

Madison, Wisconsin

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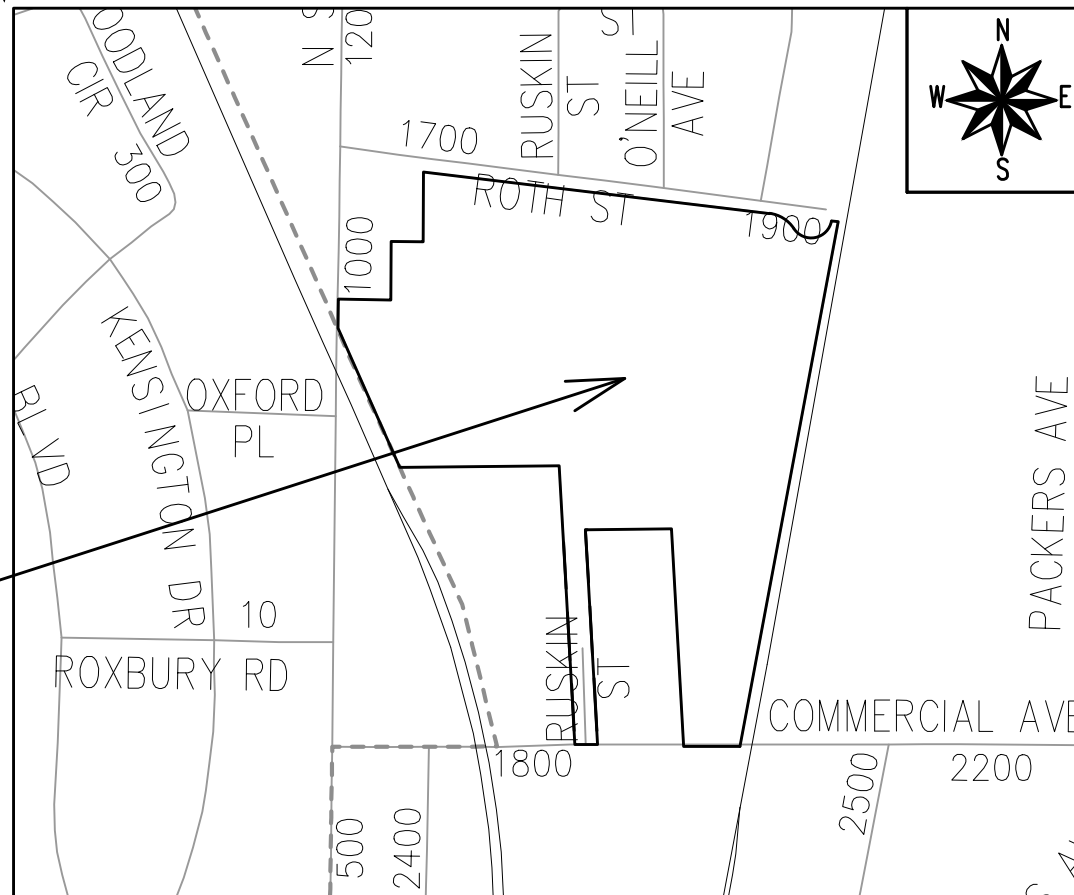
CITY OF MADISON
CITY ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS
PLAN OF PROPOSED IMPROVEMENT

HARTMEYER REDEVELOPMENT

CITY PROJECT NO. 14534
CONTRACT NO. 9284

REVISION #1 - 5/8/2024 BY EMMA ALMY
REVISION #2 - 6/6/2025 BY ERIC CEFALU

PROJECT
LOCATION

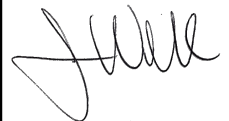


PUBLIC IMPROVEMENT PROJECT
APPROVED

JUNE 6, 2023

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

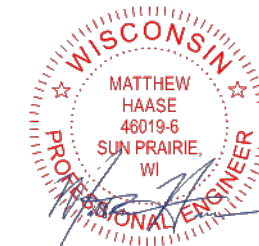
PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

 Jan 26, 2024

City Engineer

Date

STORM WATER FEATURES
DESIGNED BY:



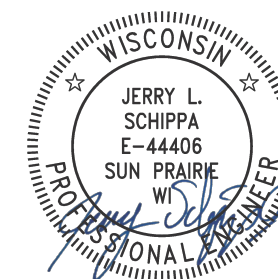
Jan 26, 2024

STREET GRADES
DESIGNED BY:



Jan 26, 2024

ELECTRICAL
DESIGNED BY:



Jan 29, 2024

STORM AND SANITARY SEWER
DESIGNED BY:



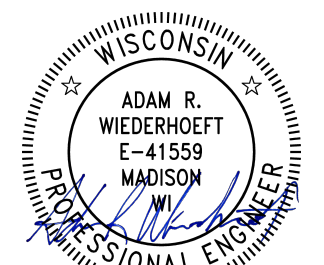
Jan 26, 2024

STREET GEOMETRY AND MARKINGS
DESIGNED BY:



Jan 26, 2024

WATER
DESIGNED BY:



Jan 26, 2024

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.

CONTACT PROJECT ENGINEER AND STREET DESIGNER EMMA ALMY AT EALMY@CITYOFMADISON.COM FOR CAD AND ALIGNMENT DATA PRIOR TO STAKING.

CONVENTIONAL SIGNS

FIELD VERIFY ALL UTILITY LOCATIONS

GAS

STORM SEWER

SANITARY SEWER

WATER

BURIED ELECTRIC

OVERHEAD ELECTRIC

POWER POLE

ADA COMPLIANT RAMP W/
DETECTABLE WARNING FIELD

COMBUSTIBLE FLUIDS

— G —

— ST —

— SAN —

— W —

— E —

— OH —

ALL PAVEMENT IN THE HUXLEY STREET, COOLIDGE STREET, AND ROTH STREET RIGHTS-OF-WAY SHALL BE TYPE A PAVEMENT PER STANDARD DETAIL DRAWING 4.02.

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 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 4:1. 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.

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 LATEST EDITION.

STANDARD NOTES

HARTMEYER REDEVELOPMENT

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14534

MADISON, WI

9284

CONTRACT NO:

14534

D-1

MARK

DESIGNED BY: EEA

REVISION

DATE: 11/16/2023 12:30 PM

SCALE:

D-1



EXISTING
GROUND

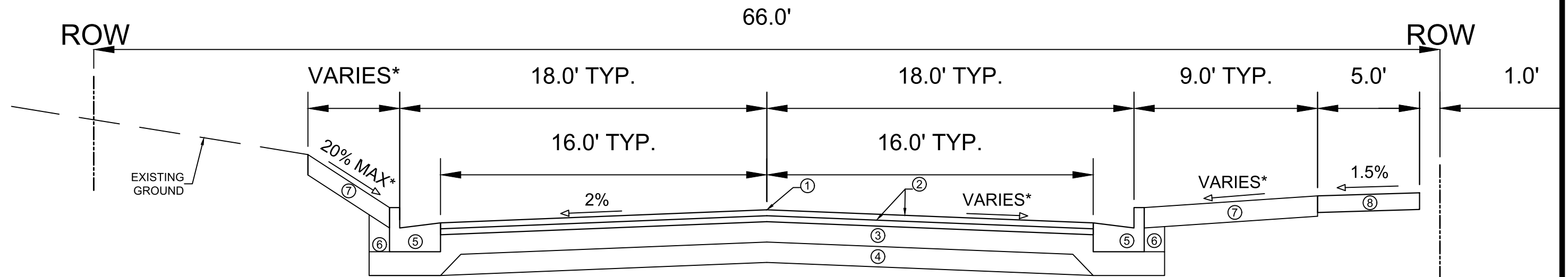
- SPECIAL NOTES:

* SEE P-SHEETS AND X-SHEETS FOR DIMENSIONING AND CROSS SLOPES
** SURFACE PAVING IS DEVELOPER'S RESPONSIBILITY

TYPICAL SECTIONS		14534
HARTMEYER REDEVELOPMENT	MADISON, WI	
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4534
D-2



TYPICAL SECTION
HUXLEY STREET
STA: 6+37.04 TO 8+50

SPECIAL NOTES:

- * SEE P-SHEETS AND X-SHEETS FOR DIMENSIONING AND CROSS SLOPES
** SURFACE PAVING IS DEVELOPER'S RESPONSIBILITY

- ① POINT REFERRED TO ON PROFILE
② 1.75" H.M.A. PAVEMENT- TYPE 4 LT 58-28 S
③ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 2
④ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 1
⑤ CONCRETE CURB AND GUTTER TYPE 'A'.
⑥ FILL
⑦ 6" TOPSOIL, SEED AND MATTING
⑧ 5" CONCRETE SIDEWALK

DATE	BT
REVISION	Scale:
Designed By: EEA	Date: 11/16/2023 12:30 PM
MARK	14534

14534
MADISON, WI
9284
CONTRACT NO:

TYPICAL SECTIONS
HARTMEYER REDEVELOPMENT
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14534
D-3

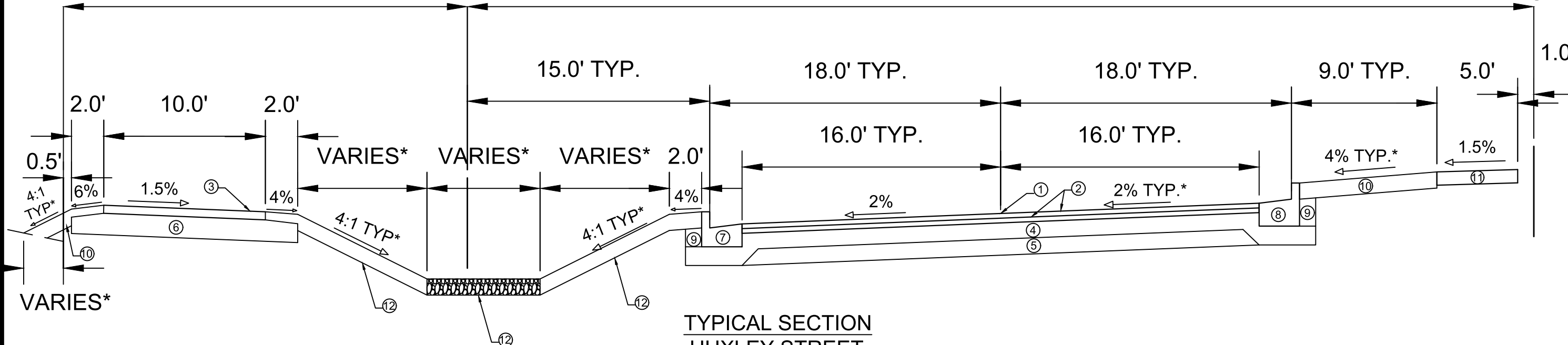
PUBLIC PATH AND
STORMWATER
EASEMENT IN PARK

25.0'

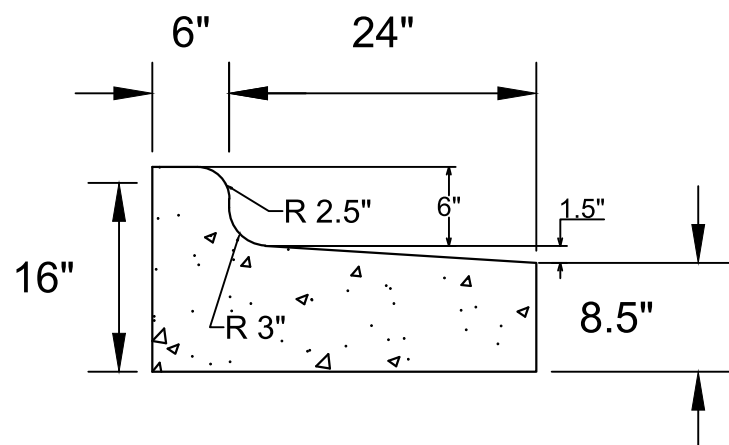
ROW

66.0'

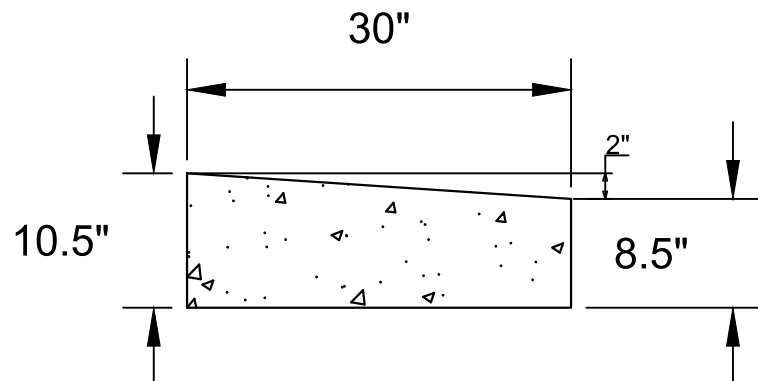
ROW



TYPICAL SECTION
HUXLEY STREET
STA: 8+50 TO ROTH STREET



DETAIL 1 - REJECT TYPE 'A' CONCRETE
CURB & GUTTER



DETAIL 2 - DRIVEWAY / PED RAMP
SECTION REJECT TYPE 'A' CONCRETE
CURB & GUTTER

SPECIAL NOTES:

- * SEE P-SHEETS AND X-SHEETS FOR DIMENSIONING AND CROSS SLOPES
** SURFACE PAVING IS DEVELOPER'S RESPONSIBILITY

- ① POINT REFERRED TO ON PROFILE
② 1.75" H.M.A. PAVEMENT- TYPE 4 LT 58-28 S
③ 3.0" H.M.A. PAVEMENT- TYPE 4 LT 58-28 S
④ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 2
⑤ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 1
⑥ 8" CRUSHED AGGREGATE BASE COURSE GRADATION 2
⑦ CONCRETE CURB AND GUTTER TYPE 'A'.
⑧ CONCRETE CURB AND GUTTER TYPE 'A' REJECT. SEE DETAIL 1 AND 2.
⑨ FILL
⑩ 6" TOPSOIL, SEED AND MATTING
⑪ 5" CONCRETE SIDEWALK
⑫ SEE SHEET ST-4 FOR BIO-FILTER TERRACE DETAIL

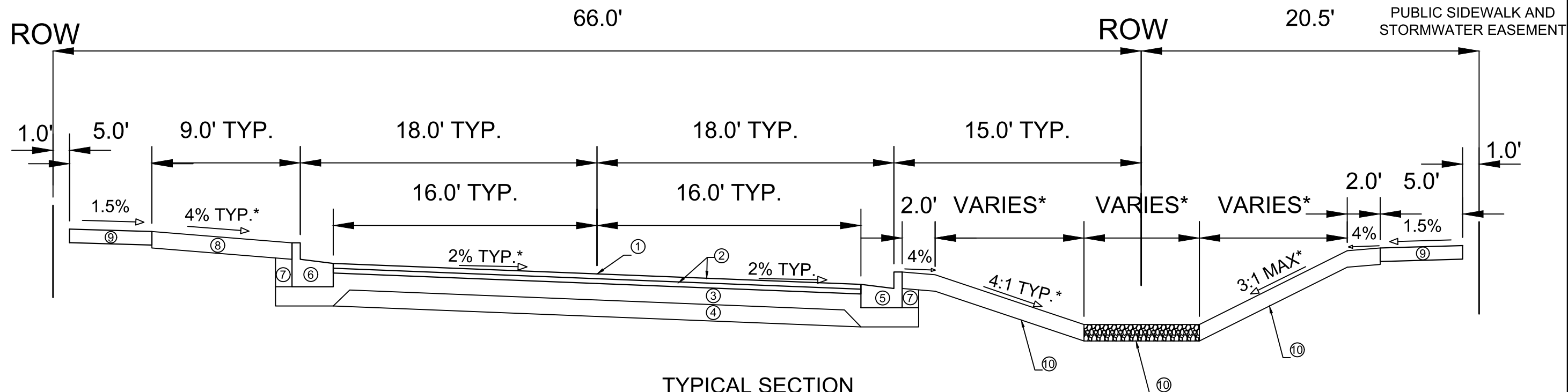
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MARK	14534

14534
MADISON, WI
9284
CONTRACT NO:

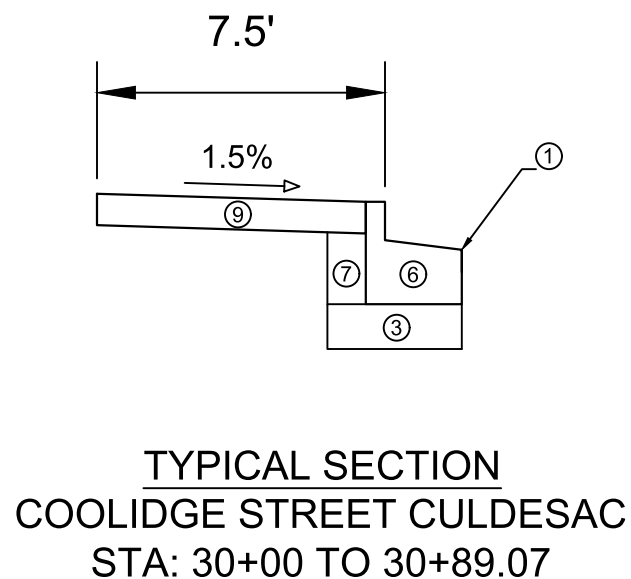
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HARTMEYER REDEVELOPMENT
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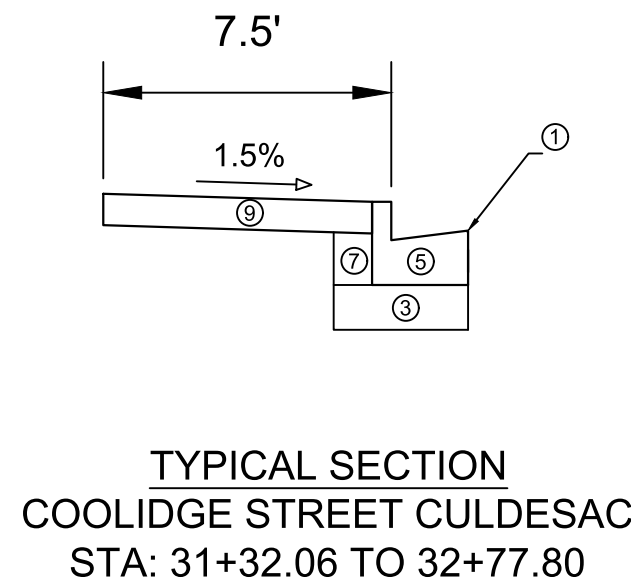
14534
D-4



TYPICAL SECTION
COOLIDGE STREET



TYPICAL SECTION
COOLIDGE STREET CULDESAC
STA: 30+00 TO 30+89.07



TYPICAL SECTION
COOLIDGE STREET CULDESAC
STA: 31+32.06 TO 32+77.80

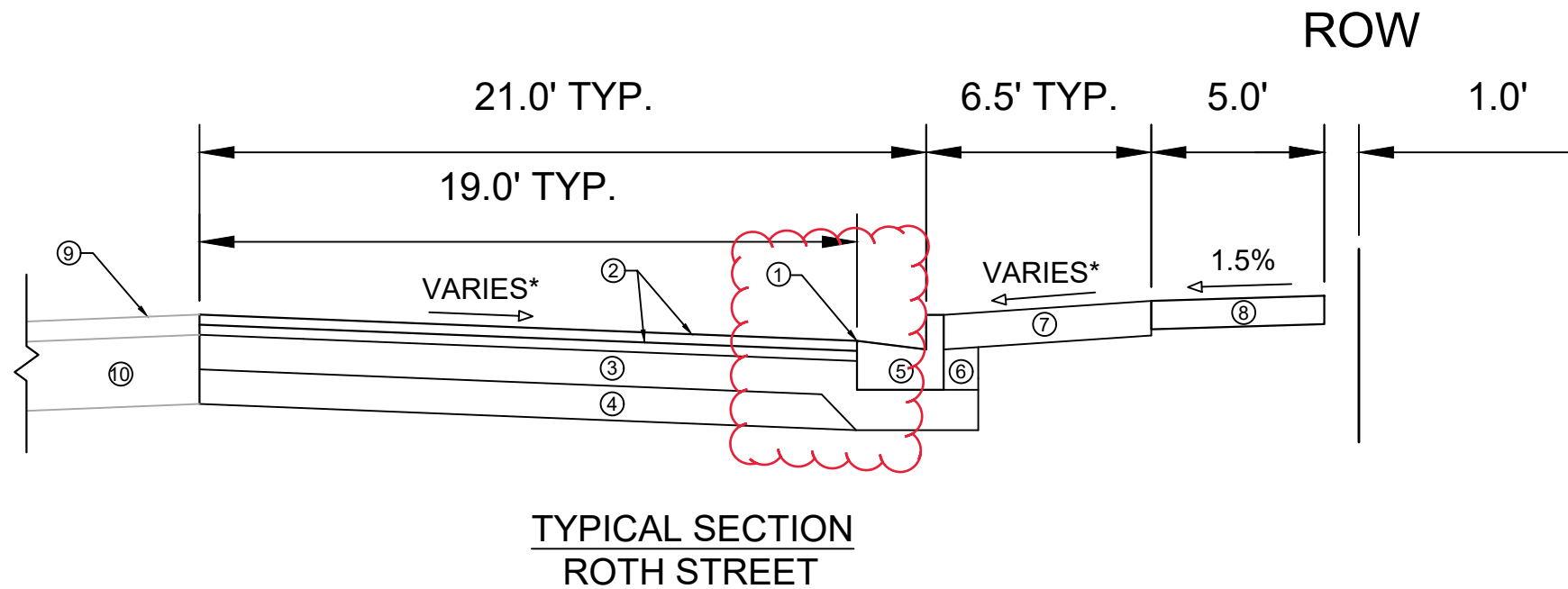
- ① POINT REFERRED TO ON PROFILE
- ② 1.75" H.M.A. PAVEMENT- TYPE 4 LT 58-28 S
- ③ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 2
- ④ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 1
- ⑤ CONCRETE CURB AND GUTTER TYPE 'A'
- ⑥ CONCRETE CURB AND GUTTER TYPE 'A' REJECT. SEE DETAIL 1.
- ⑦ FILL
- ⑧ 6" TOPSOIL, SEED AND MATTING
- ⑨ 5" CONCRETE SIDEWALK
- ⑩ SEE SHEET ST-4 FOR BIO-FILTER TERRACE DETAIL

SPECIAL NOTES:

- * SEE P-SHEETS AND X-SHEETS FOR DIMENSIONING AND CROSS SLOPES
- ** SURFACE PAVING IS DEVELOPER'S RESPONSIBILITY

DATE	11/16/2023	12:30 PM	Scale:	D-5
REVISION	14534	14534	14534	14534
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DESIGNED BY	EEA	14534	14534	14534
CONTRACT NO.	9284	9284	9284	9284
TYPICAL SECTIONS	14534	14534	14534	14534
HARTMEYER REDEVELOPMENT	14534	14534	14534	14534
MADISON, WI	14534	14534	14534	14534
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CITY OF MADISON	14534	14534	14534	14534
14534	14534	14534	14534	14534
D-5	14534	14534	14534	14534

REVISED 5/8/2024 BY EMMA ALMY
CORRECTED SHEET NAME
CHANGED POINT 1 TO EDGE OF
PAVEMENT



SPECIAL NOTES:

- * SEE P-SHEETS AND X-SHEETS FOR DIMENSIONING AND CROSS SLOPES
** SURFACE PAVING IS DEVELOPER'S RESPONSIBILITY

- ① POINT REFERRED TO ON PROFILE
② 1.75" H.M.A. PAVEMENT - TYPE 4 LT 58-28 S
③ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 2
④ 6" CRUSHED AGGREGATE BASE COURSE GRADATION 1
⑤ CONCRETE CURB AND GUTTER TYPE 'A'
⑥ FILL
⑦ 6" TOPSOIL, SEED AND MATTING
⑧ 5" CONCRETE SIDEWALK
⑨ EX. PAVEMENT TO REMAIN
⑩ EX. BASE COURSE TO REMAIN

DATE	BY
05/08/2024	3:00 PM
REVISION	Scale:
MARK	14534
Designed By: EEA	14534

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MADISON, WI
9284
CONTRACT NO:

TYPICAL SECTIONS
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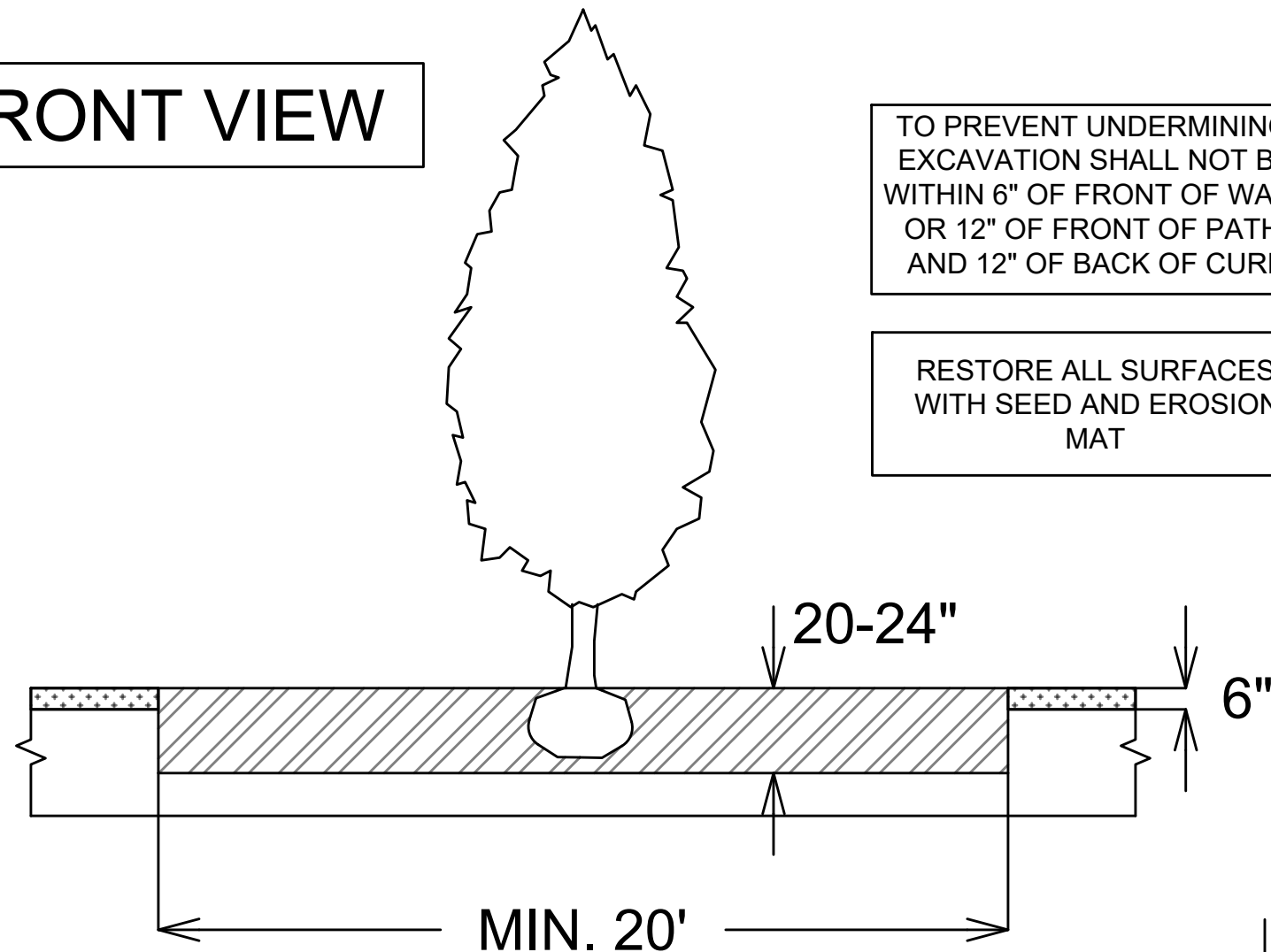


14534
D-6

THIS INCLUDES ALL WORK NECESSARY TO EXCAVATE AREAS WITHIN GRASS TERRACES TO AN APPROPRIATE DEPTH SUITABLE FOR NEW TREE PLANTINGS. ALL WORK SHALL BE IN ACCORDANCE WITH ARTICLE 201 OF THE STANDARD SPECIFICATIONS. THE PROPOSED LOCATIONS FOR TREE PLANTINGS ARE IDENTIFIED ON THE LANDSCAPING PLAN INCLUDED WITHIN THIS PLAN SET. PRIOR TO THE CONTRACTOR STARTING THE EXCAVATION WORK, THE ENGINEER AND FORESTRY REPRESENTATIVE SHALL REVIEW THE PLAN LOCATIONS ON-SITE AND CONFIRM THAT NO CONFLICTS ARE ANTICIPATED. ONCE THE LOCATIONS MARKED, THE CONTRACTOR SHALL EXCAVATE THE TERRACE AREA TO A SUITABLE DEPTH FOR NEW TREE PLANTINGS, APPROXIMATELY TWENTY (20) INCHES TO TWENTY-FOUR (24) INCHES. THE TERRACE SHALL BE EXCAVATED TO A MINIMUM LENGTH OF TWENTY (20) FEET, BUT THAT MAY BE REDUCED BY THE CONSTRUCTION ENGINEER TO FIT SITE CONSTRAINTS AS NECESSARY. THE WIDTH OF THE TERRACE SHALL ALSO BE EXCAVATED TO AS CLOSE TO THE SIDEWALK/PATH AND CURB AS IS REASONABLE. WHILE PERFORMING THE EXCAVATION, THE CONTRACTOR SHALL TAKE CARE TO NOT UNDERMINE OR DAMAGE THE ADJACENT CURB OR SIDEWALK. IF DAMAGED DURING THE EXCAVATION PROCESS, THE DEVELOPER SHALL REPLACE CURB OR SIDEWALK/PATH AT THEIR COST. ONCE THE AREA IS EXCAVATED, THE CONTRACTOR SHALL BACKFILL THE EXCAVATED AREA WITH REGULAR TOPSOIL, AND THE SURFACE SHALL BE RESTORED WITH SEED AND EROSION MAT.

TOP VIEW

FRONT VIEW



TO PREVENT UNDERMINING,
EXCAVATION SHALL NOT BE
WITHIN 6" OF FRONT OF WALK
OR 12" OF FRONT OF PATH,
AND 12" OF BACK OF CURB

RESTORE ALL SURFACES
WITH SEED AND EROSION
MAT

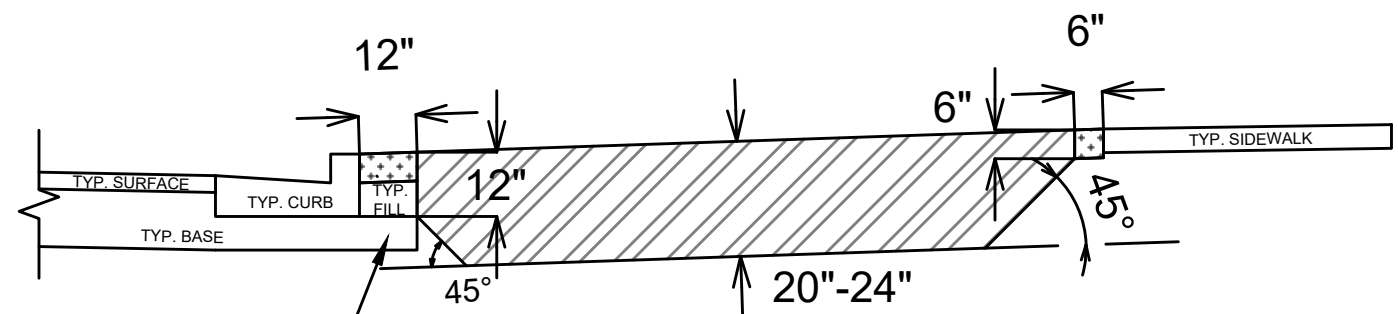
MIN. 20'

12" BASE EXTENSION
BEHIND CURB

LEGEND

-  AREA TO BE EXCAVATED 20-24" DEEP
AND BACKFILLED WITH TOPSOIL
-  AREA TO BE 6" TOPSOIL

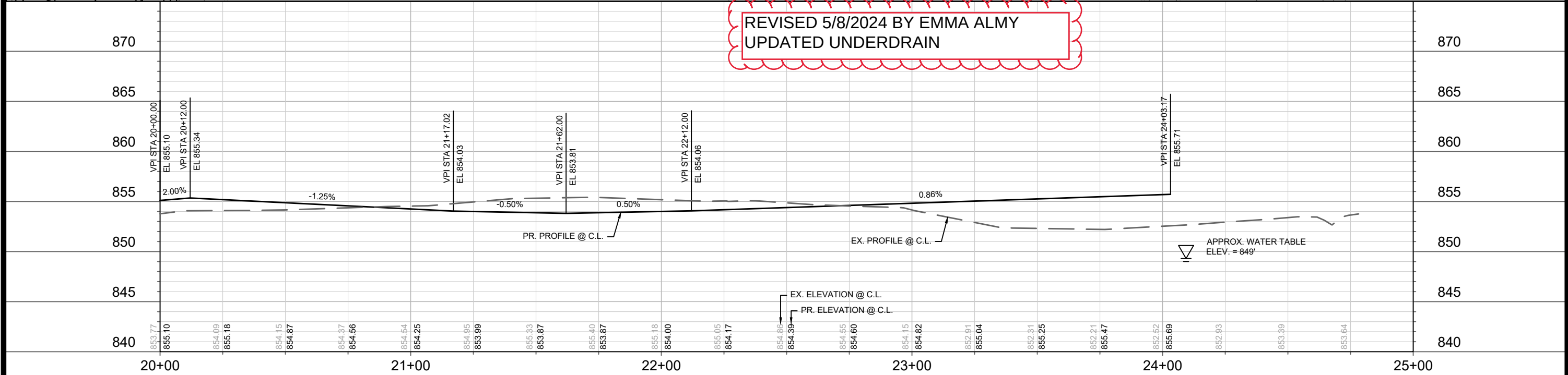
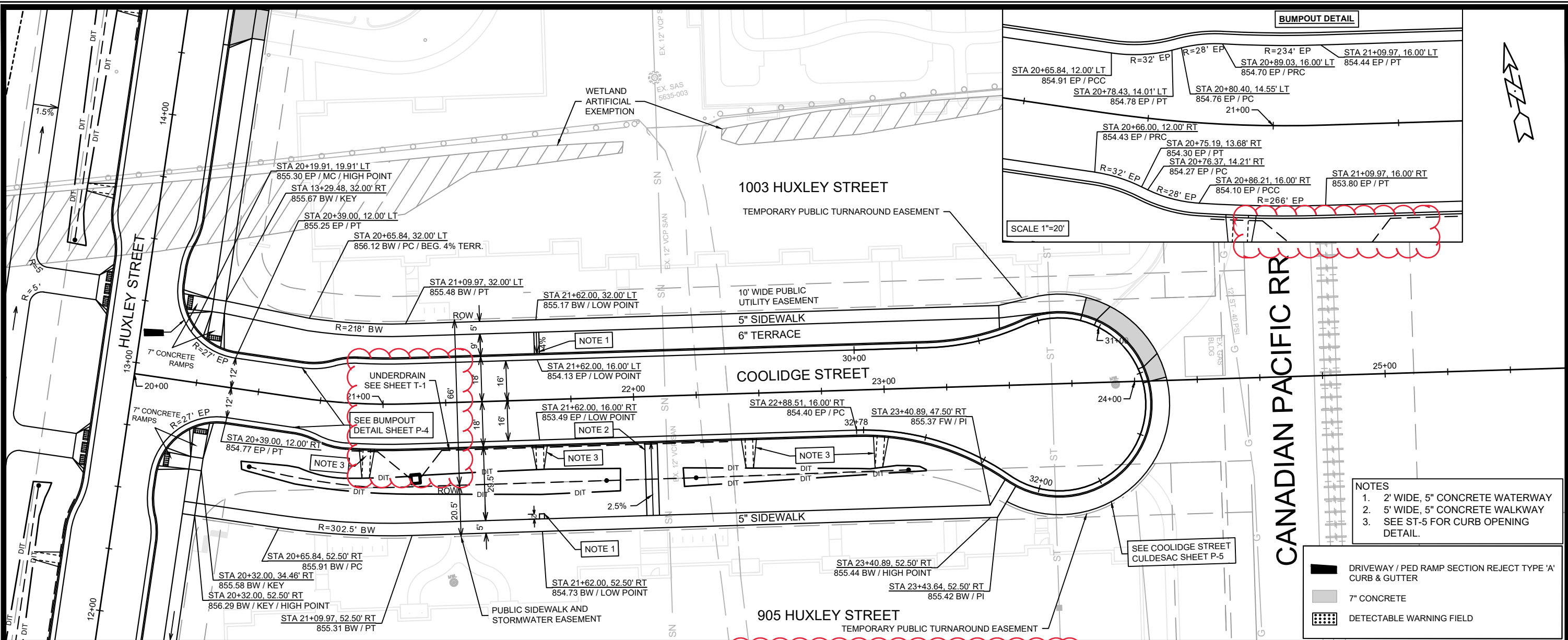
SECTION VIEW



TERRACE WIDTH VARIES

SPECIAL NOTES:

REFER TO S.D.D. 2.01 FOR STANDARD PLANTING TECHNIQUE FOR TREES IN TURF AREAS.



NO.	DATE	BY
1	5/8/2024	EMMA ALMY

14534
MADISON, WI
9284
CONTRACT NO.:
14534
P-4

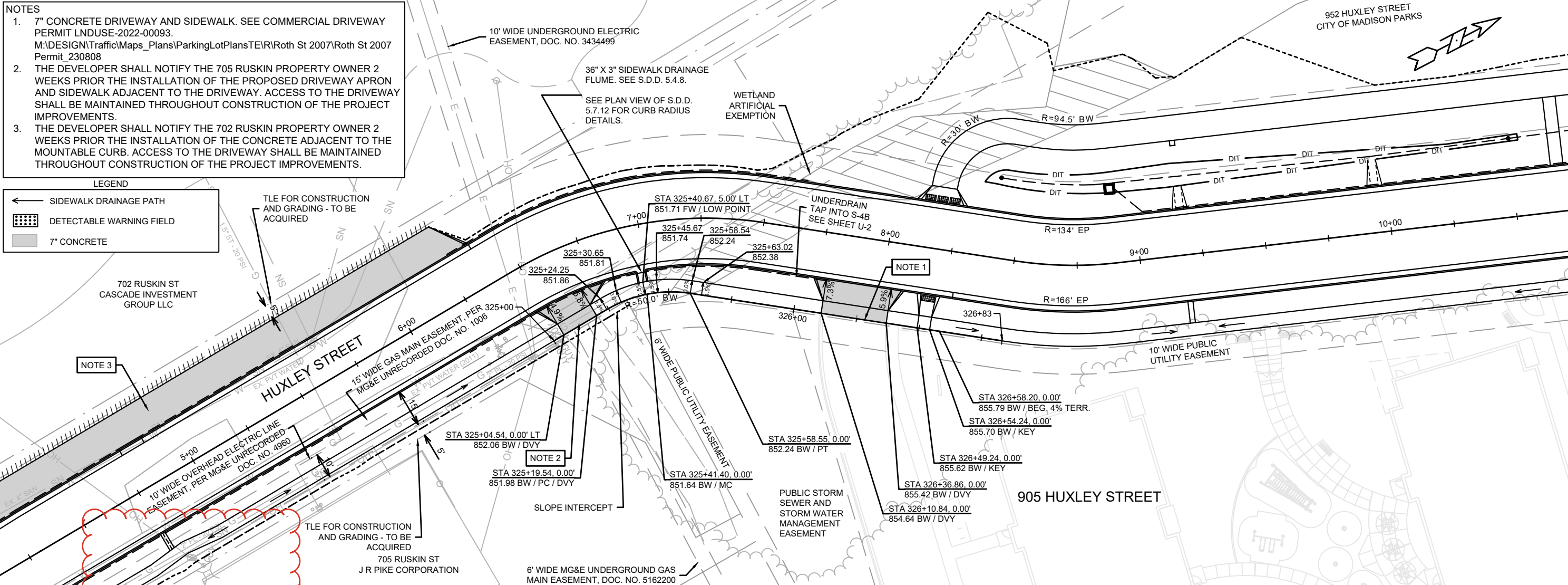
PLAN & PROFILE - COOLIDGE STREET
HARTMEYER REDEVELOPMENT
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14534
P-4

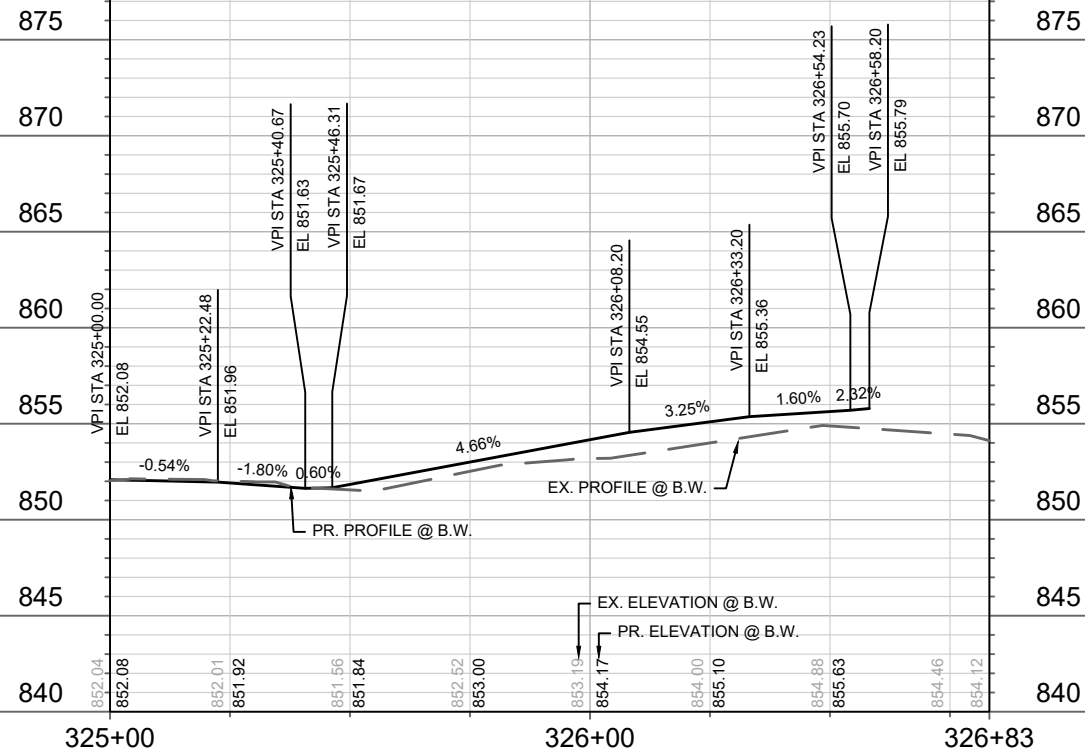
- NOTES
- 7" CONCRETE DRIVEWAY AND SIDEWALK. SEE COMMERCIAL DRIVEWAY PERMIT LNDUSE-2022-00093.
M:\DESIGN\Traffic\Maps_Plans\ParkingLotPlans\14534\14534EN-PnP.dwg
 - THE DEVELOPER SHALL NOTIFY THE 705 RUSKIN PROPERTY OWNER 2 WEEKS PRIOR THE INSTALLATION OF THE PROPOSED DRIVEWAY APRON AND SIDEWALK ADJACENT TO THE DRIVEWAY. ACCESS TO THE DRIVEWAY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OF THE PROJECT IMPROVEMENTS.
 - THE DEVELOPER SHALL NOTIFY THE 702 RUSKIN PROPERTY OWNER 2 WEEKS PRIOR THE INSTALLATION OF THE CONCRETE ADJACENT TO THE MOUNTABLE CURB. ACCESS TO THE DRIVEWAY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OF THE PROJECT IMPROVEMENTS.

LEGEND

- SIDEWALK DRAINAGE PATH
- DETECTABLE WARNING FIELD
- 7" CONCRETE



REVISED 2/24/2025 BY EMMA ALMY
ADDED SIDEWALK PI'S TO AVOID POWER POLES

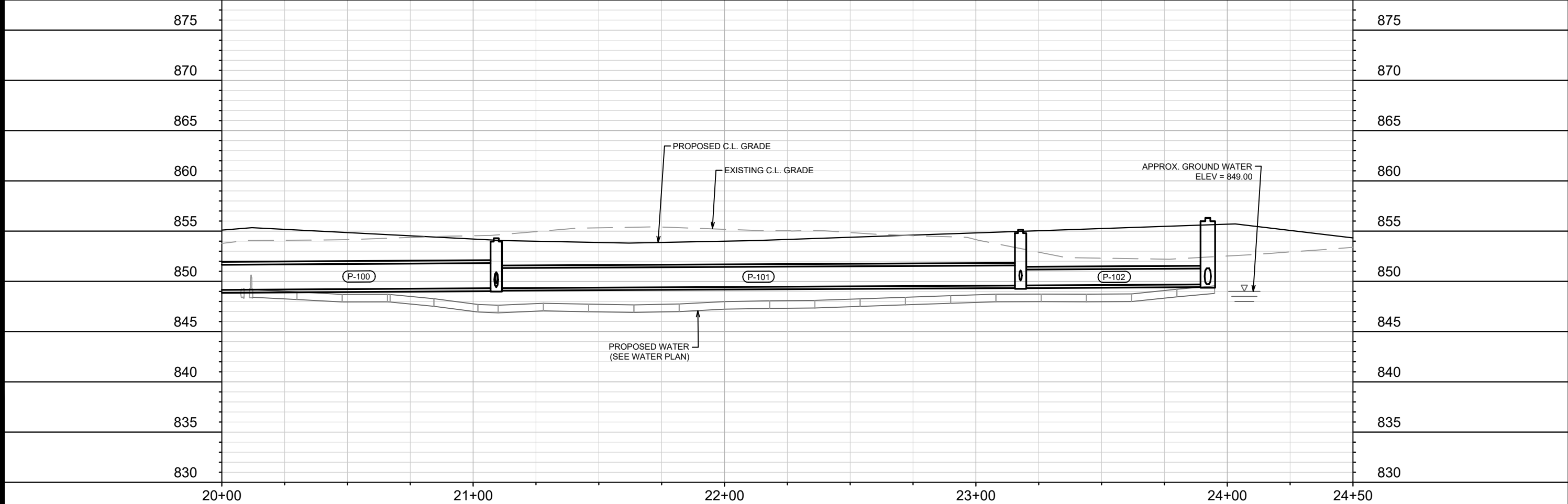
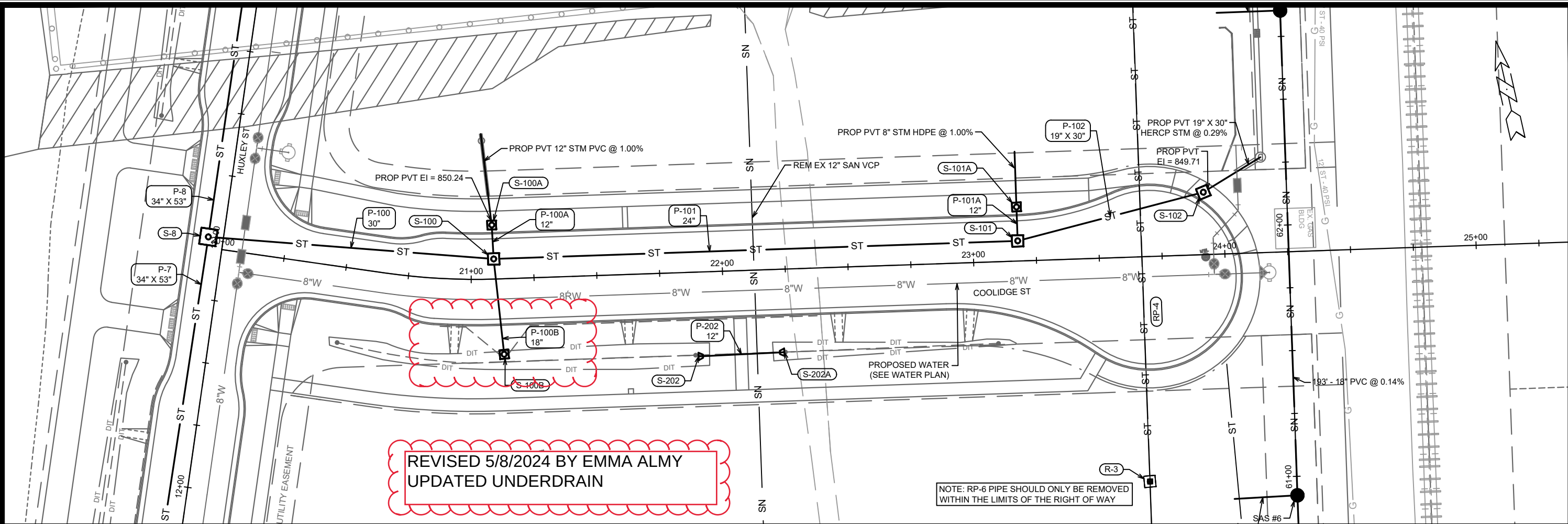


NO.	DATE	BY
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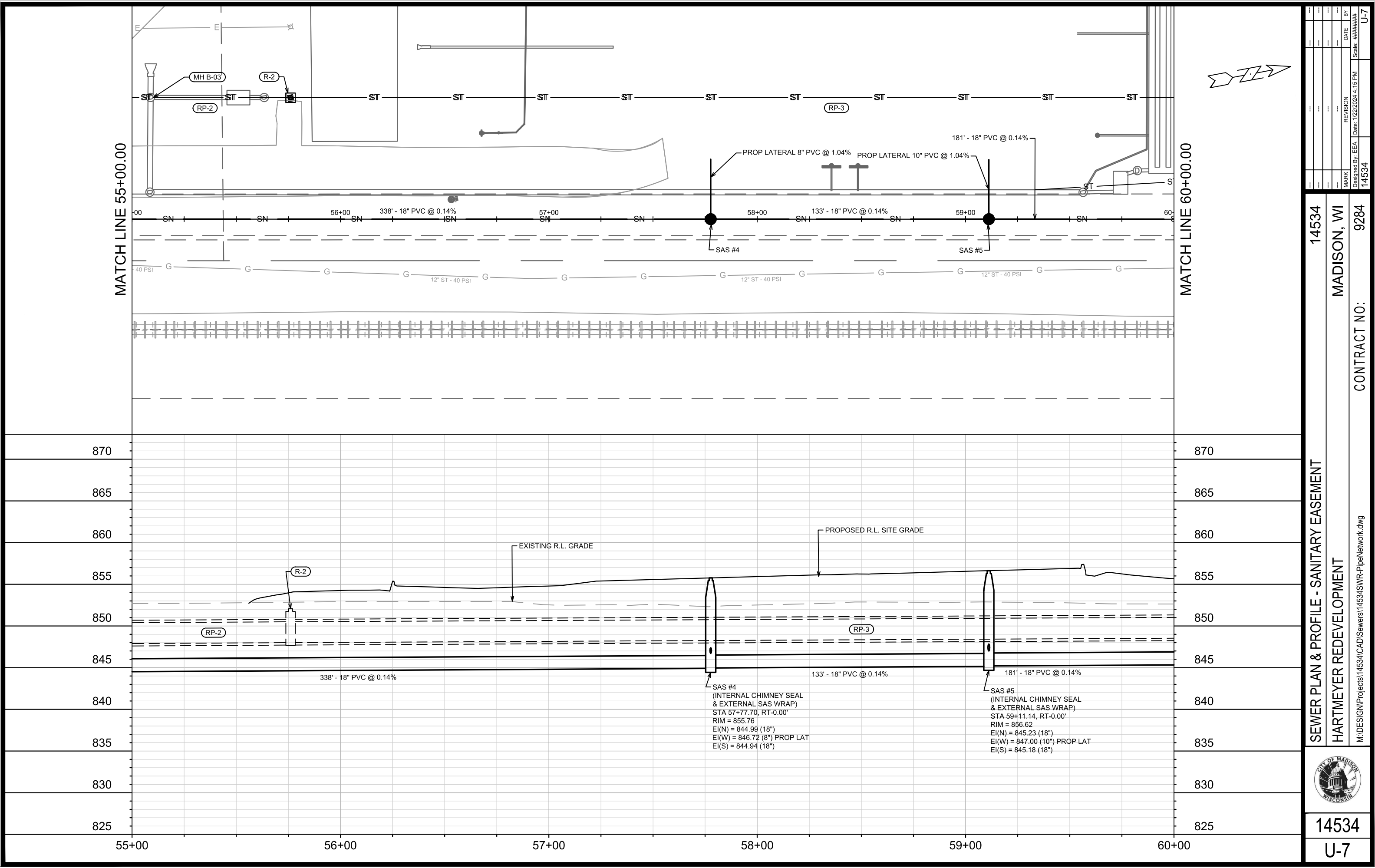
14534
MADISON, WI
HARTMEYER REDEVELOPMENT
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CONTRACT NO: 9284

