

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

PUBLIC IMPROVEMENT PROJECT APPROVED

MARCH 2, 2018

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

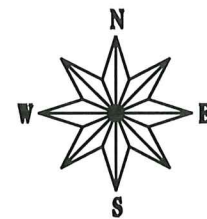
[Signature] 6/18/19
City Engineer Date

INDEX OF SHEETS

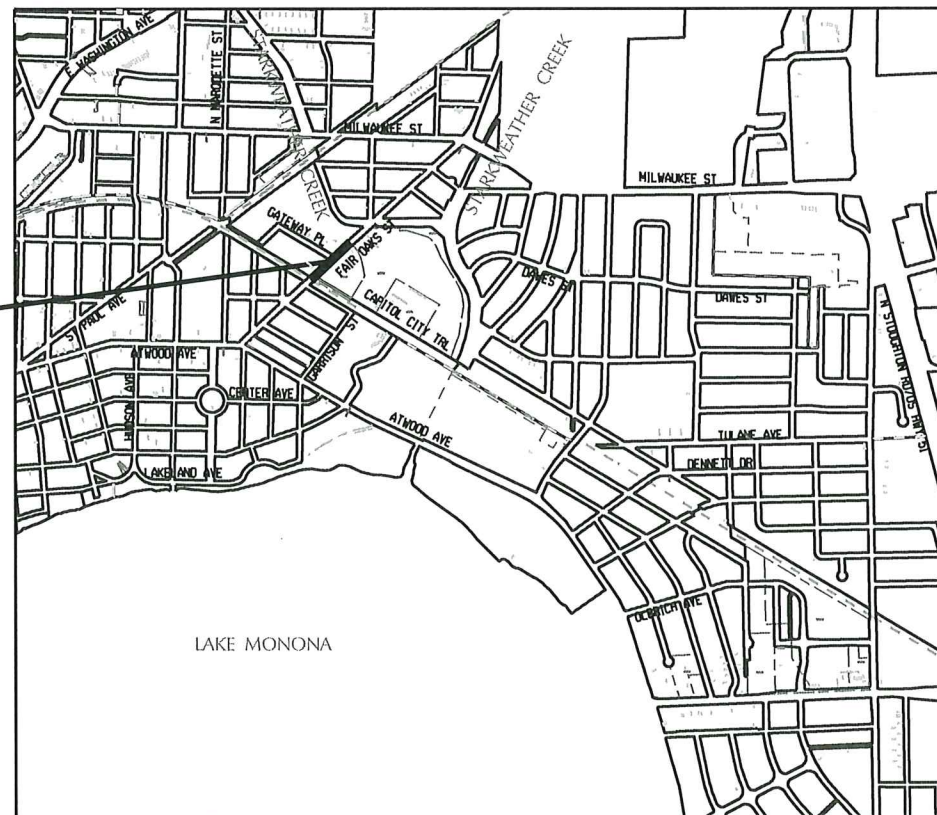
SHEET NO.	TITLE
1	DETAILS
DI-D3	ELECTRICAL PLAN
E1	SIDEWALK PLAN AND PROFILE
P1	LANDSCAPING PLAN
L1	UTILITY PLAN

131 S FAIR OAKS AVENUE

CITY PROJECT NO. 11766
CONTRACT NO. 8068
MUNIS NO. 11766



PROJECT
LOCATION



LOCATION MAP

STREET GEOMETRICS
DESIGNED BY:



STORM DESIGNED BY:

BY DEVELOPER

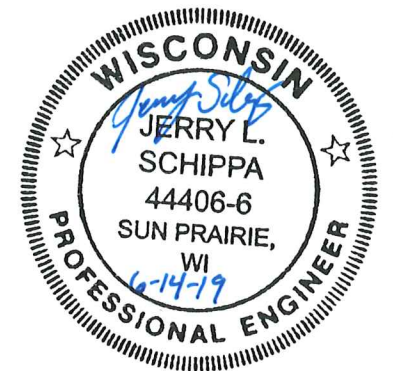
STREET GRADES
DESIGNED BY:



SANITARY DESIGNED BY:

LATERAL BY DEVELOPER

ELECTRICAL
DESIGNED BY:



PRIVATE RETAINING WALL DETAIL
DESIGNED BY:

SEE
INDIVIDUAL
SHEETS

CONVENTIONAL SIGNS

FIELD VERIFY ALL UTILITY LOCATIONS

GAS	— G —
STORM SEWER	— ST —
SANITARY SEWER	— SAN —
WATER	— W —
OVERHEAD ELECTRIC	— OH —
POWER POLE	⊥

NOTES:

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 2.00%. SIDEWALK SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.50% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%

PLOT SCALE:

PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, STREETS DIVISION

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.

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 CONTAMINATED SOIL FOUND IN THE ROW SHALL FOLLOW THE FEBRUARY 27, 2018 MATERIALS MANAGEMENT PLAN APPROVED BY THE DNR FOR BRRTS SITE #02-13-580290.

ALL PAVEMENT IN THE LEVITAN LANE AND WATERFALL WAY RIGHTS-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 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. 3.03. 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

GAS ——— G ———

STORM SEWER ——— ST ———

SANITARY SEWER ——— SAN ———

WATER ——— W ———

OVERHEAD ELECTRIC ——— OH ———

POWER POLE 

ADA COMPLIANT RAMP W/
DETECTABLE WARNING FIELD 

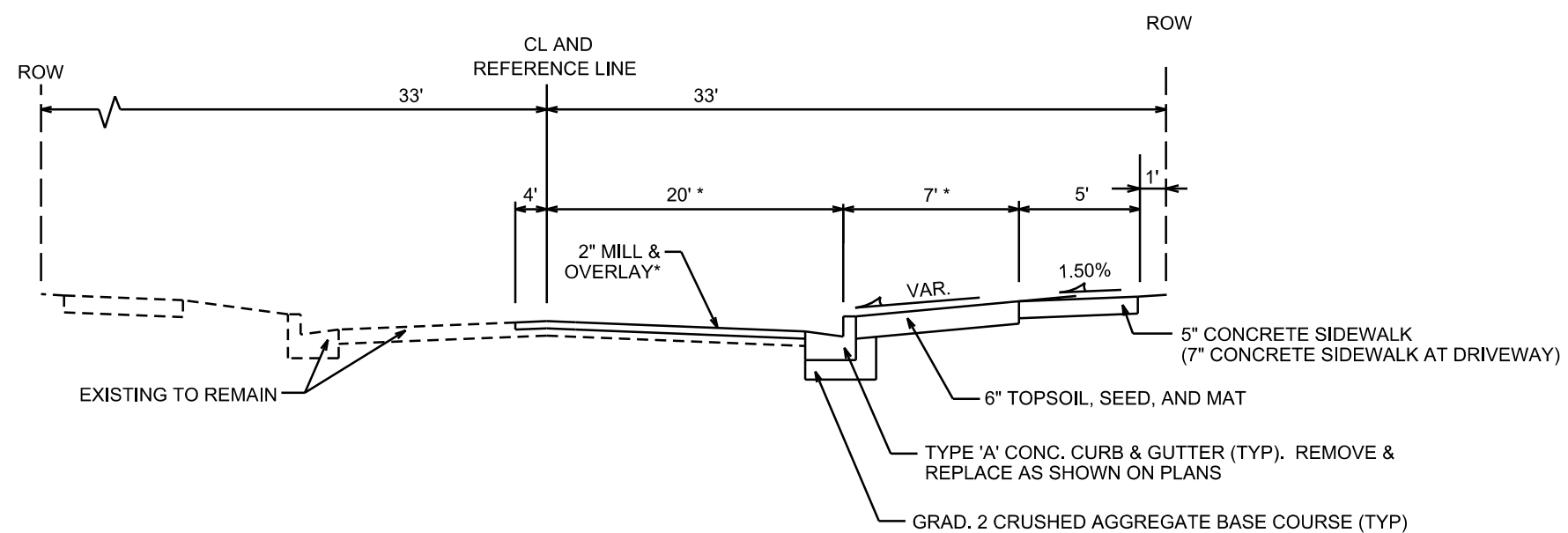
COMBUSTIBLE FLUIDS 

PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



TYPICAL SECTION

SOUTH FAIR OAKS AVENUE
NOT TO SCALE

NOTES:

1. 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.

* = VARIES AT BUMPOUTS. SEE PLANS.

PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION

NOTE: PROVIDE 2" (MIN)
CONCRETE REBAR COVERAGE

CONCRETE RETAINING WALL WITH EASED
EDGES - SEE PLANS FOR WALL TYPE

PROVIDE ALTERNATE BID FOR COLORED
CONCRETE SELECTED FROM STANDARD
AVAILABLE COLORS

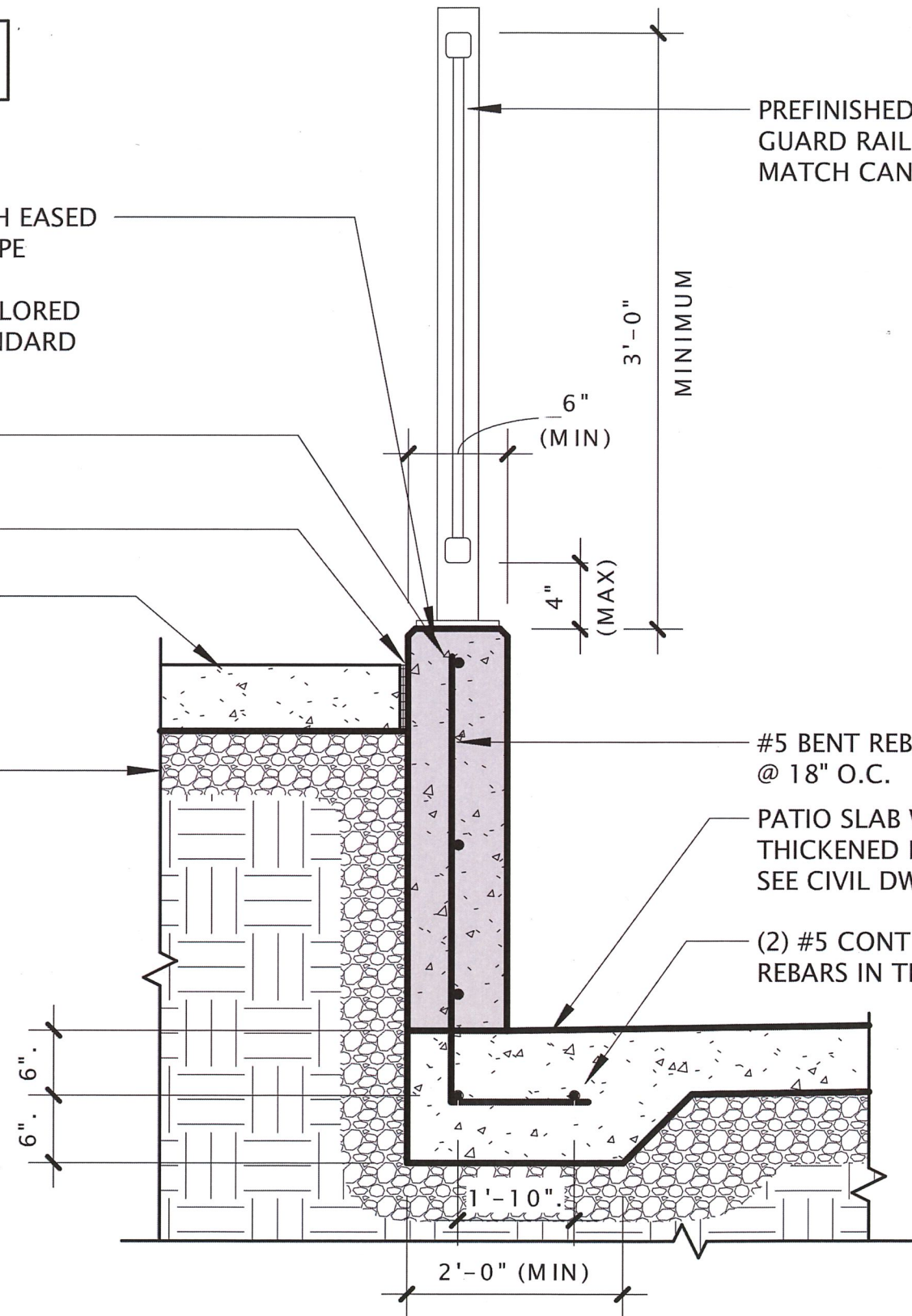
(3) #4 CONT HORIZ
REBARS IN WALL

1/2" EXPANSION JOINT FELT

PUBLIC SIDEWALK
PER CITY SPECS -
ELEVATION VARIES

COMPACTED
GRANULAR BASE -
SEE CIVIL DWGS

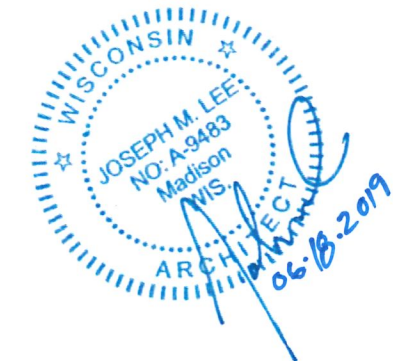
PREFINISHED ALUMINUM
GUARD RAIL - COLOR TO
MATCH CANOPY FASCIAS



WEST RETAINING WALL SECTION DETAIL

SOUTH FAIR OAKS AVENUE
APPROX. FROM STA 119+53 TO STA 120+13
NOT TO SCALE

PRIVATE WALL SHOWN FOR REFERENCE ONLY



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

ELECTRICAL PLANS

S. FAIR OAKS AVE.

CITY OF MADISON

JLS 6/18/2019

0710-053-4301-8
CITY OF MADISON EDD
KIPP
166 S FAIR OAKS AVE

0710-053-4404-0
134 FAIR OAKS LLC
ATTN STONE HOUSING DEV
134 S FAIR OAKS AVE

S. FAIR OAKS AVE

CONSTRUCT LB-3
CONCRETE BASE
STUB 2-2" PVC CONDUITS
TOWARD THE SIDEWALK

CONSTRUCT LB-3
CONCRETE BASE
STUB 2-2" PVC CONDUITS
TOWARD THE SIDEWALK

0710-054-0097-5
OAK PARK PROPERTIES LLC
131 S FAIR OAKS AVE

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 JERRY SCHIPPA (267-1969) 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 2018 EDITION AND ALL ADDENDUMS THERETO.
3. THE CONTRACTOR SHALL CALL TROY VANT (266-4767) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF POURING BASES OR BURYING CONDUIT TO ARRANGE FOR INSPECTION.
4. THE FOLLOWING CITY FURNISHED MATERIALS ARE TO BE PICKED UP AT THE TRAFFIC TRAFFIC OPERATION 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: 8

0710-053-0505-0
STATE OF WISCONSIN
%ANSOR
172 S FAIR OAKS AVE

0710-054-0092-5
CITY OF MADISON ENGINEER
WALKWAYS & BIKEPATHS 536
FAIR OAKS AVE

0710-054-0094-3
STATE OF WISCONSIN
%ANSOR
179 S FAIR OAKS AVE

0710-054-0091-7
STATE OF WISCONSIN
RAILROAD ROW LEASE
139 S FAIR OAKS AVE

PLOT SCALE:

PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.

PLAN AND PROFILE

S. FAIR OAKS AVE CITY OF MADISON

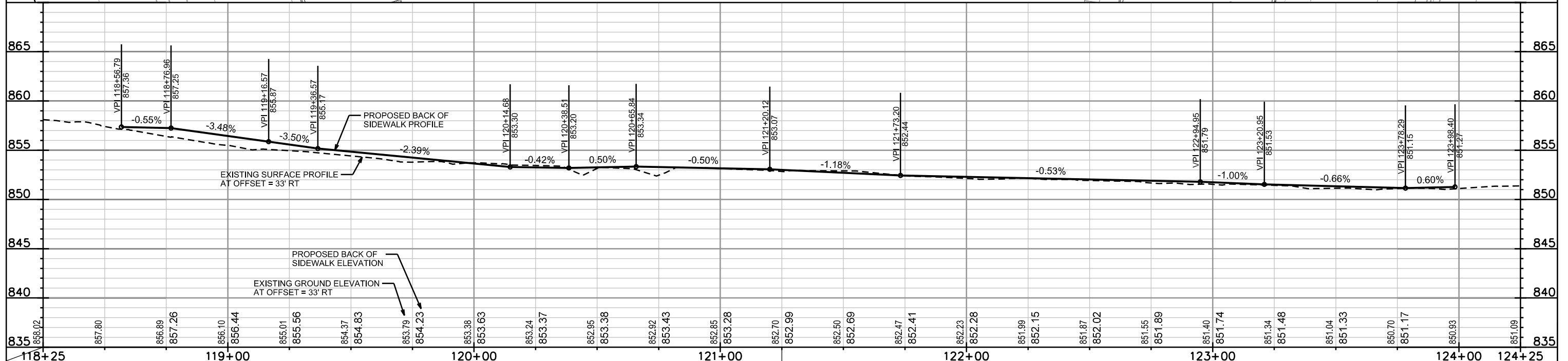
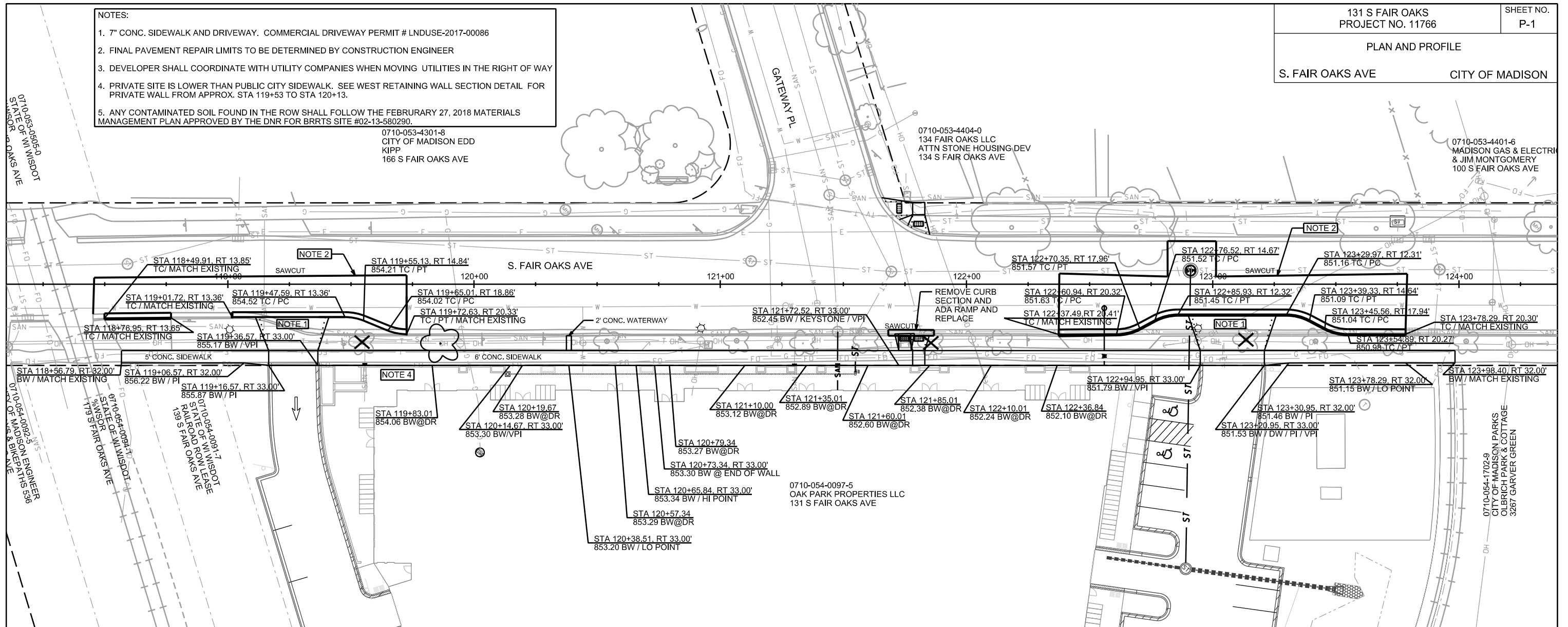
NOTES:

- 7" CONC. SIDEWALK AND DRIVEWAY. COMMERCIAL DRIVEWAY PERMIT # LNDUSE-2017-00086
- FINAL PAVEMENT REPAIR LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER
- DEVELOPER SHALL COORDINATE WITH UTILITY COMPANIES WHEN MOVING UTILITIES IN THE RIGHT OF WAY
- PRIVATE SITE IS LOWER THAN PUBLIC CITY SIDEWALK. SEE WEST RETAINING WALL SECTION DETAIL FOR PRIVATE WALL FROM APPROX. STA 119+53 TO STA 120+13.
- ANY CONTAMINATED SOIL FOUND IN THE ROW SHALL FOLLOW THE FEBRUARY 27, 2018 MATERIALS MANAGEMENT PLAN APPROVED BY THE DNR FOR BRRTS SITE #02-13-580290.

0710-053-4301-8
CITY OF MADISON EDD
KIPP
166 S FAIR OAKS AVE

0710-053-4404-0
134 FAIR OAKS LLC
ATTN STONE HOUSING DEV
134 S FAIR OAKS AVE

0710-053-4401-6
MADISON GAS & ELECTRIC
& JIM MONTGOMERY
100 S FAIR OAKS AVE

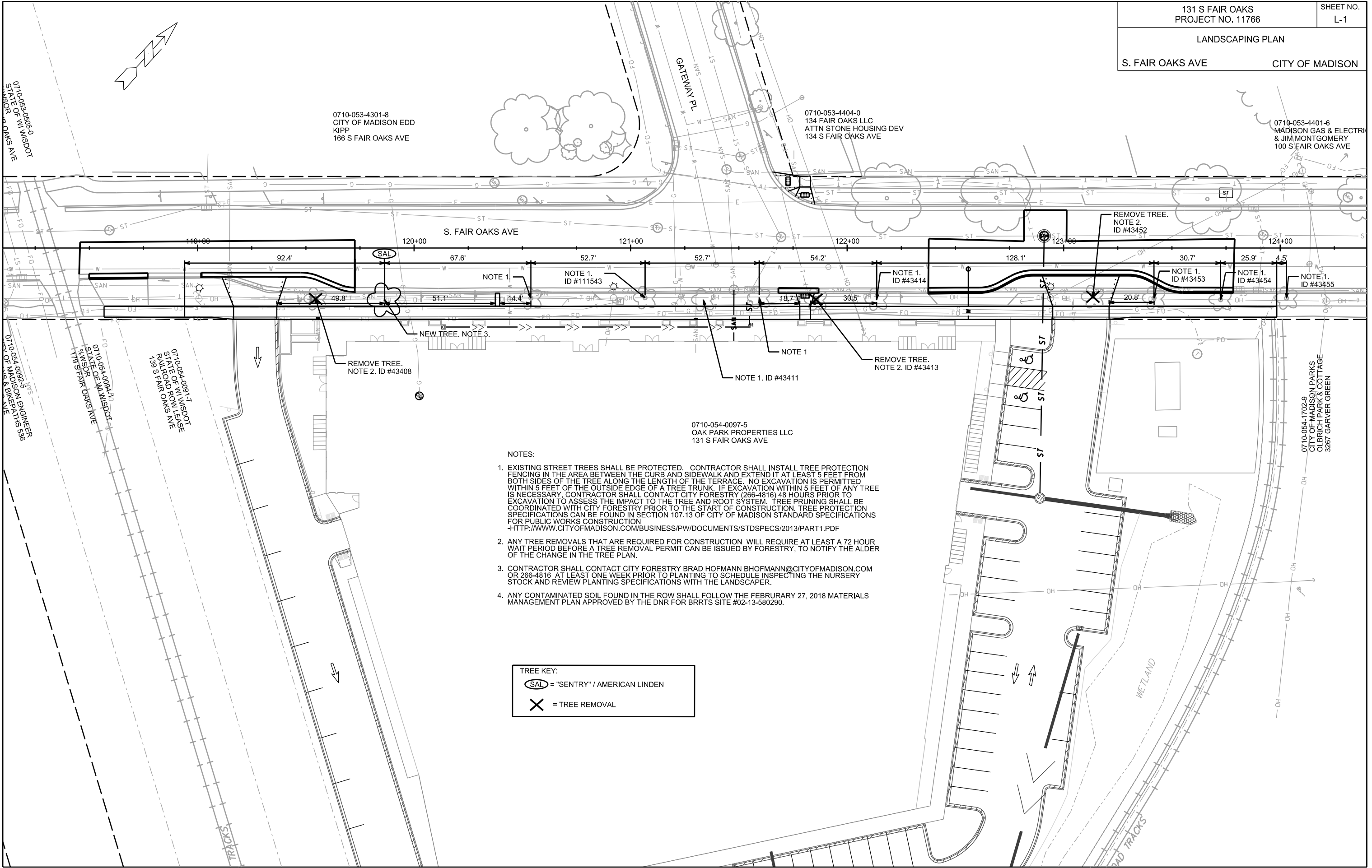


PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



0710-053-4301-8
CITY OF MADISON EDD
KIPP
166 S FAIR OAKS AVE

0710-053-4404-0
134 FAIR OAKS LLC
ATTN STONE HOUSING DEV
134 S FAIR OAKS AVE

0710-053-4401-6
MADISON GAS & ELECTRIC
& JIM MONTGOMERY
100 S FAIR OAKS AVE

0710-053-0505-0
STATE OF WISCONSIN
S. FAIR OAKS AVE

0710-054-0092-5
MADISON ENGINEER
STATE OF WISCONSIN
S. FAIR OAKS AVE

0710-054-0094-0
STATE OF WISCONSIN
S. FAIR OAKS AVE

0710-054-0091-1
STATE OF WISCONSIN
RAILROAD ROW LEASE
135 S FAIR OAKS AVE

0710-054-1702-9
CITY OF MADISON PARKS
OLBRICH PARK & COTTAGE
3267 GARVER GREEN

NOTES:

- 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/STDSPECS/2013/PART1.PDF](http://www.cityofmadison.com/BUSINESS/PW/DOCUMENTS/STDSPECS/2013/PART1.PDF)
- 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 SHALL CONTACT CITY FORESTRY BRAD.HOFMANN@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 CONTAMINATED SOIL FOUND IN THE ROW SHALL FOLLOW THE FEBRUARY 27, 2018 MATERIALS MANAGEMENT PLAN APPROVED BY THE DNR FOR BRRTS SITE #02-13-580290.

TREE KEY:

(SAL) = "SENTRY" / AMERICAN LINDEN

X = TREE REMOVAL

PLOT SCALE: _____

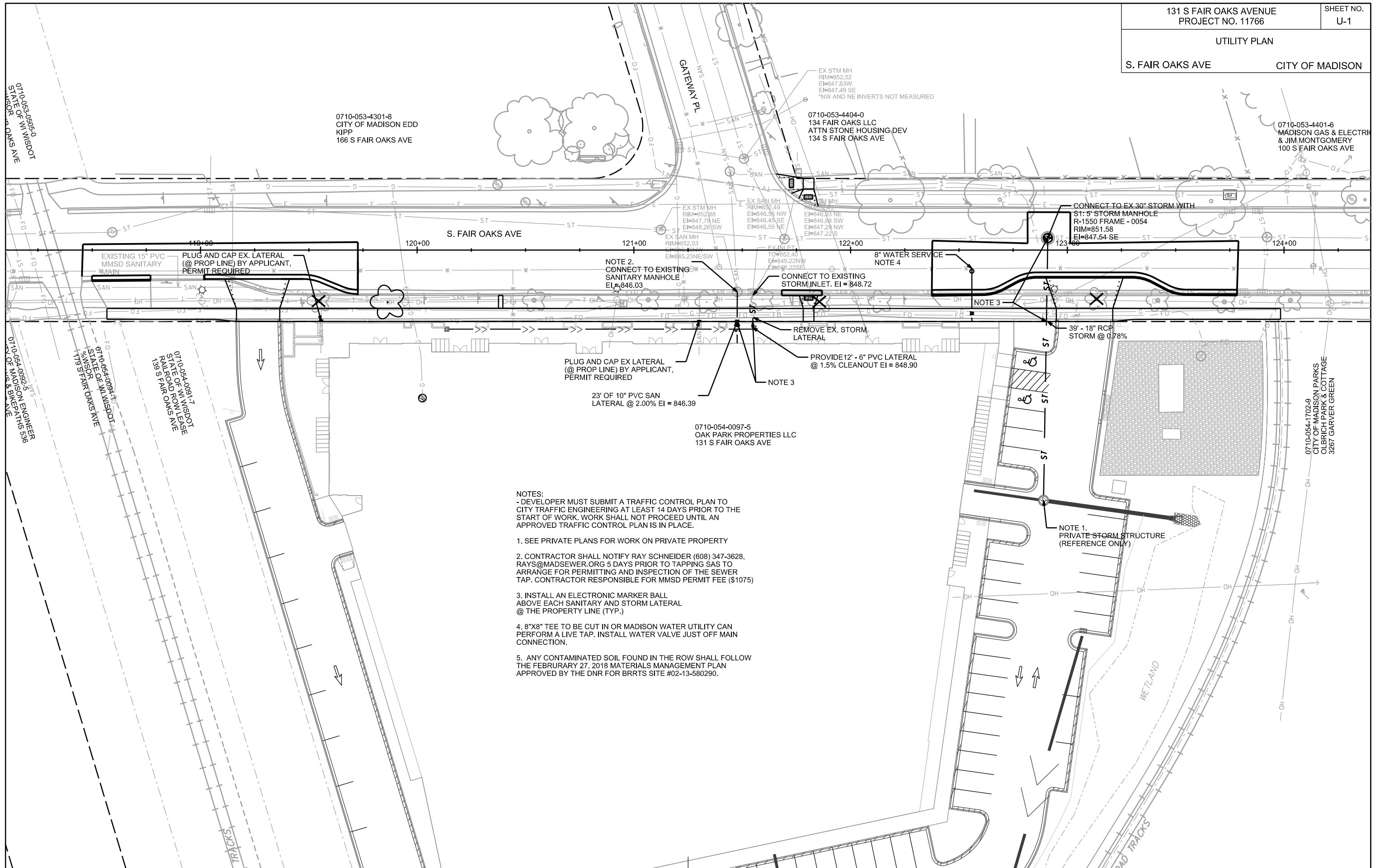
PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION

UTILITY PLAN

S. FAIR OAKS AVE CITY OF MADISON



0710-053-4301-8
CITY OF MADISON EDD
KIPP
166 S FAIR OAKS AVE

0710-053-4404-0
134 FAIR OAKS LLC
ATTN STONE HOUSING DEV
134 S FAIR OAKS AVE

0710-053-4401-6
MADISON GAS & ELECTRIC
& JIM MONTGOMERY
100 S FAIR OAKS AVE

0710-053-0505-0
STATE OF WISCONSIN
S. FAIR OAKS AVE

0710-054-0092-5
STATE OF WISCONSIN ENGINEER
S. FAIR OAKS AVE

0710-054-1702-9
CITY OF MADISON PARKS
OLBRICH PARK & COTTAGE
3267 GARVER GREEN

NOTE 2.
CONNECT TO EXISTING
SANITARY MANHOLE
EI=846.03

CONNECT TO EXISTING
STORM INLET. EI = 848.72

CONNECT TO EX 30" STORM WITH
S1: 5" STORM MANHOLE
R-1550 FRAME - 0054
RIM=851.58
EI=847.54 SE

PLUG AND CAP EX LATERAL
(@ PROP LINE) BY APPLICANT,
PERMIT REQUIRED

PROVIDE 12' - 6" PVC LATERAL
@ 1.5% CLEANOUT EI = 848.90

23' OF 10" PVC SAN
LATERAL @ 2.00% EI = 846.39

0710-054-0097-5
OAK PARK PROPERTIES LLC
131 S FAIR OAKS AVE

- NOTES:
- 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.
 - 1. SEE PRIVATE PLANS FOR WORK ON PRIVATE PROPERTY
 - 2. CONTRACTOR SHALL NOTIFY RAY SCHNEIDER (608) 347-3628, RAYS@MADSEWER.ORG 5 DAYS PRIOR TO TAPPING SAS TO ARRANGE FOR PERMITTING AND INSPECTION OF THE SEWER TAP. CONTRACTOR RESPONSIBLE FOR MMSD PERMIT FEE (\$1075)
 - 3. INSTALL AN ELECTRONIC MARKER BALL ABOVE EACH SANITARY AND STORM LATERAL @ THE PROPERTY LINE (TYP.)
 - 4. 8"x8" TEE TO BE CUT IN OR MADISON WATER UTILITY CAN PERFORM A LIVE TAP. INSTALL WATER VALVE JUST OFF MAIN CONNECTION.
 - 5. ANY CONTAMINATED SOIL FOUND IN THE ROW SHALL FOLLOW THE FEBRUARY 27, 2018 MATERIALS MANAGEMENT PLAN APPROVED BY THE DNR FOR BRRTS SITE #02-13-580290.

PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION