

Madison, Wisconsin

CITY OF MADISON


CITY ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS

PUBLIC IMPROVEMENT PROJECT APPROVED

SEPTEMBER 4, 2018

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

 4/4/19
City Engineer Date

STREET DESIGNED BY:



SANITARY SEWER DESIGNED BY:

SEE INDIVIDUAL SHEETS FOR STAMP

STORM SEWER DESIGNED BY:

SEE INDIVIDUAL SHEETS FOR STAMP

WATER DESIGNED BY:

SEE INDIVIDUAL SHEETS FOR STAMP

PLAN OF PROPOSED IMPROVEMENT

134 S. FAIR OAKS AVENUE

PROJECT NO. 11629

CONTRACT NO. 7883

MUNIS NO. 11629

INDEX OF SHEETS

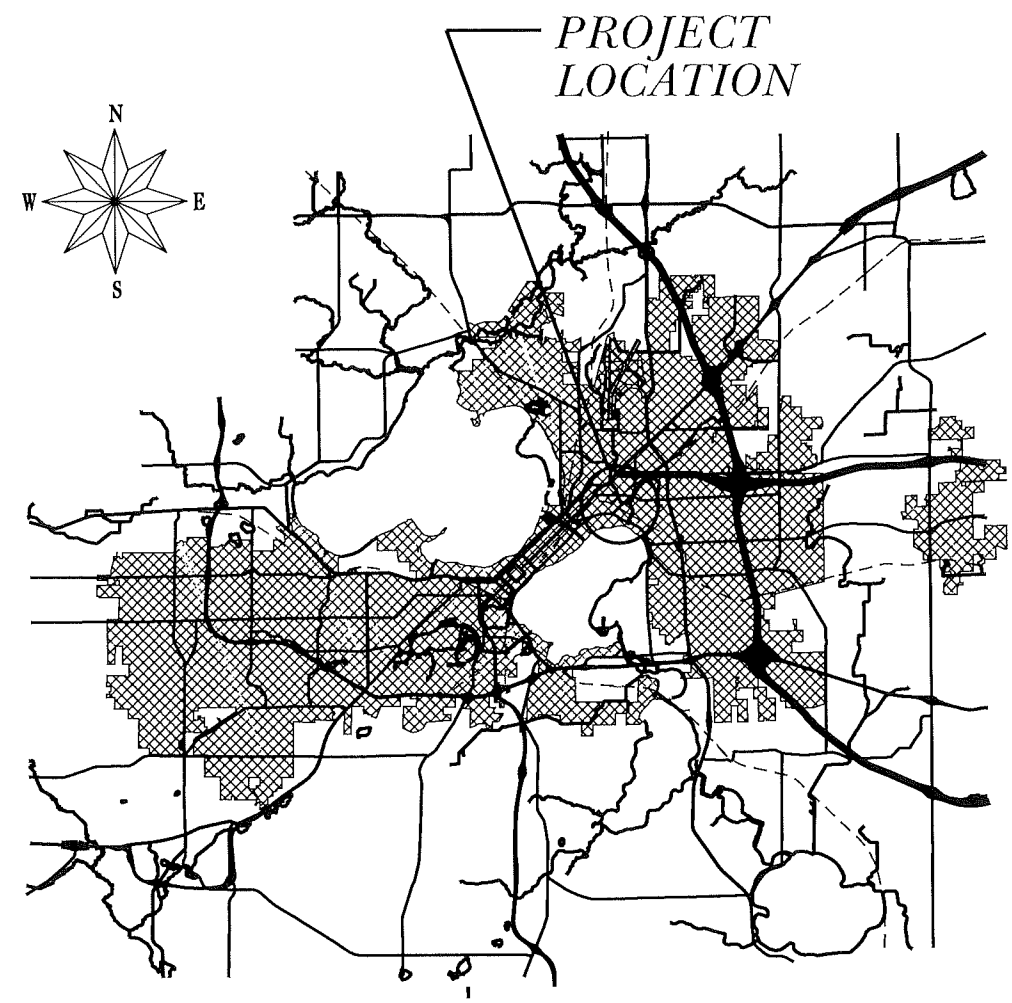
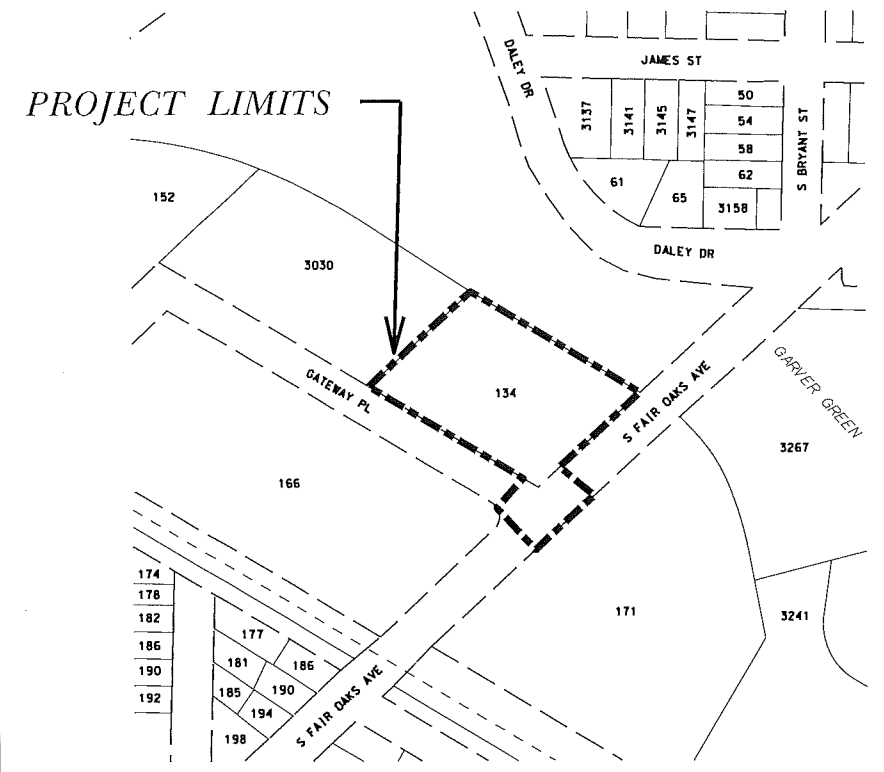
SHEET NO.	TITLE
1	GENERAL NOTES
D1	TYPICAL SECTION
D2	STREET PLAN
P1	PUBLIC UTILITY PLAN
C-5.1	PUBLIC SANITARY SEWER PLAN AND PROFILE
C-5.2	

