

Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

PUBLIC IMPROVEMENT PROJECT APPROVED

MARCH 15, 2016

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

[Signature] 10/5/16
City Engineer Date

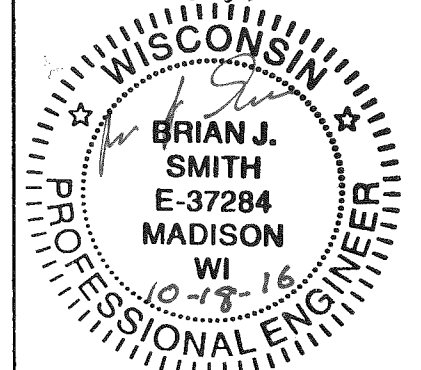
WATER AND STORM & SANITARY SEWERS DESIGNED BY:

SEE C601 SHEET

STREET DESIGNED BY:



ELECTRICAL PLAN DESIGNED BY:



INDEX OF SHEETS

SHEET NO.	TITLE
1	DETAILS
DI-D2	STREET & SIDEWALK OVERVIEW PLAN
PI	LANDSCAPING PLAN
LI	UTILITY PLAN
C601	ELECTRICAL PLAN
EI	

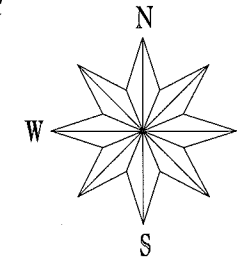
REV 2016 12-20 by JPS

STONE HOUSE - 1000 E WASHINGTON AVE

CITY PROJECT NO. 11308

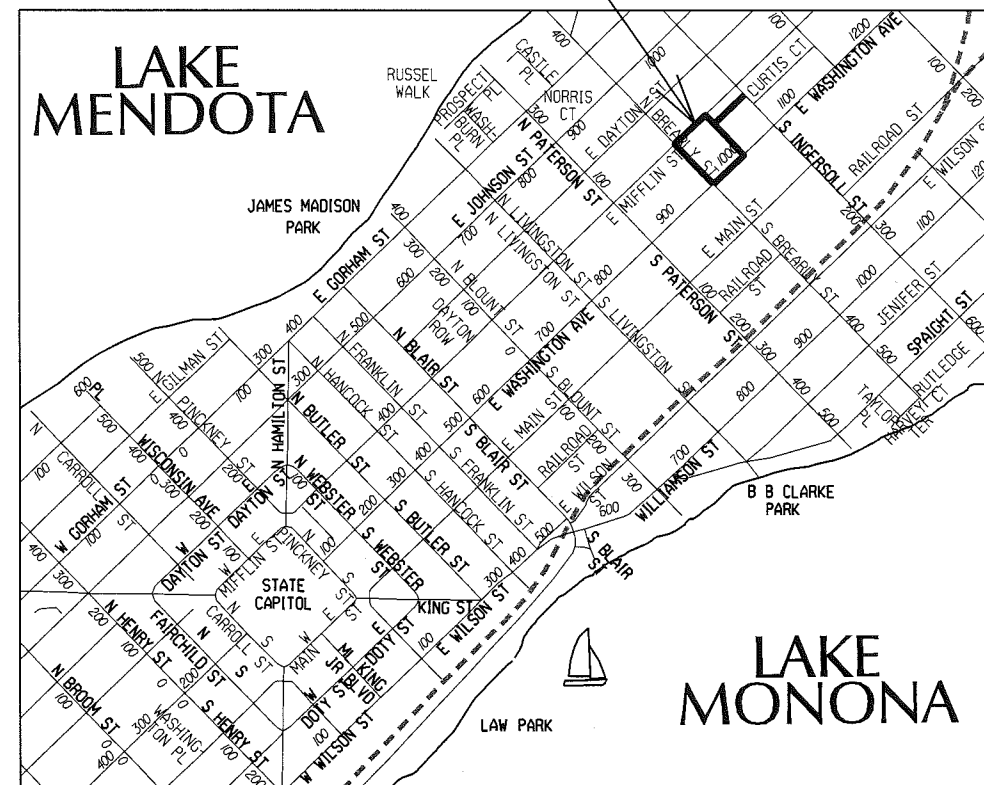
CITY CONTRACT NO. 7652

MUNIS NO. 11308



CONSTRUCTION PROJECT LOCATION

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

CONTRACTOR/DEVELOPER SHALL SUBMIT A TRAFFIC CONTROL PLAN TO CITY TRAFFIC ENGINEERING AT LEAST 10 WORKING DAYS PRIOR TO THE START OF WORK. WORK WITHIN THE RIGHT-OF-WAY SHALL NOT BEGIN UNTIL THE TRAFFIC CONTROL PLAN IS APPROVED.

ANY PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED SHALL BE REPLACED BY THE DEVELOPER/CONTRACTOR AS DIRECTED BY CITY TRAFFIC ENGINEERING.

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 CONTRACTOR SHALL CONTACT BRIAN MEILLER OF CITY FORESTRY AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE MARKING THE PLANTING SITE, INSPECTING THE NURSERY STOCK, AND REVIEWING PLANTING SPECIFICATIONS WITH THE LANDSCAPER. CONTACT BRIAN AT (608) 444-2673 OR (608) 266-4890.

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, REFERING TO NOTIFICATION OF PROPERTY OCCUPANTS AND/OR OWNERS, HAS BEEN COMPLIED WITH.

ALL PAVEMENT WITHIN THE NORTH BREARLY STREET RIGHT OF WAY SHALL BE TYPE B PAVEMENT.

ALL PAVEMENT WITHIN THE EAST MIFFLIN STREET RIGHT OF WAY SHALL BE TYPE C PAVEMENT.

ALL PAVEMENT WITHIN THE NORTH INGERSOLL STREET RIGHT OF WAY SHALL BE TYPE B PAVEMENT.

ALL PAVEMENT WITHIN THE EAST WASHINGTON AVENUE RIGHT OF WAY SHALL BE 10" DOWELED CONCRETE.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADES OF 0.5% TOWARD STORM SEWER INLETS.

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. 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.

OBTAIN A PRINT OUT OF THE ALIGNMENT FROM THE CITY 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 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.

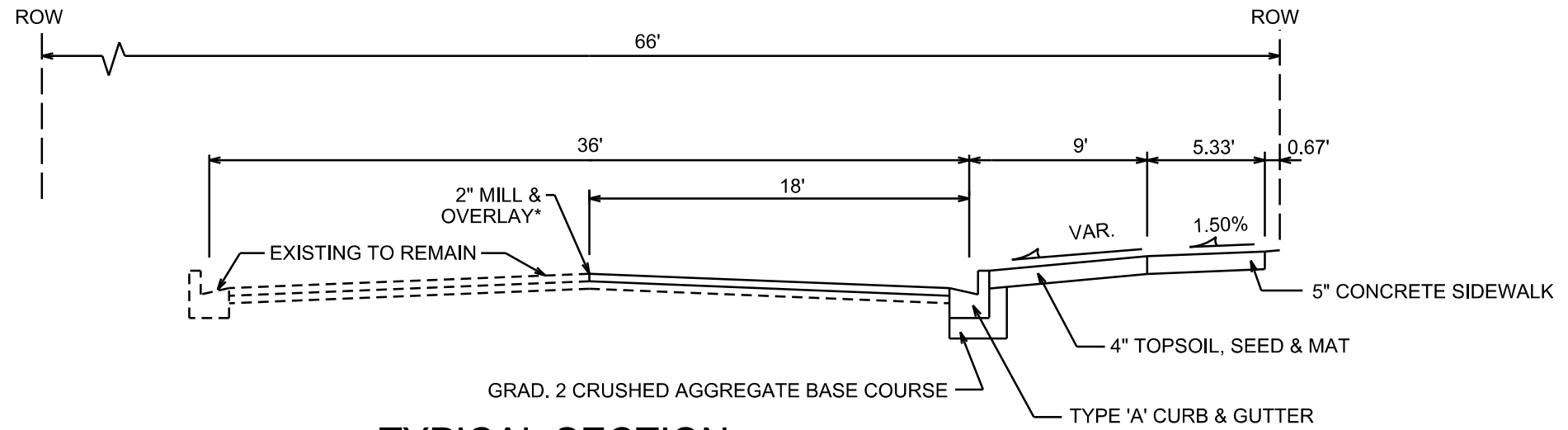
DAMAGE TO ANY EXISTING CURB, PAVEMENT, SIDEWALK, ETC. THAT IS TO REMAIN SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AS DIRECTED BY THE ENGINEER.

