

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

PUBLIC IMPROVEMENT PROJECT APPROVED

SEPTEMBER 3, 2019

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

[Signature] 12/9/19
City Engineer Date

ELECTRICAL DESIGNED BY:



UTILITIES DESIGNED BY:

SEE INDIVIDUAL SHEETS

SIDEWALK DESIGNED BY:

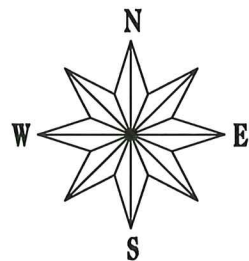
SEE INDIVIDUAL SHEETS

INDEX OF SHEETS

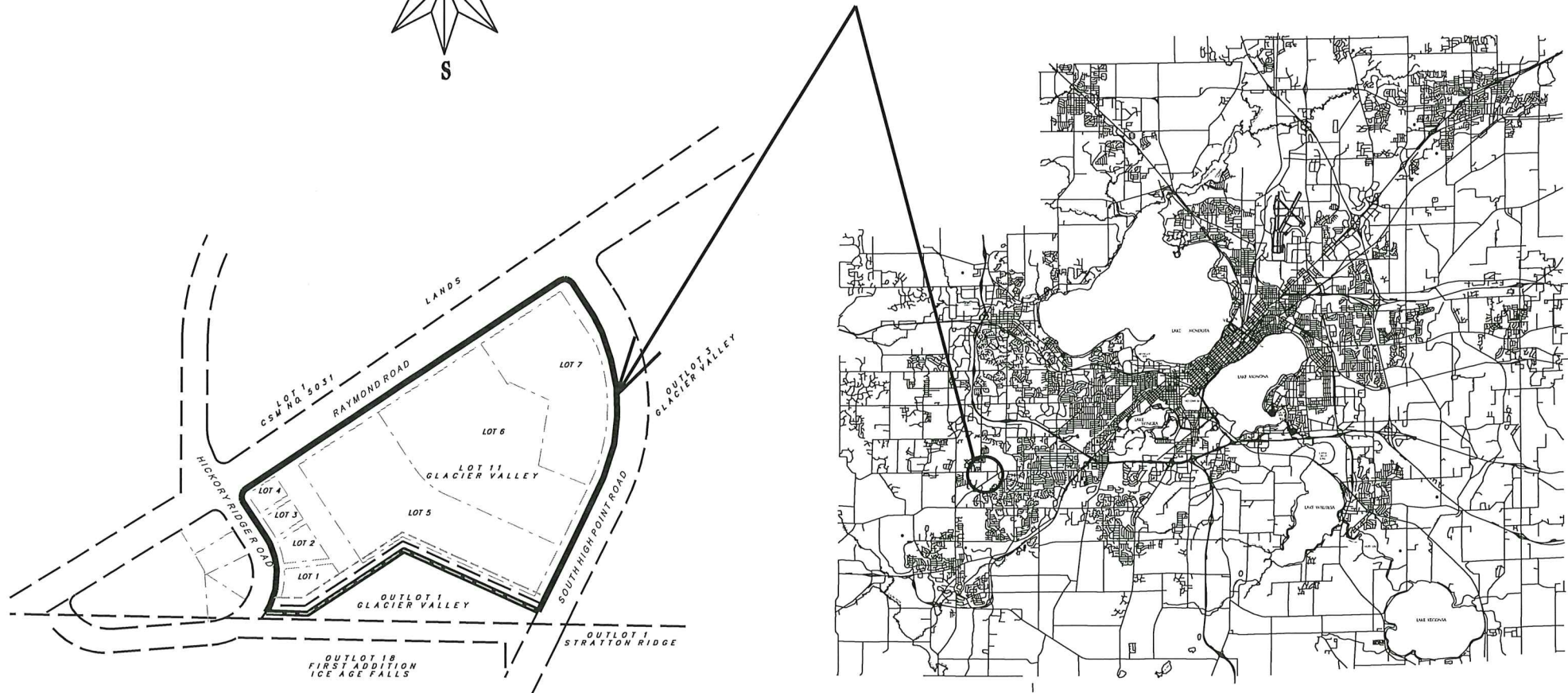
SHEET NO.	D-1	STANDARD NOTES & COMMENTS
SHEET NO.	1	CONSTRUCTION NOTES & DETAILS
SHEET NO.	2	DEMOLITION PLAN
SHEET NO.	5	UTILITY PLAN - SINGLE FAMILY LOTS
SHEET NO.	6	UTILITY & DRIVEWAY PLAN - MULTI-FAMILY
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SHEET NO.	E-1	ELECTRICAL PLAN

ESKER PLAT

CITY PROJECT NO. 12616
CITY CONTRACT NO. 8435



PROJECT LOCATION



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.

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

ALL PAVEMENT IN THE SOUTH HIGH POINT ROAD AND RAYMOND ROAD BIRCH ROAD RIGHTS-OF-WAY SHALL BE TYPE C PAVEMENT PER STANDARD DETAIL DRAWING 4.02.

ALL PAVEMENT IN THE HICKORY RIDGE ROAD ROAD 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 GRADE OF 0.5% TOWARD STORM SEWER INLETS.

ALL DITCHES SHALL DRAIN WITH A MINIMUM GRADE 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. 3.04. 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 4:1. 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 ALIGNMENTS FROM THE CITY PROJECT 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 RIGHT-OF-WAY 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.

ALL WORK IN THE RIGHT OF WAY AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

CONVENTIONAL SIGNS

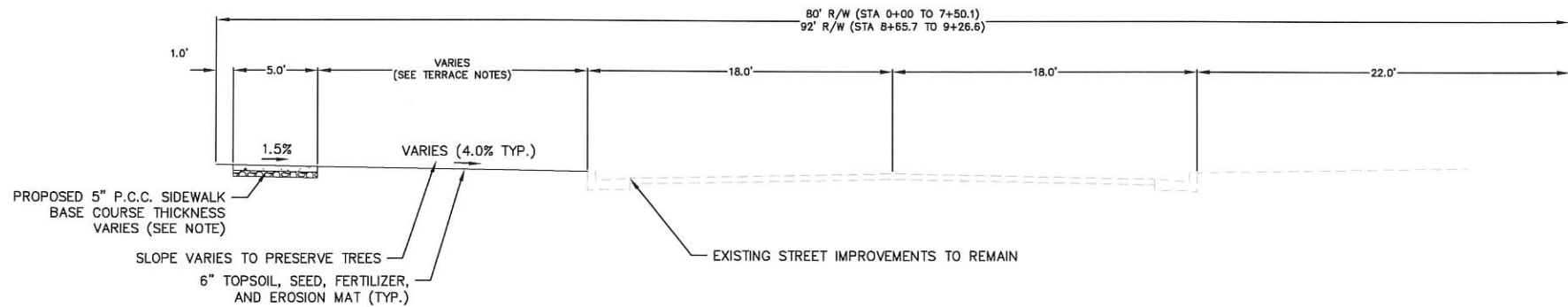
FIELD VERIFY ALL UTILITY LOCATIONS	
GAS	—— G ——
STORM SEWER	—— ST ——
SANITARY SEWER	—— SAN ——
WATER	—— W ——
OVERHEAD ELECTRIC	—— OH ——
POWER POLE	
ADA COMPLIANT RAMP W/ DETECTABLE WARNING FIELD	
COMBUSTIBLE FLUIDS	

PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



TERRACE NOTES
 STA 0+00 TO 3+25.11 - 16' TERRACE WIDTH
 STA 3+25.11 TO 7+87.70 - TERRACE WIDTH VARIES
 STA 7+87.70 TO 9+25 - 10' TERRACE WIDTH

TYPICAL SECTION
 S. HIGH POINT ROAD

NOTES:

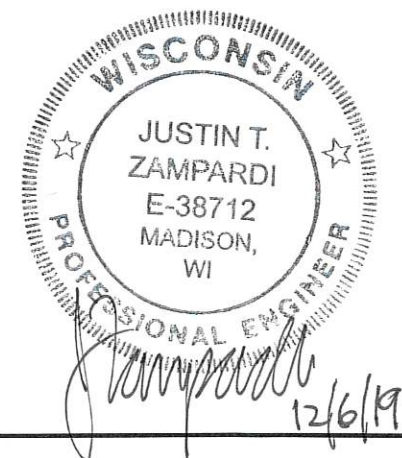
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL PUBLIC IMPROVEMENTS NECESSARY TO SERVE THE PROJECT ARE TO BE COMPLETED PER THE CITY ISSUED PLANS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 2" COMPACTED SAND OR CRUSHED STONE. 3" REQUIRED WHERE ROADWAY CENTERLINE SLOPE EXCEEDS 5%. SEE CITY OF MADISON STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION 303.2(a) FOR FURTHER DETAIL.
- TYPICAL SIDEWALK CROSS SLOPE IS 1.5%. THIS APPLIES TO ALL WALKWAYS IN THIS PLAN UNLESS OTHERWISE NOTED.
- SEE PRIVATE PLANS FOR WORK ON PRIVATE PROPERTY.
- CONTRACTOR 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.
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
- 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 OF A TREE TRUNK.
- IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, 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 PRIOR TO THE START OF CONSTRUCTION. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.3 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - [HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/DOCUMENTS/STDSPECS/2018/PART1.PDF](http://www.cityofmadison.com/business/pw/documents/STDSPECS/2018/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 CHANGES TO THE TREE PLAN.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONCRETE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS

Construction Notes & Details

The Esker Apartments
City of Madison
Dane County, Wisconsin



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE: 11/21/2019

DRAFTER: JZAM

CHECKED: RKOL

PROJECT NO.: 180287

SHEET: 1 OF 8

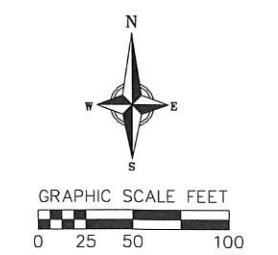
DWG. NO.:

PROJECT BENCHMARKS:

- ① BENCHMARK 1 - ELEV. = 1014.89'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF RAYMOND ROAD 300'± NE OF THE INTERSECTION WITH HICKORY RIDGE ROAD.
- ② BENCHMARK 2 - ELEV. = 1022.80'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF RAYMOND ROAD 350'± SW OF THE INTERSECTION WITH SOUTH HIGH POINT ROAD.

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 #6385, 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 (268-4818) 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/](http://www.cityofmadison.com/BUSINESS/PW/) DOCUMENTS/STDSPECS/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.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN. THE SOUTHERLY RIGHT-OF-WAY LINE OF RAYMOND ROAD MEASURED AS BEARING N56°30'03"E

SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 1" Ø IRON PIPE

TOPOGRAPHIC LINEWORK LEGEND

- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN 8 — SAN 8 — EXISTING 8" SANITARY SEWER LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE
- ST 12 — ST 12 — EXISTING 12" STORM SEWER LINE
- ST 15 — ST 15 — EXISTING 15" STORM SEWER LINE
- ST 18 — ST 18 — EXISTING 18" STORM SEWER LINE
- ST 21 — ST 21 — EXISTING 21" STORM SEWER LINE
- ST 24 — ST 24 — EXISTING 24" STORM SEWER LINE
- ST 36 — ST 36 — EXISTING 36" STORM SEWER LINE
- WM 8 — WM 8 — EXISTING 8" D.I. WATER MAIN
- WM 12 — WM 12 — EXISTING 12" D.I. WATER MAIN
- 820 — 820 — EXISTING MAJOR CONTOUR
- 815 — 815 — EXISTING MINOR CONTOUR
- — — PROPERTY BOUNDARY

TOPOGRAPHIC HATCHING LEGEND

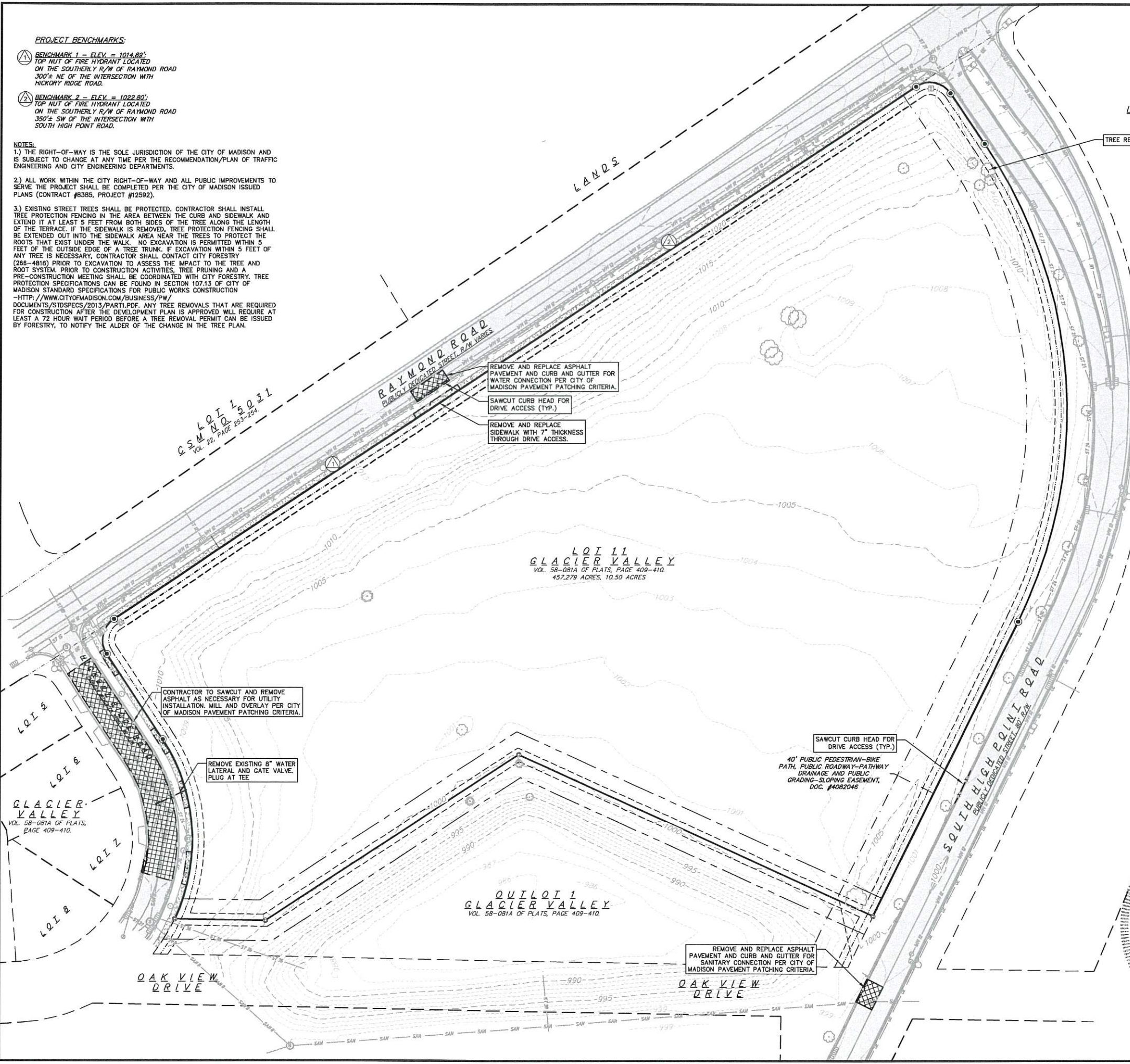
- [Hatched pattern] CONCRETE SIDEWALK
- [Hatched pattern] ASPHALT PAVEMENT

TOPOGRAPHIC SYMBOL LEGEND

- [Symbol] EXISTING CURB INLET
- [Symbol] EXISTING STORM MANHOLE
- [Symbol] EXISTING SANITARY MANHOLE
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] EXISTING WATER MAIN VALVE
- [Symbol] EXISTING LIGHT POLE
- [Symbol] EXISTING ELECTRICAL UTILITY VAULT
- [Symbol] EXISTING TV PEDESTAL
- [Symbol] EXISTING TRANSFORMER
- [Symbol] EXISTING TELEPHONE PEDESTAL
- [Symbol] EXISTING SIGN
- [Symbol] EXISTING DECIDUOUS TREE
- [Symbol] BENCHMARK (SEE BENCHMARK NOTES)

DEMOLITION PLAN LEGEND

- [Hatched pattern] SAWCUT
- [Hatched pattern] ASPHALT REMOVAL
- [Hatched pattern] CONCRETE REMOVAL
- [Symbol] SAWCUT
- [Symbol] UTILITY STRUCTURE REMOVAL
- [Symbol] UTILITY LINE REMOVAL



C.S.M. LOT 1, 2, 3
VOL. 22, PAGE 253-254

LOT 11
GLACIER VALLEY
VOL. 58-081A OF PLATS, PAGE 409-410,
457,279 ACRES, 10.50 ACRES

LOT 12
GLACIER VALLEY
VOL. 58-081A OF PLATS, PAGE 409-410

OUTLOT 1
GLACIER VALLEY
VOL. 58-081A OF PLATS, PAGE 409-410

LOT 2
LOT 3
LOT 4
LOT 5
GLACIER VALLEY
VOL. 58-081A OF PLATS,
PAGE 409-410

REMOVE AND REPLACE ASPHALT PAVEMENT AND CURB AND GUTTER FOR SANITARY CONNECTION PER CITY OF MADISON PAVEMENT PATCHING CRITERIA.

CONTRACTOR TO SAWCUT AND REMOVE ASPHALT AS NECESSARY FOR UTILITY INSTALLATION. MILL AND OVERLAY PER CITY OF MADISON PAVEMENT PATCHING CRITERIA.

REMOVE EXISTING 8" WATER LATERAL AND GATE VALVE. PLUG AT TEE.

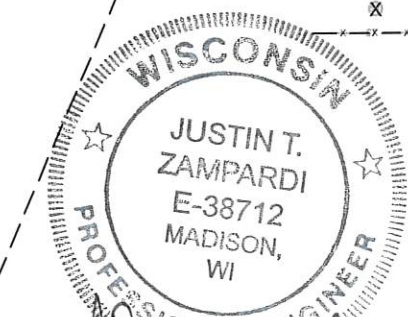
SAWCUT CURB HEAD FOR DRIVE ACCESS (TYP.)

40' PUBLIC PEDESTRIAN-BIKE PATH, PUBLIC ROADWAY-PATHWAY DRAINAGE AND PUBLIC GRADING-SLOPING EASEMENT, DOC. #4082046

REMOVE AND REPLACE ASPHALT PAVEMENT AND CURB AND GUTTER FOR WATER CONNECTION PER CITY OF MADISON PAVEMENT PATCHING CRITERIA.

SAWCUT CURB HEAD FOR DRIVE ACCESS (TYP.)

REMOVE AND REPLACE SIDEWALK WITH 7" THICKNESS THROUGH DRIVE ACCESS.



Justin T. Zampardi
12/6/19

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

planners | engineers | advisors
Phone: (800) 261-3898

Demolition Plan
The Esker Apartments
City of Madison
Dane County, Wisconsin

REVIEWS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 11/21/2019

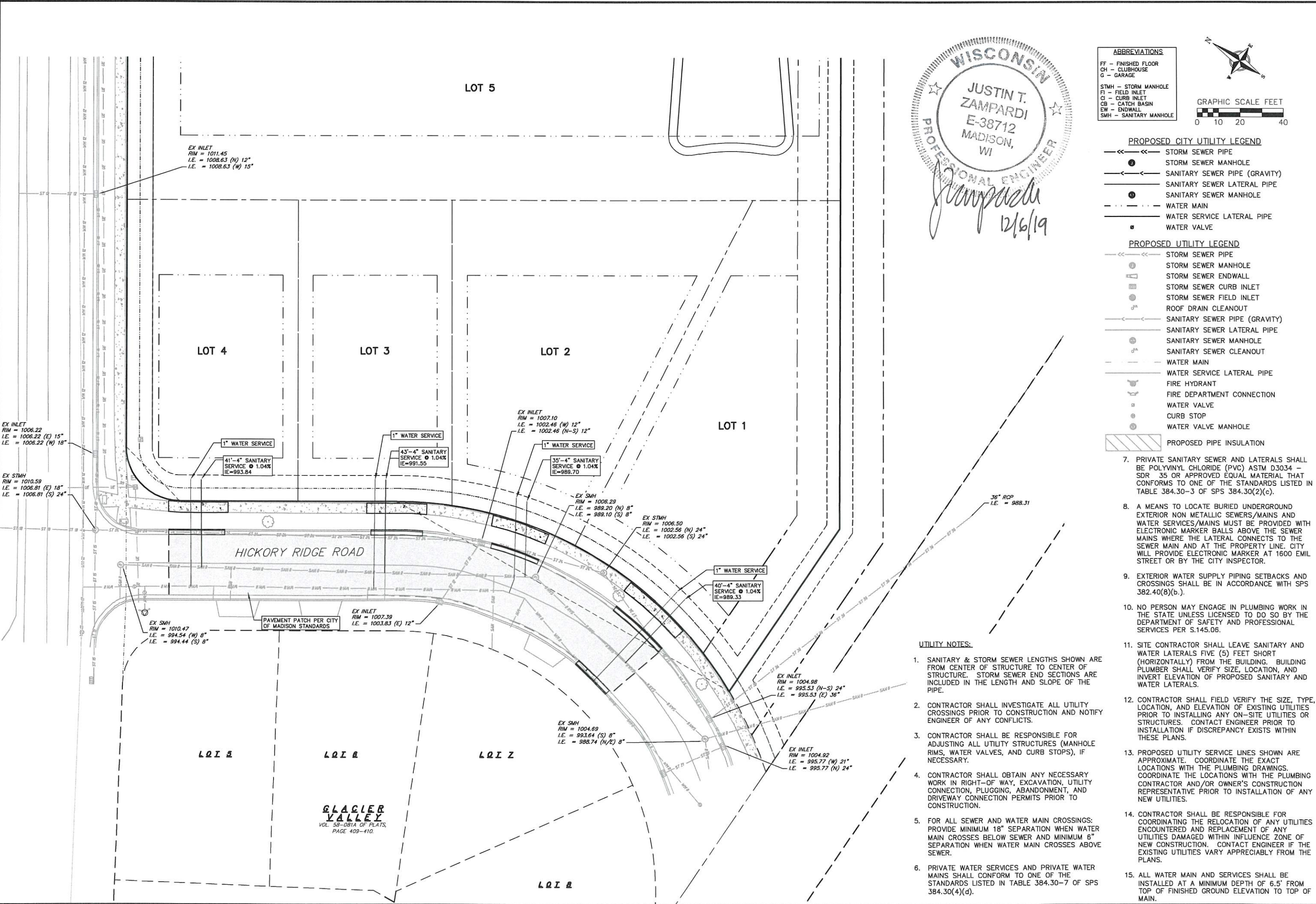
DRAFTER JZAM

CHECKED RKOL

PROJECT NO. 180287

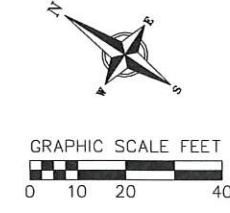
SHEET 2 OF 8

DWG. NO.



Zampardi
12/6/19

ABBREVIATIONS	
FF	FINISHED FLOOR
CH	CLUBHOUSE
G	GARAGE
STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE



- PROPOSED CITY UTILITY LEGEND**
- S Storm Sewer Pipe
 - S Storm Sewer Manhole
 - S Sanitary Sewer Pipe (Gravity)
 - S Sanitary Sewer Lateral Pipe
 - S Sanitary Sewer Manhole
 - W Water Main
 - W Water Service Lateral Pipe
 - Water Valve
- PROPOSED UTILITY LEGEND**
- S Storm Sewer Pipe
 - S Storm Sewer Manhole
 - Storm Sewer Endwall
 - S Storm Sewer Curb Inlet
 - S Storm Sewer Field Inlet
 - S Roof Drain Cleanout
 - S Sanitary Sewer Pipe (Gravity)
 - S Sanitary Sewer Lateral Pipe
 - S Sanitary Sewer Manhole
 - S Sanitary Sewer Cleanout
 - W Water Main
 - W Water Service Lateral Pipe
 - Fire Hydrant
 - S Fire Department Connection
 - S Water Valve
 - S Curb Stop
 - S Water Valve Manhole
 - ▨ Proposed Pipe Insulation

- 7. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- 8. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH ELECTRONIC MARKER BALLS ABOVE THE SEWER MAINS WHERE THE LATERAL CONNECTS TO THE SEWER MAIN AND AT THE PROPERTY LINE. CITY WILL PROVIDE ELECTRONIC MARKER AT 1600 EMIL STREET OR BY THE CITY INSPECTOR.
- 9. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- 10. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- 11. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- 12. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
- 13. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- 15. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.

UTILITY NOTES:

- 1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- 2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- 4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
- 5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 8" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- 6. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).

Utility Plan - Single Family Lots

The Esker Apartments
City of Madison
Dane County, Wisconsin

REV. NO.	DATE	REVISIONS	REMARKS

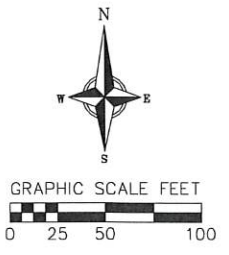
SCALE	AS SHOWN
DATE	11/21/2019
DRAFTER	JZAM
CHECKED	RKOL
PROJECT NO.	180287
SHEET	5 OF 8
DWG. NO.	

WISCONSIN
JUSTIN T. ZAMPARDI
E-38712
MADISON, WI
PROFESSIONAL ENGINEER
J. Zampardi
 12/6/19

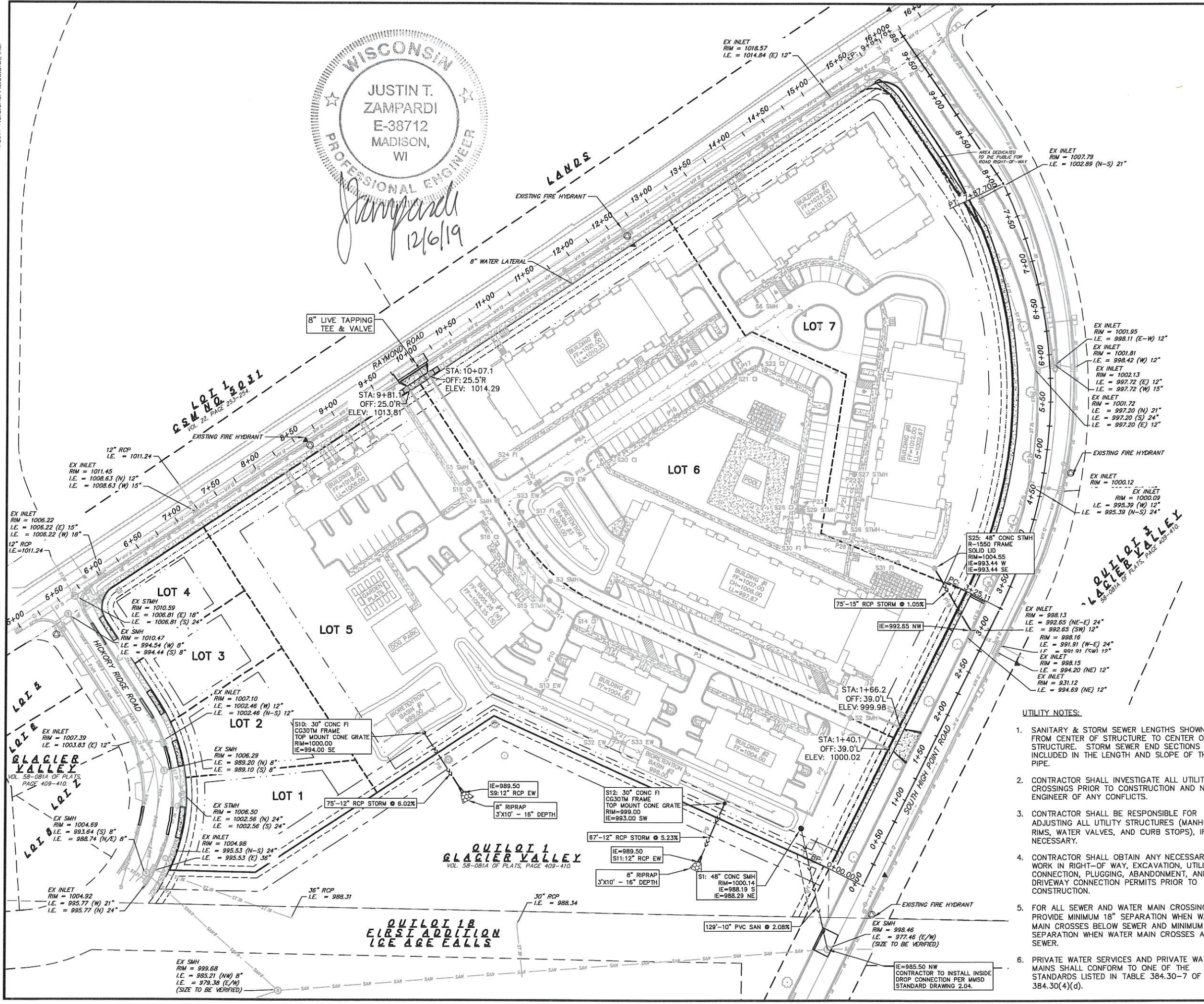
ABBREVIATIONS

FF - FINISHED FLOOR
 CH - CLUBHOUSE
 G - GARAGE

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



- PROPOSED CITY UTILITY LEGEND**
- >---> STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - > SANITARY SEWER PIPE (GRAVITY)
 - > SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - WATER VALVE
- PROPOSED UTILITY LEGEND**
- >---> STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - 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
 - FIRE DEPARTMENT CONNECTION
 - WATER VALVE
 - CURB STOP
 - WATER VALVE MANHOLE



QUILLOI 1B
 VOL. 58-081A OF PLATS, PAGE 409-410

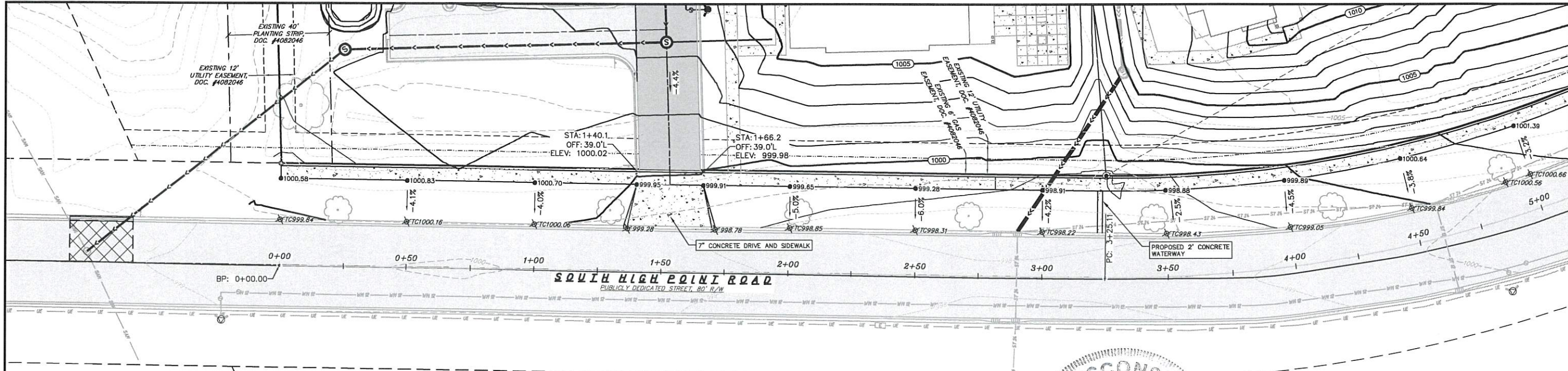
UTILITY NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF-WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).

7. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
8. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH ELECTRONIC MARKER BALLS ABOVE THE SEWER MAINS WHERE THE LATERAL CONNECTS TO THE SEWER MAIN AND AT THE PROPERTY LINE. CITY WILL PROVIDE ELECTRONIC MARKER AT 1600 EMIL STREET OR BY THE CITY INSPECTOR.
9. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
10. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
11. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
12. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
13. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
15. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.

Utility & Driveway Plan - Multi-Family
 The Esker Apartments
 City of Madison
 Dane County, Wisconsin

REVISONS	NO.	DATE	REMARKS
SCALE	AS SHOWN		
DATE	11/21/2019		
DRAFTER	JZAM		
CHECKED	RKOL		
PROJECT NO.	180287		
SHEET	6 OF 8		
DWG. NO.			

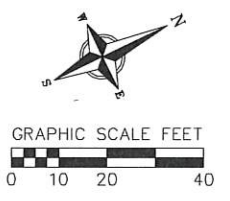


LEGEND

- PROPERTY BOUNDARY
- ▨ PROPOSED CONCRETE
- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- 2.92% PROPOSED SLOPE ARROWS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

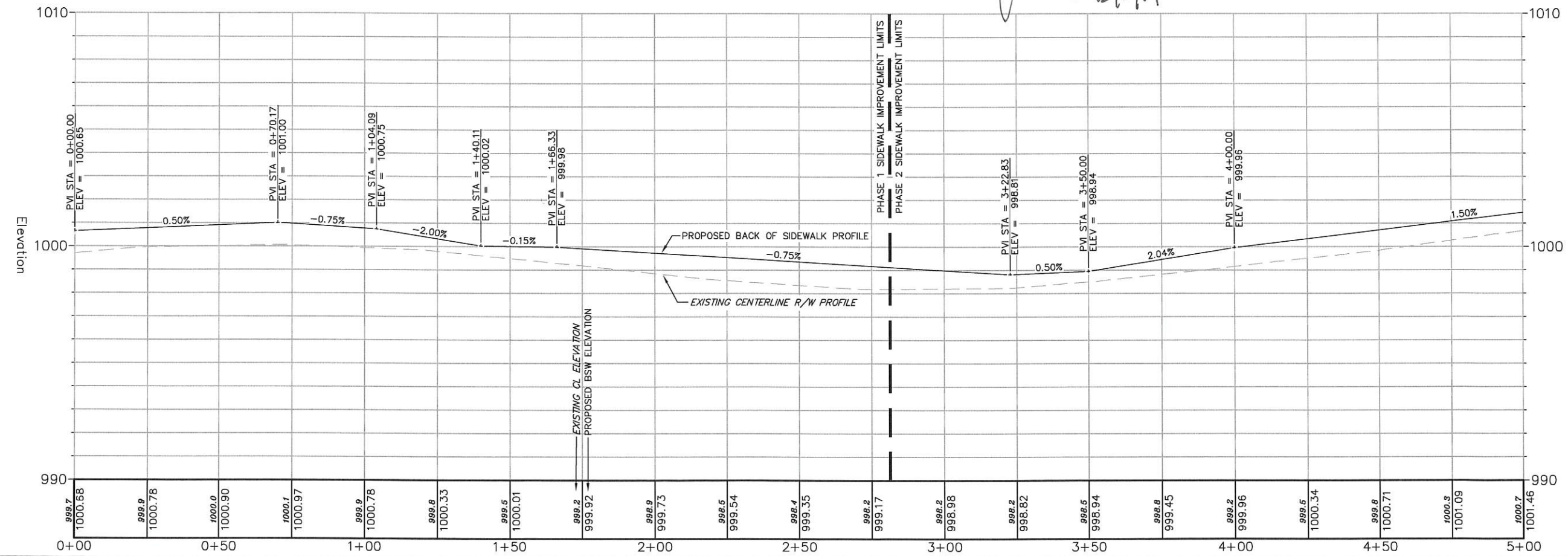
- TC - TOP OF CURB
- SW - TOP OF WALK
- CL - CENTER LINE
- BSW - BACK OF WALK



WISCONSIN
 JUSTIN T. ZAMPARDI
 E-38712
 MADISON, WI
 PROFESSIONAL ENGINEER

J. Zampardi
 12/6/19

QUILLOT 3
 ELAGLER VALLEY
 VOL. 58-081A OF PLATS PAGE 409-410



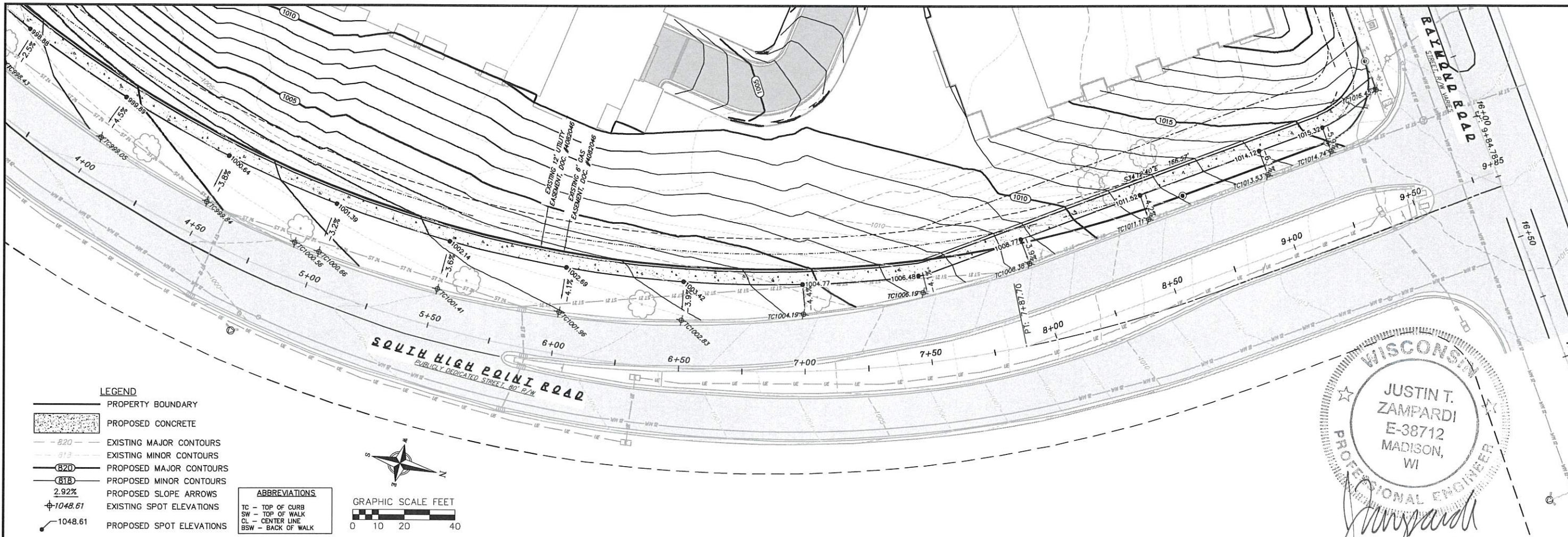
vierblicher
 planners | engineers | advisors
 Phone: (800) 261-3898

S. High Point Rd Sidewalk Plan STA 0+00 - 5+00

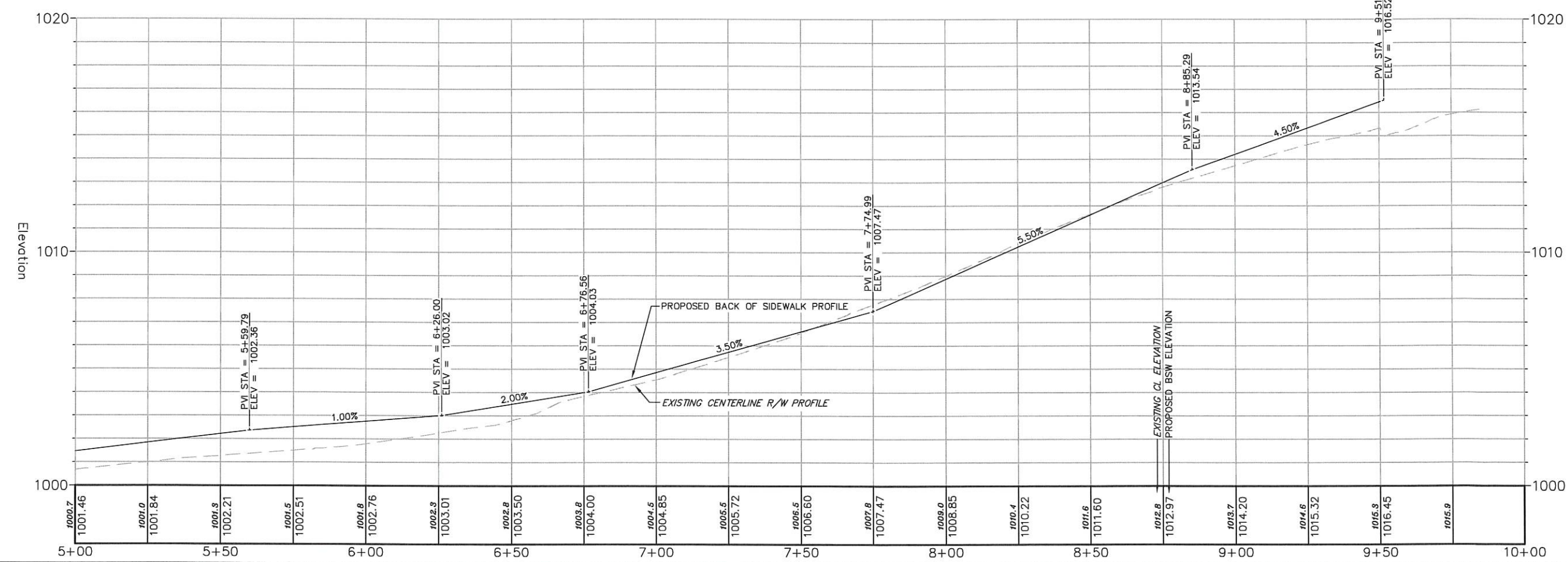
The Esker Apartments
 City of Madison
 Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
 DATE: 11/21/2019
 DRAFTER: JZAM
 CHECKED: RKOL
 PROJECT NO.: 180287
 SHEET: 7 OF 8
 DWG. NO.:



J. Zampardi
12/6/19



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN

DATE: 11/21/2019

DRAFTER: JZAM

CHECKED: RKOL

PROJECT NO.: 180287

SHEET: 8 OF 8

DWG. NO.:

INSTALL CONDUIT TO INTERCEPT EXISTING ELECTRICAL CABINET

INSTALL LB-3 BASE TO INTERCEPT EXISTING ELECTRICAL CONDUIT (TYPICAL)

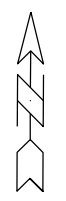
LEGEND

- PLACE STREET LIGHTING PVC CONDUIT, 2" UNLESS NOTED AS OTHER
- ⊗ INSTALL LB-3 BASE
- - - EXISTING STREET LIGHTING CONDUIT
- ▣ EXISTING ELECTRICAL HANDHOLE
- ⊗ EXISTING STREET LIGHT POLE/BASE

GENERAL ELECTRICAL NOTES:

1. ALL LOCATIONS ARE APPROXIMATE. THE TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS INCLUDING SETBACK IN THE FIELD. THE CONTRACTOR SHALL NOTIFY BECKY OUREISHI (267-8849) 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 2019 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.
3. THE CONTRACTOR SHALL CALL TROY VANT (266-4767) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF CONSTRUCTION HANHOLES OR BURYING CONDUIT TO ARRANGE FOR INSPECTION.
4. INSTALL LB-3 BASES TO INTERCEPT EXISTING ELECTRICAL CONDUIT ON S HIGH POINT RD
5. NEW STREET LIGHT POLES AND WIRE TO BE INSTALLED LATER BY CITY CREWS.

SCALE 1" = 200'



PLOT SCALE:
PLOT NAME:
REV. DATE:
ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.