

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

PUBLIC IMPROVEMENT PROJECT APPROVED

JULY 7, 2015

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

[Signature] 9/9/15
City Engineer Date

INDEX OF SHEETS

SHEET NO.	TITLE
1	
D1	STANDARD NOTES
D2	TYPICAL SECTIONS & DETAILS
D3	REMOVALS PLAN
D4	PAVER DETAILS
P1	SITE LAYOUT PLAN
P2	GRADING PLAN
E1	ELECTRICAL PLAN
L1	LANDSCAPING PLAN

1200-1212 EAST WASHINGTON AVENUE

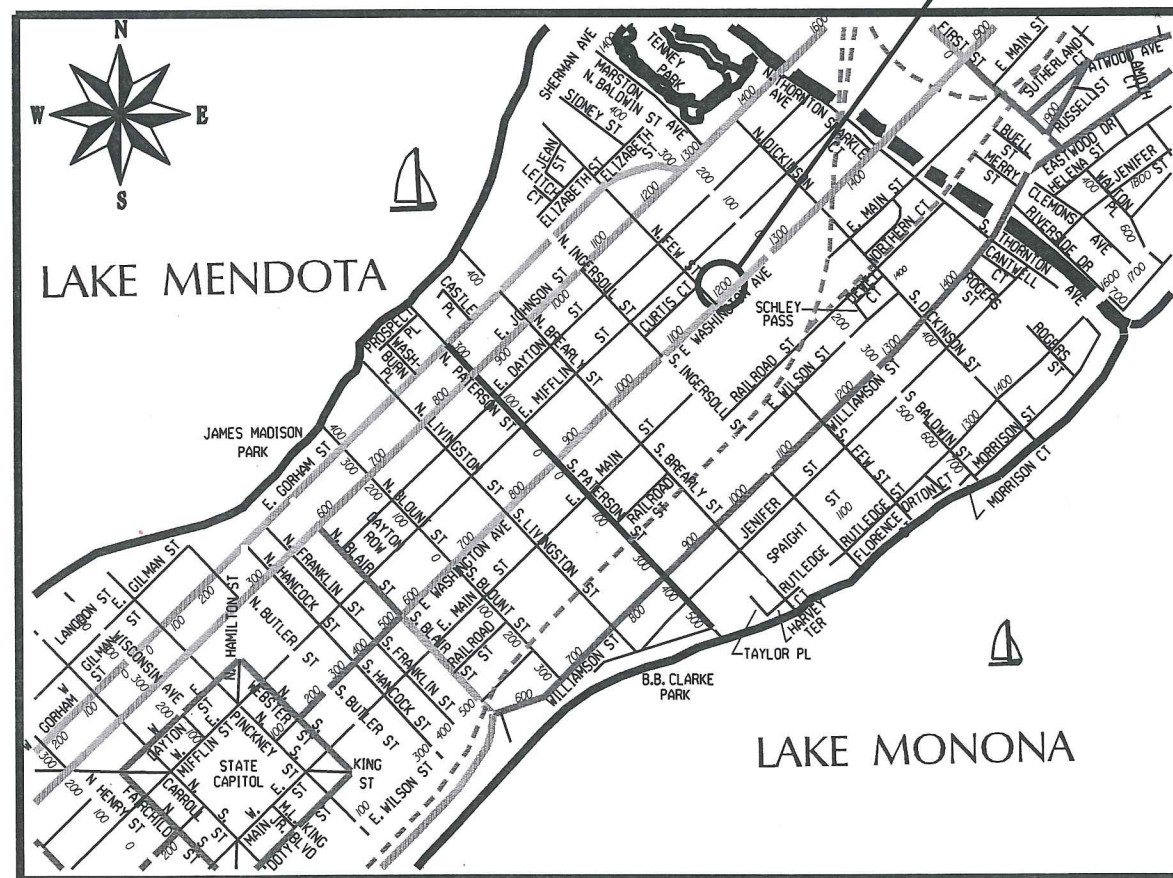
CITY PROJECT NO. 53B2437

MUNIS NO. 10932

CONTRACT NO. 2437

PROJECT
LOCATION

CONVENTIONAL SIGNS	
FIELD VERIFY ALL UTILITY LOCATIONS	
GAS	
STORM SEWER	
SANITARY SEWER	
WATER	
OVERHEAD ELECTRIC	
POWER POLE	
ADA COMPLIANT RAMP W/ DETECTABLE WARNING FIELD	
COMBUSTIBLE FLUIDS	



NOTES:

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADE OF 0.50% TOWARD STORM SEWER INLETS.

SIDEWALK RAMPS AND CURB THRU SIDEWALK RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1" PER 12". SIDEWALK AND CURB RAMPS SHALL BE CONSTRUCTED WITH A SIDE SLOPE OF 1.50%. SIDEWALK SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.50% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% EXCEPT WHERE STREET GRADES EXCEED 5.00%.

RIGHT-OF-WAY IMPROVEMENT PLANS
DESIGNED BY:



ELECTRICAL PLANS
DESIGNED BY:



ALL CONCRETE PAVEMENT ON EAST WASHINGTON AVE SHALL BE TYPE 10-INCH CONCRETE PAVEMENT PER S.D.D. 3.10 & 3.11. ALL ASPHALT PAVEMENT ON FEW STREET SHALL BE TYPE "C" ASPHALT PAVEMENT PER S.D.D. 4.06

ALL ISLANDS SHALL HAVE TYPE "H" CURB & GUTTER PER S.D.D. 3.08 UNLESS NOTED OTHERWISE IN THE PLAN. ALL ISLANDS SHALL HAVE MOUNTABLE NOSES PER S.D.D. 3.13. ALL OTHER CURB & GUTTER SHALL BE TYPE "A" PER S.D.D. 3.06.

ISLAND INTERIORS SHALL BE OF SOD WHERE THE BACK TO BACK OF CURB DIMENSION IS GREATER THAN 6'.