PLOT SCALE: _____

PLOT NAME: _____

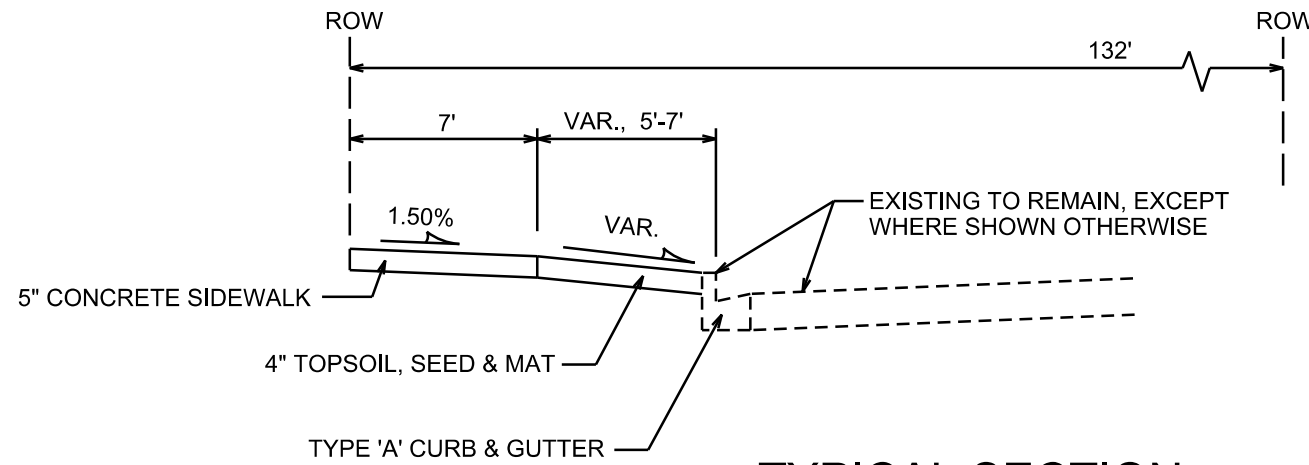
REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



TYPICAL SECTION

E. MIFFLIN ST.
N. BREARLY ST.
NOT TO SCALE



TYPICAL SECTION

E. WASHINGTON AVE.
NOT TO SCALE

CITY OF MADISON MINIMUM PAVEMENT DESIGN

TYPE	CRUSHED AGG. BASE COURSE		ASPHALTIC CONCRETE PAVEMENT			
	LOWER LAYER GRADATION 1	UPPER LAYER GRADATION 2	TYPE	THICKNESS	TYPE	THICKNESS
A	6"	4"	E-0.3	1.75"	E-0.3	1.75"
B	6"	4"	E-1	2.25"	E-1	2"
C	6"	4"	E-3	3.25"	E-3	2"

NOTES:

* MILL & OVERLAY LIMITS ARE APPROXIMATE. PATCH PAVEMENT PER CITY'S PATCHING CRITERIA. MILL & OVERLAY MAY NOT BE NECESSARY IF PAVEMENT IS UNDAMAGED, AS DECIDED BY THE CONSTRUCTION ENGINEER. FINAL MILL & OVERLAY LIMITS TO BE DETERMINED BY THE CONSTRUCTION ENGINEER.

