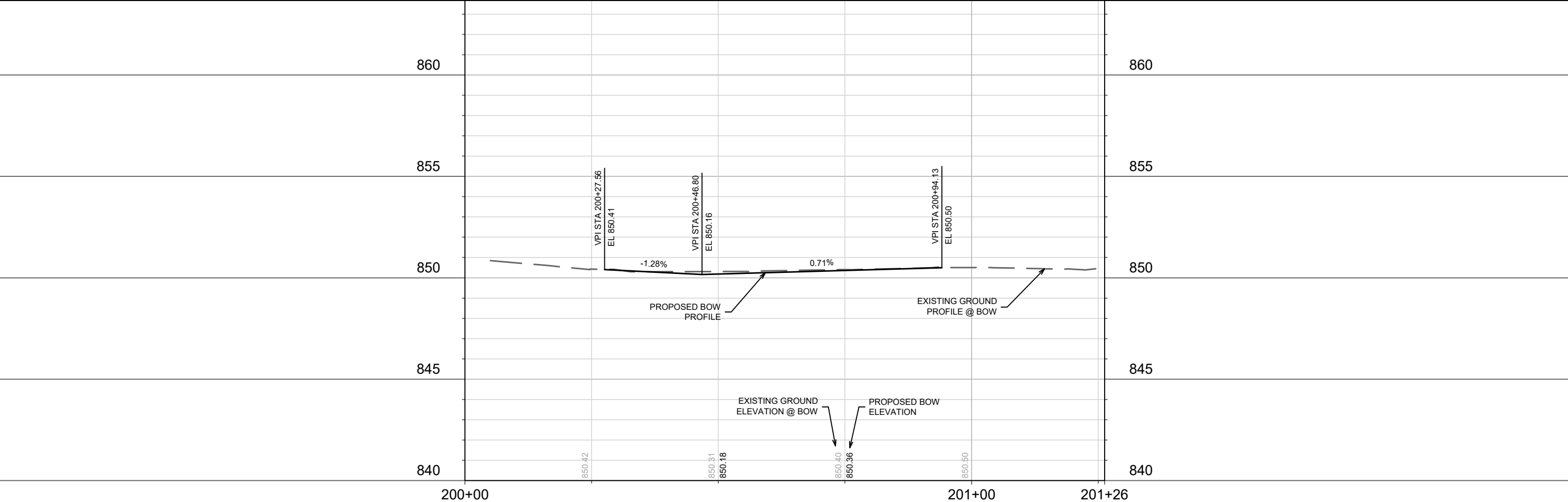
**NOTE**

1. THE DEVELOPER WILL BE RESPONSIBLE FOR COORDINATING UTILITY ADJUSTMENTS WITH UTILITY OWNER.
2. REMOVE AND REPLACE WITH TYPE 'A' CURB & GUTTER.
3. 5" CONCRETE SIDEWALK.
4. TYPE 3 UTILITY TRENCH PATCH.
5. NEW 7" DRIVEWAY APRON & SIDEWALK PER DRIVEWAY PERMIT.

(SEE COMMERCIAL DRIVEWAY PERMIT NO. LNDUSE-2020-00045  
 M:\DESIGN\Traffic\Maps\_Plans\Parking\LotPlans\TE\W\Washington Ave E 825\Washington Ave E 825 Permit\_201230.pdf)