PLOT SCALE:

PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



EXISTING STREET TREES SHALL BE PROTECTED. 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 THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) 48 HOURS PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION -[HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PWDOCUMENTS/STDSPESCS2013/PART1.PDF](http://www.cityofmadison.com/business/pwdocuments/stdspecs2013/part1.pdf)

CONTRACTOR SHALL CONTACT CITY FORESTRY BRAD HOFMANN
BHOFMANN@CITYOFMADISON.COM OR 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.

CONTRACTOR/DEVELOPER SHALL SUBMIT A TRAFFIC CONTROL PLAN TO CITY TRAFFIC ENGINEERING AT LEAST 10 WORKING DAYS PRIOR TO THE START OF WORK. WORK WITHIN THE RIGHT-OF-WAY SHALL NOT BEGIN UNTIL THE TRAFFIC CONTROL PLAN IS APPROVED.

ANY PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED SHALL BE REPLACED BY THE DEVELOPER/CONTRACTOR AS DIRECTED BY CITY TRAFFIC ENGINEERING.

ANY CONTAMINATED SOIL FOUND IN THE ROW SHALL FOLLOW THE JANUARY 21, 2019 MATERIALS MANAGEMENT PLAN APPROVED BY THE DNR FOR BRRTS SITE #02-13-582878

ALL PAVEMENT IN THE SOUTH FAIR OAKS AVENUE RIGHT-OF-WAY SHALL BE TYPE C PAVEMENT PER STANDARD DETAIL DRAWING 4.02.

ALL PAVEMENT IN THE GATEWAY PLACE RIGHT-OF-WAY SHALL BE TYPE A PAVEMENT PER STANDARD DETAIL DRAWING 4.02.

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 GRADES OF 0.5% TOWARD STORM SEWER INLETS.

ALL DITCHES SHALL DRAIN WITH A MINIMUM GRADES OF 0.5%

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. 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.