** N. BREARLY ST. AND N. INGERSOLL STREET SHALL BE CONSTRUCTED AS TYPE 'B' PAVEMENT PER CITY OF MADISON MINIMUM PAVEMENT DESIGN. E. MIFFLIN STREET SHALL BE CONSTRUCTED AS TYPE 'C' PAVEMENT PER CITY OF MADISON MINIMUM PAVEMENT DESIGN. E. WASHINGTON AVENUE SHALL BE CONSTRUCTED AS 10" DOWELED CONCRETE PAVEMENT PER S.D.D. 3.10 AND S.D.D. 3.11. FINAL CONCRETE PAVEMENT LIMITS TO BE DETERMINED BY THE CONSTRUCTION ENGINEER.

PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

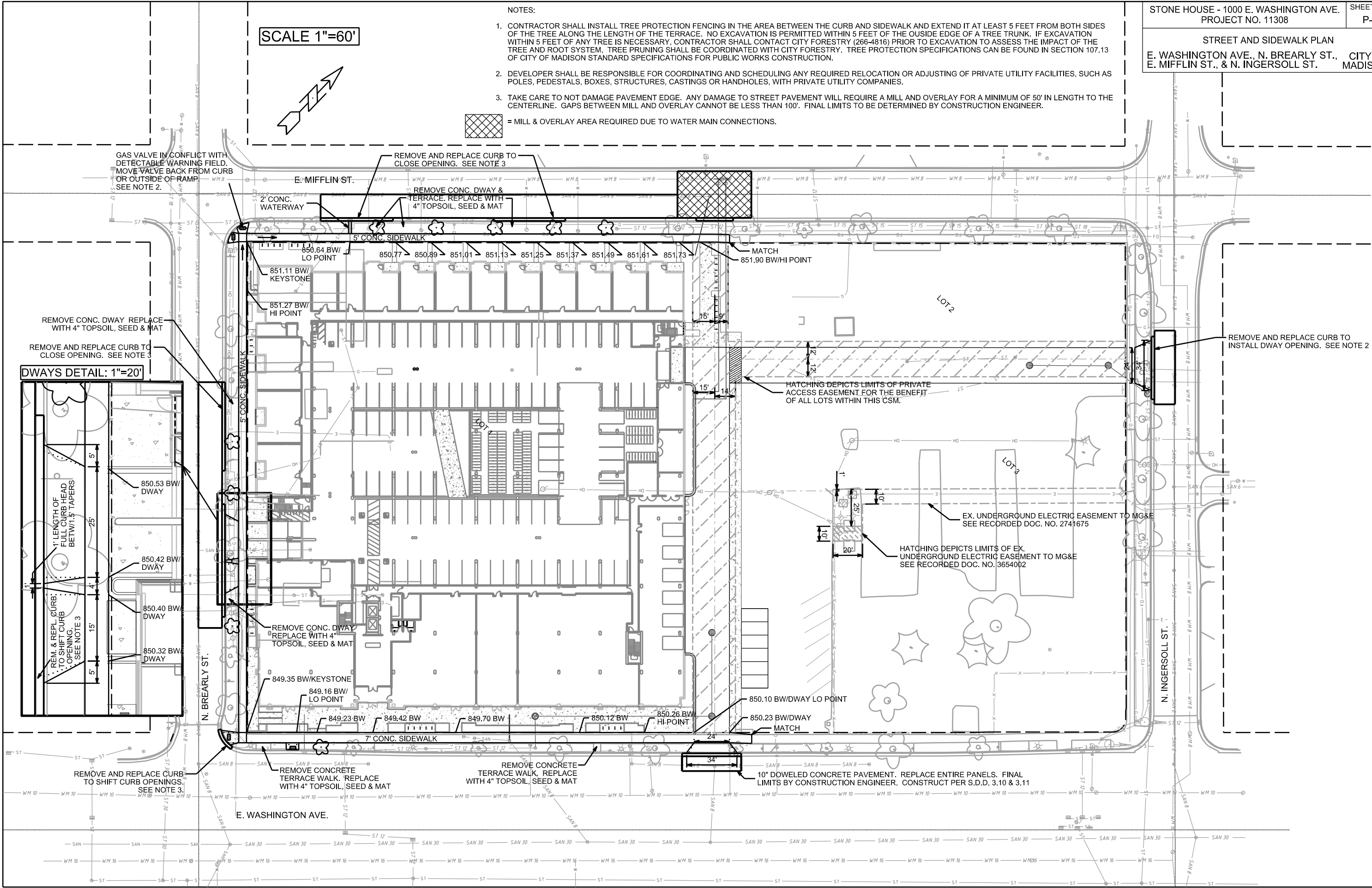
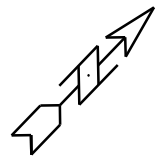
ORIGINATOR: CITY OF MADISON, STREETS DIVISION