14534
MADISON, WI
HARTMEYER REDEVELOPMENT
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14534		MADISON, WI		CONTRACT NO: 9284	
SEWER PLAN & PROFILE - COOLIDGE STREET		HARTMEYER REDEVELOPMENT		U-5	
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Designd By: EEA		Date: 5/6/2024 8:29 AM		BY	
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14534

MADISON, WI

9284

14534

U-7

SEWER PLAN & PROFILE - SANITARY EASEMENT

HARTMEYER REDEVELOPMENT

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DATE

BY

REVISION

Scale: 1/2"=1'-0"

1/22/2024 4:15 PM

Designed By: EEA

14534

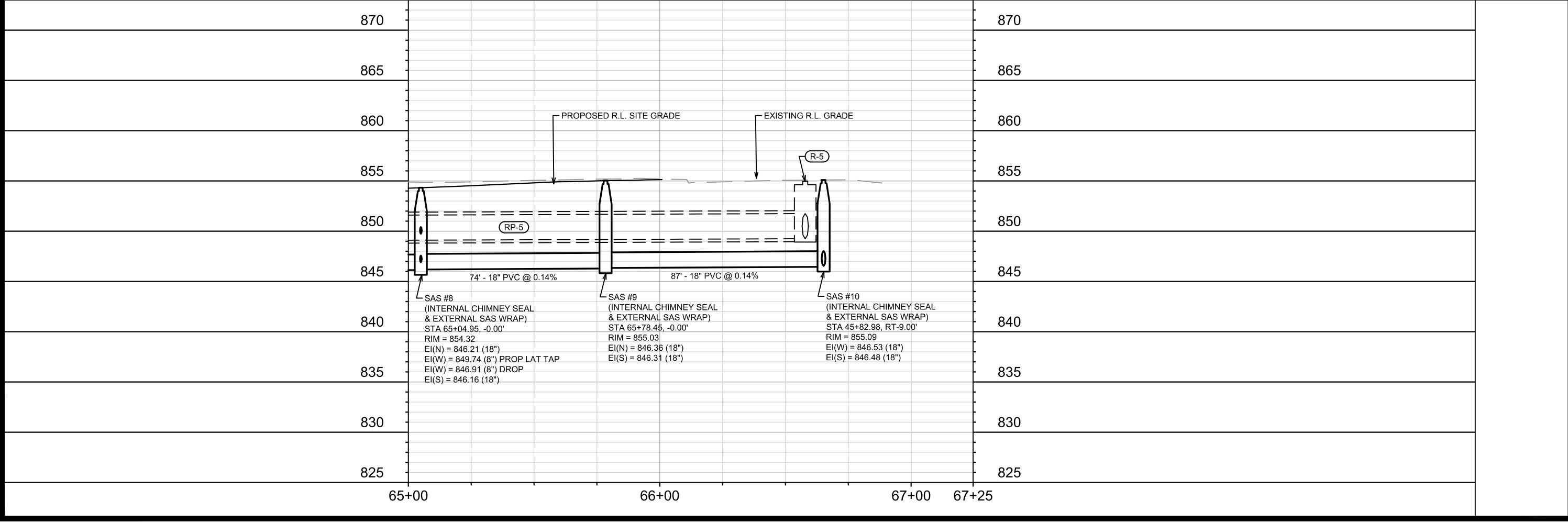
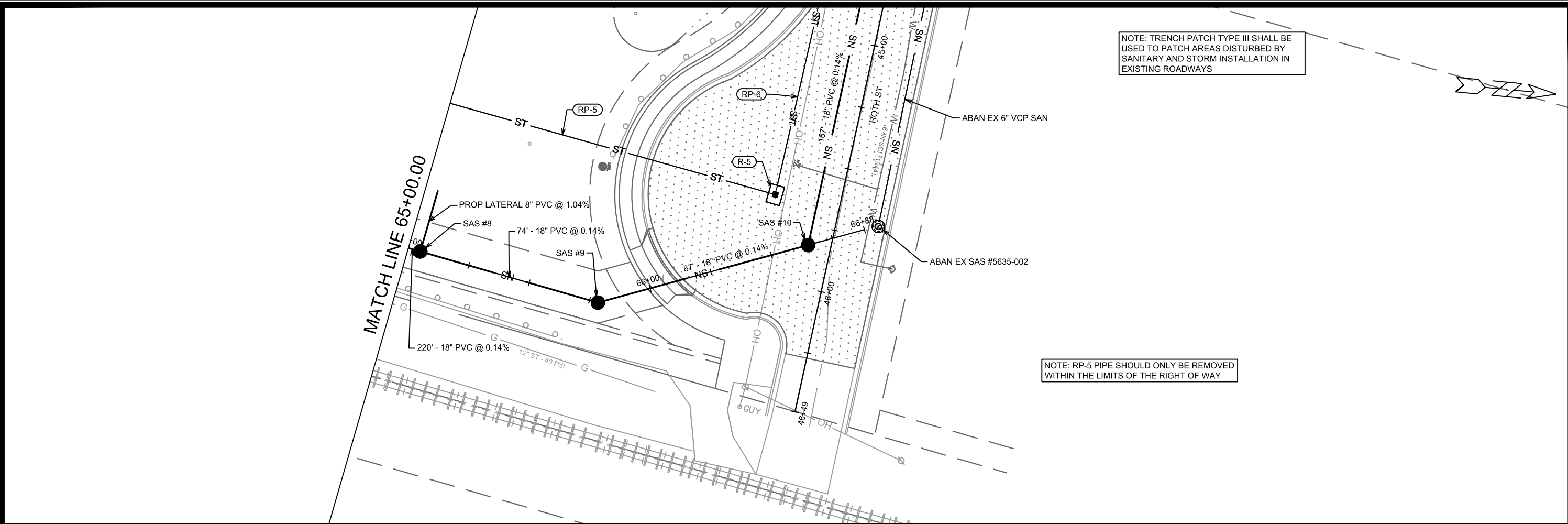
U-7

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SEWER PLAN & PROFILE - SANITARY EASEMENT

HARTMEYER REDEVELOPMENT

14534

U-9

14534

MADISON, WI

9284

CONTRACT NO:

U-9

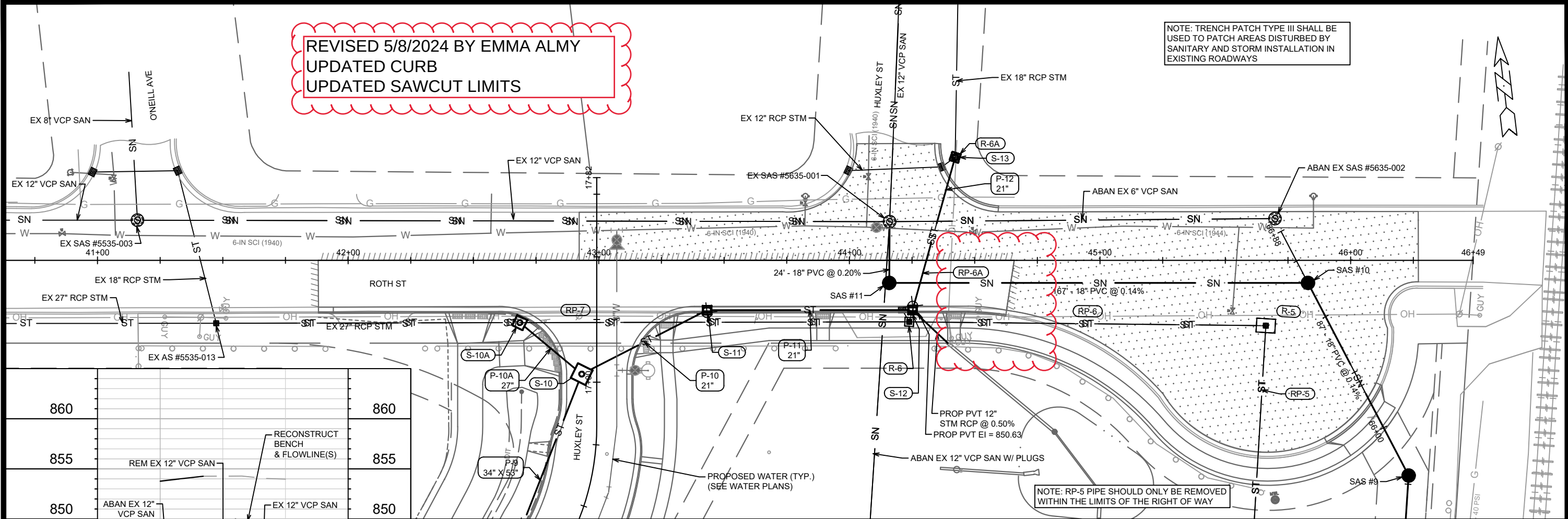
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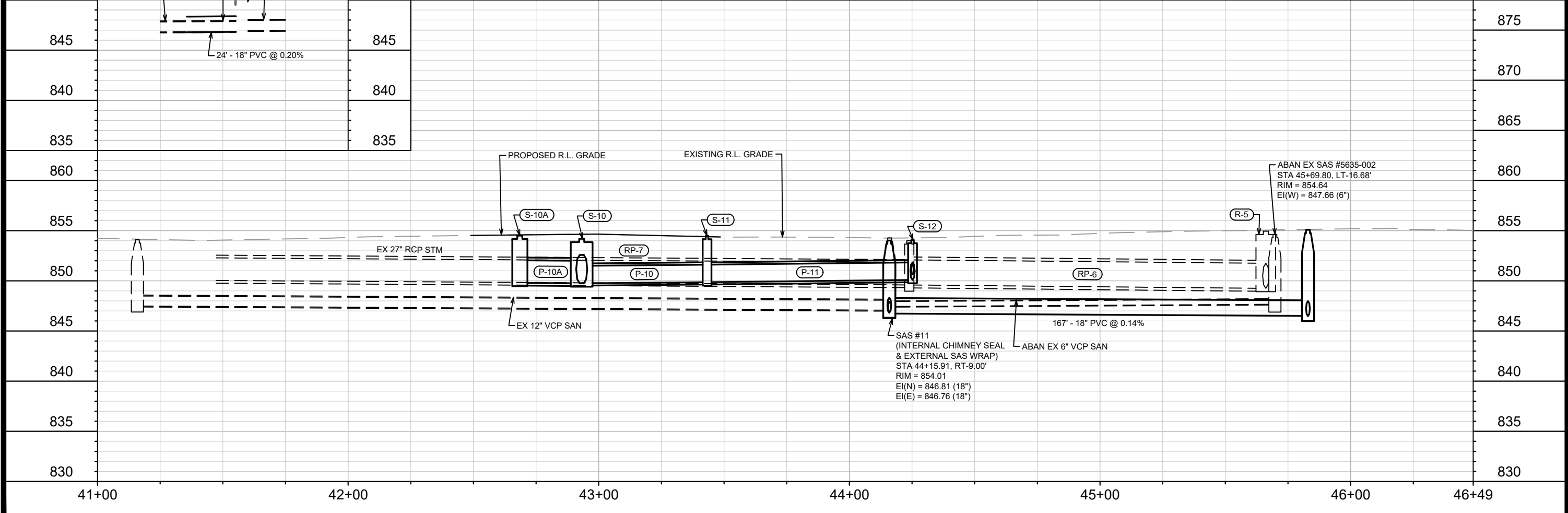
U-9

REVISED 5/8/2024 BY EMMA ALMY
UPDATED CURB
UPDATED SAWCUT LIMITS

NOTE: TRENCH PATCH TYPE III SHALL BE USED TO PATCH AREAS DISTURBED BY SANITARY AND STORM INSTALLATION IN EXISTING ROADWAYS



860		860
855	REM EX 12" VCP SAN	855
850	ABAN EX 12" VCP SAN	850
845	24' - 18" PVC @ 0.20%	845
840		840
835		835



14534

MADISON, WI

CONTRACT NO: 9284

SEWER PLAN & PROFILE - ROTH STREET

HARTMEYER REDEVELOPMENT

14534

U-10

BY

DATE

REVISION

MARK

Scale: #####

U-10

M:\DESIGN\Projects\14534\CAD\Sewers\14534SWR-PipeNetwork.dwg

Designed By: EEA

Date: 5/8/2024 8:29 AM

SANITARY SEWER SCHEDULE

REV 2 6/3/2025 EAC

HARTMEYER REDEVELOPMENT
PROJECT NO. 14534

SHEET NO.
U-11

SANITARY SEWER SCHEDULE

CITY OF MADISON

PROPOSED SANITARY STRUCTURES

SAS NO.	STATION	LOCATION (OFFSET)	TOP OF CASTING	E.I.	DEPTH	NOTES
SANITARY EASEMENT						
SAS #1	50+60.55	CL	852.81	843.78	9.03	[2], [3], [4]
SAS #2	52+38.81	CL	852.58	844.08	8.50	[2], [3]
SAS #3	54+39.30	CL	852.60	844.41	8.19	[2], [3]
SAS #4	57+77.70	CL	855.76	844.94	10.82	[2], [3]
SAS #5	59+11.14	CL	856.62	845.18	11.44	[2], [3]
SAS #6	60+92.45	CL	855.17	845.48	9.69	[2], [3]
SAS #7	62+85.30	CL	854.46	845.80	8.66	[2], [3]
SAS #8	65+04.95	CL	854.32	846.16	8.16	[2], [3]
SAS #9	65+78.45	CL	855.03	846.31	8.72	[2], [3]
ROTH STREET						
SAS #10	45+82.98	RT-9.00	855.09	846.48	8.61	[2], [3]
SAS #11	44+15.91	RT-9.00	854.02	846.76	7.26	[2], [3]
HUXLEY STREET						
SAS #100	0+53.87	RT-10.22	854.54	843.67	10.87	[2], [3], [4], 6-FT DIAMETER DOGHOUSE
SAS #101	3+09.40	CL	854.15	845.37	8.78	[2], [3]
SAS #102	5+64.40	CL	853.05	846.44	6.61	[2], [3]

SANITARY STRUCTURE REMOVALS

STRUCTURE ID NO.	STATION	LOCATION (OFFSET)	TOP OF CASTING	E.I.	DEPTH	NOTES
SANITARY EASEMENT						
SAS #5536-003	50+60.47	LT-0.13	852.81	844.06	8.75	-
HUXLEY STREET						
PVT SAS #1	3+36.96	LT-23.60	855.05	846.00	9.05	-
PVT SAS #2	5+63.96	LT-16.55	854.15	847.00	7.15	-

PROPOSED SANITARY PIPES

FROM (DNSTM)	TO (UPSTM)	DWNSTRM E.I.	UPSTRM E.I.	PLAN (PAY) LGTH (FT)	SLOPE (%)	PIPE SIZE	PVC TYPE	NOTES
SANITARY EASEMENT								
MSD MH01-617	SAS #1	843.69	843.78	38	0.24%	18"	SDR-35	[1]
SAS #1	SAS #2	843.83	844.08	178	0.14%	18"	SDR-35	-
SAS #2	SAS #3	844.13	844.41	200	0.14%	18"	SDR-35	-
SAS #3	SAS #4	844.46	844.94	338	0.14%	18"	SDR-35	-
SAS #4	SAS #5	844.99	845.18	133	0.14%	18"	SDR-35	-
SAS #5	SAS #6	845.23	845.48	181	0.14%	18"	SDR-35	-
SAS #6	SAS #7	845.53	845.80	193	0.14%	18"	SDR-35	-
SAS #7	SAS #8	845.85	846.16	220	0.14%	18"	SDR-35	-
SAS #8	SAS #9	846.21	846.31	74	0.14%	18"	SDR-35	-
ROTH STREET								
SAS #9	SAS #10	846.36	846.48	87	0.14%	18"	SDR-35	-
SAS #10	SAS #11	846.53	846.76	167	0.14%	18"	SDR-35	-
SAS #11	SAS #5635-001	846.81	846.86	24	0.20%	18"	SDR-35	-
HUXLEY STREET								
SAS #100	SAS #101	844.35	845.37	256	0.40%	8"	SDR-35	-
SAS #101	SAS #102	845.42	846.44	255	0.40%	8"	SDR-35	-

SANITARY PIPES REMOVALS & ABANDONMENTS

REMOVE FROM	REMOVE TO	LGTH (FT)	PIPE SIZE	PIPE TYPE	NOTES
SANITARY EASEMENT					
MSD MH 01-617	SAS #5536-003	38	12"	PVC	REMOVE
HUXLEY STREET					
MSD MH 01-618	PVT SAS #1	281	6"	CI	ABAN W/ PLUGS
PVT SAS #1	PVT SAS #2	227	6"	CI	REMOVE
TEE (0+53.10, RT-24.95')	BEND (5+64.00, RT-31.00')	510	6"	CI	ABAN W/ PLUGS
COOLIDGE STREET					
SAS #5535-004	SAS #5535-003	350	12"	VCP	REMOVE
ROTH STREET					
SAS #5635-003	SAS #11	320	12"	VCP	ABAN W/ PLUGS

SPECIFIC NOTES

- [1] IF REQUESTED BY MMSD, INSTALL CHIMNEY SEAL AND SAS JOINT WRAPS PER MMSD STANDARD SPECIFICATIONS
- [2] INSTALL CHIMNEY SEAL IN ACCORDANCE WITH CITY S.D.D. 5.7.17
- [3] INSTALL EXTERNAL SAS WRAP IN ACCORDANCE WITH CITY S.D.D. 5.7.2
- [4] CONTRACTOR/DEVELOPER RAY SCHNEIDER 608-347-3628 OR RAYS@MADSEWER.ORG FIVE DAYS PRIOR TO WORKING ON OR INSTALLING STRUCTURE TO ARRANGE INSPECTION.
- CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR APPLYING FOR MMSD CONNECTION FEE AND ADHERING TO ALL MMSD CONSTRUCTION REQUIREMENTS.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR GETTING AN MMSD CONNECTION PERMIT. 2024 MMSD PERMIT FEE IS \$1,650.00 AND IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER

STORM SEWER SCHEDULE

* REV 1 5/8/2024 KDF
⌀ REV 2 6/3/2025 EAC

HARTMEYER REDEVELOPMENT	SHEET NO.
PROJECT NO. 14534	U-12
STORM SEWER SCHEDULE	
CITY OF MADISON	

PROPOSED STORM STRUCTURES

STRUC. NO.	STATION	LOCATION (OFFSET)	TYPE	TOP OF CASTING	E.I.	DEPTH	NOTES
HUXLEY STREET							
⌀ S-1	0+22.72	LT-0.52	4X8 SAS	854.87	847.19	7.68	FP, W/R-1550-0054
⌀ S-1A	0+85.74	LT-0.40	4X8 SAS	854.49	847.31	7.18	FP, W/R-1550-0054
S-2	2+29.83	LT-7.00	6X6 SAS	853.77	847.51	6.26	FP, W/R-1550-0054
S-2A	2+29.83	RT-15.36	H INLET	854.07	849.52	4.55	W/R-3067-7004-V
S-3	4+81.94	LT-17.50	6X6 SAS	853.34	847.89	5.45	FP, W/R-3067-7009-V
S-3A	4+81.94	RT-17.50	H INLET	853.34	849.90	3.44	W/R-3067-7004-V
⌀ S-4	6+93.07	LT-28.84	6X6 SAS	852.59	848.19	4.40	[1], FP, W/R-1550-0054
S-4A	6+97.31	LT-17.50	H INLET	851.79	848.25	3.54	W/R-3067-7004-V
* S-4B	7+02.24	RT-20.45	H INLET	851.79	848.44	3.35	W/R-1878-B7G
S-5	7+50.76	LT-26.77	6X6 SAS	852.87	848.33	4.54	[1], FP, W/R-1550-0054
S-6	8+91.15	LT-8.00	6X6 SAS	854.20	848.53	5.67	FP, W/R-1550-0054
S-6A	9+05.30	RT-20.67	3X3 SAS	855.32	849.40	5.92	W/R-1550-0054
S-6B	8+91.15	LT-29.37	3X3 SAS	853.00	850.00	3.00	W/R-1550-0054
S-7	10+76.04	LT-8.00	6X6 SAS	854.76	848.80	5.96	FP, W/R-1550-0054
S-7A	10+83.61	RT-21.50	3X3 SAS	855.95	850.55	5.40	W/R-1550-0054
S-8	12+99.75	LT-6.00	6X6 SAS	854.96	849.14	5.82	FP, W/R-1550-0054
S-9	14+88.72	LT-8.00	6X6 SAS	853.95	849.42	4.53	[1], FP, W/R-1550-0054
S-9A	14+93.06	RT-21.50	3X3 SAS	855.15	850.25	4.90	W/R-1550-0054
S-9B	14+86.02	LT-28.36	3X3 SAS	853.00	849.90	3.10	W/R-2050-D
S-10	17+03.21	LT-6.00	6X6 SAS	854.19	849.75	4.44	W/R-1550-0054
S-10A	17+23.74	LT-30.68	4X4 SAS	854.51	849.80	4.71	W/R-1550-0054
S-200	10+48.81	LT-31.35	12" RCP AE	-	852.50	-	-
S-200A	10+86.75	LT-31.82	12" RCP AE	-	852.50	-	-
S-201	15+09.94	LT-32.12	12" RCP AE	-	852.50	-	-
S-201A	15+40.06	LT-31.78	12" RCP AE	-	852.50	-	-

ROTH STREET

S-11	43+43.20	RT-19.86	3X3 SAS	854.83	849.86	4.97	W/R-3067-7004-V
S-12	44+25.20	RT-19.80	3X3 SAS	854.08	850.09	3.99	W/R-3067-7004-V
S-13	44+42.20	LT-41.16	3X3 SAS	853.63	850.21	3.42	W/R-1550-0054

COOLIDGE STREET

S-100	21+09.18	LT-8.00	4X4 SAS	854.29	849.32	4.97	W/R-1550-0054
S-100A	21+08.79	LT-21.50	3X3 SAS	855.20	850.20	5.00	W/R-1550-0054
S-100B	21+12.08	RT-30.03	3X3 SAS	852.50	849.55	2.95	W/R-2050-D
S-101	23+17.77	LT-8.00	4X4 SAS	855.13	849.59	5.54	W/R-1550-0054
S-101A	23+17.77	LT-21.50	3X3 SAS	855.96	850.23	5.73	W/R-1550-0054
S-102	23+92.26	LT-24.80	4X4 SAS	856.31	849.70	6.61	W/R-1550-0054
S-202	21+89.35	RT-33.50	12" RCP AE	-	852.00	-	-
S-202A	22+23.51	RT-33.00	12" RCP AE	-	852.00	-	-

STANDARD NOTES:

-ALL REBAR FOR FIELD POUR STRUCTURES SHALL BE EPOXY COATED. ANY EXPOSED STEEL SHALL BE TOUCHED UP OR RECOATED PRIOR TO USE.
-ALL FIELD POURED SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.3.. ALL PRECAST SAS STORM STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL DRAWING 5.7.5.

SPECIFIC NOTES

[1] SHALLOW STRUCTURE TO BE FIELD POURED WITH POSSIBLE PIPE POURED INTO ROOF OF STRUCTURE
⌀ [2] PROVIDE 3" SEPARATION BETWEEN DUAL HERCP PIPES, FILL ANNULAR SPACE WILL CEMENTATIOUS SLURRY BACKFULL

PROPOSED STORM PIPES

PIPE NO.	FROM (DNSTM)	TO (UPSTM)	DISCH. E.I.	INLET E.I.	PLAN (PAY) LGTH (FT)	PIPE LGTH (FT)	SLOPE (%)	PIPE SIZE	TYPE	NOTES
HUXLEY STREET										
⌀ P-1A & P-1B	S-1	S-1A	847.22	847.31	63	59	0.15%	24" X 38"	HERCP	[2]; TWO HERCP PIPES
⌀ P-1C	S-1A	S-2	847.31	847.51	144	139.2	0.14%	34" X 53"	HERCP	-
P-2	S-2	S-3	847.51	847.89	252.5	246.3	0.15%	34" X 53"	HERCP	-
P-2A	S-2	S-2A	849.34	849.52	22.5	18.4	0.98%	12"	RCP	-
P-3	S-3	S-4	847.89	848.19	219	213.2	0.14%	34" X 53"	HERCP	-
P-3A	S-3	S-3A	849.72	849.90	35	31.0	0.58%	12"	RCP	-
P-4	S-4	S-5	848.19	848.33	68	61.5	0.23%	34" X 53"	HERCP	-
P-4A	S-4	S-4A	848.19	848.25	12.5	8.2	0.74%	12"	RCP	-
* P-4B	S-4A	S-4B	848.25	848.44	38.5	36.2	0.52%	12"	RCP	-
P-5	S-5	S-6	848.33	848.53	138.5	132.2	0.15%	34" X 53"	HERCP	-
P-6	S-6	S-7	848.53	848.80	185	178.9	0.15%	34" X 53"	HERCP	-
P-6A	S-6	S-6A	849.20	849.40	32	26.9	0.74%	18"	RCP	-
P-6B	S-6	S-6B	849.78	850.00	21.5	16.9	1.30%	18"	RCP	-
P-7	S-7	S-8	848.80	849.14	224	217.7	0.16%	34" X 53"	HERCP	-
P-7A	S-7	S-7A	850.38	850.55	30.5	25.8	0.66%	15"	RCP	-
P-8	S-8	S-9	849.14	849.42	190	183.7	0.15%	34" X 53"	HERCP	-
P-9	S-9	S-10	849.42	849.75	209.5	203.6	0.16%	34" X 53"	HERCP	-
P-9A	S-9	S-9A	849.99	850.25	30	25.3	1.03%	12"	RCP	-
P-9B	S-9	S-9B	849.69	849.90	20.5	16.0	1.31%	18"	RCP	-
P-10	S-10	S-11	849.75	849.86	56	50.6	0.22%	21"	RCP	-
P-10A	S-10	S-10A	849.75	849.80	32	27.0	0.19%	27"	RCP	-
P-200	S-200	S-200A	852.00	852.00	38	37.9	0.00%	12"	TYPE II	-
P-201	S-201	S-201A	851.50	851.50	32	32.0	0.00%	12"	TYPE II	-
ROTH STREET										
P-11	S-11	S-12	849.86	850.09	82	79.0	0.29%	21"	TYPE II	-
P-12	S-12	S-13	850.09	850.21	63	60.2	0.20%	21"	RCP	-
COOLIDGE STREET										
P-100	S-8	S-100	849.14	849.32	114	109.3	0.16%	30"	TYPE II	-
P-100A	S-100	S-100A	849.82	850.20	13.5	10.5	3.61%	12"	TYPE II	-
P-100B	S-100	S-100B	849.32	849.55	38	35.2	0.65%	18"	TYPE II	-
P-101	S-100	S-101	849.32	849.59	208.5	205.6	0.13%	24"	TYPE II	-
P-101A	S-101	S-101A	850.09	850.23	13.5	10.5	1.33%	12"	TYPE II	-
P-102	S-101	S-102	849.59	849.70	76.5	72.6	0.15%	19" X 30"	HERCP	-
P-202	S-202	S-202A	852.00	852.00	27	27.1	0.00%	12"	TYPE II	-

NOTE: PLAN LENGTH (PAY LENGTH) IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTH IS ACTUAL LENGTH OF PIPE FROM STRUCTURE WALL TO STRUCTURE WALL. SLOPE CALCULATED USING PIPE LENGTH.

STANDARD NOTES:

- ABBREVIATIONS: AE = APRON ENDWALL; RCP = REINFORCED CONCRETE PIPE; HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE; DNA = DOES NOT APPLY; SAS = SEWER ACCESS STRUCTURE; LP = LOW POINT INLET STRUCTURE; FP = FIELD POURED STRUCTURE; TR = TOP OF CONCRETE ROOF; NCM = NO CROWN MATCH FOR PIPES; UD = UNDERDRAIN
- APPROXIMATE DISCHARGE E.I. GIVEN, ADJUST E.I. AND PIPE SLOPE IN THE FIELD.
- TOP OF CASTING GRADE GIVEN IS THE TOP OF CURB FOR INLET STRUCTURES AND THE FLOWLINE OF THE CLOSED CASTING FOR SASs.
- TOP OF CONCRETE ROOF (TR) IS 1.25 BELOW TOP OF CASTING UNLESS OTHERWISE NOTED.
- ALL REINFORCED CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED.
- SURVEYOR TO CONFIRM THAT ALL INLET STATION / OFFSETS LINE UP WITH PROPOSED CURB AND GUTTER.
- ALL STRUCTURES CALLED OUT AS FIELD POURED SHALL BE FIELD POURED. ALL OTHER STRUCTURES (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL IF PRECAST STRUCTURES ARE PREFERRED. CONTACT KYLE FRANK OF CITY ENGINEERING AT (608) 266-4098 FOR PRECAST APPROVALS, FAX SHOP DRAWINGS TO (608)264-9275, OR EMAIL SHOP DRAWINGS TO KFRANK@CITYOFMADISON.COM.

STORM SEWER SCHEDULE

Φ

REV 2 6/3/2025 EAC

HARTMEYER REDEVELOPMENT PROJECT NO. 14534	SHEET NO. U-13
STORM SEWER SCHEDULE	
CITY OF MADISON	

REMOVE STORM STRUCTURES

STRUC. NO.	STRUC. ASSET I.D.	STATION	LOCATION (OFFSET)	TYPE	NOTES
HUXLEY STREET					
R-1	AS #5536-008	2+30.90	RT-6.22	SAS	-
R-1A	IN #5536-011	2+29.85	RT-14.55	INLET	-
SANITARY EASEMENT					
R-2	AS #5636-001	55+76.05	LT-58.25	SAS	-
R-3	AS #5635-024	61+00.05	LT-58.50	SAS	-
R-4	AS #5635-024A	63+03.00	LT-58.55	SAS	-
ROTH STREET					
R-5	AS #5635-019	45+66.16	RT-26.00	SAS	-
R-6	AS #5635-013	44+23.88	RT-24.50	SAS	-
R-6A	AS #5635-014	44+42.20	LT-41.15	SAS	-

REMOVE STORM PIPES

REMOVE NO.	REMOVE FROM	REMOVE TO	LGTH (FT)	PIPE SIZE	PIPE TYPE	NOTES
HUXLEY STREET						
RP-1	EX STM TAP #1	R-1	200	21"	RCP	-
RP-1A	R-1	R-1A	9	12"	RCP	-
RP-1B	R-1	S-2	15	12"	RCP	-
RP-7	R-6	S-10A	160	30"	RCP	-
SANITARY EASEMENT						
RP-2	MH B-03	R-2	67	30"	RCP	-
RP-3	R-2	R-3	520	30"	RCP	-
RP-4	R-3	R-4	200	30"	RCP	-
RP-5	R-4	R-5	330	30"	RCP	-
ROTH STREET						
RP-6	R-5	R-6	142	30"	RCP	-
RP-6A	R-6	R-6A	68	18"	RCP	-

STORM SEWER ABANDONMENTS

PIPE NO.	FROM (DNSTM)	TO (UPSTM)	LGTH (FT)	PIPE SIZE	TYPE	NOTES	NOTES
HUXLEY STREET							
AP-1	R-1	EX PLUG #1	99	21"	RCP	W/ PLUGS	-

STORM SEWER ULOs (5 ADDITIONAL INDISTRIBUTED ULOs INCLUDED)

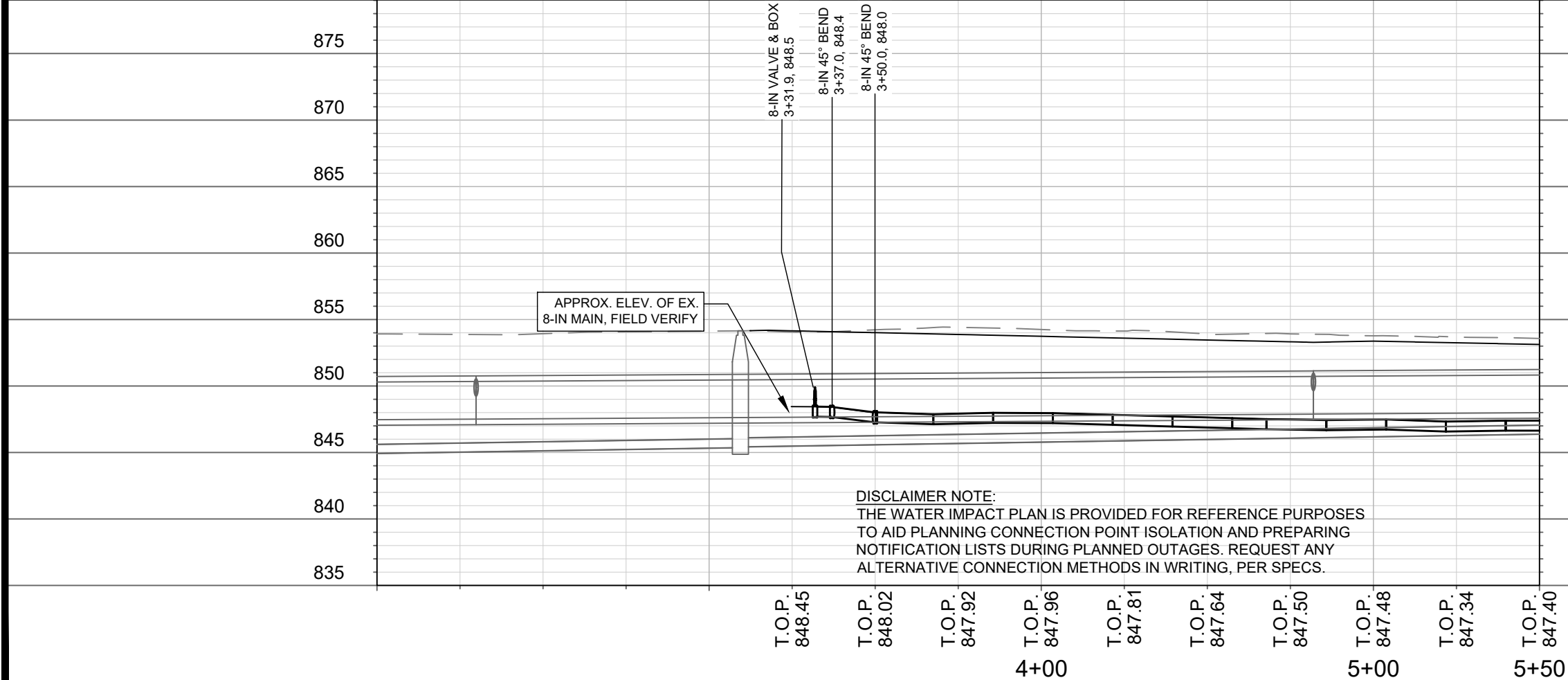
ULO NO.	STATION	LOCATION (OFFSET)	TYPE	TOP ELEV.	NOTES
HUXLEY STREET					
Φ ULO1-BOX	0+22.15	LT-7.31	3'X2.3' STORM SEWER BOX	850.11	- SHOT TAKEN TO VERIFY S-1 ELEVATION, OK
Φ ULO2A-FO	0+61.30	LT-6.54	6" FIBER OPTIC CASING	849.77	- CONFLICT WITH PR STM, RELOCATED STORM TO AVOID UTILITY HORIZONTALLY
Φ ULO2B-FO	0+60.92	LT-6.57	6" FIBER OPTIC CASING	850.22	- CONFLICT WITH PR STM, RELOCATED STORM TO AVOID UTILITY HORIZONTALLY
Φ ULO3-G	0+69.97	LT-6.64	6" GAS	851.89	- CONFLICT WITH PR STM, RELOCATED STORM TO AVOID UTILITY HORIZONTALLY
Φ ULO4A-E	6+48.65	LT-20.25	ELECTRIC	849.84	- <u>**CONFLICT WITH PR STM, DEVELOPER/CONTRACTOR TO COORDINATE M&E TO RELOCATE PRIVATE UTILITY</u>
Φ ULO4B-E	6+49.15	LT-20.07	ELECTRIC	849.81	- <u>**CONFLICT WITH PR STM, DEVELOPER/CONTRACTOR TO COORDINATE M&E TO RELOCATE PRIVATE UTILITY</u>
Φ ULO5-W	0+42.48	LT-6.44	8" WATER	850.29	- CONFLICT B/W PR STM & EX WATER, PR WATER SHALL RELOCATE AROUND PR STM WITH A WINDOW (SEE WATER PLAN)
Φ ULO6-FO	0+60.60	RT-7.69	6" FIBER OPTIC CASING	850.50	- CONFLICT WITH PR STM, RELOCATED STORM AND SWAPPED TO DUAL HERCP PIPES TO AVOID UTILITY HORIZONTALLY & VERTICALLY
Φ ULO7-G	0+69.44	RT-7.63	6" GAS	851.59	- NO CONFLICT WITH PR STM BUT PROCEED WITH CAUTION
Φ ULO8A-FO	0+73.33	RT-8.02	4" (?) FIBER OPTIC	851.22	- NO CONFLICT WITH PR STM BUT PROCEED WITH CAUTION
Φ ULO8B-FO	0+73.53	RT-8.12	4" (?) FIBER OPTIC	851.68	- NO CONFLICT WITH PR STM BUT PROCEED WITH CAUTION
Φ ULO9-ST	0+53.29	RT-5.18	21" RCP STM	851.37	- PIPE TO BE REMOVED (RP-1)
Φ ULO11-FO	0+61.23	LT-8.06	6" FIBER OPTIC CASING	850.08	- CONFLICT WITH PR STM, RELOCATED STORM TO AVOID UTILITY HORIZONTALLY
Φ ULO12-FO	0+61.28	LT-5.40	6" FIBER OPTIC CASING	850.54	- CONFLICT WITH PR STM, RELOCATED STORM AND SWAPPED TO DUAL HERCP PIPES TO AVOID UTILITY HORIZONTALLY & VERTICALLY
Φ ULO13-FO	0+61.15	LT-4.23	6" FIBER OPTIC CASING	850.56	- CONFLICT WITH PR STM, RELOCATED STORM AND SWAPPED TO DUAL HERCP PIPES TO AVOID UTILITY HORIZONTALLY & VERTICALLY
Φ ULO14-FO	0+61.26	LT-5.11	6" FIBER OPTIC CASING	850.26	- CONFLICT WITH PR STM, RELOCATED STORM AND SWAPPED TO DUAL HERCP PIPES TO AVOID UTILITY HORIZONTALLY & VERTICALLY
Φ ULO21-FO	0+61.28	LT-0.40	6" FIBER OPTIC CASING	850.56	- CONFLICT WITH PR STM, RELOCATED STORM AND SWAPPED TO DUAL HERCP PIPES TO AVOID UTILITY HORIZONTALLY & VERTICALLY
Φ ULO22-FO	0+61.92	LT-23.19	6" FIBER OPTIC CASING	850.38	- NO CONFLICT WITH PR STM, ULO PERFORMED TO EVALUATE DESIGN ALTERNATIVES
Φ ULO23-FO	0+59.21	RT-18.04	FIBER OPTIC CASING	851.55	- BOT @ 850.21' (FIELD POURED CASING), NO CONFLICT WITH PR STM, ULO PERFORMED TO EVALUATE DESIGN ALTERNATIVES

SPECIFIC NOTES

REVISED 2/24/2025 BY EMMA ALMY
ADDED SIDEWALK PI'S TO AVOID POWER POLES

REVISED 6/6/2025 BY TIM PEARSON
WATER REVISION - ULO UPDATE TO STORM
WATER OFFSET

*NOTE - RECONNECT ALL EX. SERVICES TO 702 RUSKIN ST, PER STD. SPECS
COORDINATE LOCATION WITH SEWER LATERALS AND MWU INSPECTOR
MAINTAIN 18" SEPARATION AT SEWER CROSSINGS & 6' MIN. DEPTH IN ROW
ABANDON ALL PRIVATE WATER SERVICES WITHIN ROW



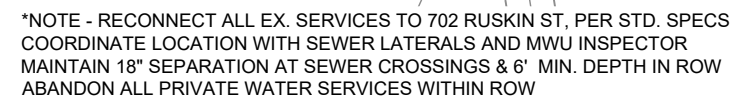
DISCLAIMER NOTE:
THE WATER IMPACT PLAN IS PROVIDED FOR REFERENCE PURPOSES
TO AID PLANNING CONNECTION POINT ISOLATION AND PREPARING
NOTIFICATION LISTS DURING PLANNED OUTAGES. REQUEST ANY
ALTERNATIVE CONNECTION METHODS IN WRITING, PER SPECS.

14534	MADISON, WI
CONTRACT NO:	9284

WATER PLAN & PROFILE - HUXLEY STREET
HARTMEYER REDEVELOPMENT
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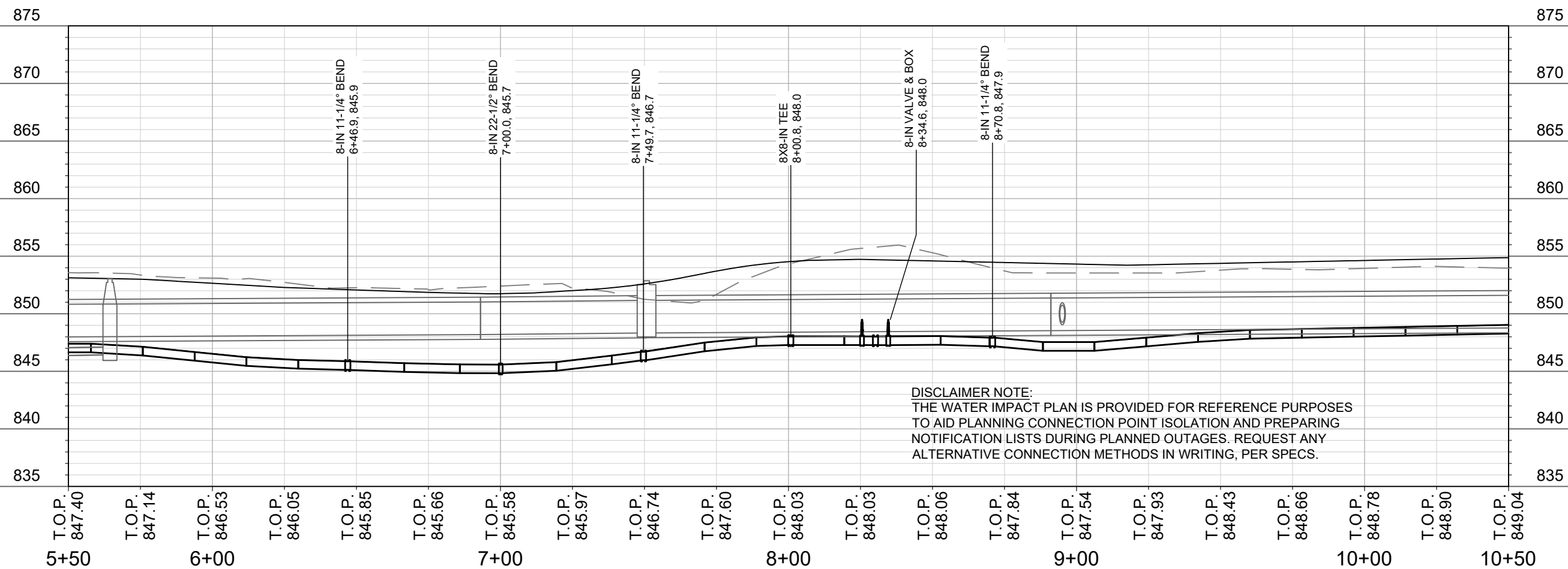
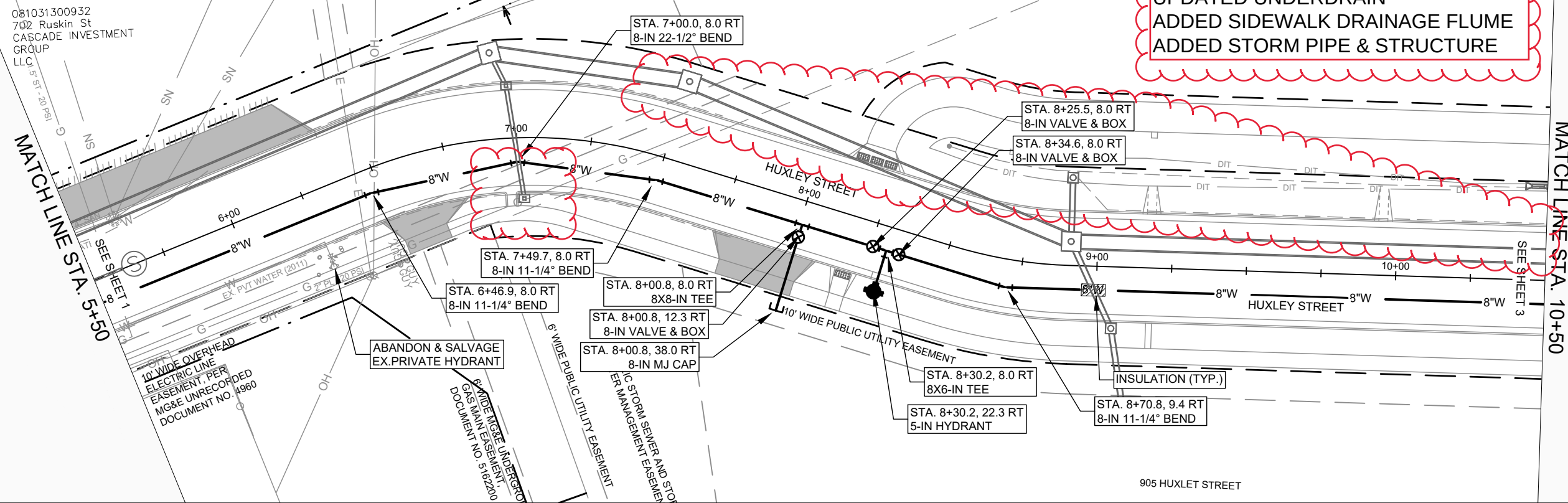
14534
W-1

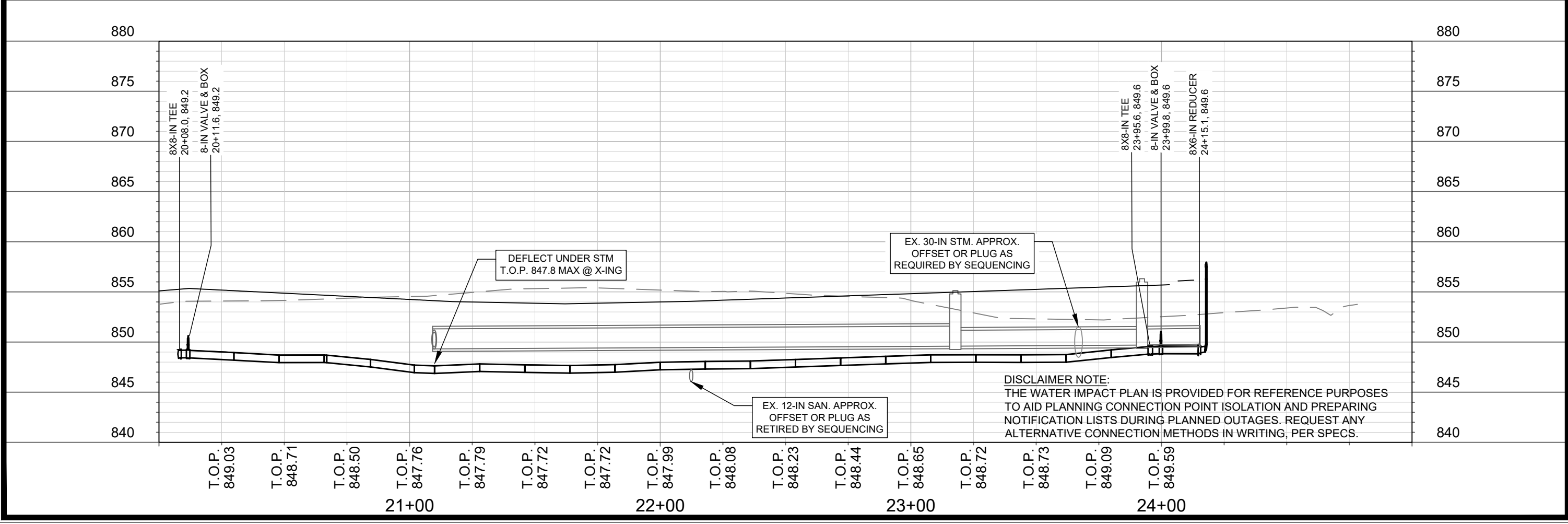
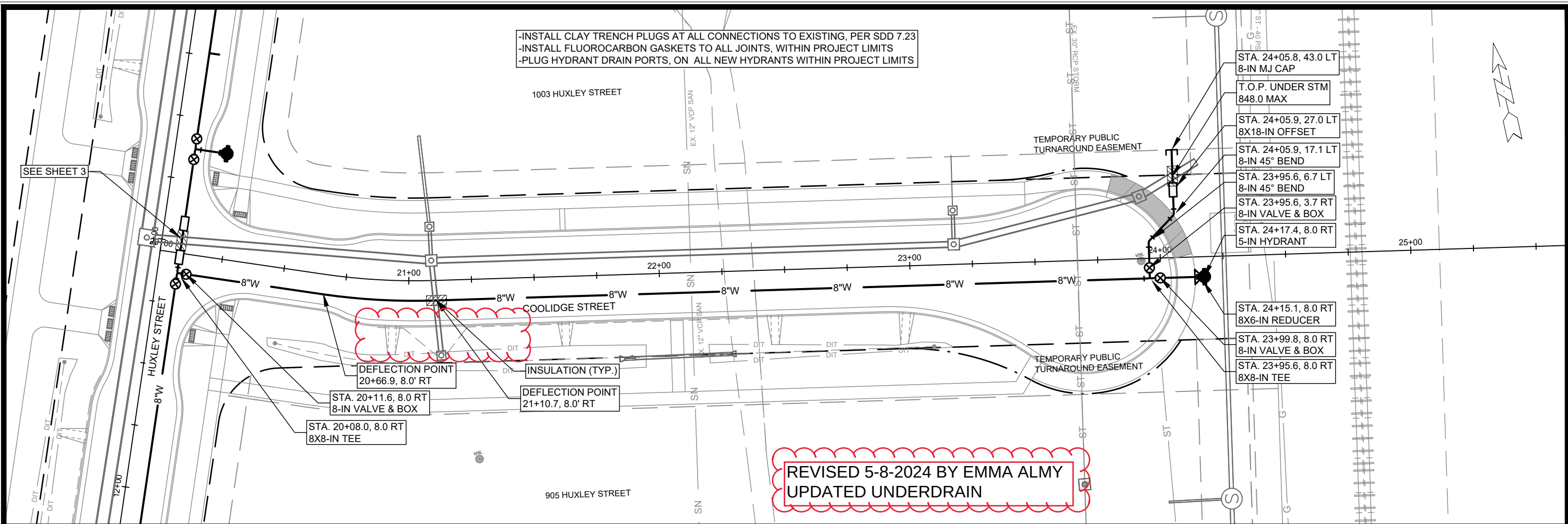


081031300932
702 Ruskin St
CASCADE INVESTMENT
GROUP
LLC

- INSTALL CLAY TRENCH PLUGS AT ALL CONNECTIONS TO EXISTING, PER SDD 7.23
- INSTALL FLUOROCARBON GASKETS TO ALL JOINTS, WITHIN PROJECT LIMITS
- PLUG HYDRANT DRAIN PORTS, ON ALL NEW HYDRANTS WITHIN PROJECT LIMITS

REVISED 5-8-2024 BY EMMA ALMY
UPDATED UNDERDRAIN
ADDED SIDEWALK DRAINAGE FLUME
ADDED STORM PIPE & STRUCTURE

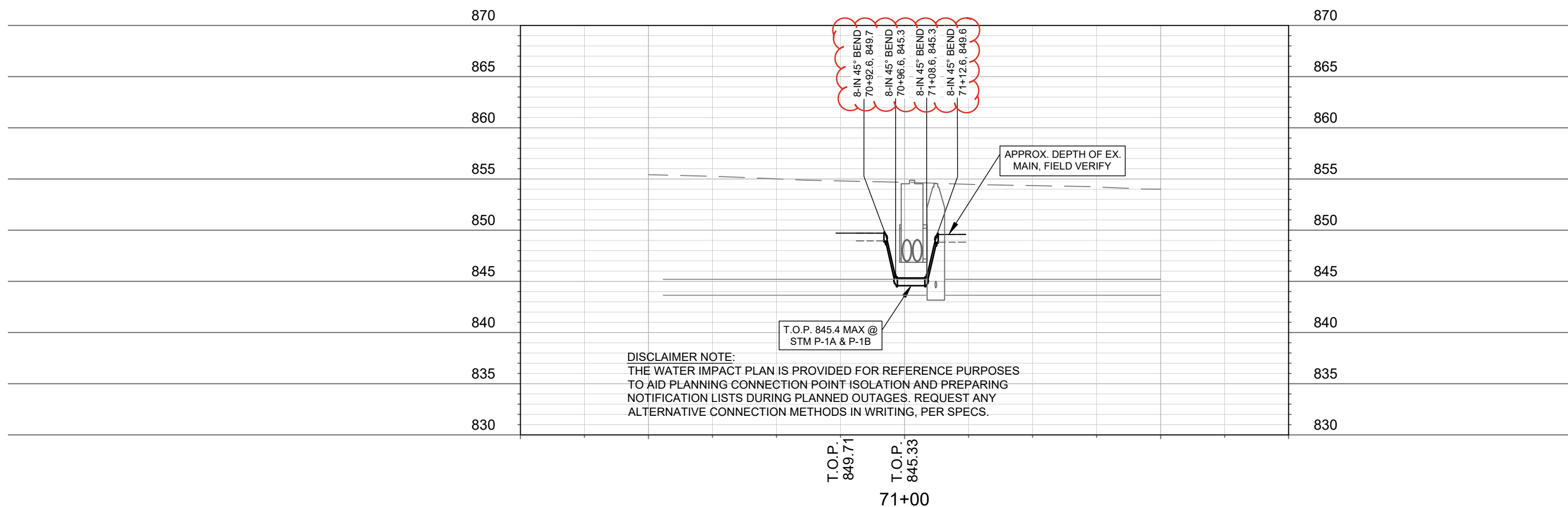
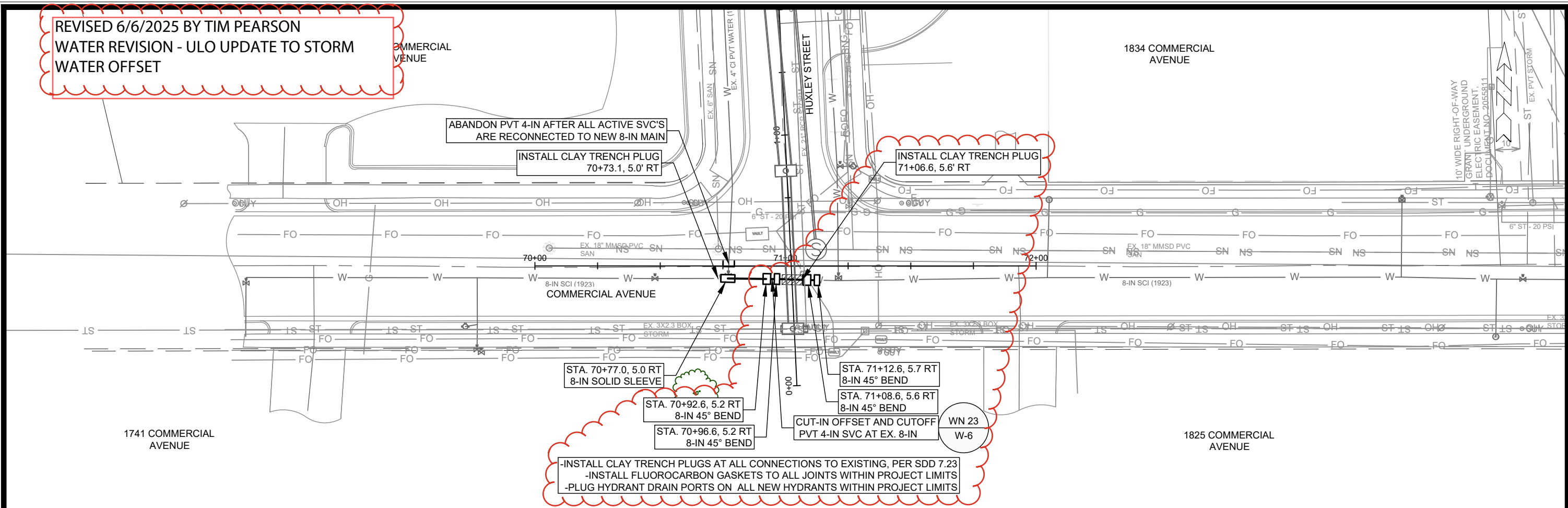




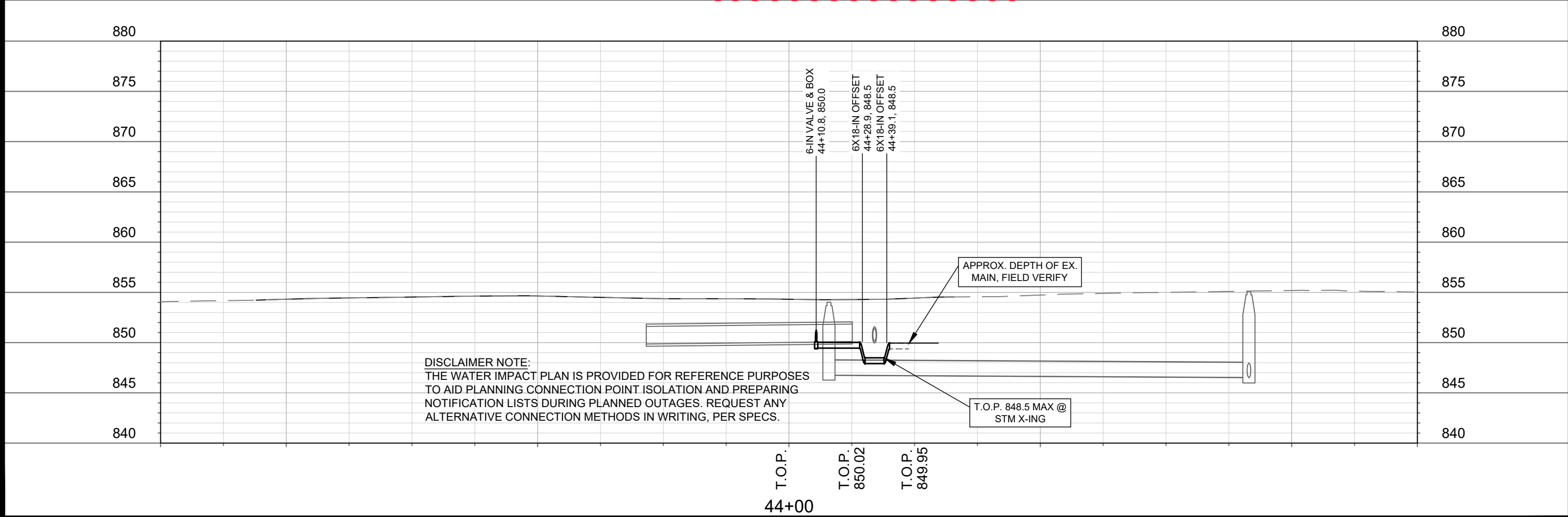
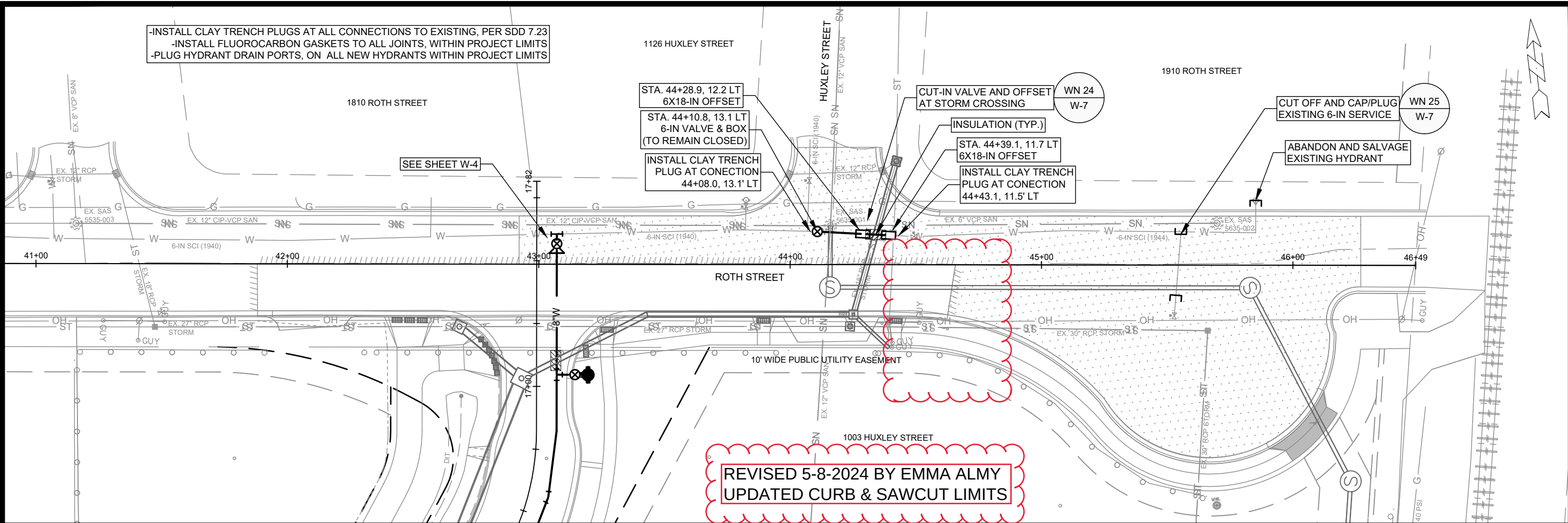
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WATER PLAN & PROFILE - COOLIDGE STREET		HARTMEYER REDEVELOPMENT		M:\DESIGN\Projects\14534\CAD\Water\14534 WU-Water.dwg	
14534		W-5		W-5	

BY	DATE	REVISION	DATE
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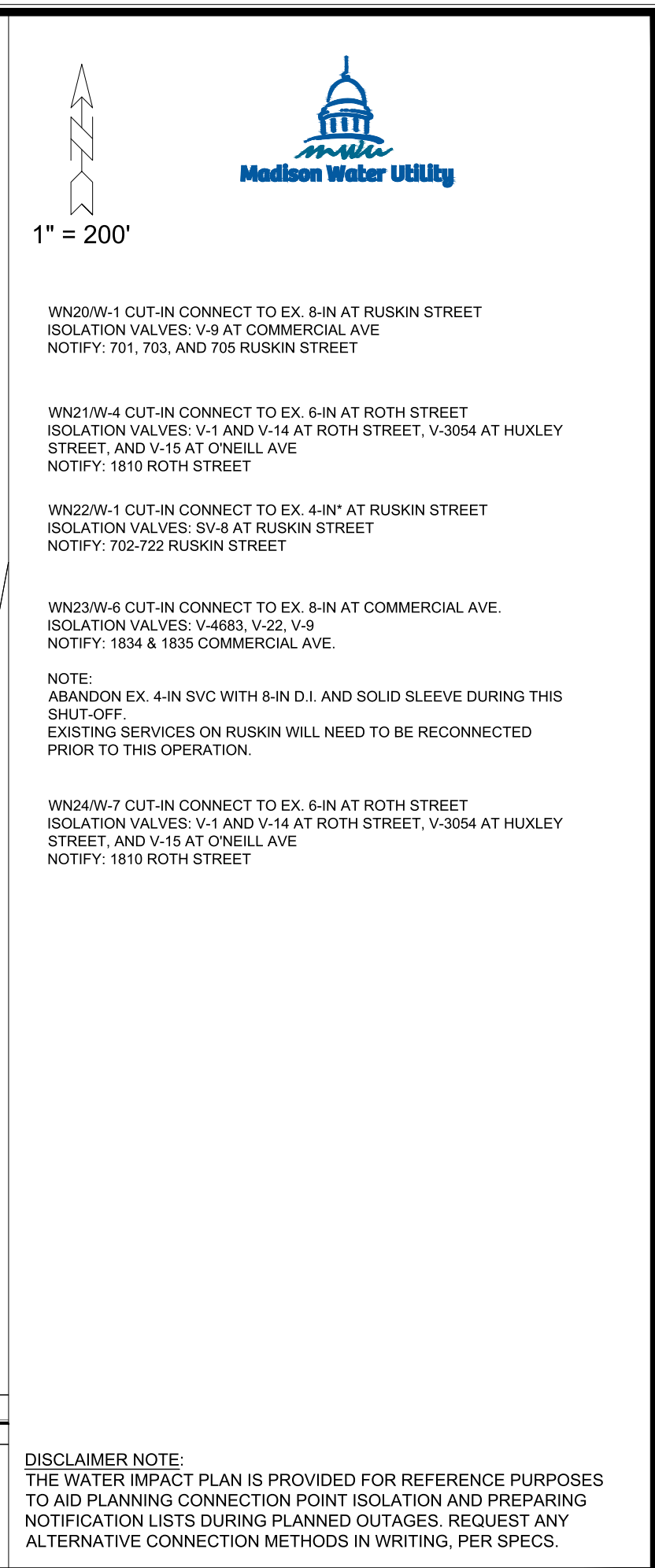
REVISED 6/6/2025 BY TIM PEARSON
WATER REVISION - ULO UPDATE TO STORM
WATER OFFSET



14534		MADISON, WI		9284	
WATER PLAN & PROFILE - COMMERCIAL AVENUE		HARTMEYER REDEVELOPMENT		CONTRACT NO:	
CITY OF MADISON WISCONSIN		M:\DESIGN\Projects\14534\CAD\Water\14534 WU-Water.dwg		14534	
14534		W-6		W-6	



14534		MADISON, WI		9284		CONTRACT NO:	
WATER PLAN & PROFILE - ROTH STREET		HARTMEYER REDEVELOPMENT		M:\DESIGN\Projects\14534\CAD\Water\14534 WU-Water.dwg			
14534		W-7					
REVISION		DATE		BY		W-7	
MARK		TDP		Date: 5/6/2024 7:09 AM		Scale: #####	
14534		14534		14534		14534	



DISCLAIMER NOTE:
THE WATER IMPACT PLAN IS PROVIDED FOR REFERENCE PURPOSES TO AID PLANNING CONNECTION POINT ISOLATION AND PREPARING NOTIFICATION LISTS DURING PLANNED OUTAGES. REQUEST ANY ALTERNATIVE CONNECTION METHODS IN WRITING, PER SPECS.

	14534	WATER IMPACT PLAN	14534
	W-8	HARTMEYER REDEVELOPMENT	MADISON, WI
M:\DESIGN\Projects\14534\CAD\Water\14534 WU-Impact Plan.dwg		CONTRACT NO:	9284
		MARK	REVISION
		DATE	BY
		Designed By, TDP	Date: 11/26/2024 11:03 AM
		Scale: #####	Scale: #####
		14534	W-8

1. CONSTRUCT NEW WATER MAIN 6.0' BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED. INSULATE MAIN WITH POLYSTYRENE BOARD AT STORM CROSSINGS AND OTHER AREAS IDENTIFIED BY ENGINEER AS HAVING INADEQUATE COVER.
2. VERIFY SIZE OF EXISTING WATER SERVICES AND RECONNECT SERVICES AS INDICATED.
3. MINIMIZE DISRUPTION OF SERVICE TO CUSTOMERS. NOTIFY PER CONTRACT REQUIREMENTS OF ANY PLANNED WATER OUTAGE.

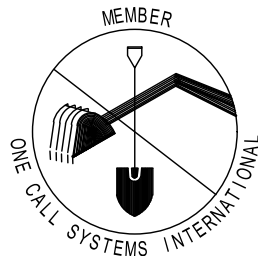
WN-1	REPLACE THE EXISTING LEAD SERVICE WITH A NEW COPPER SERVICE.
WN-2	EXTEND AND RECONNECT THE EXISTING COPPER SERVICE TO THE NEW WATER MAIN.
WN-3	EXISTING SERVICE TO BE ABANDONED WHEN THE WATER MAIN IS CUT OFF.
WN-4	DISCONNECT FROM THE OLD WATER MAIN AND RECONNECT THE EXISTING COPPER WATER SERVICE LATERAL TO THE NEW WATER MAIN.
WN-5	RELOCATE THE EXISTING FIRE HYDRANT.
WN-6	ABANDON WATER VALVE ACCESS STRUCTURE.
WN-7	FURNISH AND INSTALL THE NEW TOP SECTION FOR THE WATER ACCESS STRUCTURE.
WN-8	ABANDON THE VALVE BOX.
WN-9	FURNISH THE DITCH, COMPACTION, AND ALL MATERIALS AND LABOR FOR THE INSTALLATION OF NEW SERVICE LATERAL.
WN-10	REMOVE AND SALVAGE EXISTING HYDRANT
WN-11	REPLACE THE EXISTING COPPER SERVICE WITH A COPPER SERVICE
WN-20+	SEE WATER IMPACT PLAN FOR CONNECTION POINT ISOLATION AND WATER SHUT-OFF NOTIFICATION INFORMATION.

ULO UTILITY STATION OFFSET SHEET

*ESTIMATE OF MATERIALS SUPPLIED BY CONTRACTOR:			
<u>PAY ITEM ID</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
70002	FURNISH AND INSTALL 6-INCH PIPE & FITTINGS	80	LNFT
70003	FURNISH AND INSTALL 8-INCH PIPE & FITTINGS	1940	LNFT
70031	FURNISH AND INSTALL 6-INCH WATER VALVE	3	EACH
70032	FURNISH AND INSTALL 8-INCH WATER VALVE	10	EACH
70040	FURNISH AND INSTALL AND SALVAGE HYDRANT	4	EACH
70101	FURNISH AND INSTALL STYROFOAM	10	EACH
70058	RECONNECT 2-IN SERVICE LATERAL*	1	EACH
71002	8-IN MJ CAP	2	EACH
71026	8-IN SOLID SLEEVE	1	EACH
71123	8-IN 45° BEND	8	EACH
71135	8-IN 22-1/2° BEND	2	EACH
71147	8-IN 11-1/4° BEND	5	EACH
71159	8X6-IN REDUCER	2	EACH
71208	6X6-IN TEE	1	EACH
71210	8X6-IN TEE	3	EACH
71211	8X8-IN TEE	3	EACH
71338	6X18-IN OFFSET	2	EACH
71341	8X18-IN OFFSET	3	EACH

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
TOLL FREE
811 OR 1-800-242-8511
FAX-A-LOCATE 1-800-338-3860
TDD (FOR HEARING IMPAIRED) 1-800-542-2289



PART VII - WATER MAINS AND SERVICE LATERALS

REVISED: 11/2022

MIN. 2.5 FT. OR AS REQUIRED BY DRAWINGS OR FIELD CONDITIONS

RoDon HIGH-VISIBILITY LOCATING DEVICE W/ A BOLT-ON FLAT STEEL MOUNTING BRACKET STANDARD 5 FT. LENGTH.

FOR MORE DETAILS GO TO RoDonCorp.com

BURY LINE ON HYDRANT SHALL BE AT FINISHED GRADE OR WITHIN +3 INCHES. DO NOT DISH OUT OR BUILD UP GRADE AROUND HYDRANT TO MEET REQUIREMENTS. 1/2-IN EXPANSION JOINT FILLER WHEN IN CONCRETE.

GROUND

PAVEMENT

CURB & GUTTER

SCREW IN ADJUSTABLE ADAPTER 1/2 INCH BELOW FINAL GRADE

TOP SECTION AT TOP OR ROCK GRADE OR BELOW

VALVE BOX BOTTOM SECTION OR EXTENSION

6-IN VALVE & BOX (TYP.)

MECHANICAL JOINT RESTRAINT (TYP.)

6 FT (TYP.)

HYDRANT LEAD (*)

4 FT. X 4 FT. MIN. SIZE, 6 MIL POLYETHYLENE FILM OR GEOTEXTILE FABRIC.

1-IN WASHED STONE, MIN 1/2 CUBIC YARD.

DRAIN PORTS PER SECTION 704.7.2 - HYDRANT MATERIALS

POURED CONCRETE OR SOLID CONCRETE BLOCK TO UNDISTURBED SOIL.

SOLID CONCRETE MASONRY BLOCK

NOTE:

(*) RESTRAIN ENTIRE LENGTH OF HYDRANT LEAD FROM THE TEE THROUGH THE VALVE TO THE HYDRANT AS SPECIFIED USING JOINT RESTRAINTS PER SECTION 703.10

TYPICAL HYDRANT INSTALLATION

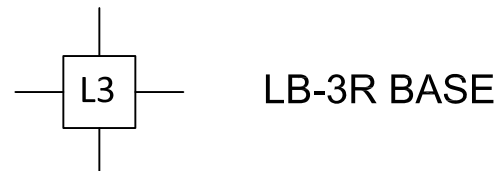


ELECTRICAL NOTES:

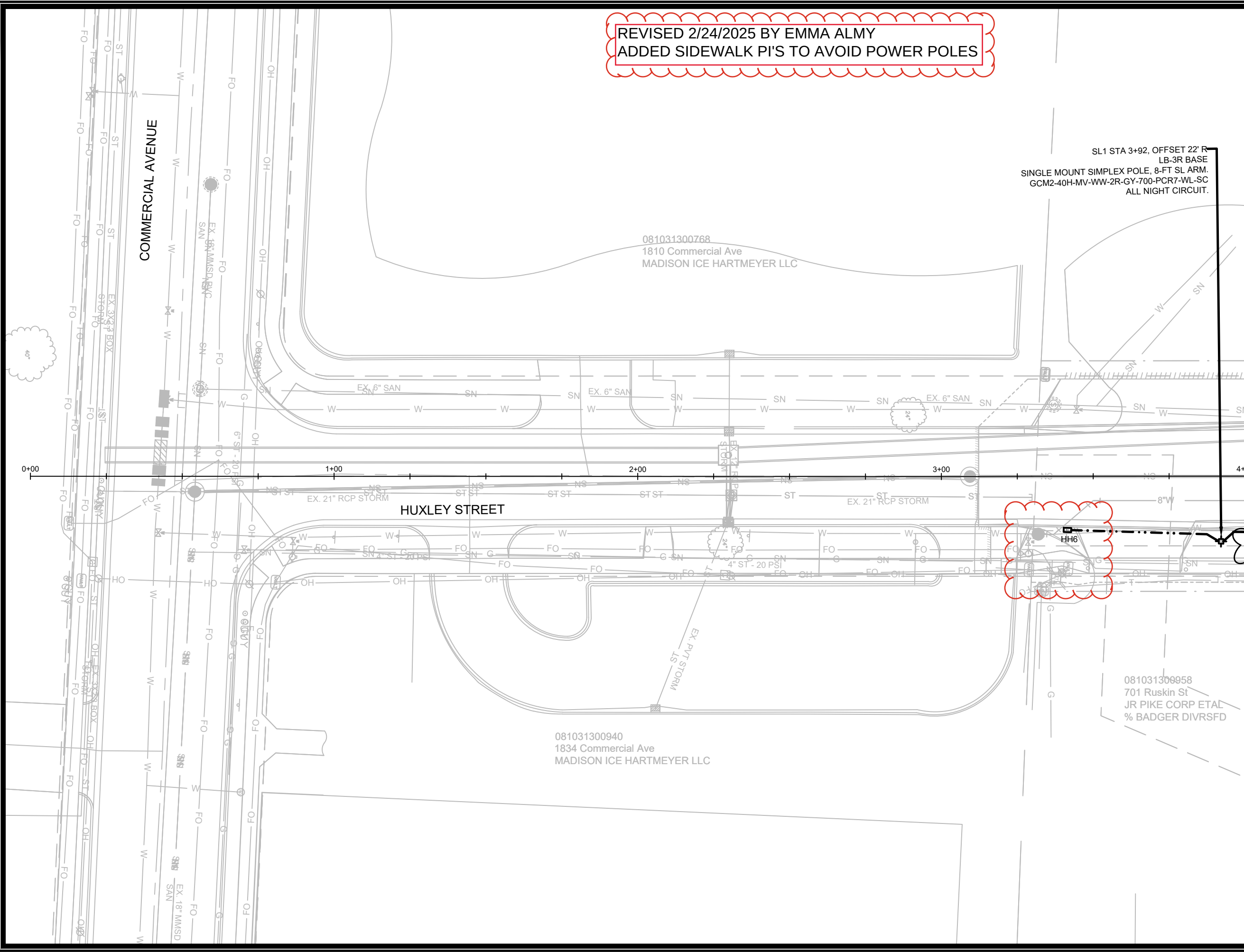
1. ALL LOCATIONS ARE APPROXIMATE, THE TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS, INCLUDING SETBACK, IN THE FIELD AFTER CONTRACTOR SURVEYS STAKING. THE CONTRACTOR SHALL NOTIFY JERRY SCHIPPA, (267-1969) CITY TRAFFIC ENGINEERING, AT LEAST 24-HOURS IN ADVANCE OF NEEDING CONDUIT, BASES, OR HANDHOLE LOCATIONS MARKED.
2. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH "CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2023 EDITION" AND ALL ADDENDUMS THERETO.
3. ALL CONDUITS SHALL BE 20-INCH PVC, SCHEDULE 80 BENEATH PAVEMENT AND SCHEDULE 40 OTHERWISE, UNLESS OTHERWISE NOTED ON THE PLANS AND/OR QUANTITIES.
4. THE CONTRACTOR SHALL CALL CITY OF MADISON TRAFFIC ENGINEERING 608 285-2397 AT LEAST 24-HOURS IN ADVANCE OF PLACING CONCRETE BASES, INSTALLING HANDHOLES, OR BIRYING CONDUIT TO ARRANGE FOR INSPECTION.
5. ANY WORK COMPLETED WITHOUT INSPECTION IS SUBJECT TO REJECTION.
6. THE CONTRACTOR SHALL ARRANGE FOR PICKUP OF THE FOLLOWING CITY FURNISHED MATERIALS BY CALLING ED SMITH (266-9034) AT LEAST 48-HRS PRIOR TO NEEDING MATERIALS
 - 6.1. (52) 1" BY 40" ANCHOR BOLTS FOR LB-3R BASES 13 TOTAL INCLUDING MODIFIED BASES.
 - 6.2. LB-3R MODIFIED BASES SHALL FOLLOW THE SPREAD FOOTING DETAIL FOUND IN THIS PLAN. FOR QUESTIONS REGARDING DESIGN, CONTACT JERRY SCHIPPA (608) 267-1969, CITY OF MADISON TRAFFIC ENGINEERING.
7. CITY OF MADISON STANDARD DETAIL DRAWINGS CAN BE FOUND AT THE FOLLOWING ADDRESS
<https://www.cityofmadison.com/engineering/documents/standard-specifications/Part8.pdf>

LEGEND:

— — — 2" PVC CONDUIT (UNLESS OTHERWISE NOTED), FURNISHED AND INSTALLED



E-1	14534		ELECTRICAL PLAN 14534	
			HARTMEYER REDEVELOPMENT MADISON, WI	
M:\DESIGN\Projects\14534\CAD\Traffic\14534TE-Electrical_JLS.dwg			CONTRACT NO: 9284	
			MARK #1	REVISION DATE
			BY	Date: 9/9/2023 Scale: 1" = 30'
			14534	E-1



REVISED 2/24/2025 BY EMMA ALMY
ADDED SIDEWALK PI'S TO AVOID POWER POLES

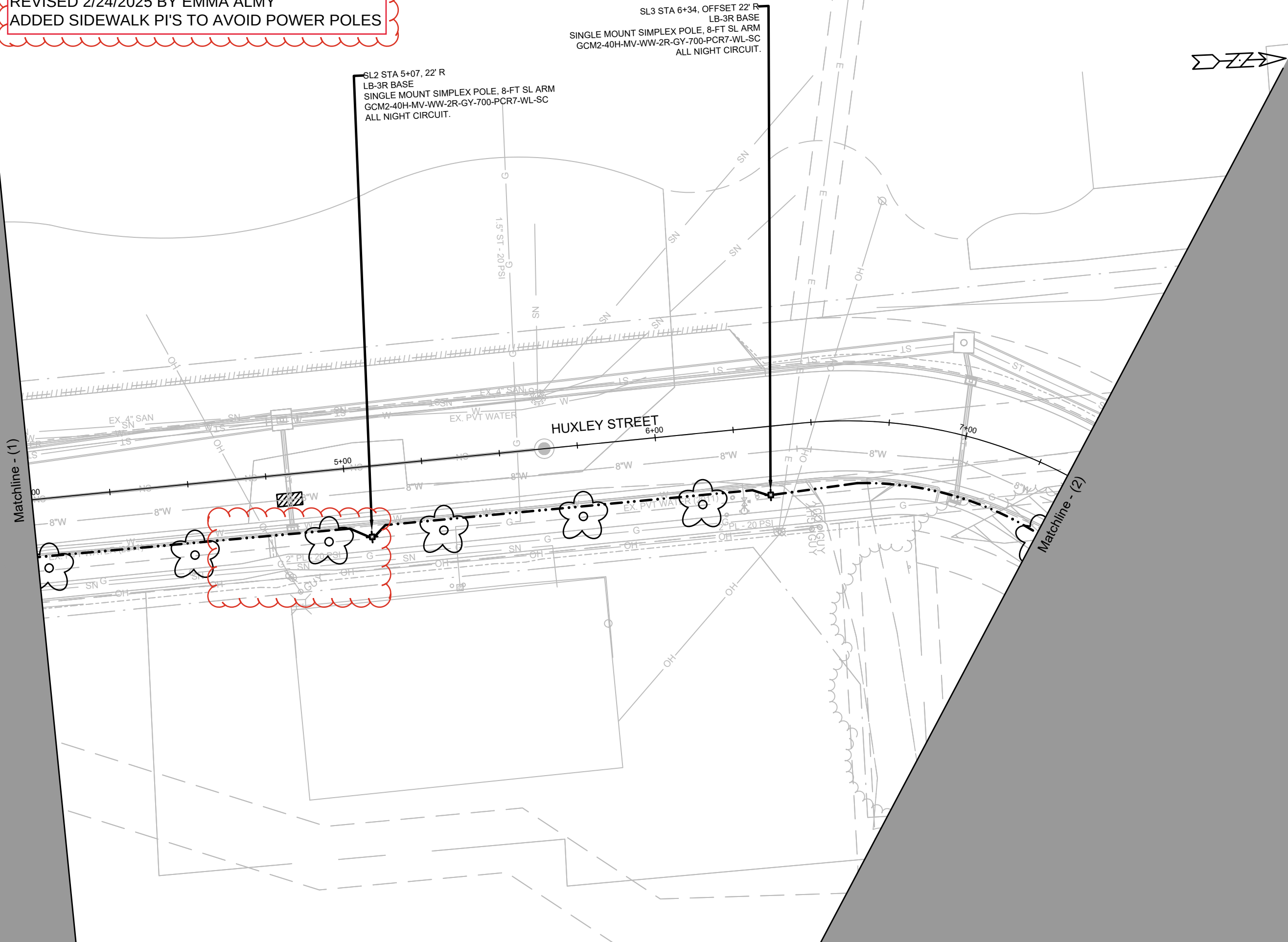
SL1 STA 3+92, OFFSET 22' R
LB-3R BASE
SINGLE MOUNT SIMPLEX POLE, 8-FT SL ARM.
GCM2-40H-MV-WW-2R-GY-700-PCR7-WL-SC
ALL NIGHT CIRCUIT.

Matchline - (1)



	ELECTRICAL PLAN		14534		MADISON, WI		9284		E-2	
	HARTMEYER REDEVELOPMENT						CONTRACT NO:			
M:\DESIGN\Projects\14534\CAD\Traffic\14534TE-Electrical_JLS.dwg										
MARK: _____ JLS: _____ DATE: 8/9/2023										
REVISION: _____										
Designed By: JLS 14534										

REVISED 2/24/2025 BY EMMA ALMY
ADDED SIDEWALK PI'S TO AVOID POWER POLES



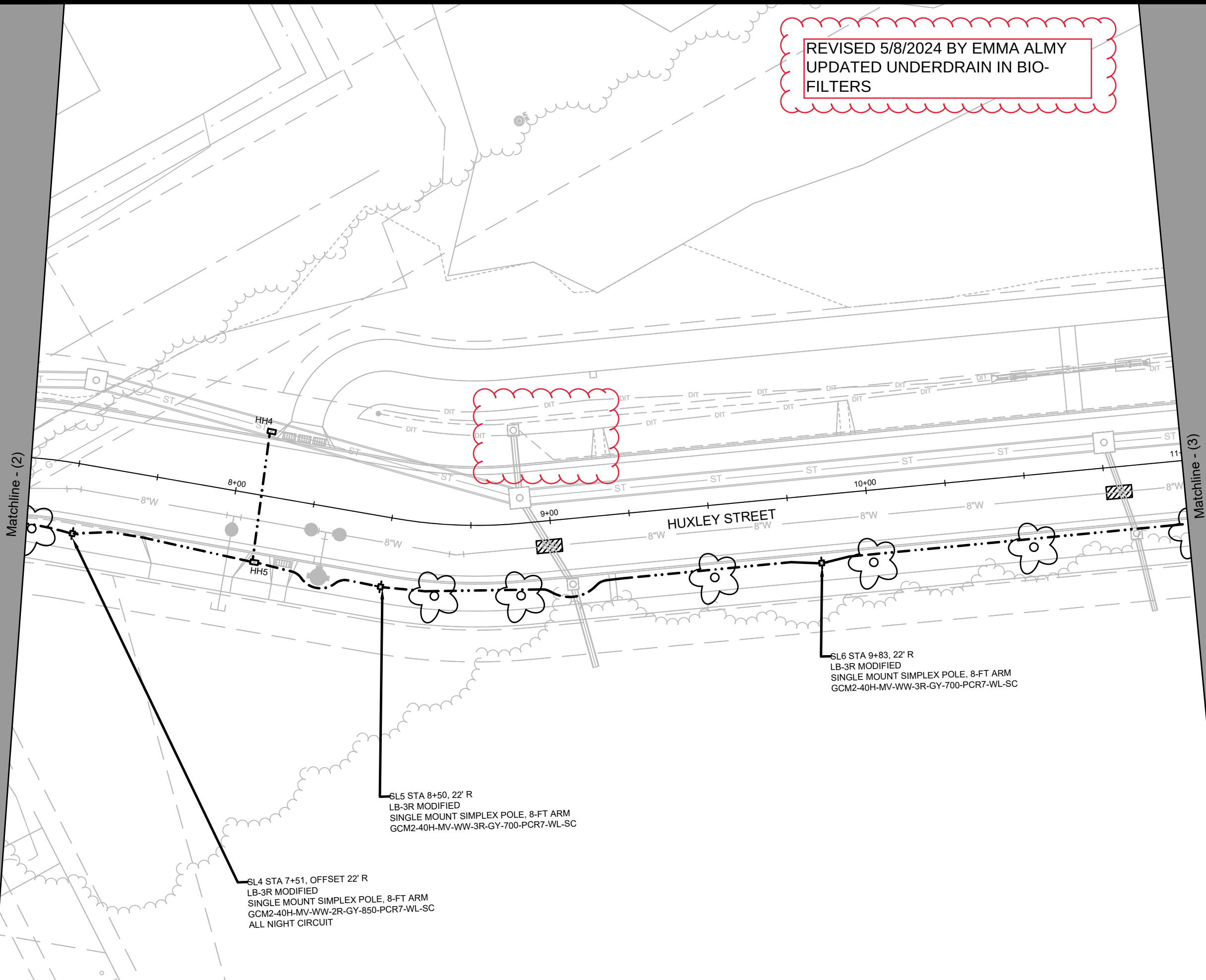
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14534	8/6/2023		E-3

14534
MADISON, WI
CONTRACT NO: 9284

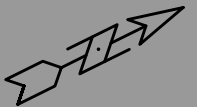
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HARTMEYER REDEVELOPMENT
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14534
E-3

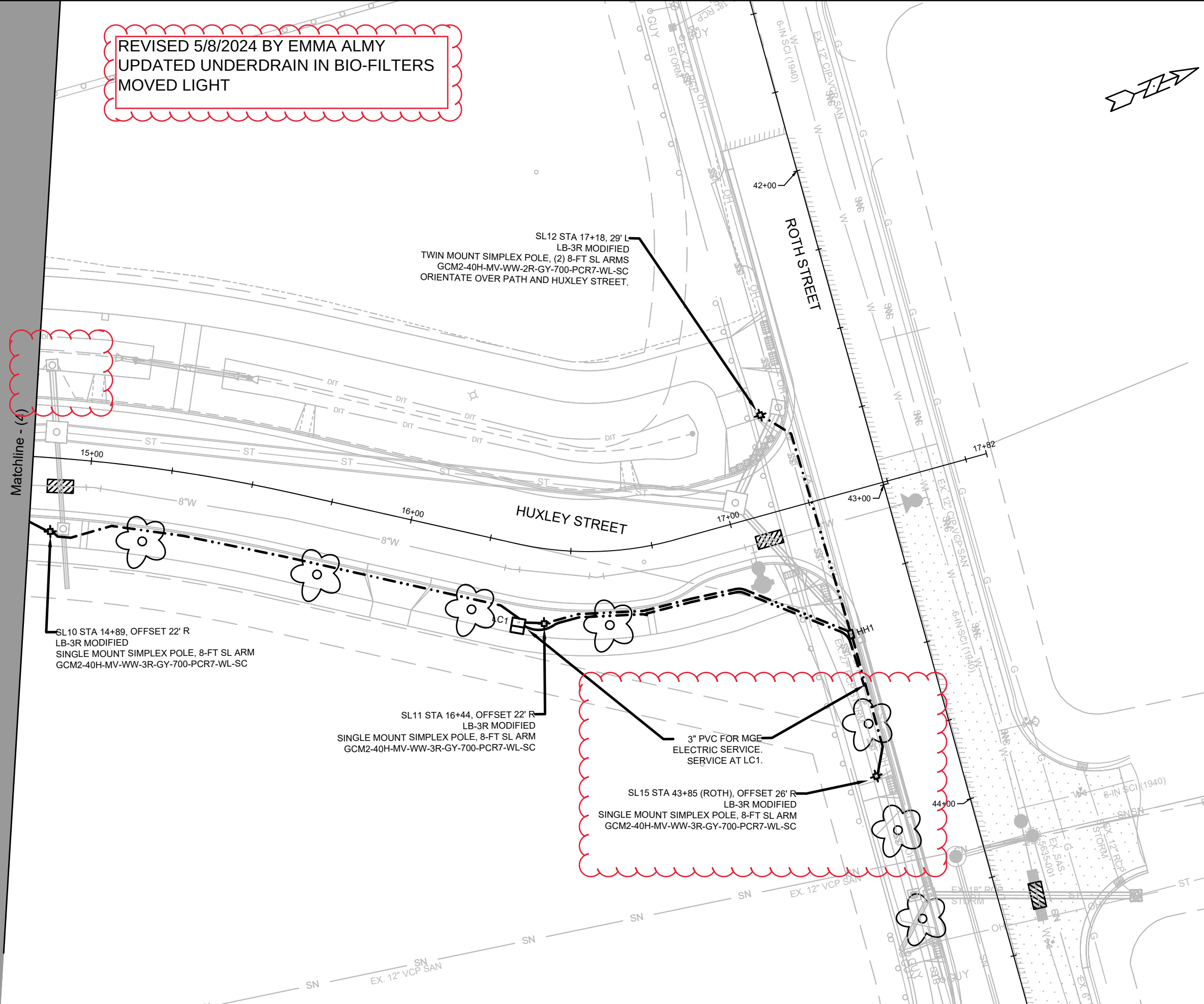


REVISED 5/8/2024 BY EMMA ALMY
UPDATED UNDERDRAIN IN BIO-FILTERS



	14534		14534		
	ELECTRICAL PLAN		14534		
	HARTMEYER REDEVELOPMENT		MADISON, WI		
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E-4				Scale: 1" = 30'	
		REVISION		DATE	
		BY			
		Designed By: JLS		14534	
		Date: 1/17/2024			

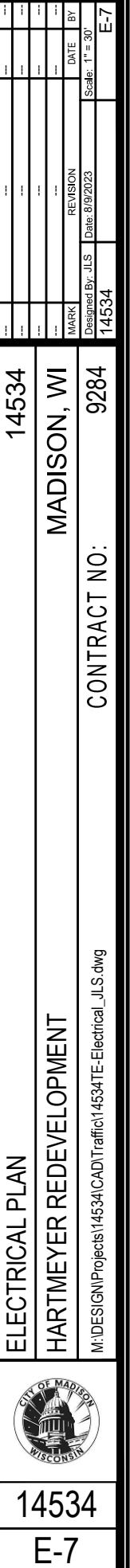
REVISED 5/8/2024 BY EMMA ALMY
UPDATED UNDERDRAIN IN BIO-FILTERS
MOVED LIGHT



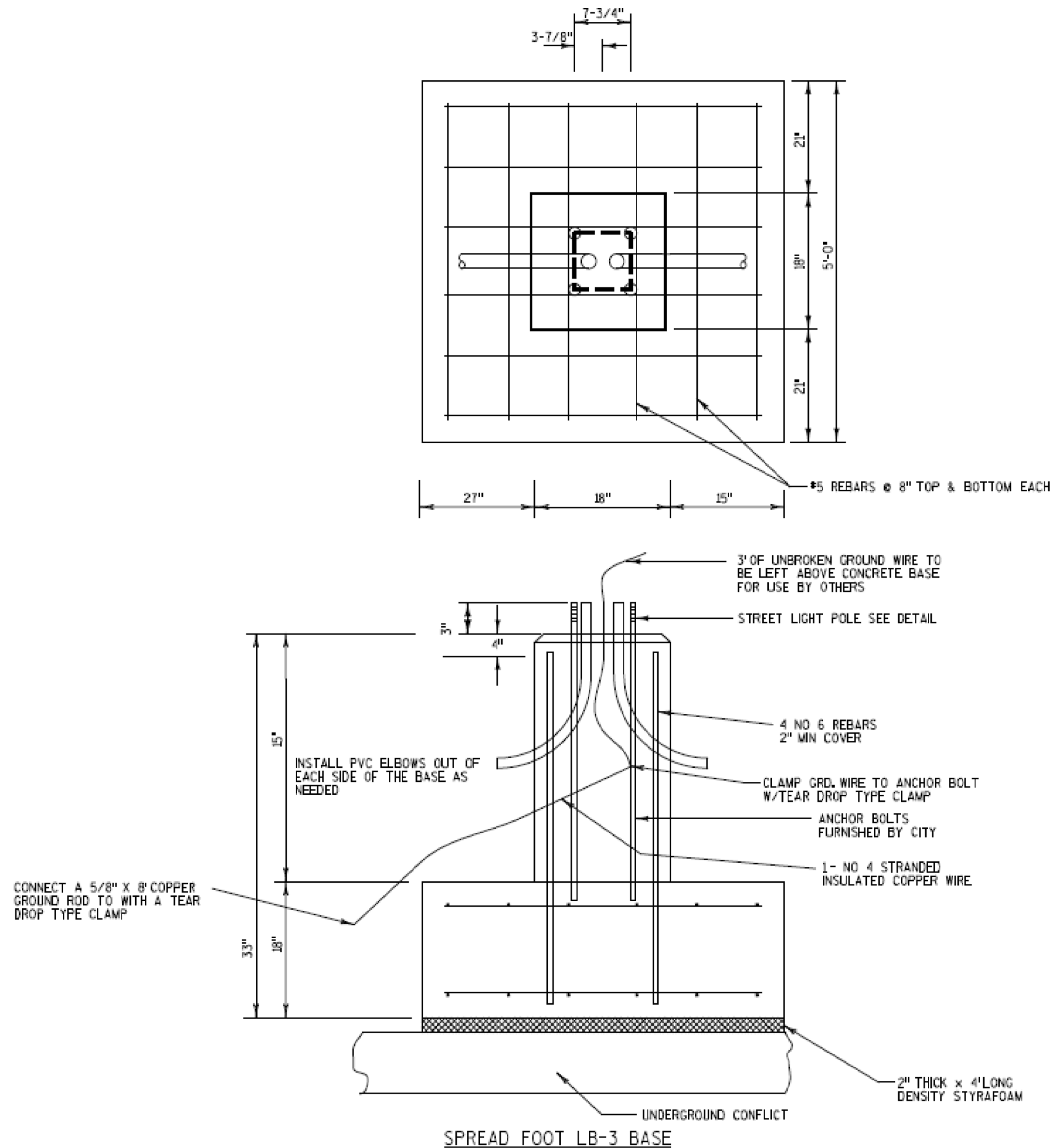
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	ELECTRICAL PLAN		CONTRACT NO: 9284	
	14534		E-6	

DATE	BY
8/9/2023	JLS
REVISION	
14534	
Designed By: JLS	Scale: 1" = 30'

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REVISED 5/8/2024 BY EMMA ALMY
UPDATED UNDERDRAIN IN BIO-
FILTERS



ELECTRICAL PLAN		14534		MADISON, WI		CONTRACT NO: 14534		E-8	
HARTMEYER REDEVELOPMENT		14534		14534		14534		E-8	
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CITY OF MADISON WISCONSIN		14534		14534		14534		E-8	
14534		14534		14534		14534		E-8	
E-8		E-8		E-8		E-8		E-8	

STRUCTURE	60415 CONSTRUCT LB- 3R BASE (EA)	60413 TYPE P BASE (EA)	60602 INSTALL METERED ELECTRIC SERVICE (EA)	NOTES
SL1	1	-	-	
SL2	1	-	-	
SL3	1	-	-	
SL4	1	-	-	
SL5	1	-	-	
SL6	1	-	-	
SL7	1	-	-	
SL8	1	-	-	
SL9	1	-	-	
SL10	1	-	-	
SL11	1	-	-	
SL12	1	-	-	
SL13	1	-	-	
SL14	1	-	-	
SL15	1	-	-	
LC1	-	1	1	
TOTAL	15	1	1	

14534 - HARTMEYER REDEVELOPMENT

STRUCTURE	CONSTRUCT ELECTRICAL HANDHOLE 60702 TYPE I (EA)	NOTES
HH1	1	
HH2	1	
HH3	1	
HH4	1	
HH5	1	
HH6	1	
TOTAL	6	



ELECTRICAL PLAN	HARTMEYER REDEVELOPMENT	MADISON, WI	14534
M:\DESIGN\Projects\14534\CAD\Traffic\14534TE-Electrical_JLS.dwg			CONTRACT NO: 14534

MARK	REVISION	DATE	BY	Scale: N/A	
14534	Designed By: JLS	Date: 1/19/2024			E-9

MARK		REVISION		DATE		BY	
14534		Date: 1/18/2024		Scale: N/A			E-10



14534
E-10



14534
E-11

ELECTRICAL PLAN

M:\DESIGN\Projects\14534\CAD\Traffic\14534 TE-Electrical

MADISON, WI

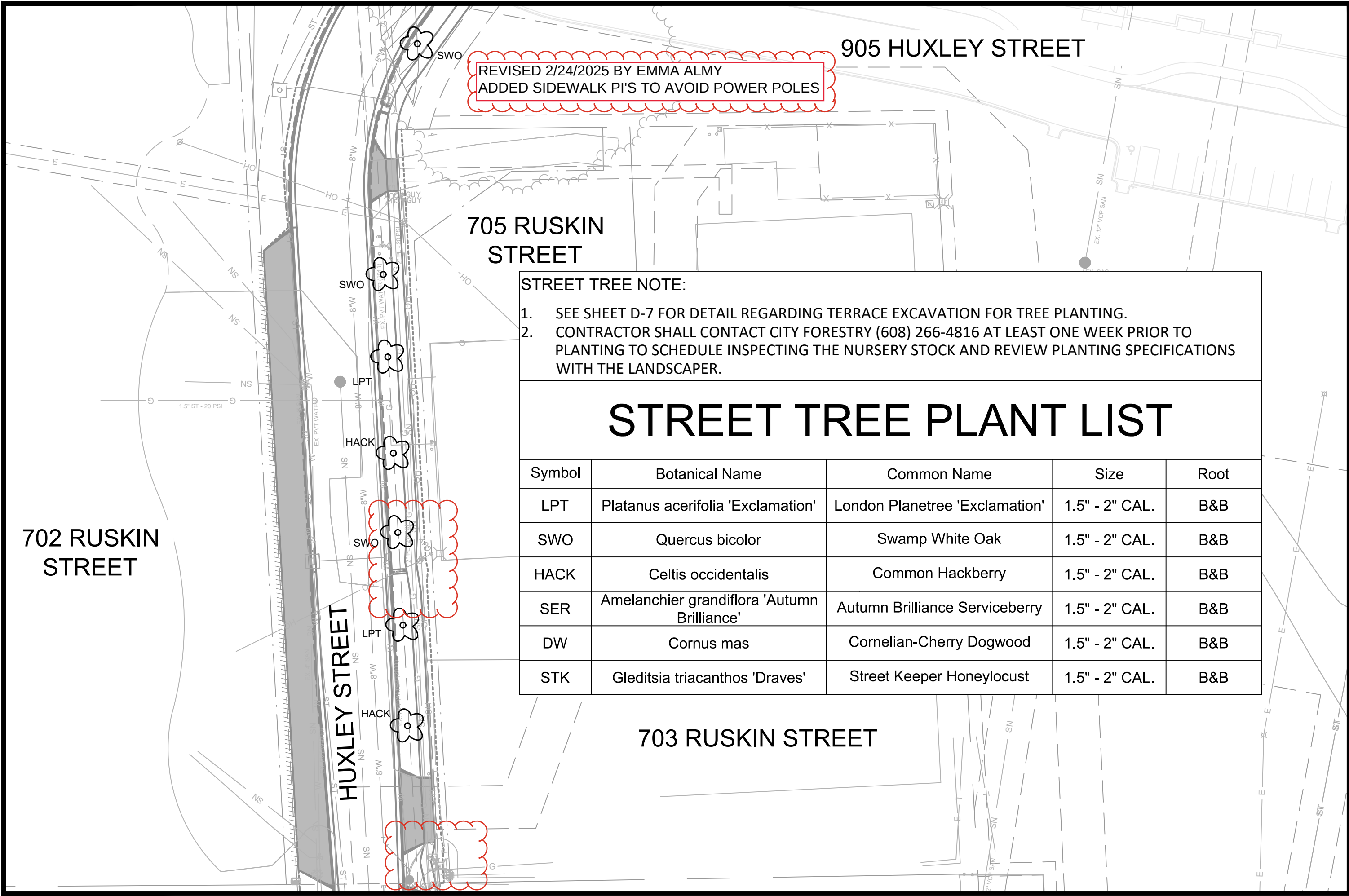
CONTRACT NO: 14534

100-100-100-100	100-100-100-100	100-100-100-100	100-100-100-100	MARK	Designed	1453
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[illegible]

STRUCTURE	POLES		LUMINAIRES		ARMS	
	30-FT 11 GAUGE SINGLE SIMPLEX	30-FT 11 GAUGE TWIN SIMPLEX	GCM2-40H-MV-WW-2R- GY-700-PCR7-WL-SC	GCM2-40H-MV-WW-3R- GY-700-PCR7-WL-SC	8-FT SIMPLEX ARM	STREET LIGHT CABINET
	(EA)	(EA)	(EA)	(EA)	(EA)	(EA)
SL1	1	-	1	-	1	-
SL2	1	-	1	-	1	-
SL3	1	-	1	-	1	-
SL4	1	-	1	-	1	-
SL5	1	-	-	1	1	-
SL6	1	-	-	1	1	-
SL7	1	-	-	1	1	-
SL8	1	-	-	1	1	-
SL9	-	1	2	-	2	-
SL10	1	-	-	1	1	-
SL11	1	-	-	1	1	-
SL12	-	1	2	-	2	-
SL13	1	-	1	-	1	-
SL14	1	-	-	1	1	-
SL15	1	-	-	1	1	-
LC1	-	-	-	-	-	1

1



STREET TREE NOTE:

- SEE SHEET D-7 FOR DETAIL REGARDING TERRACE EXCAVATION FOR TREE PLANTING.
- CONTRACTOR SHALL CONTACT CITY FORESTRY (608) 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

STREET TREE PLANT LIST

Symbol	Botanical Name	Common Name	Size	Root
LPT	Platanus acerifolia 'Exclamation'	London Planetree 'Exclamation'	1.5" - 2" CAL.	B&B
SWO	Quercus bicolor	Swamp White Oak	1.5" - 2" CAL.	B&B
HACK	Celtis occidentalis	Common Hackberry	1.5" - 2" CAL.	B&B
SER	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" - 2" CAL.	B&B
DW	Cornus mas	Cornelian-Cherry Dogwood	1.5" - 2" CAL.	B&B
STK	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1.5" - 2" CAL.	B&B

LANDSCAPE PLAN

HARTMEYER REDEVELOPMENT

14534

L-1

14534

MADISON, WI

CONTRACT NO:

9284

REVISION

DATE

BY

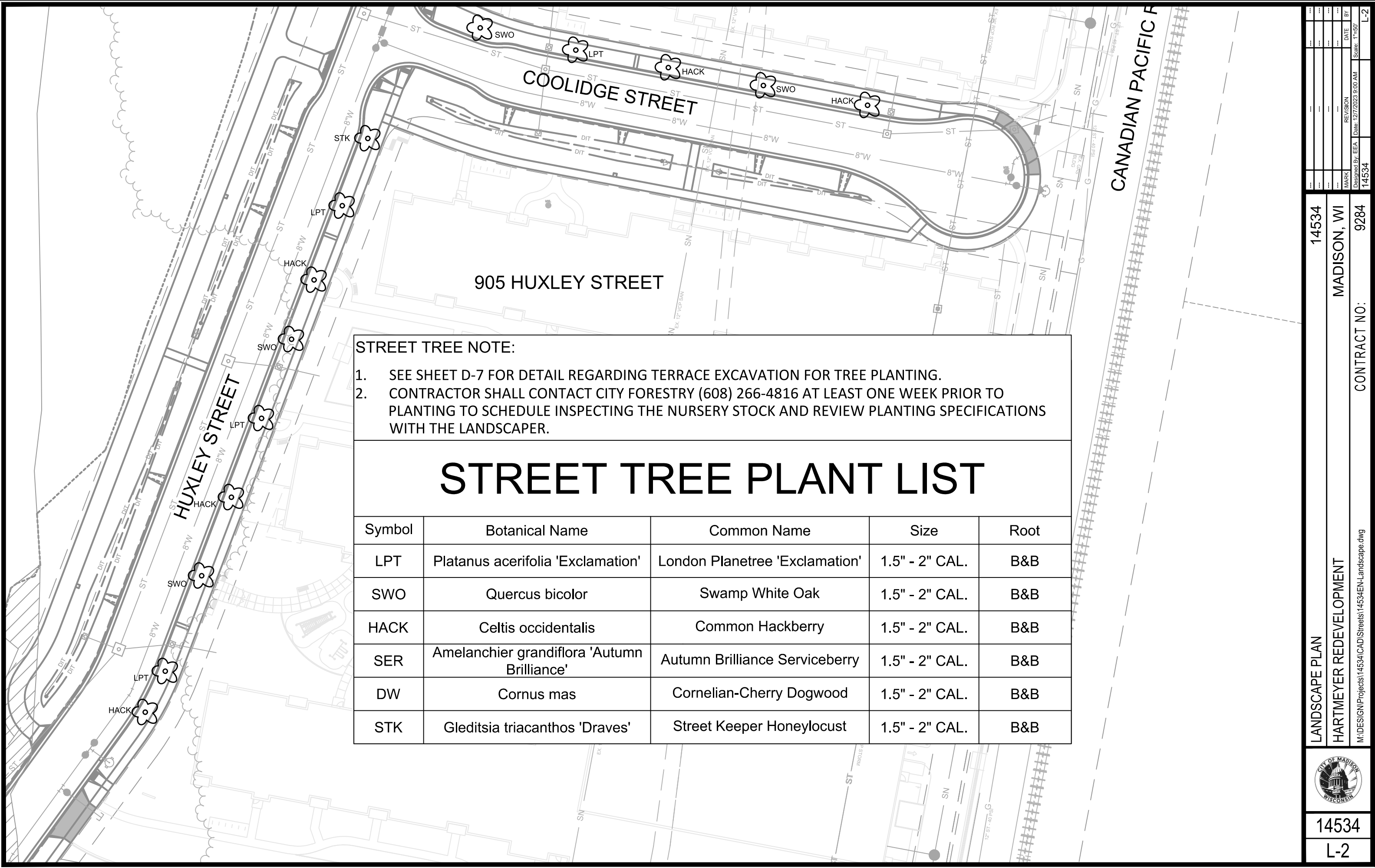
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12/7/2023 9:00 AM

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L-1

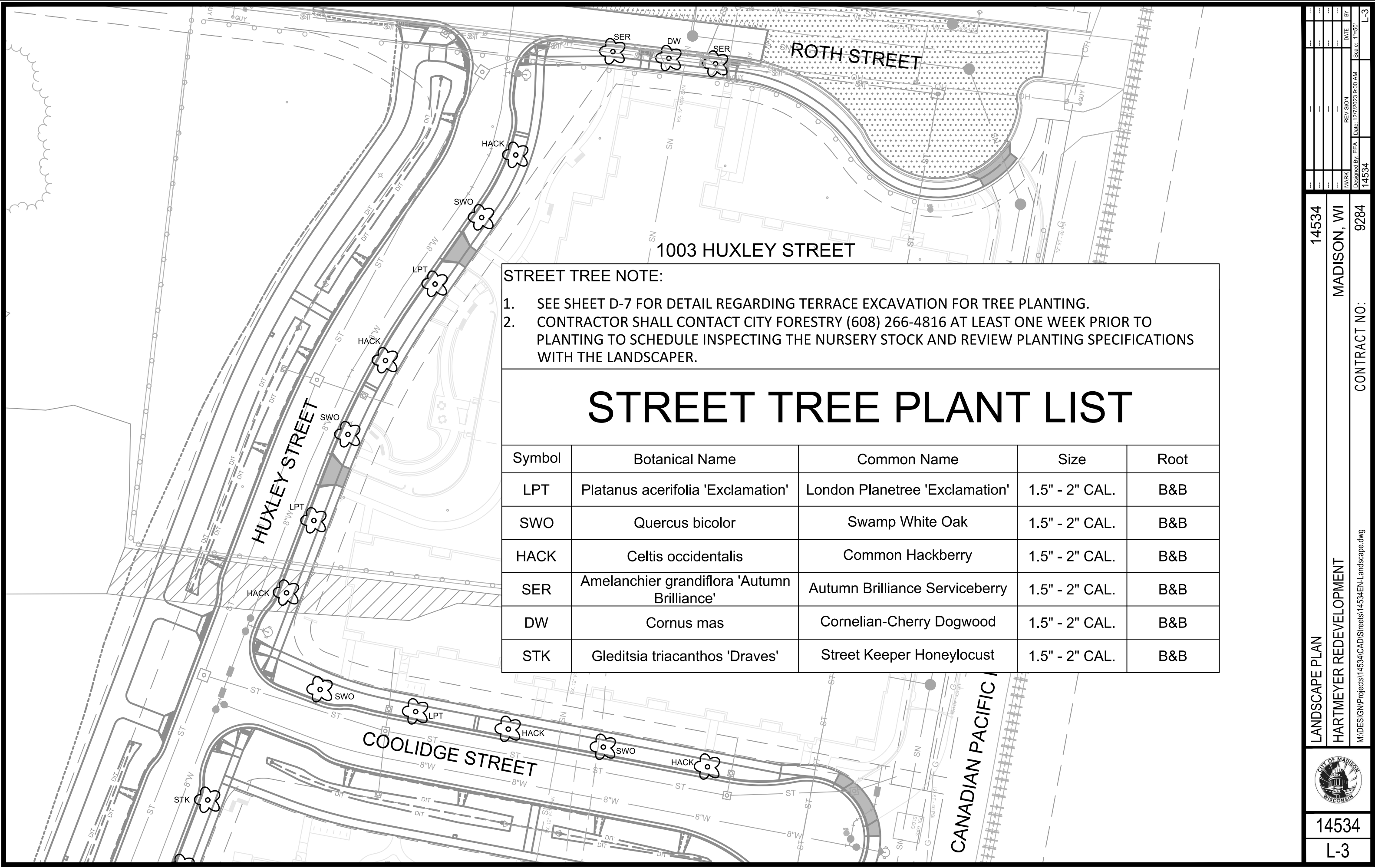


DATE	BY
12/7/2023	9:00 AM
REVISION	
MARK	
14534	

14534
MADISON, WI
9284
CONTRACT NO:

LANDSCAPE PLAN
HARTMEYER REDEVELOPMENT
M:\DESIGN\Projects\14534\CAD\Streets\14534EN-Landscape.dwg





STREET TREE NOTE:

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STREET TREE PLANT LIST

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HACK	Celtis occidentalis	Common Hackberry	1.5" - 2" CAL.	B&B
SER	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" - 2" CAL.	B&B
DW	Cornus mas	Cornelian-Cherry Dogwood	1.5" - 2" CAL.	B&B
STK	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1.5" - 2" CAL.	B&B

LANDSCAPE PLAN

HARTMEYER REDEVELOPMENT



14534

L-3

14534

MADISON, WI

9284

CONTRACT NO:

MARK

REVISION

DATE

BY

Designed By: EEA

Date: 12/7/2023 9:00 AM

Scale: 1"=50'

14534

L-3

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY IN PRIVATE DEVELOPMENT PLANSETS FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT CITY OF MADISON STANDARD SPECIFICATIONS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.

5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
6. THE PUBLIC IMPROVEMENT PLANS REFERENCED IN THESE PLANS SHALL BE CONSTRUED TO MEAN THE PLANS ISSUED BY THE CITY OF MADISON; HARTMEYER REDEVELOPMENT PROJECT #14534, CONTRACT #9284 AND ALL ITS REFERENCED AND ASSOCIATED DOCUMENTS

NOTICE TO CONTRACTOR

1. THE DEVELOPER, LINCOLN AVENUE COMMUNITIES, COMPLETED TESTING AND ANALYSIS FOR SOILS AND GROUNDWATER CONTAMINATION WITHIN THE PROJECT LIMITS WHERE EXCAVATION IS REQUIRED. TESTING AT 2007 ROTH STREET INDICATES THAT:

1.1. RESIDUAL PETROLEUM CONTAMINATION IS PRESENT IN SOIL AND GROUNDWATER ON THE EASTERN HALF OF DEVELOPMENT AREA, WITHIN APPROXIMATELY 250 FEET OF THE RAILROAD TRACKS.

1.2. NON-NATIVE FILL CONTAINING COAL, CINDERS, AND POTENTIALLY OTHER NON-SOIL MATERIALS IS PRESENT WITHIN APPROXIMATELY 3 TO 8 FEET OF THE GROUND SURFACE THROUGHOUT THE DEVELOPMENT AREA.
2. THE TESTING AND ANALYSIS WAS COMPLETED BY THE DEVELOPER’S ENVIRONMENTAL CONSULTANT, SCS ENGINEERS, AND RESULTS HAVE BEEN DOCUMENTED IN A REPORT TITLED THE FOLLOWING:

MATERIALS MANAGEMENT PLAN
HARTMEYER PROPERTY DEVELOPMENT
2007 ROTH STREET
MADISON, WISCONSIN
BRRTS #S 03–13–000053 AND 02–13–580328
DATED: JULY 7TH, 2023; ADDENDUM; SEPTEMBER 7, 2023
3. PROPER HANDLING AND DISPOSAL OF THESE MATERIALS IS ADDRESSED IN THE MATERIAL MANAGEMENT PLAN. IF OTHER SOIL CONTAMINATION, SEPARATE PHASE LIQUID PETROLEUM, UNDERGROUND PIPING AND/OR TANKS, ETC. ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL SUSPEND EXCAVATION ACTIVITIES IN THE AREA AND IMMEDIATELY NOTIFY THE DEVELOPER’S ENVIRONMENTAL CONSULTANT (SCS ENGINEERS) AT THE CONTACT INFORMATION BELOW:

ERIC OELKERS, PG*
SENIOR PROJECT MANAGER/HYDROGEOLOGIST
SCS ENGINEERS
2830 DAIRY DRIVE
MADISON, WI 53718–6751
PHONE: 608–216–7341
EMAIL: EOELKERS@SCSENGINEERS.COM
*LICENSED IN WI

4. EXCAVATION, FILLING, MATERIAL HANDLING AND REMOVAL OF CONTAMINATED SOILS SHALL BE IN ACCORDANCE WITH THE MATERIALS MANAGEMENT PLAN (MMP) FOR THE DEVELOPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PREPARING THE REQUIRED DOCUMENTATION OF EXCAVATION, FILLING AND MATERIAL HANDLING WITH THE OWNER’S ENVIRONMENTAL CONSULTANT.
5. A PROTECTIVE CAP OF CLEAN SOILS SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECTS MATERIALS MANAGEMENT PLAN, AS REFERENCED.
6. DURING EXCAVATION ACTIVITIES ON–SITE, THE CONTRACTOR SHALL GENERALLY EXPECT TO ENCOUNTER SOIL CONTAMINATED WITH DIESEL FUEL, FUEL OIL OR OTHER PETROLEUM–RELATED PRODUCTS, POLYCYCLIC AROMATIC HYDROCARBONS, ARSENIC, AND LEAD. PREPARE A SITE–SPECIFIC HEALTH AND SAFETY PLAN AND SUBMIT THE PLAN TO THE ENGINEER PRIOR TO THE START OF WORK
7. CONTRACTOR(S) TAKING PART IN ACTIVITIES THAT WILL RESULT IN THE REASONABLE PROBABILITY OF EXPOSURE TO SAFETY AND HEALTH HAZARDS ASSOCIATED WITH HAZARDOUS MATERIALS SHALL HAVE COMPLETED HEALTH AND SAFETY TRAINING THAT MEETS O.S.H.A. REQUIREMENTS FOR HAZARDOUS WASTE AND EMERGENCY RESPONSE (H.A.Z.W.O.P.E.R) AS PROVIDED IN 29 CFR 1910.120. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING SITE–SPECIFIC HEALTH AND SAFETY PLAN AND DEVELOP, DELINEATE AND ENFORCE THE HEALTH AND SAFETY EXCLUSION ZONES FOR EACH CONTAMINATED SITE LOCATIONS AS REQUIRED BY 29 CFR 1910.120.
8. IF ANY DISCREPANCIES BETWEEN THE PROJECT NOTES AND SPECIFICATIONS PROVIDED HEREIN SHALL ARISE, THE PROJECT’S MATERIAL MANAGEMENT PLAN, MOST CURRENT ISSUANCE, SHALL TAKE PRECEDENCE FOR ITEMS RELATED TO THE HANDLING OF CONTAMINATED SOIL AND GROUNDWATER CONDITIONS ENCOUNTERED ON–SITE OR AS DIRECTED BY THE OWNERS ENVIRONMENTAL CONSULTANT.
9. FOR FURTHER INFORMATION REGARDING PREVIOUS INVESTIGATION AND REMEDIATION ACTIVITIES AT THIS SITE, CONTACT:

LINCOLN AVENUE COMMUNITIES, LLC
401 WILSHIRE BOULEVARD, SUITE 1070
SANTA MONICA, CA 90401
REGIONAL PROJECT PARTNERS:
KEVIN MCDONELL (KEVIN@LINCOLNAVENUE.COM)
KYLE BRASSER (KBRASSER@LINCOLNAVENUE.COM)

CONSTRUCTION SITE DEWATERING NOTES

1. CONSTRUCTION SITE DEWATERING PRACTICES:

1.1. ALL CONSTRUCTION SITE DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH THE MATERIALS MANAGEMENT PLAN (MMP), ISSUED BY THE PROJECT ENVIRONMENTAL CONSULTANT, SCS ENGINEERS. CONTRACTOR SHALL REQUEST A COPY OF THE MMP FROM THE DEVELOPER AND/OR ENVIRONMENTAL CONSULTANT.

1.2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH THE PROJECT ENVIRONMENTAL CONSULTANT, SCS ENGINEERS, AND OBTAIN THE NECESSARY DEWATERING PERMITS WITH LOCAL, STATE, AND FEDERAL JURISDICTIONS. ALL DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH THE APPROVED PERMIT CONDITIONS.

1.3. IN THE EVENT OF DIRTY/UNCLEAR DISCHARGE OF TREATED/FILTERED DEWATERING DISCHARGES, CONTRACTOR SHALL HALT PUMPING OPERATIONS AND EVALUATE THE DEWATERING SYSTEM.

- 1.4. IN THE EVENT CONTRACTOR FINDS SIGNS OF CONTAMINATION IN THE GROUNDWATER OR SITE SOILS, ALL DEWATERING PRACTICES SHALL BE HALTED AND CONTAMINATION SHALL BE EVALUATED BY THE PROJECT ENVIRONMENTAL CONSULTANT, SCS ENGINEERS, AT THE CONTACT INFORMATION PROVIDED.

1.4.1. IF DEWATERING PRACTICES CONTINUE WITH CONTAMINATED GROUNDWATER OR SOIL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A SANITARY SEWER DISCHARGE PERMIT FROM THE CITY OF MADISON TO DISCHARGE TO THE SANITARY SEWER. VISIT THE FOLLOWING CITY WEBSITE FOR DETAILS;
(<https://www.cityofmadison.com/engineering/permits/sanitary-sewer-discharge-permit>)

1.4.2. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DISCHARGE CONSTRUCTION SITE DEWATERING PRACTICES TO THE SANITARY SEWER WITHOUT AUTHORIZATION AND PERMIT APPROVALS FROM THE CITY.



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MADISON REGIONAL OFFICE
507 W VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE
CAPITAL MANAGEMENT,
LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD, SUITE 1070
SANTA MONICA, CA 90401

PROJECT:
HARTMEYER
REDEVELOPMENT
CITY PROJECT #: 14534
CONTRACT #: 9284

PROJECT LOCATION:
2007 ROTH STREET
MADISON, DANE COUNTY
WI, 53704

PLAN MODIFICATIONS:		
#	Date:	Description:
1	04.05.23	GEOMETRIC/SWM CONCEPTS
2	04.14.23	TRANSPORTATION COMMISSION
3	04.28.23	TRANSPORTATION COMMISSION
4	05.25.23	50% PROGRESS SET
5	06.22.23	50% DESIGN PLANS
6	07.24.23	SANITARY SEWER UPSIZE
7	11.10.23	PERMITTING
8	12.21.23	FINAL CITY REVIEW
9	01.02.24	FINAL CITY REVIEW REV.
10		
11		
12		
13		
14		
15		

Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
NOTES &
SPECIFICATIONS

SHEET NUMBER:

ST-1

JSD PROJECT NO: 22-11381-PUB

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Toll Free (800) 242-8511

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EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MADISON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP’S) AND CITY OF MADISON ORDINANCE. IT IS THE CONTRACTOR’S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP’S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MADISON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50’ LONG AND NO LESS THAN 12” THICK BY USE OF 3” CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MADISON.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO–MULCHING WITH A ”TACKIFIER.”
11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATting SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

GRADING AND SEEDING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ANY WORK WITHIN RIGHT–OF–WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT–OF–WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
4. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
5. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES PER CITY OF MADISON SPECIFICATIONS.

12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B URBAN EROSION MATting OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATting. MATting AND/OR NETting USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER’S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
17. STABILIZATION PRACTICES:

17.1. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

17.2. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

17.3. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

17.4. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

• PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION

• TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)

• HYDRO–MULCHING WITH A TACKIFIER

• GEOTEXTILE EROSION MATting

• SODDING
6. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
7. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
8. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
9. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MADISON STANDARD SPECIFICATIONS.



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MADISON REGIONAL OFFICE
507 W VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE
CAPITAL MANAGEMENT,
LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD, SUITE 1070
SANTA MONICA, CA 90401

PROJECT:
HARTMEYER
REDEVELOPMENT
CITY PROJECT #: 14534
CONTRACT #: 9284

PROJECT LOCATION:
2007 ROTH STREET
MADISON, DANE COUNTY
WI, 53704

PLAN MODIFICATIONS:		
#	Date:	Description:
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7	11.10.23	PERMITTING
8	12.21.23	FINAL CITY REVIEW
9	01.02.24	FINAL CITY REVIEW REV.
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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
NOTES &
SPECIFICATIONS

SHEET NUMBER:
ST-2
JSD PROJECT NO: 22-11381-PUB



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UTILITY NOTES

1.

ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2.

PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:

•

EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.

•

OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.

•

VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.

•

NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.

•

NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.

•

COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3.

ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT CITY OF MADISON STANDARD SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
4.

SPECIFICATIONS SHALL COMPLY WITH THE CITY OF MADISON SPECIAL PROVISIONS.
5.

LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6.

CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7.

CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9.

THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
10.

ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
11.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

LEGEND

	PROPERTY LINE		PROPOSED 1 FOOT CONTOUR
	RIGHT-OF-WAY		PROPOSED 5 FOOT CONTOUR
	EASEMENT LINE		PROP. 1 FOOT CONTOUR (PRIV. DEVELOPMENT)
	BUILDING OUTLINE		PROP. 5 FOOT CONTOUR (PRIV. DEVELOPMENT)
	BUILDING OVERHANG		EXISTING 1 FOOT CONTOUR
	EDGE OF PAVEMENT		EXISTING 5 FOOT CONTOUR
	STANDARD CURB AND GUTTER		INLET PROTECTION
	CONCRETE PAVEMENT		SPOT ELEVATION EX – MATCH EXISTING FG – FINISH GRADE EC – EDGE OF CONCRETE
	DITCH CHECK		

STORMWATER FACILITIES CONSTRUCTION NOTES

1.

ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES SHALL BE OBSERVED AND DOCUMENTED BY THE ENGINEER, OR AN OWNER'S REPRESENTATIVE.
2.

STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
3.

AREAS USED FOR TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES.
4.

CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED STORMWATER MANAGEMENT FACILITIES ARE LOCATED
5.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

HDPE LINER NOTES

1.

A MINIMUM 6" SUBGRADE LAYER FREE OF ROCKS, DEBRIS, OR OTHER OBJECTS THAT MAY PUNCTURE OR COMPROMISE THE HDPE LINER. SUBGRADE SHALL BE PREPARED WITH A SMOOTH EVEN SURFACE AND COMPACTED WITH A SMOOTH-DRUMMED ROLLER.
2.

ALL PENETRATIONS, INCLUDED STRUCTURES AND PIPES SHALL BE SEALED WITH PREFABRICATED WATER-TIGHT BOOTS/SEALS. PREFABRICATED BOOTS/SEALS SHALL BE FUSED TO LINER PER MANUFACTURERS RECOMMENDATIONS.
3.

INSTALLATION OF HDPE LINER SHALL BE IN ACCORDANCE WITH PLANS HEREIN., MANUFACTURERS RECOMMENDATIONS, AND WDNR AND NRCS CONSTRUCTION SPECIFICATIONS FOR POND SEALING OR LINING – GEOMEMBRANE OR GEOSYNTHETIC CLAY LINERS (CODE 202 AND 521).
4.

CONTRACTOR SHALL PROTECT HDPE LINER FROM ANY PUNCTURE OR PENETRATION OTHER THAN THOSE SPECIFIED IN PLANS. PROTECTIVE MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND PER THE MANUFACTURERS RECOMMENDATION

CAST-IN-PLACE CONCRETE BOX CULVERT SPECIFICATIONS

1.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING COMPLETE DESIGN PLANS AND STRUCTURAL DESIGN CALCULATIONS FOR THE CAST-IN-PLACE BOX CULVERT. DESIGN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF WISCONSIN. CONTRACTOR SHALL SUBMIT DESIGN PLANS AND STAMPED CALCULATIONS TO CITY OF MADISON ENGINEERING FOR REVIEW AND APPROVAL.
2.

STRUCTURAL DESIGN SPECIFICATIONS FOR THE CAST-IN-PLACE CULVERT SHALL MEET THE FOLLOWING:

2.1.

ASTM C 1433: STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MONOLITHIC BOX SECTIONS FOR CULVERTS, STORM DRAINS, AND SEWERS.

2.2.

AASHTO HS-15 LIVE LOAD CAPACITY

2.3.

CITY OF MADISON STANDARD SPECIFICATIONS SECTION 505, EXCLUDING SUBSECTION 505.29(a) AND 505.4.
3.

CONTRACTOR MAY SUPPLY A PRECAST BOX CULVERT PRODUCT IN LIEU OF CAST-IN-PLACE, HOWEVER ALL PRECAST PRODUCTS SHALL MEET THE STRUCTURAL DESIGN SPECIFICATION PROVIDED HEREIN. ALL PRECAST PRODUCTS SHALL BE SUPPLIED WITH PRODUCT DATA AND SHOP DRAWINGS FROM MANUFACTURER FOR REVIEW BY CITY OF MADISON ENGINEERING.



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MADISON REGIONAL OFFICE
507 W VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE
CAPITAL MANAGEMENT,
LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD, SUITE 1070
SANTA MONICA, CA 90401

PROJECT:
HARTMEYER
REDEVELOPMENT
CITY PROJECT #: 14534
CONTRACT #: 9284

PROJECT LOCATION:
2007 ROTH STREET
MADISON, DANE COUNTY
WI, 53704

PLAN MODIFICATIONS:		
#	Date:	Description:
1	04.05.23	GEOMETRIC/SWM CONCEPTS
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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
NOTES &
SPECIFICATIONS

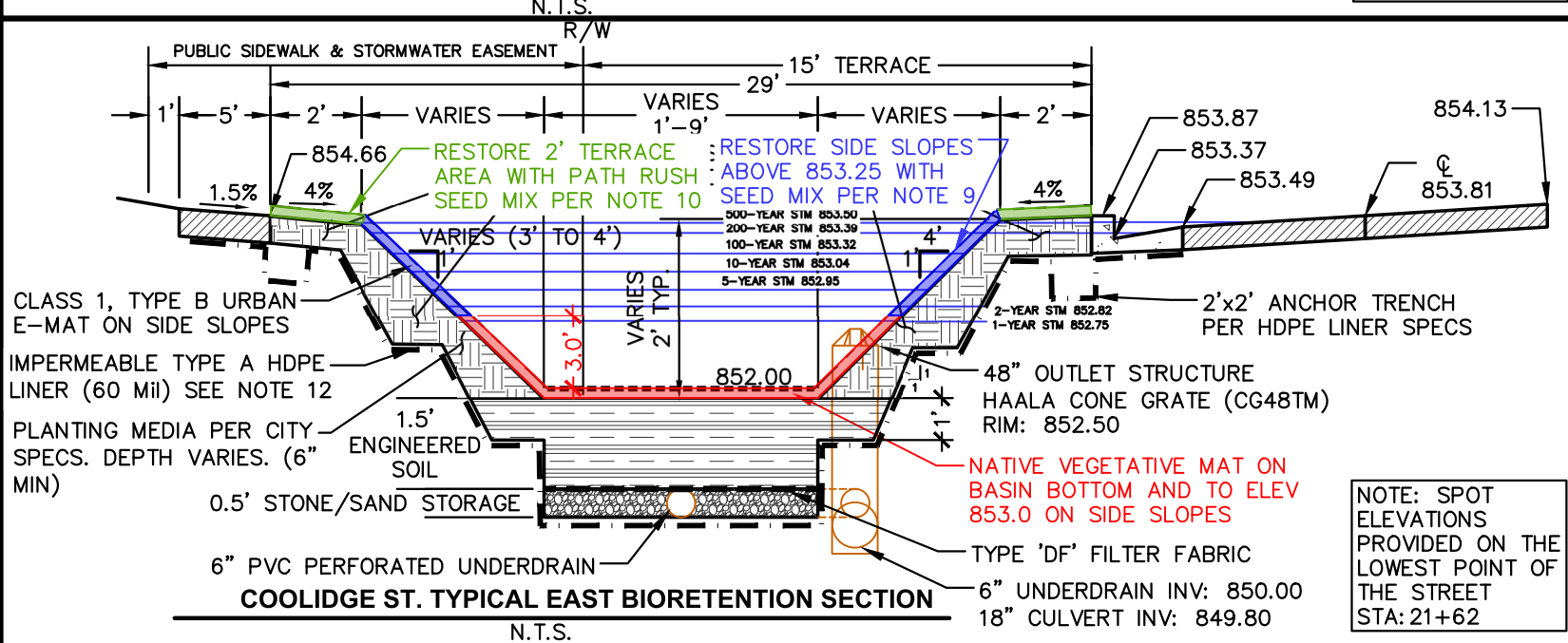
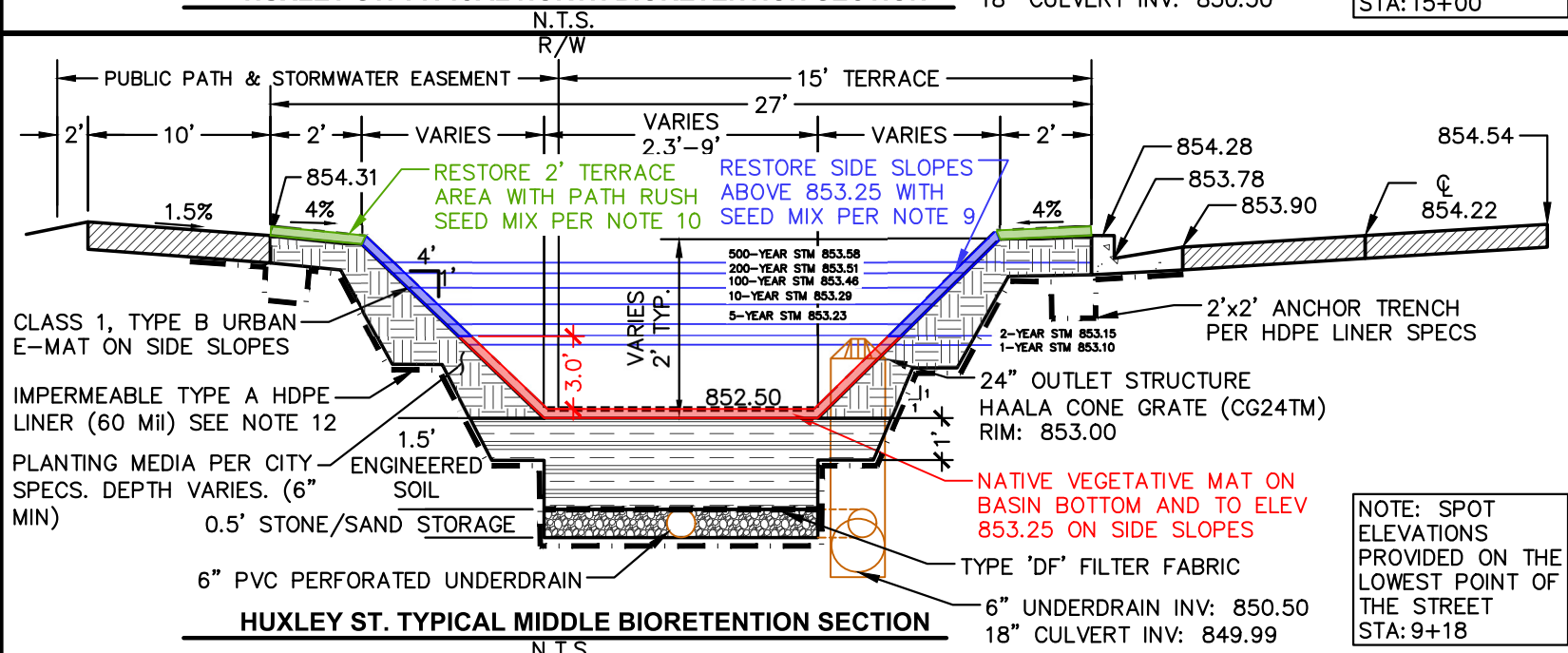
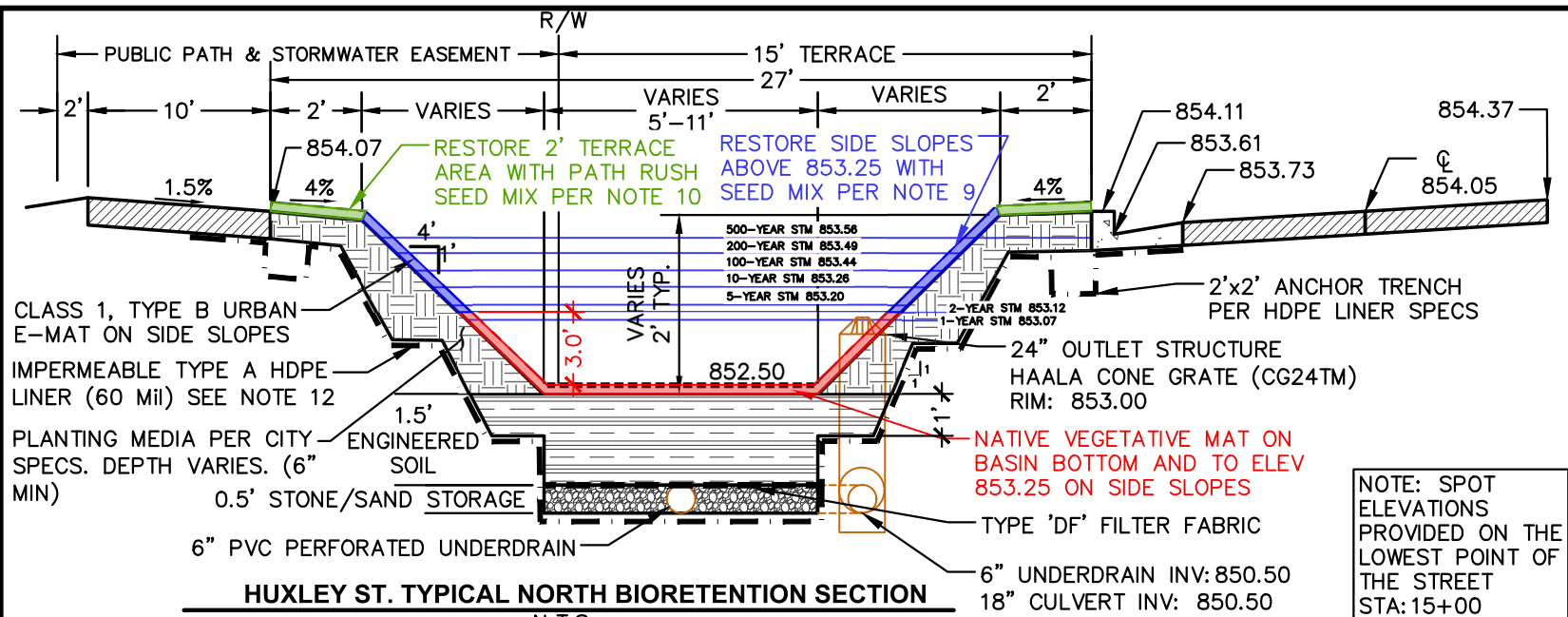
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JSD PROJECT NO: 22-11381-PUB



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BIORETENTION NOTES & SPECIFICATIONS

- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNr TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
- CONTRACTOR SHALL INSTALL 18" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE BIORETENTION NOTE 3).
- CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
- SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNr TECHNICAL STANDARD 1004.
- TEMPORARY SEEDING SHALL BE SEEDED AT 3 LB/1000SF FOR BASIN SIDE SLOPES AND THE AREAS SURROUNDING THE BASIN PER CITY SPECIFICATIONS WHICH REMAIN EXPOSED LONGER THAN 14 DAYS WITHOUT PERMANENT RESTORATION.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- CONTRACTOR MAY USE BIO-FILTER AREA AS SEDIMENT TRAP DURING CONSTRUCTION PRIOR TO ANY INSTALLATION OF LINER, PEA GRAVEL, ENGINEERED SOILS. PRIOR TO INSTALLATION OF BIO-FILTER MATERIALS BIO-FILTER TO BE DREDGED TO REMOVE ACCUMULATED SEDIMENT AND RESTORE TO FINAL GRADES.
- BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. BOTTOM OF BASINS TO BE PLANTED WITH NVM ONLY. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NVM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.
- SIDE SLOPES OF BIORETENTION BASINS AND 2 FEET OF TERRACE ADJACENT TO CURB & PATH/SIDEWALL TO BE PERMANENTLY RESTORED WITH ONE OF THE FOLLOWING SEEDING MIXTURES.
 - "SHORT & SHOWY" SEED MIX AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN.
 - "SHORTGRASS PRARIRE FOR MEDIUM SOILS" AS MANUFACTURED BY AGRECOL LLC, EVANSVILLE, WI.
 - "SHORTGRASS PRAIRIE FOR MEDIUM SOILS AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN.
- 2-Ft TERRACE AREAS ADJACENT TO SIDEWALK, ASPHALT PATH OR CURB SHALL BE PERMANENTLY RESTORED WITH "NATIVE PATH RUSH" SEED AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEEDING SHALL BE PER MANUFACTURERS RECOMMENDATIONS. THE TIMING OF SEEDING SHALL BE IN FALL OR FROST/SNOW SEEDING.
- VEGETATION ESTABLISHMENT IN BIORETENTION BASINS & PUBLIC STORMWATER GREENWAY TO BE COMPLETED BY QUALIFIED CONTRACTOR WITH EXPERIENCE IN NATIVE VEGETATION ESTABLISHMENT. VEGETATION SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
- BENCH HDPE LINER AT 3' HORIZONTAL INTERVALS WITH 1:1 VERTICAL SLOPE UP TO BOTTOM ELEVATION OF SIDE SLOPE PLANTING MEDIA.
- UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL AND ALL OTHER PLANTING REQUIREMENTS.



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507 W VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
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CAPITAL MANAGEMENT,
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401 WILSHIRE BLVD, SUITE 1070
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PROJECT:
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REDEVELOPMENT
CITY PROJECT #: 14534
CONTRACT #: 9284**

PROJECT LOCATION:
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MADISON, DANE COUNTY
WI, 53704

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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
**BIORETENTION SECTION
DETAILS**

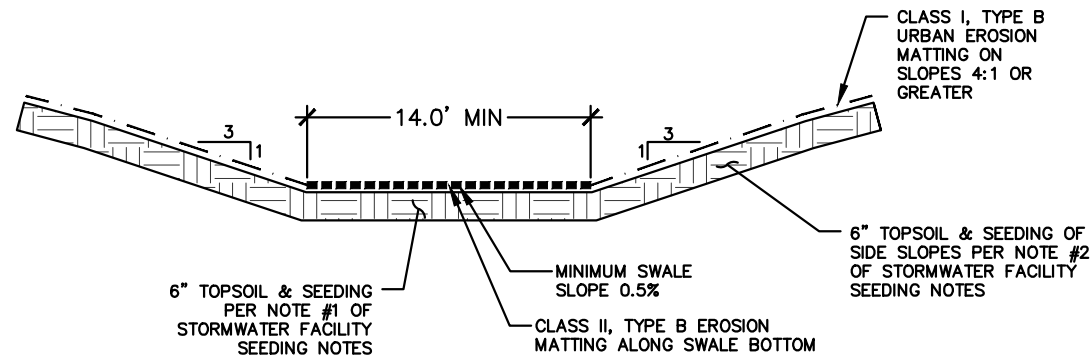
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ST-4

JSD PROJECT NO: 22-11381-PUB

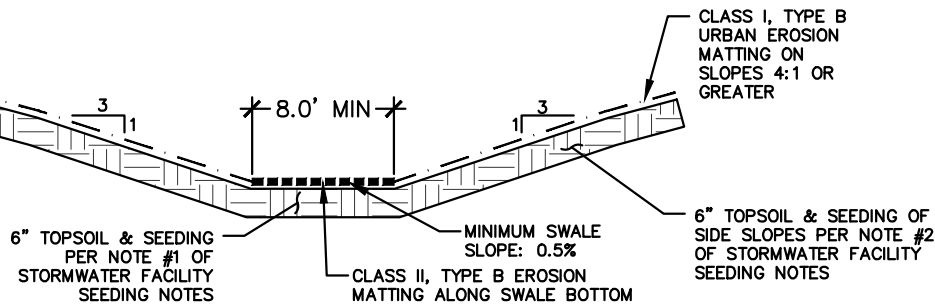
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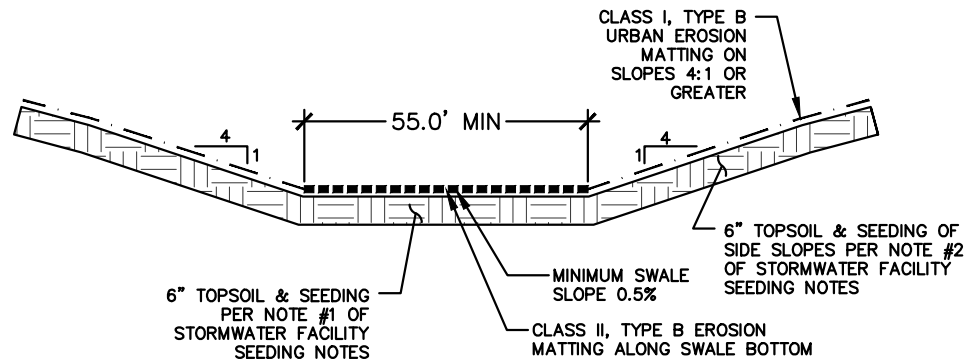
PUBLIC STORMWATER GREENWAY CROSS SECTION - HUXLEY ST TO BOX CULVERT

N.T.S.



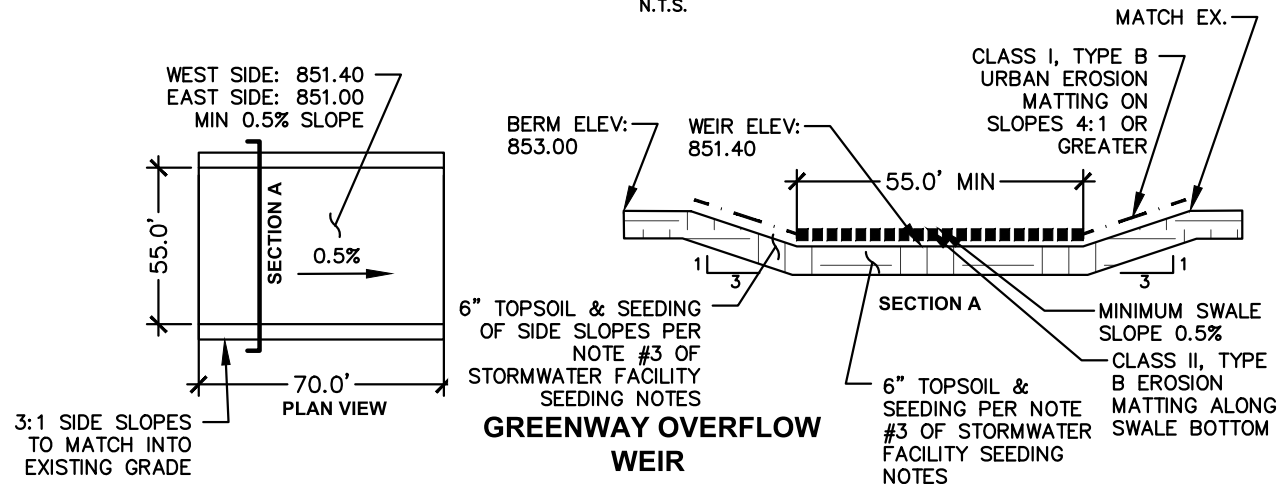
PUBLIC STORMWATER GREENWAY CROSS SECTION - BOX CULVERT TO SWALE

N.T.S.



PUBLIC STORMWATER GREENWAY CROSS SECTION - SWALE TO DISCHARGE

N.T.S.



STORMWATER FACILITY SEEDING NOTES

- STORMWATER GREENWAY BOTTOM SEED MIX: THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL:
 - "DETENTION BASIN SEED MIX" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "DETENTION BASIN SEED MIX" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 9.44 LBS PER ACRE.
 - "RAINWATER RENEWAL MIX" AS MANUFACTURED BY AGRECOL LLC, EVANSVILLE, WI. SEED SHALL BE PLACED AT A RATE OF 8 LBS PER ACRE.
 - "DETENTION BASIN & RAINGARDEN MIX" AS MANUFACTURED BY SHOOTING STAR NATIVE SEED, SPRING GROVE, MN. SEED SHALL BE PLACED AT A RATE OF 8 LBS PER ACRE.
- STORMWATER GREENWAY SIDE SLOPES SEED MIX:
 - 85% OF THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL:
 - "TALL PRAIRIE FOR MEDIUM TO CLAY SOILS" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "POLLINATOR-PALOOZA SEED MIX" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 6.59 LBS PER ACRE.
 - "TALLGRASS PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY AGRECOL LLC, EVANSVILLE, WI. SEED SHALL BE PLACED AT A RATE OF 13.25 LBS PER ACRE.
 - "BASIC PRAIRIE MIX" AS MANUFACTURED BY SHOOTING STAR NATIVE SEED, SPRING GROVE, MN. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - AND 15% OF THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL:
 - "GRAND DIVERSITY PRAIRIE SEED MIX" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 13.85 LBS PER ACRE.
 - "DIVERSE PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "BIRD & BUTTERFLY MIX" AS MANUFACTURED BY AGRECOL LLC, EVANSVILLE, WI. SEED SHALL BE PLACED AT A RATE OF 13 LBS PER ACRE.
- STORMWATER GREENWAY BOX CULVERT AREA & GREENWAY OVERFLOW WEIR SEED MIX:
 - THE STORMWATER EASEMENT AREA ADJACENT TO THE BOX CULVERT SHALL BE RESTORED WITH A SHORTGRASS PRAIRIE SEED MIX: MAY BE USED FOR AREAS WHERE CONDITIONS ARE DRY, NATIVE SPECIES ARE DESIRED AND HEIGHT/WIDTH IS A CONCERN, E.G., TRAFFIC MEDIANS, ROUNDABOUTS, TERRACES (EXCEPT WITHIN 2' FROM BACK OF CURB). MOST SPECIES IN THIS MIX RANGE FROM 2'-3' IN HEIGHT. THE SEED MIX SHALL CONSIST OF ANY OF THE FOLLOWING OR APPROVED EQUAL:
 - "SHORT PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY PRAIRIE NURSERY, WESTFIELD, WI. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
 - "SHORTGRASS PRAIRIE FOR MEDIUM-DRY SOILS" AS MANUFACTURED BY PRAIRIE MOON NURSERY, WINONA, MN. SEED SHALL BE PLACED AT A RATE OF 12.97 LBS PER ACRE.
 - "SHORTGRASS PRAIRIE FOR MEDIUM SOILS" AS MANUFACTURED BY AGRECOL LLC., EVANSVILLE WI. SEED SHALL BE PLACED AT A RATE OF 13.5 LBS PER ACRE.
 - "MESIC SHORT PRAIRIE MIX" AS MANUFACTURED BY SHOOTING STAR NATIVE SEED, SPRING GROVE, MN. SEED SHALL BE PLACED AT A RATE OF 10 LBS PER ACRE.
- SUBSTITUTION REQUESTS SHALL BE SUBMITTED TO CITY ENGINEERING FOR REVIEW AND APPROVAL. CONTRACTOR IS NOTIFIED THAT IF AN ALTERNATIVE IS ALLOWED, THE RATE OF SEED MAY BE ALTERED AS A CONDITION OF APPROVAL, AND SEED SHALL BE NATIVE ECOTYPES. NO IMPROVED VARIETIES ARE ALLOWED. SEED SOURCE SHALL BE NATIVE ECOTYPES FROM SOUTHEASTERN MINNESOTA, EASTERN IOWA, SOUTHERN WISCONSIN OR NORTHERN ILLINOIS.
- VEGETATION ESTABLISHMENT IN BIORETENTION AND PUBLIC STORMWATER GREENWAY TO BE COMPLETED BY A CONTRACTOR WITH EXPERTISE IN NATIVE VEGETATION ESTABLISHMENT.

PUBLIC STORMWATER GREENWAY MAINTENANCE NOTES

- GREENWAY TO HAVE 2 YEAR WARRANTY PERIOD PRIOR TO CITY OF MADISON ACCEPTING MAINTENANCE OF THE SWALE PER DEVELOPERS AGREEMENT.
- PRIOR TO FINAL ACCEPTANCE OF THE SWALE, THE SITE MUST MEET THE FOLLOWING CONDITIONS:
 - 80% OR GREATER HERBACEOUS NATIVE PLANT COVER
 - 0% COVER BY CITY OF MADISON LISTED NOXIOUS WEEDS
 - <10% COVER BY SELECT INVASIVE PLANTS:
 - WDNR NR40 "PROHIBITED" AND "RESTRICTED" SPECIES (OR 0% COVER IF SPECIES ON THIS LIST ALSO APPEAR ON CITY OF MADISON NOXIOUS WEED ORDINANCE)
 - COMMON BURDOCK (ARCTIUM MINUS)
 - YELLOW OR WHITE SWEET CLOVER (MELILOTUS OFFICINALIS, M. ALBA)
 - BIRD'S FOOT TREFOIL (LOTUS CORNICULATUS)
 - CROWN VETCH (SECURIGERA VARIA)
 - CURLY DOCK (RUMEX CRISPUS)
 - GIANT RAGWEED (AMBROSIA TRIFIDA)
 - REED CANARY GRASS (PHALARIS ARUNDINACEA)
 - PAMPAS GRASS (CORTADERIA SELLOANA)
 - CHINESE SILVER GRASS (MISCANTHUS SINENSIS)
 - GOLDEN CREEPER (THLANDIANTHA DUBIA)



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LLC**

CLIENT ADDRESS:
401 WILSHIRE BLVD, SUITE 1070
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CITY PROJECT #: 14534
CONTRACT #: 9284**

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WI, 53704

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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
**PUBLIC STORMWATER
GREENWAY DETAILS**

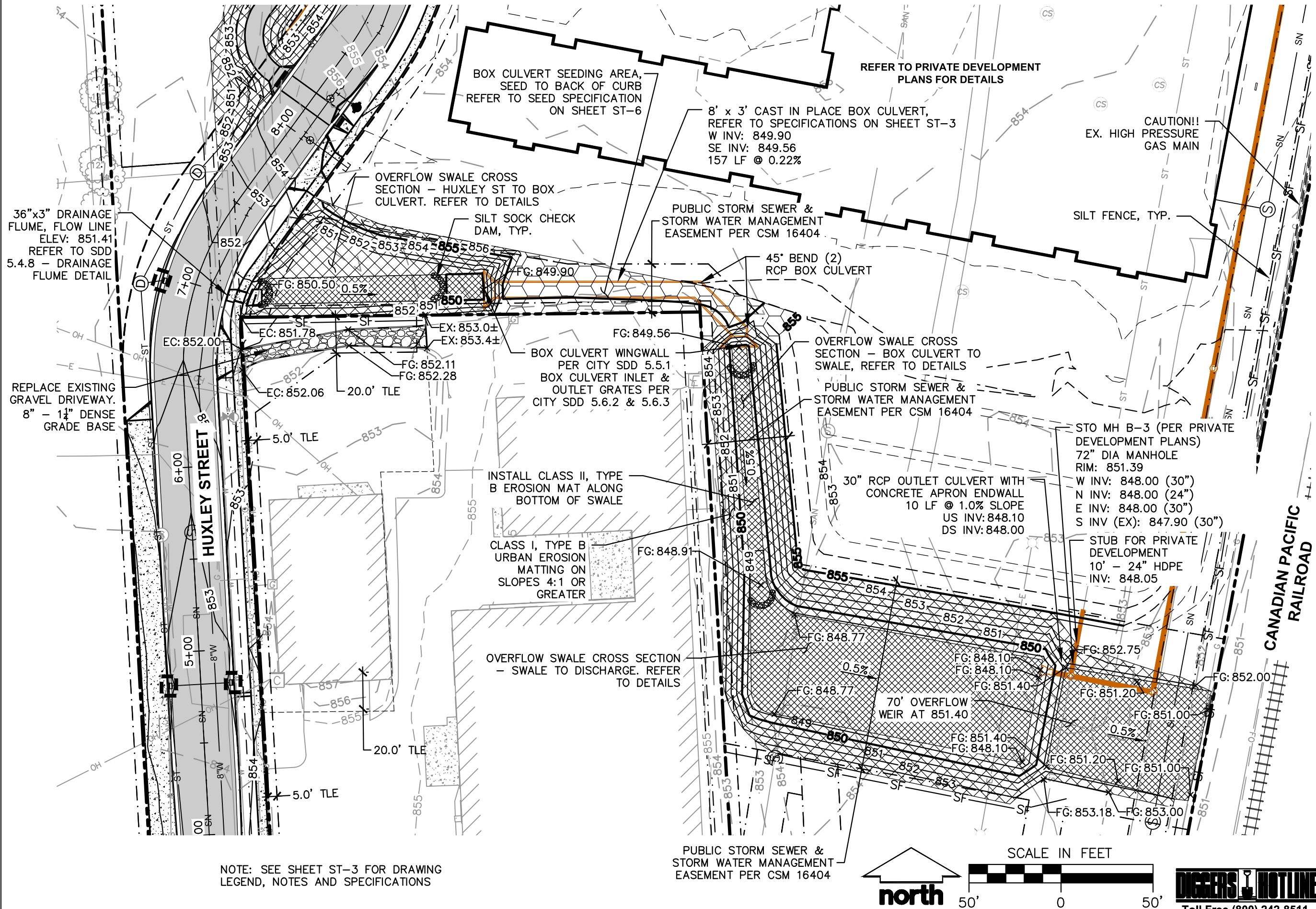
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CAPITAL MANAGEMENT,
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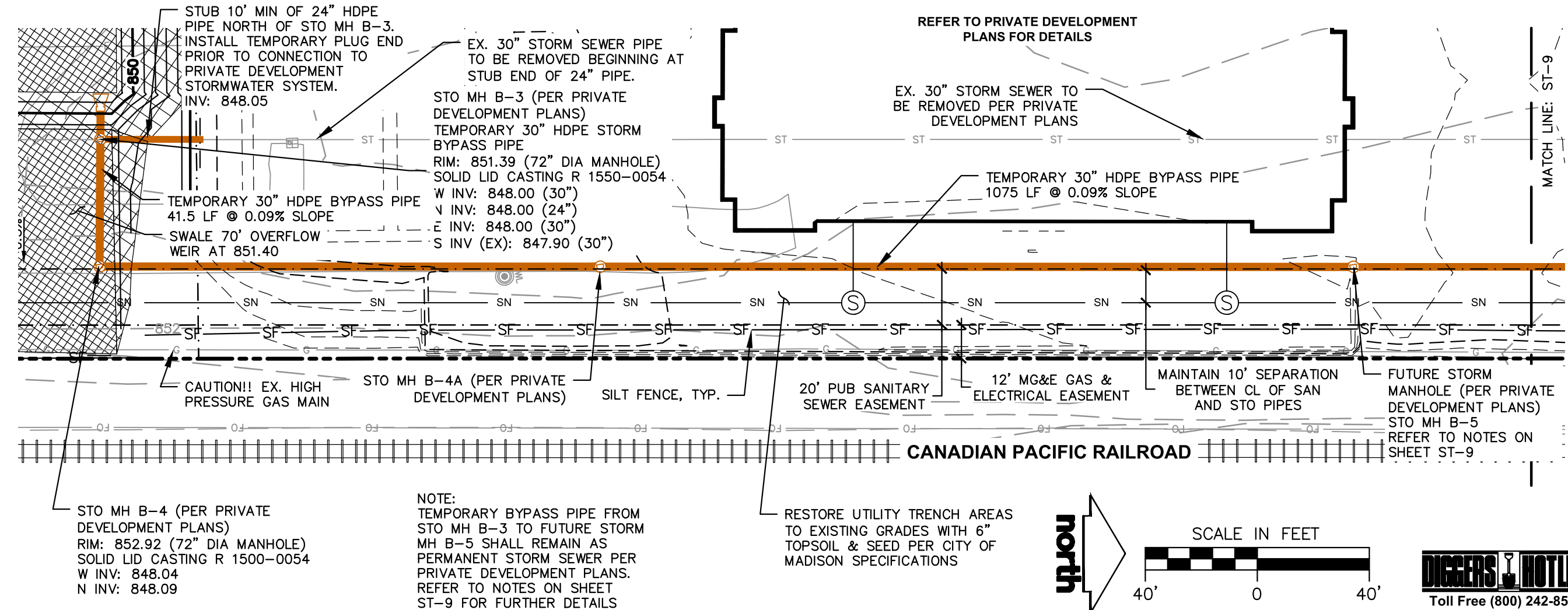
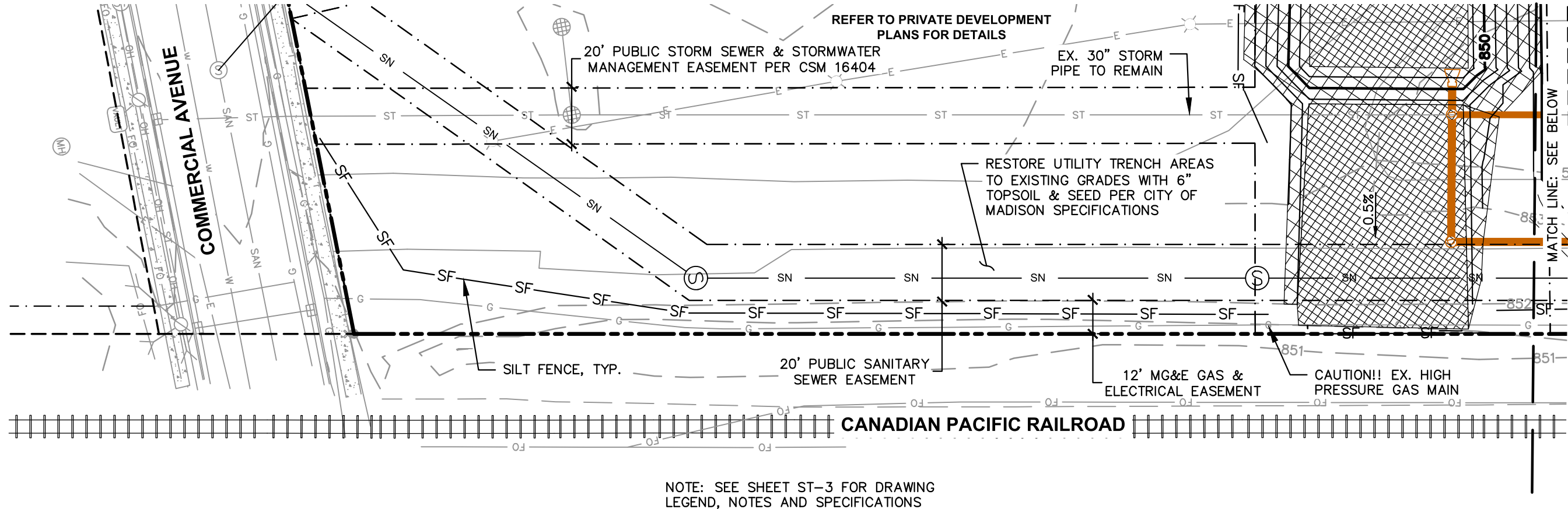
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**PUBLIC STORMWATER
GREENWAY PLAN**

SHEET NUMBER:
ST-7

JSD PROJECT NO: 22-11381-PUB

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TEMPORARY STORM
BYPASS PLAN

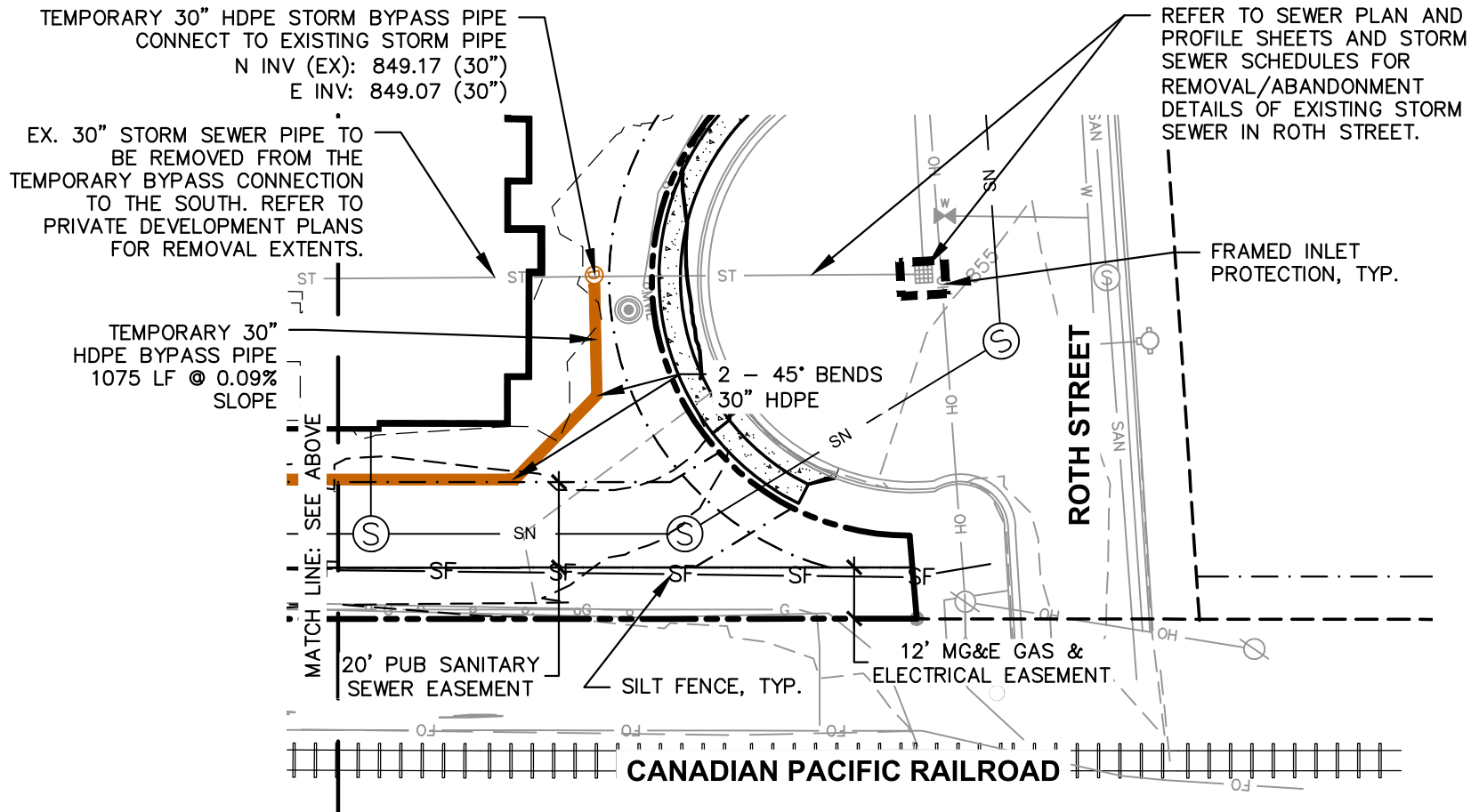
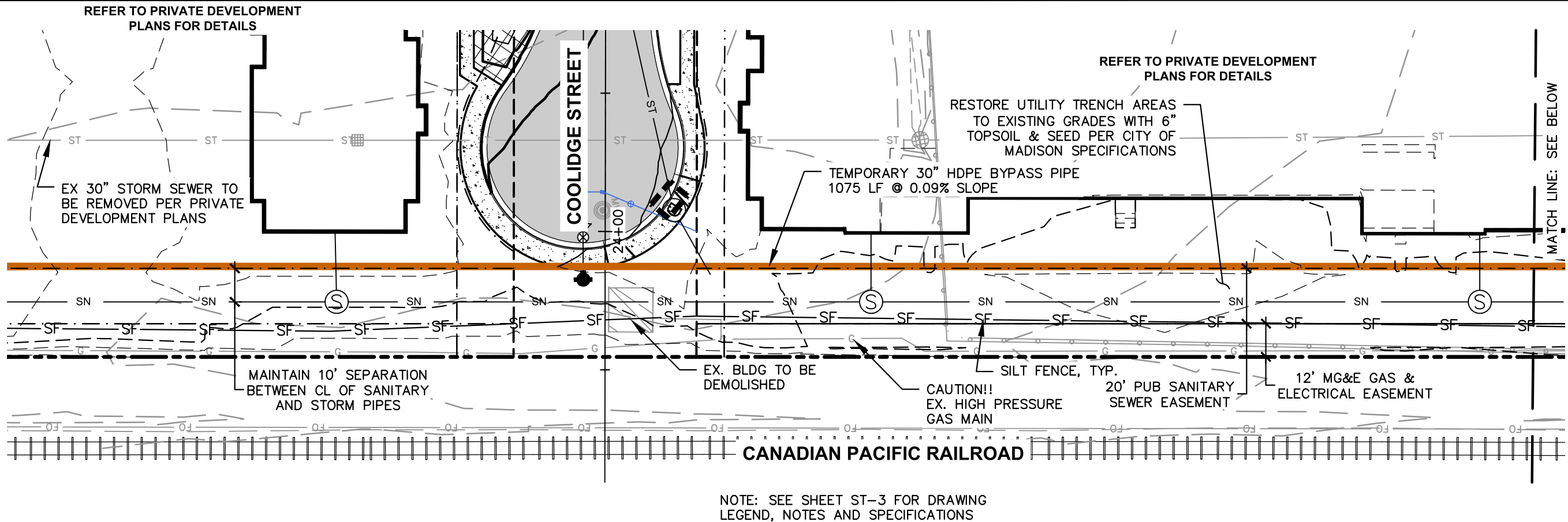
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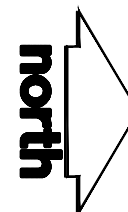
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TEMPORARY BYPASS PIPE NOTES

- TEMPORARY BYPASS PIPE MATERIAL TO BE HDPE N-12 BY ADS OR APPROVED EQUIVALENT WITH WATER TIGHT JOINTS
- CONTRACTOR TO INSTALL TEMPORARY BYPASS PIPE PRIOR TO INSTALLATION OF STORM SEWER ON HUXLEY AND COOLIDGE STREETS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR MAINTAINING TEMPORARY BYPASS PIPE THROUGH DURATION OF CONSTRUCTION
- CONTRACTOR SHALL REMOVE TEMPORARY BYPASS PIPE WITHIN THE EXTENTS INDICATED ON THE PLANS. REMOVAL SHALL INCLUDE REMOVAL IN ITS ENTIRETY AND TRENCHES BACKFILLED AND GRADED PER PRIVATE DEVELOPMENT PLANS AND SPECIFICATIONS.
- A SEGMENT OF TEMPORARY BYPASS PIPE WILL REMAIN AS PERMANENT STORM SEWER PIPE PER THE PRIVATE DEVELOPMENT PLANS WHICH INCLUDES APPROXIMATELY 493 LF FROM PRIVATE DEVELOPMENT STO MH B-3 TO STO MH B-5. THIS SECTION OF TEMPORARY BYPASS SHALL BE INSTALLED PER PRIVATE DEVELOPMENT SPECIFICATIONS FOR STORM SEWER BELOW PAVED SURFACES. STO MH B-5 SHALL NOT BE INSTALLED WITH CONSTRUCTION OF TEMPORARY BYPASS PIPE. CONTRACTOR MAY TEMPORARILY PLUG END OF 30" HDPE PIPE AFTER REMOVAL OF TEMPORARY BYPASS PIPE UPSTREAM OF STO MH B-5 UNTIL STO MH B-5 IS INSTALLED PER PRIVATE DEVELOPMENT PLANS.



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MADISON REGIONAL OFFICE
507 W VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
**LINCOLN AVENUE
CAPITAL MANAGEMENT,
LLC**

CLIENT ADDRESS:
401 WILSHIRE BLVD, SUITE 1070
SANTA MONICA, CA 90401

PROJECT:
**HARTMEYER
REDEVELOPMENT
CITY PROJECT #: 14534
CONTRACT #: 9284**

PROJECT LOCATION:
2007 ROTH STREET
MADISON, DANE COUNTY
WI, 53704

PLAN MODIFICATIONS:

#	Date:	Description:
1	04.05.23	GEOMETRIC/SWM CONCEPTS
2	04.14.23	TRANSPORTATION COMMISSION
3	04.28.23	TRANSPORTATION COMMISSION
4	05.25.23	50% PROGRESS SET
5	06.22.23	50% DESIGN PLANS
6	07.24.23	SANITARY SEWER UPSIZE
7	11.10.23	PERMITTING
8	12.21.23	FINAL CITY REVIEW
9	01.02.24	FINAL CITY REVIEW REV.
10		
11		
12		
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15		

Designed By: CAC
Reviewed By: MRH
Approved By: MRH

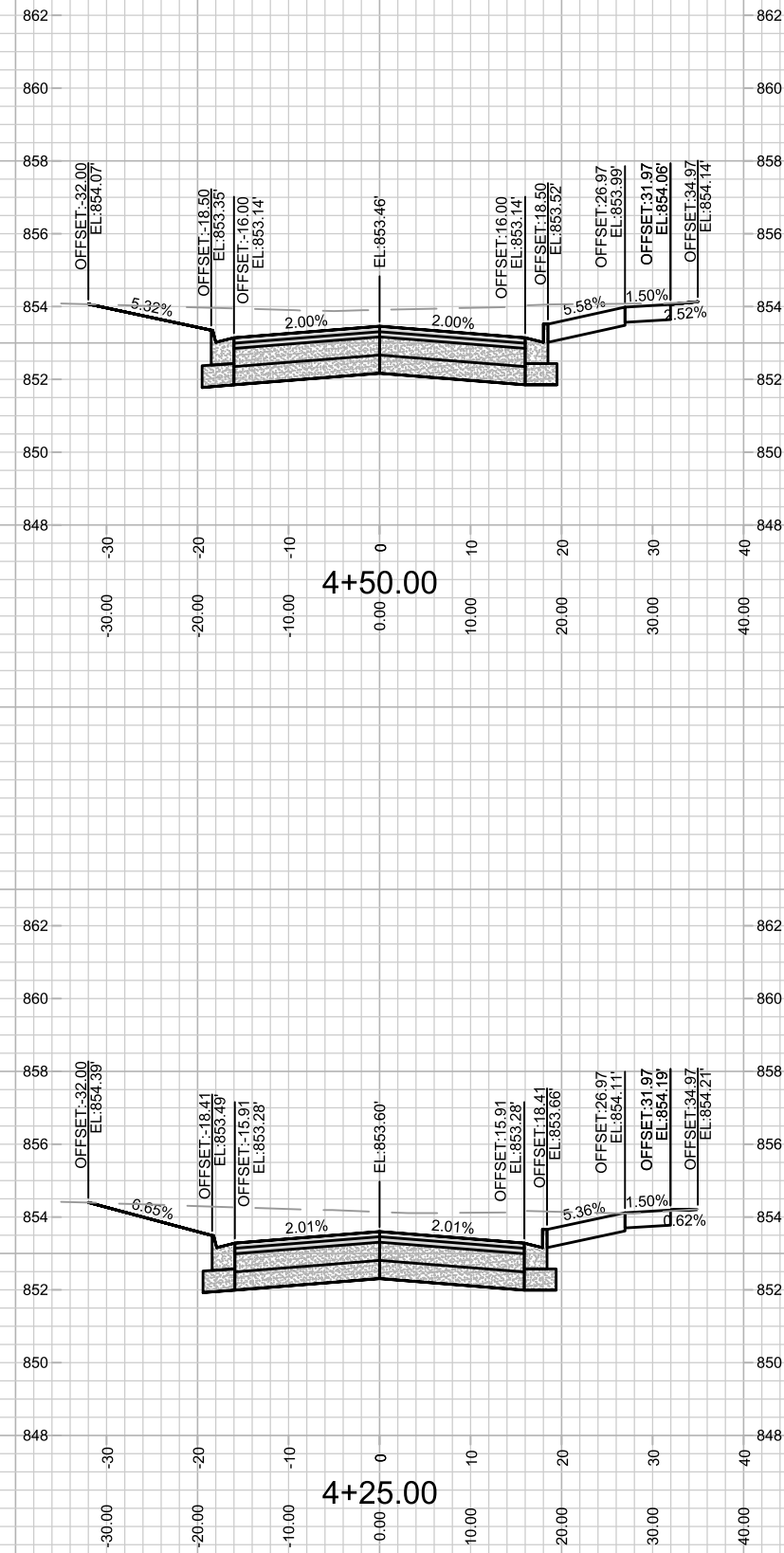
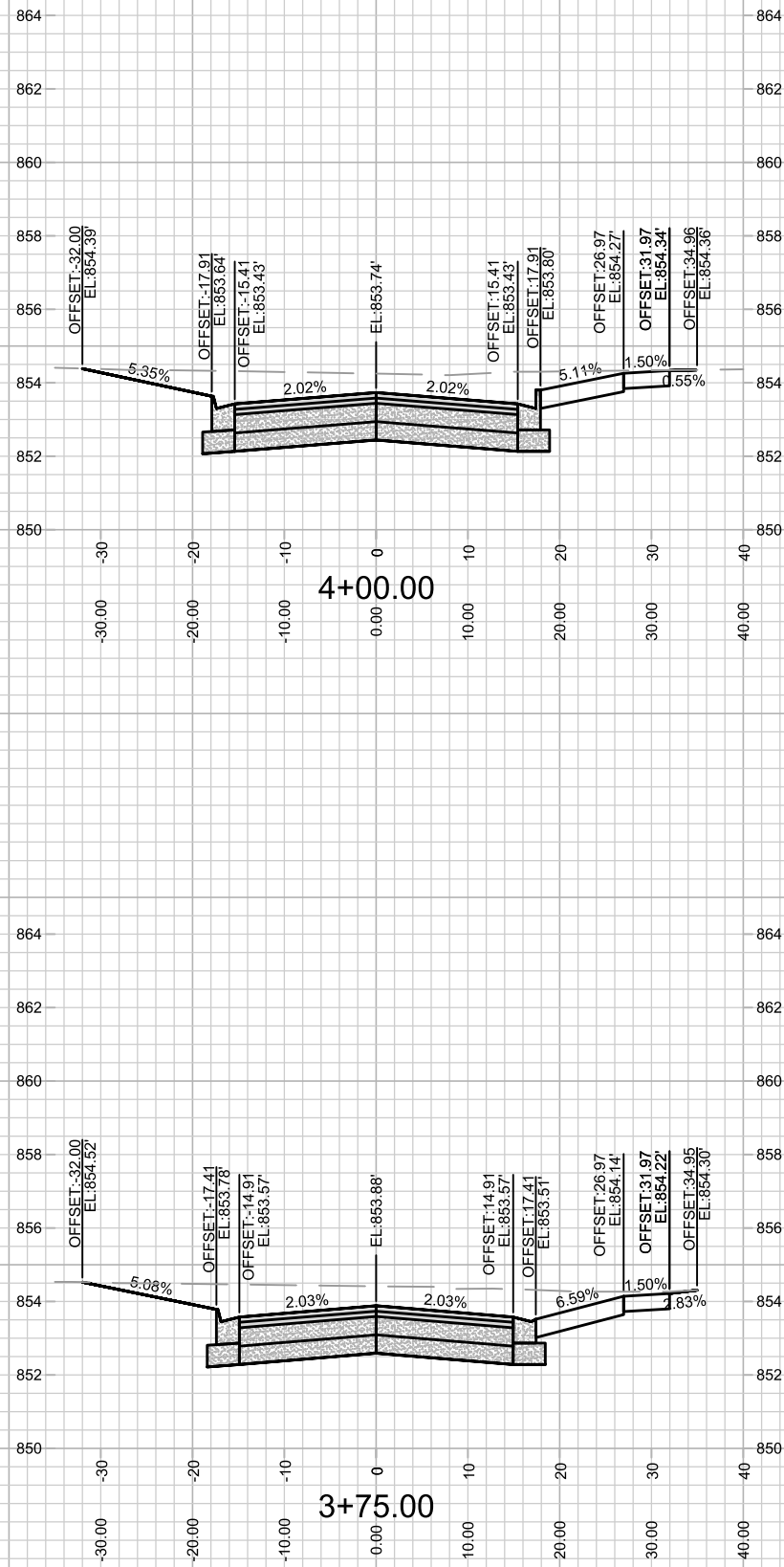
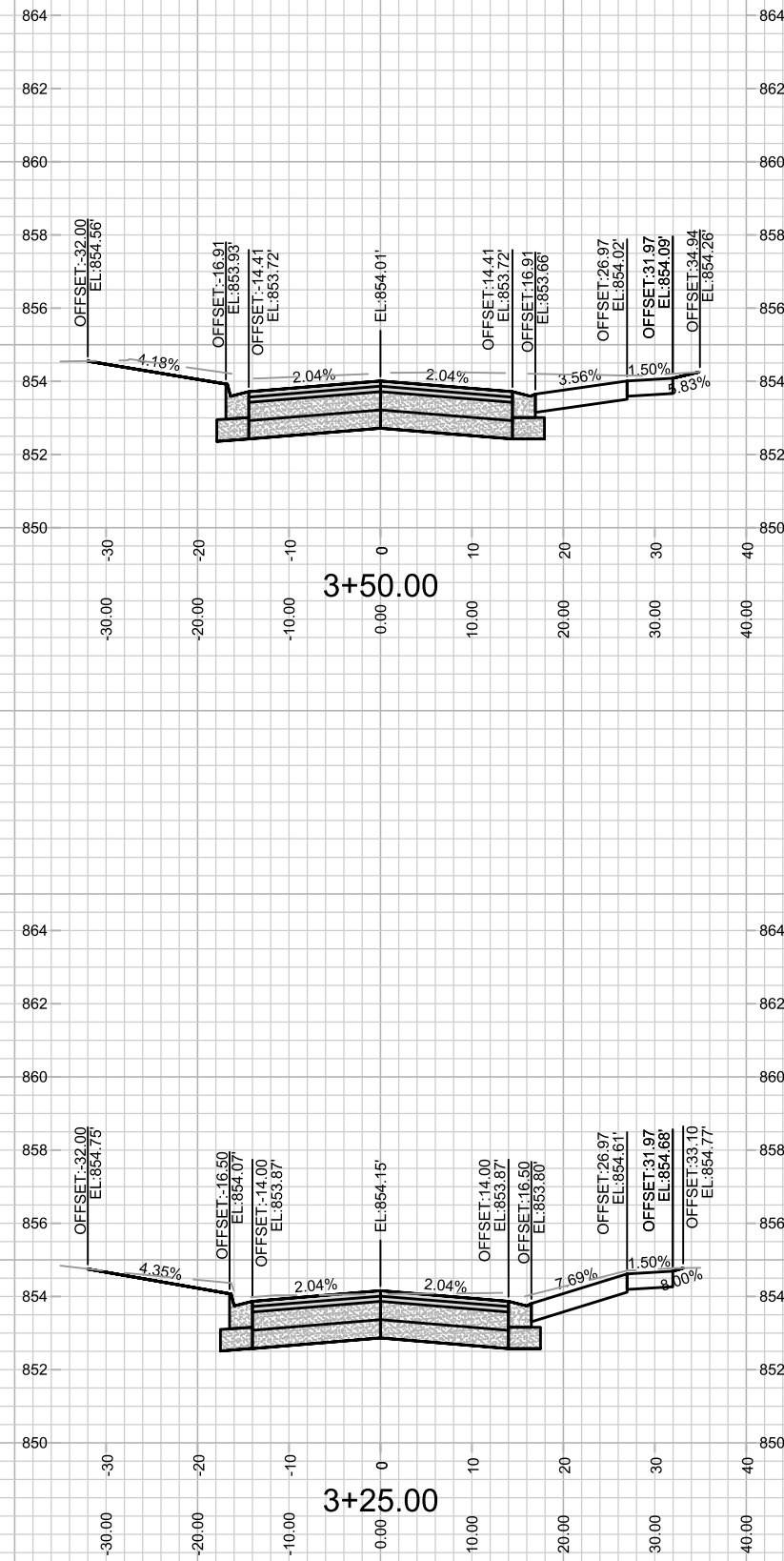
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**TEMPORARY STORM
BYPASS PLAN**

SHEET NUMBER:

ST-9

JSD PROJECT NO: 22-11381-PUB

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14534

X-1

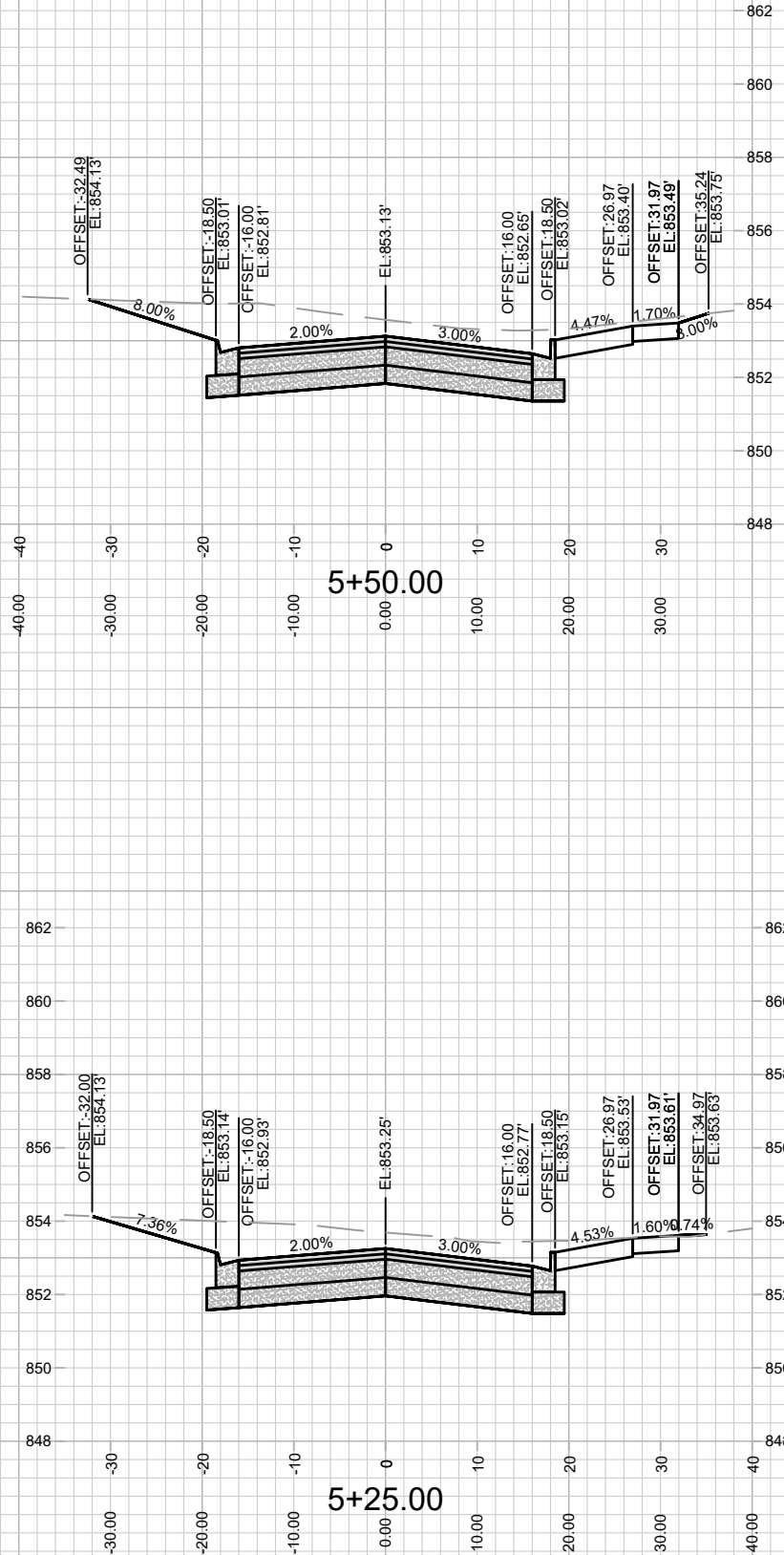
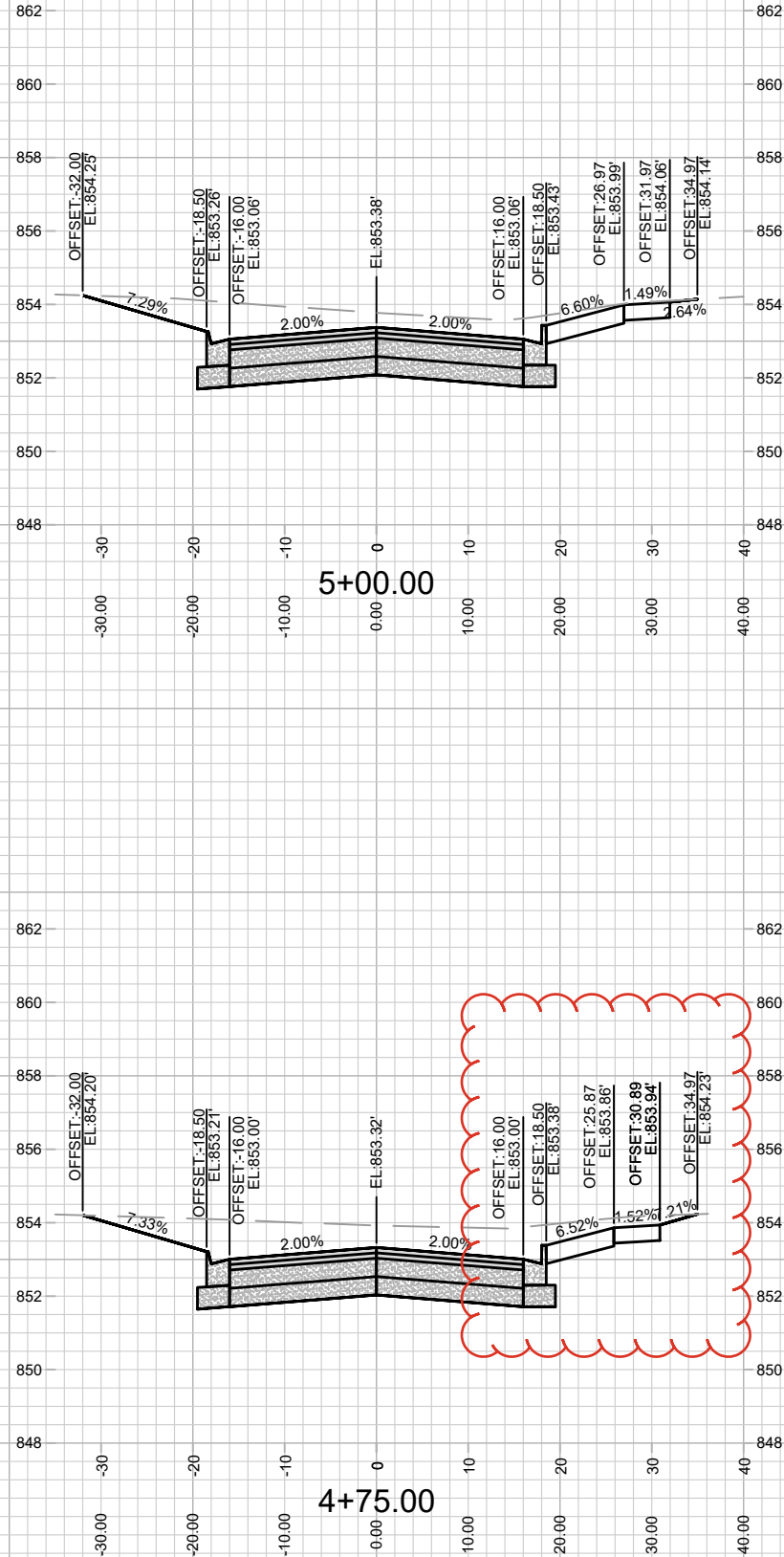
CROSS SECTIONS - HUXLEY STREET
HARTMEYER REDEVELOPMENT

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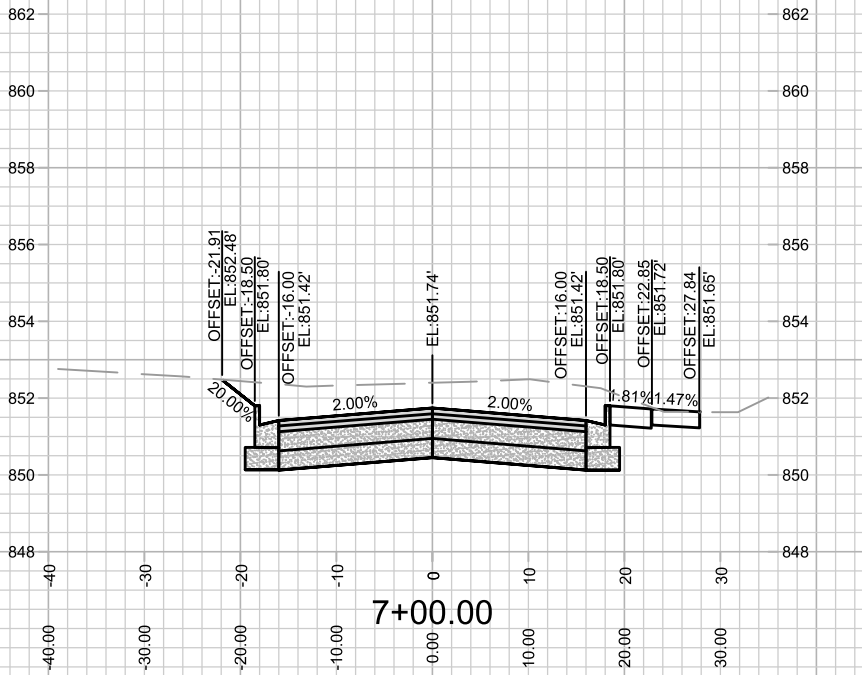
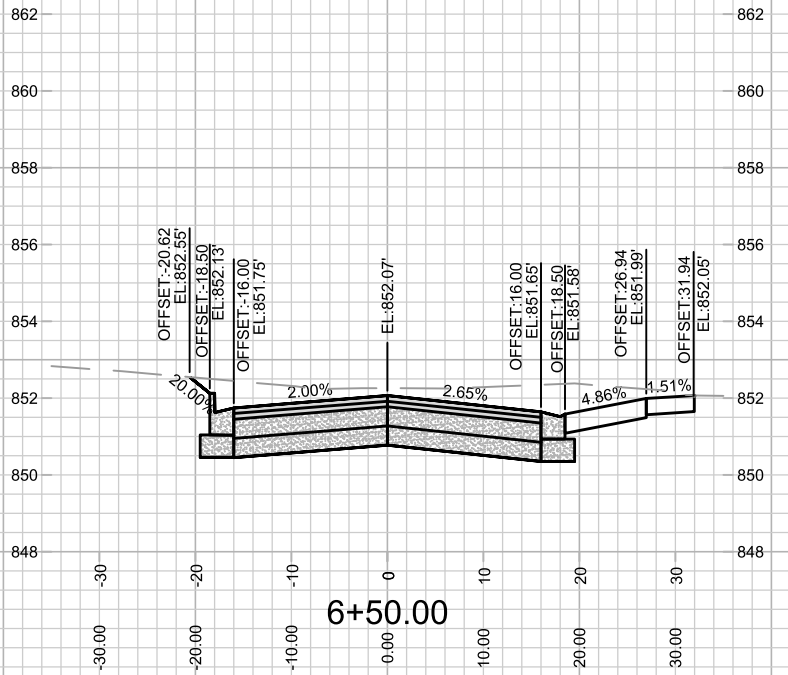
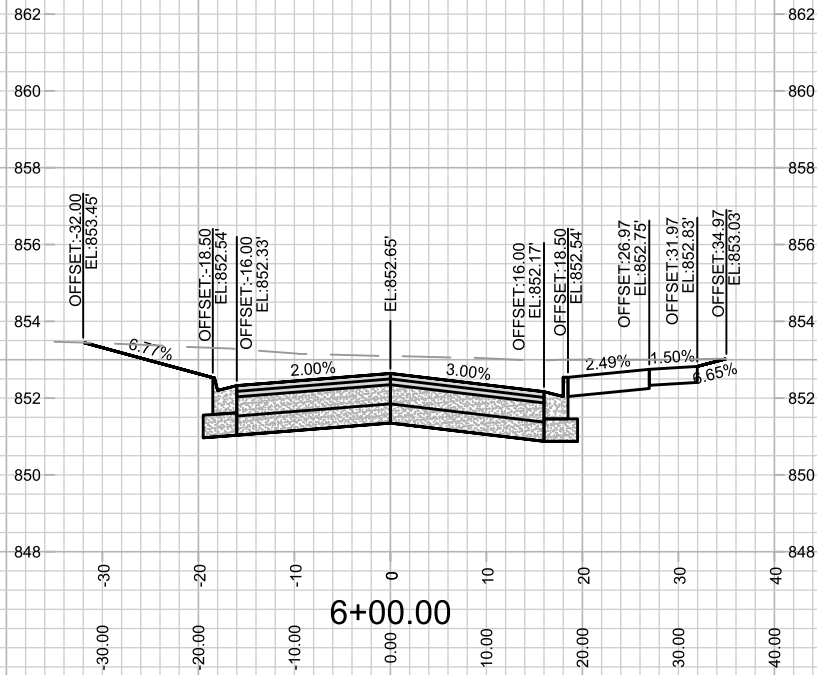
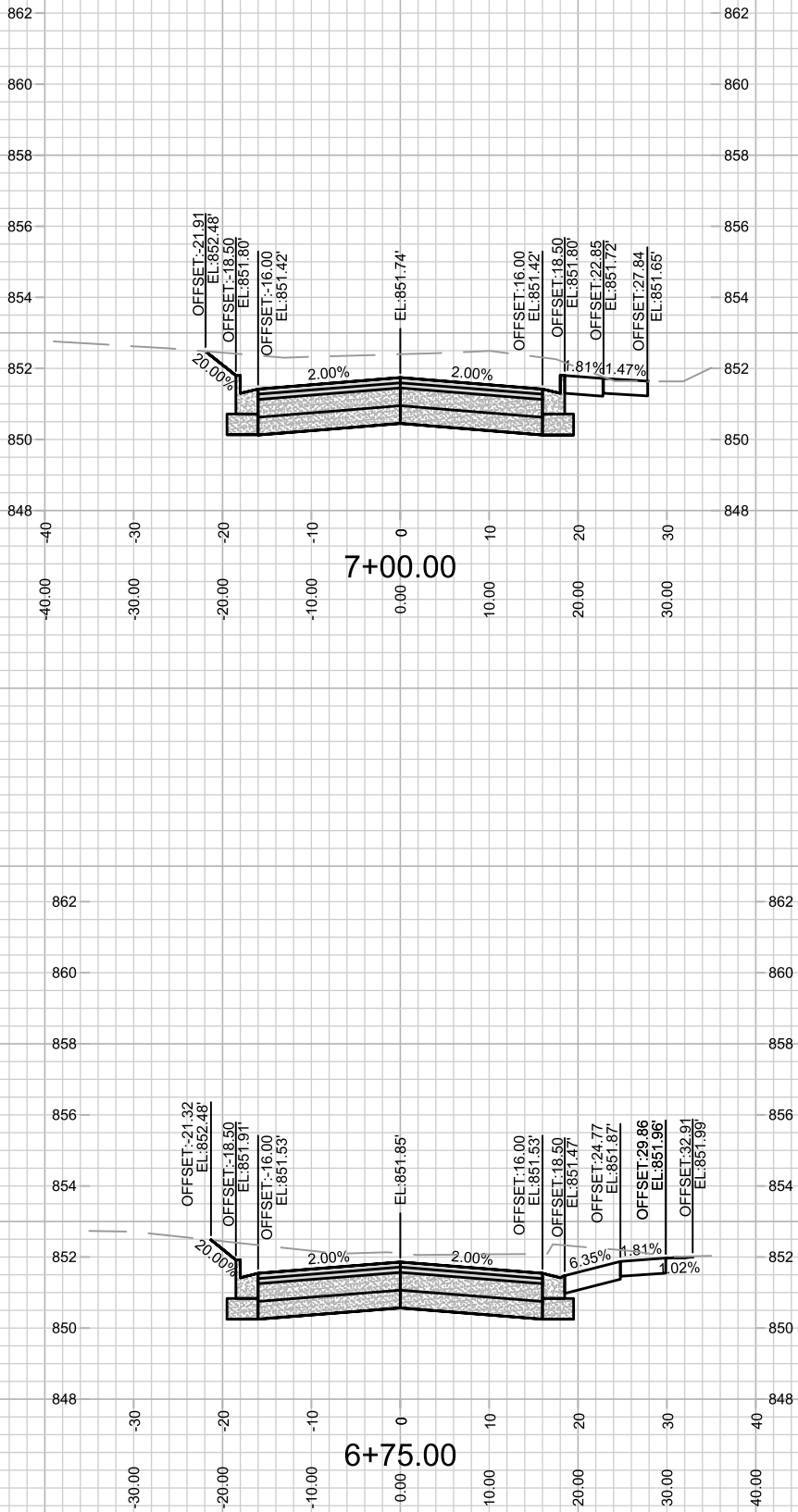
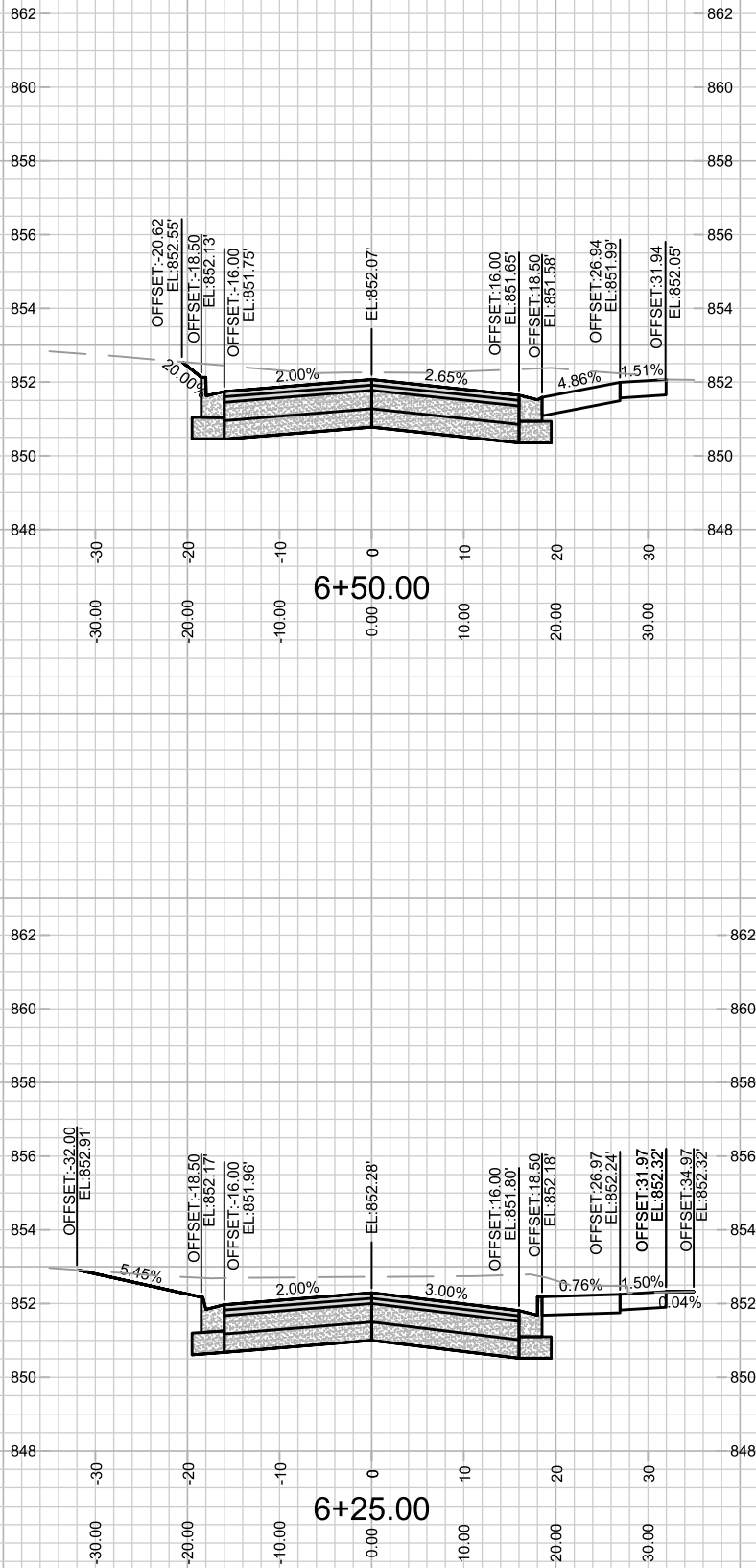
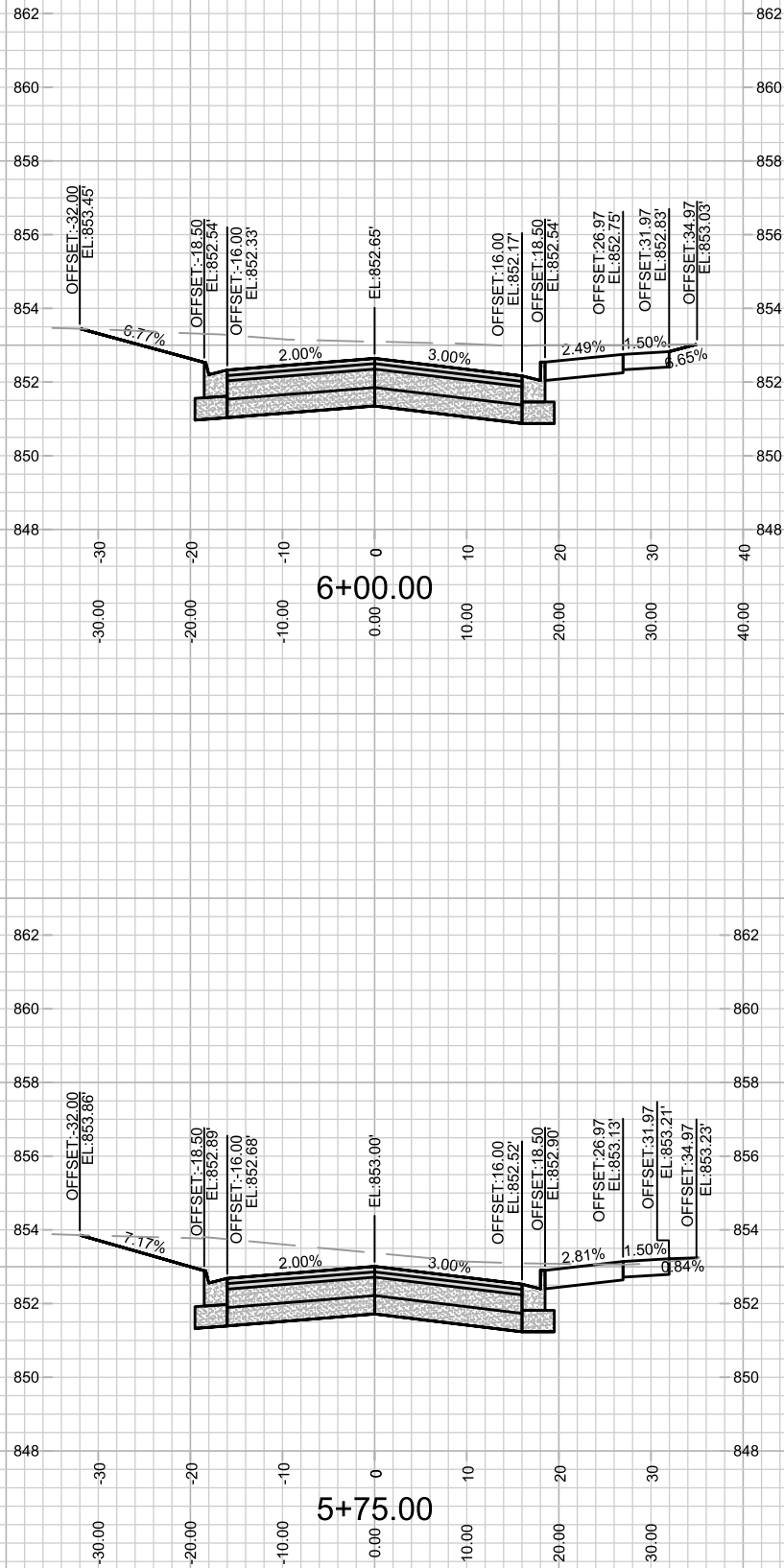
MADISON, WI

CONTRACT NO: 9284

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Designed By: EEA	Date: 1/23/2024 8:39 AM	Scale: 1" = 20'	X-1
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REVISED 2/24/2025 BY EMMA ALMY
ADDED SIDEWALK PI'S TO AVOID POWER POLES



14534
X-3

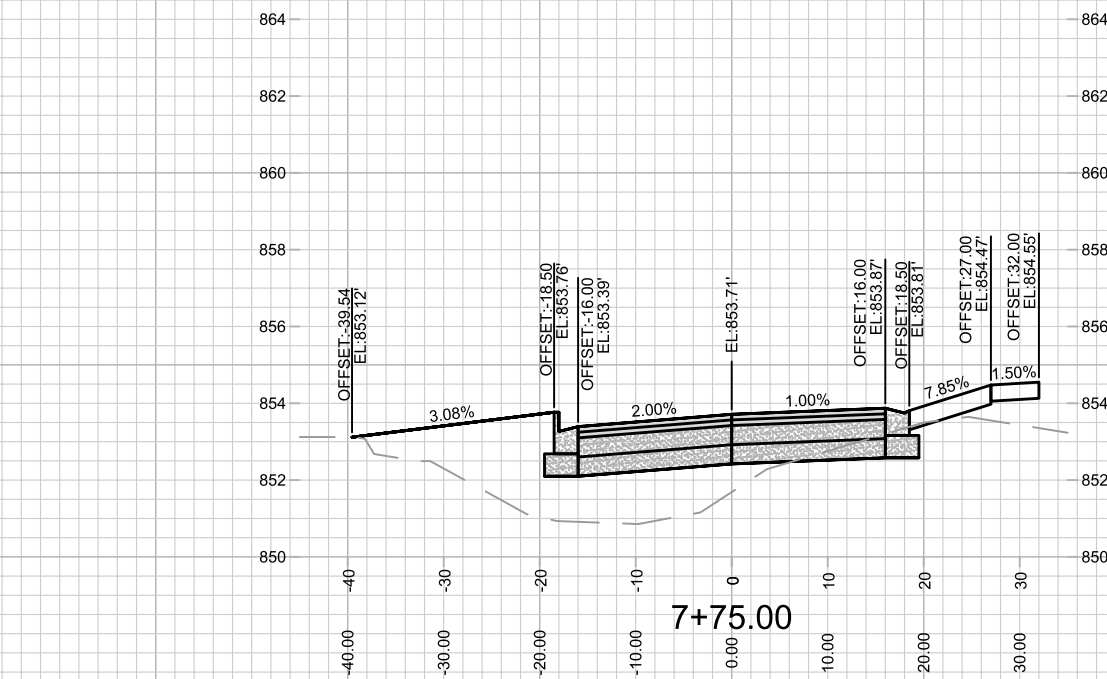
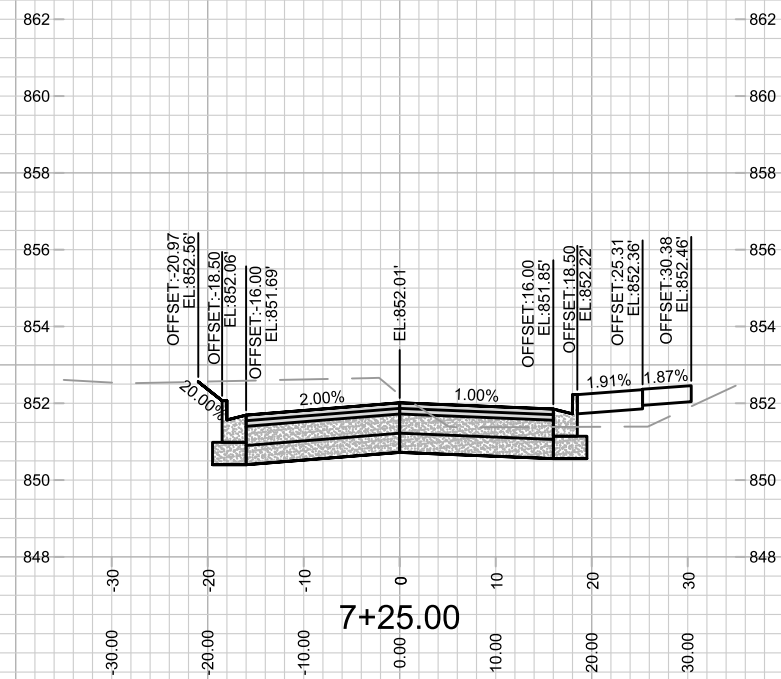
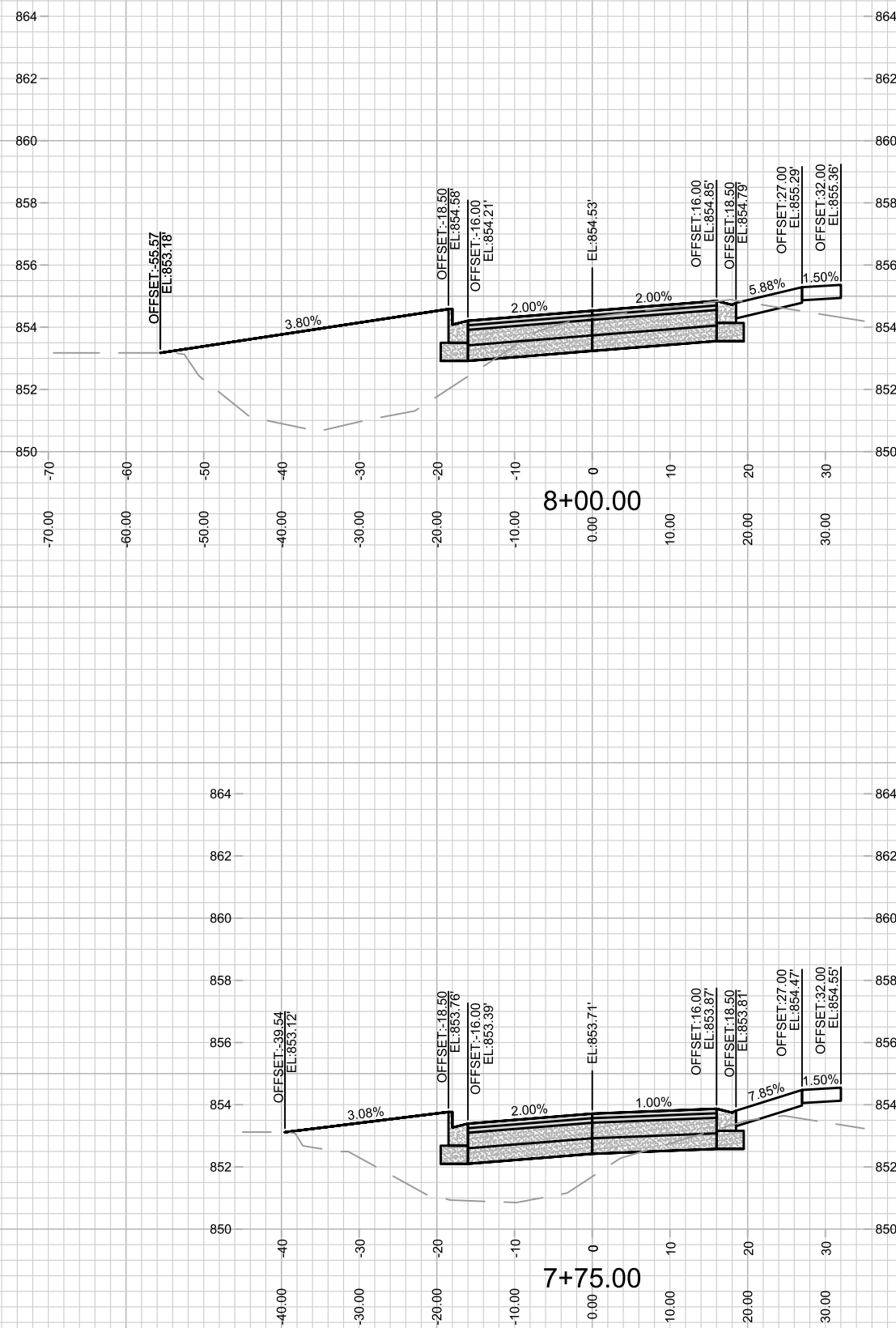
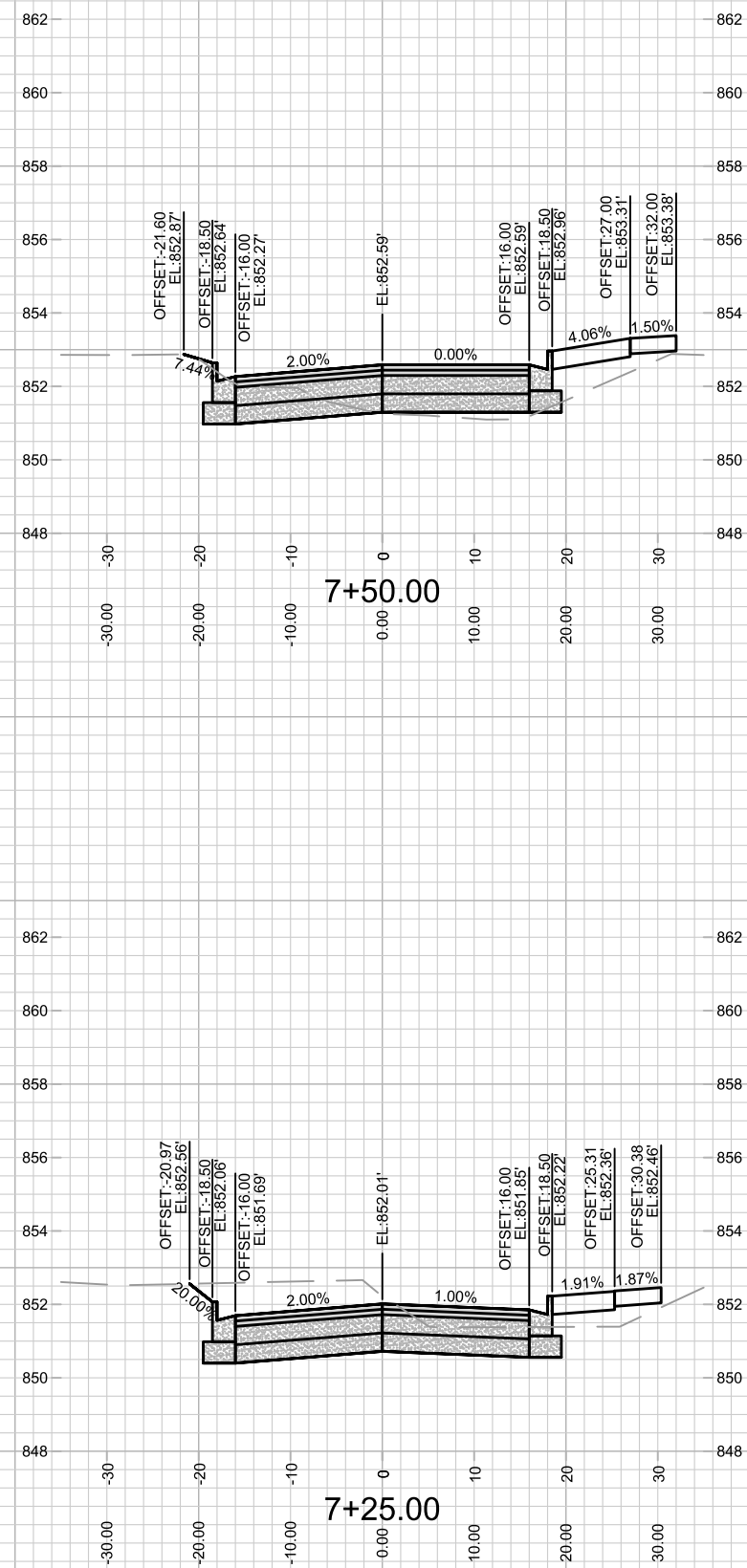
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HARTMEYER REDEVELOPMENT

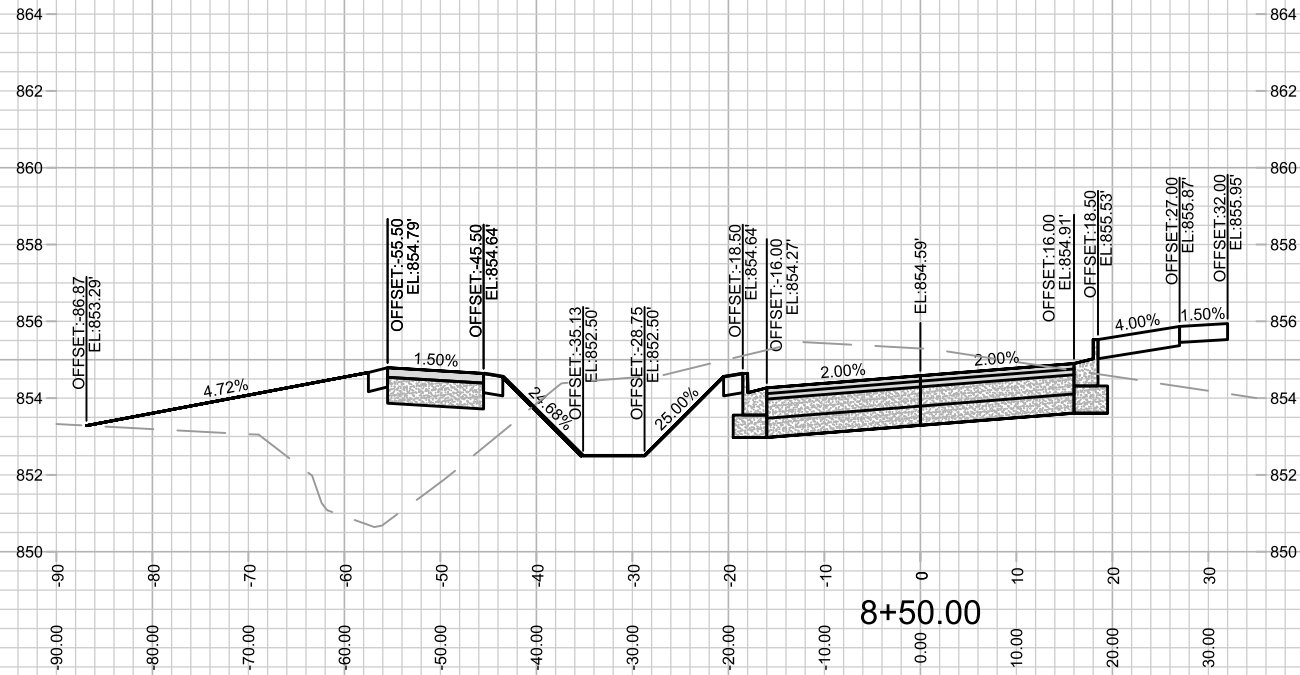
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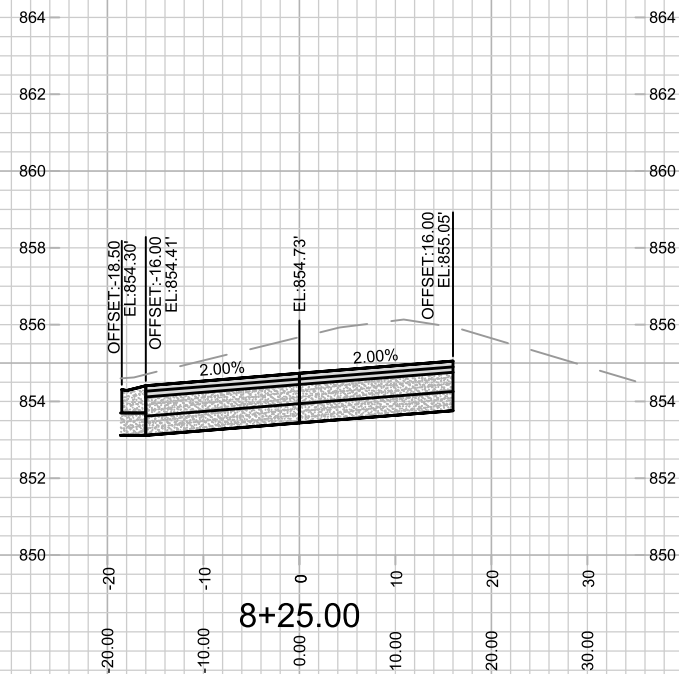
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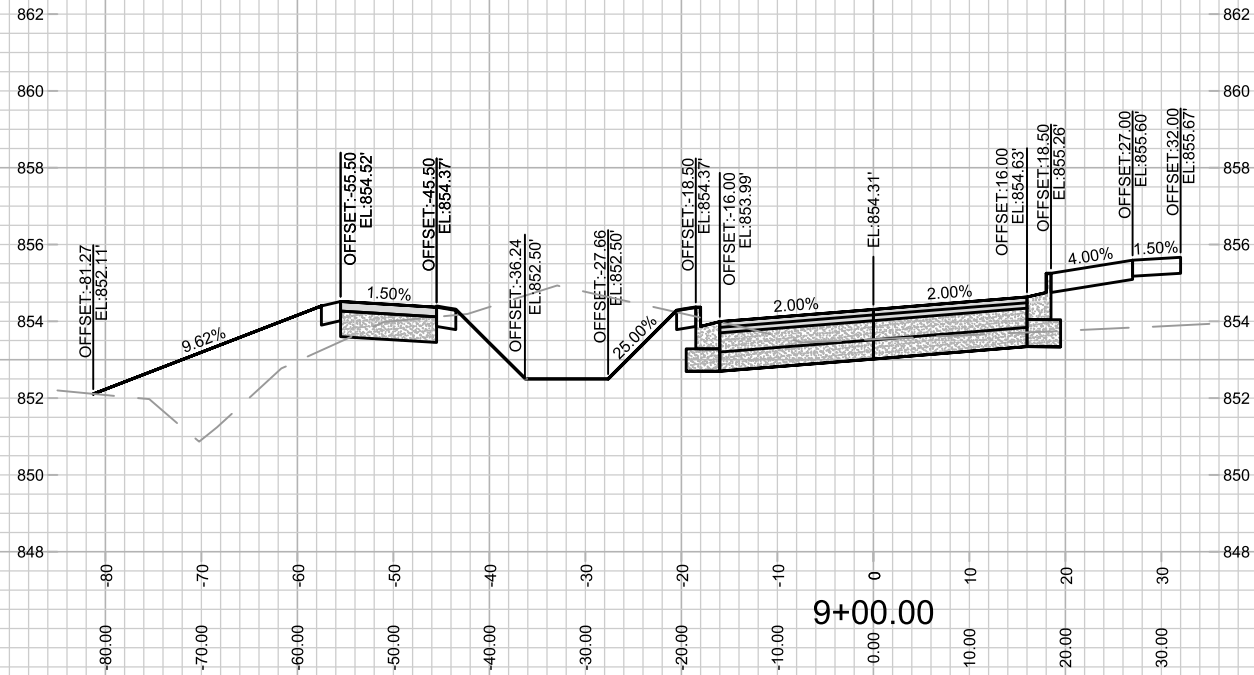




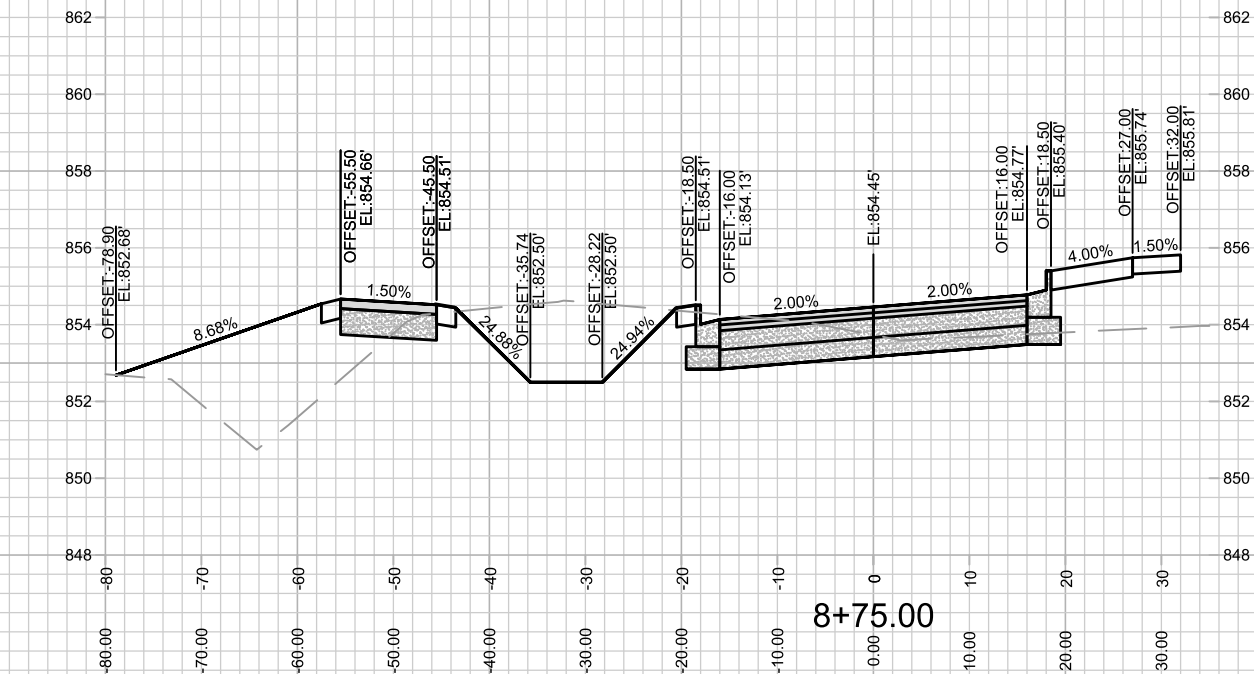
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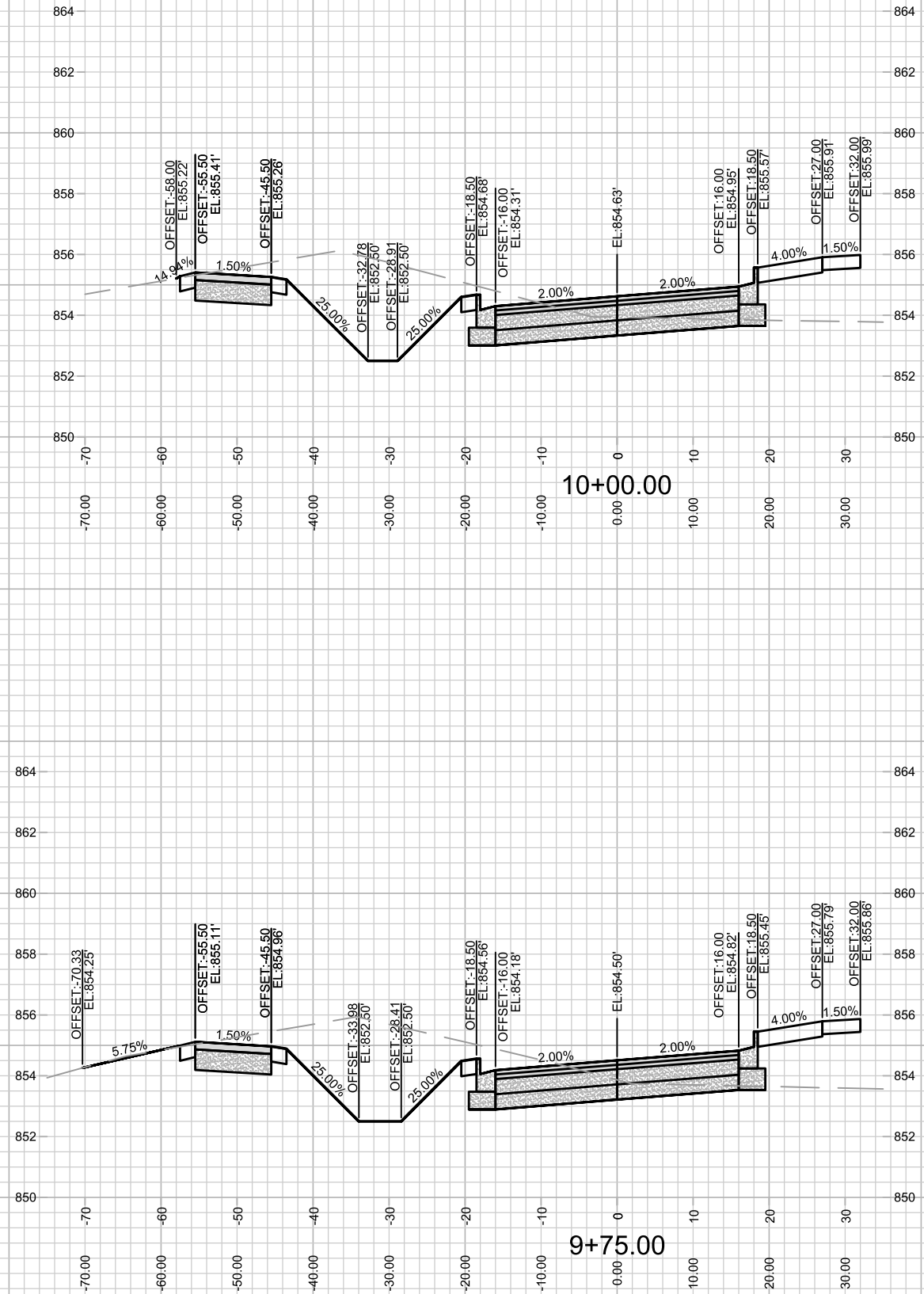
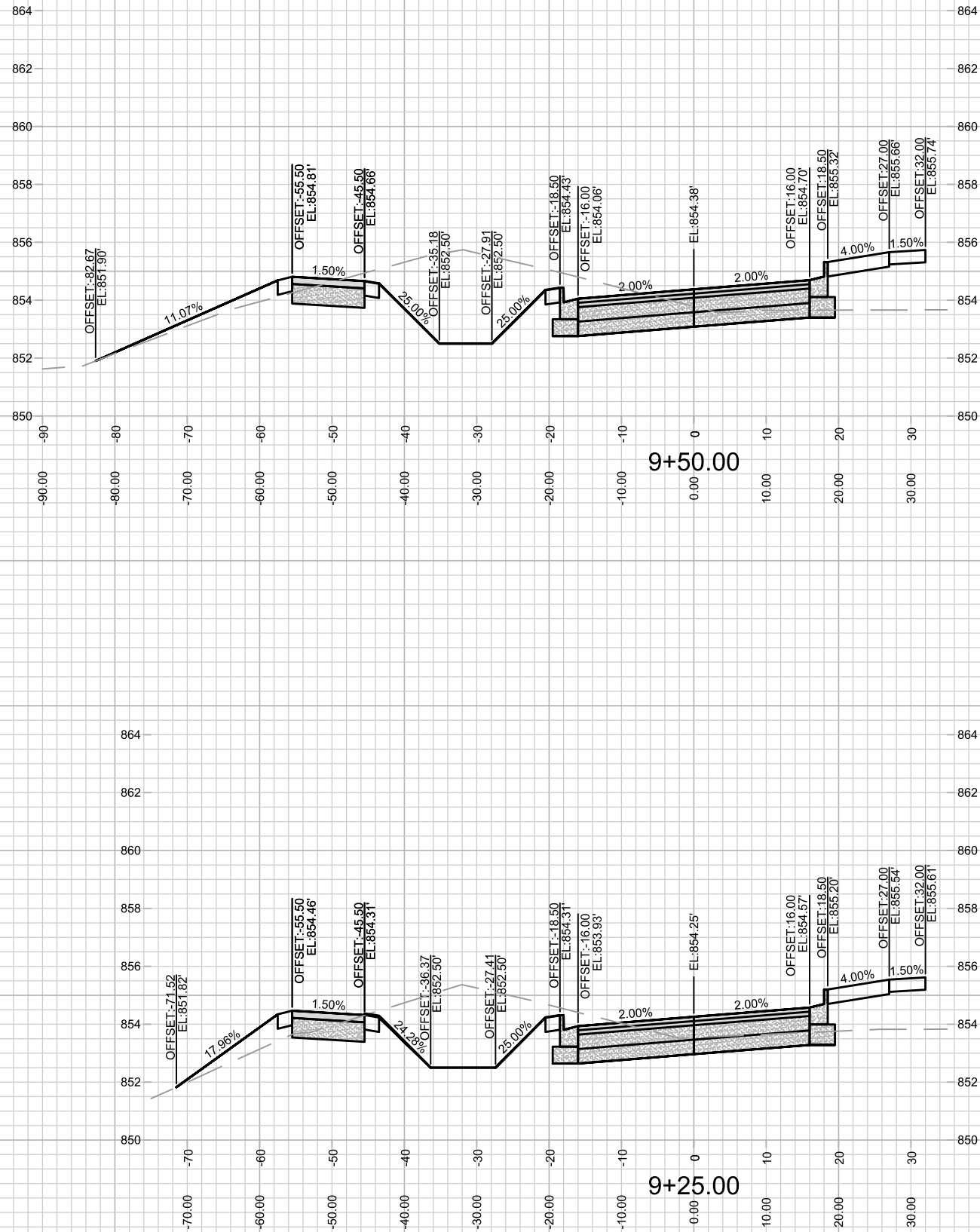


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X-5

CROSS SECTIONS - HUXLEY STREET
HARTMEYER REDEVELOPMENT

14534
MADISON, WI
CONTRACT NO: 9284

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14534
X-6

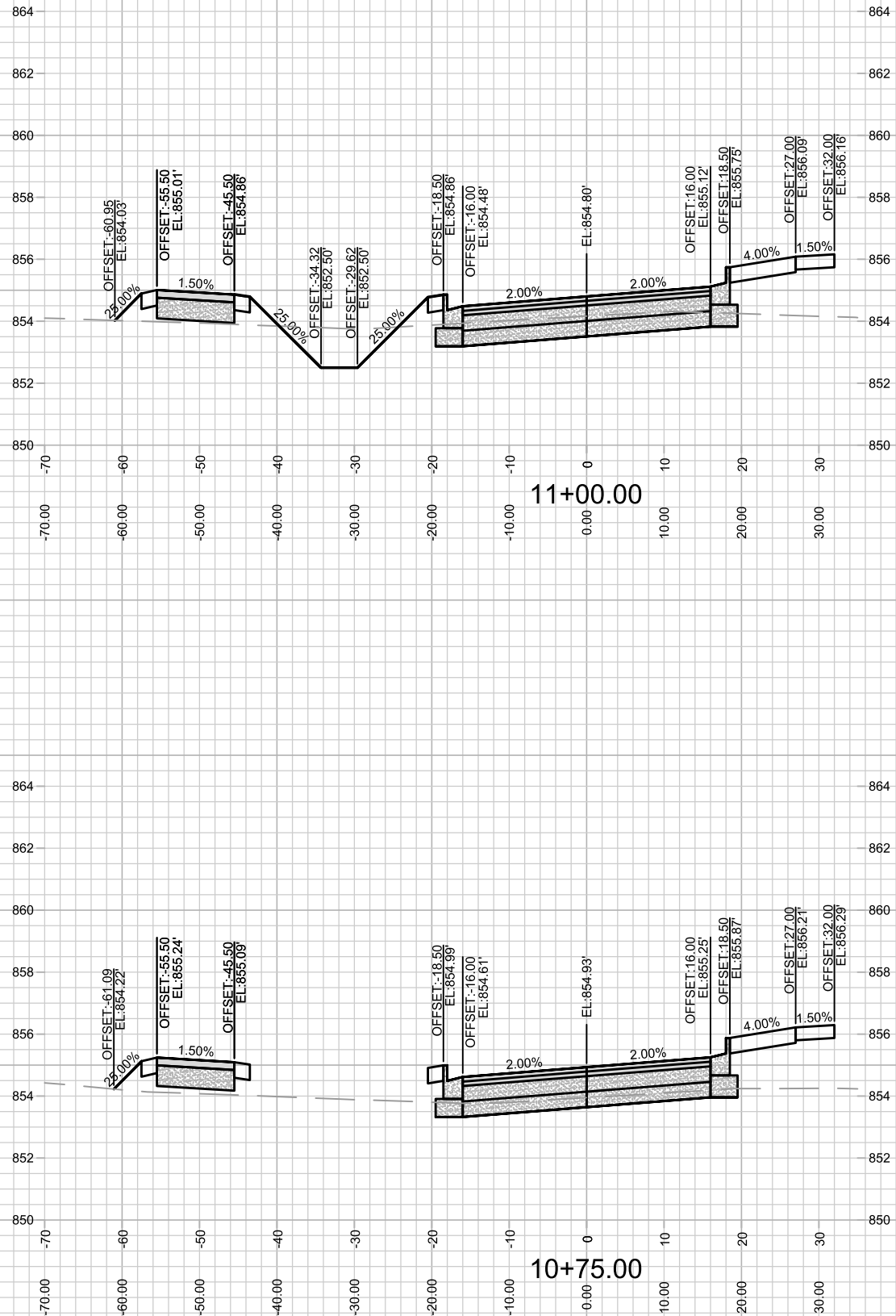
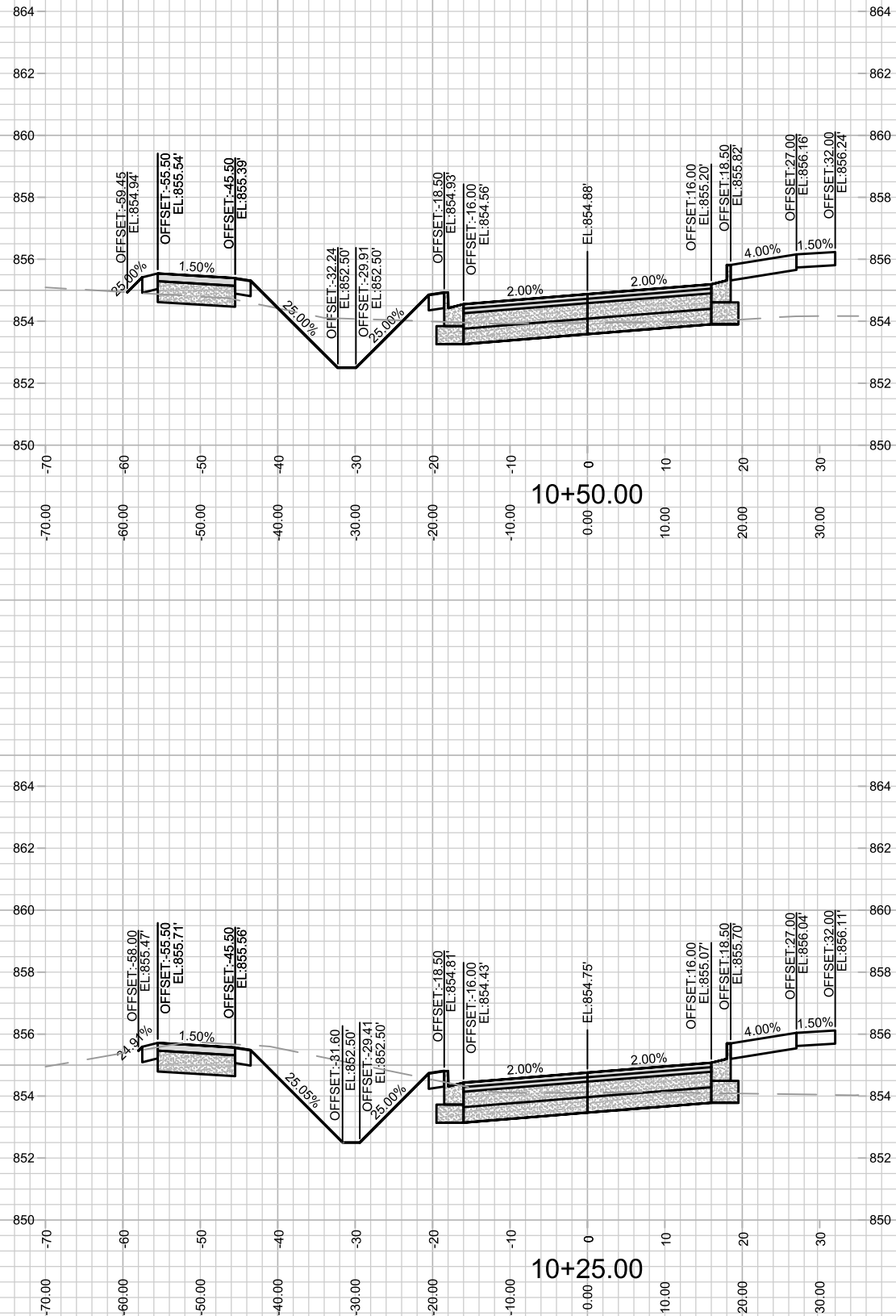
CROSS SECTIONS - HUXLEY STREET
HARTMEYER REDEVELOPMENT

14534
MADISON, WI

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CONTRACT NO: 9284

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14534
X-7

CROSS SECTIONS - HUXLEY STREET
HARTMEYER REDEVELOPMENT

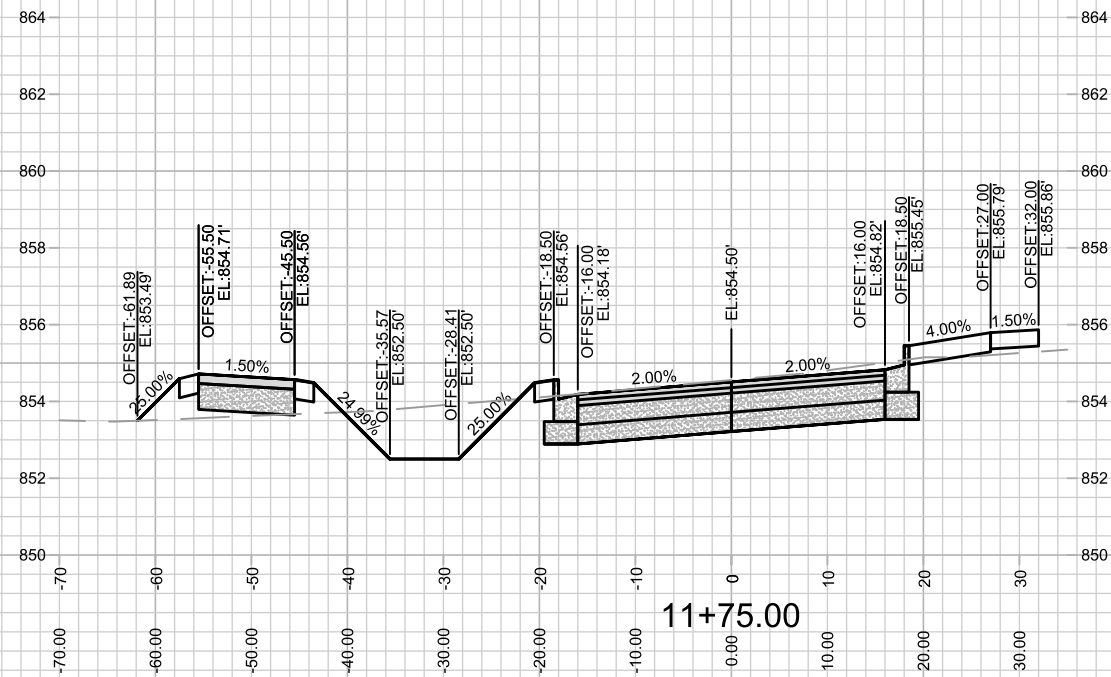
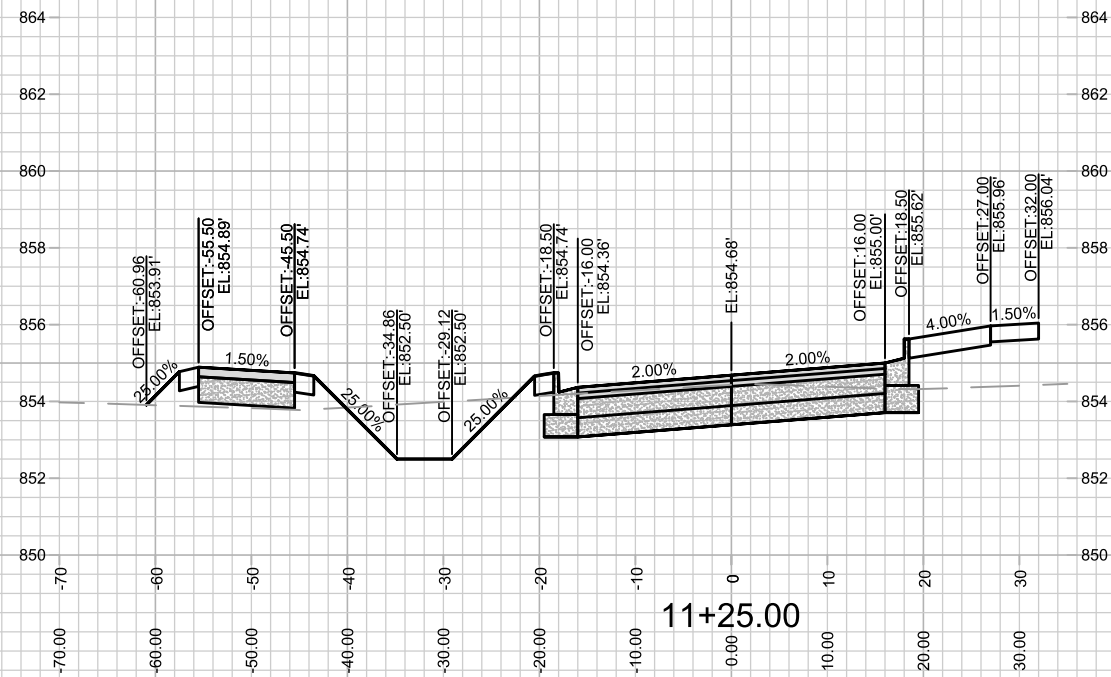
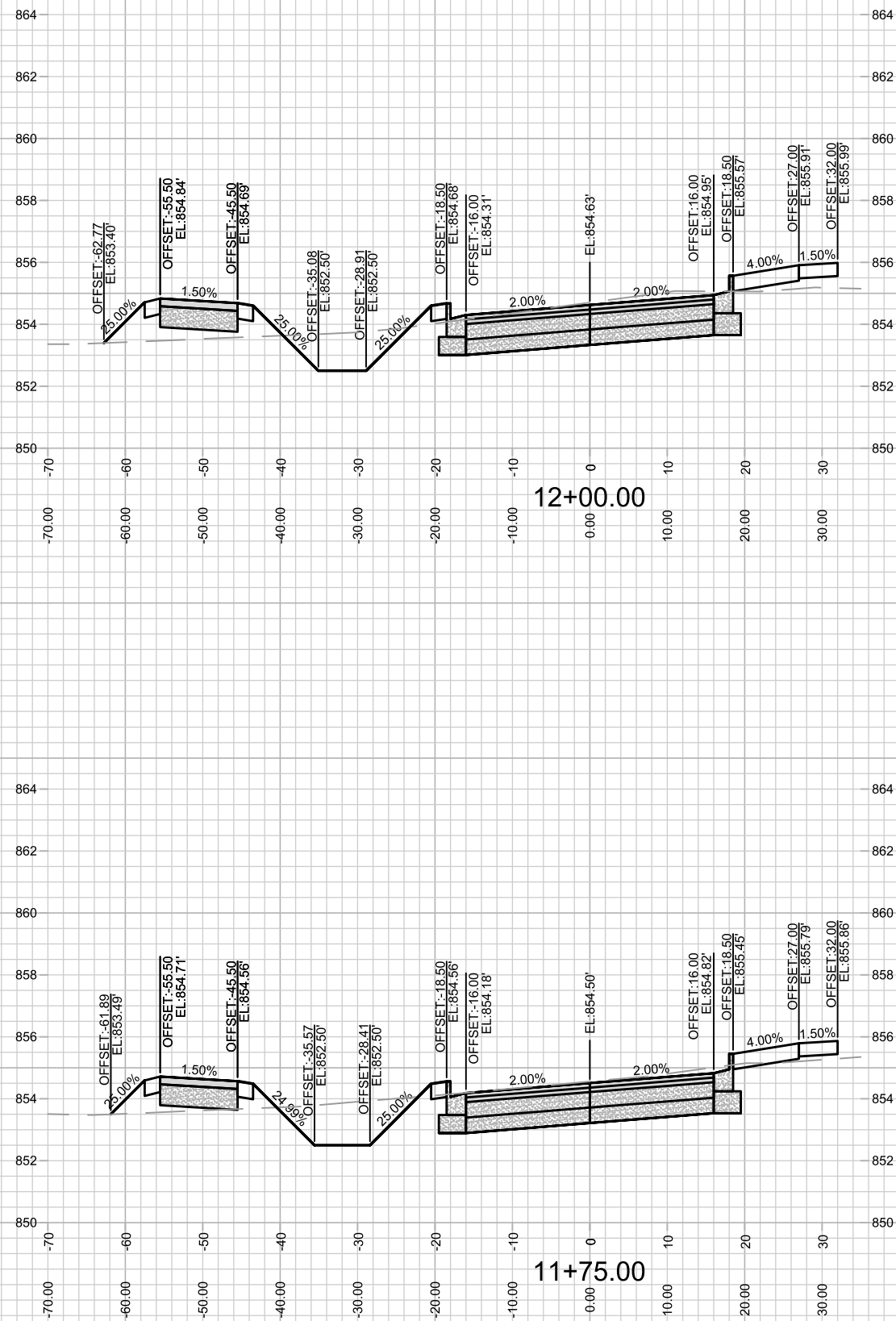
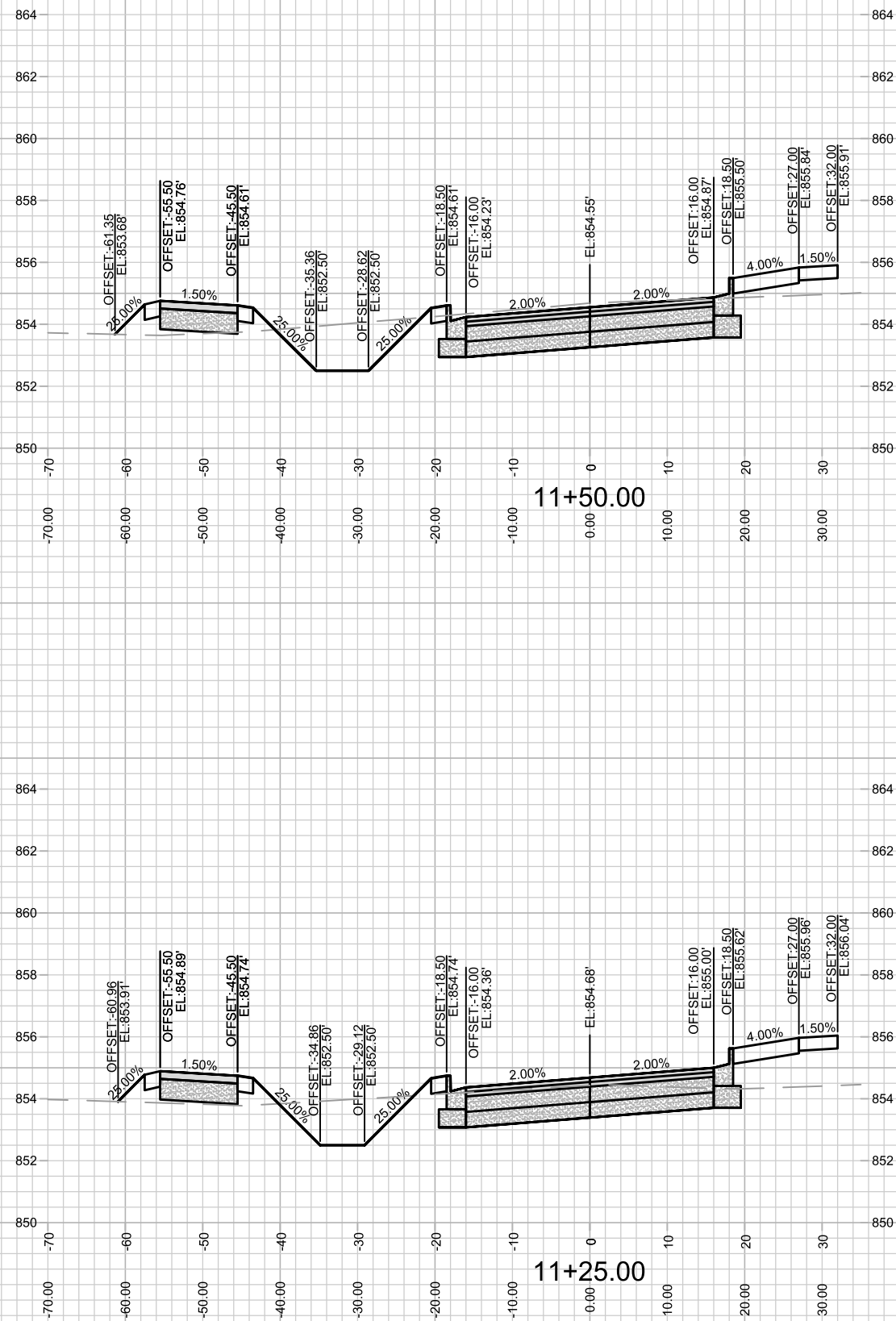
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MADISON, WI

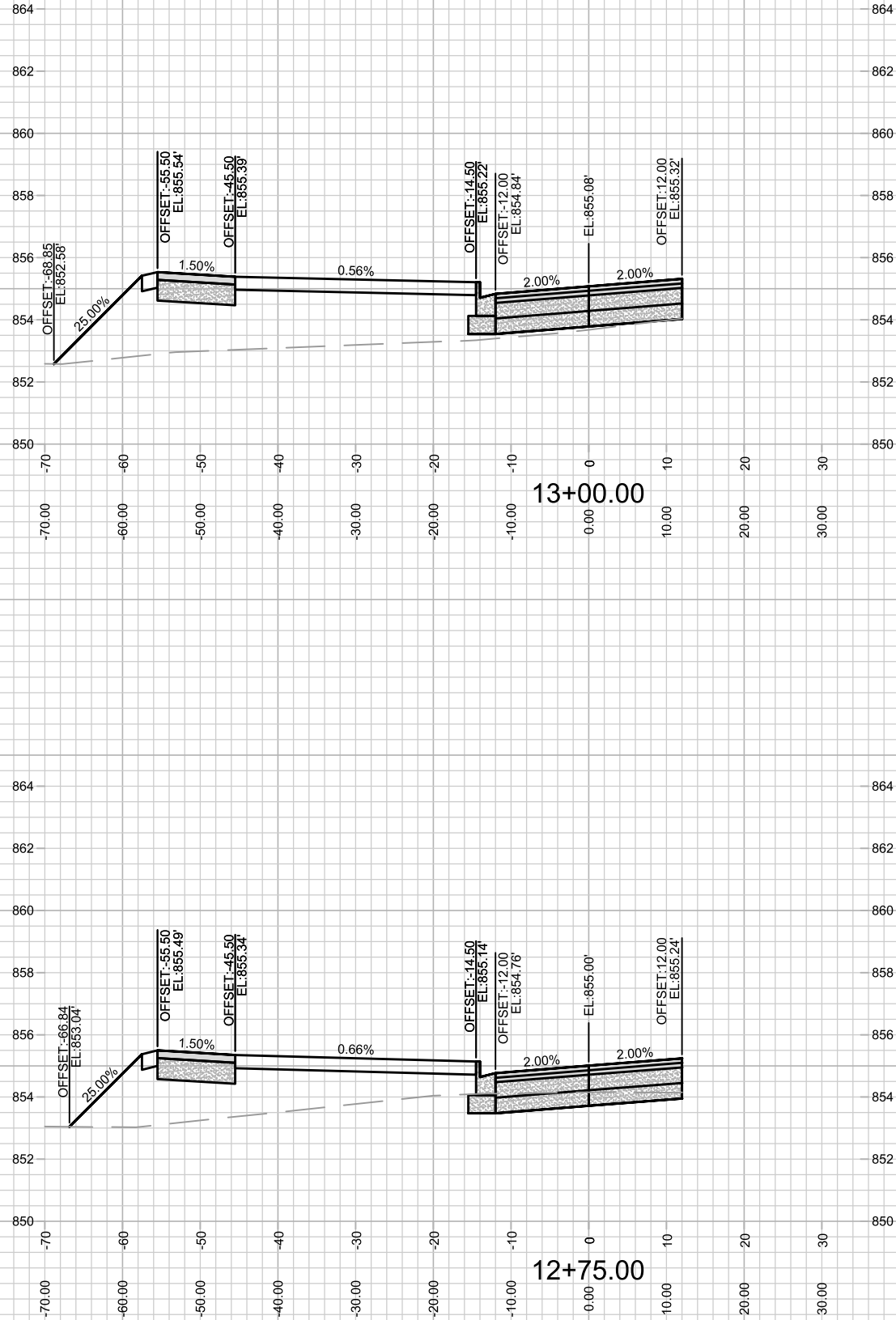
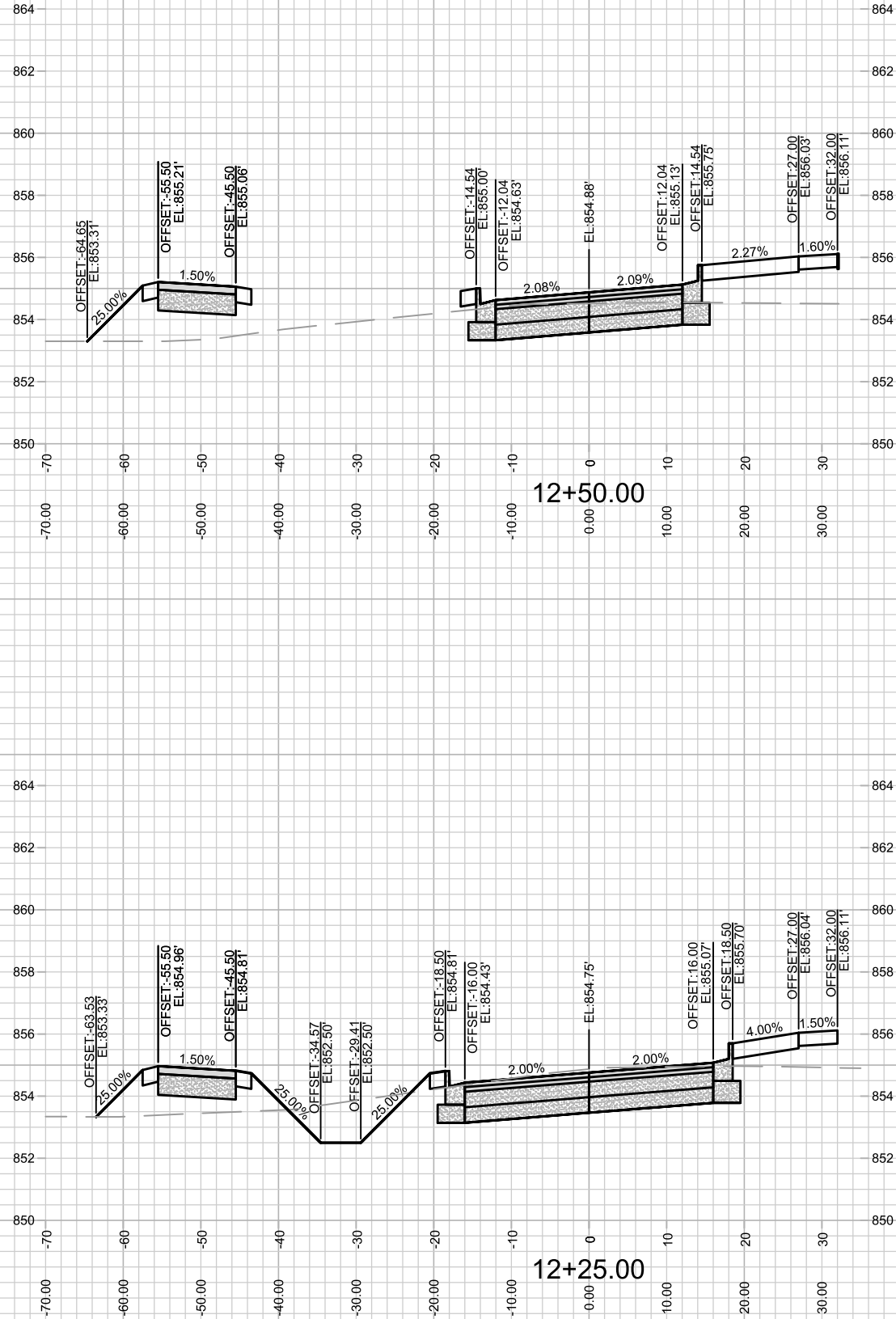
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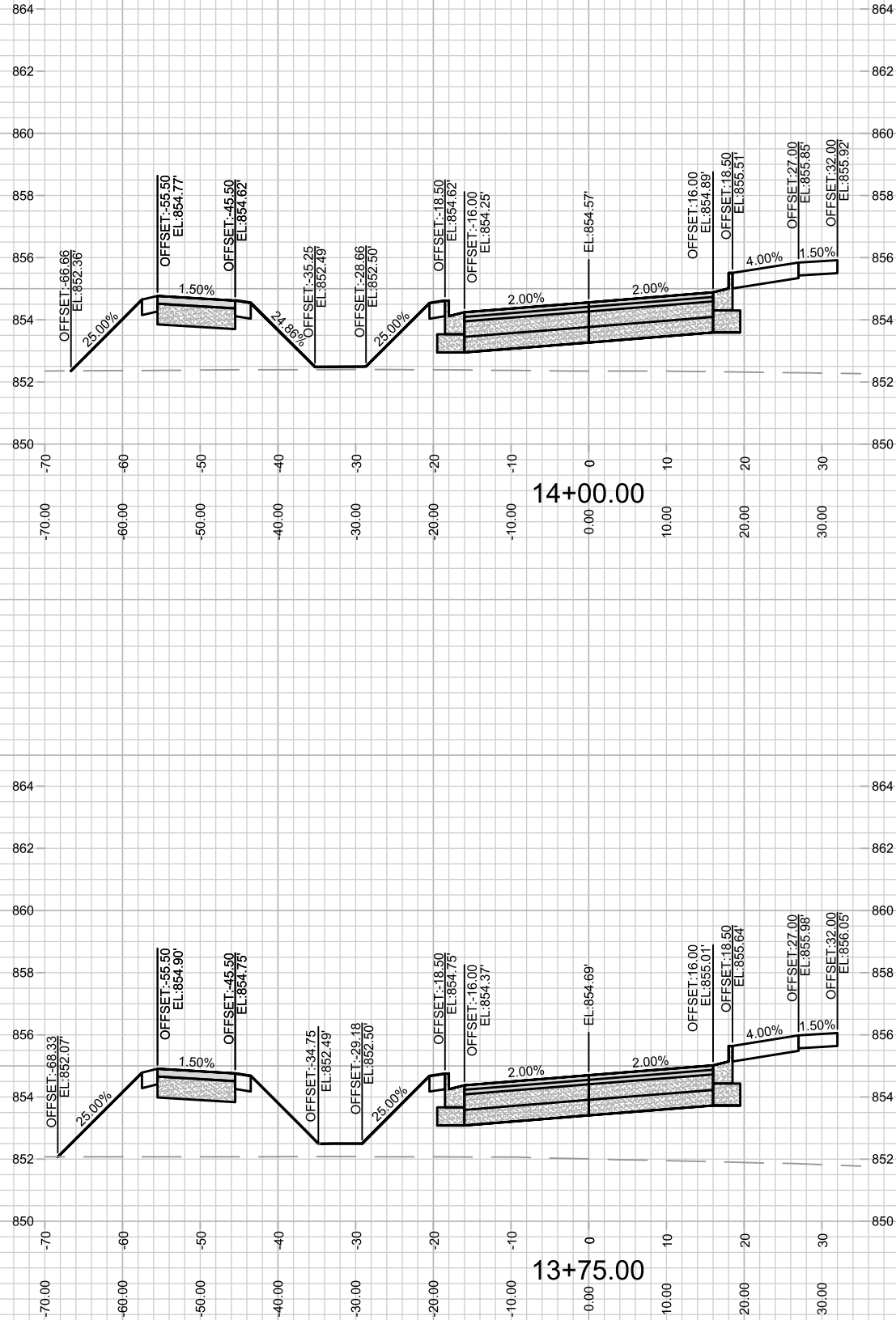
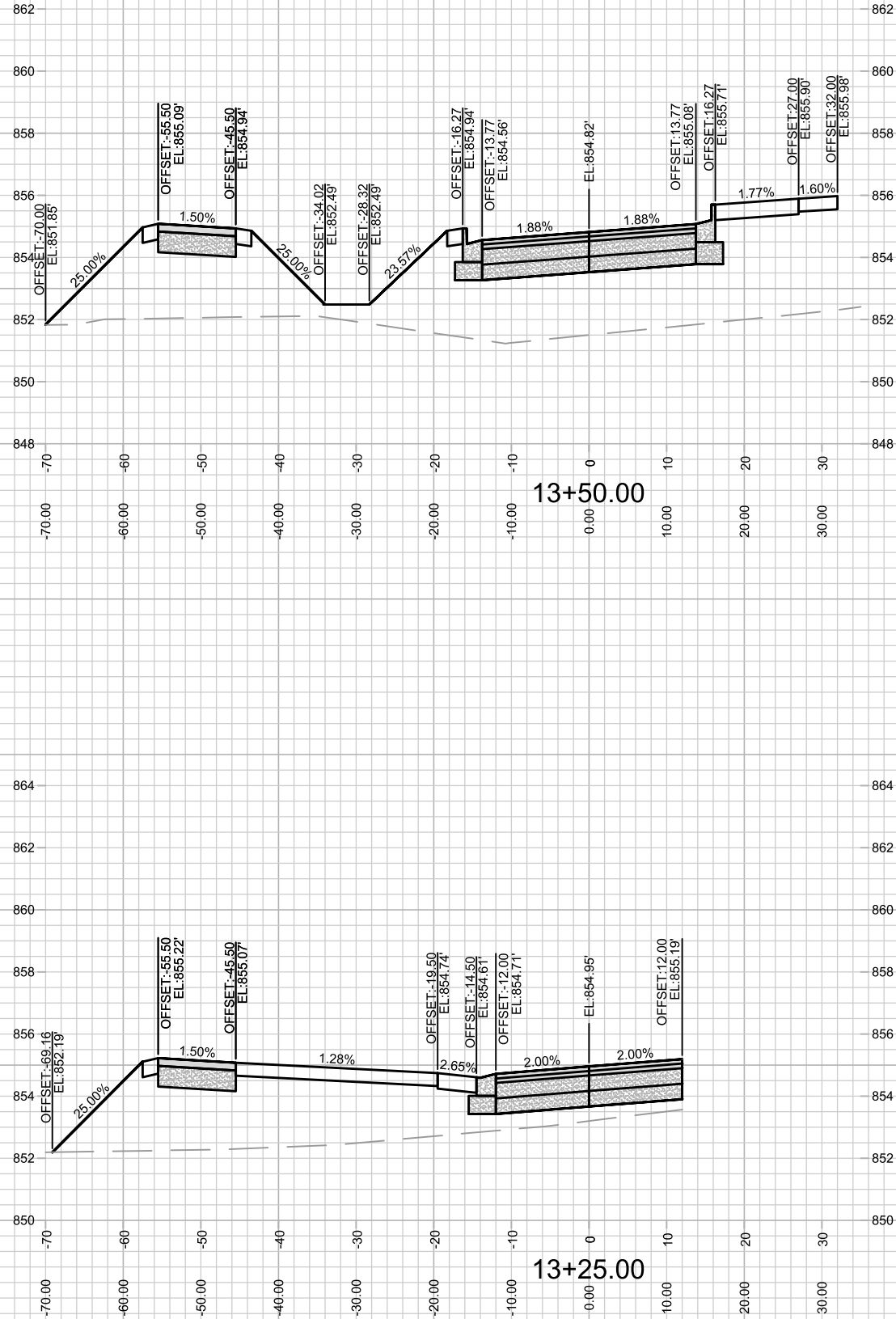
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CROSS SECTIONS - HUXLEY STREET
HARTMEYER REDEVELOPMENT

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MADISON, WI
CONTRACT NO: 9284

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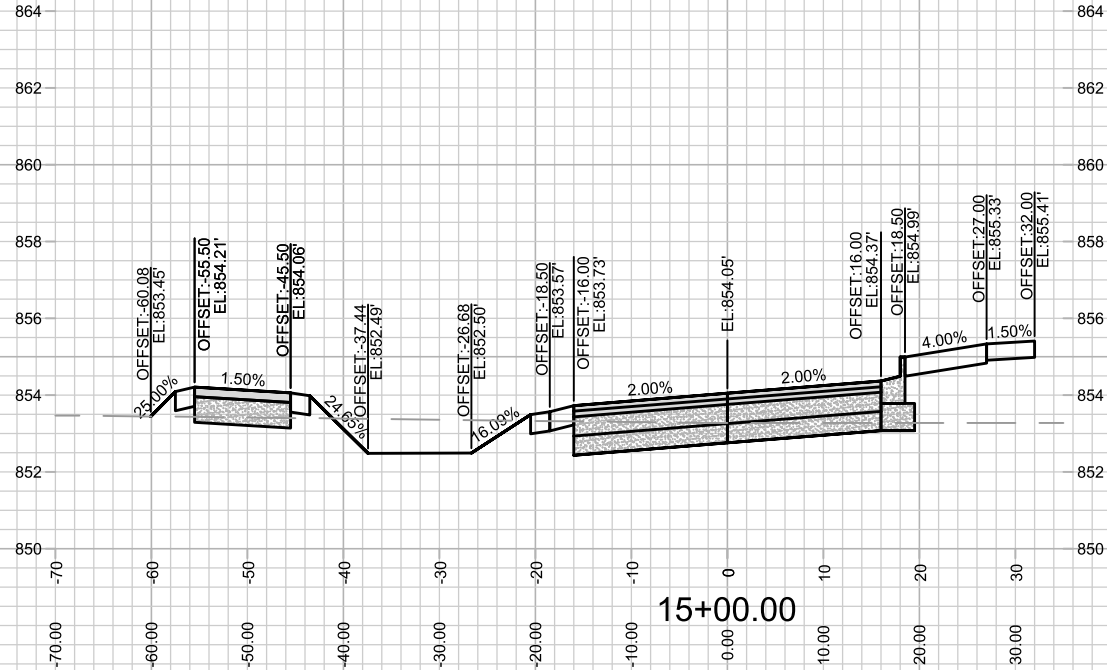
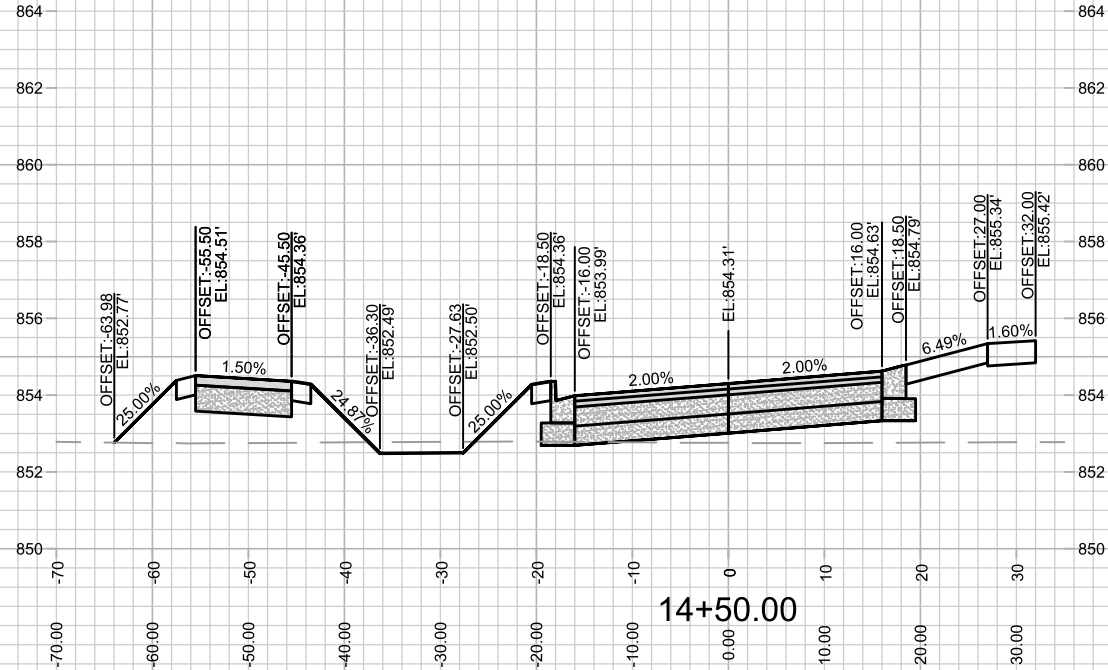
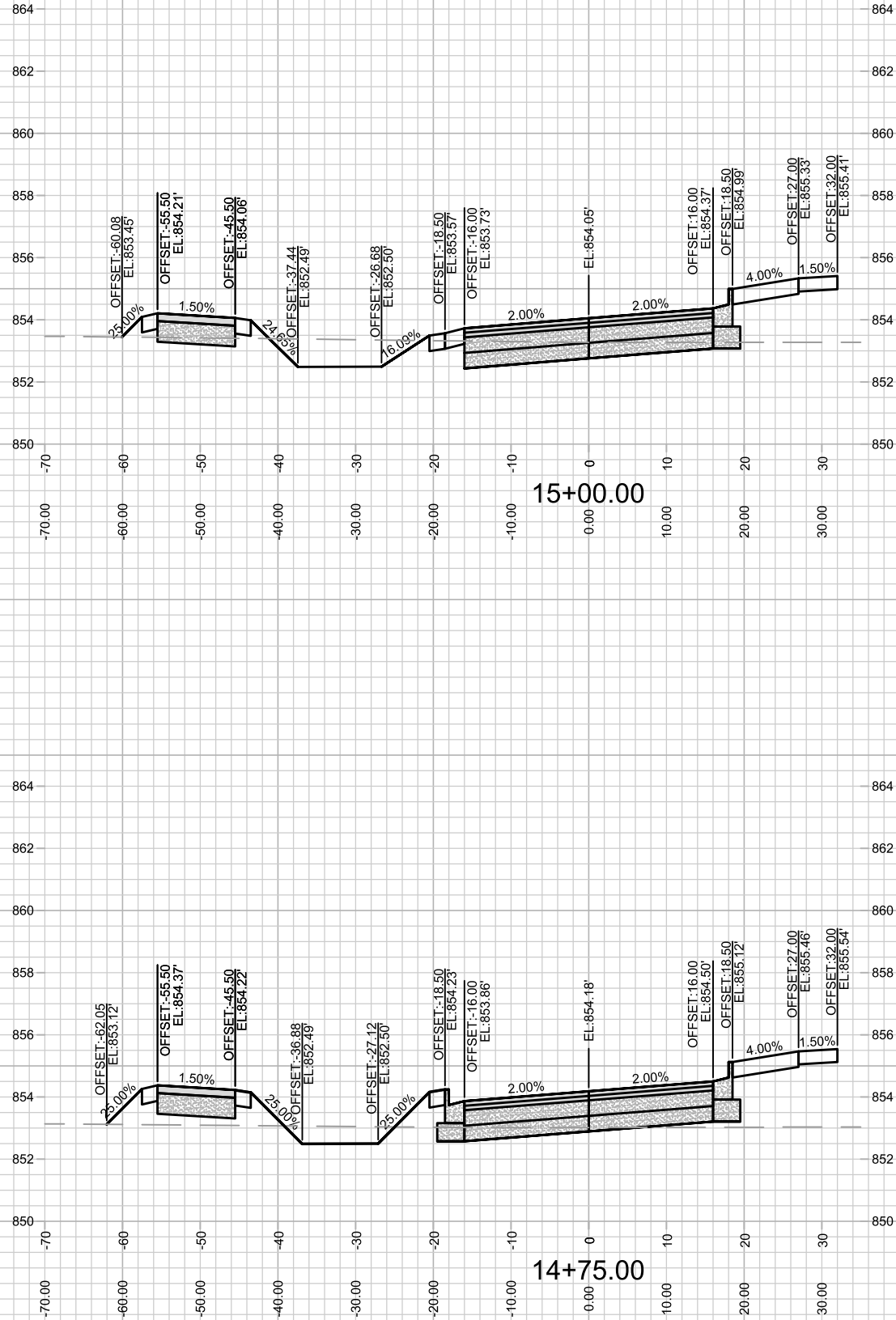
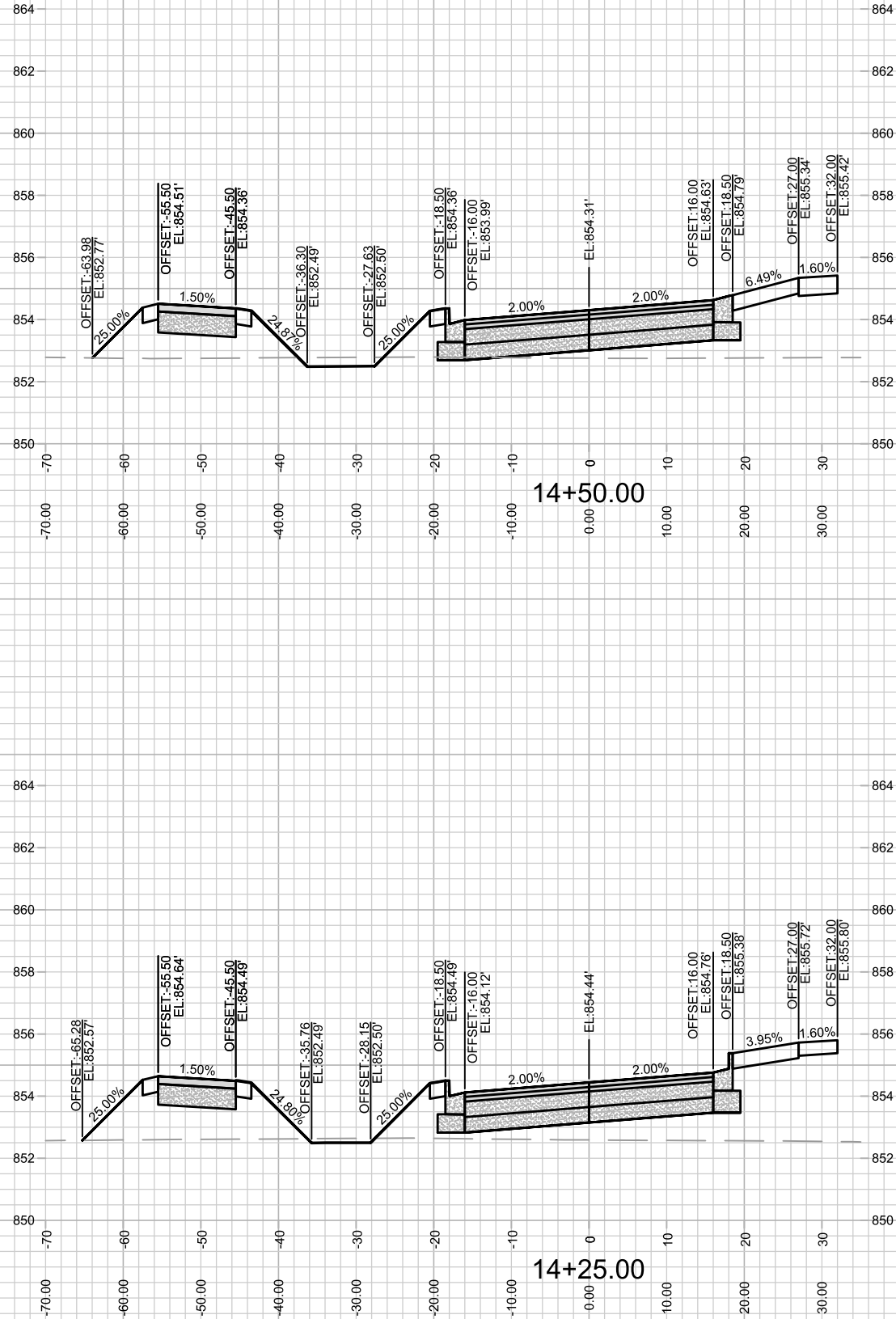
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CROSS SECTIONS - HUXLEY STREET
HARTMEYER REDEVELOPMENT

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CONTRACT NO:

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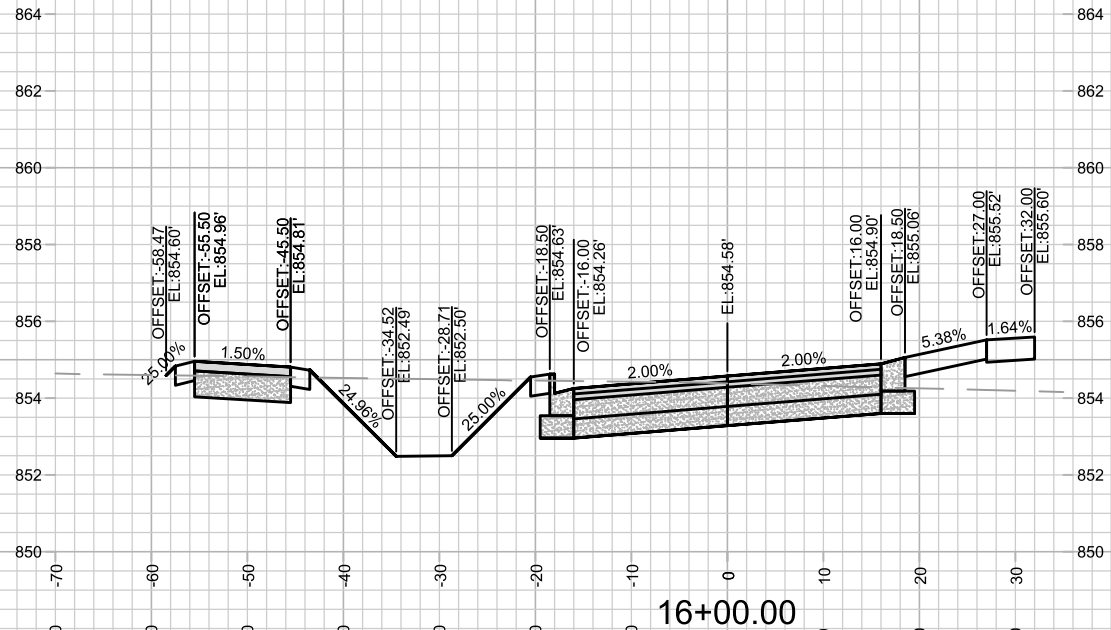
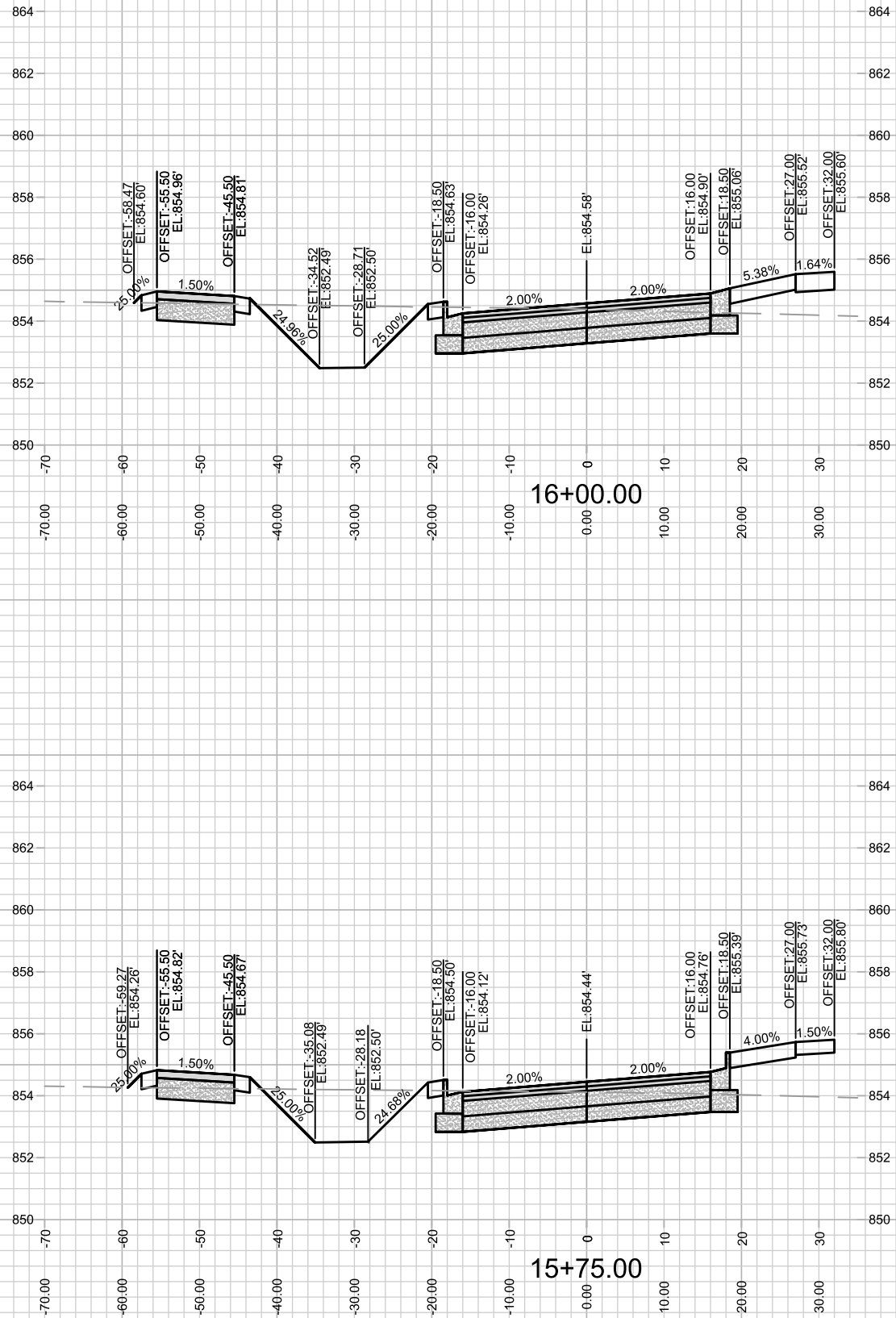
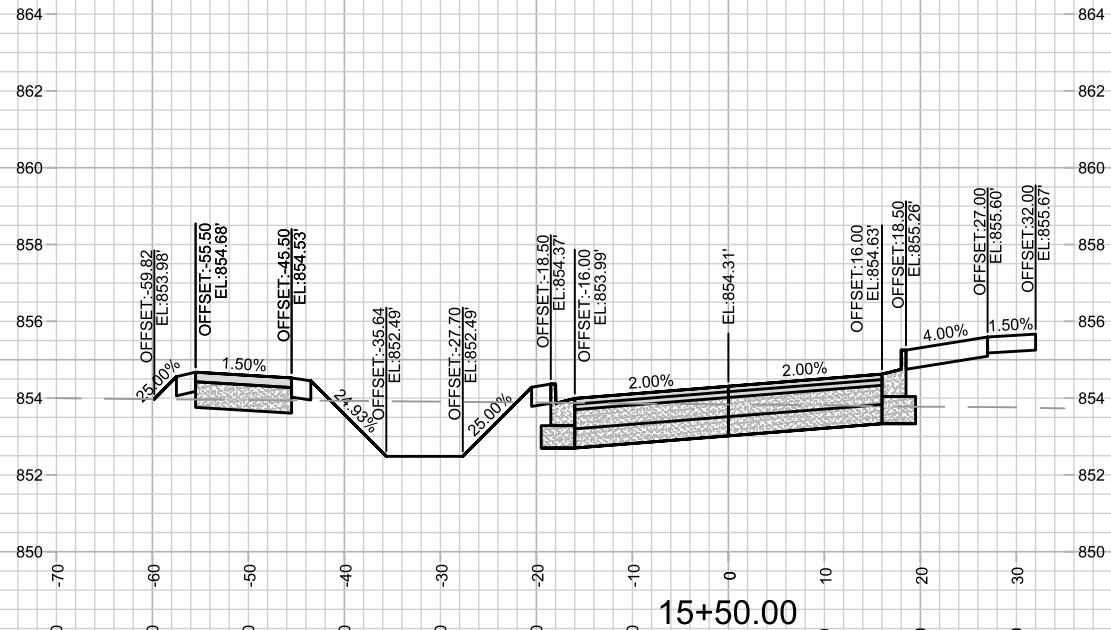
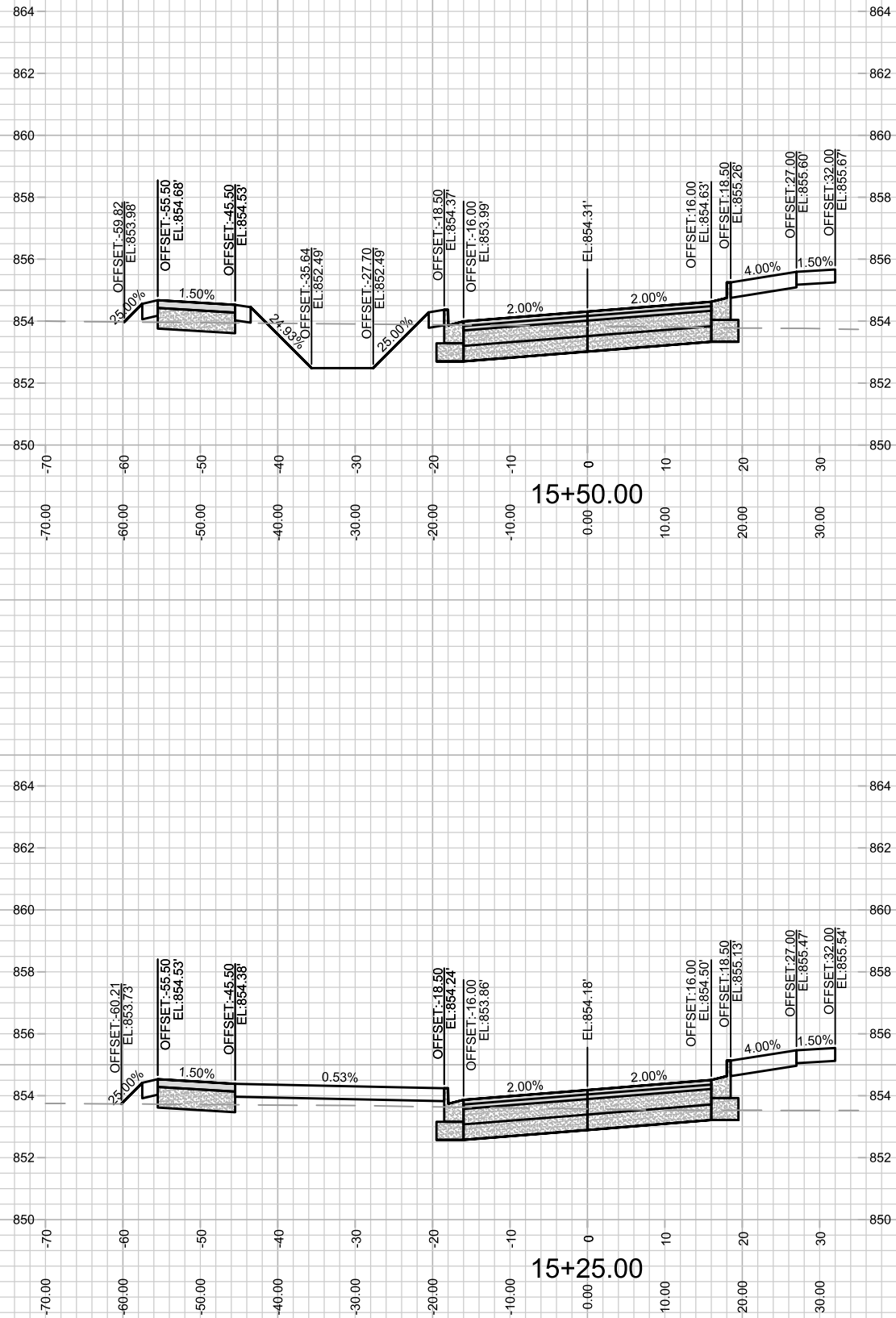
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CROSS SECTIONS - HUXLEY STREET
HARTMEYER REDEVELOPMENT

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CONTRACT NO: 9284

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14534

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CROSS SECTIONS - HUXLEY STREET

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MADISON, WI

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CONTRACT NO:

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REVISION

DATE

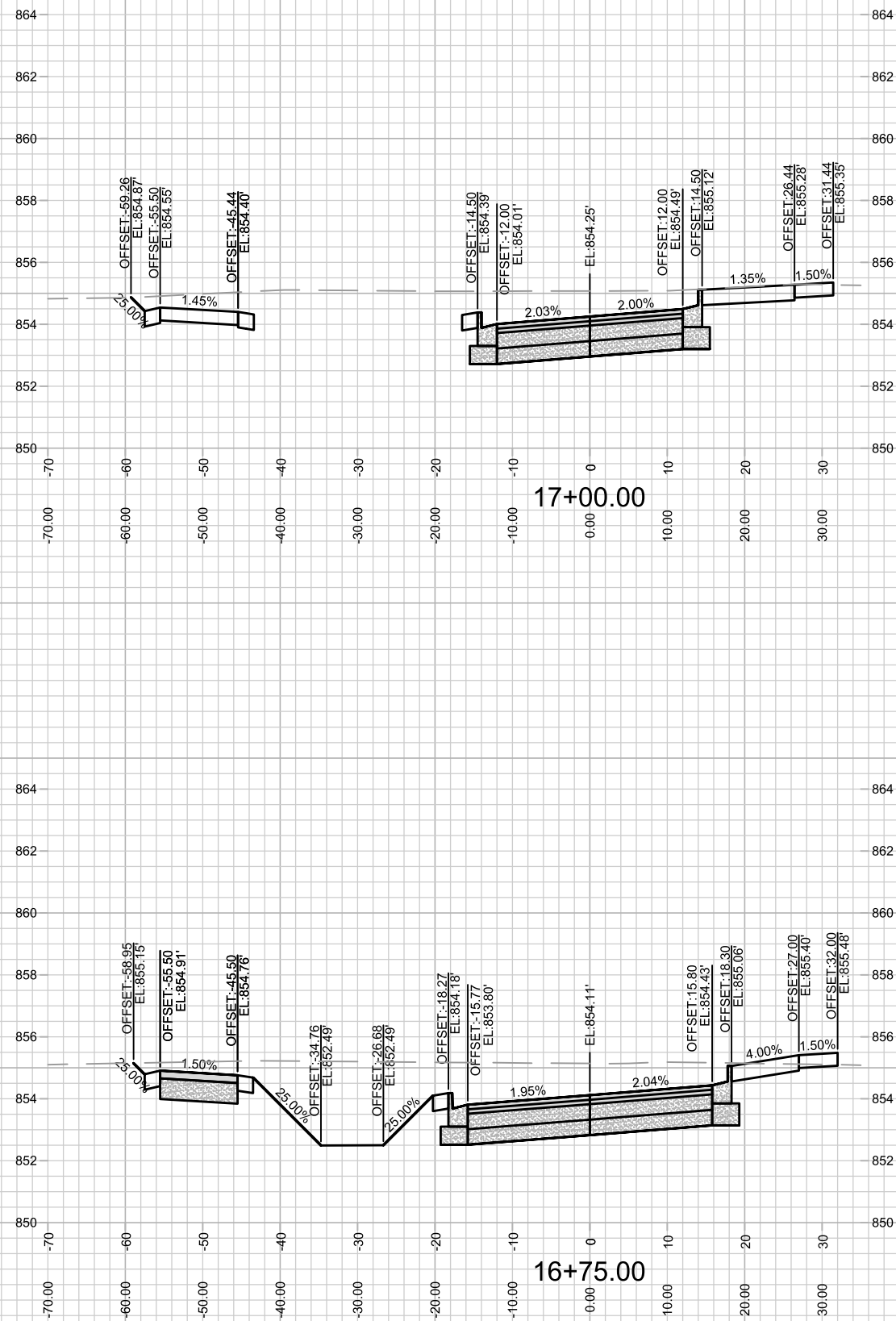
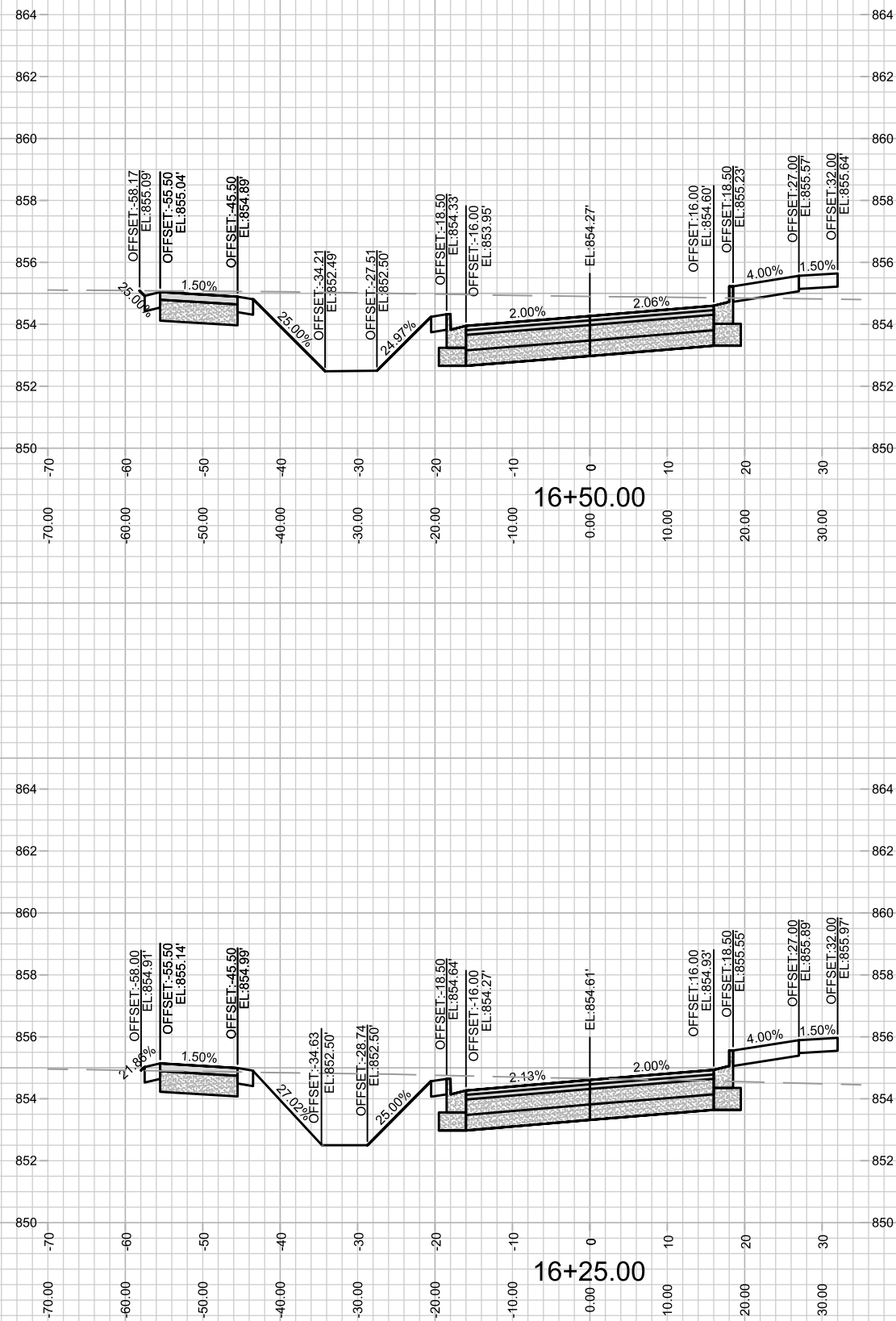
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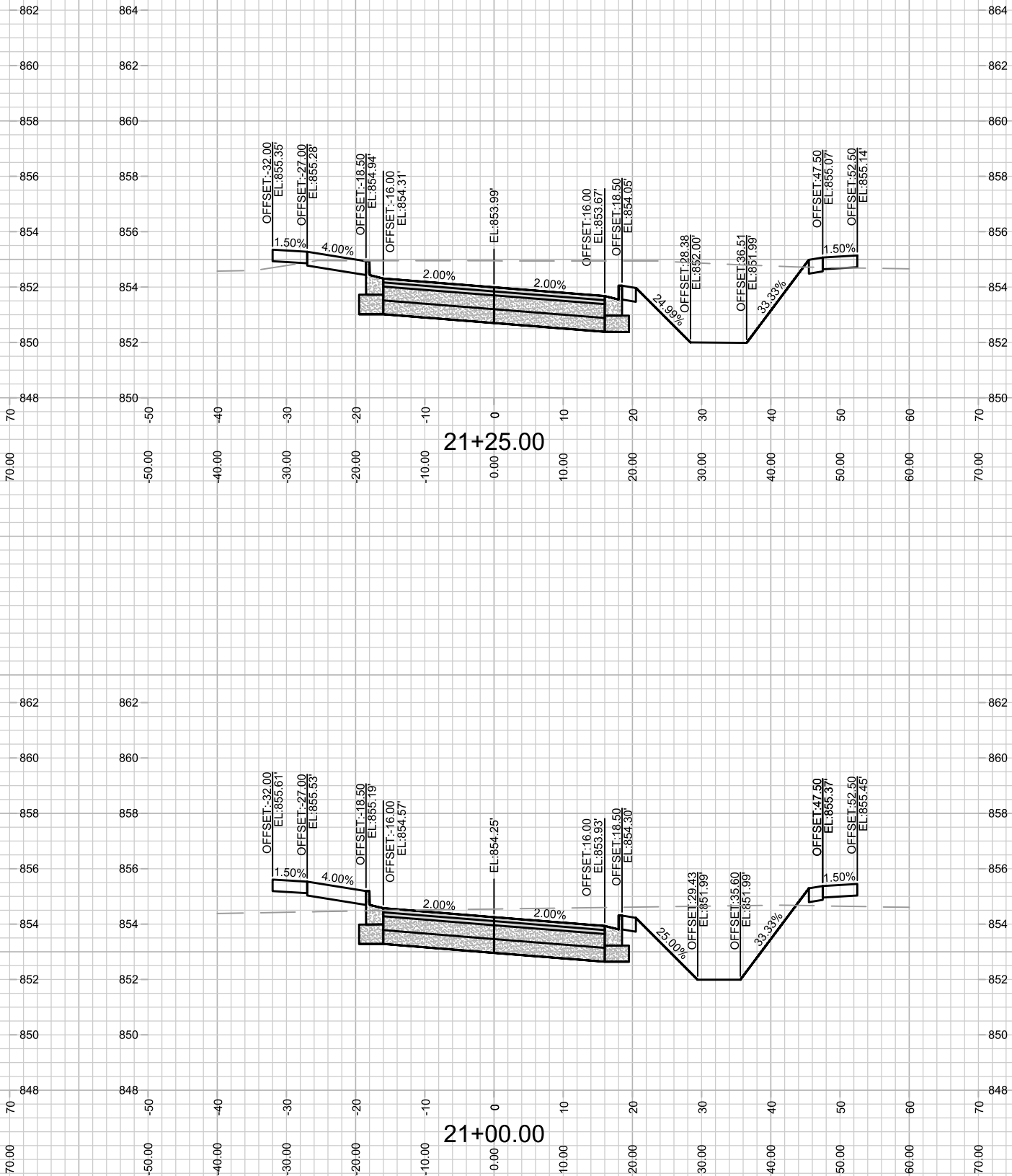
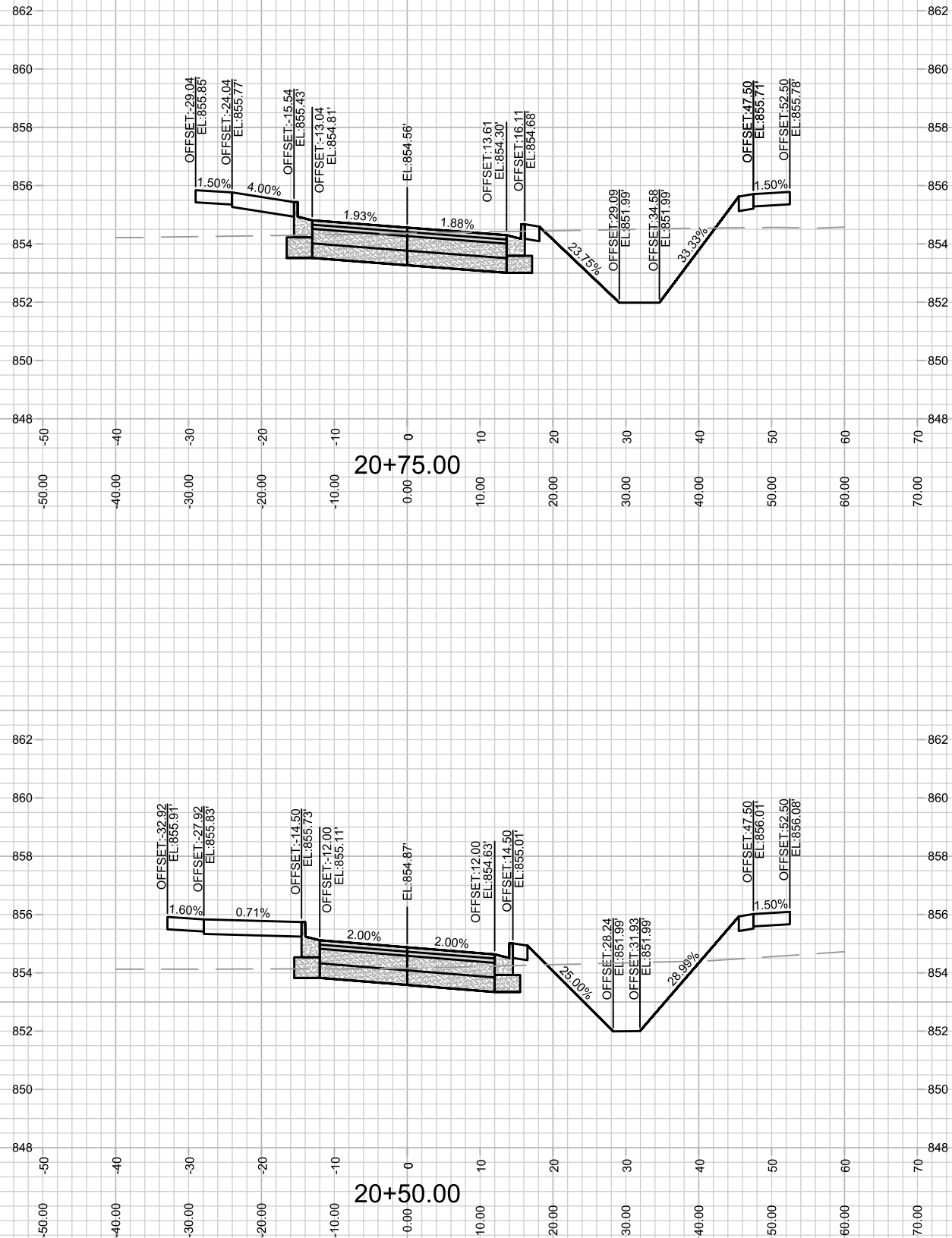
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14534

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CROSS SECTIONS - COOLIDGE STREET

HARTMEYER REDEVELOPMENT

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MADISON, WI

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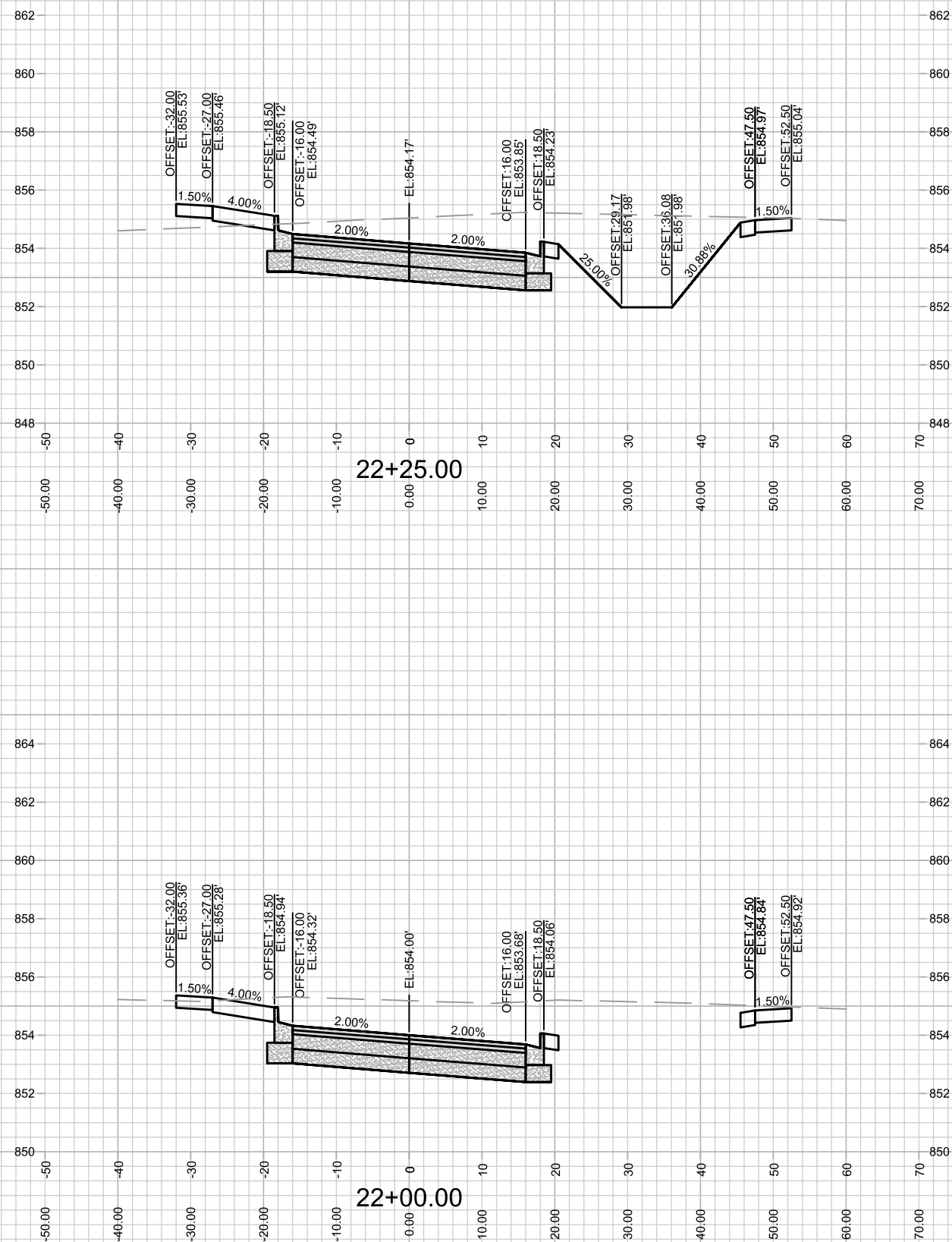
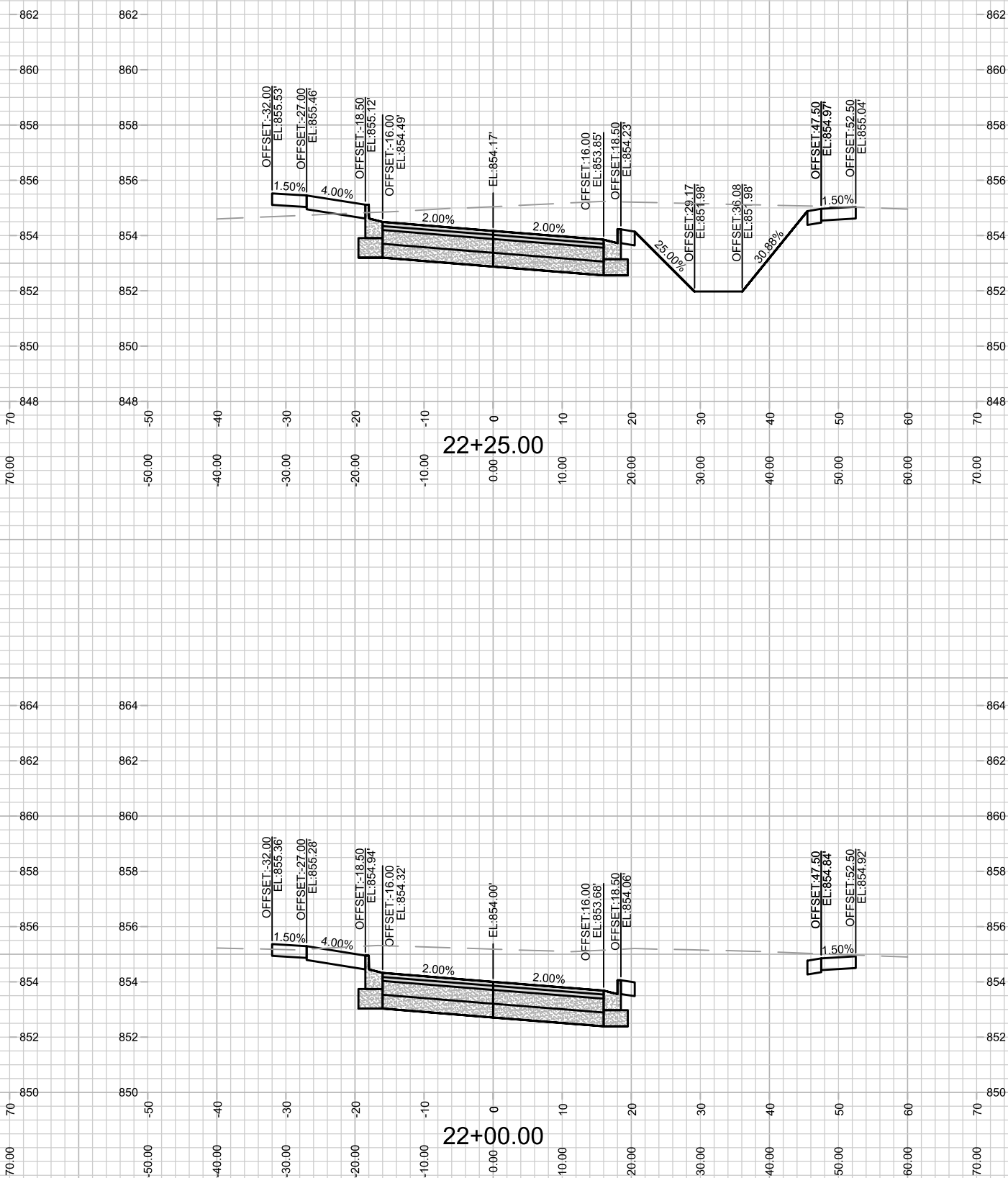
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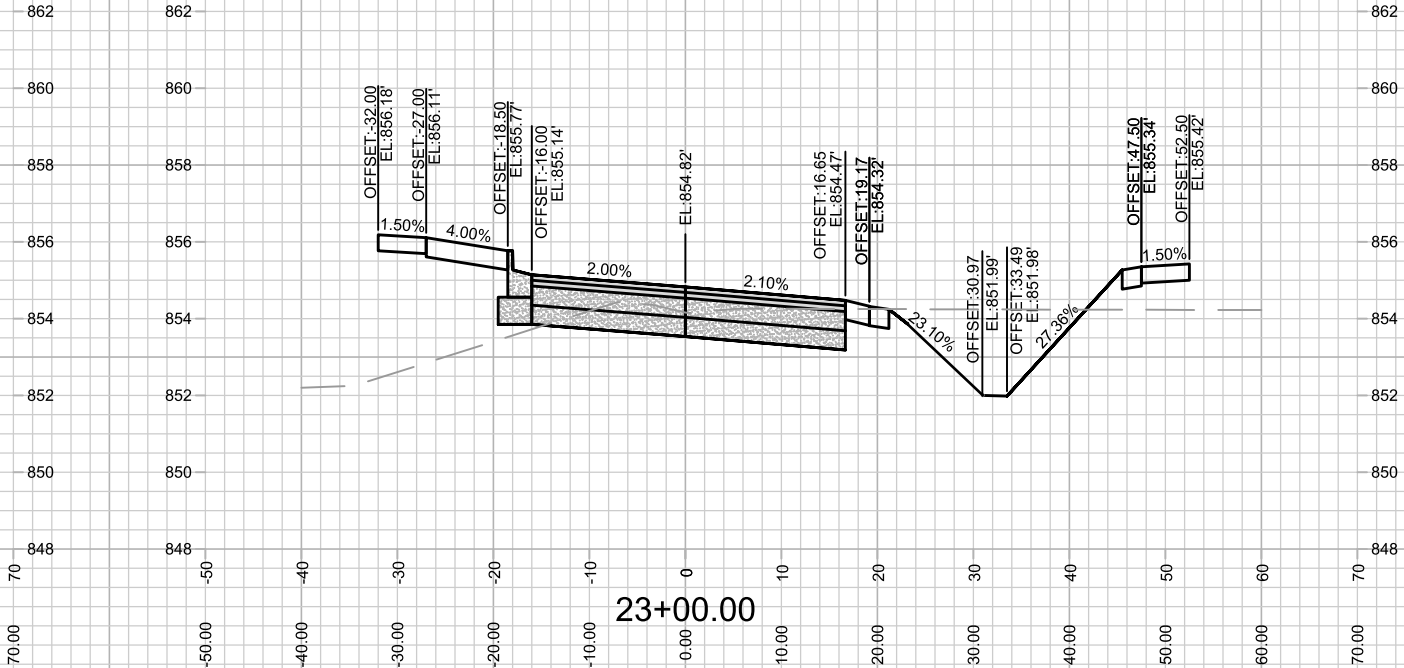
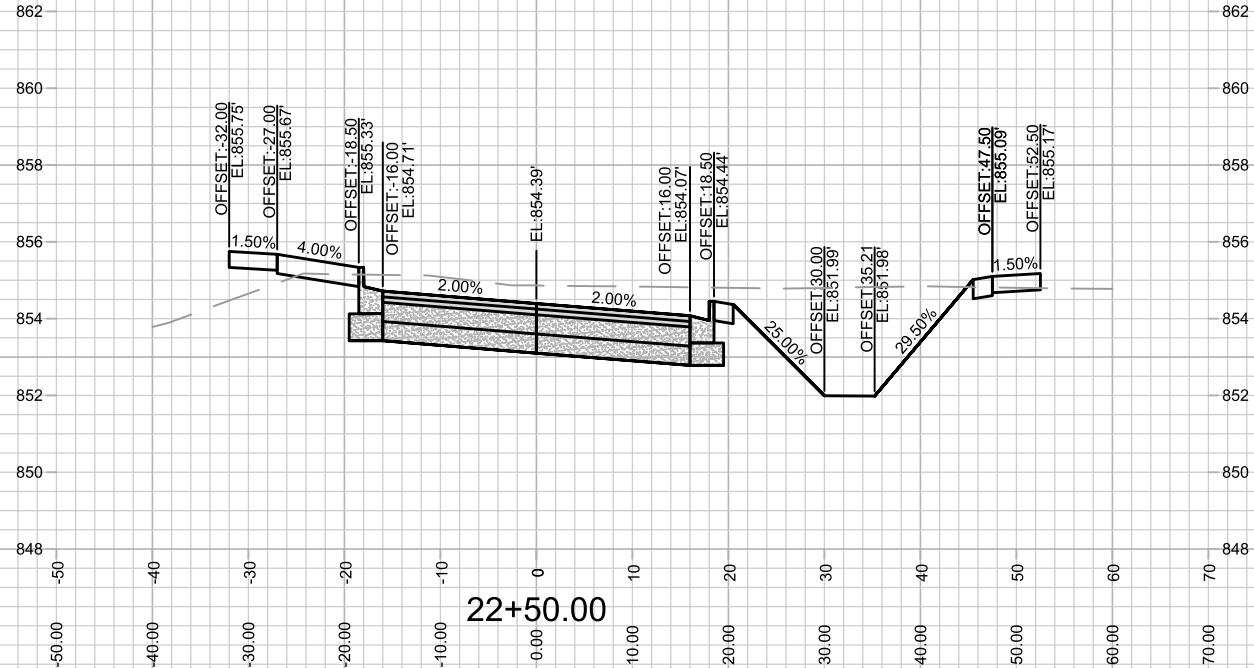
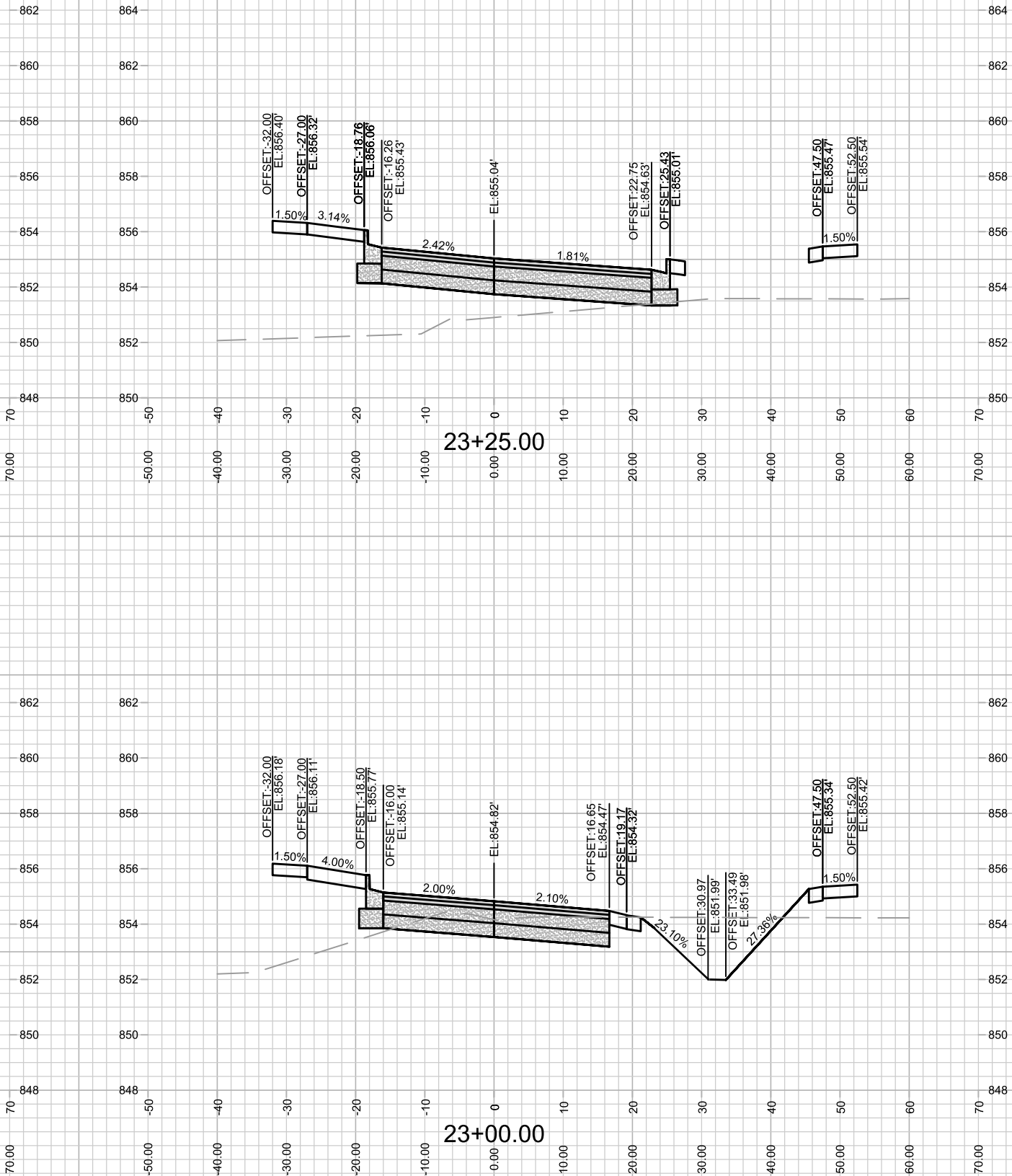
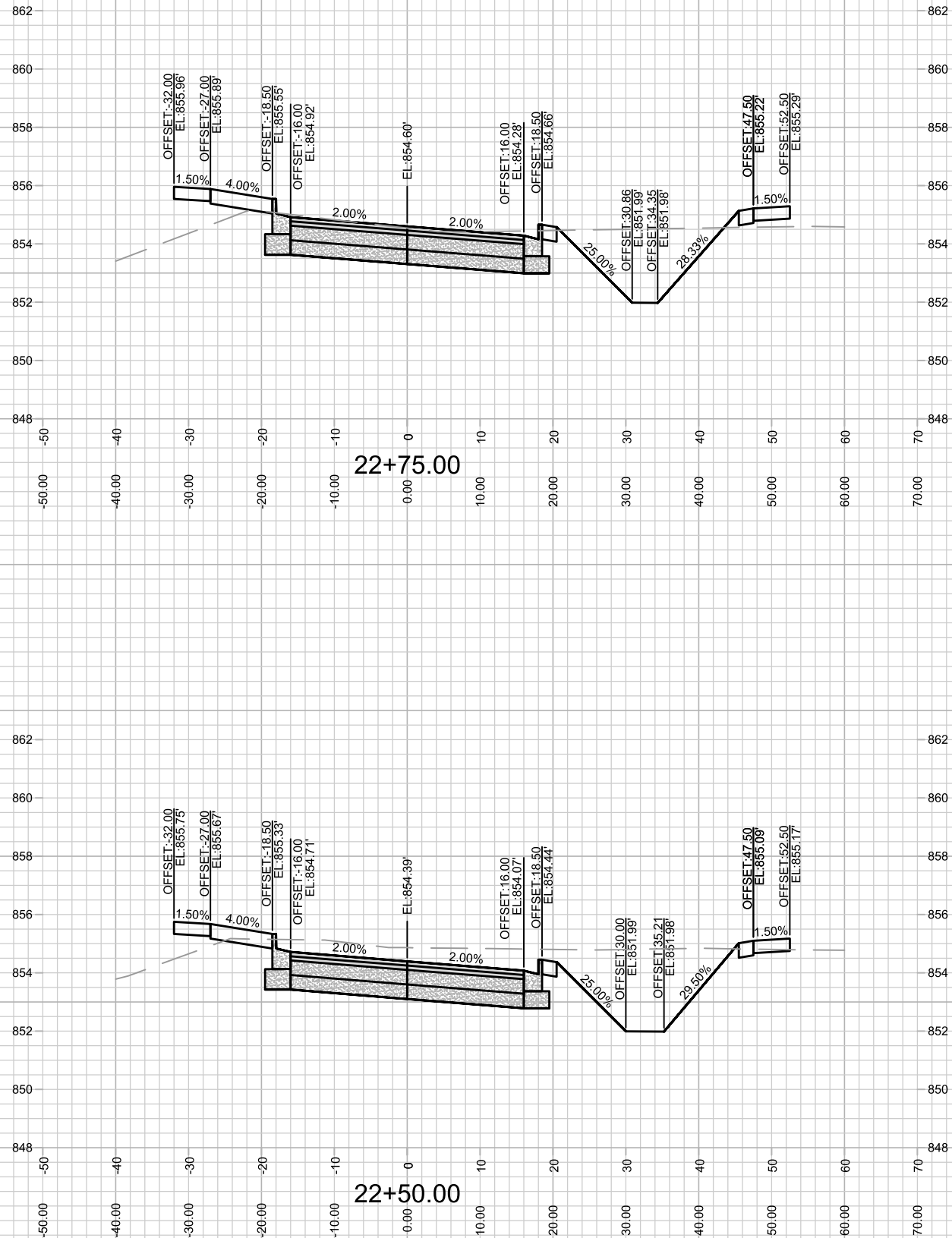
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Scale: 1" = 20'

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14534

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CROSS SECTIONS - COOLIDGE STREET

HARTMEYER REDEVELOPMENT

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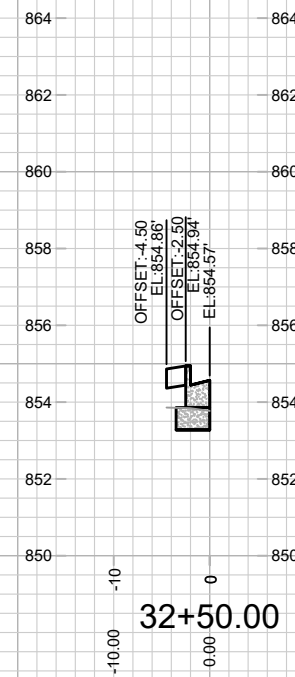
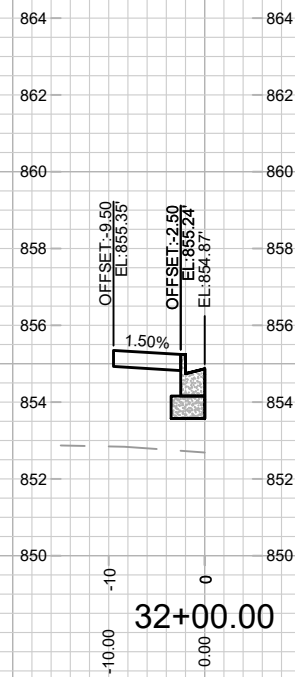
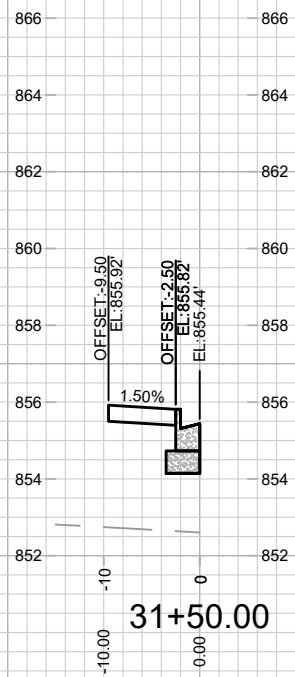
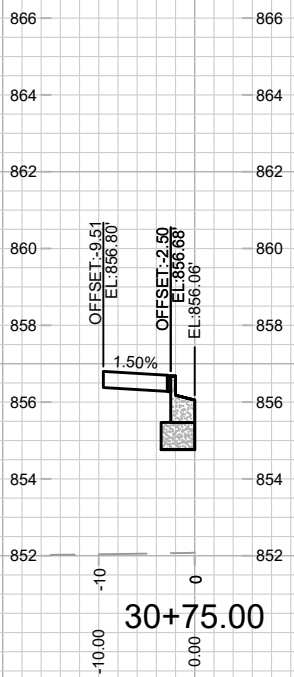
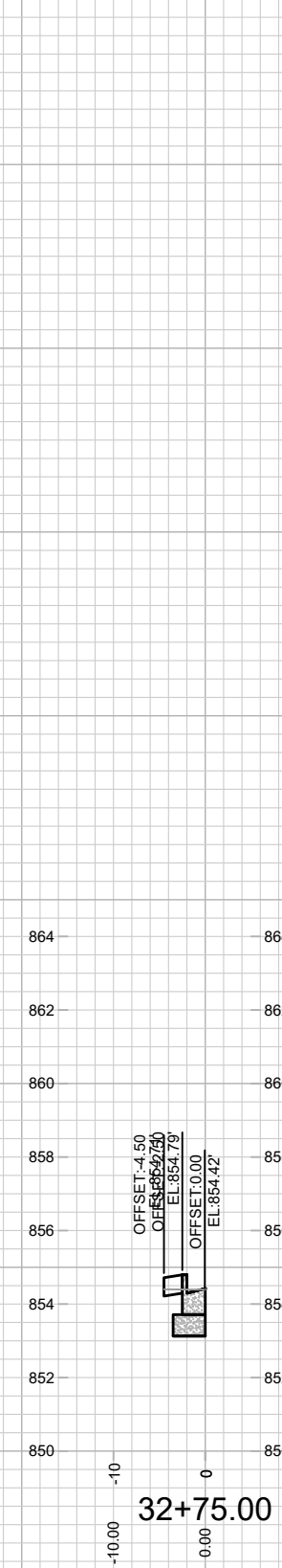
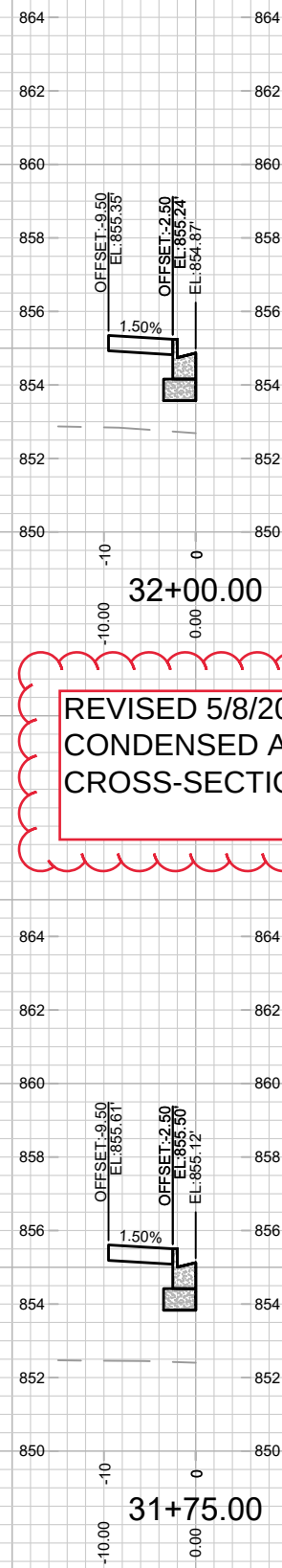
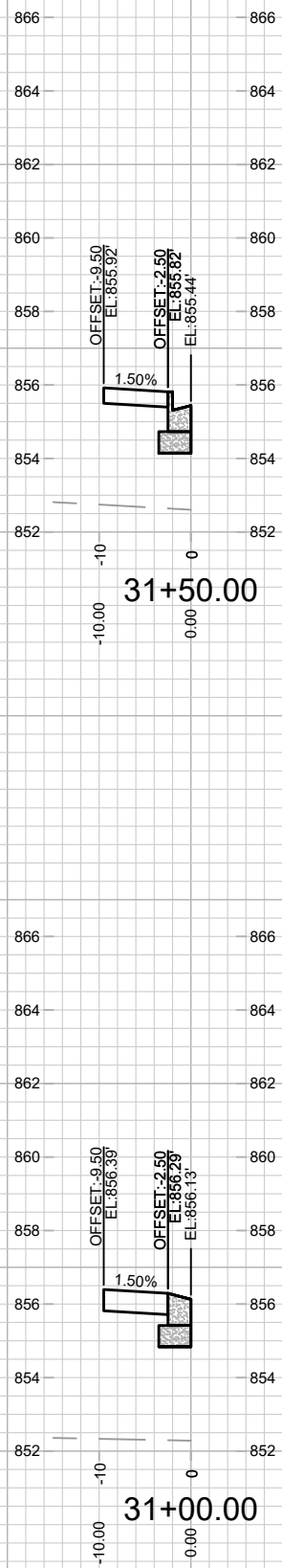
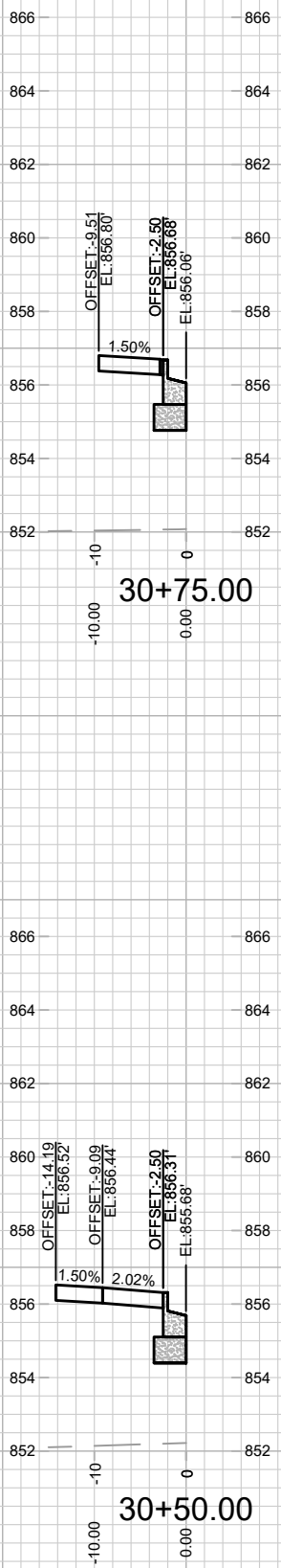
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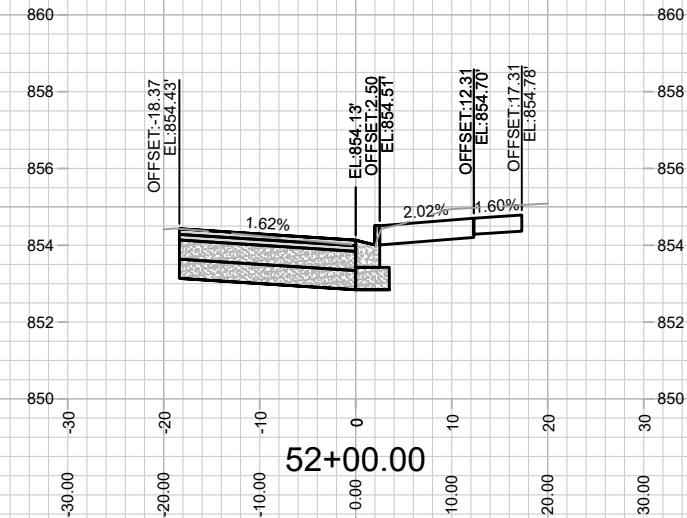
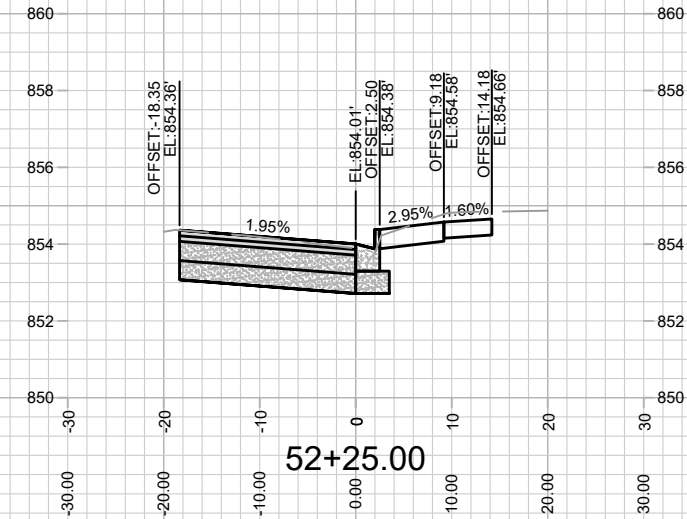
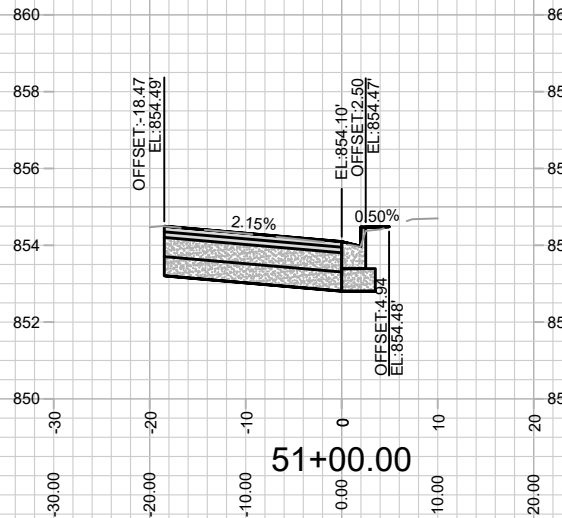
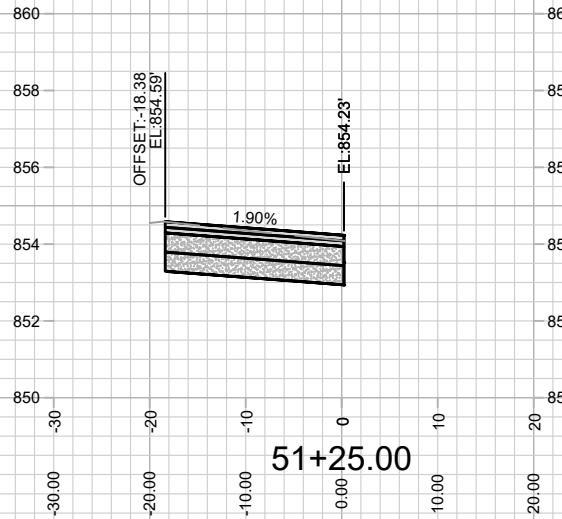
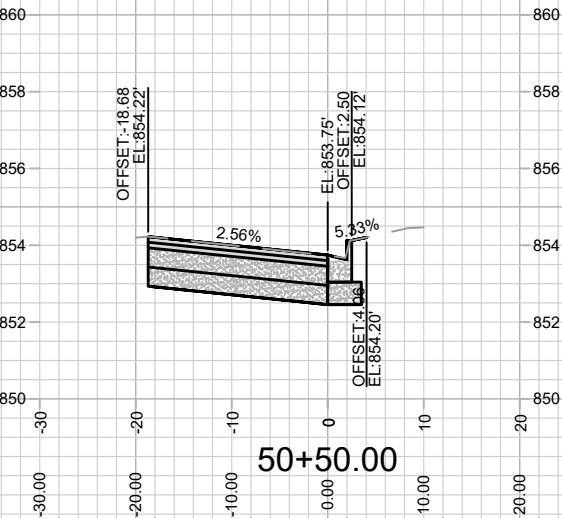
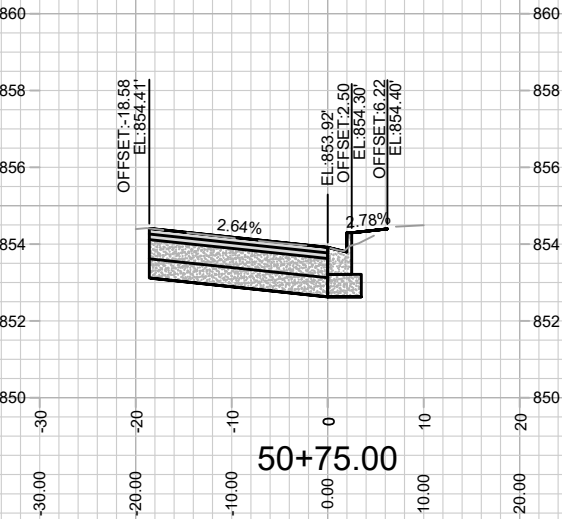
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REVISED 5/8/2024 BY EMMA ALMY
CONDENSED ALL COOLIDGE CULDESAC
CROSS-SECTIONS TO ONE PAGE



REVISED 5/8/2024 BY EMMA ALMY
CHANGED SHEET NAME
CROSS-SECTIONS ARE NOW BASED ON
EDGE OF PAVEMENT



CROSS SECTIONS - ROTH STREET
HARTMEYER REDEVELOPMENT

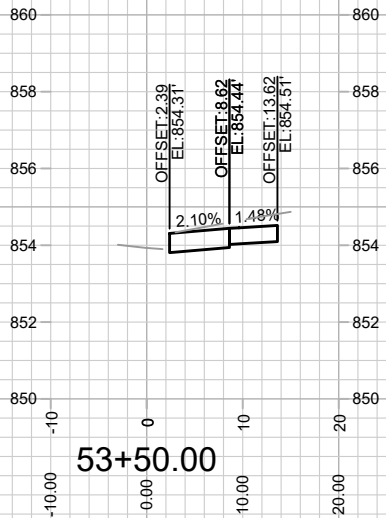
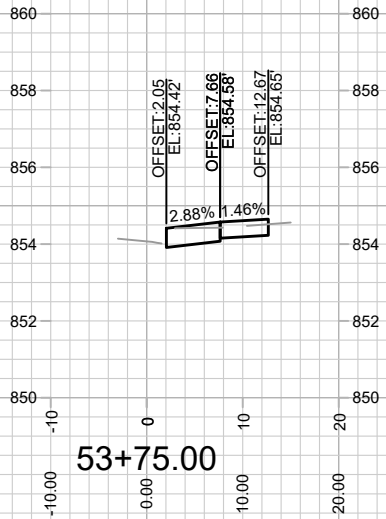
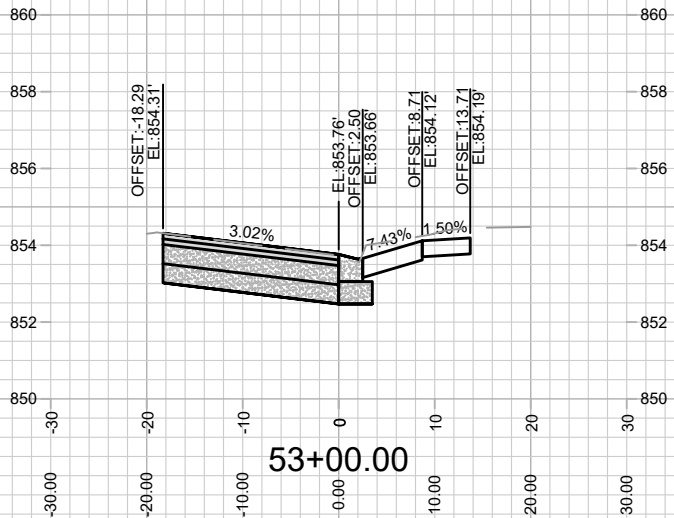
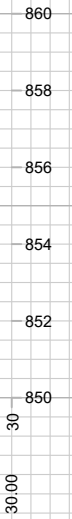
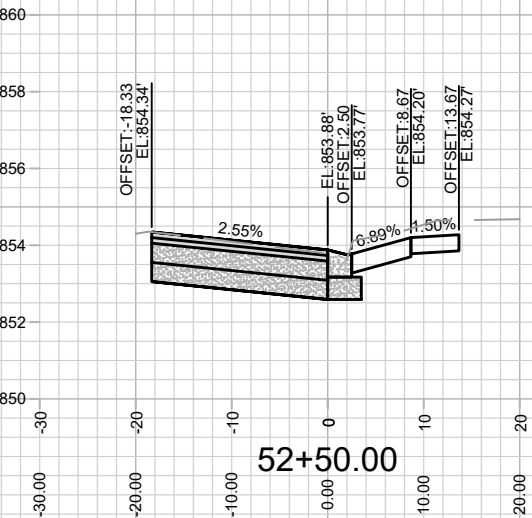
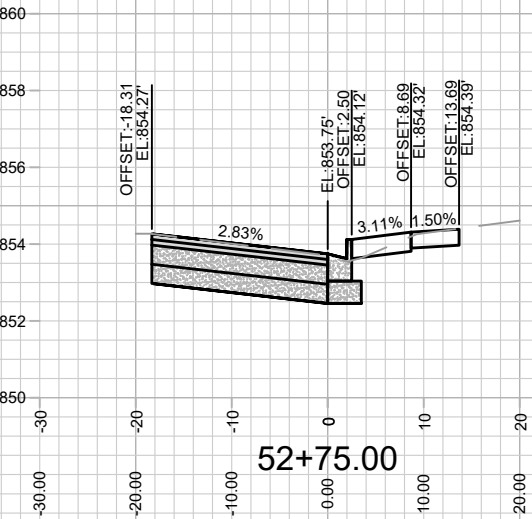
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MADISON, WI

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CONTRACT NO: 9284

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REVISED 5/8/2024 BY EMMA ALMY
CHANGED SHEET NAME
CROSS-SECTIONS ARE NOW BASED ON
EDGE OF PAVEMENT



14534
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CROSS SECTIONS - ROTH STREET
HARTMEYER REDEVELOPMENT

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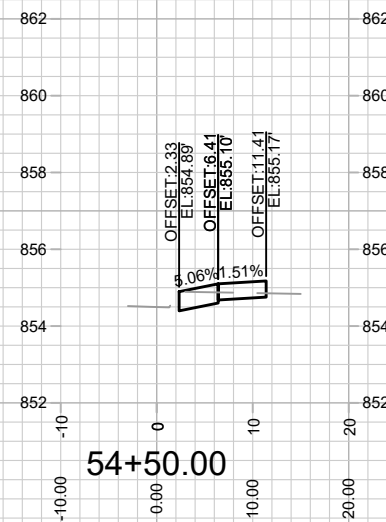
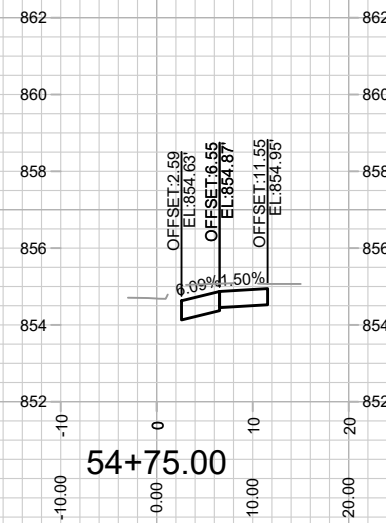
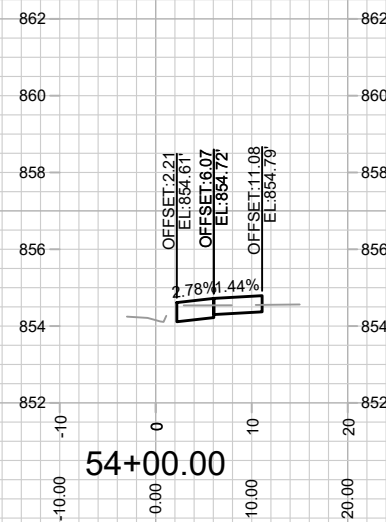
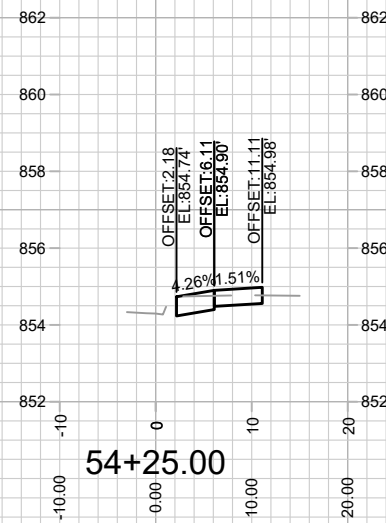
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MADISON, WI

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REVISED 5/8/2024 BY EMMA ALMY
CHANGED SHEET NAME
CROSS-SECTIONS ARE NOW BASED ON
EDGE OF PAVEMENT



14534
X-20

CROSS SECTIONS - ROTH STREET
HARTMEYER REDEVELOPMENT

M:\DESIGN\Projects\14534\CAD\Streets\14534EN-Xsections2.dwg

14534	MADISON, WI	9284
CONTRACT NO:		

MARK	REVISION	DATE	BY
14534	Date: 05/08/2024 2:00 PM	Scale: 1" = 20'	X-20

REVISED 2/24/2025 BY EMMA ALMY
ADDED SIDEWALK PI'S TO AVOID POWER POLES

705 Ruskin St
J R PIKE
CORPORATION

703 RUSKIN ST
KLECKER, LEROY

1834 Commercial Ave
MADISON ICE
HARTMEYER LLC

**PUBLIC STORM SEWER AND STORM
WATER MANAGEMENT EASEMENT**

 CANADIAN PACIFIC RR

LEGEND

 INSTALL PROPERTY BOUNDARY
MARKERS PER S.D.D. 2.11

PROP. BOUNDARY MARKERS PLAN

HARTMEYER REDEVELOPMENT

M:\DESIGN\Projects\14534\CAD\Survey\14534SVY-PropBoundaryMarkers.dwg

14534

MADISON, WI

CONTRACT NO:	9284
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14534
PBM-1



MARK	REVISION	DATE	BY
Designed By: EEA	Date: 12/14/2023 10:10 AM	Scale: 1"=50'	
14534			PBM-1

REVISED 5/8/2024 BY EMMA ALMY
UPDATED UNDERDRAIN IN BIO-FILTERS
ADDED SIDEWALK DRAINAGE FLUME
UPDATED MAINTENANCE LEGEND

MAINTENANCE LEGEND:

- = TERRACE REQUIRE MOWING BY CITY
- = SIDEWALK AND BIKE PATHS REQUIRE SNOW REMOVAL BY CITY
- = BUS STOP PAD REQUIRES SNOW REMOVAL BY CITY
- = CROSSWALK OR CONCRETE WATERWAY REQUIRE SNOW REMOVAL BY CITY
- = PRIVATELY MAINTAINED (MEDIANS, ISLAND, ROUNDABOUTS & PRIVATE OUTLOTS)

SPECIAL FEATURES LEGEND:

- = SUSPENDED PAVEMENT SYSTEM
- = STORM WATER FEATURE
- = UNDERDRAIN

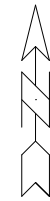
□ = ROW STORM FEATURES MAINTAINED BY STORMWATER

□ = PUBLIC CITY PARK PROPERTY

□ = PRIVATE OUTLOT

□ = PHASE BOUNDARY

**NOT FOR CONSTRUCTION -
CITY RECORDS ONLY**



CONCRETE WATERWAYS - CITY
TO PERFORM SNOW REMOVAL

UNDERDRAIN

BIO-FILTERS TO BE
MAINTAINED BY
STORMWATER
ENGINEERING AFTER
ACCEPTANCE

UNDERDRAIN

CONCRETE
WATERWAYS - CITY
TO PERFORM SNOW
REMOVAL

UNDERDRAIN

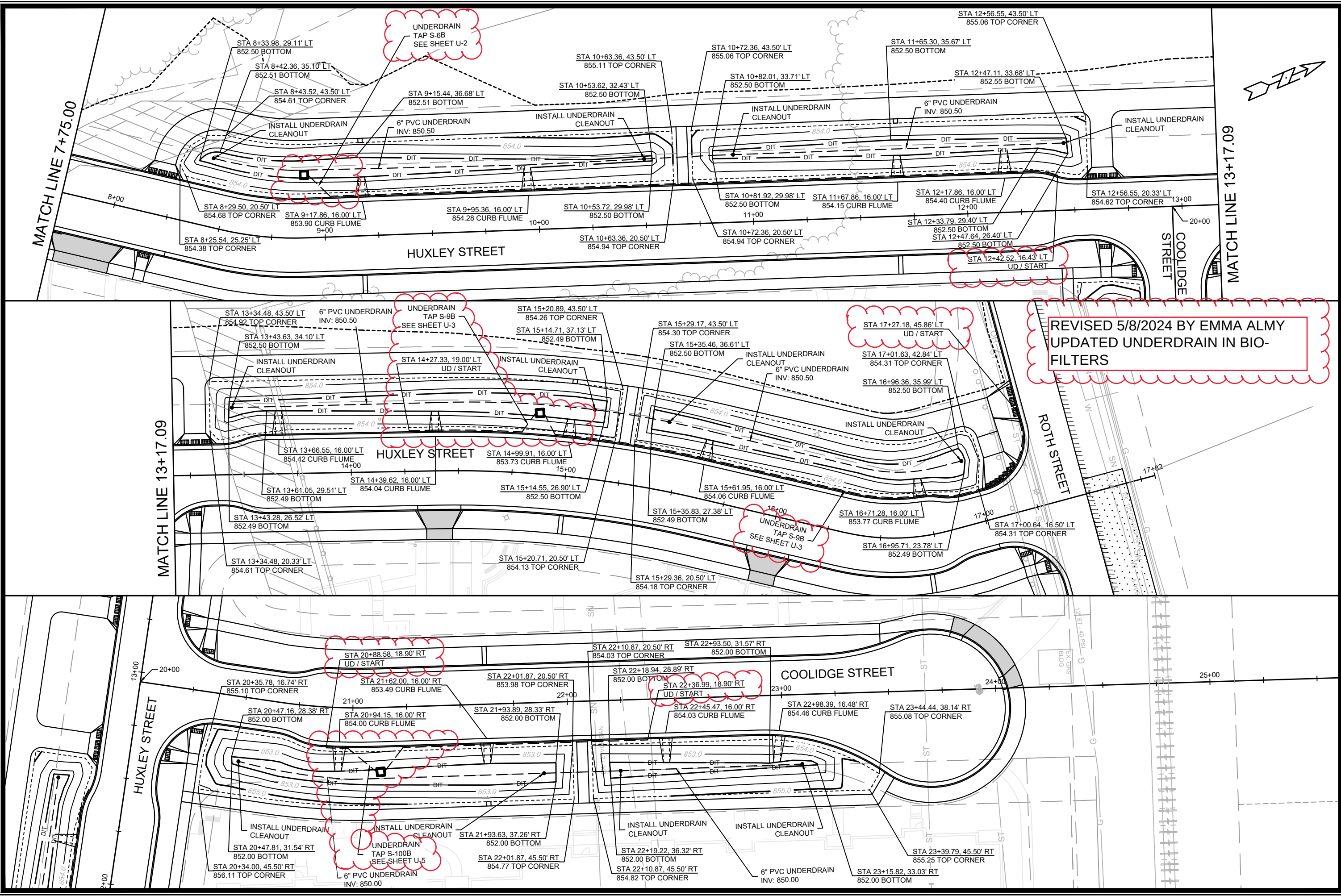
CONCRETE
WATERWAYS -
CITY TO PERFORM
SNOW REMOVAL

BIO-FILTERS TO BE
MAINTAINED BY
STORMWATER
ENGINEERING AFTER
ACCEPTANCE

SIDEWALK
DRAINAGE
FLUME

EASEMENT AREA TO
BE MAINTAINED BY
STORMWATER
ENGINEERING AFTER
ACCEPTANCE

14534	MADISON, WI	9284	14534	MN-1
MAINTENANCE PLAN		HARTMEYER REDEVELOPMENT		
CITY OF MADISON WISCONSIN		M:\DESIGN\Projects\14534\CAD\Streets\14534EN-Maintenance.dwg		
14534		MN-1		
CONTRACT NO:		14534		
DATE:		12/8/2023 10:00 AM		
REVISION:		Scale: 1"=100'		
BY:		Designed By: EEA		



14534		MADISON, WI		9284	
TERRACE BIO-FILTERS		HARTMEYER REDEVELOPMENT		CONTRACT NO.	
		14534		T-1	
M:\DESIGN\Projects\14534\CAD\Streets\14534-EN-TSheets_2.dwg		Date: 12/8/2023 9:00 AM		Scale: 1"=40'	
MARK		REVISION		BY	
14534		14534		T-1	