REVISED 11/07/2023 BY EMMA ALMY  
 ADDED SHEET TO SHOW SIDEWALK  
 IMPROVEMENTS IN THE RIGHT OF WAY



DATE	BY
11/07/2023	EMMA ALMY

13275  
 MADISON, WI  
 8980  
 CONTRACT NO:

PLAN & PROFILE - E MAIN STREET  
 823 E WASHINGTON AVENUE - MOXY HOTEL  
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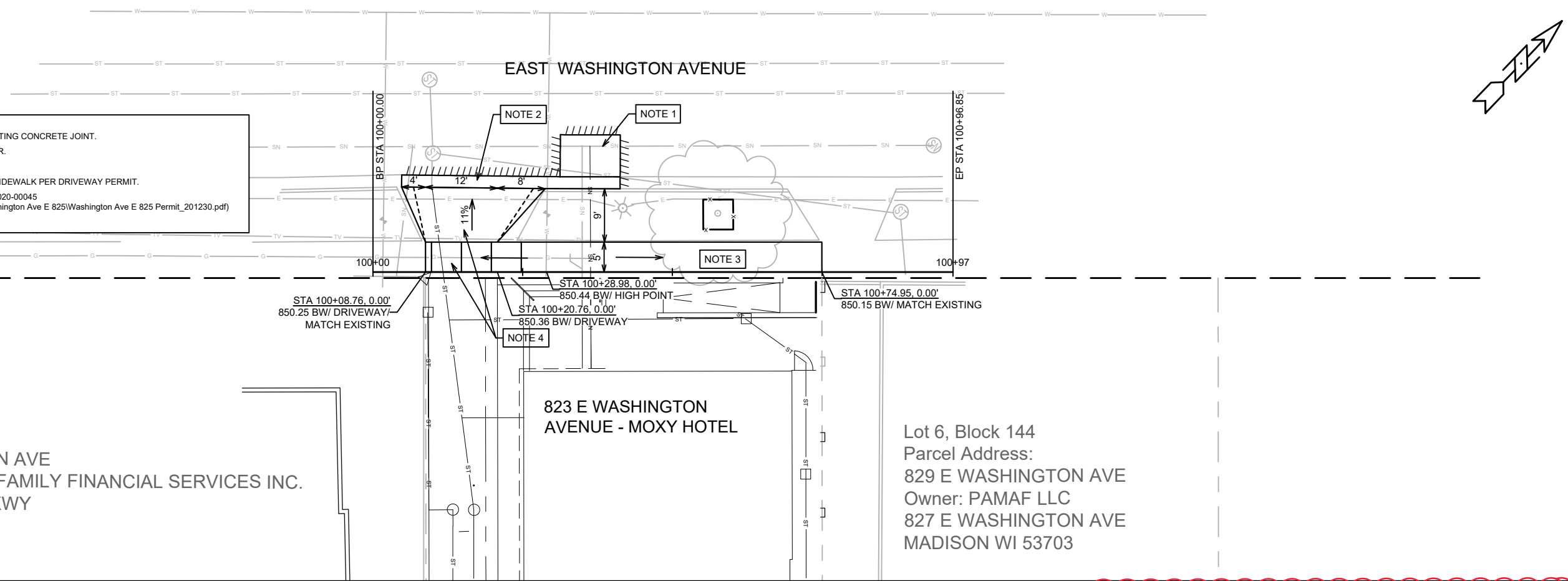


13275  
 P-1

LEGEND	
	SIDEWALK DRAINAGE PATH
	SAWCUT
	TREE PROTECTION FENCING

**NOTE**

- TYPE I UTILITY TRENCH PATCH. SAWCUT ALONG EXISTING CONCRETE JOINT.
- REMOVE AND REPLACE WITH TYPE 'A' CURB & GUTTER.
- 5" CONCRETE SIDEWALK.
- RECONSTRUCT EXISTING 7" DRIVEWAY APRON AND SIDEWALK PER DRIVEWAY PERMIT.  
(SEE COMMERCIAL DRIVEWAY PERMIT NO. LNDUSE-2020-00045  
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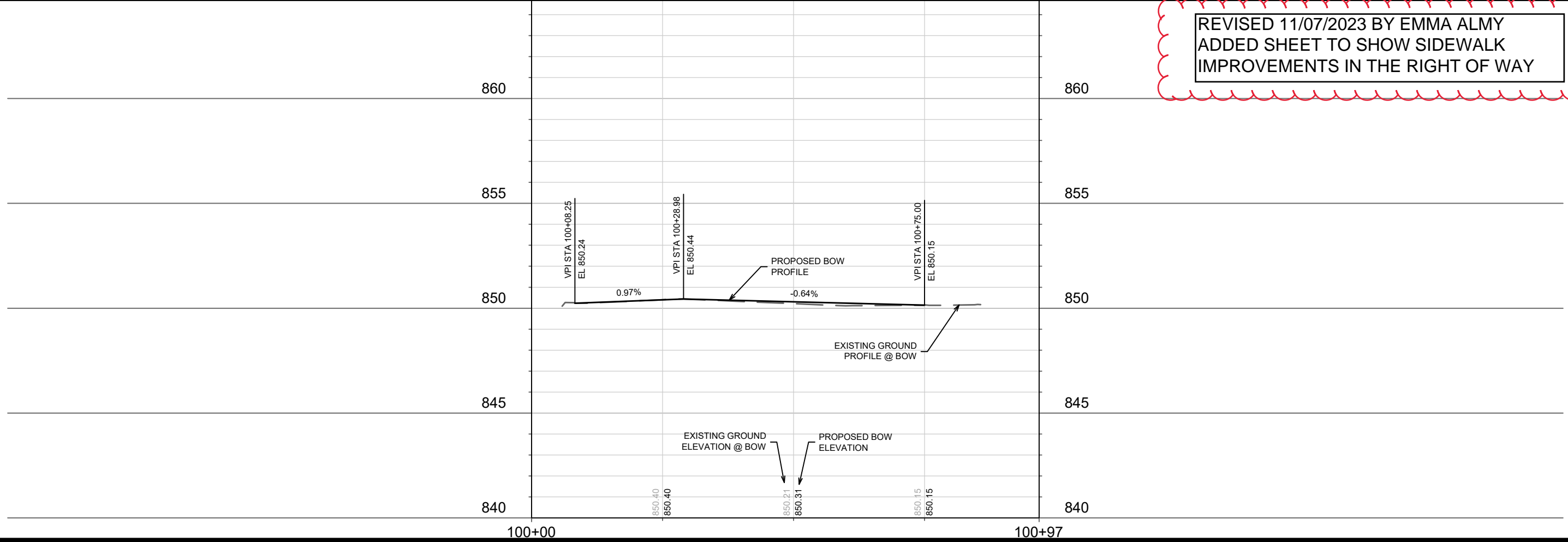


Lot 2, CSM 14433  
 Parcel Address:  
 821 E WASHINGTON AVE  
 Owner: AMERICAN FAMILY FINANCIAL SERVICES INC.  
 6000 AMERICAN PKWY  
 MADISON WI 53783

823 E WASHINGTON AVENUE - MOXY HOTEL

Lot 6, Block 144  
 Parcel Address:  
 829 E WASHINGTON AVE  
 Owner: PAMAF LLC  
 827 E WASHINGTON AVE  
 MADISON WI 53703

REVISED 11/07/2023 BY EMMA ALMY  
 ADDED SHEET TO SHOW SIDEWALK  
 IMPROVEMENTS IN THE RIGHT OF WAY



NO.	REVISION	DATE	BY

Designed By: ID  
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 Scale: 1/20  
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13275  
 MADISON, WI  
 8980  
 CONTRACT NO:

PLAN & PROFILE - E WASHINGTON AVENUE  
 823 E WASHINGTON AVENUE - MOXY HOTEL  
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13275  
 P-2



**GENERAL:**

THE DEVELOPER SHALL REPLACE ALL CURB & GUTTER AND SIDEWALK THAT IS DAMAGED OR DETERMINED TO BE IN UNSATISFACTORY CONDITION, REGARDLESS OF WHETHER THE DAMAGE EXISTED PRIOR TO CONSTRUCTION.  
PAVEMENT SAWCUTS AND FINAL PAVEMENT PATCHING LIMITS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS AND LIMITS SHOWN ON THE PLAN ARE BASED ON ANTICIPATED DISTURBANCE AND THE PATCHING CRITERIA BUT SHALL BE CONSIDERED APPROXIMATE. ALL PAVEMENT PATCHING SHALL BE PER THE CITY'S PATCHING CRITERIA.  
ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.  
OBTAIN A PRINT OUT OF THE ALIGNMENT FROM THE CITY ENGINEER PRIOR TO STAKING THIS PROJECT.

**TRAFFIC CONTROL:**

ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.  
THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.  
THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR REVIEW TO THE CITY TRAFFIC ENGINEERING DIVISION AT LEAST 10 WORKING DAYS PRIOR TO WORK BEGINNING. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH ALL MUTED REQUIREMENTS. WORK SHALL NOT PROCEED UNTIL THE TRAFFIC CONTROL PLAN HAS BEEN APPROVED. THE TRAFFIC CONTROL PLAN MAY INCLUDE BUT IS NOT LIMITED TO: LANE CLOSURE RESTRICTIONS, PEAK HOUR WORKING RESTRICTIONS, ACCESS REQUIREMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING WORK AS NECESSARY TO MEET THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.

**STREET DESIGN:**

ALL DISTURBED TERRACE AREAS SHALL BE RESTORED WITH 6-INCHES OF TOP SOIL AND SEED UNLESS DIRECTED OTHERWISE ON THE PLAN OR BY THE CITY CONSTRUCTION ENGINEER.  
ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADES OF 0.5% TOWARD STORM SEWER INLETS.  
TYPICAL PAVEMENT CROSS SLOPES SHALL BE 2% AND TERRACES SHALL SLOPE AT A 4% GRADE TOWARD THE GUTTER.  
THE CROSS SLOPE OF SIDEWALKS AND BARRIER FREE SIDEWALK CURB RAMPS SHALL BE 1.5%. THE LONGITUDINAL GRADE OF BARRIER FREE SIDEWALK CURB RAMPS SHALL NOT EXCEED 0.33%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.10.1.03. AT ALL OTHER LOCATIONS THE LONGITUDINAL GRADE OF SIDEWALKS SHALL NOT EXCEED 5.0 % OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER NOT BE LESS THAN 0.5% AND SHALL DRAIN TOWARD STORM SEWER INLETS. CONCRETE TERRACE SHALL BE INSTALLED BETWEEN THE SIDEWALK AND THE BACK OF CURB AT SIDEWALK LOW POINTS WHICH CANNOT OTHERWISE BE DRAINED DIRECTLY TO THE SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4.0:1. ALL SIDEWALK AND SIDEWALK RAMP ELEVATIONS AND GRADES SHALL BE FIELD VERIFIED AND SET TO COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE A.D.A. GUIDELINES. CURB STATION AND OFFSETS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.