STREET AND SIDEWALK PLAN
E. WASHINGTON AVE., N. BREARLY ST., CITY OF MADISON
E. MIFFLIN ST., & N. INGERSOLL ST.

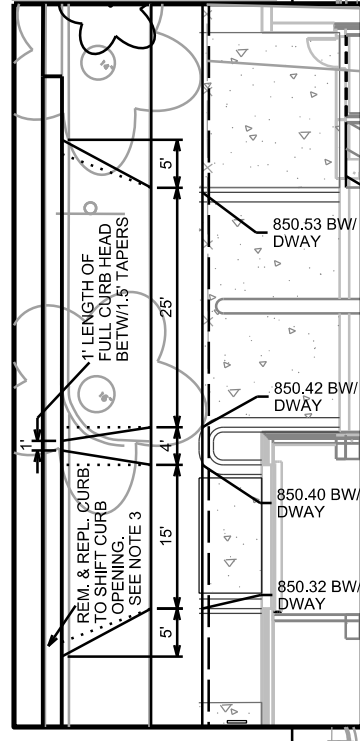
NOTES:

- 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 OF THE TREE AND ROOT SYSTEM. TREE PRUNING 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.
 - DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ANY REQUIRED RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES.
 - TAKE CARE TO NOT DAMAGE PAVEMENT EDGE. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE A MILL AND OVERLAY FOR A MINIMUM OF 50' IN LENGTH TO THE CENTERLINE. GAPS BETWEEN MILL AND OVERLAY CANNOT BE LESS THAN 100'. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER.
- ▨ = MILL & OVERLAY AREA REQUIRED DUE TO WATER MAIN CONNECTIONS.

SCALE 1"=60'



DWAYS DETAIL: 1"=20'



PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION

FILE NAME: _____

DATE: _____

PLOT SCALE: _____

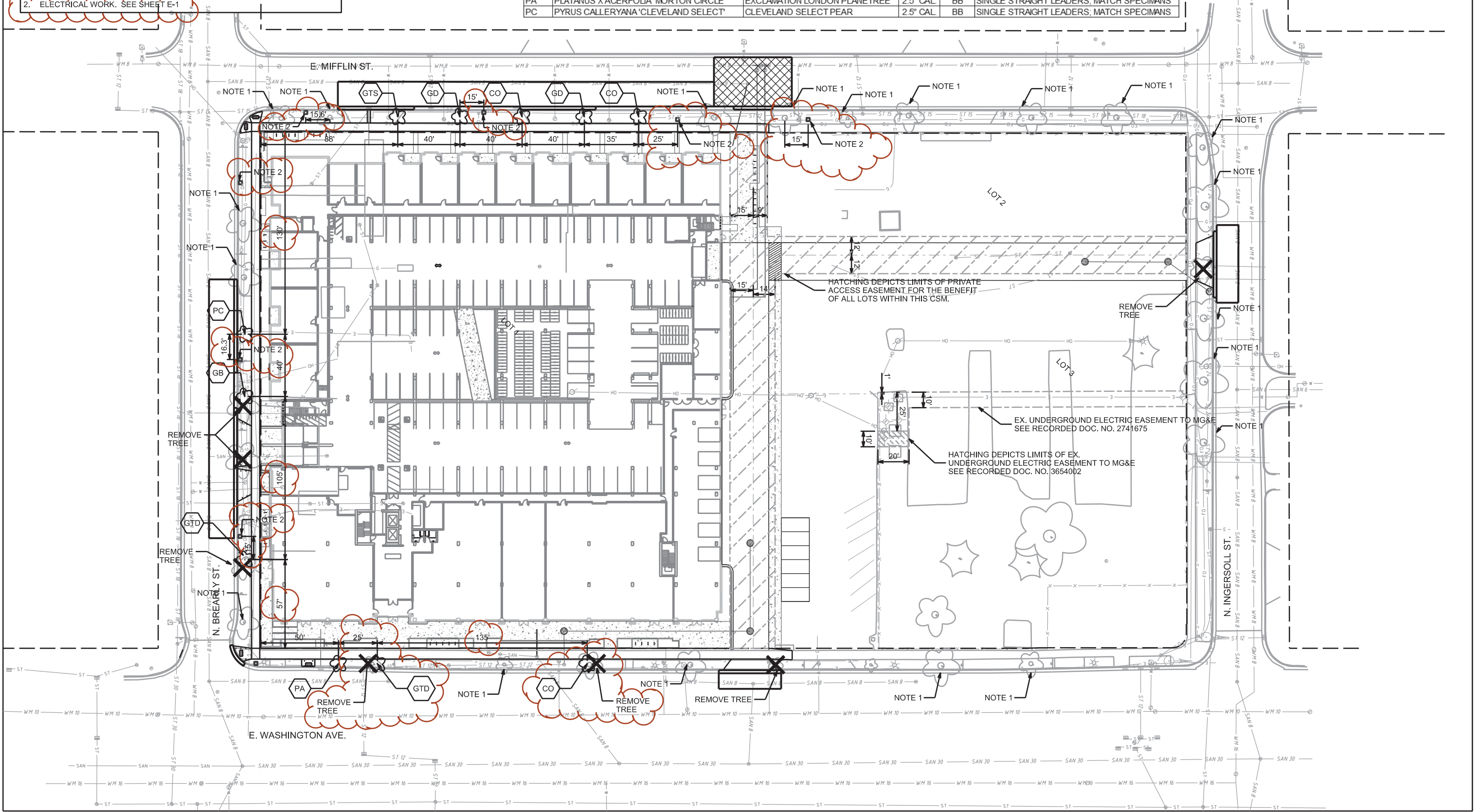
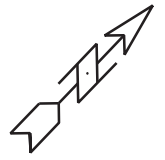
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- ELECTRICAL WORK. SEE SHEET E-1

TREE PLANTING LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPEC	COMMENTS
CO	CELTIS OCCIDENTALIS	HACKBERRY	2.5" CAL	BB	SINGLE STRAIGHT LEADERS; MATCH SPECIMANS
GB	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL	BB	SINGLE STRAIGHT LEADERS; MATCH SPECIMANS
GTD	GLEDTISIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5" CAL	BB	SINGLE STRAIGHT LEADERS; MATCH SPECIMANS
GTS	GLEDTISIA TRIACANTHOS 'SKYCOLE' PP1, 619	SKYLINE HONEYLOCUST	2.5" CAL	BB	SINGLE STRAIGHT LEADERS; MATCH SPECIMANS
GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	2.5" CAL	BB	SINGLE STRAIGHT LEADERS; MATCH SPECIMANS
PA	PLATANUS X ACERFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2.5" CAL	BB	SINGLE STRAIGHT LEADERS; MATCH SPECIMANS
PC	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2.5" CAL	BB	SINGLE STRAIGHT LEADERS; MATCH SPECIMANS

SCALE 1"=60'

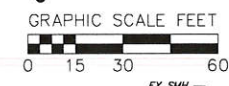
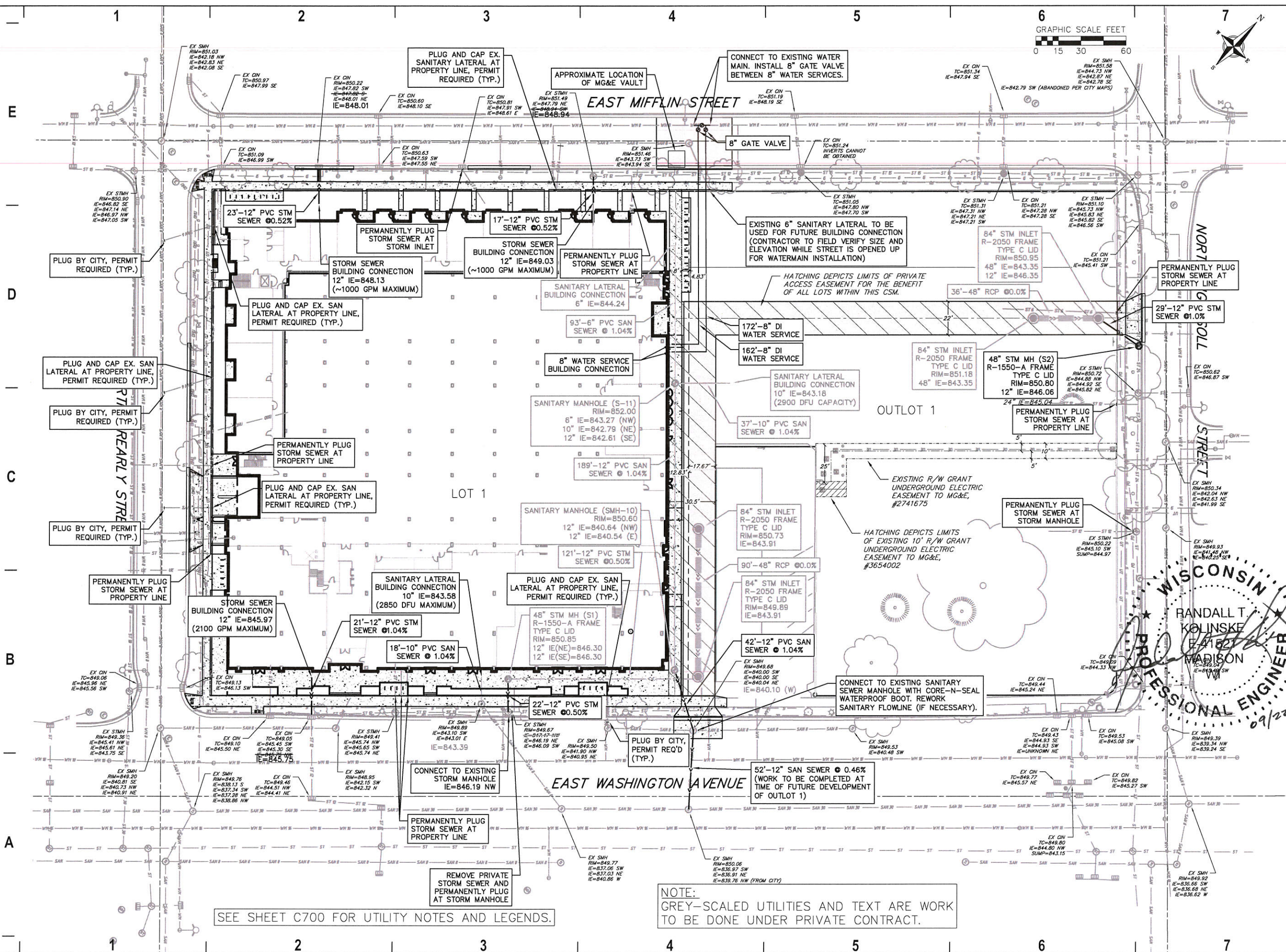


PLOT SCALE: _____

PLOT NAME: _____

REV. DATE: _____

ORIGINATOR: CITY OF MADISON, STREETS DIVISION



eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350



PROJECT INFORMATION

**STONE HOUSE
MIXED USE EAST
WASHINGTON**

1010 E.
WASHINGTON
MADISON, WI 53703

**ISSUANCE AND REVISIONS
FOR CONSTRUCTION SET**

#	DATE	DESCRIPTION
0	06/01/2016	PLAN REVIEW SET
1	07/09/2016	FOR CONSTRUCTION SET
2	09/22/2016	CB-06



SHEET INFORMATION

PROJECT MANAGER
PROJECT NUMBER 14339-01
DATE 06/01/2016

UTILITY PLAN

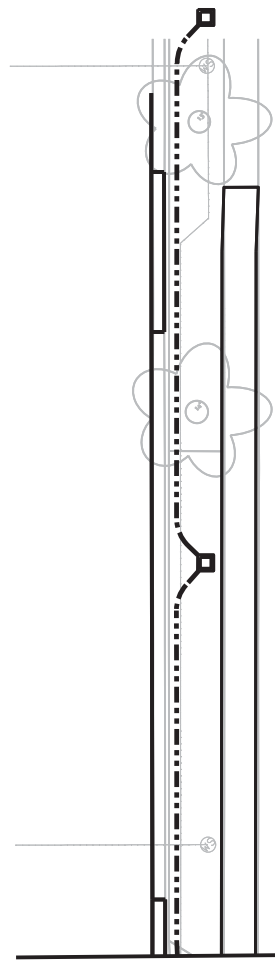
C601

SEE SHEET C700 FOR UTILITY NOTES AND LEGENDS.

NOTE:
GREY-SCALED UTILITIES AND TEXT ARE WORK TO BE DONE UNDER PRIVATE CONTRACT.

MATCH LINE "A"

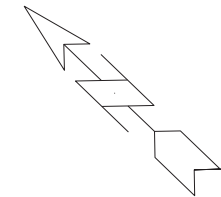
EAST MIFFLIN STREET



MATCH LINE "A"

GENERAL ELECTRICAL NOTES:

1. ALL LOCATIONS ARE APPROXIMATE. THE TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS INCLUDING SETBACK IN THE FIELD. THE CONTRACTOR SHALL NOTIFY BRIAN SMITH (261-9625) 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 2016 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 MIKE CHRISTOPH (266-4767) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF CONSTRUCTION HANHOLES OR BURYING CONDUIT TO ARRANGE FOR INSPECTION.
4. ALL EXISTING CONDUITS ARE TO REMAIN UNLESS AND UNTIL AUTHORIZED TO REMOVE BY TRAFFIC ENGINEERING.



SCALE: 1" = 30'

LEGEND

- PLACE STREET LIGHTING PVC CONDUIT, 2" UNLESS NOTED AS OTHER
- - - EXISTING STREET LIGHTING CONDUIT
- EXISTING SIGNAL/COMMUNICATION CONDUIT
- ☐ CONSTRUCT ELECTRICAL HANDHOLE TYPE 1
- ▣ CONSTRUCT ELECTRICAL HANDHOLE TYPE 3
- ⊙ EXISTING STREET LIGHT POLE/BASE

CONSTRUCT ELECTRICAL HANDHOLE TYPE 3 (TYPICAL)

INSTALL 2" PVC CONDUIT (TYPICAL)

CONSTRUCT ELECTRICAL HANDHOLE TYPE 1 TO INTERCEPT EXISTING STREET LIGHT CONDUIT

NORTH BREARLY STREET

EAST WASHINGTON AVE