CONVENTIONAL SIGNS

FIELD VERIFY ALL UTILITY LOCATIONS

FIBER OPTIC — FO —

TELEPHONE — T —

GAS — G —

STORM SEWER — ST —

SANITARY SEWER — SAN —

WATER — W —

OVERHEAD ELECTRIC — OH —

POWER POLE 

ADA COMPLIANT RAMP W/
DETECTABLE WARNING FIELD 

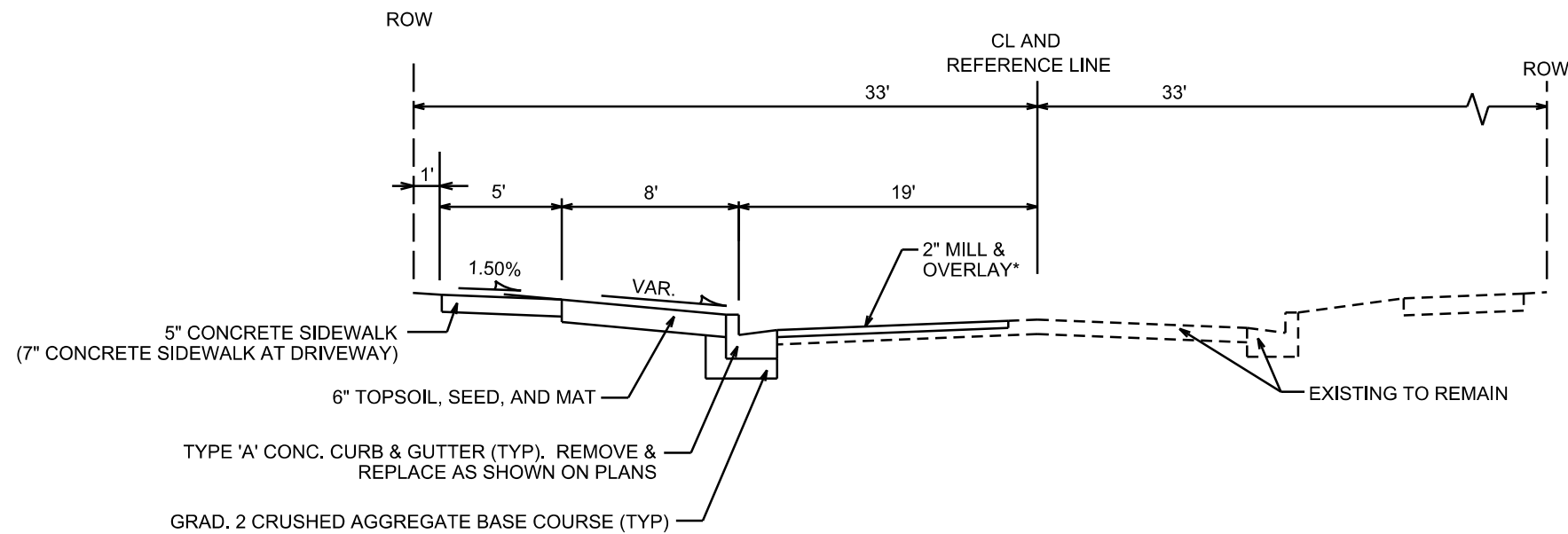
COMBUSTIBLE FLUIDS 

PLOT SCALE: _____

PLOT NAME: _____

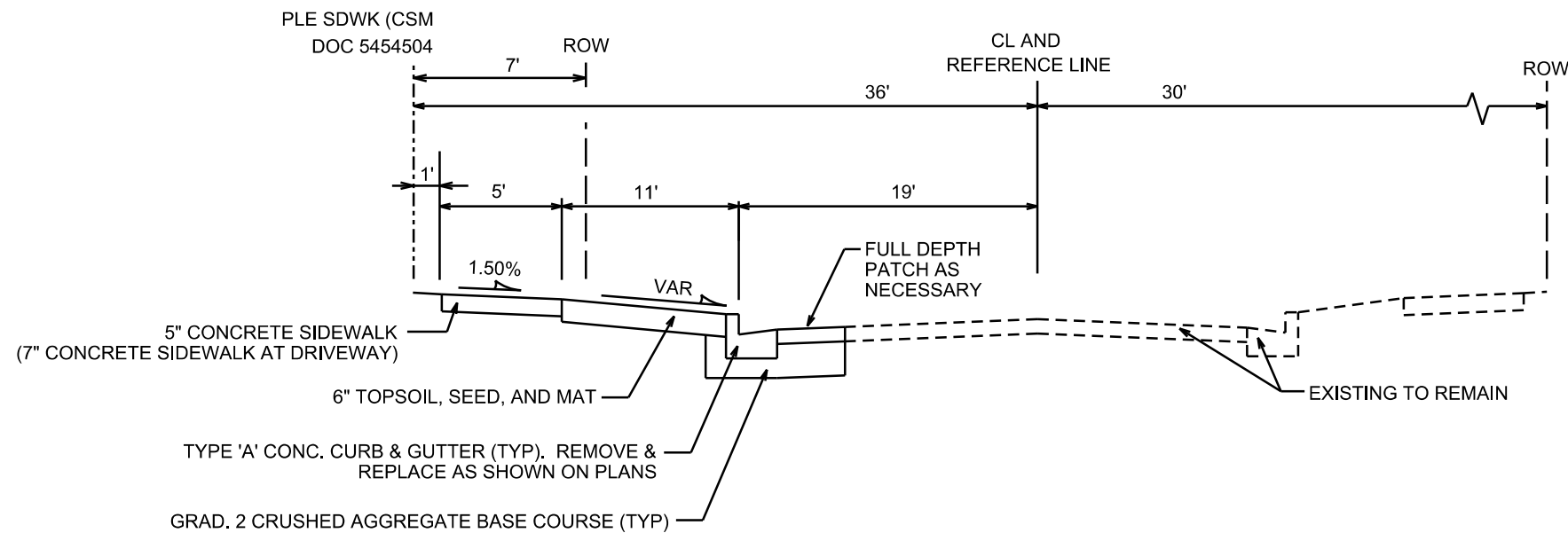
REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



TYPICAL SECTION

SOUTH FAIR OAKS AVENUE
NOT TO SCALE



TYPICAL SECTION

GATEWAY PLACE
NOT TO SCALE

NOTES:

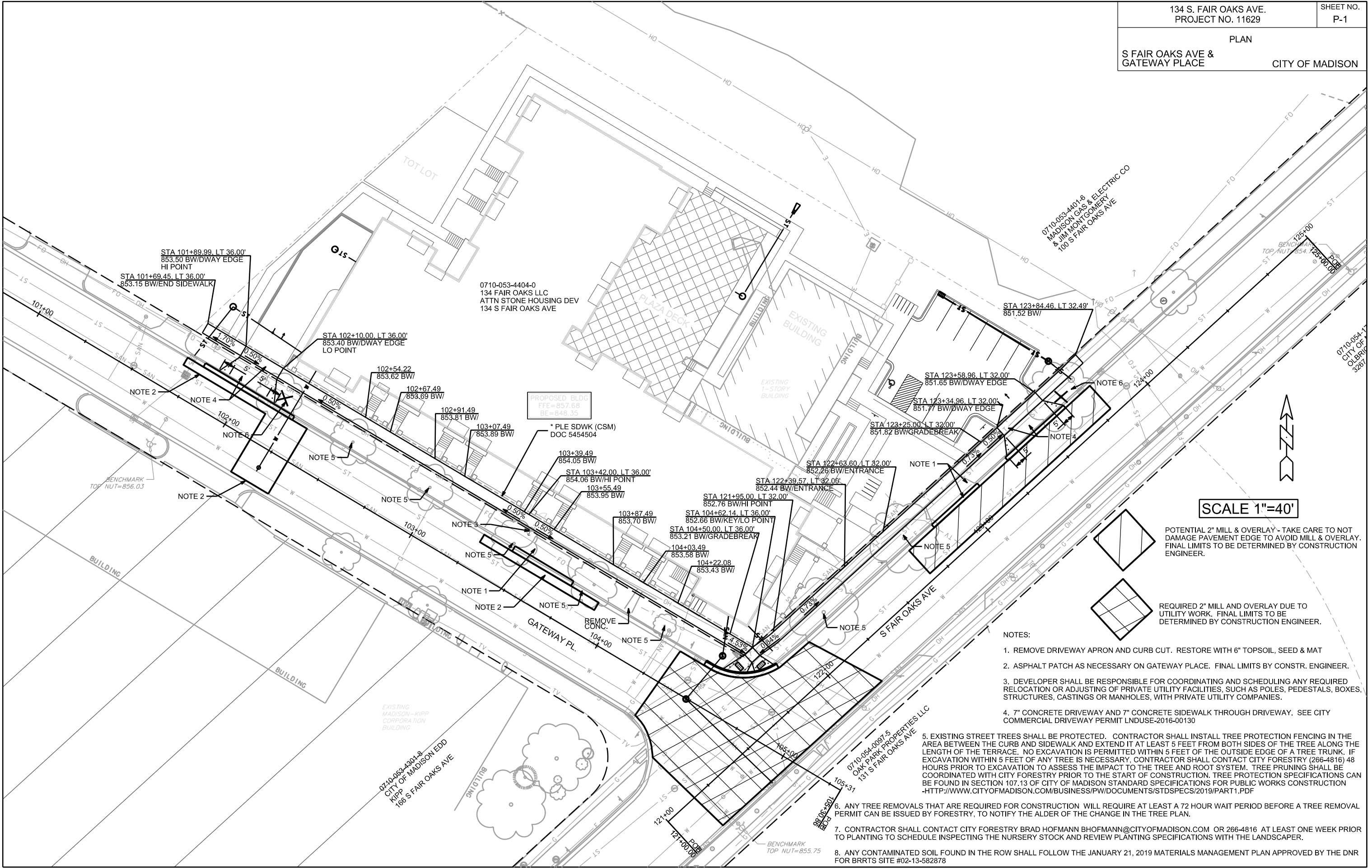
* 2" MILL AND OVERLAY REQUIRED PER CITY OF MADISON STANDARDS. TAKE CARE TO NOT DAMAGE PAVEMENT EDGE TO AVOID MILL & OVERLAY. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER.

PLOT SCALE: _____

PLOT NAME: _____

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SCALE 1"=40'

POTENTIAL 2" MILL & OVERLAY - TAKE CARE TO NOT DAMAGE PAVEMENT EDGE TO AVOID MILL & OVERLAY. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER.

REQUIRED 2" MILL AND OVERLAY DUE TO UTILITY WORK. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER.

NOTES:

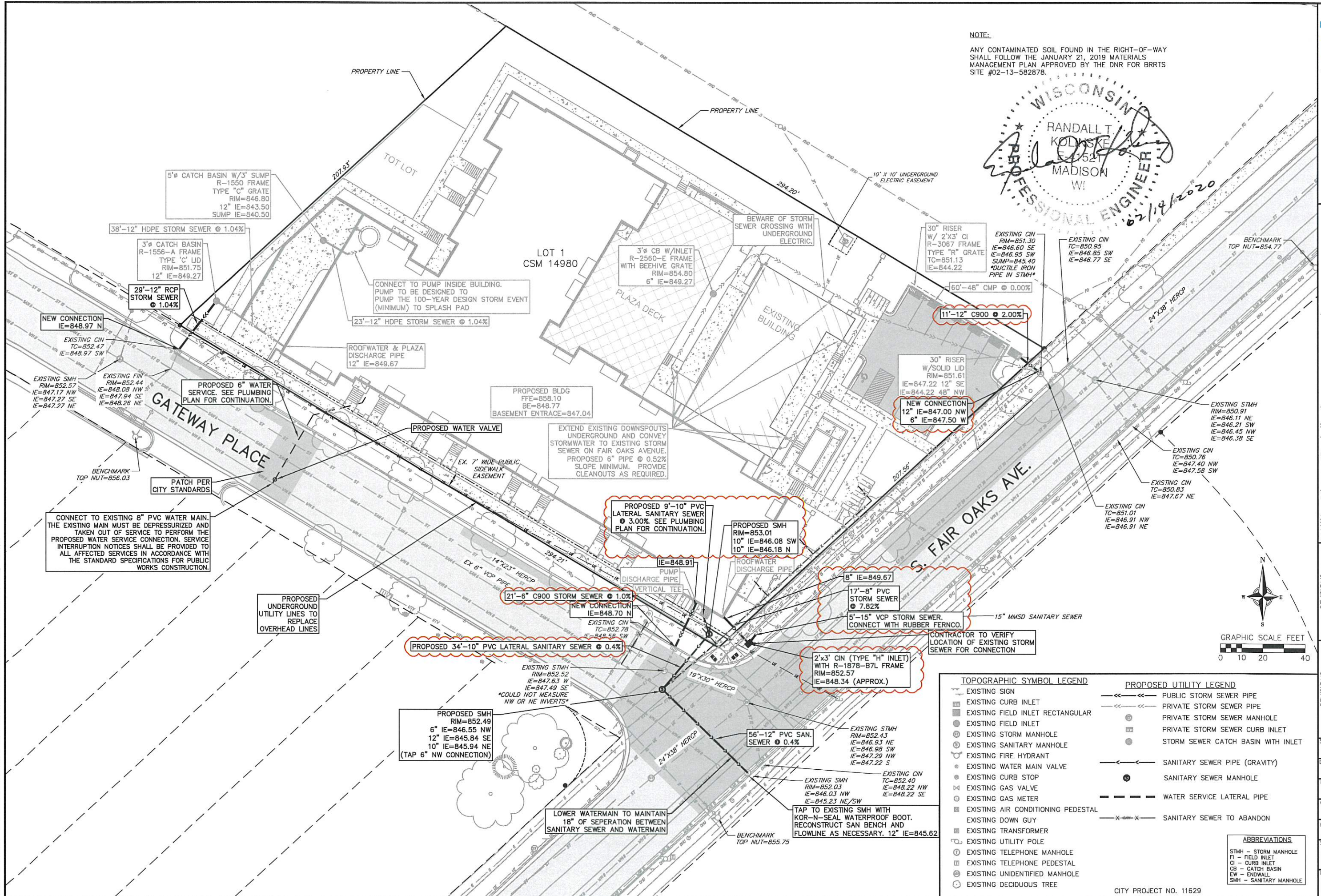
1. REMOVE DRIVEWAY APRON AND CURB CUT. RESTORE WITH 6" TOPSOIL, SEED & MAT
2. ASPHALT PATCH AS NECESSARY ON GATEWAY PLACE. FINAL LIMITS BY CONSTR. ENGINEER.
3. DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ANY REQUIRED RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR MANHOLES, WITH PRIVATE UTILITY COMPANIES.
4. 7" CONCRETE DRIVEWAY AND 7" CONCRETE SIDEWALK THROUGH DRIVEWAY. SEE CITY COMMERCIAL DRIVEWAY PERMIT LNDUSE-2016-00130
5. EXISTING STREET TREES SHALL BE PROTECTED. 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 THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) 48 HOURS PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION -[HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPESCS/2019/PART1.PDF](http://www.cityofmadison.com/business/pw/documents/stdspecs/2019/PART1.PDF)
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8. ANY CONTAMINATED SOIL FOUND IN THE ROW SHALL FOLLOW THE JANUARY 21, 2019 MATERIALS MANAGEMENT PLAN APPROVED BY THE DNR FOR BRRTS SITE #02-13-582878

PLOT SCALE:

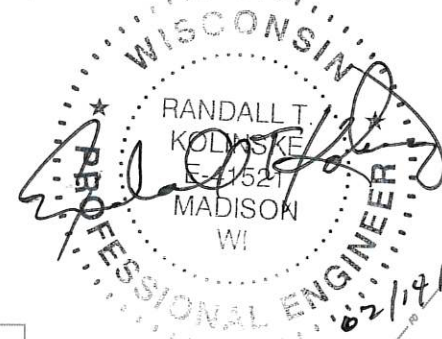
PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



NOTE:
 ANY CONTAMINATED SOIL FOUND IN THE RIGHT-OF-WAY SHALL FOLLOW THE JANUARY 21, 2019 MATERIALS MANAGEMENT PLAN APPROVED BY THE DNR FOR BRRTS SITE #02-13-582878.



TOPOGRAPHIC SYMBOL LEGEND		PROPOSED UTILITY LEGEND	
EXISTING SIGN	EXISTING CURB INLET	EXISTING FIELD INLET RECTANGULAR	EXISTING FIELD INLET
EXISTING STORM MANHOLE	EXISTING SANITARY MANHOLE	EXISTING FIRE HYDRANT	EXISTING WATER MAIN VALVE
EXISTING GAS VALVE	EXISTING GAS METER	EXISTING AIR CONDITIONING PEDESTAL	EXISTING DOWN GUY
EXISTING TRANSFORMER	EXISTING UTILITY POLE	EXISTING TELEPHONE MANHOLE	EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE	EXISTING DECIDUOUS TREE	PUBLIC STORM SEWER PIPE	PRIVATE STORM SEWER PIPE
PRIVATE STORM SEWER MANHOLE	PRIVATE STORM SEWER CURB INLET	STORM SEWER CATCH BASIN WITH INLET	SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER MANHOLE	WATER SERVICE LATERAL PIPE	SANITARY SEWER TO ABANDON	

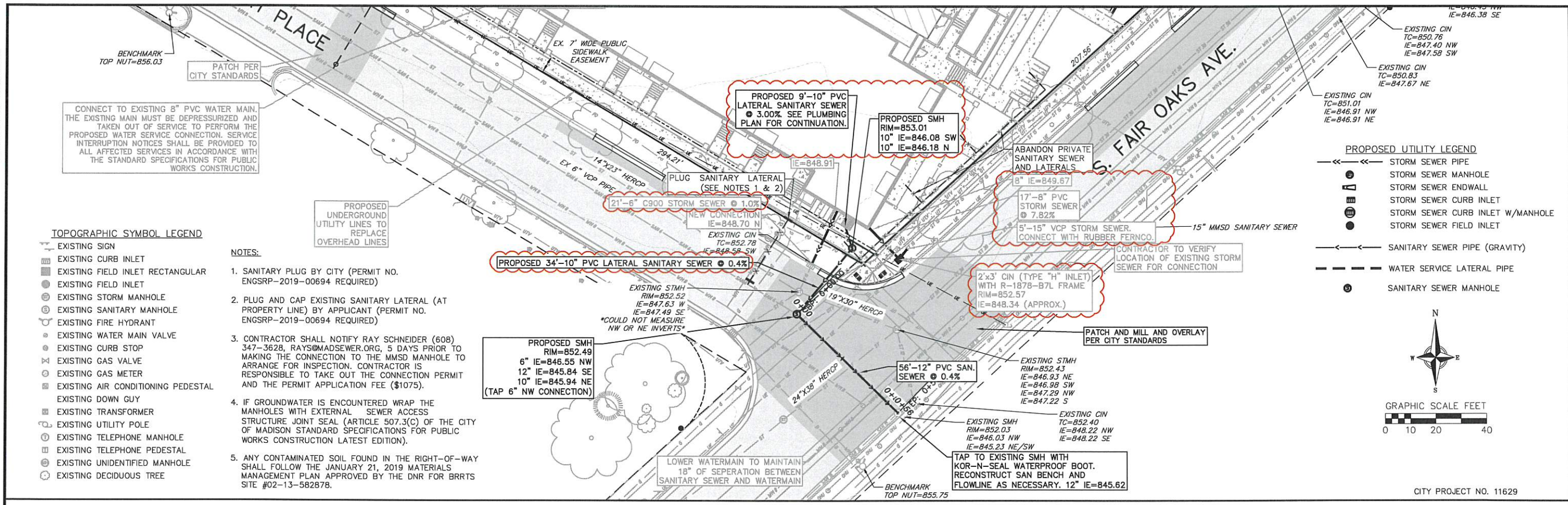
ABBREVIATIONS	
STMH	- STORM MANHOLE
FI	- FIELD INLET
CI	- CURB INLET
CB	- CATCH BASIN
EW	- ENDWALL
SMH	- SANITARY MANHOLE

Utility Plan - Public Improvements

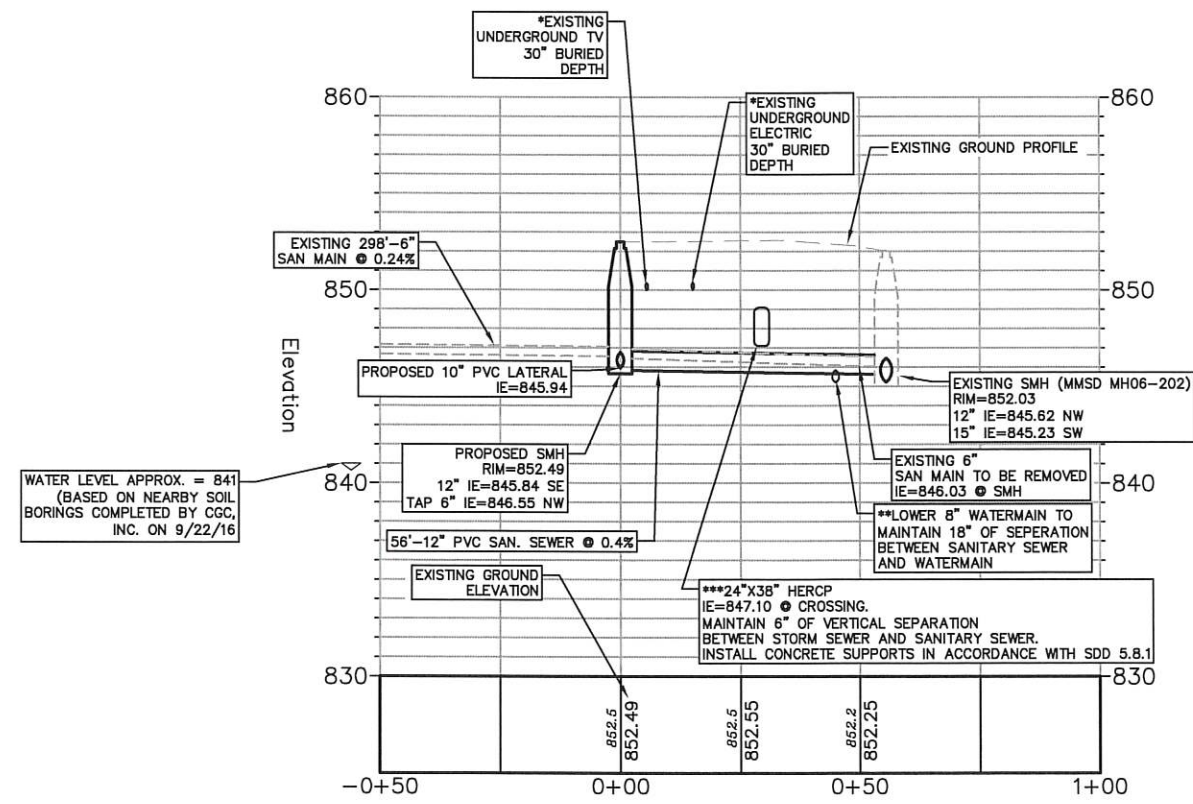
134 S. Fair Oaks Ave.
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
▲	04/02/18		CITY RESUBMITTAL
▲	11/11/19		CITY RESUBMITTAL
▲	02/14/20		CITY RESUBMITTAL

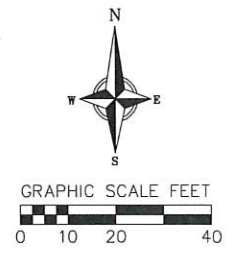
SCALE AS SHOWN	DATE 02/26/19
DRAWER	JDOY
CHECKED	
PROJECT NO. 160298	SHEET 1 OF 1
DWG. NO. C-5.1	



02/14/2020



* EXACT LOCATION OF DRY UTILITIES SHOULD BE FIELD VERIFIED BY CONTRACTOR. FOR THE PURPOSE OF THIS EXHIBIT AN ASSUMED BURIED DEPTH OF 30" WAS USED.
 **EXACT LOCATION OF WATERMAIN SHOULD BE FIELD VERIFIED BY CONTRACTOR. FOR THE PURPOSE OF THIS EXHIBIT AN ASSUMED BURIED DEPTH OF 6.5' WAS USED. MAINTAIN 18" OF SEPARATION BETWEEN SANITARY SEWER AND WATERMAIN.
 ***EXACT LOCATION OF STORM SEWER CROSSING SHOULD BE FIELD VERIFIED BY CONTRACTOR. FOR THE PURPOSE OF THIS EXHIBIT AN ASSUMED INVERT ELEVATION OF 847.10 WAS USED, BASED ON THE INVERT ELEVATION AT THE NEARBY STRUCTURE. THE MINIMUM SEPARATION DISTANCE REQUIRED FROM THE STORM SEWER TO SANITARY MAIN IS 6".



REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS
1	3/8/19	4/3/19	CITY RESUBMITTAL
2	3/20/19	11/11/19	CITY RESUBMITTAL
3	3/22/19	02/14/20	CITY RESUBMITTAL

SCALE AS SHOWN

DATE 06/06/2018

DRAFTER JARC

CHECKED JDOY

PROJECT NO. 160298

SHEET 1 OF 1

DWG. NO. C-5.2