

PUBLIC IMPROVEMENTS PLAN

CITY OF MADISON, WISCONSIN

SE 1/4, NE 1/4, SECTION 06, TOWNSHIP 07 NORTH, RANGE 10 EAST

2521 E. WASHINGTON AVE

CITY PROJECT NO. 13204

CONTRACT NO. 8942

**PUBLIC IMPROVEMENT DESIGN
APPROVED BY:**

EN- Greg Fries 11/30/20
CITY ENGINEER DATE

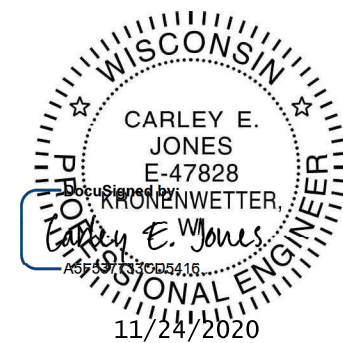
**PUBLIC IMPROVEMENT PROJECT
APPROVED SEPTEMBER 1, 2020 BY THE
COMMON COUNCIL OF MADISON, WI**

DRAWING INDEX

C0.0	TITLE SHEET
C0.1	GENERAL NOTES
C0.2	DETAILS
C1.0	OVERALL SITE PLAN
C2.0	SIDEWALK PLAN & PROFILE
C2.1	SIDEWALK PLAN & PROFILE
C2.2	SIDEWALK PLAN & PROFILE
C3.0	UTILITY PLAN
C3.1	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN



PROJECT AREA
NOT TO SCALE



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P. 608.848.5060

CLIENT:
GORMAN & COMPANY

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
**PUBLIC IMPROVEMENTS
CITY PROJECT: 13204
CONTRACT NO: 8942**

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date	Description
1	10.12.2020	PUBLIC IMPROVEMENT PLAN
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Design/Drawn: CEJ
Approved: JLF

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
C0.0



GENERAL NOTES

1. THE DEVELOPER SHALL REPLACE ALL CURB & GUTTER AND SIDEWALK THAT IS DAMAGED OR DETERMINED TO BE IN UNSATISFACTORY CONDITION.
2. ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADES OF 0.5% TOWARD STORM SEWER INLETS.
3. ALL DISTURBED TERRACE AREAS SHALL BE RESTORED WITH 6-INCHES OF TOP SOIL AND SEED UNLESS DIRECTED OTHERWISE ON THE PLAN OR BY THE CITY CONSTRUCTION ENGINEER.
4. TYPICAL PAVEMENT CROSS SLOPES SHALL BE 2% AND TERRACES SHALL SLOPE AT A 4% GRADE TOWARD THE GUTTER.
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. 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.
6. OBTAIN A PRINT OUT OF THE ALIGNMENT FROM THE CITY ENGINEER PRIOR TO STAKING THIS PROJECT.
7. CURB STATION AND OFFSETS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
8. 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.
9. ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.
10. 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.
11. ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.
12. THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.
13. 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. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH ALL MUTCD REQUIREMENTS. WORK SHALL NOT PROCEED 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.
14. PAVEMENT SAWCUTS AND FINAL PAVEMENT PATCHING LIMITS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS AND LIMITS SHOWN ON THE PLAN ARE BASED ON ANTICIPATED DISTURBANCE AND THE PATCHING CRITERIA BUT SHALL BE CONSIDERED APPROXIMATE. ALL PAVEMENT PATCHING SHALL BE PER THE CITY'S PATCHING CRITERIA.

15. NO TREES, EXCEPT THOSE SHOWN ON THE PLANS, SHALL BE REMOVED. IT IS EXPECTED THAT CONSTRUCTION WILL BE STAGED SUCH THAT EXISTING TREES THAT ARE TO REMAIN WILL BE PRESERVED. ANY REQUESTED TREE REMOVALS FOR CONSTRUCTION SHALL BE REVIEWED IN FURTHER DETAIL WITH CITY FORESTRY, AND, IF A TREE REMOVAL PERMIT WILL BE GRANTED, IT WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE IT CAN BE ISSUED; THE ADDITIONAL TIME IS REQUIRED TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN. CITY FORESTRY WILL ISSUE A REMOVAL PERMIT FOR ALL TREE REMOVALS IN THE RIGHT OF WAY IDENTIFIED ON PLANS. CONTACT CITY FORESTRY AT 266-4816 TO OBTAIN THE STREET TREE REMOVAL PERMIT.

16. CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING AND ALSO PRIOR TO INSTALLATION OF TREE GRATES. TREE GRATES WILL REQUIRE EXCAVATION TO CONFIRM THAT THERE ARE NO CONFLICTS THAT WOULD PREVENT TREE PLANTINGS. NOTICE PRIOR TO OTHER PLANTINGS IS NECESSARY TO SCHEDULE INSPECTION OF THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

17. 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) 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/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 THE CHANGE IN THE TREE PLAN.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	BIKE RACK
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
	FG - FINISH GRADE
	EC - EDGE OF CONCRETE
	BOC - BACK OF CURB
	MATCH - MATCH EXISTING GRADE
	HP - HIGH POINT
	SW - SIDEWALK
	FG:XXX.XX



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Design/Drawn: CEJ
Approved: JLF

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
C0.1

JSD PROJECT NO: 15-6830



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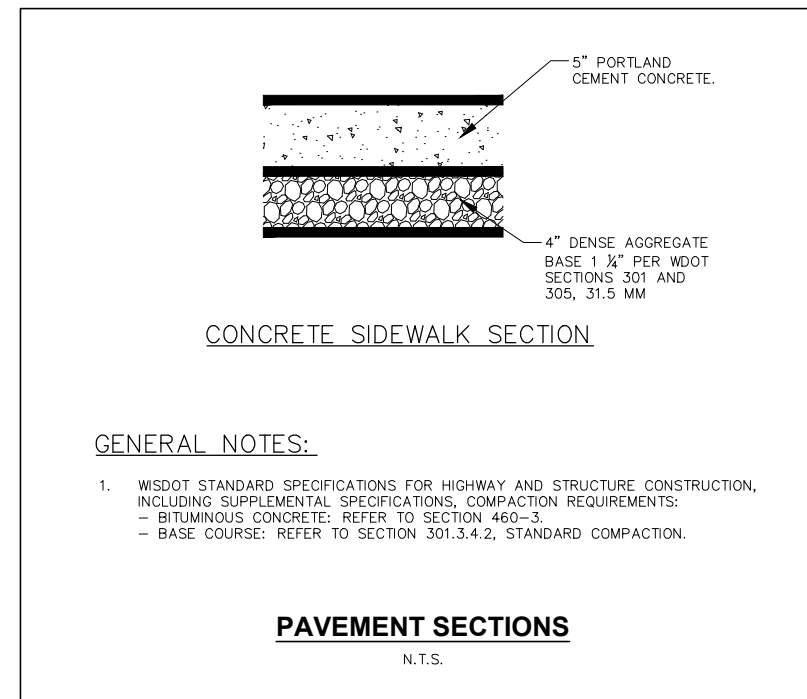
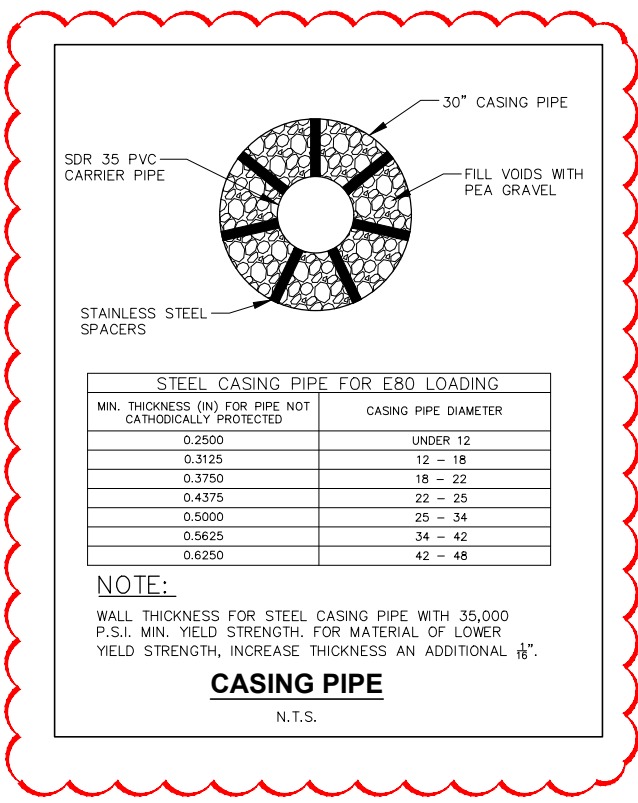
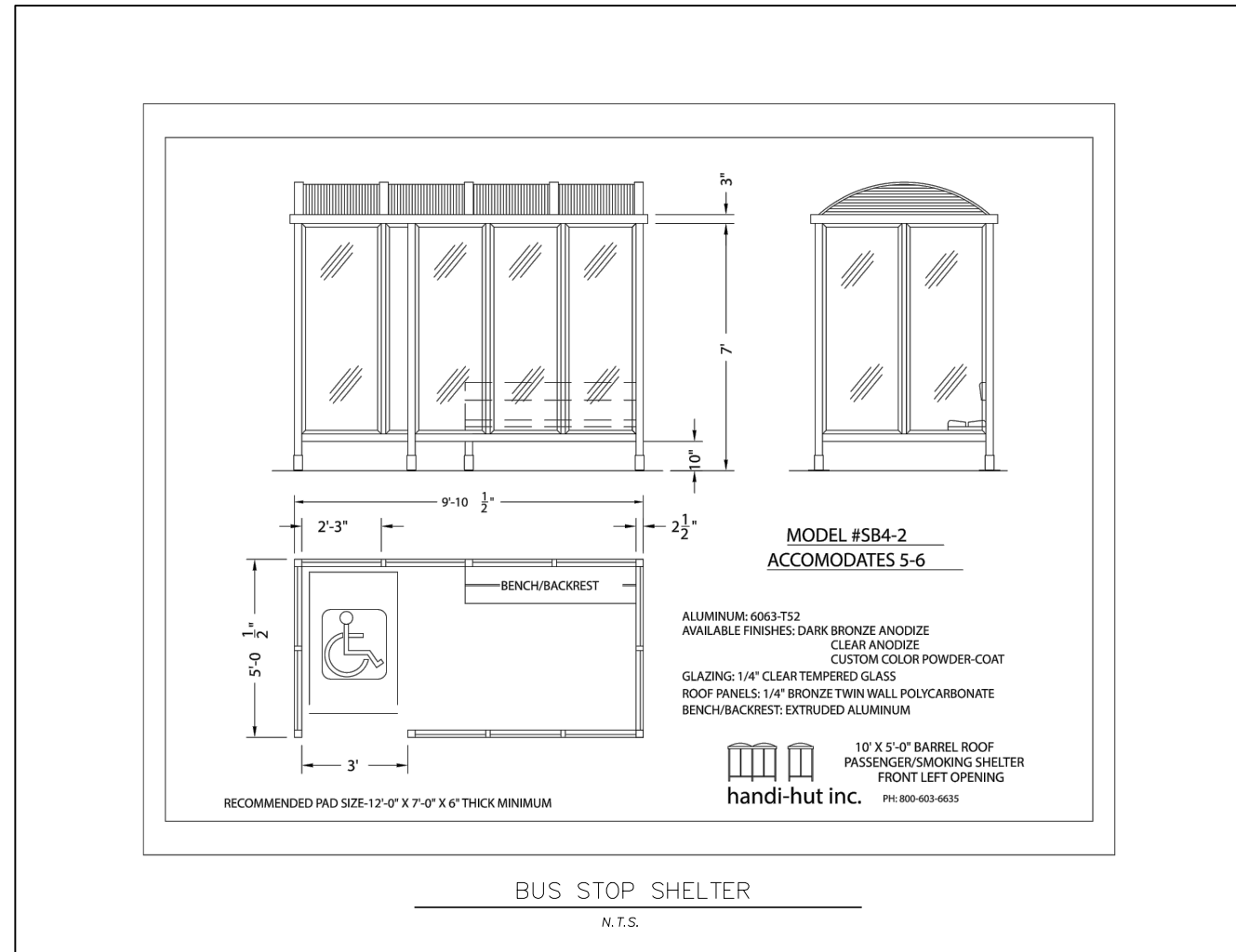
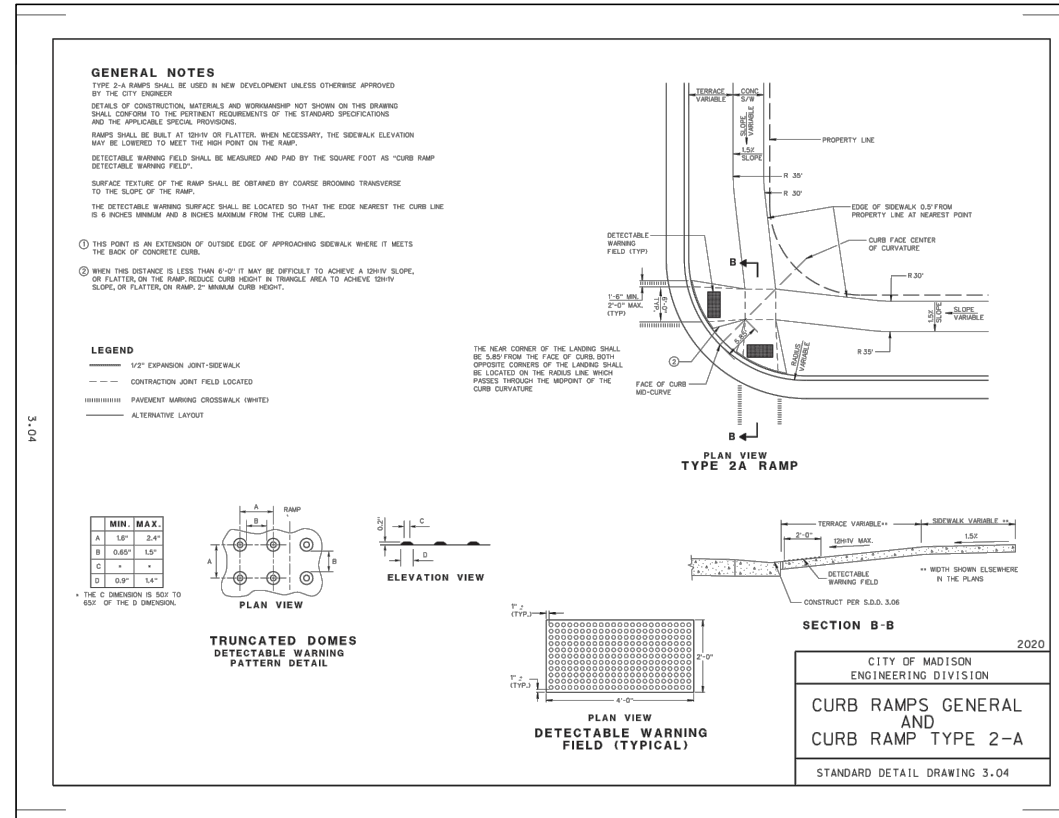
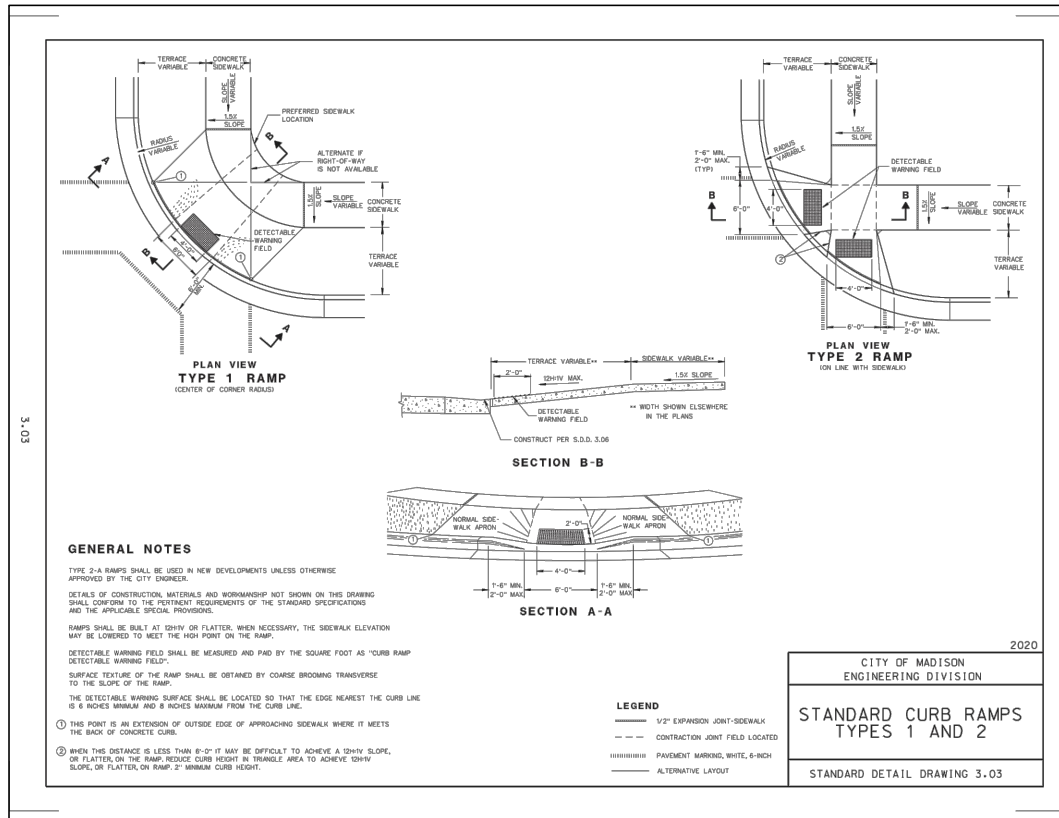
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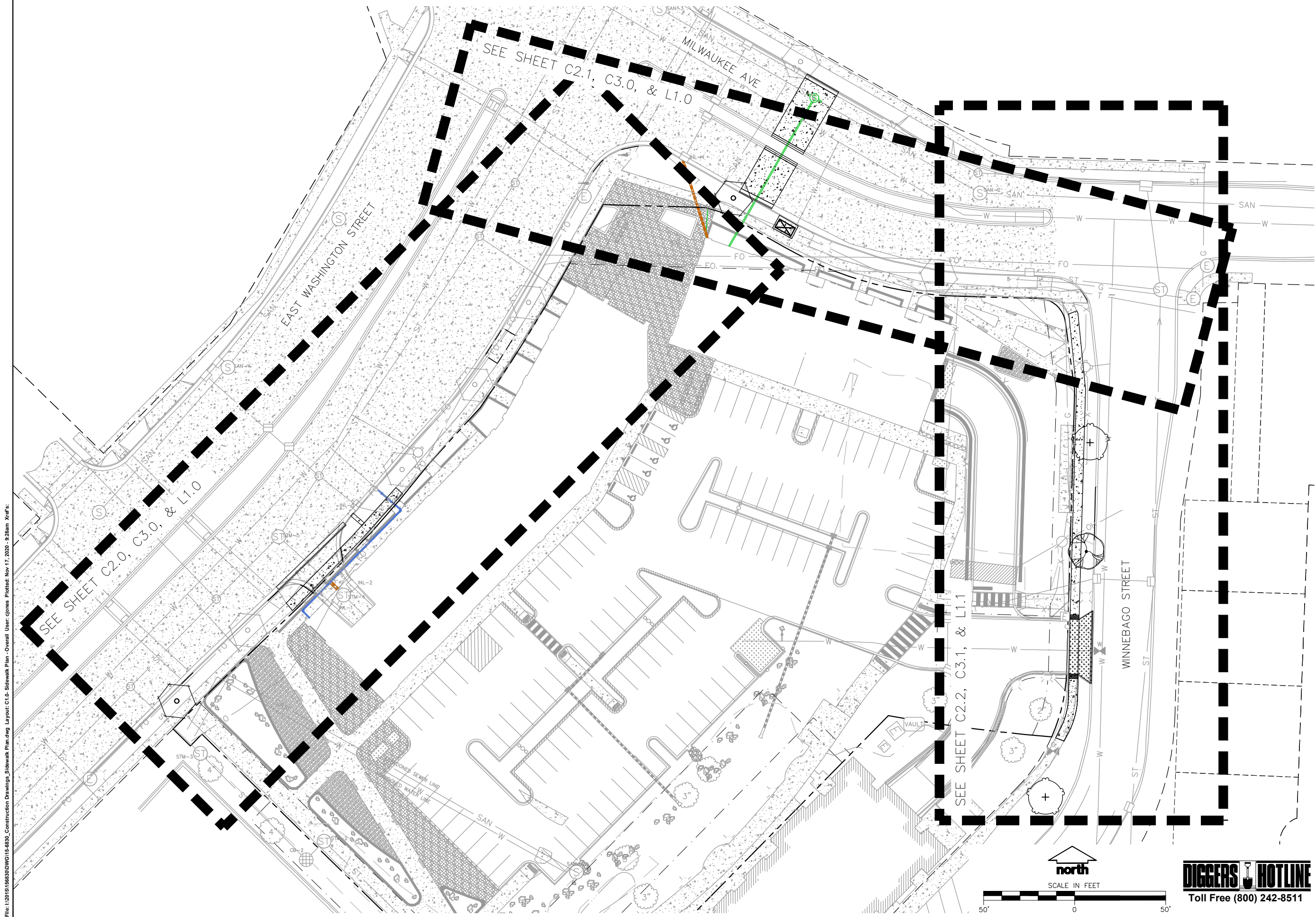
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DETAILS

SHEET NUMBER:

C0.2

JSD PROJECT NO: 15-6830





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SHEET TITLE:
OVERALL MAP/SITE PLAN

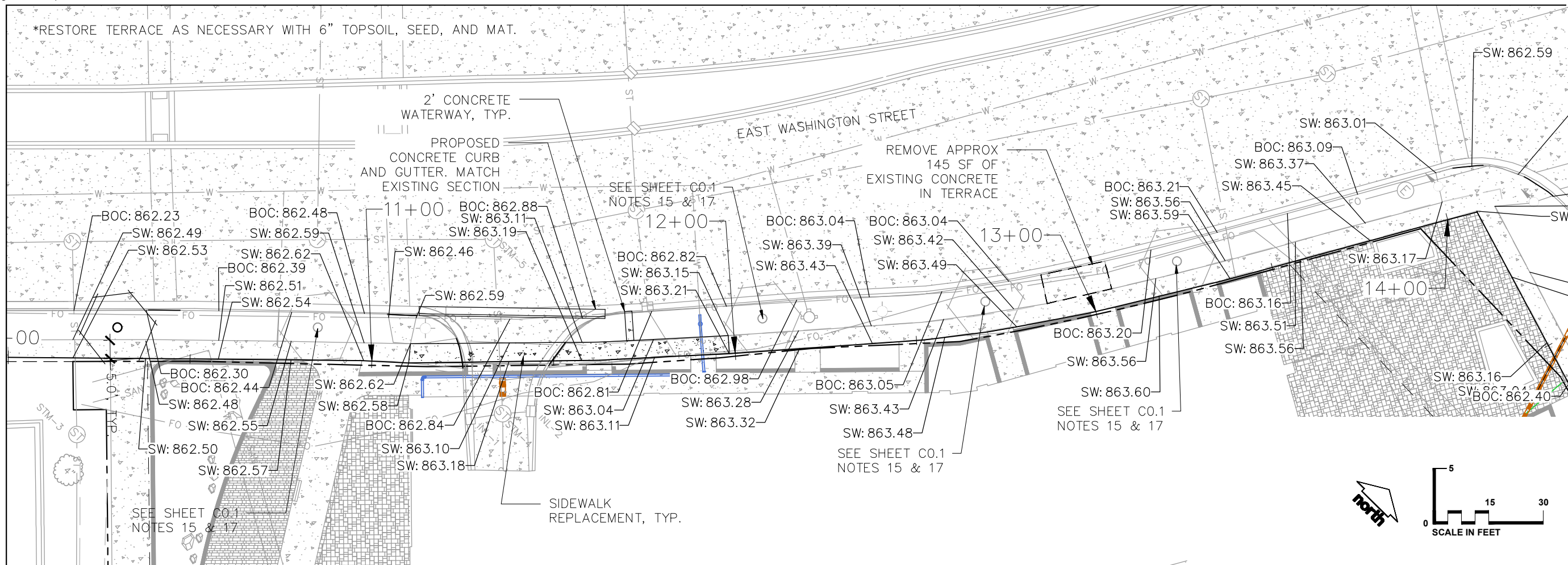
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*RESTORE TERRACE AS NECESSARY WITH 6" TOPSOIL, SEED, AND MAT.



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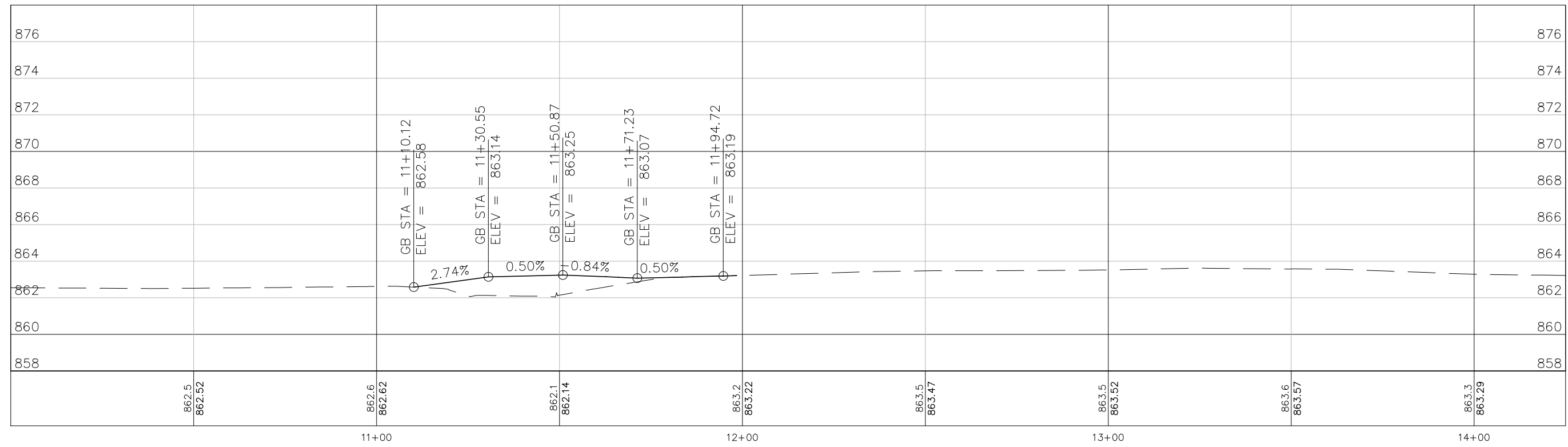
Design/Drawn: CEJ
Approved: JLF

SHEET TITLE:
**SIDEWALK PLAN &
PROFILE**

SHEET NUMBER:
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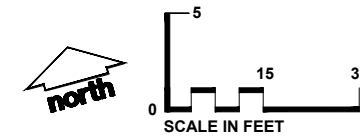
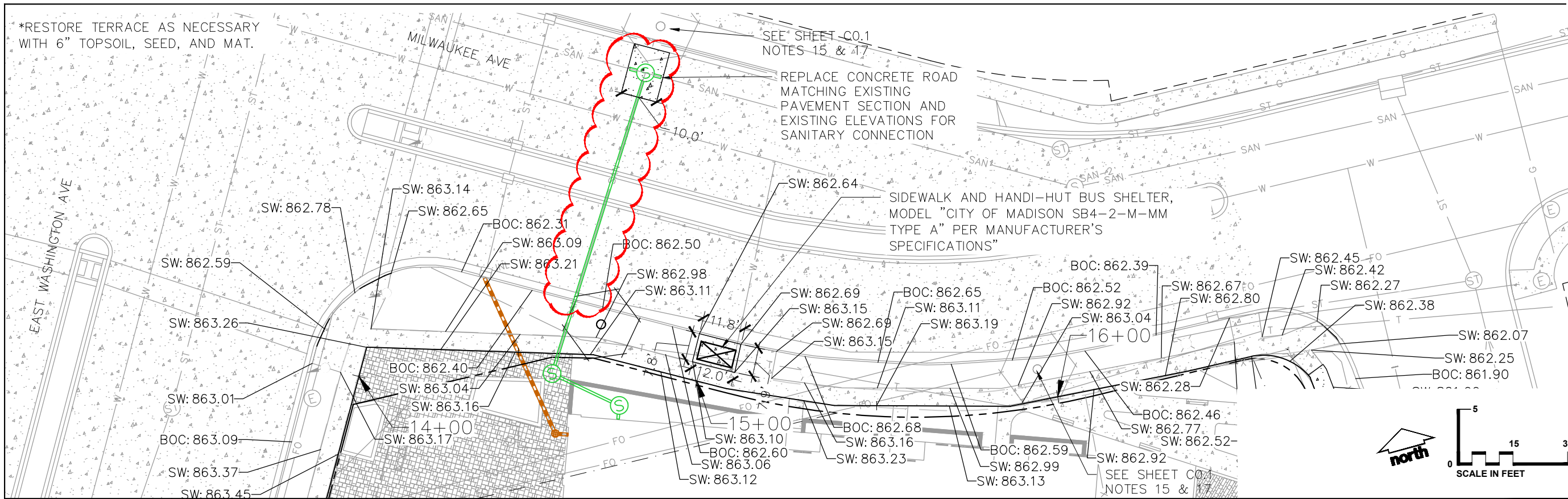
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**SIDEWALK PLAN &
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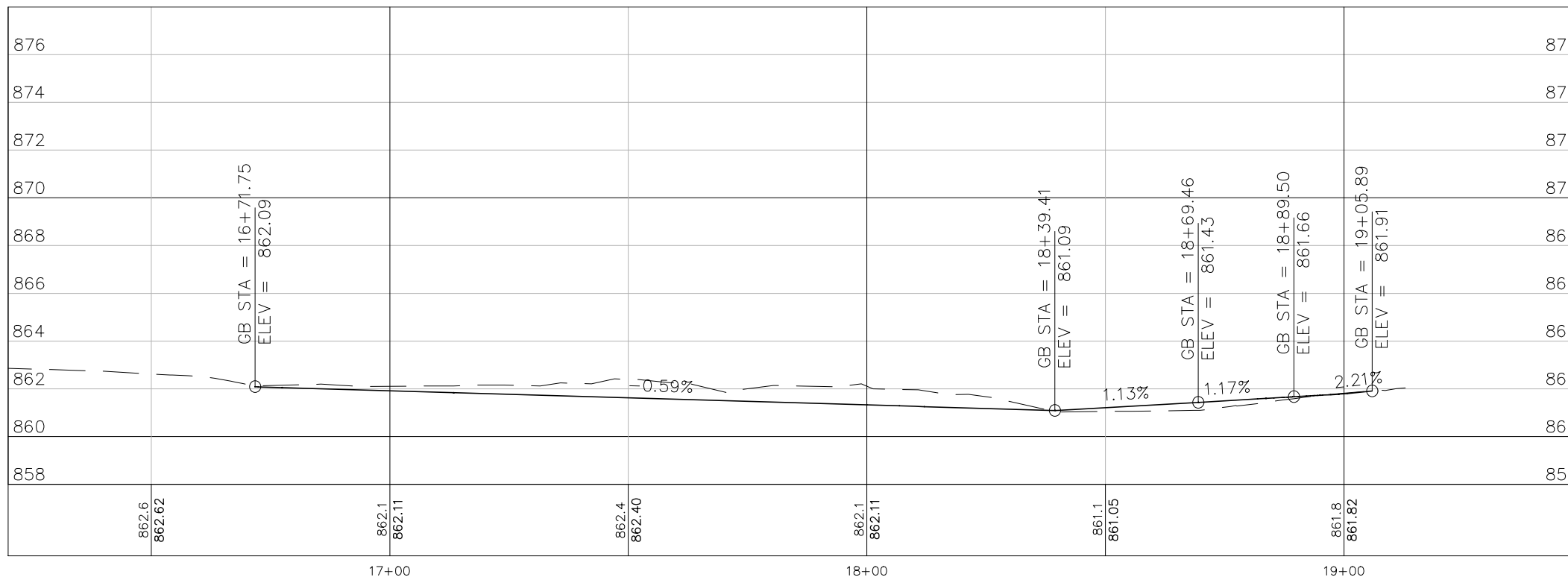
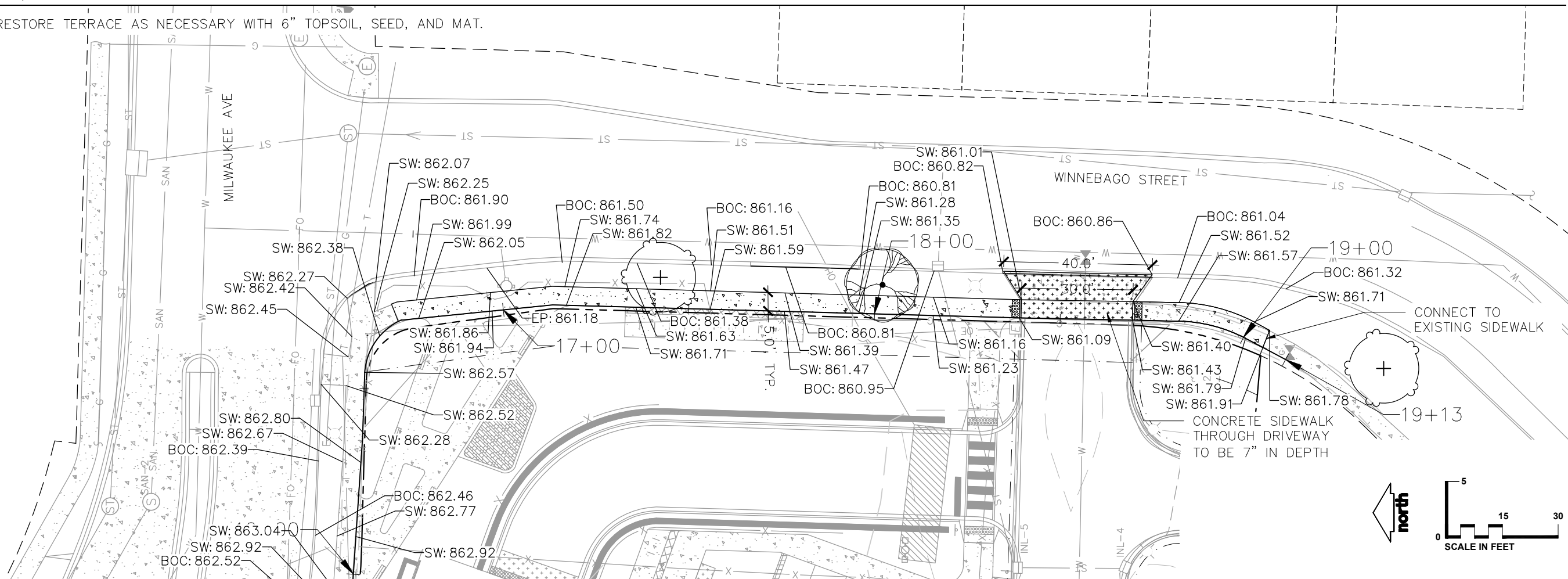
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CLIENT:
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**SIDEWALK PLAN &
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SHEET NUMBER:

C2.2



PLAN MODIFICATIONS:

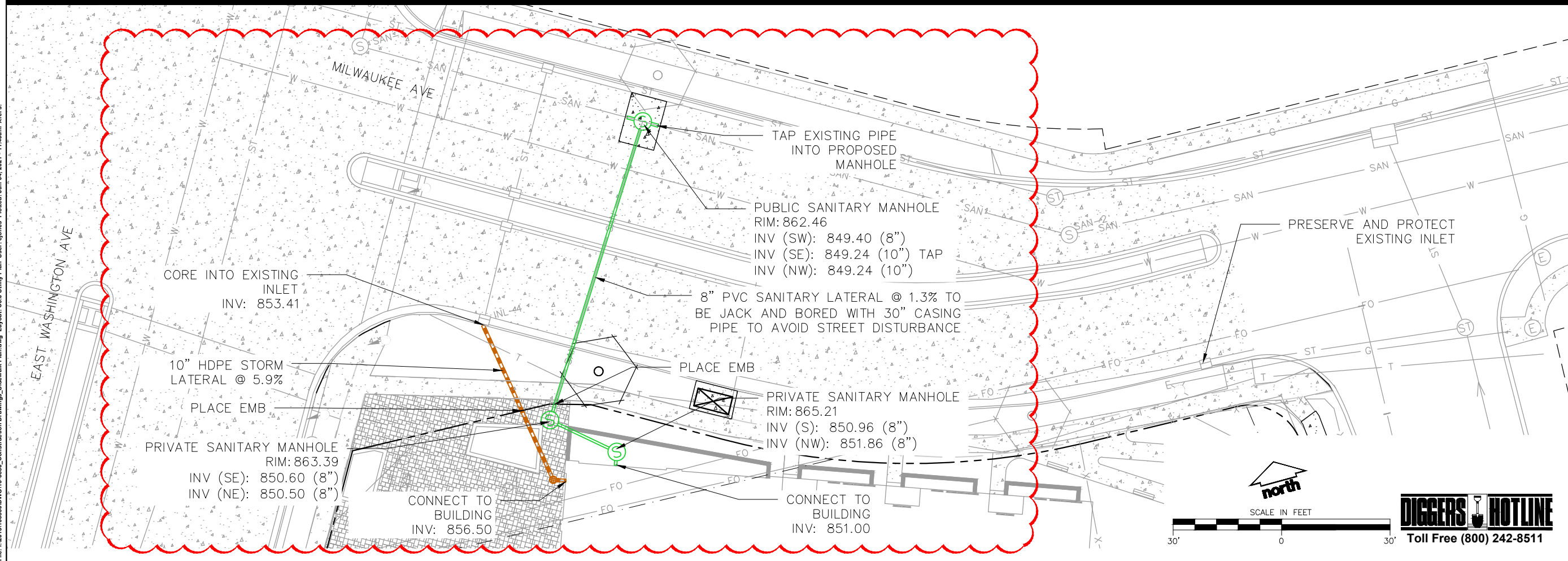
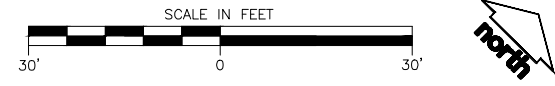
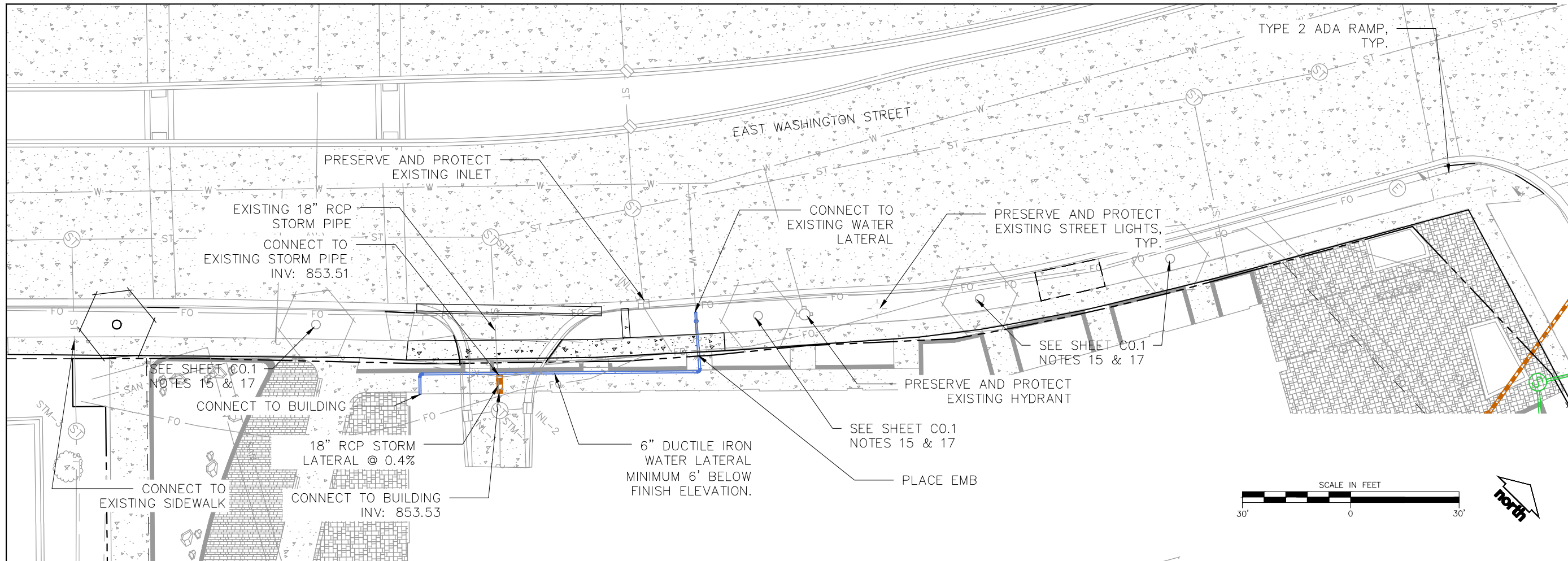
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SHEET TITLE:
UTILITY PLAN

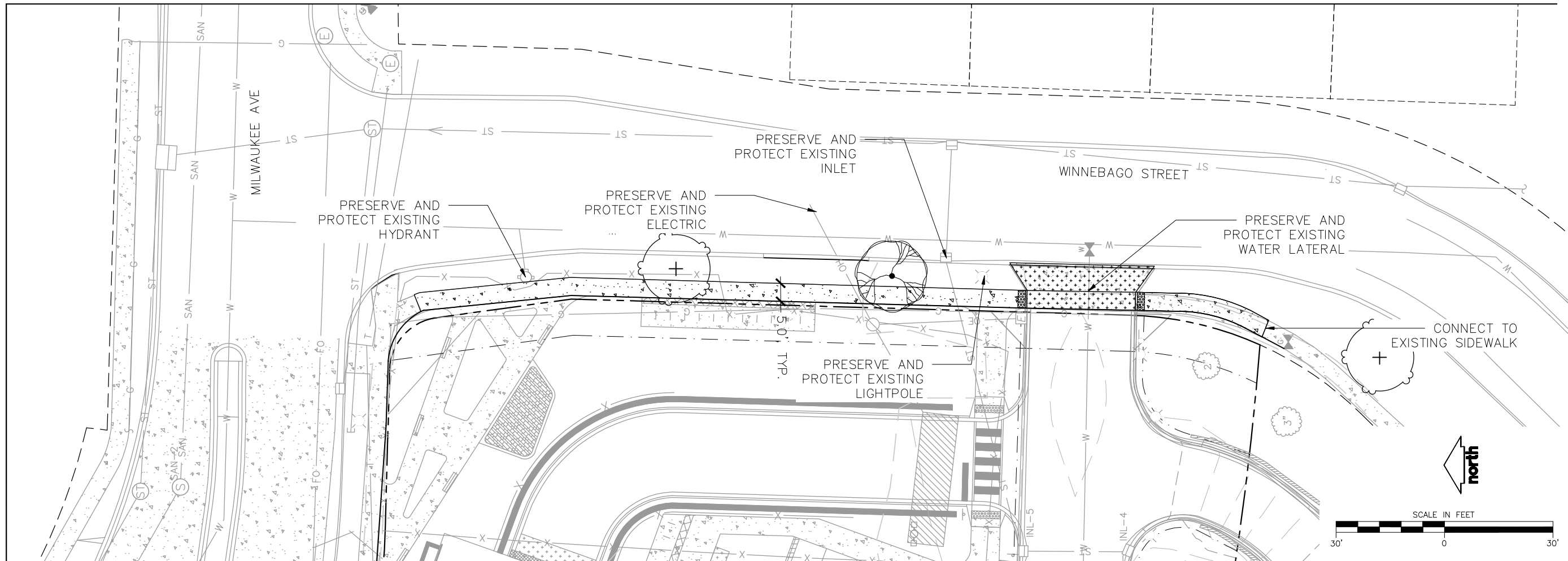
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JSD PROJECT NO: 15-6830



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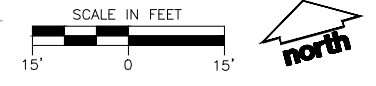
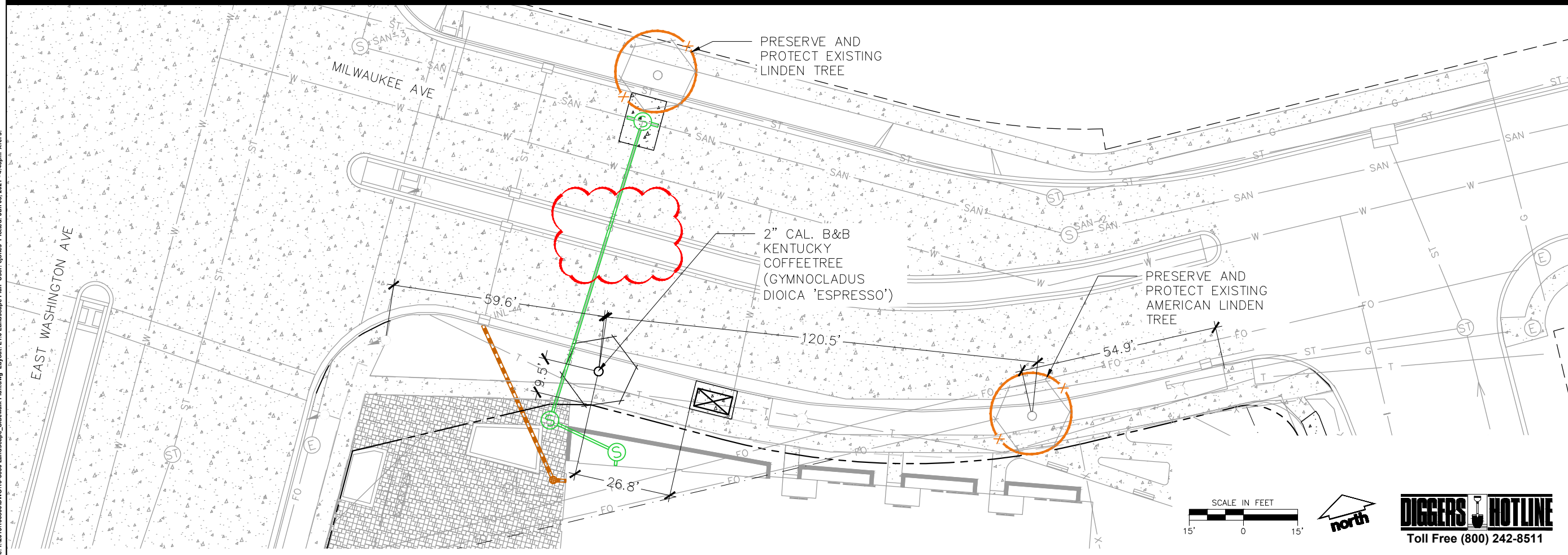
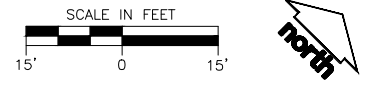
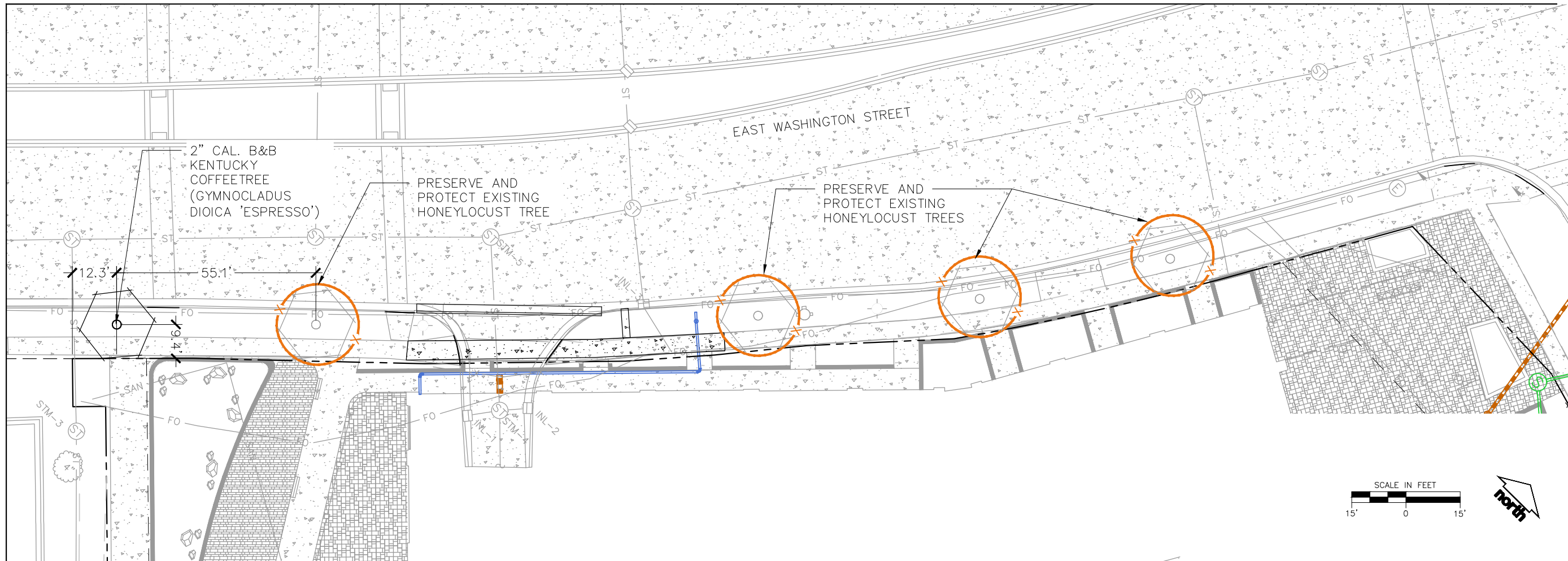
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Design/Drawn: CEJ
Approved: JLF

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 15-6830

File: I:\2016\156830\DWG\15-6830_Landscape_Sidewalk_Plan.dwg Layout: L1.0 Landscape Plan User: cjohns Plotted: Jun 03, 2021 - 4:45pm Xref's:

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CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
GORMAN & COMPANY

CLIENT ADDRESS:
200 N. MAIN STREET
OREGON, WI 53575

PROJECT:
**PUBLIC IMPROVEMENTS
CITY PROJECT: 13204
CONTRACT NO: 8942**

PROJECT LOCATION:
MADISON, WI
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	10.12.2020	PUBLIC IMPROVEMENT PLAN
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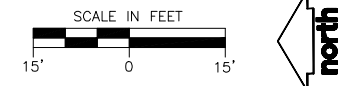
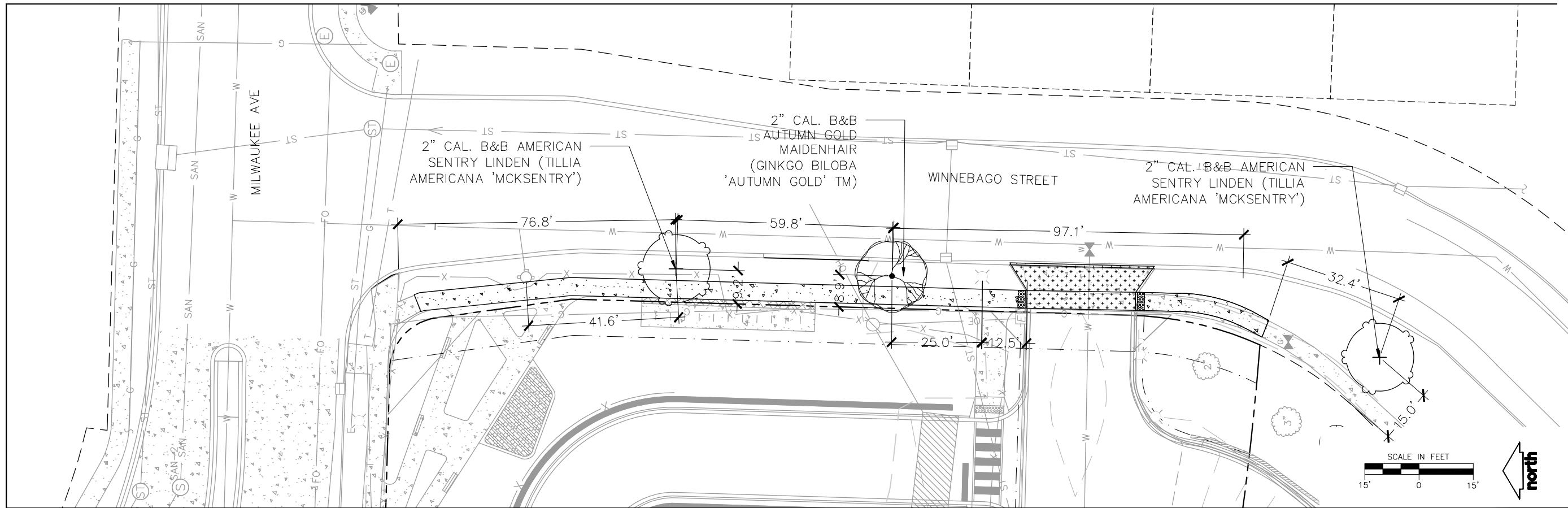
Design/Drawn: CEJ
Approved: JLF

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L1.1

JSD PROJECT NO: 15-6830



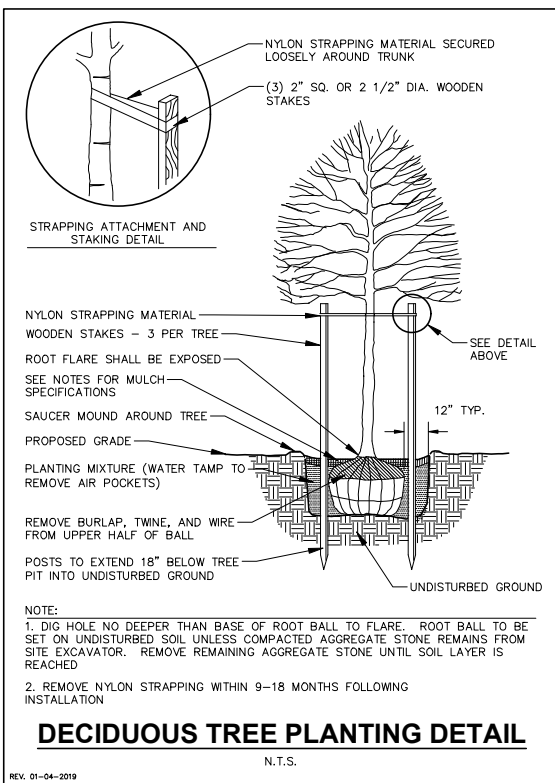
NOTES

1. NO TREES, EXCEPT THOSE SHOWN ON THE PLANS, SHALL BE REMOVED. IT IS EXPECTED THAT CONSTRUCTION WILL BE STAGED SUCH THAT EXISTING TREES THAT ARE TO REMAIN WILL BE PRESERVED. ANY REQUESTED TREE REMOVALS FOR CONSTRUCTION SHALL BE REVIEWED IN FURTHER DETAIL WITH CITY FORESTRY, AND, IF A TREE REMOVAL PERMIT WILL BE GRANTED, IT WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE IT CAN BE ISSUED; THE ADDITIONAL TIME IS REQUIRED TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN. CITY FORESTRY WILL ISSUE A REMOVAL PERMIT FOR ALL TREE REMOVALS IN THE RIGHT OF WAY IDENTIFIED ON PLANS. CONTACT CITY FORESTRY AT 266-4816 TO OBTAIN THE STREET TREE REMOVAL PERMIT.

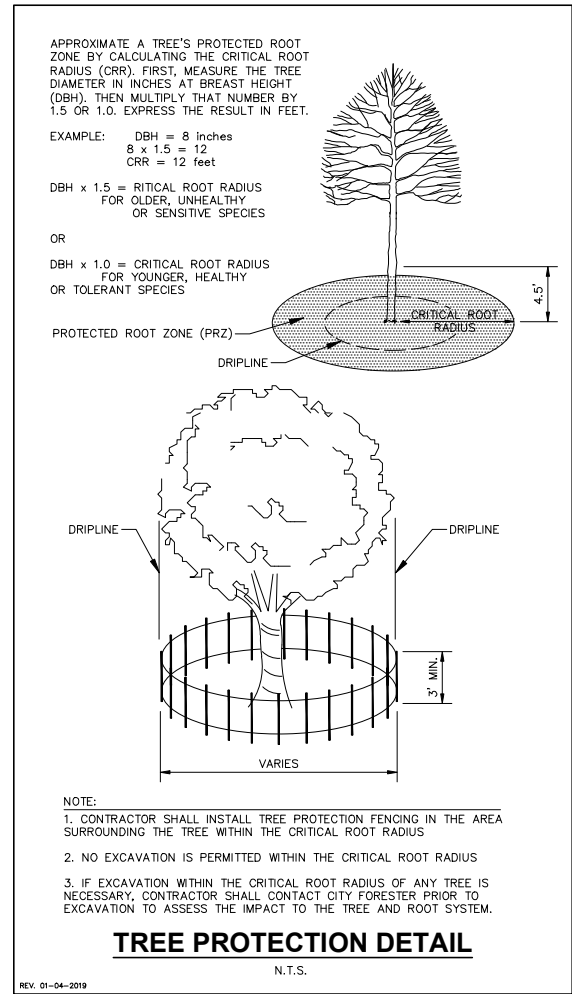
2. CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING AND ALSO PRIOR TO INSTALLATION OF TREE GRATES. TREE GRATES WILL REQUIRE EXCAVATION TO CONFIRM THAT THERE ARE NO CONFLICTS THAT WOULD PREVENT TREE PLANTINGS. NOTICE PRIOR TO OTHER PLANTINGS IS NECESSARY TO SCHEDULE INSPECTION OF THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

3. ALL TREES SHALL BE PLACED CENTERED IN THE STREET TERRACE.

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 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) 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/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 THE CHANGE IN THE TREE PLAN.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

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