

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

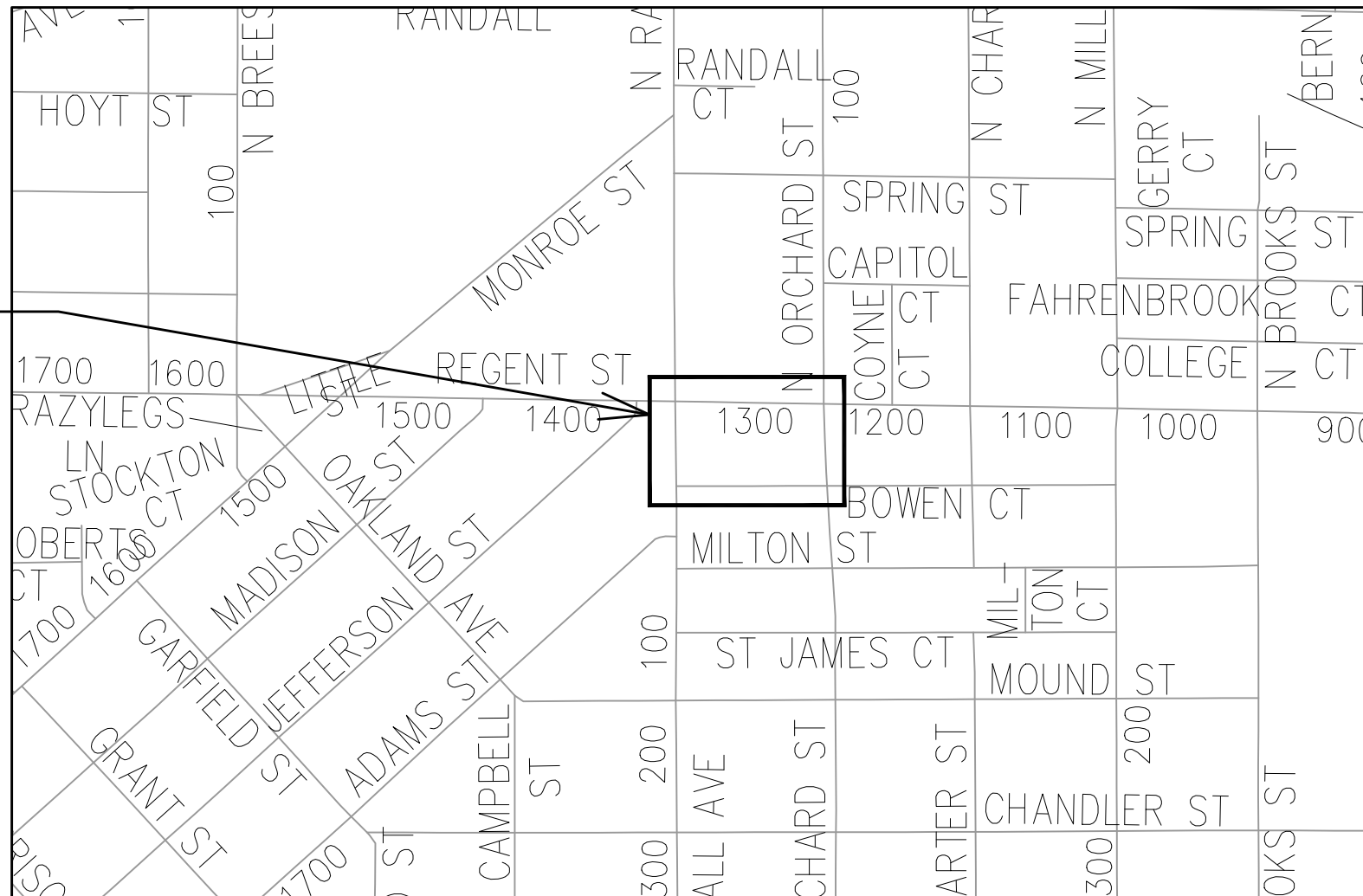
INDEX OF SHEETS

SHEET NO.	STANDARD NOTES
D1	TYPICAL SECTIONS
D2	SITE LAYOUT PLAN
P1	BOWEN COURT PLAN & PROFILE
P2	RANDALL AVE & REGENT ST PLAN
P3	UTILITIES PLAN
U1	SEWER PLAN & PROFILE
U2	NO MAINTENANCE PLAN

1313 REGENT STREET

CITY PROJECT NO. 13584
CONTRACT NO. 9047

PROJECT LOCATION



PUBLIC IMPROVEMENT PROJECT APPROVED

JULY 6, 2021

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

Greg Fries

Jun 28, 2022

City Engineer

Date

STREET GRADES DESIGNED BY:



Jun 28, 2022

SANITARY SEWER DESIGNED BY:



Jun 28, 2022

STORM SEWER DESIGNED BY:

LATERAL ONLY

PLOT SCALE: 1:1_XREF

PLOT NAME: ---

REV. DATE: 6/19/2022 12:00 PM

ORIGINATOR: CITY_OF_MADISON




ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

AS DEFINED BY THE 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 INCHES IN 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](https://www.cityofmadison.com/business/pw/specs.cfm)

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.

DEVELOPER MUST SUBMIT PRECAST SHOP DRAWING FOR SAS #1 TO KYLE FRANK KFRANK@CITYOFMADISON.COM, (608)266-4098 PRIOR TO DELIVERY TO THE SITE.

CONTACT PROJECT ENGINEER AND STREET DESIGNER IKE OKAFOR AT IOKAFOR@CITYOFMADISON.COM FOR CAD AND ALIGNMENT DATA PRIOR TO STAKING.

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

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 BE LESS THAN 0.5% AND SHALL DRAIN TOWARD STORM SEWER INLETS. 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.

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.

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

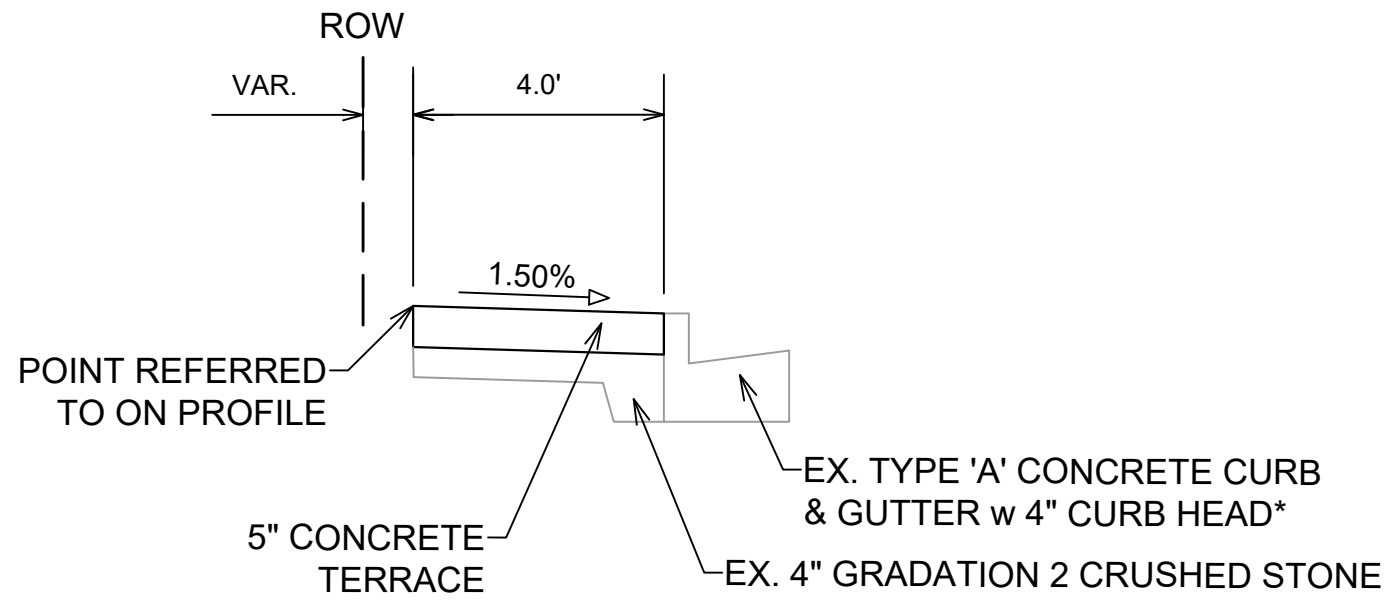
DATE	BY	REVISION	Scale: #####
01/14/2022			

13584
MADISON, WI
9047
CONTRACT NO:

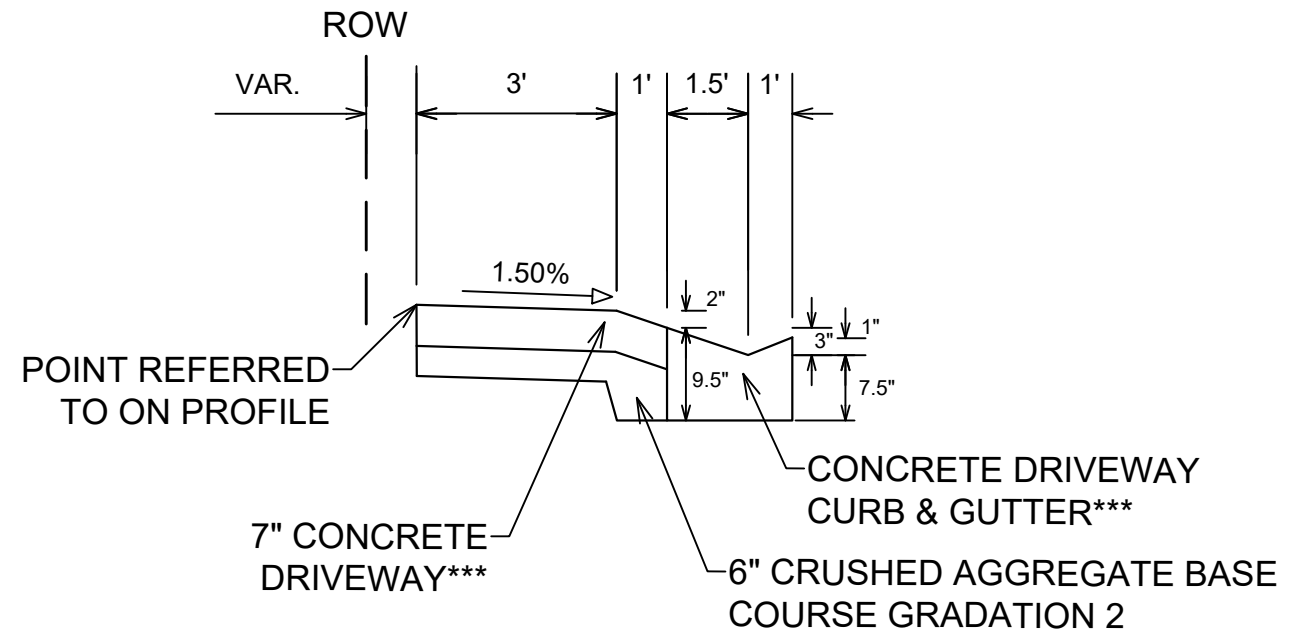
STANDARD NOTES
1313 REGENT STREET
M:\DESIGN\Projects\13584\CAD\Streets\13584-EN-Details.dwg



13584
D-1



BOWEN TERRACE SECTION
 STA 11+32 TO STA 13+05
 (NOT TO SCALE)



BOWEN DRIVEWAY SECTION
 (NOT TO SCALE)

NOTES:

- * REMOVE & REPLACE WHERE INDICATED IN PLAN & PROFILE SHEET
- ** SEE PLAN AND PROFILE FOR SLOPES, ELEVATIONS AND OFFSETS.
- *** ADJUST TERRACE GRADES ON EITHER SIDE OF DRIVEWAY AS NECESSARY.
 TYPICALLY, TERRACE GRADES WILL NEED TO BE ADJUSTED APPROXIMATELY 5'
 ON EITHER SIDE OF DRIVEWAY.

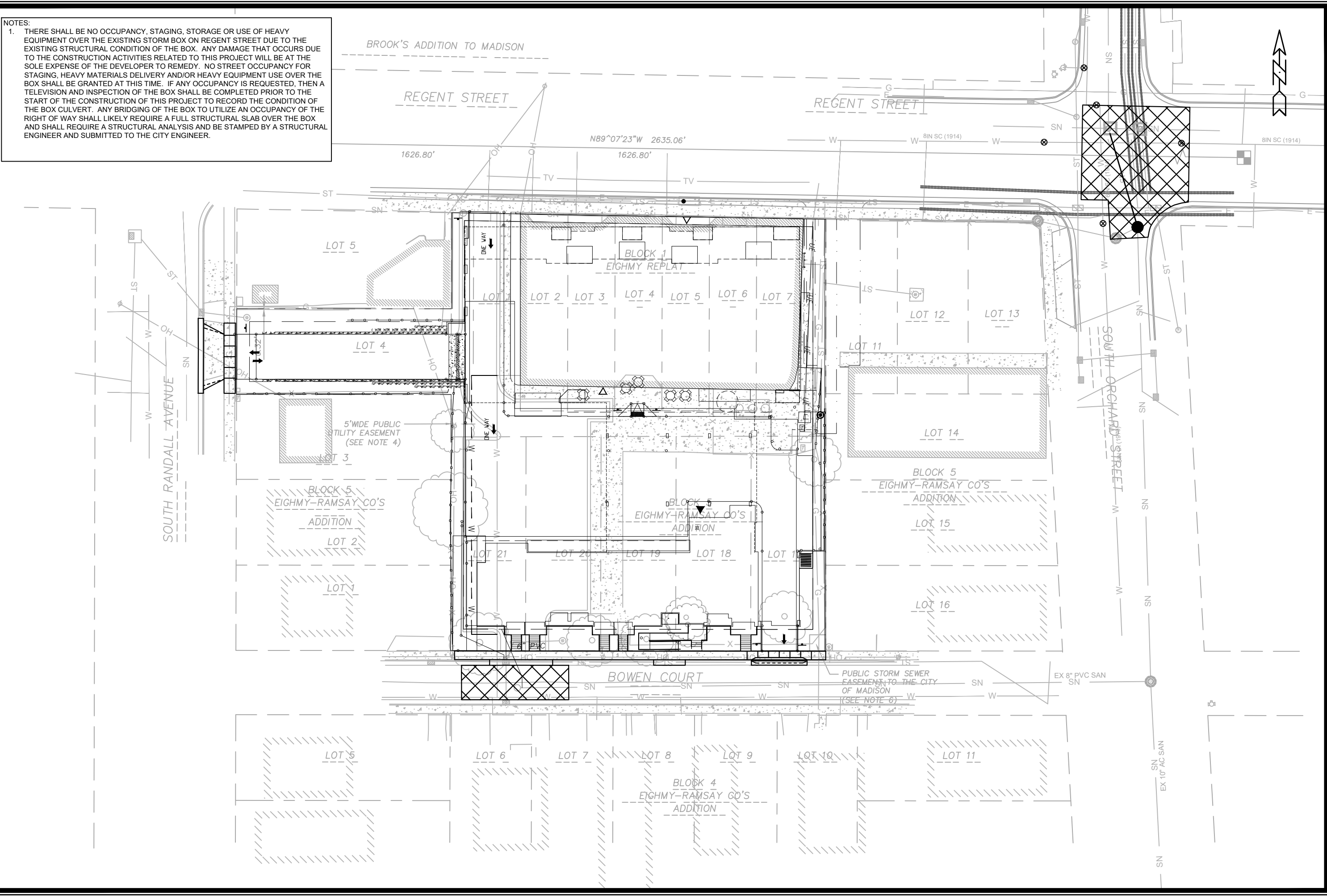
MARK	REVISION	DATE	BY
13584		07/12/2022 2:16 PM	
Designed By: ###	Scale: #####		D-2

13584
 MADISON, WI
 CONTRACT NO: 9047

TYPICAL SECTIONS
 1313 REGENT STREET
 M:\DESIGN\Projects\13584\CAD\Streets\13584EN-Details.dwg



NOTES:
 1. THERE SHALL BE NO OCCUPANCY, STAGING, STORAGE OR USE OF HEAVY EQUIPMENT OVER THE EXISTING STORM BOX ON REGENT STREET DUE TO THE EXISTING STRUCTURAL CONDITION OF THE BOX. ANY DAMAGE THAT OCCURS DUE TO THE CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT WILL BE AT THE SOLE EXPENSE OF THE DEVELOPER TO REMEDY. NO STREET OCCUPANCY FOR STAGING, HEAVY MATERIALS DELIVERY AND/OR HEAVY EQUIPMENT USE OVER THE BOX SHALL BE GRANTED AT THIS TIME. IF ANY OCCUPANCY IS REQUESTED, THEN A TELEVISION AND INSPECTION OF THE BOX SHALL BE COMPLETED PRIOR TO THE START OF THE CONSTRUCTION OF THIS PROJECT TO RECORD THE CONDITION OF THE BOX CULVERT. ANY BRIDGING OF THE BOX TO UTILIZE AN OCCUPANCY OF THE RIGHT OF WAY SHALL LIKELY REQUIRE A FULL STRUCTURAL SLAB OVER THE BOX AND SHALL REQUIRE A STRUCTURAL ANALYSIS AND BE STAMPED BY A STRUCTURAL ENGINEER AND SUBMITTED TO THE CITY ENGINEER.



MARK	REVISION	DATE	BY

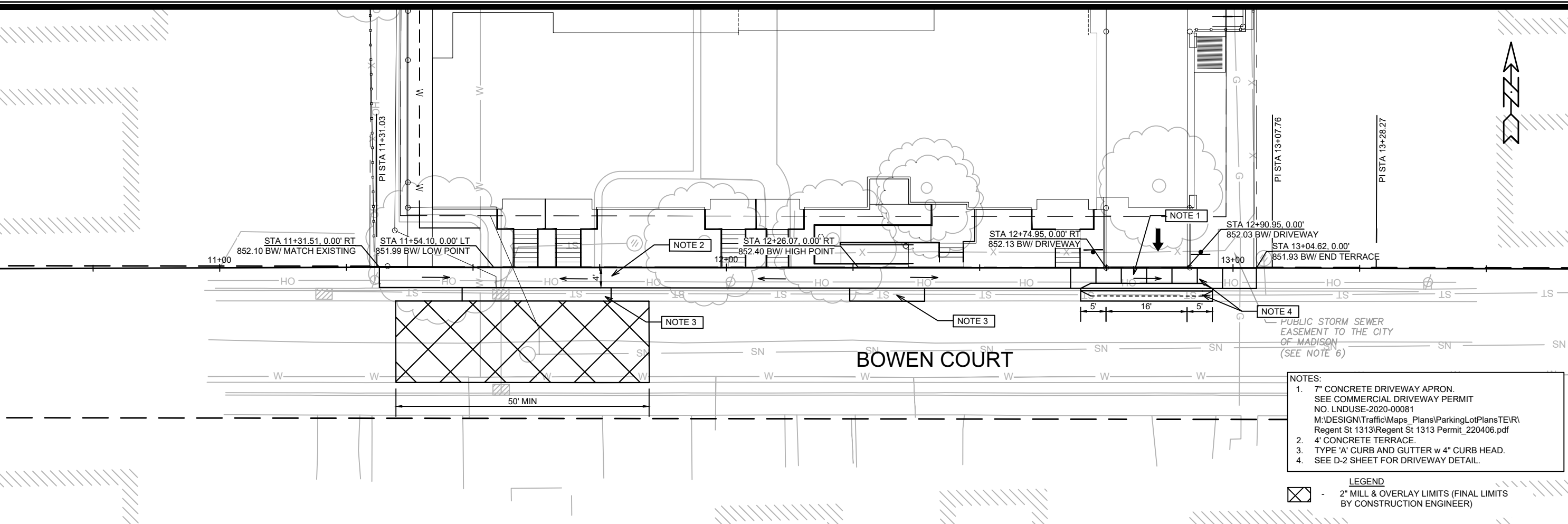
Designed By: ###
 Date: 6/16/2022 12:36 PM
 Scale: 1" = 40'
 13584
 P-1

13584
 MADISON, WI
 CONTRACT NO: 9047

SITE LAYOUT PLAN
 1313 REGENT STREET
 M:\DESIGN\Projects\13584\CAD\Streets\13584-EN-Landscaping.dwg

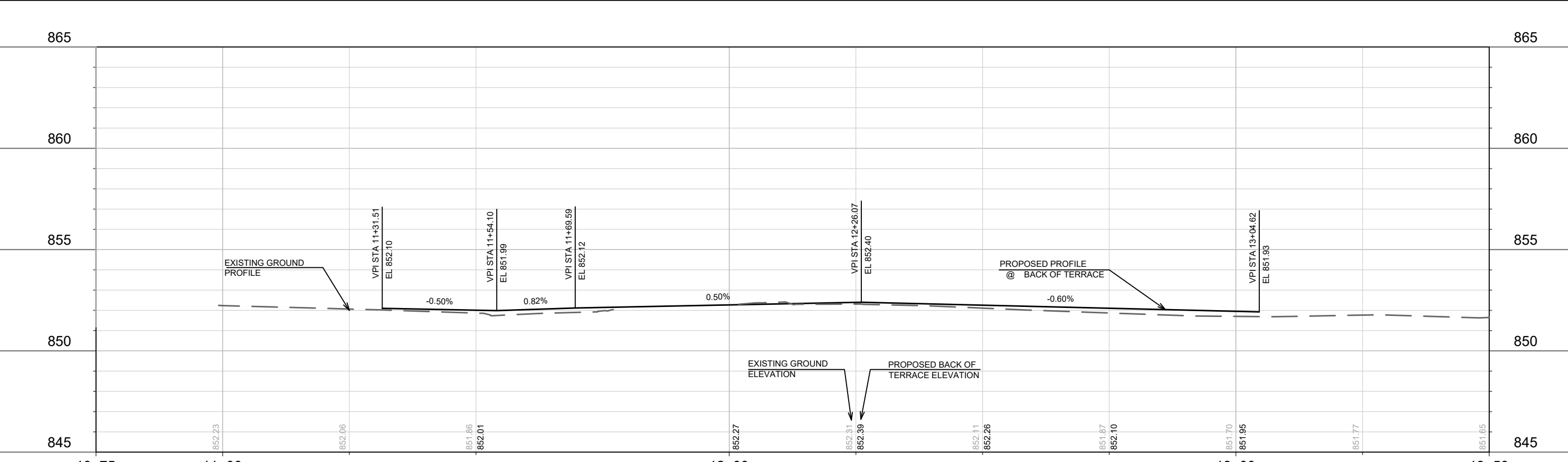
CITY OF MADISON
 WISCONSIN

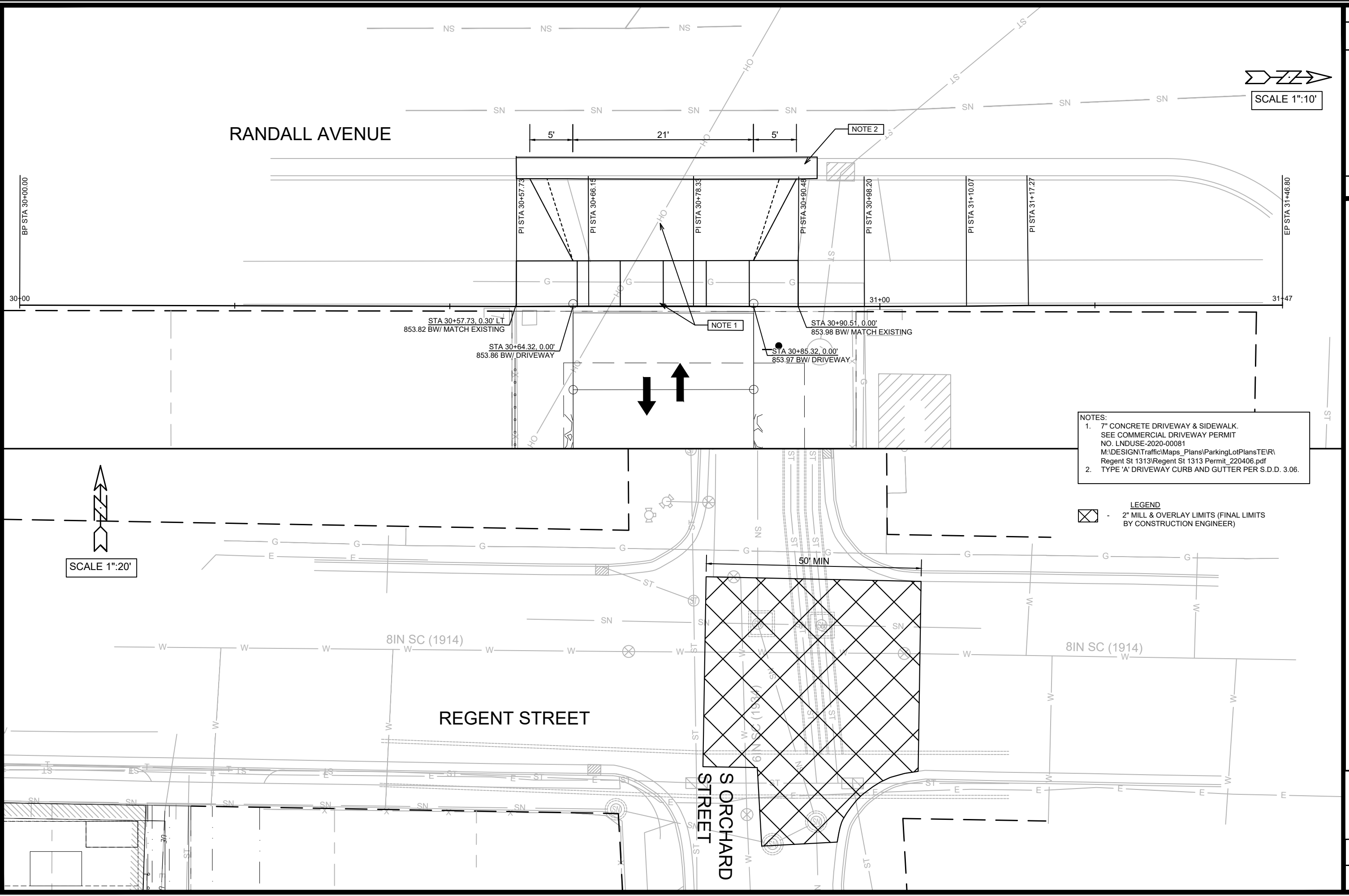
13584
 P-1



NOTES:
 1. 7" CONCRETE DRIVEWAY APRON. SEE COMMERCIAL DRIVEWAY PERMIT NO. LNDUSE-2020-00081 M:\DESIGN\Traffic\Maps_Plans\ParkingLotPlans\TEVR\Regent St 1313\Regent St 1313 Permit_220406.pdf
 2. 4' CONCRETE TERRACE.
 3. TYPE 'A' CURB AND GUTTER w 4" CURB HEAD.
 4. SEE D-2 SHEET FOR DRIVEWAY DETAIL.

LEGEND
 - 2" MILL & OVERLAY LIMITS (FINAL LIMITS BY CONSTRUCTION ENGINEER)





RANDALL AVENUE

REGENT STREET

S ORCHARD STREET

SCALE 1"=10'

SCALE 1"=20'

NOTES:
 1. 7" CONCRETE DRIVEWAY & SIDEWALK. SEE COMMERCIAL DRIVEWAY PERMIT NO. LNDUSE-2020-00081 M:\DESIGN\Traffic\Maps_Plans\ParkingLotPlans\TE\Regent St 1313\Regent St 1313 Permit_220406.pdf
 2. TYPE 'A' DRIVEWAY CURB AND GUTTER PER S.D.D. 3.06.

LEGEND
 [Hatched Box] - 2" MILL & OVERLAY LIMITS (FINAL LIMITS BY CONSTRUCTION ENGINEER)

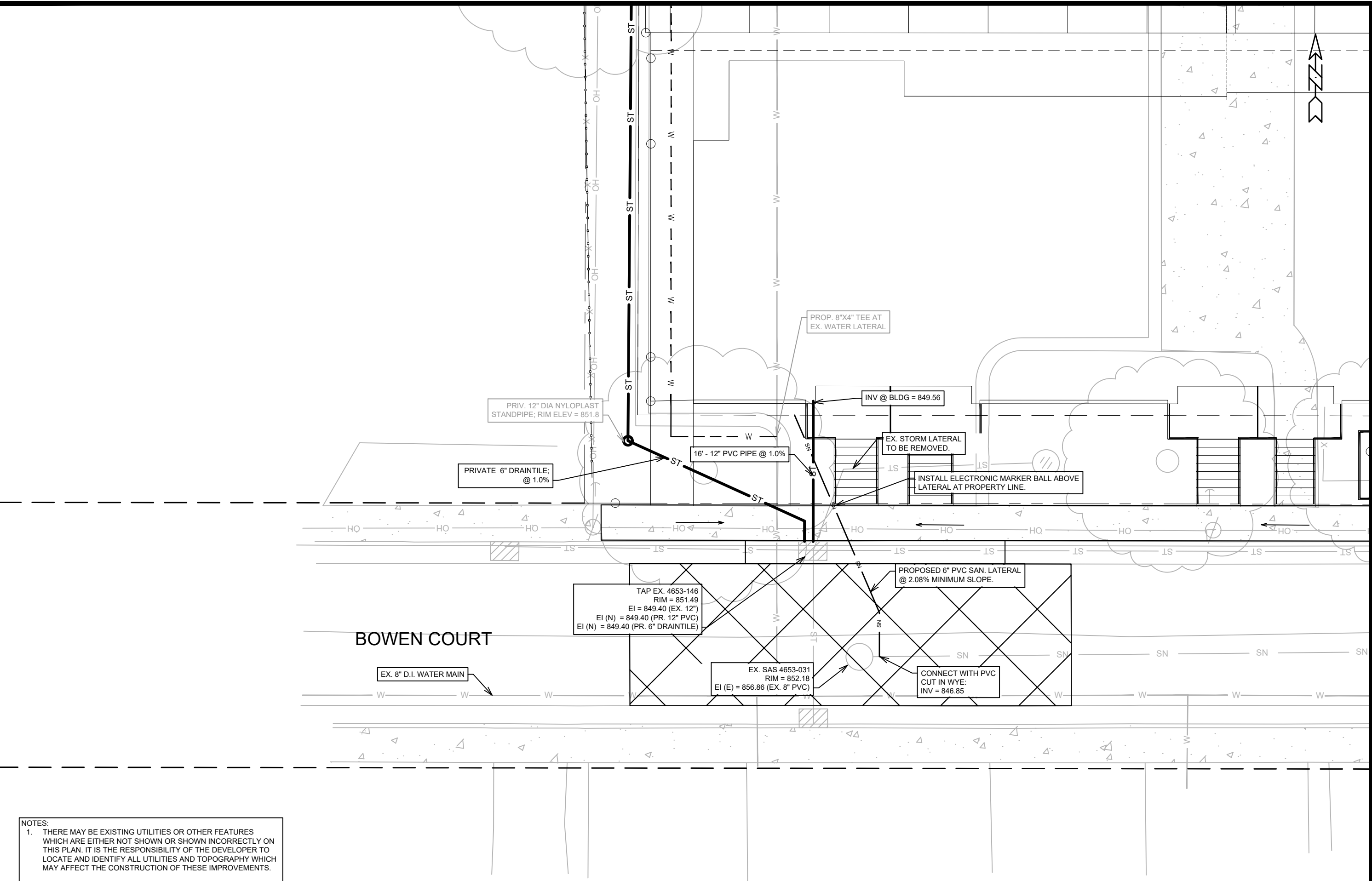
DATE	BY
REVISION	BY
MARK	DATE
Designed By: ###	Scale: #####
13584	P-3

13584
 MADISON, WI
 CONTRACT NO: 9047

RANDALL AVE & REGENT STREET PLAN
 1313 REGENT STREET
 M:\DESIGN\Projects\13584\CAD\Streets\13584EN-PnP.dwg



13584
 P-3



PRIV. 12" DIA NYLOPLAST
STANDPIPE; RIM ELEV = 851.8

PRIVATE 6" DRAINTILE;
@ 1.0%

16' - 12" PVC PIPE @ 1.0%

PROP. 8"x4" TEE AT
EX. WATER LATERAL

INV @ BLDG = 849.56

EX. STORM LATERAL
TO BE REMOVED.

INSTALL ELECTRONIC MARKER BALL ABOVE
LATERAL AT PROPERTY LINE.

PROPOSED 6" PVC SAN. LATERAL
@ 2.08% MINIMUM SLOPE.

TAP EX. 4653-146
RIM = 851.49
EI = 849.40 (EX. 12")
EI (N) = 849.40 (PR. 12" PVC)
EI (N) = 849.40 (PR. 6" DRAINTILE)

BOWEN COURT

EX. 8" D.I. WATER MAIN

EX. SAS 4653-031
RIM = 852.18
EI (E) = 856.86 (EX. 8" PVC)

CONNECT WITH PVC
CUT IN WYE;
INV = 846.85

NOTES:
1. 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.

MARK	REVISION	DATE	BY
13584	U-1	06/21/2022 10:08 AM	U-1

13584
MADISON, WI
9047
CONTRACT NO:

UTILITIES PLAN - BOWEN COURT
1313 REGENT STREET
M:\DESIGN\Projects\13584\CAD\Streets\13584EN-PnP.dwg



13584
U-1

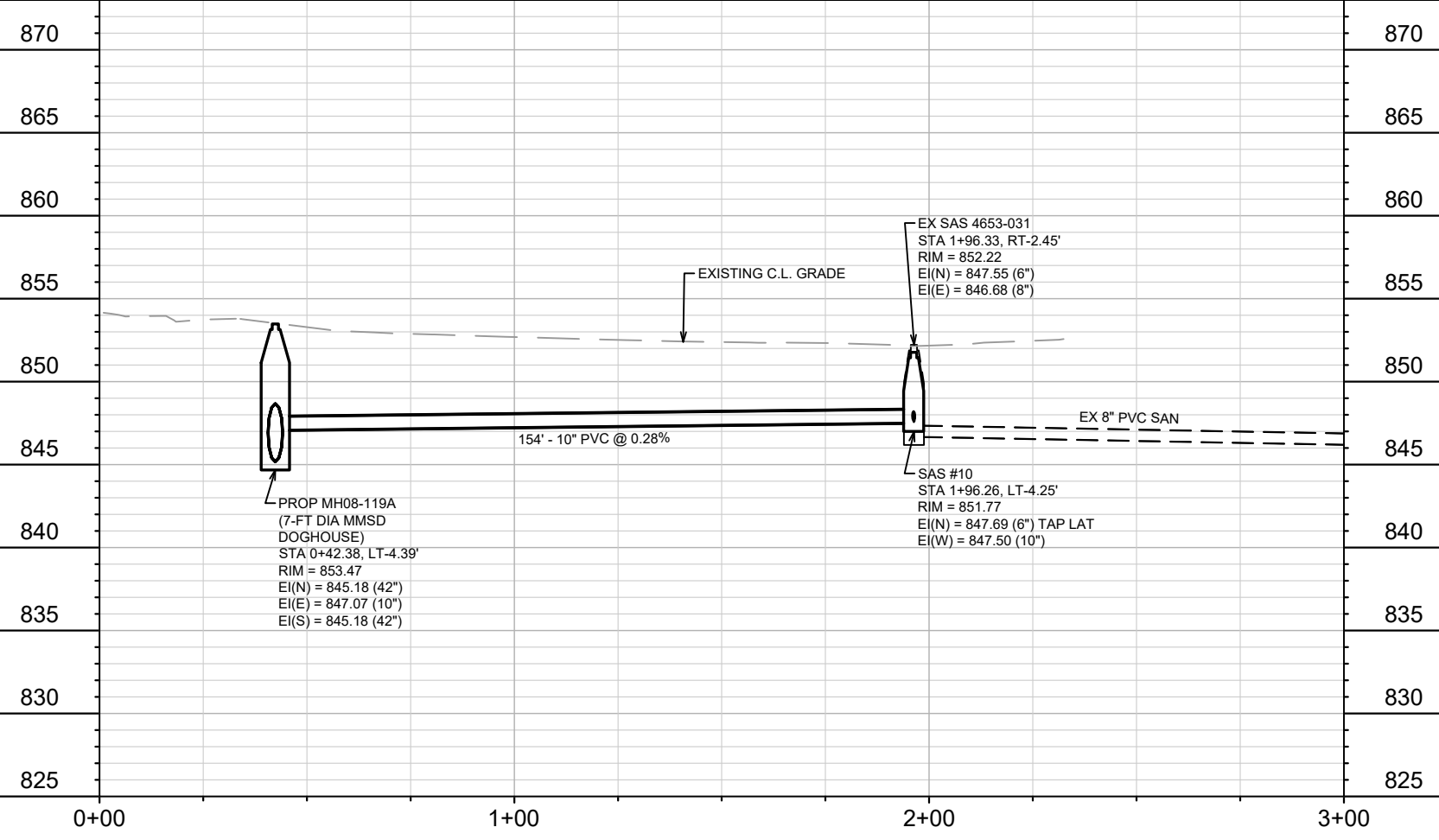
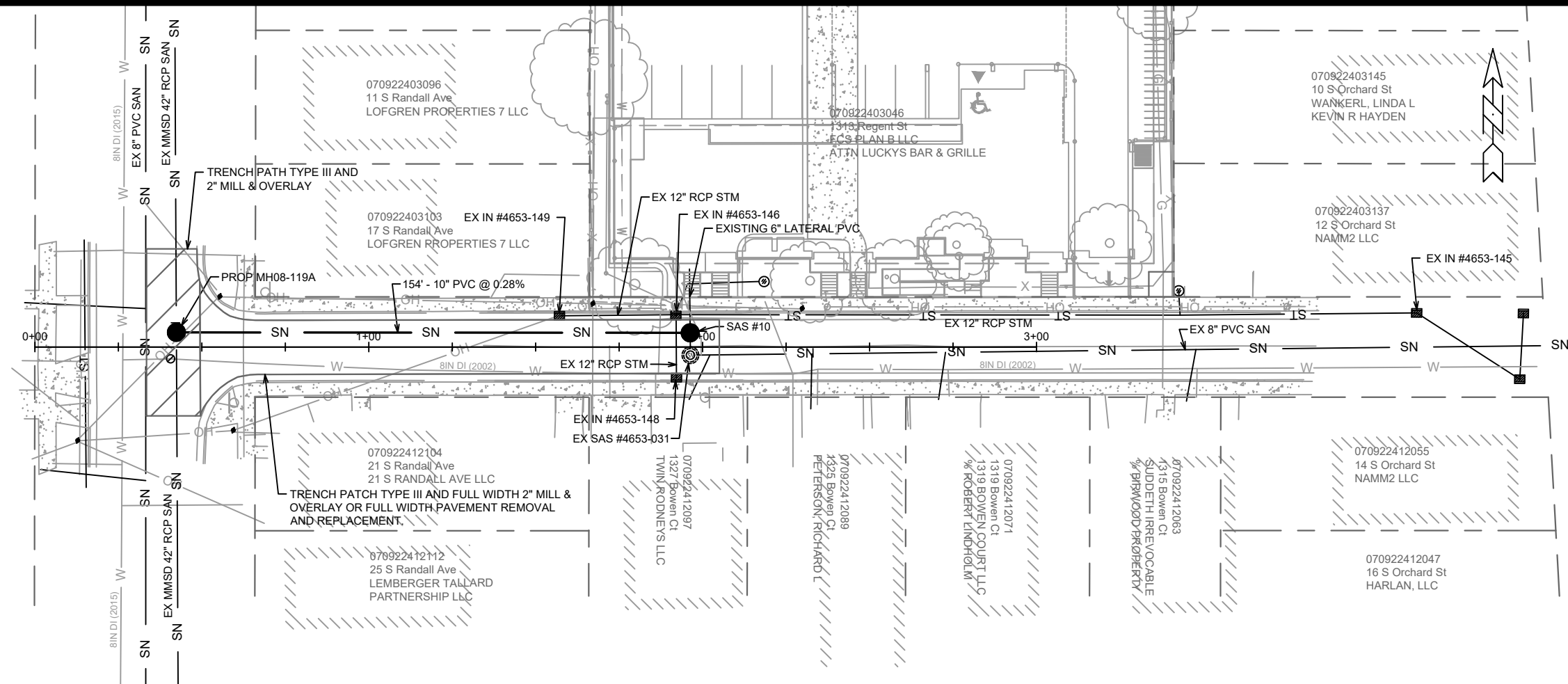
NOTE: CONTRACTOR SHALL PROTECT STORM SEWER DURING SANITARY SEWER INSTALLATION. IF DAMAGED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPLACE DAMAGED STRUCTURES OR PIPE

NOTE: REMOVE AND REPLACE CURB AND GUTTER, AS DIRECTED BY CITY ENGINEERING, IF DISTURBED BY TRENCH LIMITS. IT IS ANTICIPATED THAT THE NORTH CURB WOULD NEED TO BE REPLACED UP TO SAS #10

NOTE: PRECAST SHOP DRAWING FOR SAS #10 AND SAS #11 SHALL BE SUBMITTED TO KYLE FRANK AT KFRANK@CITYOFMADISON.COM FOR APPROVAL PRIOR TO DELIVERY TO SITE.

NOTE: CONTRACTOR SHALL NOTIFY RAY SCHNEIDER (608-347-3628 OR RAYS@MADSEWER.ORG) WITH MMSD, 72 HOURS PRIOR TO INSTALLING THE SAS #10 TO ARRANGE FOR PERMITTING AND INSPECTION. THE TAP CONNECTION SHALL MEET ALL MMSD PERMIT REQUIREMENTS. MMSD PERMIT FEE IS THE REQUIREMENT OF THE CONTRACTOR.

NOTE: MMSD ATTENDANCE AT PRECONSTRUCTION MEETING IS REQUIRED.



DATE	8/18/23	BY	KDF
REVISION	NEW SHEET FOR SAN REROUTE	DATE	9/13/2023
DESIGNED BY	KDF	DATE	9/13/2023
SCALE	1" = 40'		
PROJECT NO.	13584		
CONTRACT NO.	9047		
SHEET NO.	U-2A		

13584
MADISON, WI
CONTRACT NO: 9047

SEWER PLAN AND PROFILE - BOWEN COURT
1313 REGENT STREET



13584
U-2A

M:\DESIGN\Projects\13584\CAD\Sewers\13584SWR-PipeNetwork.dwg