

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

823 E WASHINGTON AVE - MOXY HOTEL

UTILITIES ONLY

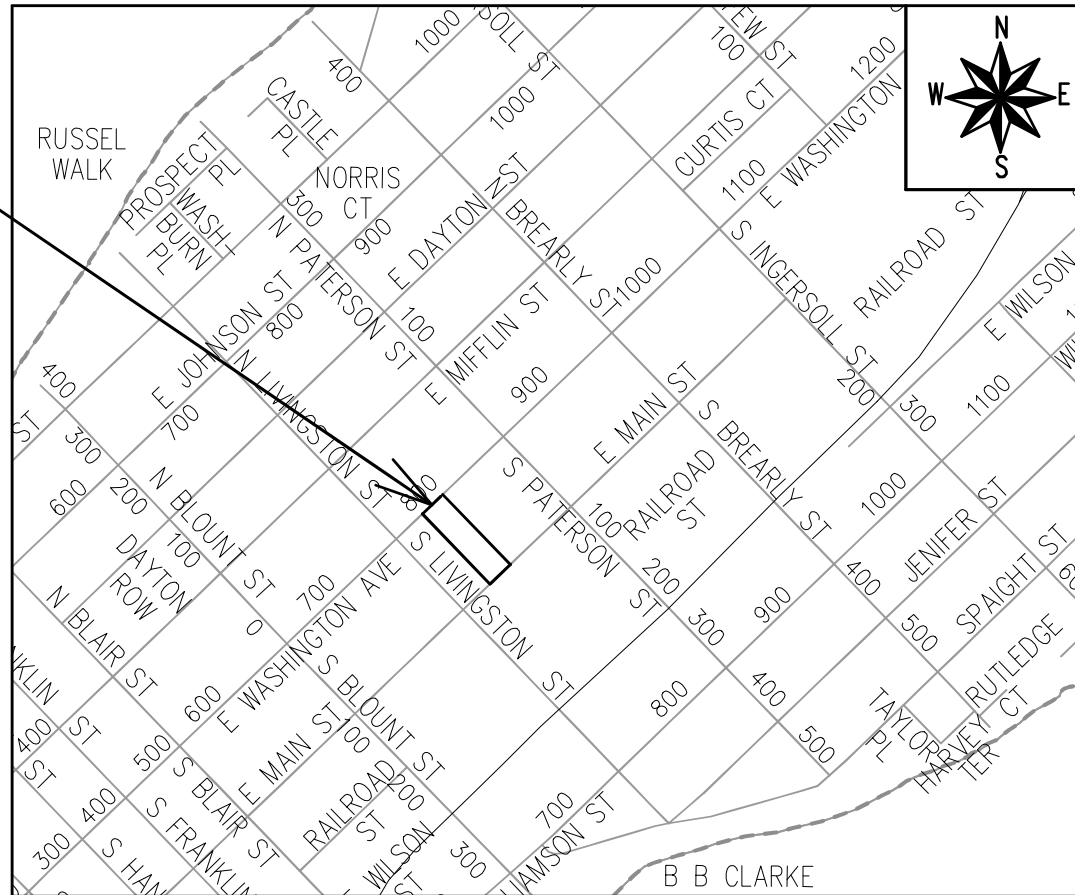
CITY PROJECT NO. 13275
CONTRACT NO. 8980

INDEX OF SHEETS

SHEET NO. U1	UTILITY PLAN
SHEET NO. L1	LANDSCAPE PLAN

NO MAINTENANCE PLAN REQUIRED

**PROJECT
LOCATION**



PUBLIC IMPROVEMENT PROJECT APPROVED

DECEMBER 7, 2021

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

Greg Fries

Aug 16, 2022

City Engineer

Date

SANITARY SEWER DESIGNED BY:

LATERAL ONLY

STORM SEWER DESIGNED BY:

LATERAL ONLY

WATER DESIGNED BY:

LATERAL ONLY

PLOT SCALE: 1:1_XREF

PLOT NAME: ---

REV. DATE: 8/10/2022 12:45 PM

ORIGINATOR: CITY_OF_MADISON

GENERAL:

THE DEVELOPER SHALL REPLACE ALL CURB & GUTTER AND SIDEWALK THAT IS DAMAGED OR DETERMINED TO BE IN UNSATISFACTORY CONDITION, REGARDLESS OF WHETHER THE DAMAGE EXISTED PRIOR TO CONSTRUCTION.

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.

ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.

OBTAIN A PRINT OUT OF THE ALIGNMENT FROM THE CITY ENGINEER PRIOR TO STAKING THIS PROJECT.

TRAFFIC CONTROL:

ALL REMANENT 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.

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.

STREET DESIGN:

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.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADES OF 0.2% TOWARD STORM SEWER INLETS.

TYPICAL PAVEMENT CROSS SLOPES SHALL BE 2% AND TERRACES SHALL SLOPE AT A 2% GRADE TOWARD THE GUTTER.

THE CROSS SLOPE OF SIDEWALKS AND BARRIER FREE SIDEWALK CURB RAMPS SHALL BE 1.2%. THE LONGITUDINAL GRADE OF BARRIER FREE SIDEWALK CURB RAMPS SHALL NOT EXCEED 0.3%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.10, 1071, AT ALL OTHER LOCATIONS THE LONGITUDINAL GRADE OF SIDEWALKS SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER BUT NOT LESS THAN 0.2% 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 SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4.0%. 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 ADA GUIDELINES. 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.

UTILITIES:

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.

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.

RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS HOLES, PEDESTALS, BOXES, STRUCTURES, COTTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES.

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET IRON
	UTILITY TO BE REMOVED

GBA
Geotechnical & Building Analysis

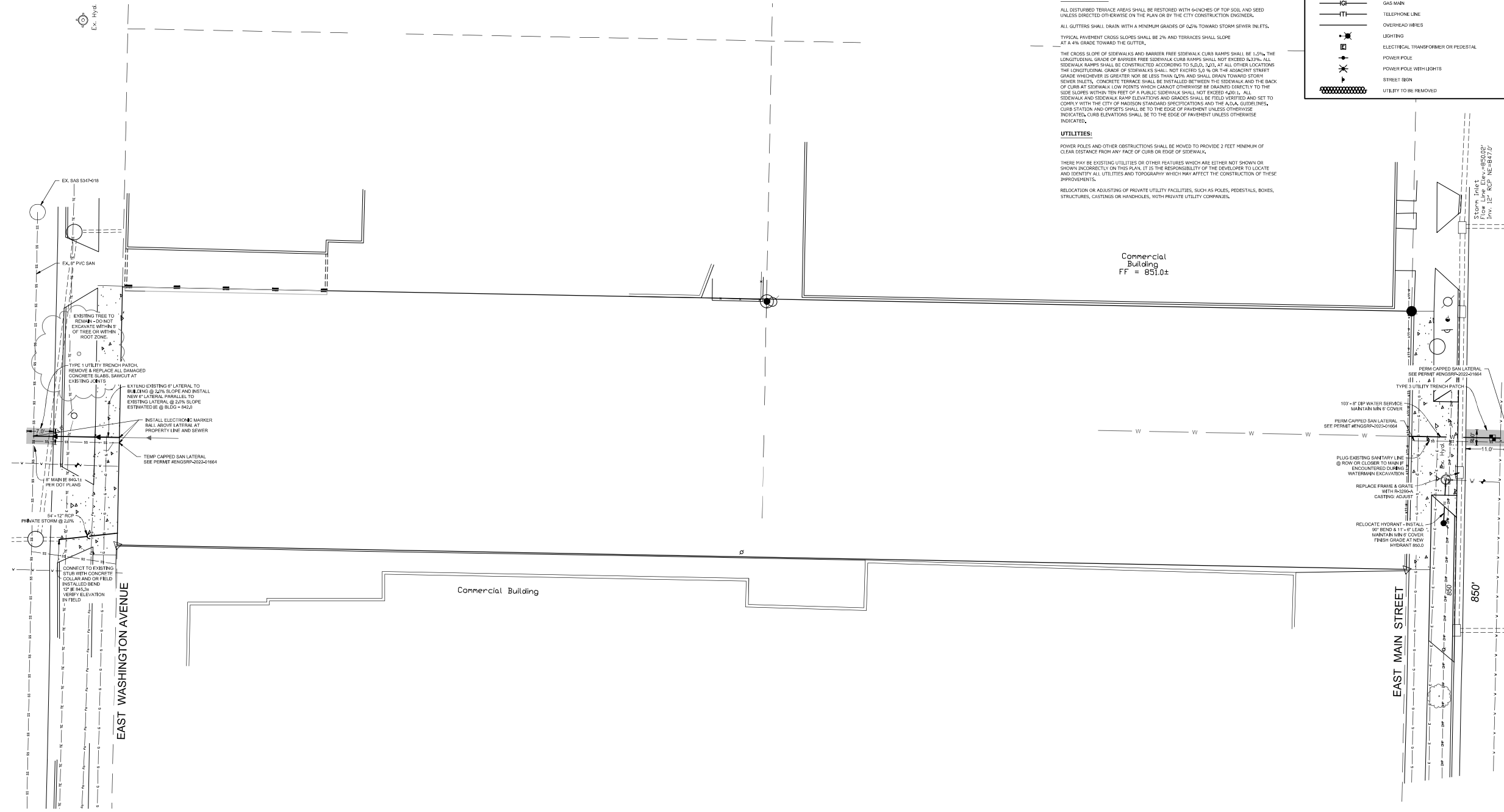
2218 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-824-1750
608-825-2056 (FAX)

TRIANGLE ENGINEERING GROUP
ENGINEERING & ARCHITECTURE

WISCONSIN OFFICE:
20725 WATERDOWN ROAD, SUITE 100
BROOKFIELD, WI 53005
(262) 754-8888
www.triangle-engineering.com

CHICAGO OFFICE: NATEYAWKE
www.nateyawke.com

PLAN DESIGN DELIVER



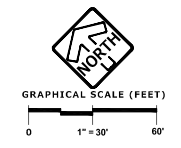
PROJECT:
MOXY HOTEL
823 E. WASHINGTON AVENUE
MADISON, WI 53703
CLIENT:
NORTH CENTRAL GROUP
1600 ASPEN COMMONS, SUITE 200
MIDDLETON, WI 53562

201926
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PROJECT: 201926
DRAWN BY: AEK
DATE: 6/28/22
SCALE: 1" = 30'
CITY COMMENTS: 0803022

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.

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 8980, PROJECT 13275)



UTILITY PLAN
U-1

PLANT SCHEDULE

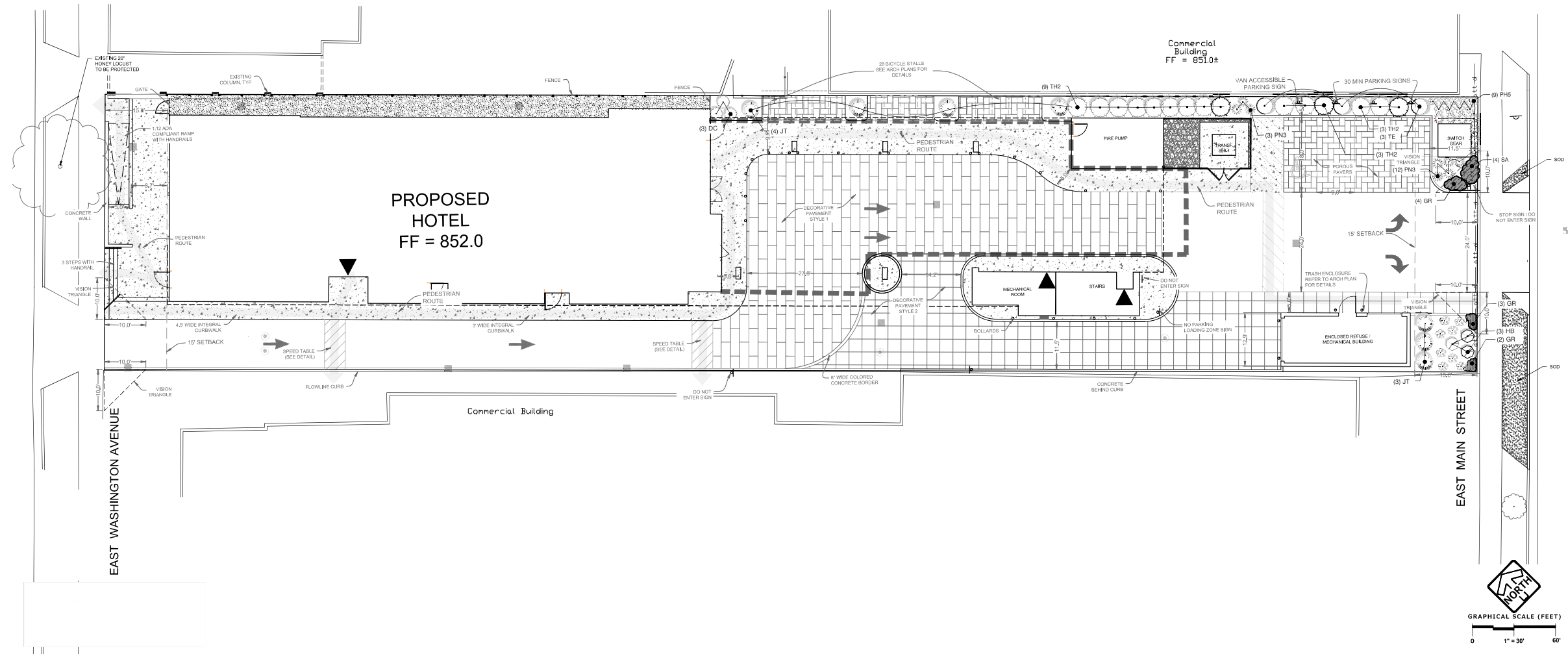
UPRIGHT EVERGREEN SHRUB (10 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
JT	Juniperus chinensis 'Trautman'	Trautman Juniper	4' HL	7	
TH2	Taxus x media 'Hicksii'	Hicks Yew	4' HL	15	
DECIDUOUS SHRUBS (3 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
DC	Diervilla sessilifolia 'Cool Splash'	Cool Splash False Honeysuckle	3 gal.	3	
HB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gal.	3	
EVERGREEN SHRUBS (4 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
TE	Taxus x media 'Everlow'	Yew	3 gal.	3	
ORNAMENTAL GRASSES (2 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
PH5	Panicum virgatum 'Northwind'	Switch Grass	1 gal.	15	
PH5	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal.	17	
PERENNIALS (2 POINTS EACH)	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
QT	Geranium x 'Rozanne' TM	Hybrid Cranesbill	1 gal.	24" o.c.	9
SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	30" o.c.	4
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Stone Mulch		788 sf		
	Sod	Drought Tolerant Fescue Blend	244 sf		

LANDSCAPING POINTS REQUIREMENTS

DEVELOPED AREA ON SITE: 20,124 SF
 REQUIRED POINTS: (20,124 / 300) X 5 = 336 POINTS
 PROVIDED POINTS WITH PLANTS: 340 POINTS

NOTES

- ALL PLANTINGS ADJACENT TO BICYCLE PARKING LOCATIONS SHALL BE MAINTAINED TO PROVIDE A 2 FOOT BUFFER ZONE.
- EXISTING 20" HONEY LOCUST STREET TREE TO BE PRESERVED AND PROTECTED.
- AS DEFINED BY SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3" DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: <https://www.cityofmadison.com/business/pw/specs.cfm>
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.



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 MIDDLETON, WI 53562
 608-224-1750
 608-224-3056 (FAX)

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 BROOKFIELD, WI 53126
 262-794-8888
 CHICAGO OFFICE
 100 N. LAKE STREET, SUITE 200
 CHICAGO, IL 60602
 PLANT DESIGN DELIVER

PROJECT: MOXY HOTEL
 1600 ASHLEIGH AVENUE
 MADISON, WI 53706
 CLIENT: NORTH CENTRAL GROUP
 1600 ASHLEIGH AVENUE, SUITE 200
 MIDDLETON, WI 53562

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PROJECT: 201926
 DRAWN BY: DJB
 DATE: 06/28/22
 SCALE: 1" = 30'
 CITY COMMENTS: 060302

LANDSCAPE PLAN
 L1.0