**UTILITIES:**

POWER POLES AND OTHER OBSTRUCTIONS SHALL BE MOVED TO PROVIDE 2 FEET MINIMUM OF CLEAR DISTANCE FROM ANY FACE OF CURB OR EDGE OF SIDEWALK.  
THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.  
RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES.

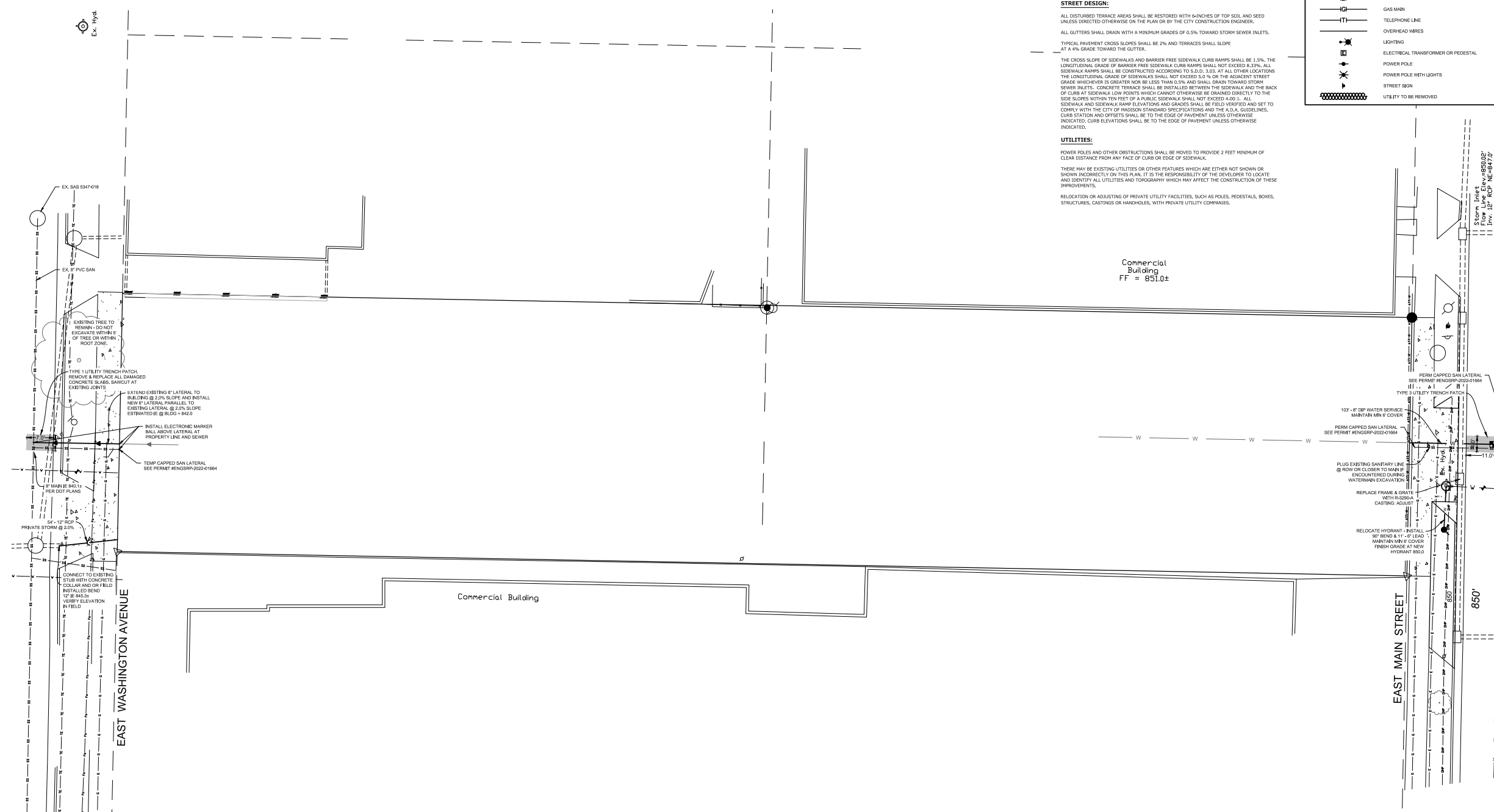
LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE WITH LIGHTS
	STREET SIGN
	UTILITY TO BE REMOVED

