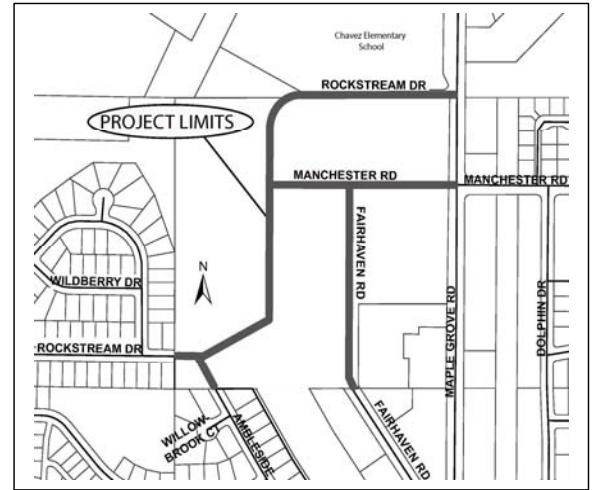




**PROJECT CONTACT**  
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## Fact and Details Sheet: **PROPOSED ROCKSTREAM DRIVE CONSTRUCTION**

**Project Location Map**



### Project Details – Proposed Work

**Sanitary Sewer:** Install a new sanitary sewer system in a portion of Rockstream Drive and Manchester Road with 8-inch PVC pipe and connect to existing sanitary sewer in the drainage easement as part of a private development project. The City of Madison will take ownership after construction.

**Water Main:** Review location of existing water main that connects Rockstream Drive and Ambleside Drive. Install a new water main system in Manchester and Fairhaven Road as part of a private development project. The Madison Water Utility will take ownership after construction.

**Storm Sewer:** Install a new storm sewer system in Rockstream Drive and Ambleside Drive to convey stormwater within the streets as part of public street project.

Install a new storm sewer system in Manchester Drive, Fairhaven Road and Maple Grove Drive to convey stormwater within the streets as part of the private development project. The City of Madison will take ownership after construction.

Install six box culverts (12 feet x 5 feet x 100 feet) across drainage channel under Rockstream Drive. The drainage channel will be regraded to convey stormwater into the culverts. As part of the design of the box culverts, the analysis of flow through the channel and culverts will comply with FEMA regulatory requirements.

The development will have a combination of wet detention ponds and infiltration basins to control runoff, infiltrate water, control sediment, and capture oil and grease. The stormwater detention for the new lots and roads will be accounted for in the proposed outlots. The final right-of-way plat and the start of construction cannot begin until City Engineering approves the stormwater management plan.

**Street:** Install new pavement and gravel base, install new curb and gutter, install new sidewalk, and install new driveway aprons. Sidewalk will be installed along the east side and a 10-foot path of the west side of Rockstream Drive. Sidewalk will be installed on both sides of Ambleside Drive, Manchester Road, and Fairhaven Road. Rockstream Drive will have two travel lanes and one parking lane in the 32-foot section and two parking lanes in the 38-foot section. Ambleside Drive will have two travel and parking lanes within the 32-foot width. Manchester Road will have two travel, bike, parking lanes within the 48-foot width. Fairhaven Road will have two travel and parking lanes. Southbound Maple Grove Drive will have improvements between Chavez Elementary and Fairhaven Road. The improvements include the completion of curb and gutter and sidewalk.

A private developer will build Manchester Road and Fairhaven Road and the City will take ownership after construction is complete.

Maple Grove Drive is an existing transit route.

Rockstream Drive and Manchester Road will be reviewed as future potential transit routes.

**Street Lights:** Install new street lights along the streets. The street lighting will consist of concrete light poles 25 feet tall spaced 180 feet with LED fixtures owned by Alliant Energy.

**Trees:** Existing trees on the vacant land will be reviewed for removal to accommodate the construction of all the streets. There are no proposed tree plantings planned in the terrace with the project. The street terraces will be evaluated for new planting sites when the project is complete.

**Assessments:** An assessment is a special charge for work being done that has a direct benefit to the property. The City of Madison, Madison Metropolitan School District, & Fiduciary Real Estate Development, Inc. own the property adjacent to Rockstream Drive. They will be assessed for all items of work.

**Project Website:** [cityofmadison.com/engineering/projects/rockstream-drive](http://cityofmadison.com/engineering/projects/rockstream-drive)

## Construction Schedule & Impacts

**Tentative Schedule:** Rockstream Drive and Ambleside Drive will be built through the City competitive bidding process. Construction will begin in Fall 2020 and be complete by August of 2021.

Manchester Road, Fairhaven Road and the improvements to Maple Grove Drive will be built constructed separately by a private developer in the summer of 2020 and not through the City competitive bidding process.

**Traffic Impacts:** The improvements to Maple Grove Road will require periodic lanes closures between Chavez Elementary and Fairhaven Road. The contractor will be required to maintain one lane of traffic in each direction at all times.

**Water Shut-offs:** An average of two water shut-offs are expected for properties adjacent to the extension points of Rockstream Drive, Ambleside Drive, Manchester Road and Fairhaven Road. A minimum of 48 hours of notice will be provided prior to the shut-offs. Each shut-off may last up to 8 hours, but typically last about four hours. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shut-offs may occur if the old, brittle main is damaged during construction.

**Refuse Collection:** It will be the contractor's responsibility to allow for refuse collection to continue during construction. Please mark your address on your cart to make sure it is returned if moved. We ask that you place your carts at the street the evening prior to or at the very latest 6 a.m. the morning of your scheduled refuse/recycling day.

## Supplemental Forestry Information

Tree pruning in advance of the project may be required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by April 1 to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

All ash street trees within the project limits have been evaluated for chemical treatment for Emerald Ash Borer (EAB) and have been treated. Ash trees with trunks measuring less than 10 inches in diameter at 4.5 ft (DBH) from the ground, and ash that are in poor condition will not be treated as outlined the City's EAB Plan. Ash trees that do not meet the treatment criteria will be removed prior to construction and will be removed regardless of the construction project schedule. Including ash removals as part of the project will allow for a faster replacement timeframe.

For more information about EAB and the City of Madison EAB response plan, visit: [cityofmadison.com/parks/services/forestry/pests/EAB](http://cityofmadison.com/parks/services/forestry/pests/EAB).

Street trees provide many benefits to our city and are considered an important part of the city's infrastructure. Forestry Section staff will evaluate the terrace for new planting sites when the project is complete. If there is space for new trees, Forestry Section staff will schedule planting and assess the cost of the initial planting to the property owner. Street trees are typically planted in the spring of the year following the completion of the construction project. Per Madison General Ordinance 10.10, City Forestry determines tree species and planting locations. Residents cannot choose or plant their own tree in the terrace. For any questions regarding street tree maintenance or planting, please contact the general forestry line at 608-266-4816.