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

PAVEMENT CROSS SLOPES SHALL BE 2%, TERRACES SHALL SLOPE AT A 4% GRADE TOWARD THE GUTTER, SHOULDERS SHALL HAVE A 4% CROSS SLOPE AND CROSS SLOPES FORMING DITCHES SHALL NOT EXCEED 4.00:1 UNLESS OTHERWISE INDICATED.

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 8.33%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.D. 3.03. 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. 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 GUTTER. SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4.00:1. 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 ALIGNMENT FROM THE CITY ENGINEER PRIOR TO STAKING THIS PROJECT.

CURB STATION AND OFFSETS SHALL BE TO THE FACE OF CURB UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE TOP OF CURB (OR EXTENDED TOP OF CURB FOR DRIVEWAYS OR RAMPS) 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.

ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS 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 SDD 3.05.

THE LOCATION AND INFORMATION FOR PROPOSED NEW TREES, IN THE PUBLIC RIGHT OF WAY OR ON PUBLIC LANDS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY. THE LOCATIONS, SPECIFICATIONS AND PLANTING METHODS OF ALL PROPOSED NEW OR REPLACEMENT TREES IN THE PUBLIC RIGHT OF WAY OR ON PUBLIC LANDS SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO INSTALLATION.

NO TREES IN THE RIGHT OF WAY OR ON PUBLIC LANDS SHALL BE TRIMMED, PRUNED, REMOVED OR ADVERSELY AFFECTED IN ANY WAY UNTIL THE DEVELOPER HAS RECEIVED WRITTEN PERMISSION FROM THE CITY ENGINEER OR CITY FORESTER. SAID WRITTEN PERMISSION SHALL INCLUDE LANGUAGE INDICATING THAT SECTION 10.101 OF THE MADISON GENERAL ORDINANCES AND ADMINISTRATIVE PROCEDURE MEMORANDUM NO. 6-2, REFERRING TO NOTIFICATION OF PROPERTY OCCUPANTS AND/OR OWNERS, HAS BEEN COMPLIED WITH.

STREET TREES SHALL BE REPLACED AS SHOWN IN THE PLAN OR AS DIRECTED BY THE CITY FORESTER. COORDINATE STREET TREE PLANTING, LOCATIONS, QUANTITY, SPECIES AND SIZE WITH DEAN KAHL OF CITY FORESTRY, 266-4891.

THE DEVELOPER SHALL REPLACE ALL CURB & GUTTER AND SIDEWALK THAT IS DAMAGED OR DETERMINED TO BE IN UNSATISFACTORY CONDITION.

THESE PLANS ARE FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY ONLY. INFORMATION SHOWN ON PRIVATE LANDS IS FOR REFERENCE ONLY.

ALL PAVEMENT SHALL BE PATCHED IN ACCORDANCE WITH CITY PAVEMENT PATCHING CRITERIA AND SHALL BE ACCOMPLISHED AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. ALL SAWCUTS FOR PAVEMENT PATCHES SHALL BE LOCATED AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER.

ALL DISTURBED TERRACE AREAS SHALL BE RESTORED WITH 4-INCHES OF TOP SOIL AND SEED UNLESS DIRECTED OTHERWISE ON THE PLAN OR BY THE CITY CONSTRUCTION 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 WITHIN THE E WASHINGTON AVE OR FEW ST RIGHT OF WAY. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH ALL MUTCD REQUIREMENTS. WORK SHALL NOT PROCEED ON E WASHINGTON AVE OR FEW ST 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.

Pavement Patching Criteria

Criteria use on:

Streets with pavement rating > 6
Arterial Streets

1. Length of Patch

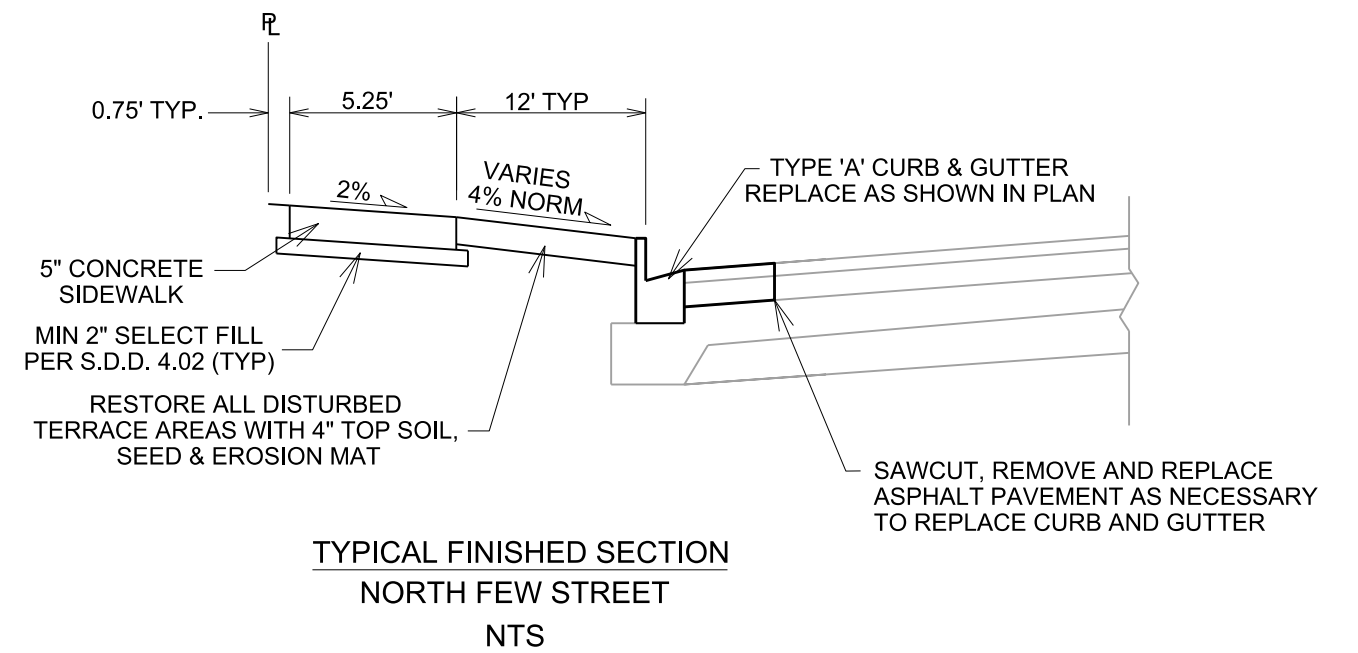
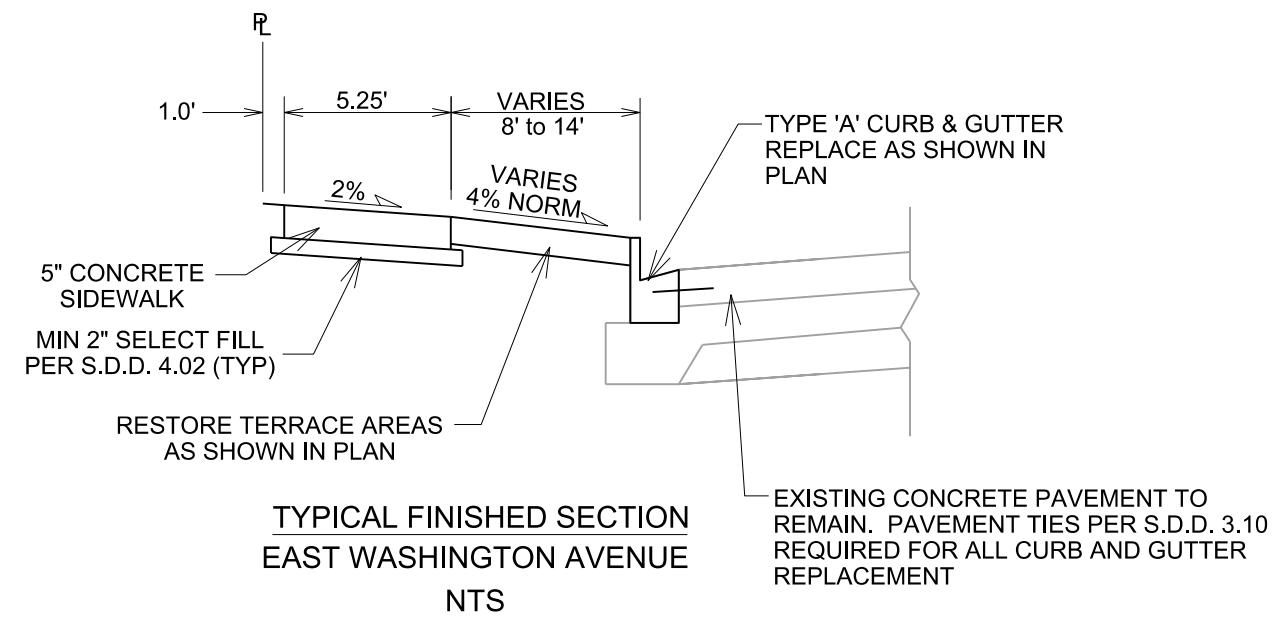
- a. Minimum 50 feet long
- b. Minimum of 15 feet beyond the excavation
- c. Where multiple patches are created and the separation between them is less than 100 feet, the patches shall be combined into a single patch.
- d. The patches shall be adjusted in the field to meet special conditions such as previous paving or patching limits.

2. Width of Patch (all dimensions are curb face to curb face)

- a. All Streets Except Divided or one way roadways
 - i. Street Width 0 to 24 feet wide - Patch entire street width
 - ii. Street Width 25 to 37 feet wide - Patch one half the street width (curb to centerline of roadway). Note - Utility Engineer may adjust paving limit to correspond with a painted centerline in situations where the painted centerline is not in the center of the street.
 - iii. Street Width 38 feet and up - Patch width of entire lane for each lane which was disturbed by the excavation.
 - 1. If the lane is adjacent to a bike lane, include the bike lane. (except when there is a parking lane between the bike lane and the curb)
 - 2. If the lane is a bike lane and adjacent to a parking lane, include the parking lane.
 - 3. If the lane is a bike lane and not adjacent to a parking lane, include the adjacent travel lane.
- b. Divided Roadways and One Way Streets
 - i. Street 0 to 19 feet wide - Patch entire street width
 - ii. Street Width 20 feet and up - Patch width of entire lane for each lane which was disturbed by the excavation.
 - 1. If the lane is adjacent to a bike lane, include the bike lane. (except when there is a parking lane between the bike lane and the curb)
 - 2. If the lane is a bike lane and adjacent to a parking lane, include the parking lane.
 - 3. If the lane is a bike lane and not adjacent to a parking lane, include the adjacent travel lane.

STREET RATINGS

STREET NAME	CLASSIFICATION	PAVEMENT RATING
E WASHINGTON AVE	ARTERIAL	9
NORTH FEW ST	LOCAL	6

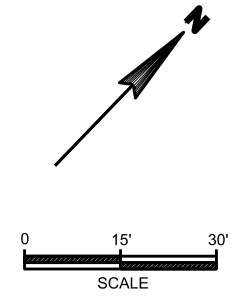


PLOT SCALE:

PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



NOTES:

- 1) THIS PLAN IS FOR WORK IN THE PUBLIC RIGHT-OF-WAY ONLY. ALL IMPROVEMENTS SHOWN ON PRIVATE PROPERTY ARE FOR REFERENCE ONLY.
- 2) THE DEVELOPER IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY PUBLIC IMPROVEMENTS WHICH ARE DAMAGED BY CONSTRUCTION.
- 3) DEVELOPER SHALL IDENTIFY AND COORDINATE RESOLUTION OF ANY CONFLICTS WITH UTILITIES, EITHER PUBLIC OR PRIVATE.