**GBA**  
ENGINEERING GROUP

2248 DEMING W. WAY, SUITE 120  
MIDDLETON, WI 53562  
608-825-1750  
608-825-3056 (FAX)

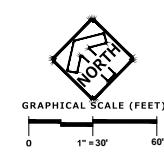
**PNACLE ENGINEERING GROUP**  
WISCONSIN OFFICE:  
20725 WATERDOWN ROAD, SUITE 100  
BROOKFIELD, WI 53005  
(262) 754-8888  
www.pinnacle-eng.com

CHICAGO: MIKE PALAZZO - WATERWAVE  
www.waterwave.com  
AN IDEATION DELIVER



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.

ALL WORK WITHIN THE CITY RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS TO SERVE THE PROJECT SHALL BE COMPLETED PER THE CITY OF MADISON ISSUED PLANS (CONTRACT 8980, PROJECT 13275)



PROJECT:  
**MOXY HOTEL**  
823 E. WASHINGTON AVENUE  
MADISON, WI 53703  
CLIENT:  
**NORTH CENTRAL GROUP**  
1600 ASPEN COMMONS, SUITE 200  
MIDDLETON, WI 53562

201926  
DRAWN BY: AEK  
DATE: 6/28/22  
SCALE: 1" = 30'  
CITY COMMENTS: 080322

UTILITY PLAN  
**U-1**

**PLANT SCHEDULE**

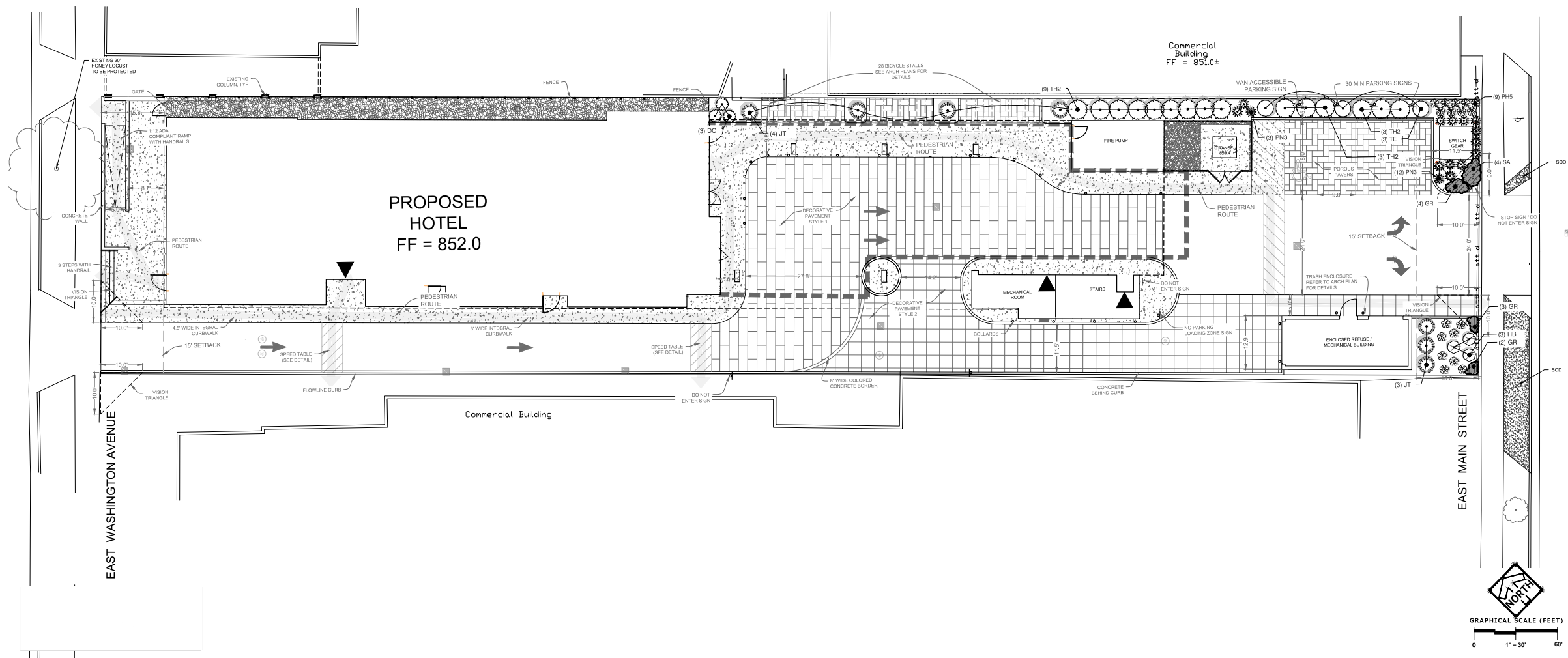
UPRIGHT EVERGREEN SHRUBS (10 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
JT	Juniperus chinensis 'Trautman'	Trautman Juniper	4' Hx	7	
TH2	Taxus x media 'Hicksii'	Hicks Yew	4' Hx	15	
DECIDUOUS SHRUBS (3 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
DC	Diervilla sessilifolia 'Cool Splash'	Cool Splash False Honeysuckle	3 gal.	3	
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gal.	3	
EVERGREEN SHRUBS (4 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
TE	Taxus x media 'Everlow'	Yew	3 gal.	3	
ORNAMENTAL GRASSES (2 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
PH3	Panicum virgatum 'Northwind'	Switch Grass	1 gal.	15	
PH5	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal.	17	
PERENNIALS (2 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
QT	Geranium x 'Rozanne' TM	Hybrid Cranesbill	1 gal.	24" o.c.	9
SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	30" o.c.	4
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Stone Mulk		788 sf		
	Sod	Drought Tolerant Fescue Blend	244 sf		

**LANDSCAPING POINTS REQUIREMENTS**

DEVELOPED AREA ON SITE: 20,124 SF  
 REQUIRED POINTS: (20,124 / 300) X 5 = 336 POINTS  
 PROVIDED POINTS WITH PLANTS: 340 POINTS

**NOTES**

- ALL PLANTINGS ADJACENT TO BICYCLE PARKING LOCATIONS SHALL BE MAINTAINED TO PROVIDE A 2 FOOT BUFFER ZONE.
- EXISTING 20" HONEY LOCUST STREET TREE TO BE PRESERVED AND PROTECTED.
- AS DEFINED BY 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" 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: <https://www.cityofmadison.com/business/pw/specs.cfm>
- 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.
- 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.
- 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.
- 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.



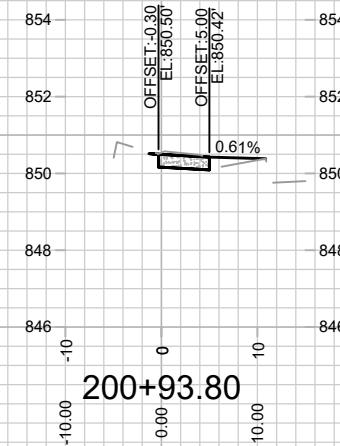
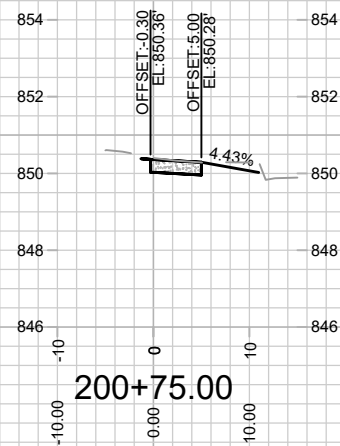
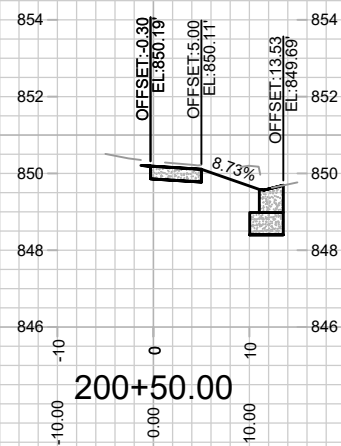
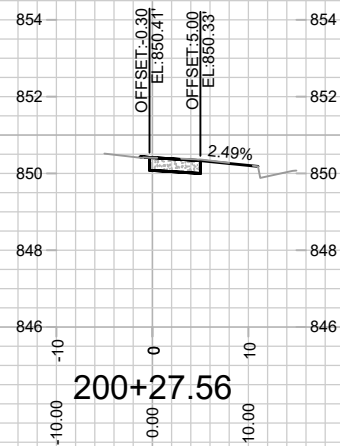
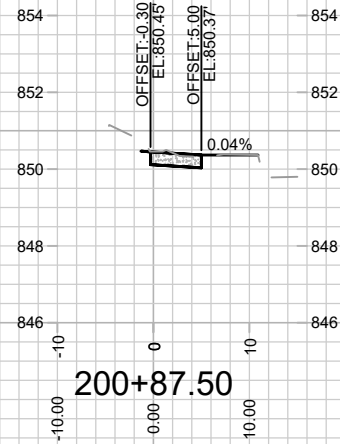
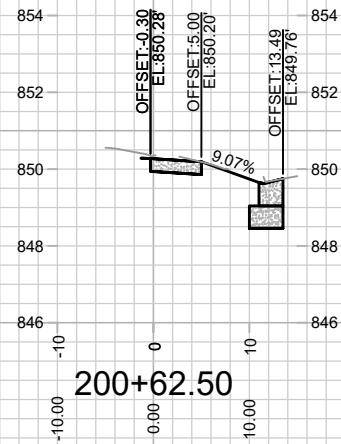
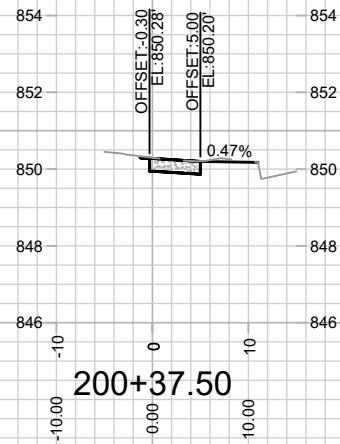
**Pinnacle Engineering Group**  
 WISCONSIN OFFICE  
 20725 WATERLOO ROAD, SUITE 100  
 BROOKFIELD, WI 53126  
 (262) 794-8888  
 CHICAGO ILLINOIS OFFICE - NATIONWIDE  
 (708) 399-8888  
 PLANT DESIGN DELIVER

PROJECT: MOXY HOTEL  
 1600 WASHINGTON AVENUE  
 MADISON, WI 53703  
 CLIENT: NORTH CENTRAL GROUP  
 1600 ASPEN COMMONS, SUITE 200  
 MIDDLETON, WI 53562

PROJECT: 201926  
 DRAWN BY: DJB  
 DATE: 06/28/22  
 SCALE: 1" = 30'  
 CITY COMMENTS: 080322

LANDSCAPE PLAN  
 L1.0

REVISED 11/07/2023 BY EMMA ALMY  
 ADDED SHEET TO SHOW SIDEWALK  
 IMPROVEMENTS IN THE RIGHT OF WAY



MARK	REVISION	DATE	BY
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		Scale: 1" = 20'	X-1

13275  
 MADISON, WI  
 8980  
 CONTRACT NO:

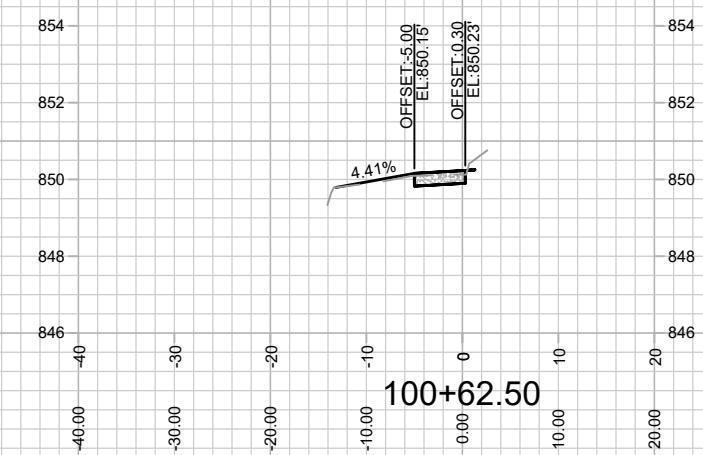
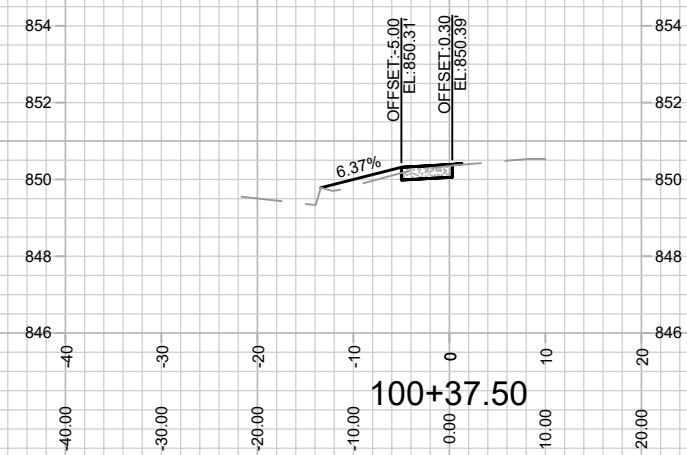
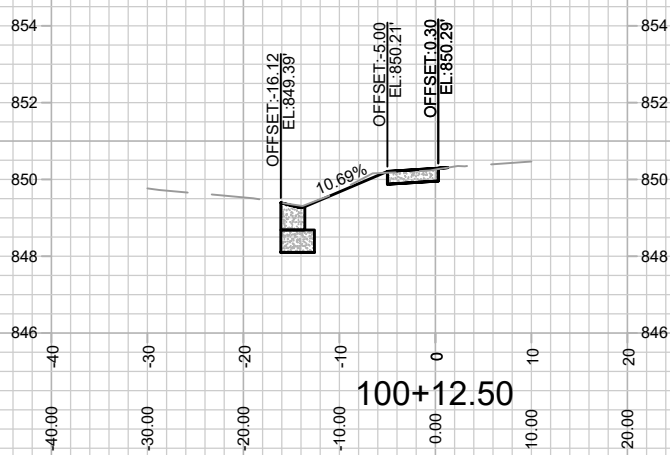
