

# CONTRACT NO. 8936 : PROJECT NO. 13172

## 4002 E WASHINGTON AVE

### MADISON, WI 53704

PUBLIC IMPROVEMENT PROJECT  
APPROVED

SEPTEMBER 15, 2020

BY THE COMMON COUNCIL OF MADISON,  
WISCONSIN

PUBLIC IMPROVEMENT DESIGN  
APPROVED BY:

*Mr. Greg Fries* Nov 5, 2020  
CITY ENGINEER DATE



VICINITY MAP



INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C00	COVER
C01	GENERAL NOTES
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C04	SECTIONS STA. 0+00 - 1+75
C05	SECTIONS 2+00 - 3+00
C06	SECTIONS 5+00 - 5+92
C07	RESTORATION AND LANDSCAPING PLAN

PROJECT NAME  
OWNER'S NAME

Contract No. 8936  
Project No. 13172  
Project Name: 4002 E WASHINGTON AVE

MADISON, WI 53704  
DANE COUNTY, WI

CITY OF MADISON, WI  
210 MARTIN LUTHER KING JR BLVD  
MADISON, WI 53703  
(608) 266-4751



Digitally signed by  
Lauren Nicole Downing  
2020-11-04 13:19:08 -0600

CONSULTANTS

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CALL DIGGERS HOTLINE BEFORE  
YOU DIG  
CALL 811 OR 1-800-242-8511

UTILITY OFFICIALS

PUBLIC WORKS/ENGINEERING:

CITY OF MADISON  
210 MARTIN LUTHER KING JR BLVD  
MADISON, WI 53703  
ROB PHILLIPS, PE  
(608) 266-4751

PLANNING AND DEVELOPMENT

CITY OF MADISON  
PLANNING & COMMUNITY & ECONOMIC  
DEVELOPMENT  
215 MARTIN LUTHER KING JR BLVD  
MADISON, WI 53703  
(608) 266-4635

ELECTRIC/GAS:

MADISON GAS AND ELECTRIC CO.  
623 RAILROAD ST  
MADISON WI, 53703

SEWER/WATER DEPARTMENT:

119 E OLIN AVE  
MADISON WI, 53713  
(608) 266-4651

TELEPHONE/INTERNET:

COMCAST XFINITY  
(800) 934-6489

PREPARED AS PART OF PUBLIC  
WORKS IMPROVEMENTS  
PROJECT 13172  
CONTRACT NUMBER 8936

OWNER:

STEWART PROPERTIES LLC

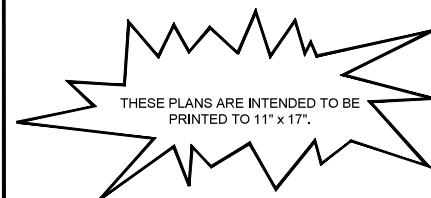
2721 PORTAGE ROAD  
MADISON, WI

ENGINEER:



5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303

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SHEET TITLE

COVER

DRAWN: KG  
CHECKED: DRH  
PM: LND

PROJECT NUMBER  
SHEET NUMBER

19187

C00

**CITY OF MADISON - GENERAL**

1. TAKE CARE TO NOT DAMAGE PAVEMENT EDGE. PORTAGE ROAD IS RATED A 8 AND PARKSIDE DRIVE IS RATED A 7. ANY DAMAGE TO THE PAVEMENT EDGE WILL REQUIRE A 2" MILL & OVERLAY MINIMUM 50' IN LENGTH. FINAL PAVEMENT PATCHING LIMITS BY CONSTRUCTION ENGINEER.
2. 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.
3. 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.
4. ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.
5. OBTAIN A PRINT OUT OF THE ALIGNMENT FROM THE CITY ENGINEER PRIOR TO STAKING THIS PROJECT.

**CITY OF MADISON - TRAFFIC**

1. ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.
2. THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.
3. 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
4. RESTRICTIONS, ACCESS REQUIREMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING WORK AS NECESSARY TO MEET THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.

**CITY OF MADISON - FORESTRY**

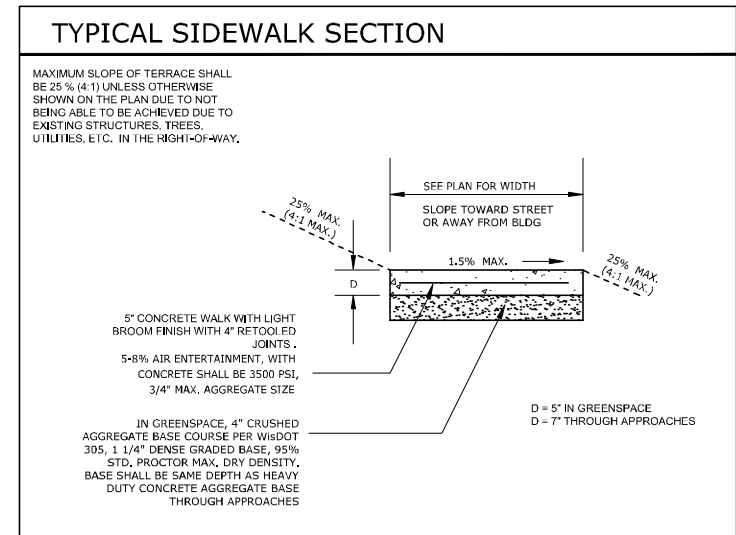
1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE 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.
2. 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)

**CITY OF MADISON - UTILITIES**

1. 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.
2. 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.
3. RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES.

**CITY OF MADISON - STREETS**

1. ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.
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3. 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
4. RESTRICTIONS, ACCESS REQUIREMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING WORK AS NECESSARY TO MEET THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.



3. 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.
4. 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. NON-COMPLIANCE SHALL RESULT IN PENALTIES AND REMEDIATION.
5. 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.
6. 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. CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AAND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER AT LEAST ONE WEEK PRIOR.
  7. CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING.
  8. CALL CITY FORESTRY 608-266-4816 BEFORE EXCAVATION FOR SIDEWALK INSTALLATION.

**ARC DESIGN**  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303

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Contract No. 8936  
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MADISON, WI 53704  
DANE COUNTY, WI

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210 MARTIN LUTHER KING JR JLV  
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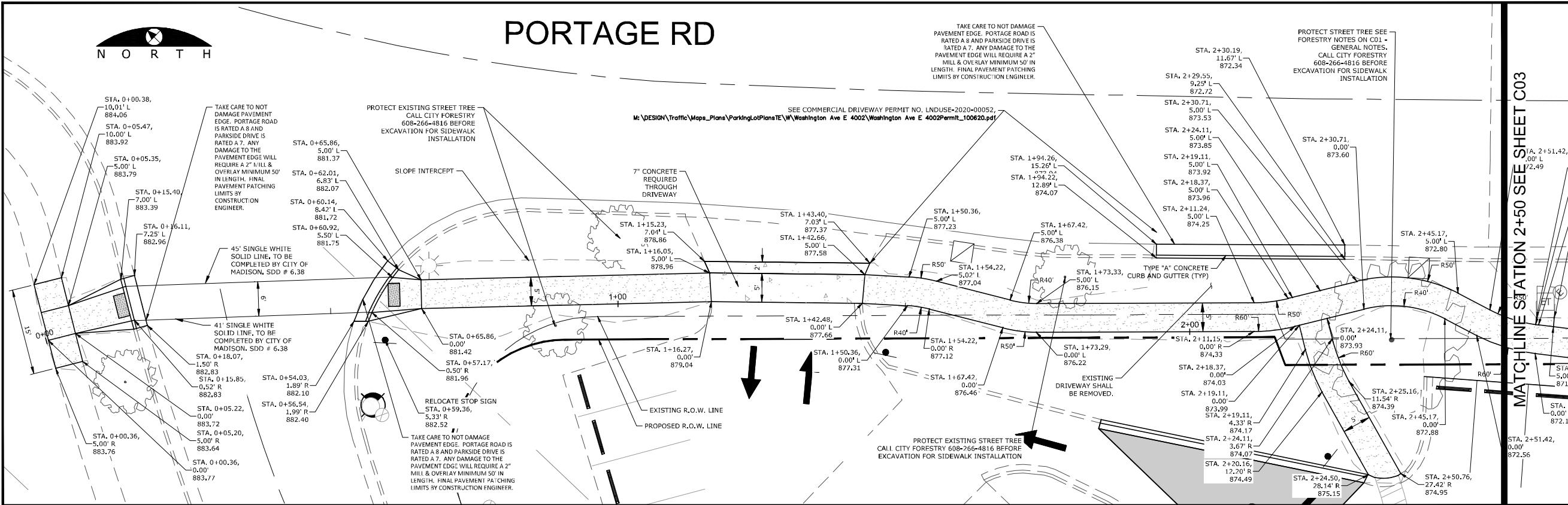
**GENERAL NOTES**