**FACTORY DISTRICT APARTMENTS
1200-1212 EAST WASHINGTON AVE**

REMOVE EXISTING TYPE 'A' CURB AND GUTTER @ NEW DRIVEWAY LOCATION SAWCUT AND REMOVE ASPHALT PAVEMENT AS NECESSARY FOR CURB AND GUTTER REPLACEMENT

REMOVE EXISTING STREET TREE COORDINATE ANY TREE REMOVAL OR PRUNING WITH CITY FORESTRY

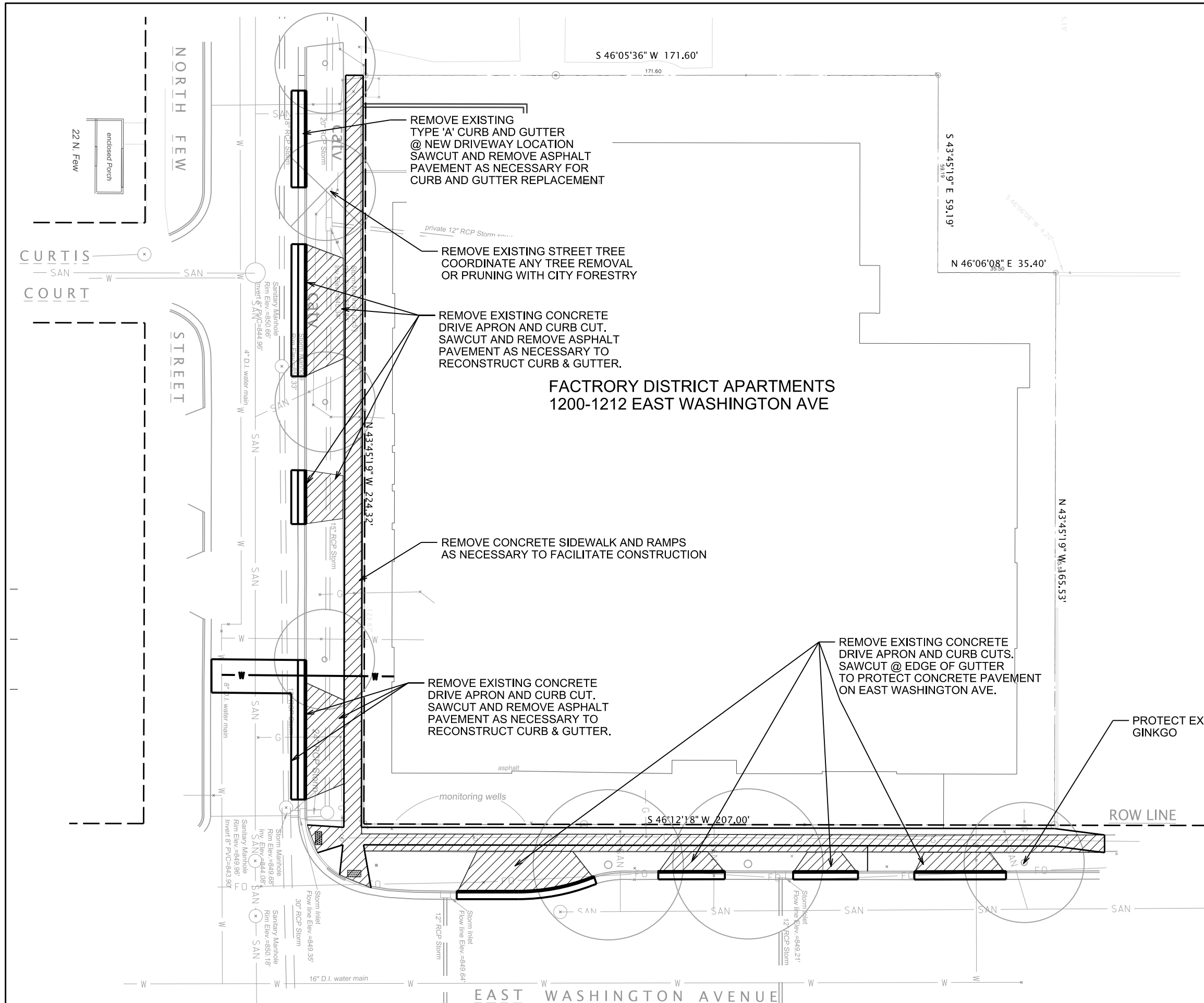
REMOVE EXISTING CONCRETE DRIVE APRON AND CURB CUT. SAWCUT AND REMOVE ASPHALT PAVEMENT AS NECESSARY TO RECONSTRUCT CURB & GUTTER.

REMOVE CONCRETE SIDEWALK AND RAMPS AS NECESSARY TO FACILITATE CONSTRUCTION

REMOVE EXISTING CONCRETE DRIVE APRON AND CURB CUT. SAWCUT AND REMOVE ASPHALT PAVEMENT AS NECESSARY TO RECONSTRUCT CURB & GUTTER.

REMOVE EXISTING CONCRETE DRIVE APRON AND CURB CUTS. SAWCUT @ EDGE OF GUTTER TO PROTECT CONCRETE PAVEMENT ON EAST WASHINGTON AVE.