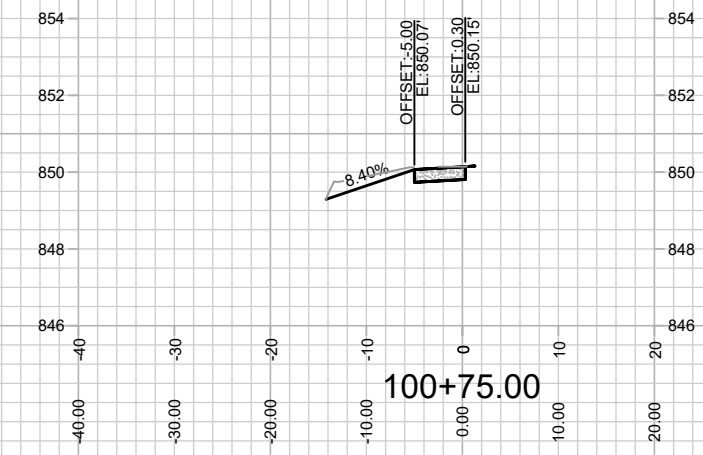
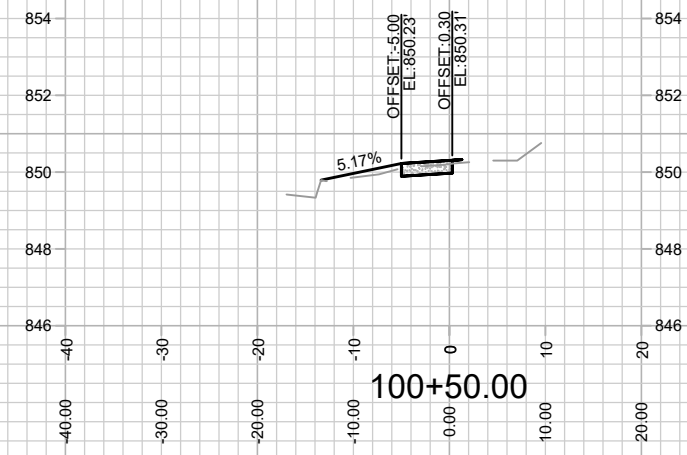
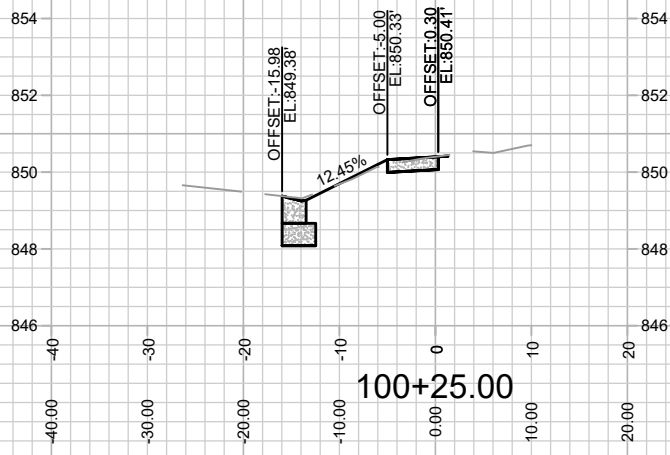
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13275  
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REVISED 11/07/2023 BY EMMA ALMY  
 ADDED SHEET TO SHOW SIDEWALK  
 IMPROVEMENTS IN THE RIGHT OF WAY



MARK	REVISION	DATE	BY

Designed By: ID 13275  
 Date: 11/09/2023 8:39 AM  
 Scale: 1" = 20'  
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CROSS SECTIONS - E WASHINGTON AVENUE  
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13275  
 MADISON, WI  
 8980  
 CONTRACT NO: