

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

PUBLIC IMPROVEMENT PROJECT APPROVED

MARCH 19, 2019

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

[Signature] 9/4/19
City Engineer Date

WATER AND STORM & SANITARY SEWERS DESIGNED BY:

SEE SHEETS
C200, C600
& PnP-1

INDEX OF SHEETS

SHEET NO.	TITLE
1	TITLE
D1	DETAILS
C200	DEMOLITION PLAN
C600	UTILITY PLAN
PnP-1	UTILITY PLAN & PROFILE

STONE HOUSE - 1050 E WASHINGTON AVE

UTILITIES ONLY

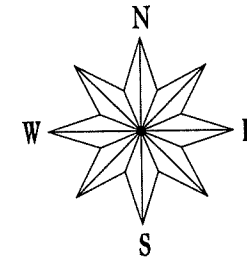
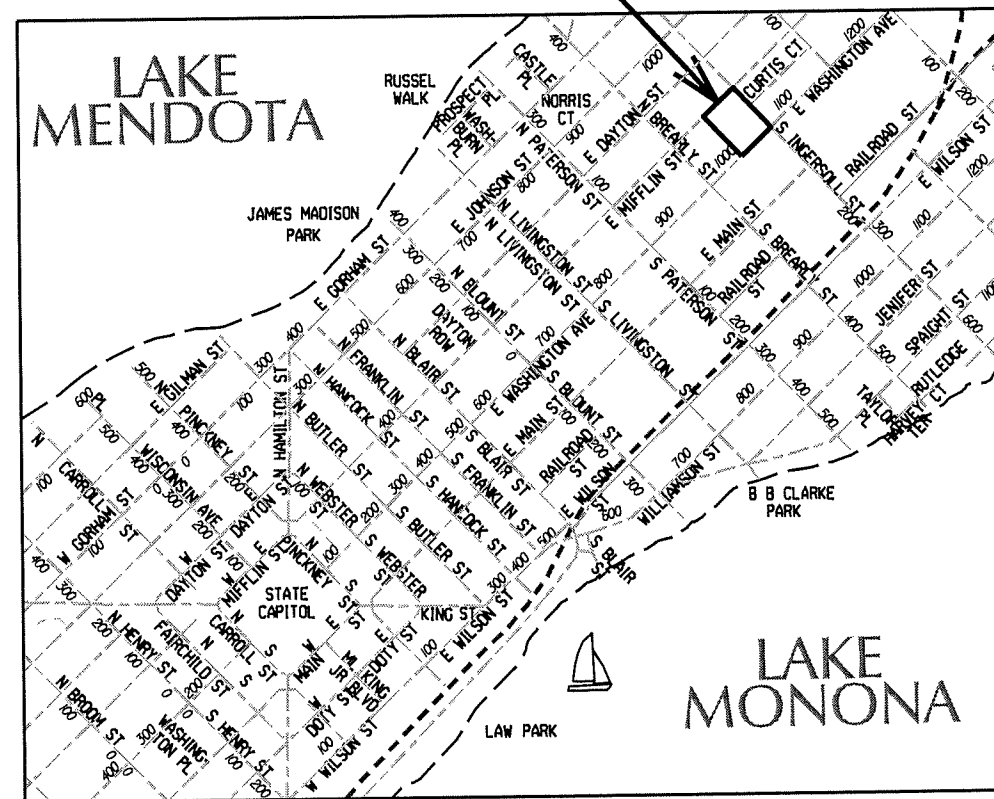
CITY PROJECT NO. 12592

CITY CONTRACT NO. 8385

MUNIS NO. 12592

CONSTRUCTION PROJECT LOCATION

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

REV BY AJC 2019-10-04
REVISED GENERAL NOTE
FOR FORESTRY CONTACT.

CONTRACTOR/DEVELOPER SHALL WORK WITH TOM MOHR AT (608) 267-8725 OF CITY TRAFFIC ENGINEERING TO COORDINATE AND SUBMIT A TRAFFIC CONTROL PLAN 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.

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 CONTRACTOR SHALL CONTACT BRAD HOFMANN OF CITY FORESTRY AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE MARKING THE PLANTING SITE, INSPECTING THE NURSERY STOCK, AND REVIEWING PLANTING SPECIFICATIONS WITH THE LANDSCAPER. CONTACT BRAD AT (608) 267-4908.

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, REFERING TO NOTIFICATION OF PROPERTY OCCUPANTS AND/OR OWNERS, HAS BEEN COMPLIED WITH.

ALL PAVEMENT WITHIN THE EAST MIFFLIN STREET RIGHT OF WAY SHALL BE TYPE C PAVEMENT.

ALL PAVEMENT WITHIN THE NORTH INGERSOLL STREET RIGHT OF WAY SHALL BE TYPE B PAVEMENT.

ALL PAVEMENT WITHIN THE EAST WASHINGTON AVENUE RIGHT OF WAY SHALL BE 10" DOWELED CONCRETE.

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

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.

DAMAGE TO ANY EXISTING CURB, PAVEMENT, SIDEWALK, ETC. THAT IS TO REMAIN SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AS DIRECTED BY THE ENGINEER.

PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350



PROJECT INFORMATION

STONE HOUSE
MIXED USE EAST
WASHINGTON

1050 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
1	08/26/2019	CONSTRUCTION DOCUMENTS

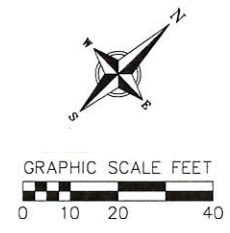
SHEET INFORMATION

PROJECT MANAGER JP
PROJECT NUMBER 18185-01

DEMOLITION PLAN

C200

REV BY AJC 2019-10-04
NOTE CHANGE TO CLARIFY
REMOVAL OF STORM STRUCTURE
AND REMAINING STUB.

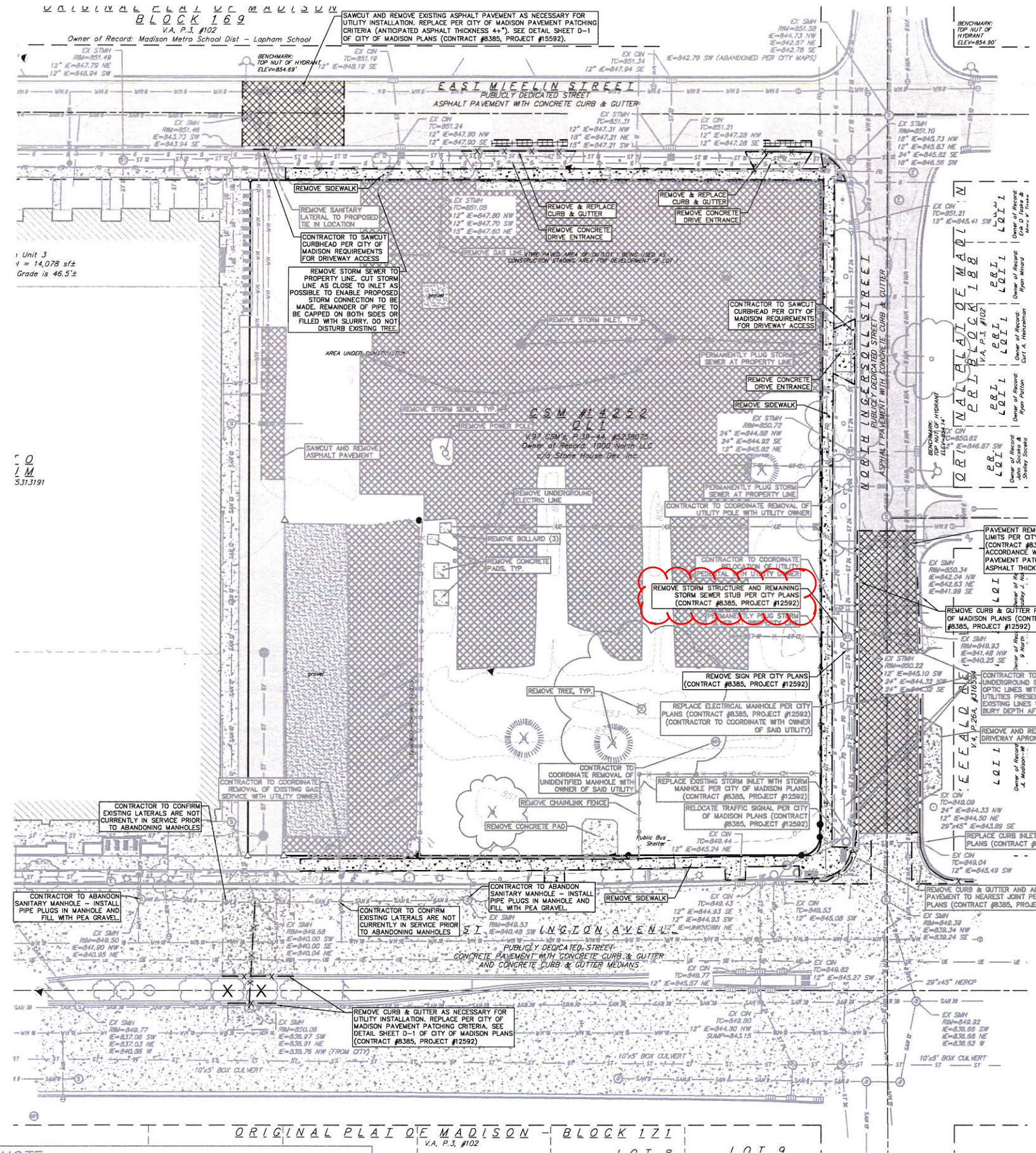


- TOPOGRAPHIC LINWORK LEGEND
- UTV---UTV--- EXISTING UNDERGROUND CABLE TV
 - OHTV---OHTV--- EXISTING OVERHEAD CABLE TV
 - FO---FO--- EXISTING FIBER OPTIC LINE
 - OHT---OHT--- EXISTING OVERHEAD TELEPHONE LINE
 - UT---UT--- EXISTING UNDERGROUND TELEPHONE
 - CLL---CLL--- EXISTING CHAIN LINK FENCE
 - G---G--- EXISTING GAS LINE
 - UE---UE--- EXISTING UNDERGROUND ELECTRIC LINE
 - OE---OE--- EXISTING OVERHEAD ELECTRIC LINE
 - SS---SS--- EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - SST---SST--- EXISTING STORM SEWER LINE (SIZE NOTED)
 - WM---WM--- EXISTING WATER MAIN (SIZE NOTED)
 - B20---B20--- EXISTING MAJOR CONTOUR
 - B10---B10--- EXISTING MINOR CONTOUR
- TOPOGRAPHIC SYMBOL LEGEND
- EXISTING BOLLARD
 - EXISTING MONITORING WELL
 - EXISTING SIGN
 - EXISTING CURB INLET
 - EXISTING FIELD INLET RECTANGULAR
 - EXISTING FIELD INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY SEWER CLEANOUT
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING GAS VALVE
 - EXISTING GAS METER
 - EXISTING DOWN GUY
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC METER
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING UNIDENTIFIED MANHOLE
 - EXISTING TRAFFIC SIGNAL
 - EXISTING BIKE RACK
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TELEPHONE PEDESTAL



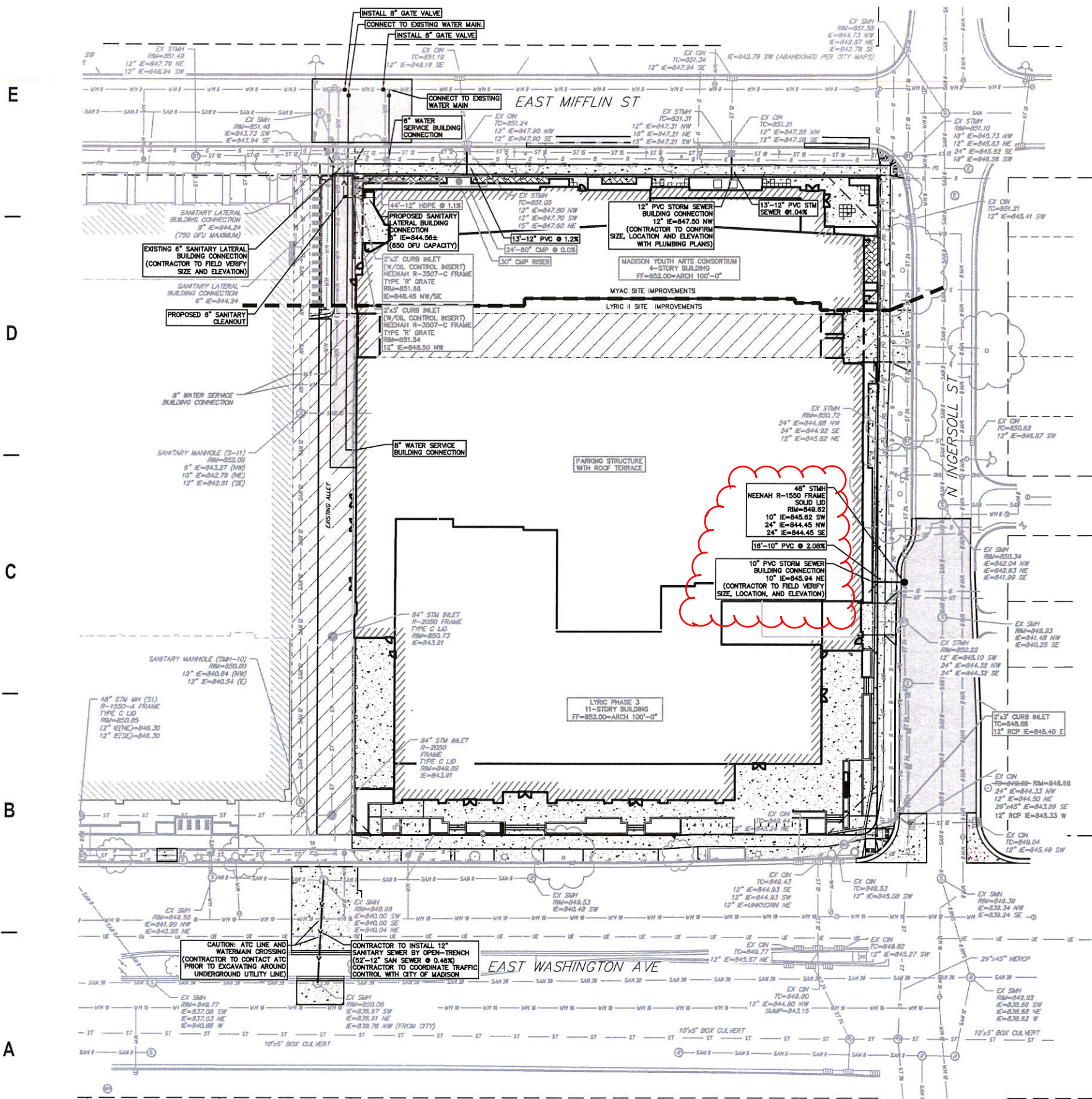
- DEMOLITION PLAN LEGEND
- X---X--- CURB AND GUTTER REMOVAL
 - X---X--- ASPHALT REMOVAL
 - X---X--- CONCRETE REMOVAL
 - X---X--- TREE REMOVAL
 - X---X--- SAWCUT
 - X---X--- UTILITY STRUCTURE REMOVAL
 - X---X--- UTILITY LINE REMOVAL

- NOTES:
- 1.) 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.
 - 2.) 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 #8385, PROJECT #12592).
 - 3.) 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. IF THE SIDEWALK IS REMOVED, TREE PROTECTION FENCING SHALL BE EXTENDED OUT INTO THE SIDEWALK AREA NEAR THE TREES TO PROTECT THE ROOTS THAT EXIST UNDER THE WALK. 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 (266-4818) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM. PRIOR TO CONSTRUCTION ACTIVITIES, TREE PRUNING AND A PRE-CONSTRUCTION MEETING 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 - HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPEC/2013/PART1.PDF. ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED 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.
 - 4.) CITY FORESTRY WILL ISSUE A REMOVAL PERMIT FOR 2 TREES: TWO 9" PEARS ON E. WASHINGTON AVE MEDIAN DUE TO SEWER. PLEASE CONTACT BRAD HOFMANN (BHOFFMANN@CITYOFMADISON.COM) OR 266-4816 TO OBTAIN STREET TREE REMOVAL PERMIT.



NOTE: GREY-SCALED ITEMS AND TEXT ARE WORK TO BE DONE UNDER PRIVATE CONTRACT.

REV BY AJC 2019-10-04
CHANGED RIM ELEVATION FOR PROPOSED STORM MANHOLE.



- TOPOGRAPHIC LINEWORK LEGEND**
- UTILITY --- EXISTING UNDERGROUND CABLE TV
 - UTILITY --- EXISTING OVERHEAD CABLE TV
 - FIBER --- EXISTING FIBER OPTIC LINE
 - TELEPHONE --- EXISTING OVERHEAD TELEPHONE LINE
 - TELEPHONE --- EXISTING UNDERGROUND TELEPHONE
 - FENCE --- EXISTING CHAIN LINK FENCE
 - GAS --- EXISTING GAS LINE
 - ELECTRIC --- EXISTING UNDERGROUND ELECTRIC LINE
 - ELECTRIC --- EXISTING OVERHEAD ELECTRIC LINE
 - SANITARY --- EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - ST --- EXISTING STORM SEWER LINE (SIZE NOTED)
 - WATER --- EXISTING WATER MAIN (SIZE NOTED)
 - 820 --- EXISTING MAJOR CONTOUR
 - 815 --- EXISTING MINOR CONTOUR

- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
 - EXISTING MONITORING WELL
 - ▲ EXISTING SIGN
 - ▭ EXISTING CURB INLET
 - ▭ EXISTING FIELD INLET RECTANGULAR
 - EXISTING FIELD INLET
 - ⊕ EXISTING STORM MANHOLE
 - ⊕ EXISTING SANITARY SEWER CLEANOUT
 - ⊕ EXISTING SANITARY MANHOLE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER MAIN VALVE
 - ⊕ EXISTING CURB STOP
 - ⊕ EXISTING GAS VALVE
 - ⊕ EXISTING GAS METER
 - ⊕ EXISTING DOWN GUY
 - ⊕ EXISTING ELECTRIC MANHOLE
 - ⊕ EXISTING ELECTRIC METER
 - ⊕ EXISTING TRANSFORMER
 - ⊕ EXISTING LIGHT POLE
 - ⊕ EXISTING UTILITY POLE
 - ⊕ EXISTING UNIDENTIFIED MANHOLE
 - ⊕ EXISTING TRAFFIC SIGNAL
 - ⊕ EXISTING BIKE RACK
 - ⊕ EXISTING FIRE DEPARTMENT CONNECTION
 - ⊕ EXISTING ELECTRIC PEDESTAL
 - ⊕ EXISTING TELEPHONE PEDESTAL

- SITE PLAN LEGEND**
- ▭ PROPERTY BOUNDARY
 - ▭ CURB AND GUTTER (REVERSE CURB HATCHED)
 - ▭ PROPOSED WOOD FENCE
 - ▭ PROPOSED CONCRETE
 - ▭ PERVIOUS PAVERS
 - ▭ PROPOSED ASPHALT
 - ⊕ PROPOSED SIGN
 - ⊕ PROPOSED LIGHT POLE
 - ⊕ PROPOSED BOLLARD
 - ▭ PROPOSED ADA DETECTABLE WARNING FIELD
 - ▭ PROPOSED HANDICAP PARKING

- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - ⊕ STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - ⊕ STORM SEWER CURB INLET
 - ⊕ STORM SEWER CURB INLET W/MANHOLE
 - ⊕ STORM SEWER FIELD INLET
 - ROOF DRAIN CLEANOUT
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - ⊕ SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ CURB STOP
 - ⊕ WATER VALVE MANHOLE
 - ▭ PROPOSED PIPE INSULATION
 - GAS MAIN
 - ELECTRIC SERVICE

ABBREVIATIONS

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



- NOTES:**
- 1.) THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
 - 2.) 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 #8385, PROJECT #12592).
 - 3.) CONTRACTOR TO INSTALL BACKFILL AROUND ATC LINE IN ACCORDANCE WITH ATC REQUIREMENTS.
 - 4.) CONTRACTOR TO CONNECT TO EXISTING SANITARY SEWER MANHOLES WITH CORE-N-SEAL WATERPROOF BOOTS. RECONSTRUCT SANITARY BENCH AND FLOWLINES FOR NORTHWESTERN MANHOLE.

NOTE: GREY-SCALED UTILITIES AND TEXT ARE WORK TO BE DONE UNDER PRIVATE CONTRACT.



eppstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

PROJECT INFORMATION

**STONE HOUSE
MIXED USE EAST
WASHINGTON**

1050 E.
WASHINGTON
MADISON, WI 53703

ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
1	06/10/2019	CONSTRUCTION DOCUMENTS

SHEET INFORMATION

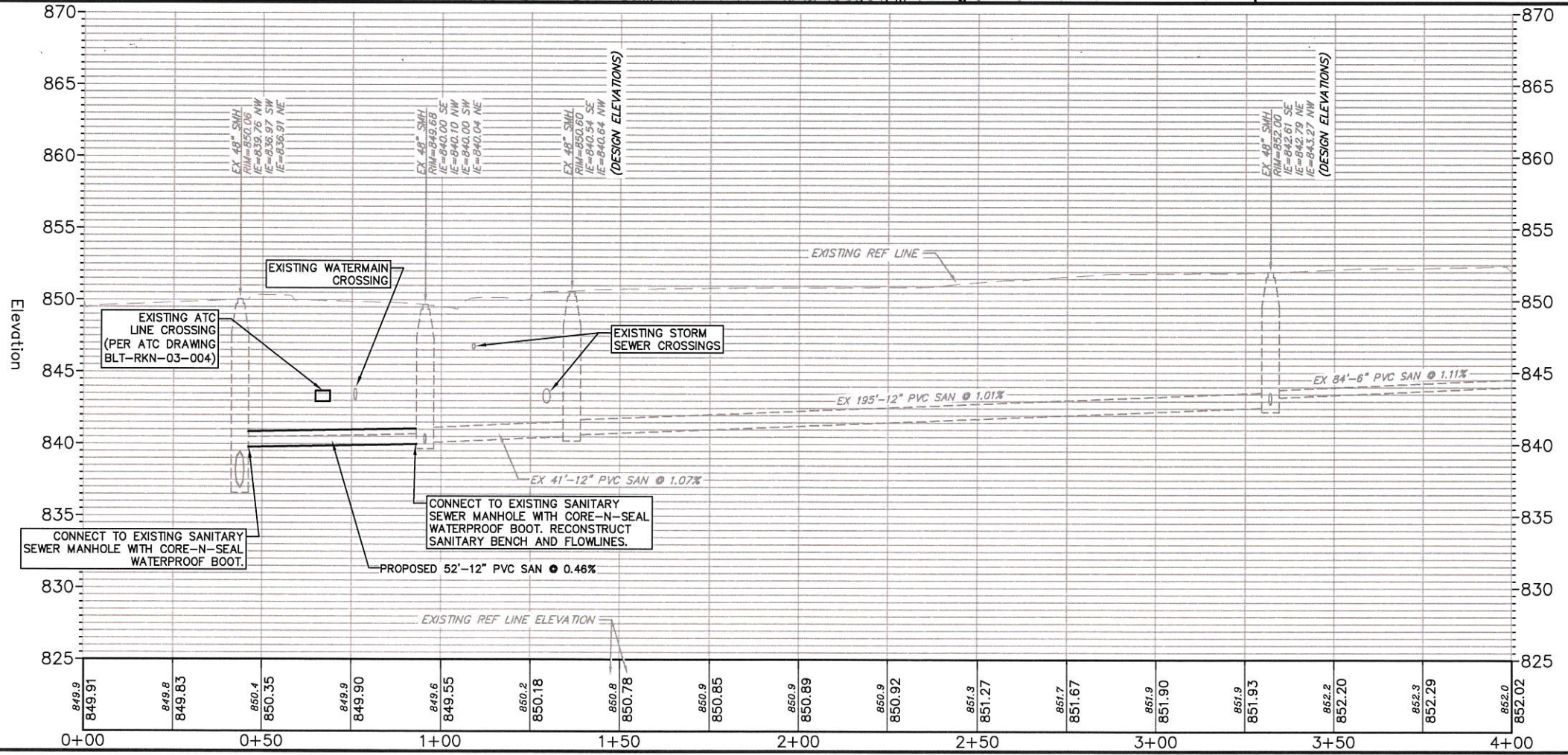
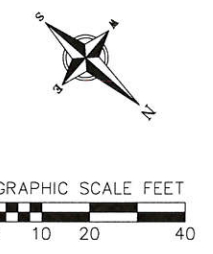
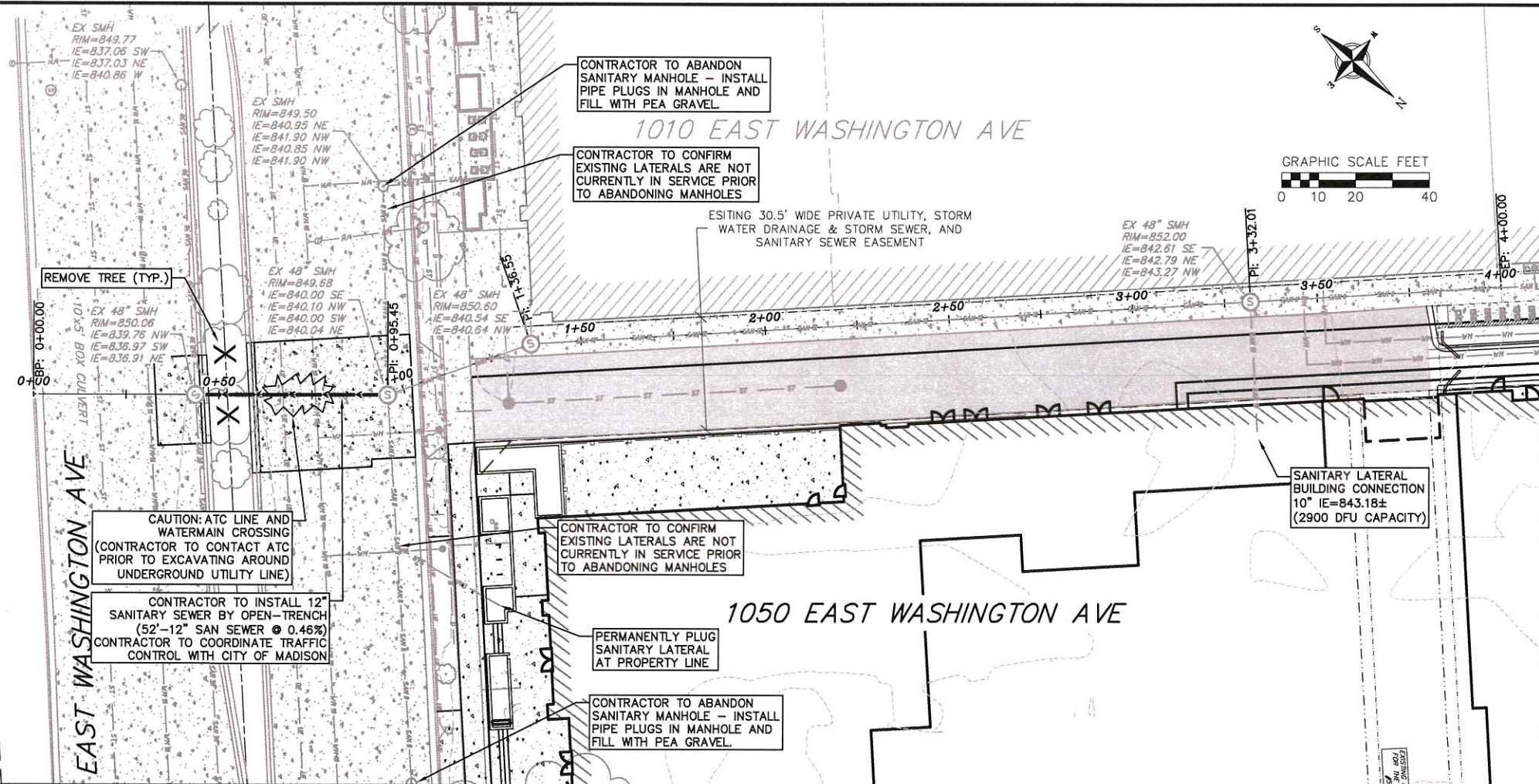
PROJECT MANAGER JP
PROJECT NUMBER 18185-01

UTILITY PLAN

C600

NOTES:

- 1.) INSTALL BACKFILL AROUND ATC LINE IN ACCORDANCE WITH ATC REQUIREMENTS.
- 2.) THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- 3.) 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 #8385, PROJECT #12592).



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 04/22/2019
DRAFTER AMEA
CHECKED RKOL
PROJECT NO. 180307
SHEET 1 OF 1
DWG. NO.