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PROJECT NUMBER  
SHEET NUMBER

19187

C01



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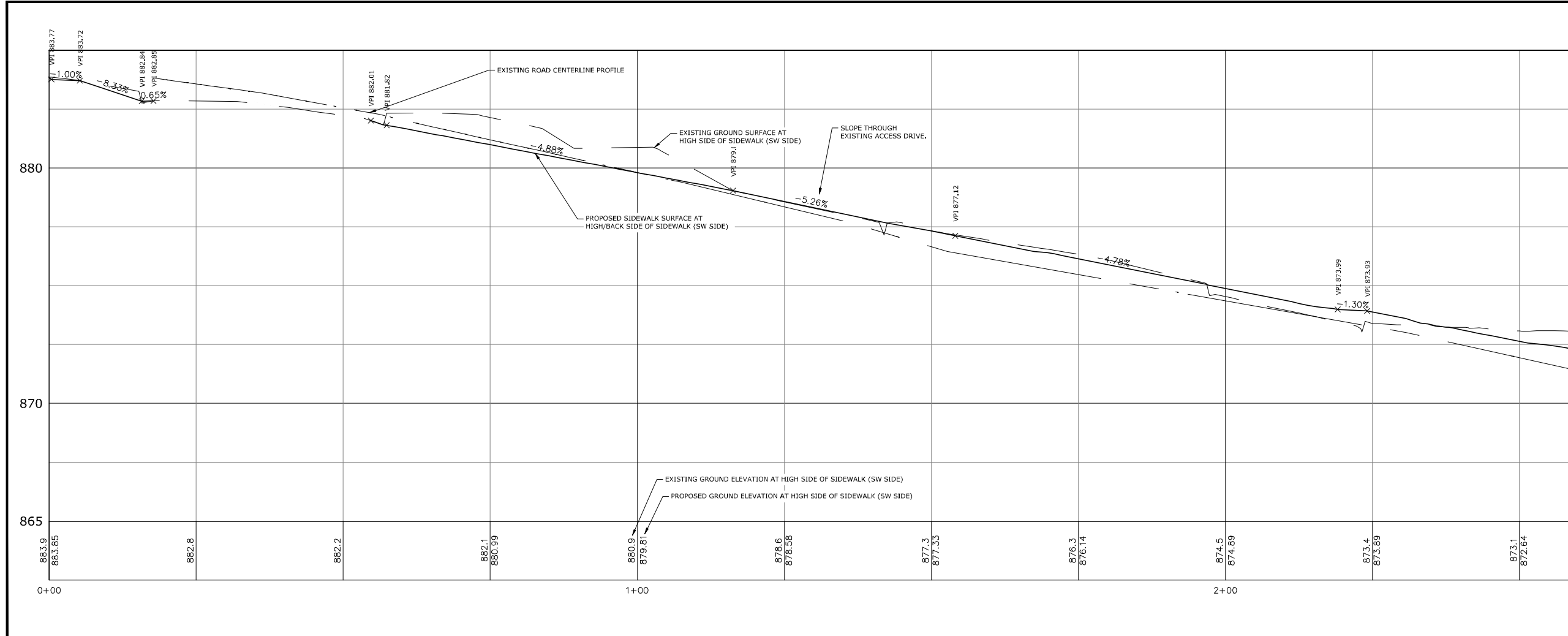
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SIDEWALK PROFILE - HORIZONTAL SCALE 1:20, VERTICAL SCALE 1:5



NOTES

- SEE LEGEND ON SHEET C01 - GENERAL NOTES
- ALL CURB RAMPS SHALL COMPLY WITH CITY OF MADISON SDD 3.03

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SHEET TITLE  
**PLAN AND PROFILE**  
STA. 0+00 - 2+50

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PROJECT NUMBER  
SHEET NUMBER  
**19187**  
**C02**

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MADISON, WI 53704  
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CITY OF MADISON, WI  
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SHEET TITLE

**PLAN AND PROFILE**  
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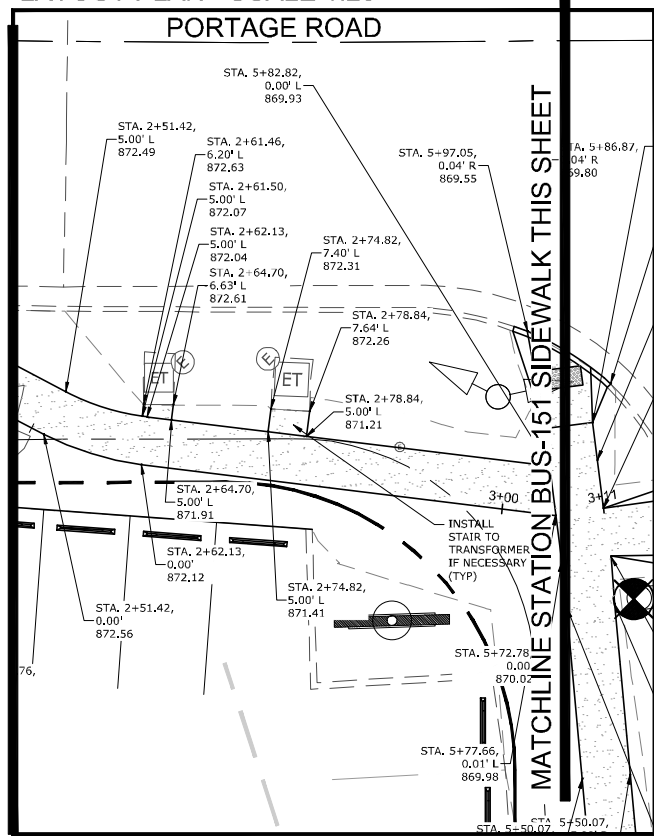
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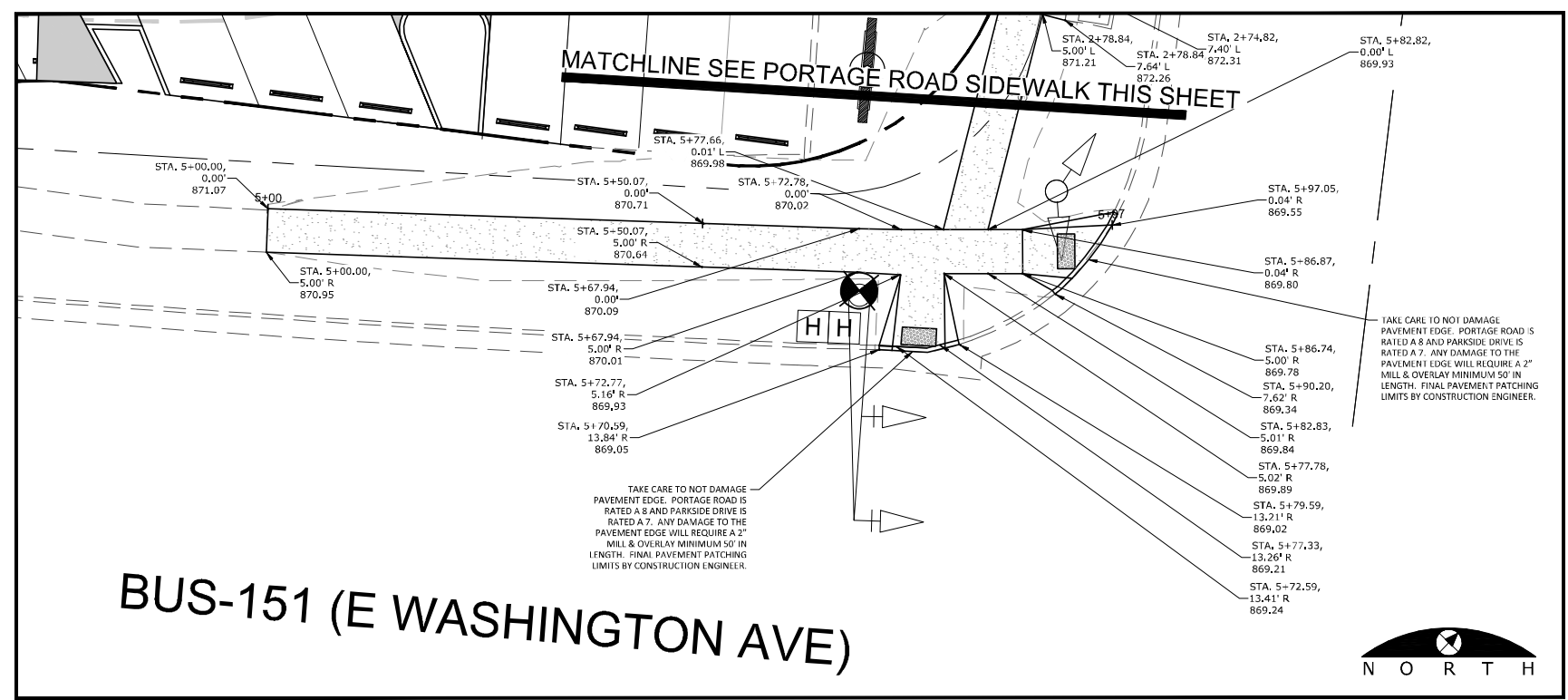
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**C03**

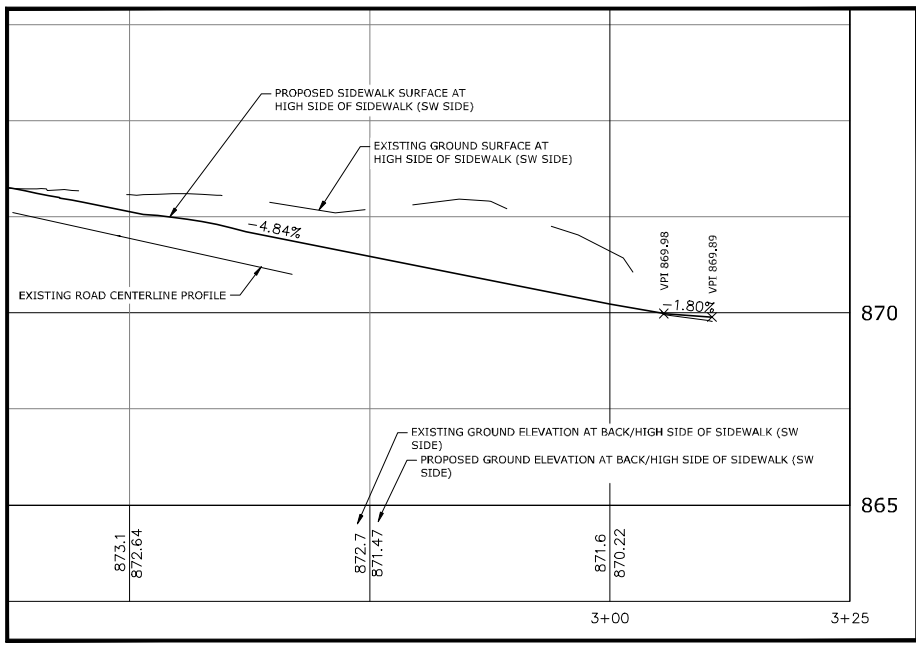
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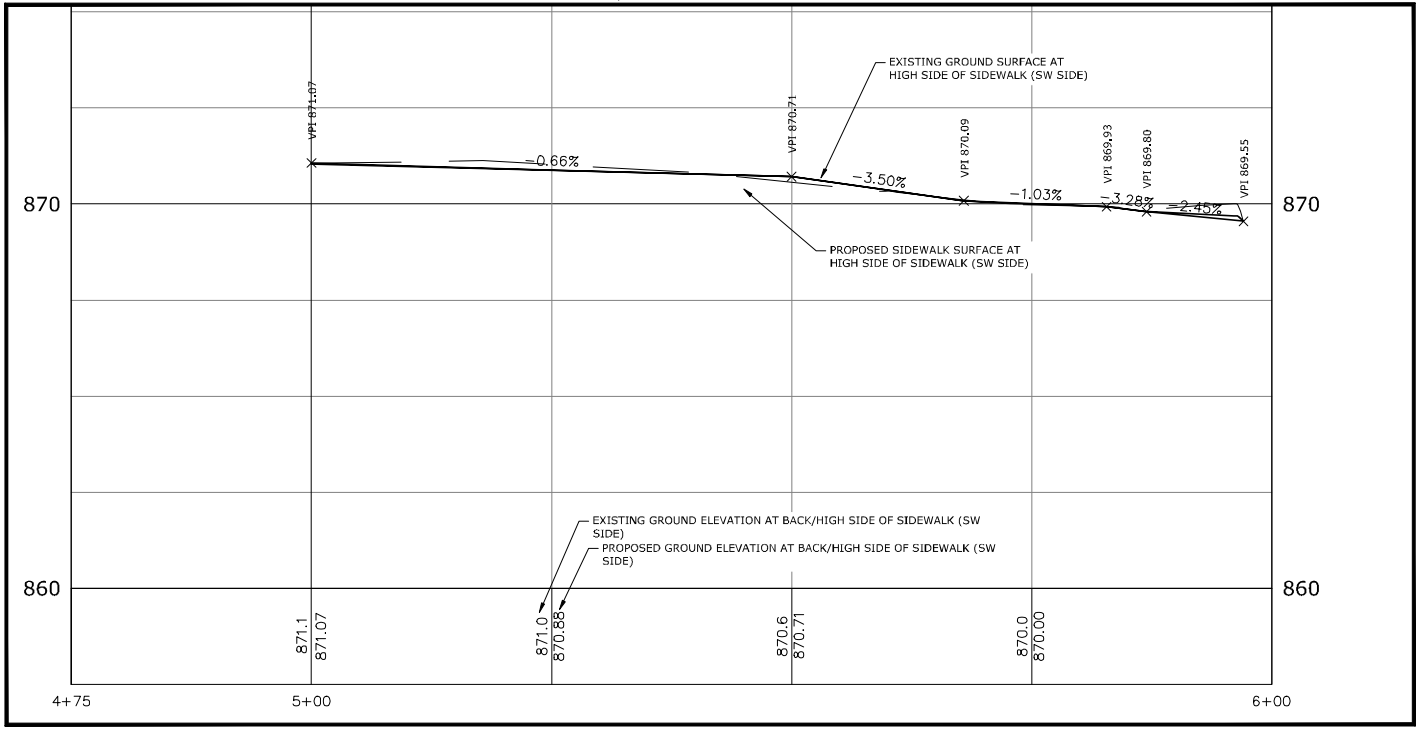
LAYOUT PLAN - SCALE 1:20



SIDEWALK PROFILE - HORIZONTAL SCALE 1:20, VERTICAL SCALE 1:5



SIDEWALK PROFILE - HORIZONTAL SCALE 1:20, VERTICAL SCALE 1:5



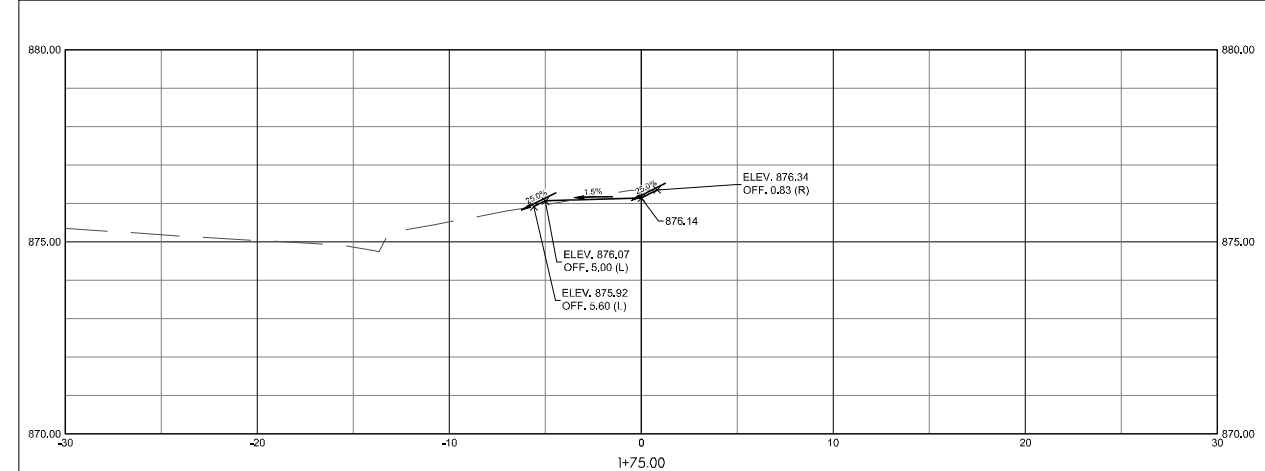
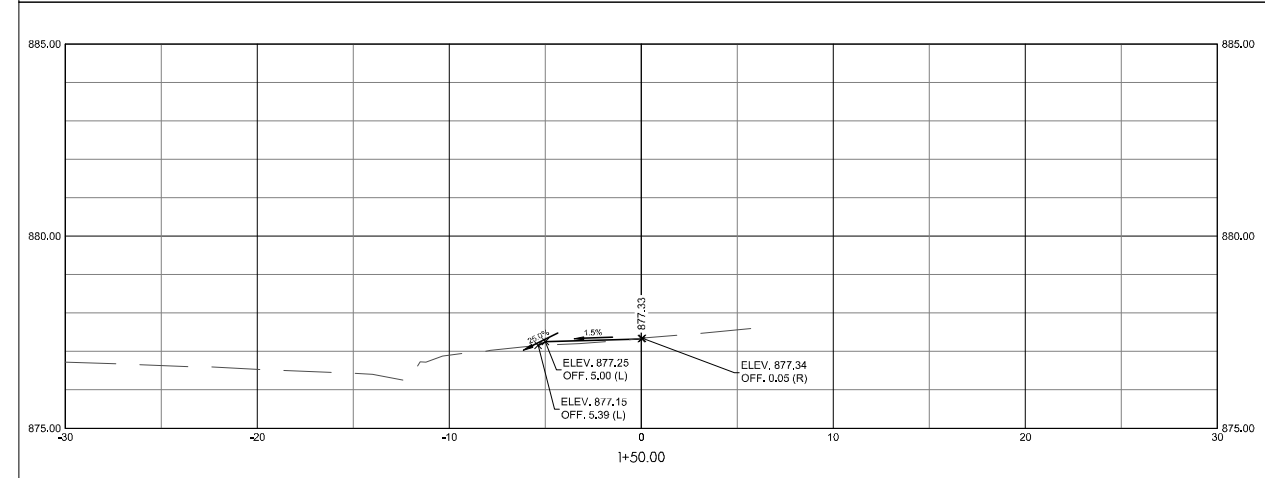
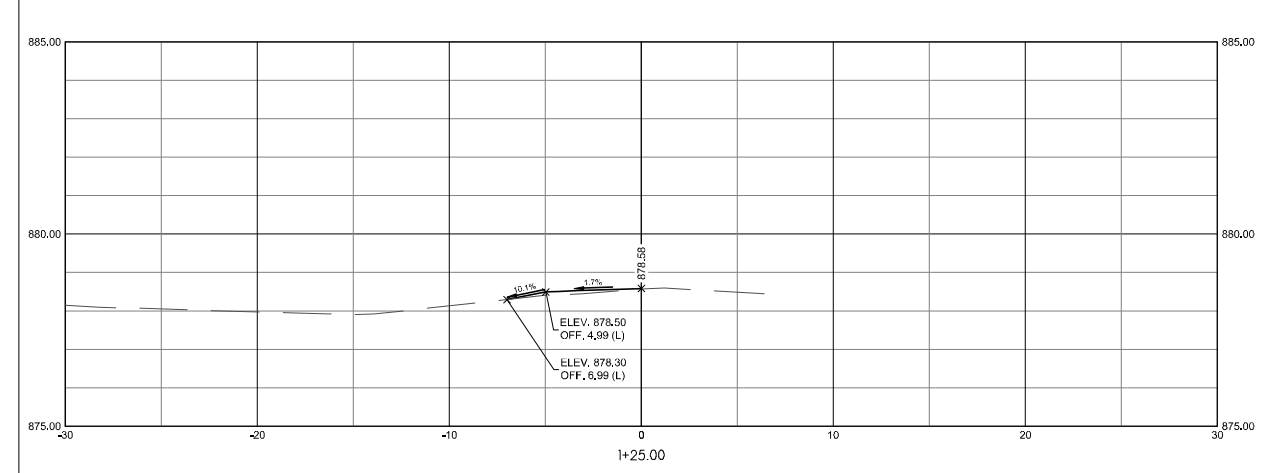
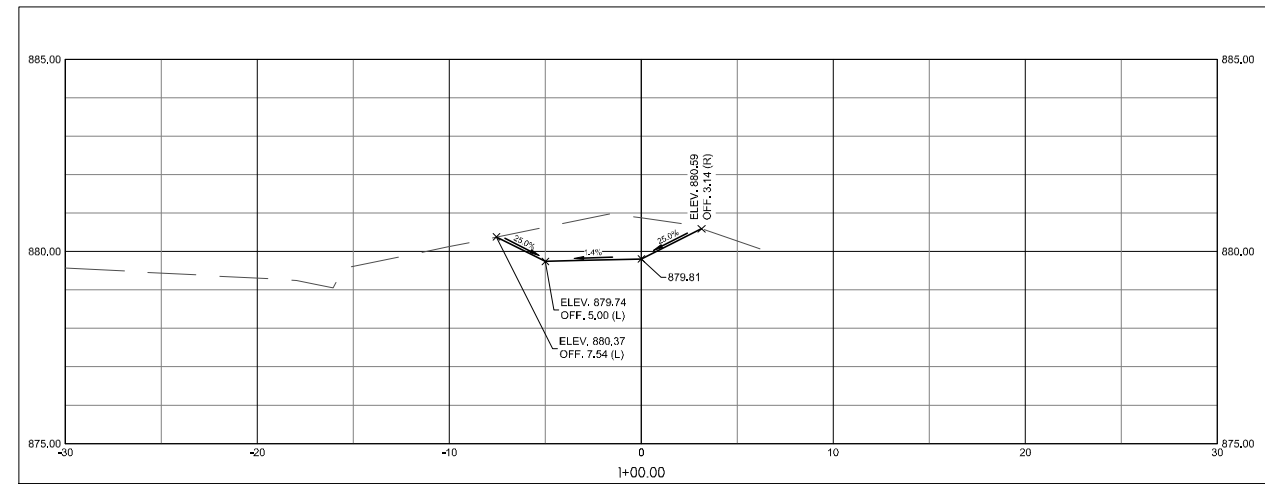
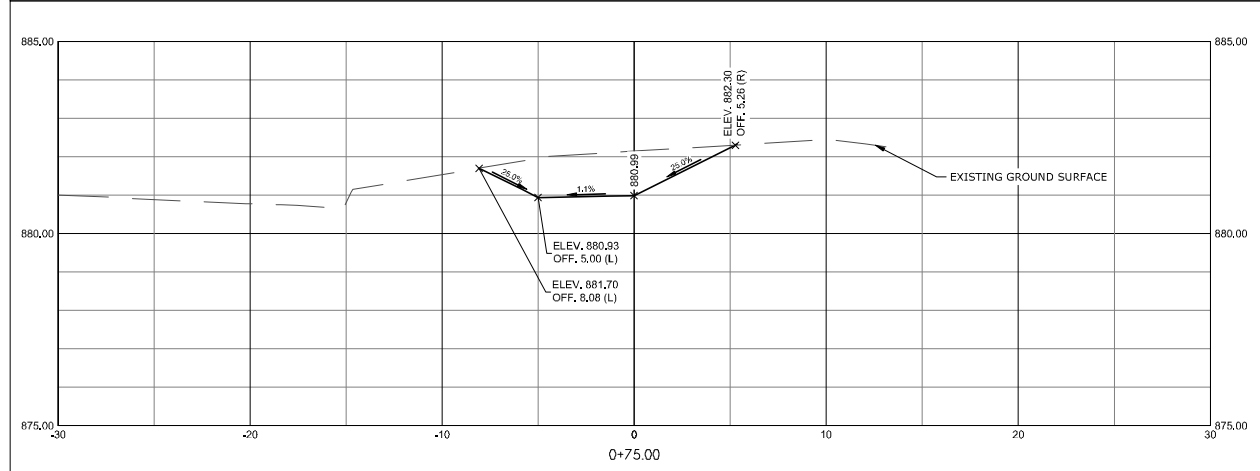
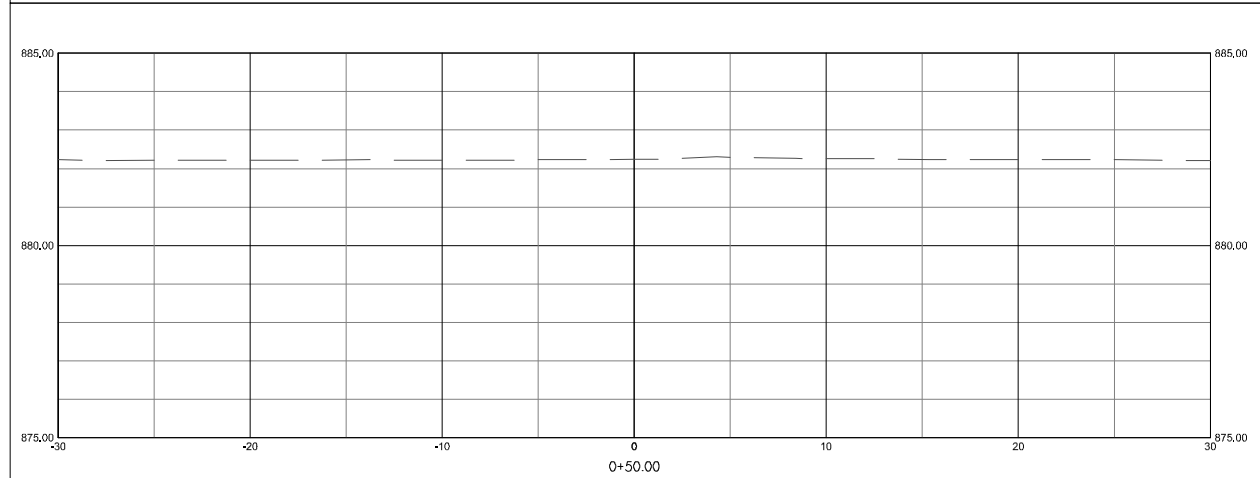
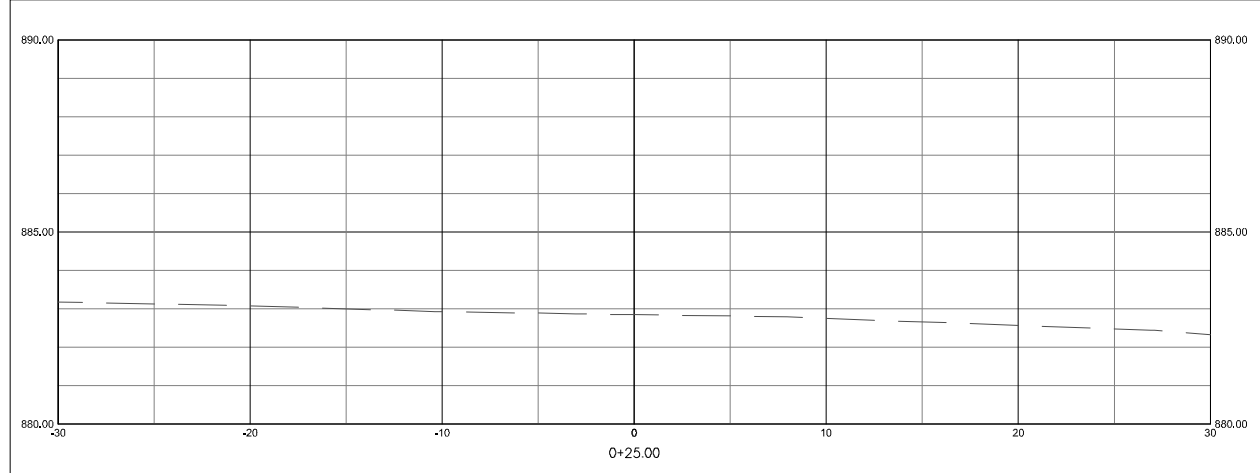
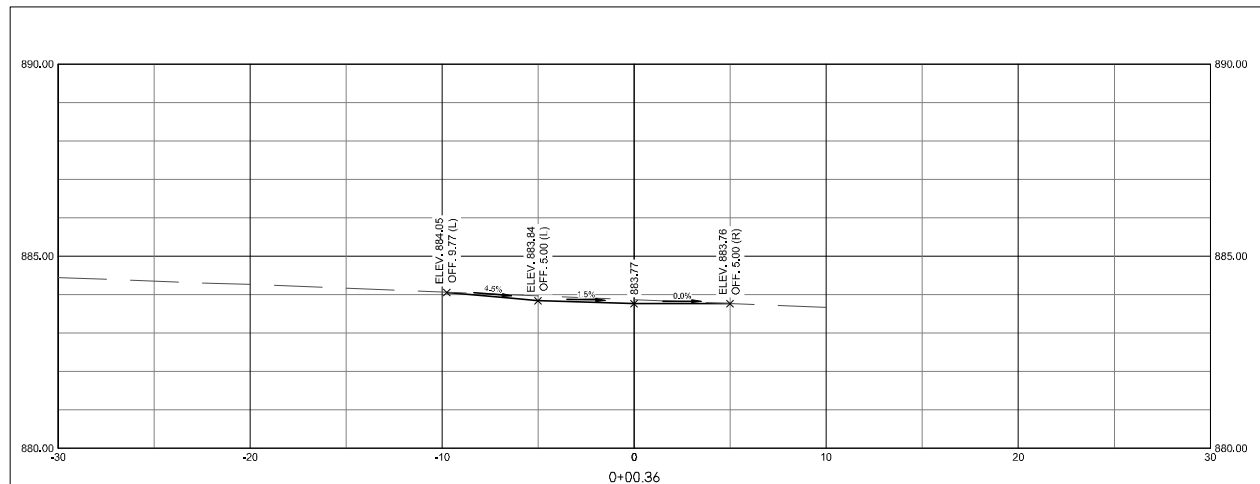
**NOTES**

- SEE LEGEND ON SHEET C01 - GENERAL NOTES
- ALL CURB RAMPS SHALL COMPLY WITH CITY OF MADISON SDD 3.03

BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 NE BURY BOLT ON SOUTH SIDE OF INTERSECTION OF PARKSIDE DRIVE AND PORTAGE AVENUE	884.58
BENCHMARK 2 X CUT ON NORTH FACE OF MAST ARM AT WEST CORNER OF INTERSECTION OF E WASHINGTON AVENUE AND PORTAGE ROAD	869.90

# SECTION VIEW LEGEND

--- EXISTING GROUND SURFACE  
 — PROPOSED GROUND SURFACE



**ARC DESIGN**  
 RESOURCES INC.

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**SECTIONS STA.  
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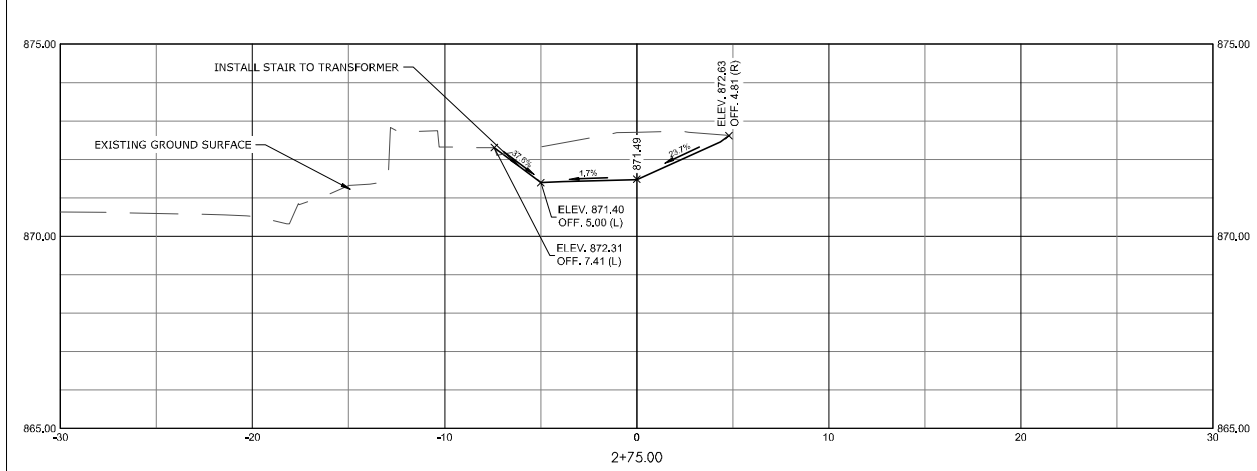
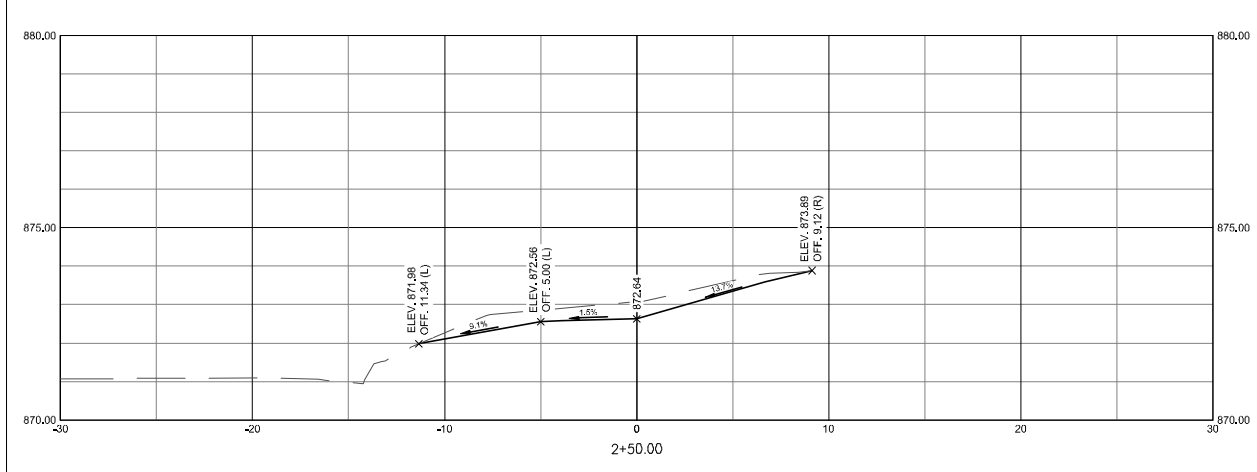
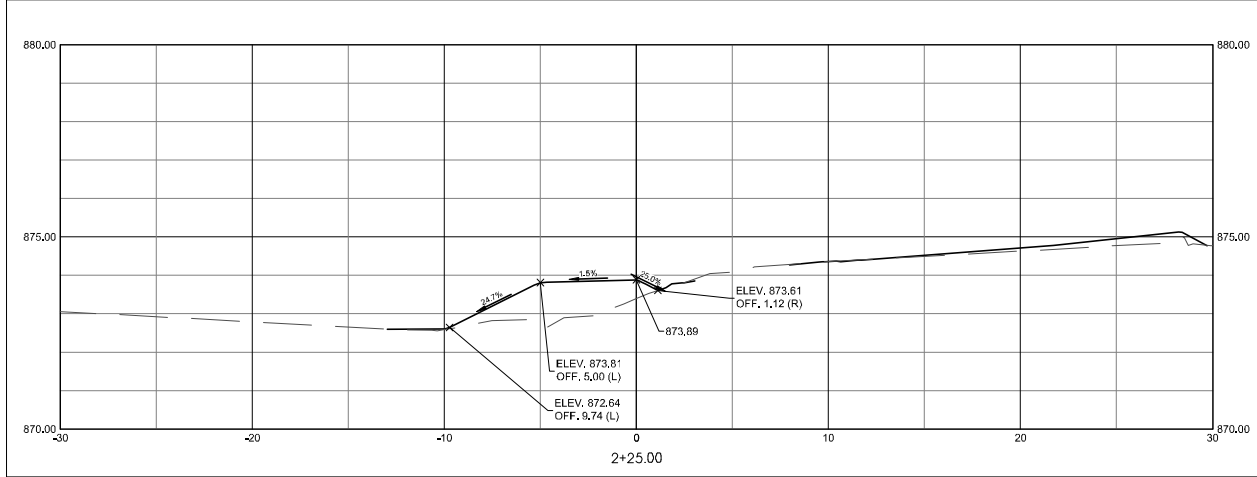
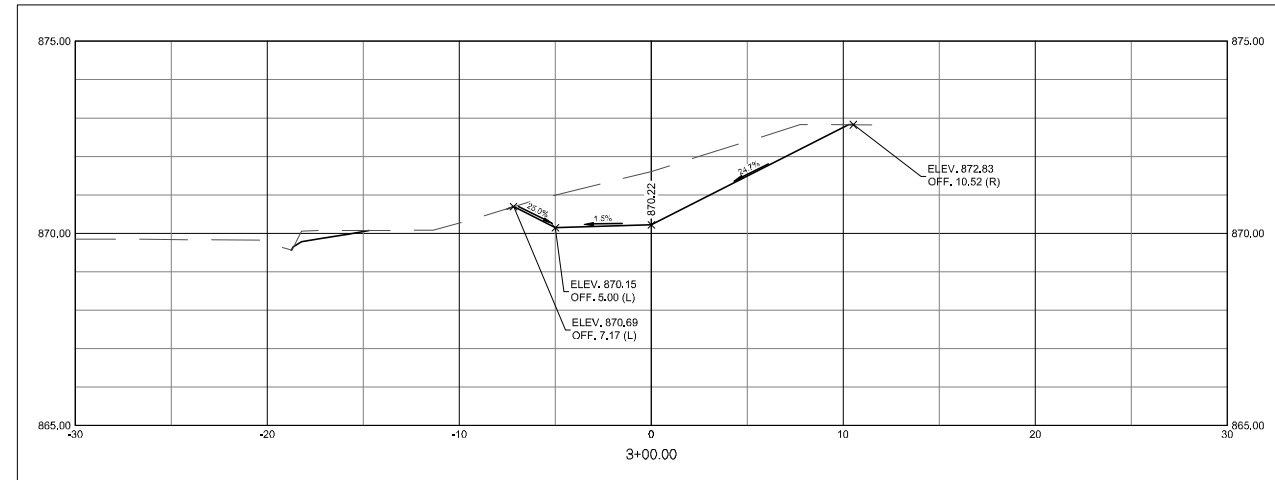
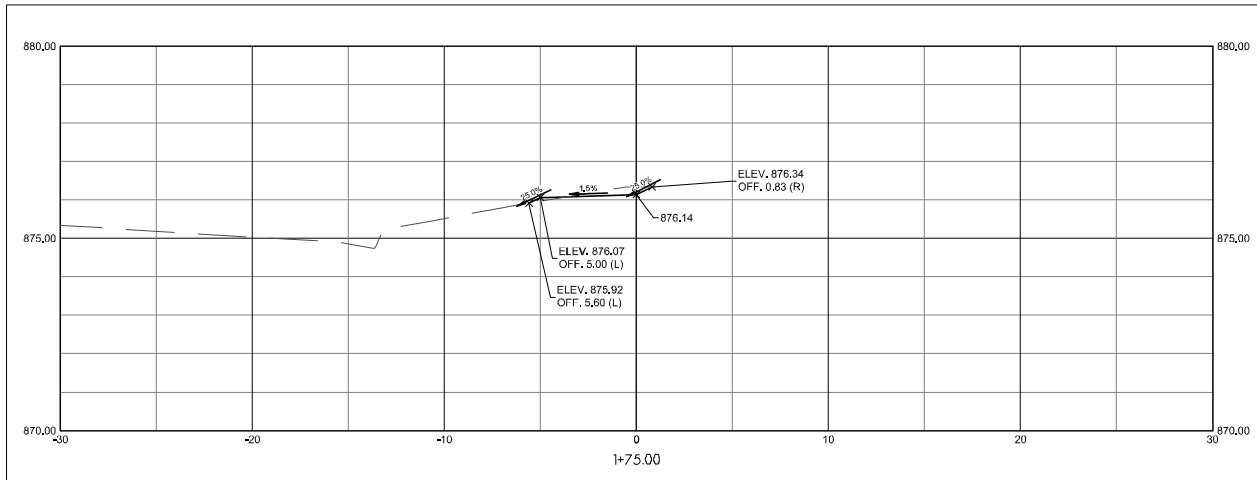
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**C04**

# SECTION VIEW LEGEND

--- EXISTING GROUND SURFACE  
 — PROPOSED GROUND SURFACE



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SHEET TITLE

**SECTIONS 2+00 - 3+00**

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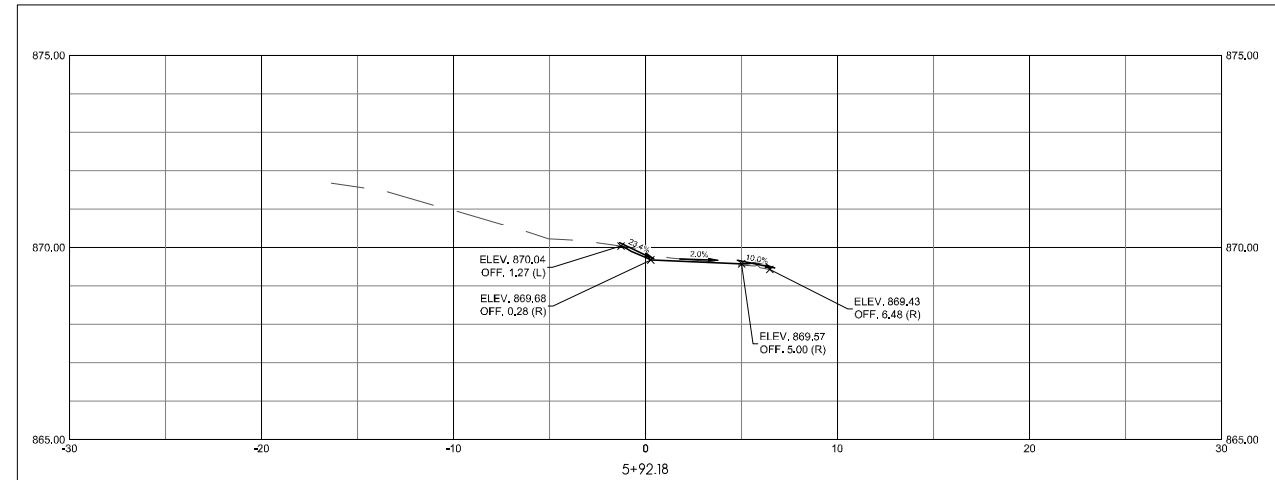
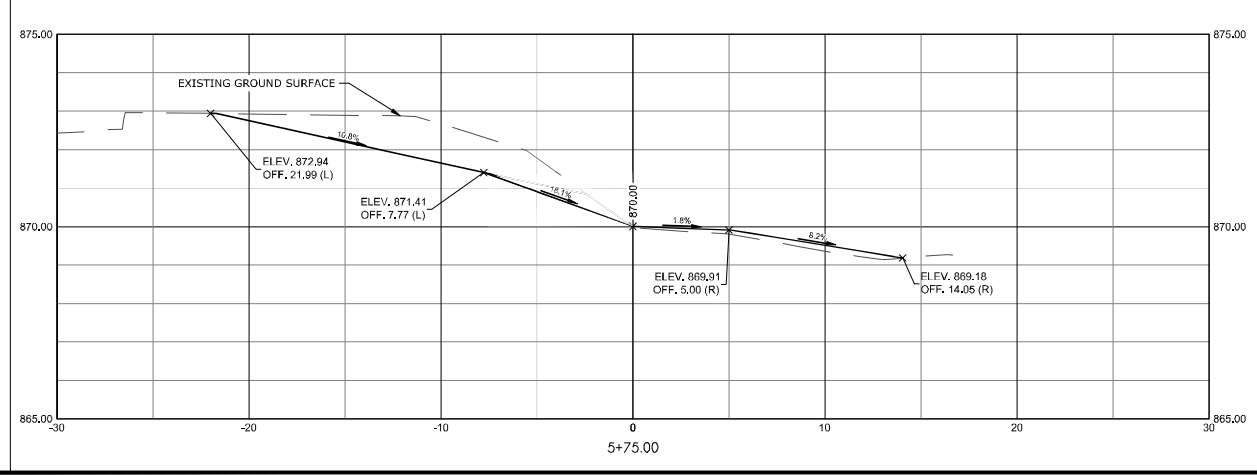
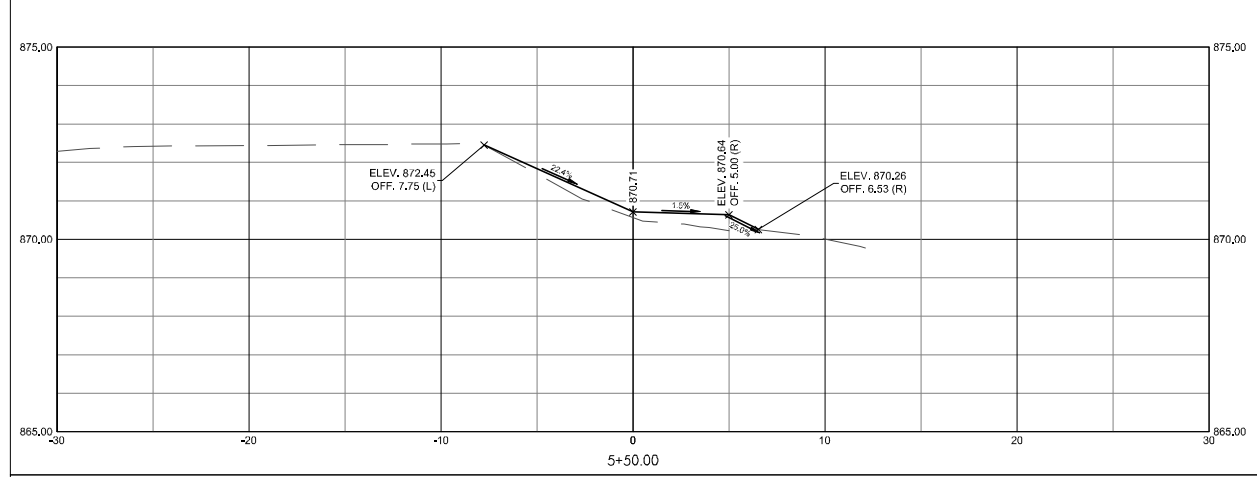
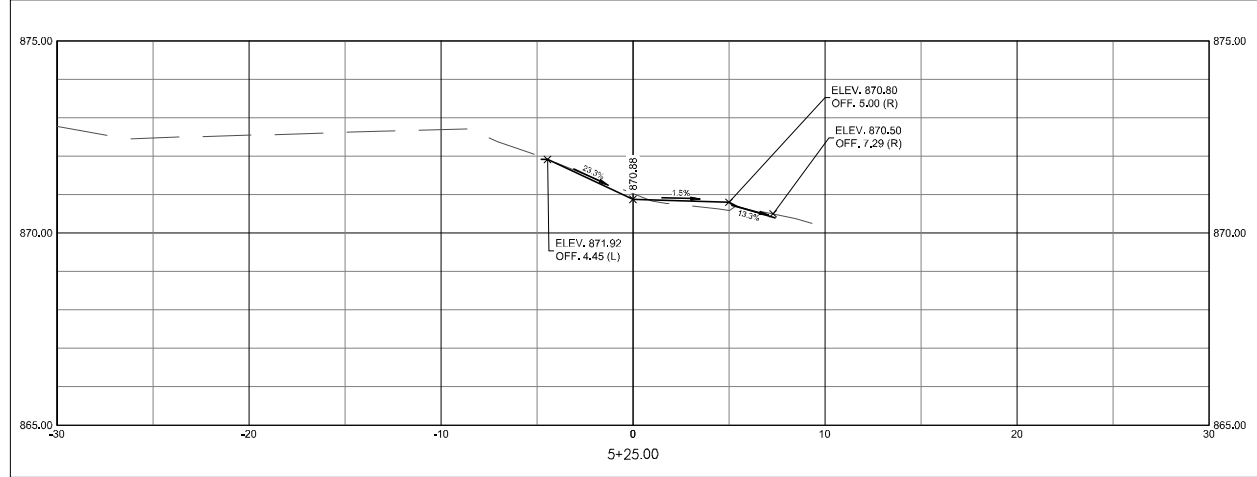
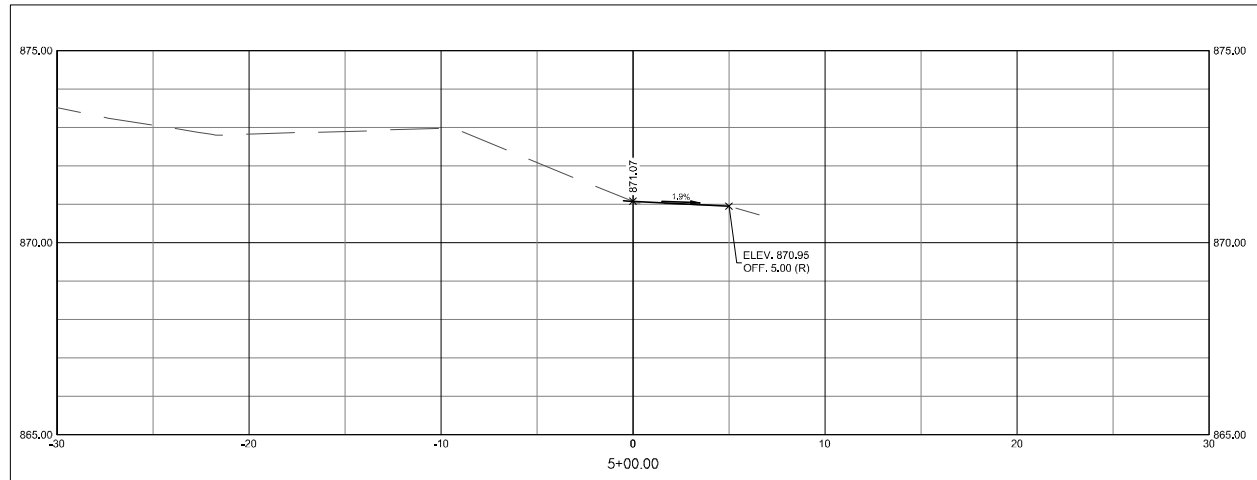
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**C05**

# SECTION VIEW LEGEND

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SHEET TITLE

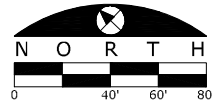
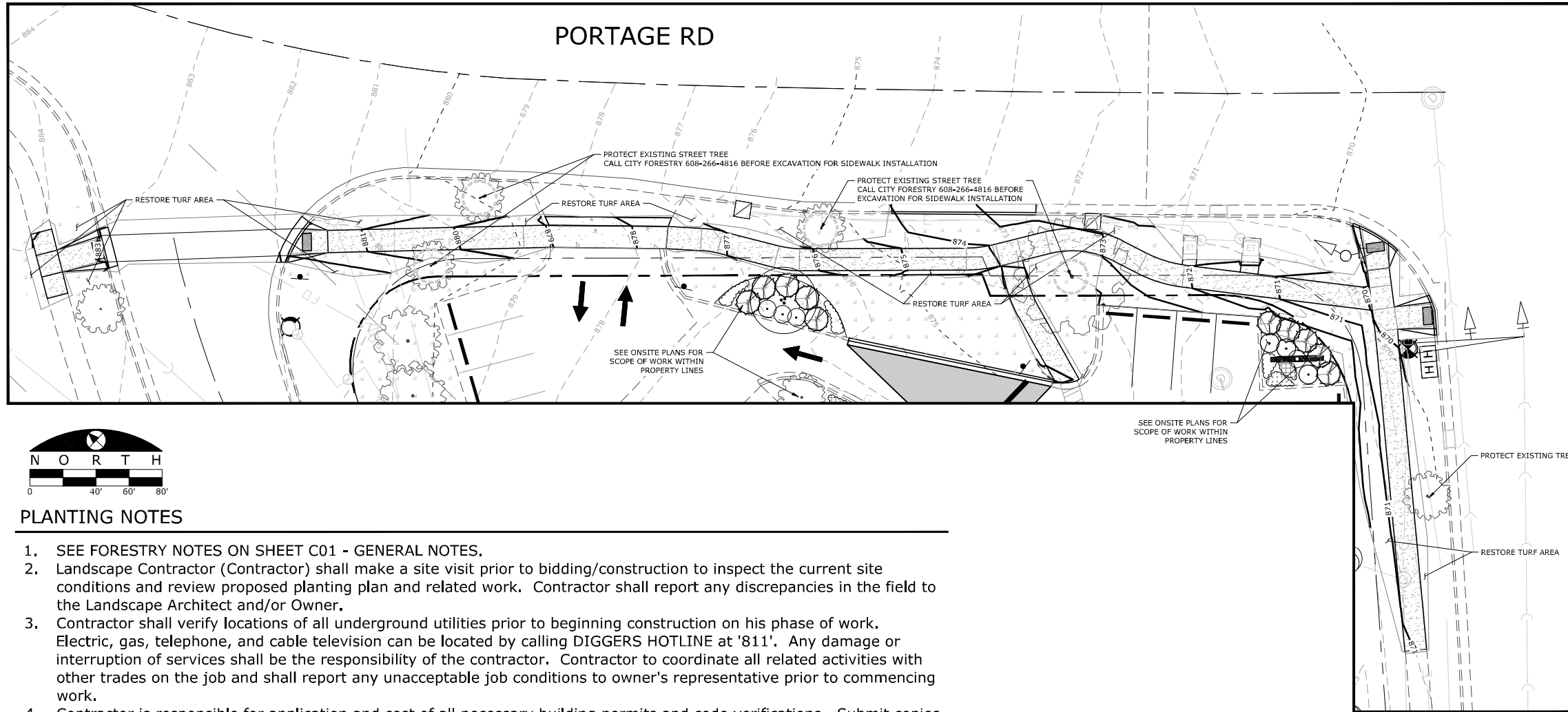
**SECTIONS 5+00 - 5+92**

DRAWN: KG  
 CHECKED: DRH  
 PM: LND

PROJECT NUMBER  
 SHEET NUMBER

**19187**

**C06**



**PLANTING NOTES**

1. SEE FORESTRY NOTES ON SHEET C01 - GENERAL NOTES.
2. Landscape Contractor (Contractor) shall make a site visit prior to bidding/construction to inspect the current site conditions and review proposed planting plan and related work. Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
3. Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling DIGGERS HOTLINE at '811'. Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
4. Contractor is responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to owner and landscape architect.
5. Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-til, disc, drag, harrow or hand rake sub grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
6. All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands. All lawn areas are to be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
7. Contractor to seed all disturbed lawn areas. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scaldis hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f.. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per methods of the City of Madison, WI.
8. All seeded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all seeded areas.
9. Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.
10. The right-of-way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation of traffic engineering and city engineering departments.

**LEGEND**

- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE
- SEED AREA FOR TURF WITHIN P.L. UNLESS OTHERWISE DIRECTED BY OWNER - SEE ENGINEERING PLANS
- EXISTING DECIDUOUS TREE OR BUSH
- EXISTING SHRUBS

**ARC DESIGN**  
RESOURCES INC.

5291 ZENITH PARKWAY  
LOVES PARK, IL 61111  
VOICE: (815) 484-4300  
FAX: (815) 484-4303

www.arcdesign.com  
Design Firm License No. 2411-11

PROJECT NAME  
OWNER'S NAME

Contract No. 8936  
Project No. 13172  
Project Name: 4002 E WASHINGTON AVE

MADISON, WI 53704  
DANE COUNTY, WI

CITY OF MADISON, WI  
210 MARTIN LUTHER KING JR. JLVLD  
MADISON, WI 53703  
(608) 266-4751

CONSULTANTS

ISSUED FOR	DATE
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REVISIONS	DATE
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SHEET TITLE

**RESTORATION AND LANDSCAPING PLAN**

DRAWN	MPA
CHECKED	DRH
PM	LND

PROJECT NUMBER  
SHEET NUMBER

19187

C07




# 4001 E Washington Ave - Cont No 8936 - Proj No 13172-signed2

Final Audit Report


2020-11-05

Created:	2020-11-05
By:	ENG- Christy Bachmann (CBACHMANN@CITYOFMADISON.COM)
Status:	Signed
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