PROTECT EXISTING GINKGO

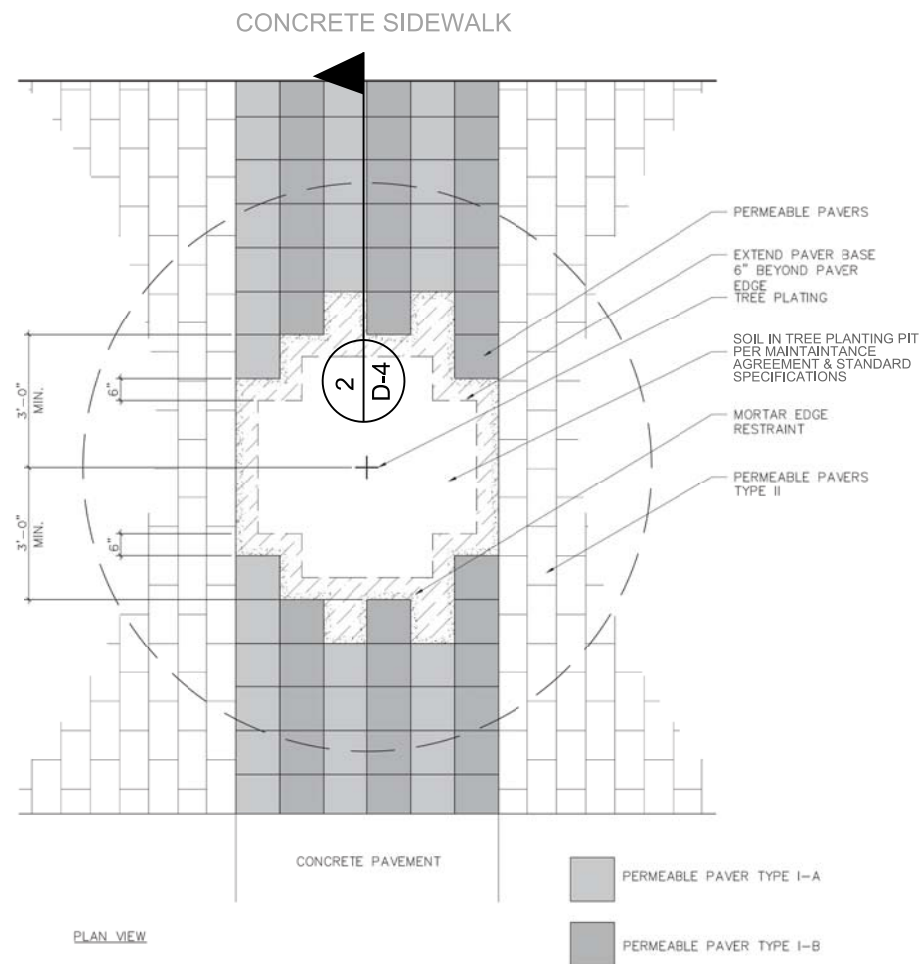


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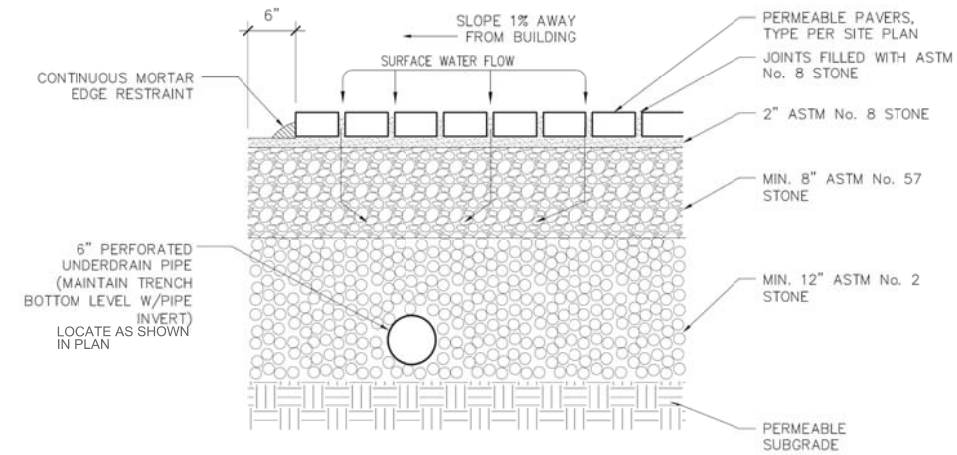
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ORIGINATOR: CITY OF MADISON, STREET'S DIVISION

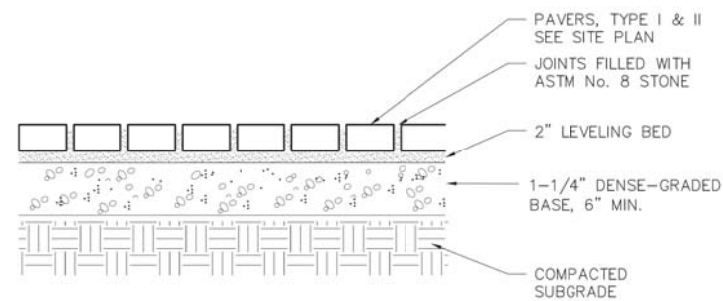


PLAN VIEW

1 PERMEABLE PAVER TREE PLANTING PIT
D-4 NTS



2 PERMEABLE PAVER CONSTRUCTION DETAIL
D-4 NTS



3 PAVER CONSTRUCTION DETAIL
D-4 NTS

PAVER CONSTRUCTION NOTES:

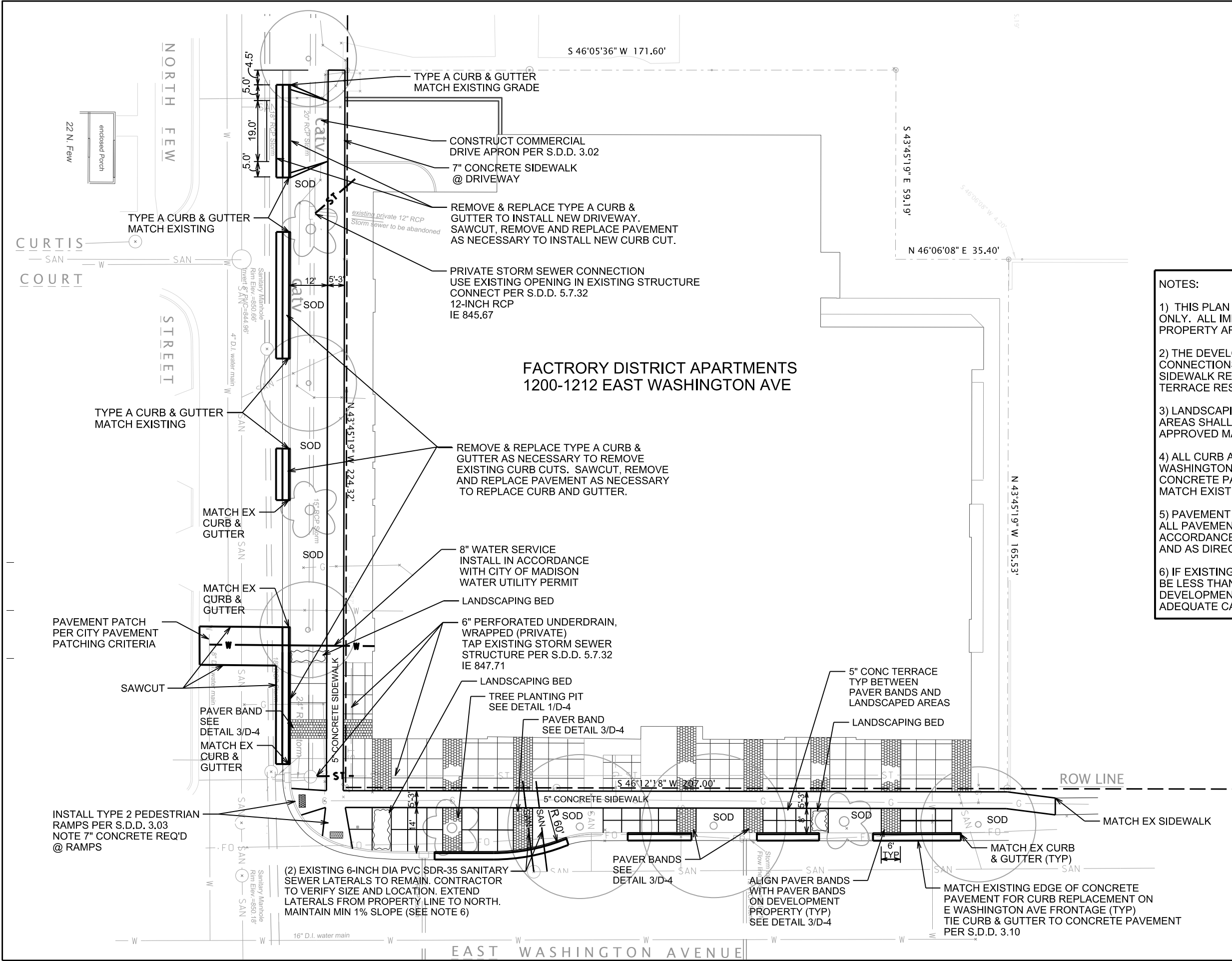
- 1) ALL PAVER INSTALLATIONS AND LANDSCAPING IN TERRACE AREAS SHALL BE COMPLETED BY DEVELOPER PER APPROVED MAINTENANCE AGREEMENT.
- 2) PAVER COLORS AND TYPES SHALL BE INSTALLED BY DEVELOPER IN ACCORDANCE WITH THE APPROVED MAINTENANCE AGREEMENT AND MANUFACTURES SPECIFICATIONS.
- 3) SEE SHEET P-1 FOR LAYOUT OF PAVER AND LANDSCAPING AREAS.
- 4) DEVELOPER IS RESPONSIBLE TO IDENTIFY AND RESOLVE ANY UTILITY CONFLICTS WITH CONSTRUCTION.

PLOT SCALE:

PLOT NAME:

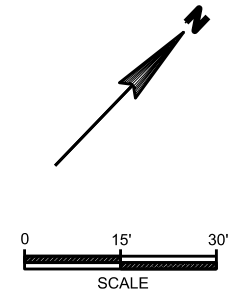
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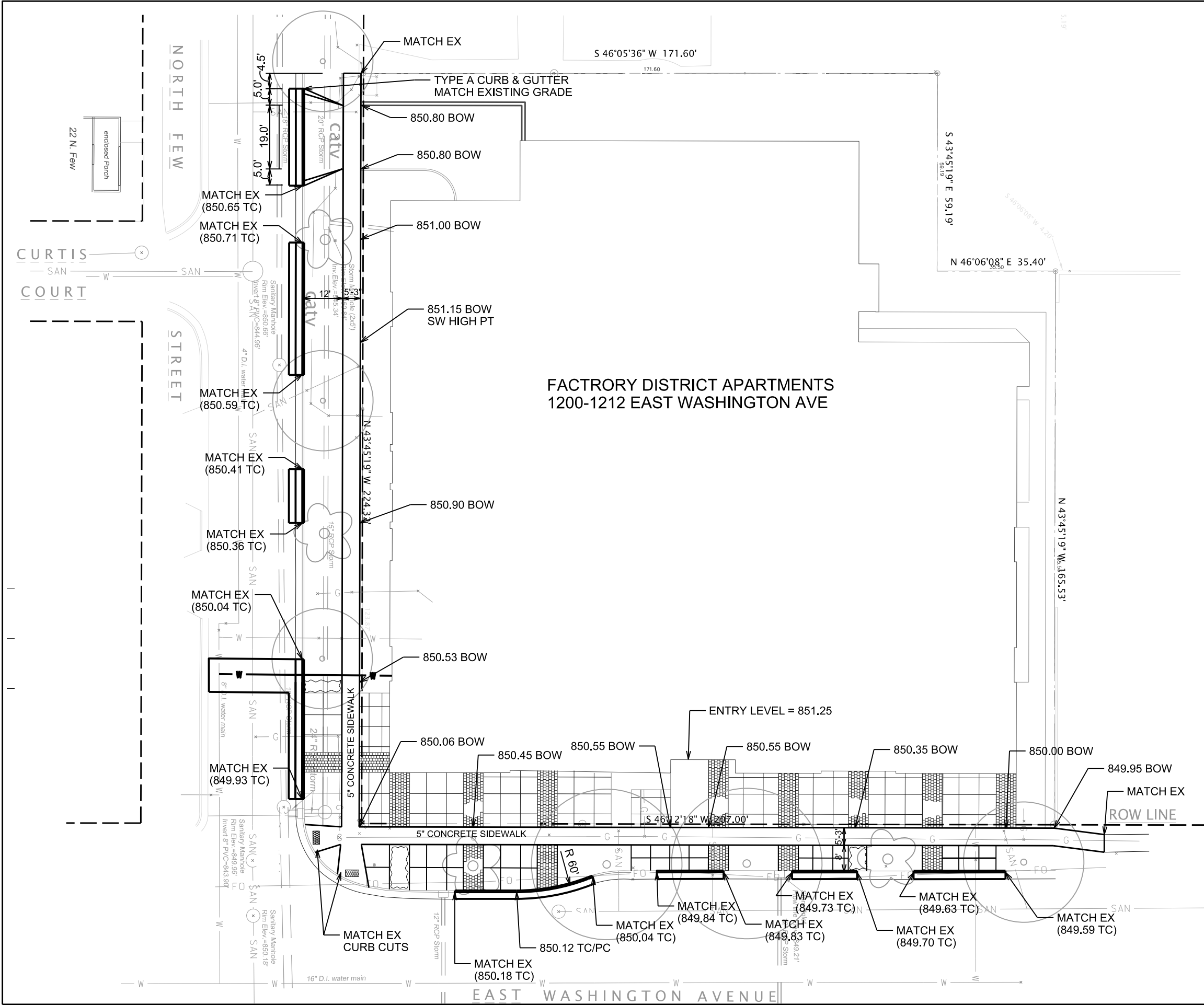
- NOTES:**
- 1) THIS PLAN IS FOR WORK IN THE PUBLIC RIGHT-OF-WAY ONLY. ALL IMPROVEMENTS SHOWN ON PRIVATE PROPERTY ARE FOR REFERENCE ONLY.
 - 2) THE DEVELOPER IS RESPONSIBLE FOR ALL SITE UTILITY CONNECTIONS, PAVEMENT PATCHING, CURB & GUTTER & SIDEWALK REPLACEMENT, STREET TREE PLANTINGS & TERRACE RESTORATION.
 - 3) LANDSCAPING AND PAVER INSTALLATION IN TERRACE AREAS SHALL BE COMPLETED BY DEVELOPER PER APPROVED MAINTENANCE AGREEMENT.
 - 4) ALL CURB AND GUTTER REPLACEMENT ALONG THE EAST WASHINGTON AVE FRONTAGE SHALL BE TIED TO EXISTING CONCRETE PAVEMENT IN ACCORDANCE WITH S.D.D. 3.10. MATCH EXISTING EDGE OF CONCRETE PAVEMENT.
 - 5) PAVEMENT PATCHING SHOWN IN PLAN IS APPROXIMATE. ALL PAVEMENT PATCHING AND SAWCUTS SHALL BE IN ACCORDANCE WITH CITY PAVEMENT PATCHING CRITERIA AND AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER.
 - 6) IF EXISTING SANITARY SEWER LATERALS ARE FOUND TO BE LESS THAN 6-INCH DIA, CONTACT THE ENGINEER. THE DEVELOPMENT REQUIRES TWO 6-INCH DIA LATERALS FOR ADEQUATE CAPACITY.

PLOT SCALE: _____ PLOT NAME: _____ REV. DATE: _____ ORIGINATOR: CITY OF MADISON, STREETS DIVISION

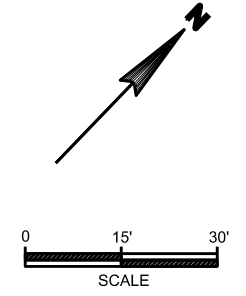


FACTORY DISTRICT APARTMENTS 1200-1212 EAST WASHINGTON AVE

- NOTES:**
- 1) THIS PLAN IS FOR WORK IN THE PUBLIC RIGHT-OF-WAY ONLY. ALL IMPROVEMENTS SHOWN ON PRIVATE PROPERTY ARE FOR REFERENCE ONLY.
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 - 3) ALL CURB AND GUTTER REPLACEMENT ALONG THE EAST WASHINGTON AVE FRONTAGE SHALL BE TIED TO EXISTING CONCRETE PAVEMENT IN ACCORDANCE WITH S.D.D. 3.10. MATCH EXISTING EDGE OF CONCRETE PAVEMENT.



PLOT SCALE: _____
PLOT NAME: _____
REV. DATE: _____
ORIGINATOR: CITY OF MADISON, STREETS DIVISION



FEW STREET

CONSTRUCT ELECTRICAL
HANDHOLE TYPE 1

FURNISH AND INSTALL
2" PVC (TYPICAL)

CONSTRUCT LB-1
BASE (TYPICAL)

FURNISH AND INSTALL
3" PVC

GENERAL ELECTRICAL NOTES:

1. ALL LOCATIONS ARE APPROXIMATE. THE TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS INCLUDING SETBACK IN THE FIELD. AFTER CONTRACTOR SURVEYS STAKING, THE CONTRACTOR SHALL NOTIFY BRIAN SMITH (261-9625) CITY TRAFFIC ENGINEERING, AT LEAST 24-HOURS IN ADVANCE OF NEEDING BASE LOCATIONS MARKED.
2. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2015 EDITION AND ALL ADDENDUMS THERETO. ALL CONDUIT SHALL BE PVC SCHEDULE 80 UNDER PAVEMENT OR SCHEDULE 40 OTHERWISE. PULL WIRE REQUIRED AS PER STANDARD SPECIFICATIONS.
4. THE CONTRACTOR SHALL CALL MIKE CHRISTOPH (266-4767) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF POURING BASES, INSTALLING HANDHOLES OR BURYING CONDUIT TO ARRANGE FOR INSPECTION.
5. THE FOLLOWING CITY FURNISHED MATERIALS ARE TO BE PICKED UP AT THE TRAFFIC TRAFFIC OPERTION SHOP, 1120 SAYLE STREET. NOTIFY DENNIS ROWE AT 266-9034 TWENTY FOUR (24) HOURS PRIOR TO PICKING UP THE MATERIAL.

1" X 40" ANCHOR BOLTS: 1 SET OF 4
3/4" X 24" ANCHOR BOLTS: 3 SETS OF 4

REMOVE STREET
LIGHT BASE

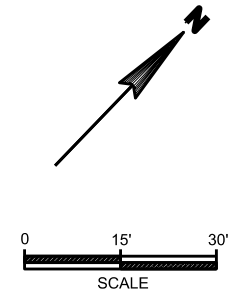
CONSTRUCT MODIFIED
LB-3 BASE AND CONNECT
TO EXISTING 2" PVC

EXISTING STREET
LIGHTING 2" PVC

CONSTRUCT ELECTRICAL
HANDHOLE TYPE 5
INTERCEPT EXISTING 2" LIGHTING
AND 3" COMMUNICATION CONDUITS

EXISTING 1-3"
AND 1-2 1/2" PVC

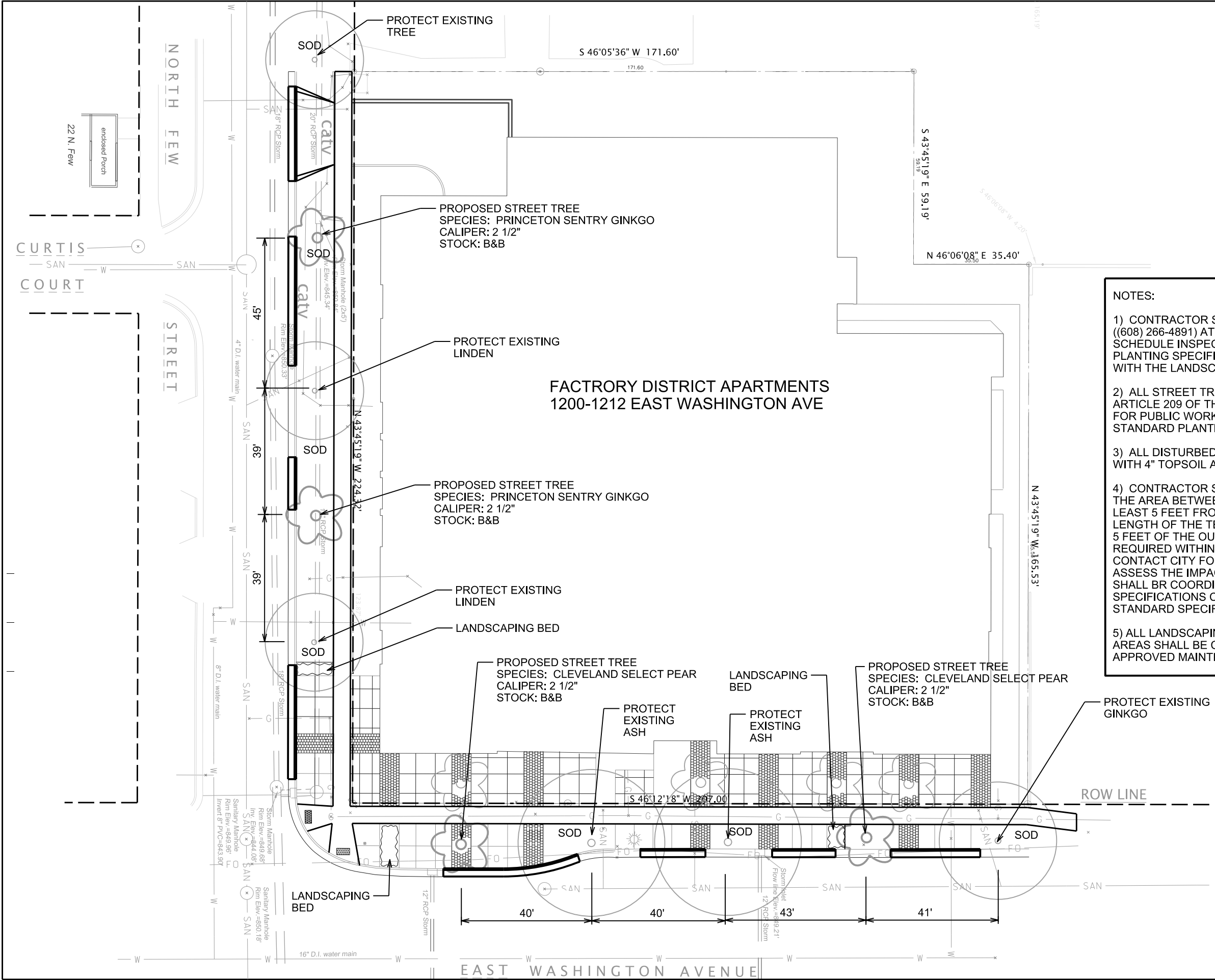
EAST WASHINGTON AVENUE



FACTORY DISTRICT APARTMENTS 1200-1212 EAST WASHINGTON AVE

NOTES:

- 1) CONTRACTOR SHALL CONTACT DEAN KAHL OF CITY FORESTRY ((608) 266-4891) AT LEAST ONE (1) WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTION OF NURSERY STOCK AND TO REVIEW PLANTING SPECIFICATIONS AND FINAL TREE LOCATIONS WITH THE LANDSCAPER.
- 2) ALL STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH ARTICLE 209 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND STANDARD DETAIL DRAWING 2.01 - STANDARD PLANTING TECHNIQUE FOR TREES IN TURF AREAS.
- 3) ALL DISTURBED TERRACE AREAS SHALL BE RESTORED WITH 4" TOPSOIL AND SEED OR SOD UNLESS NOTED OTHERWISE.
- 4) CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF EXISTING TREES ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION IS REQUIRED WITHIN 5 FEET OF ANY TREE, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 5) ALL LANDSCAPING AND PAVER INSTALLATION IN TERRACE AREAS SHALL BE COMPLETED BY DEVELOPER PER APPROVED MAINTENANCE AGREEMENT.



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