



Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

PUBLIC IMPROVEMENT PROJECT APPROVED

JUNE 7, 2022

BY THE COMMON COUNCIL OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN APPROVED BY:

CV- Greg Fries

Dec 8, 2022

City Engineer

Date

INDEX OF SHEETS

| | |
|-----------------|----------------|
| SHEET NO. C2-C3 | SITE PLAN |
| SHEET NO. C4-C5 | PLAN & PROFILE |
| SHEET NO. C6-C7 | UTILITY PLAN |
| SHEET NO. L8 | LANDSCAPE PLAN |

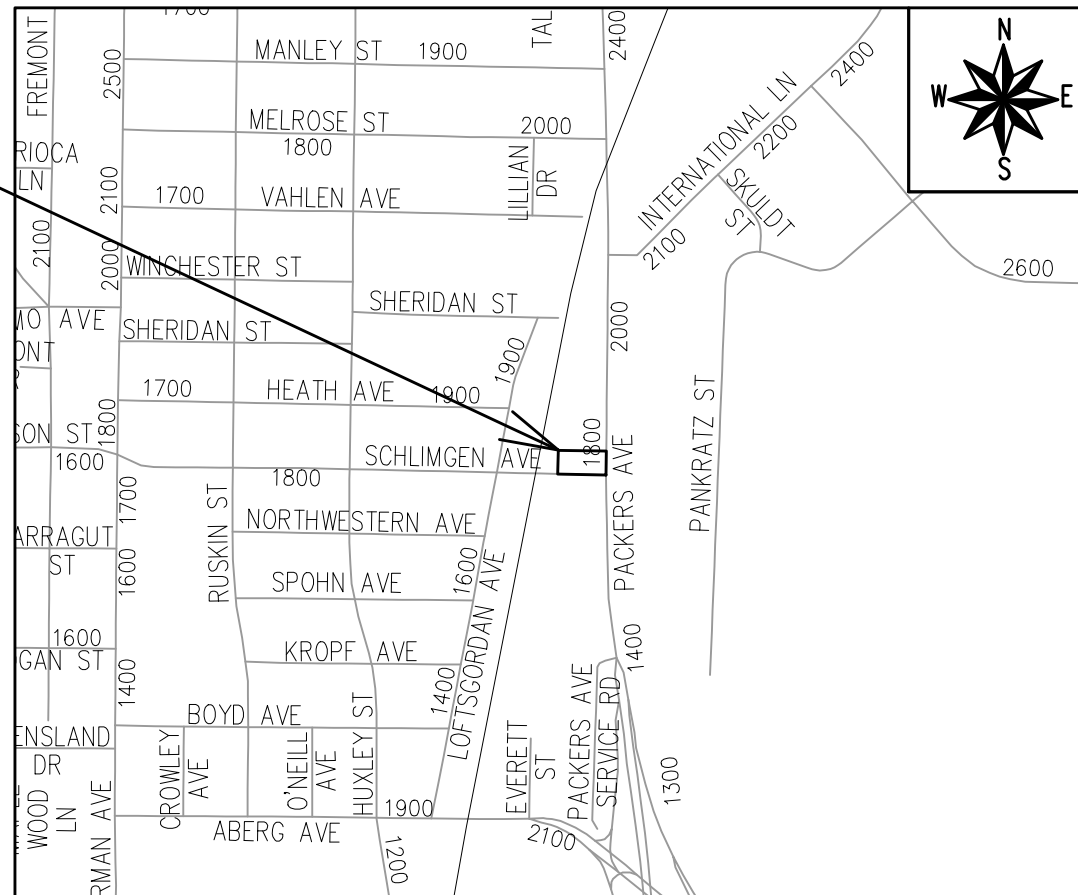
NO MAINTENANCE PLAN REQUIRED

REVISION
 6/21/23- SHEET C7 - SANITARY UPDATED
 9/7/23- SHEET C7 - SANITARY UPDATED
 8/7/24- SHEET C2, C4, C6 & L8 - DRIVEWAY SHIFTED

2110 SCHLINGEN AVENUE

CITY PROJECT NO. 14242
CONTRACT NO. 9194

PROJECT LOCATION



STREET DESIGNED BY:

SEE INDIVIDUAL SHEET

SANITARY SEWER DESIGNED BY:

SEE INDIVIDUAL SHEET

WATER DESIGNED BY:

SEE INDIVIDUAL SHEET

STORM SEWER DESIGNED BY:

SEE INDIVIDUAL SHEET

PLOT SCALE: 1:1_XREF

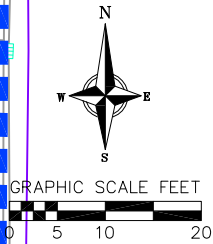
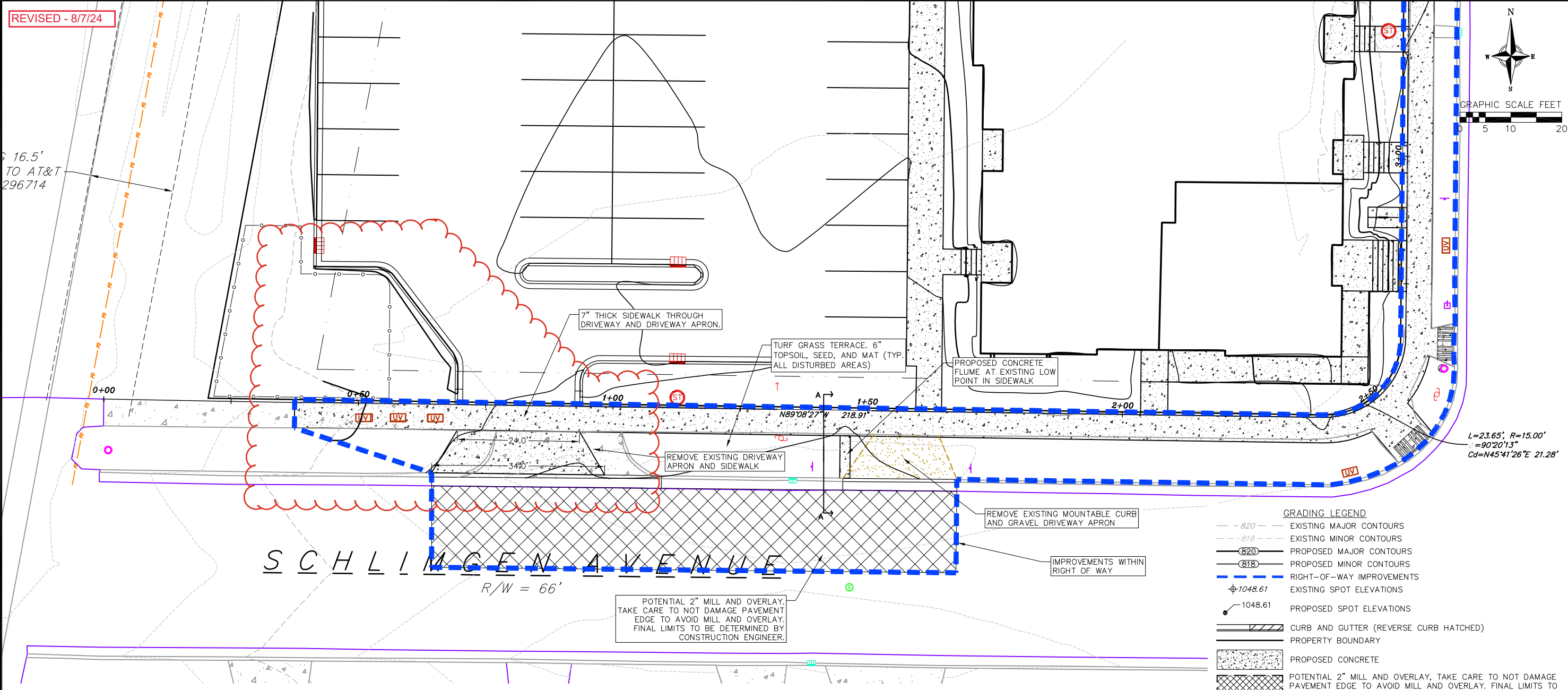
PLOT NAME: ---

REV. DATE: 10/31/2022 1:23 PM

ORIGINATOR: CITY_OF_MADISON

REVISED - 8/7/24

© Vierbicher Associates, Inc. M:\Liberty Mortgage and Development\200102 - 1814 Packers Avenue\CADD\200102 - ROW Plans.dwg by: kjen

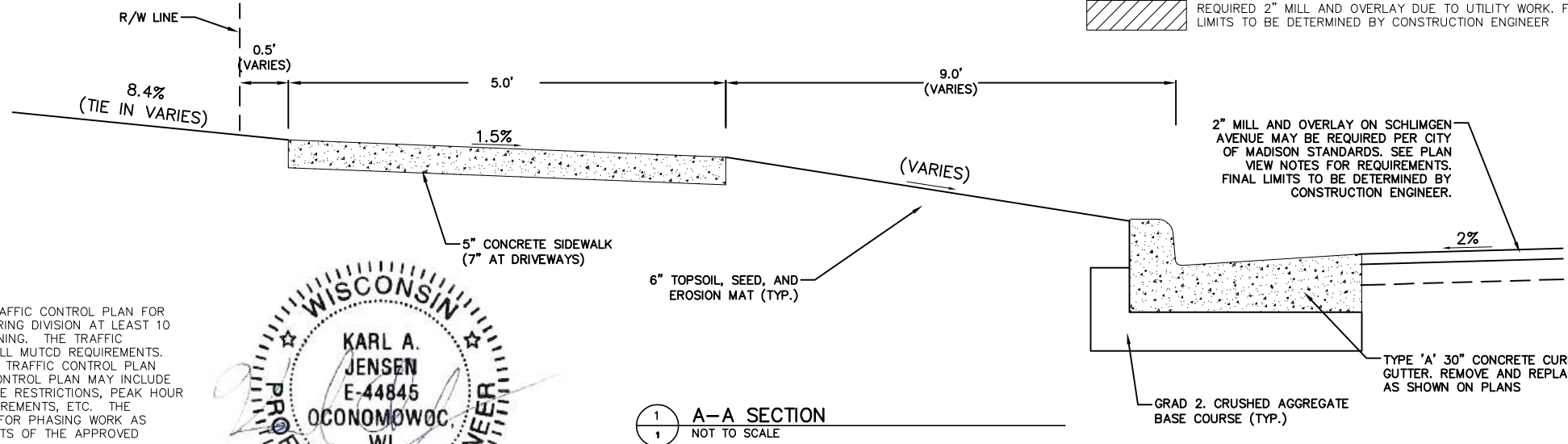


GRADING LEGEND

| | |
|-------------|--|
| --- 820 --- | EXISTING MAJOR CONTOURS |
| --- 818 --- | EXISTING MINOR CONTOURS |
| --- 820 --- | PROPOSED MAJOR CONTOURS |
| --- 818 --- | PROPOSED MINOR CONTOURS |
| --- | RIGHT-OF-WAY IMPROVEMENTS |
| + | EXISTING SPOT ELEVATIONS |
| ● | PROPOSED SPOT ELEVATIONS |
| --- | CURB AND GUTTER (REVERSE CURB HATCHED) |
| --- | PROPERTY BOUNDARY |
| --- | PROPOSED CONCRETE |
| --- | POTENTIAL 2" MILL AND OVERLAY, TAKE CARE TO NOT DAMAGE PAVEMENT EDGE TO AVOID MILL AND OVERLAY. FINAL LIMITS TO BE DETERMINED CON CONSTRUCTION ENGINEER. |
| --- | REQUIRED 2" MILL AND OVERLAY DUE TO UTILITY WORK. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER |

- SITE NOTES:**
1. THE THE DEVELOPER SHALL REPLACE ALL CURB & GUTTER AND SIDEWALK THAT IS DAMAGED OR DETERMINED TO BE IN UNSATISFACTORY CONDITION.
 2. ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADES OF 0.5% TOWARD STORM SEWER INLETS.
 3. ALL DISTURBED TERRACE AREAS SHALL BE RESTORED WITH 6-INCHES OF TOP SOIL AND SEED UNLESS DIRECTED OTHERWISE ON THE PLAN OR BY THE CITY CONSTRUCTION ENGINEER.
 4. TYPICAL PAVEMENT CROSS SLOPES SHALL BE 2% AND TERRACES SHALL SLOPE AT A 4% GRADE TOWARD THE GUTTER.
 5. THE CROSS SLOPE OF SIDEWALKS SHALL BE 1.5%. 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. CONCRETE TERRACE SHALL BE INSTALLED BETWEEN THE SIDEWALK AND THE BACK OF CURB AT SIDEWALK LOW POINTS WHICH CANNOT OTHERWISE BE DRAINED DIRECTLY TO THE GUTTER. SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4.00:1.
 6. OBTAIN A PRINT OUT OF THE ALIGNMENT FROM THE CITY ENGINEER PRIOR TO STAKING THIS PROJECT.
 7. ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS RIGHT-OF-WAY PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.
 8. 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.
 9. ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.
 10. THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.

11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR REVIEW TO THE CITY TRAFFIC ENGINEERING DIVISION AT LEAST 10 WORKING DAYS PRIOR TO WORK BEGINNING. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH ALL MUTCD REQUIREMENTS. WORK SHALL NOT PROCEED UNTIL THE TRAFFIC CONTROL PLAN HAS BEEN APPROVED. THE TRAFFIC CONTROL PLAN MAY INCLUDE BUT IS NOT LIMITED TO: LANE CLOSURE RESTRICTIONS, PEAK HOUR WORKING RESTRICTIONS, ACCESS REQUIREMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING WORK AS NECESSARY TO MEET THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.
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Karl A Jensen

1 A-A SECTION
1 NOT TO SCALE

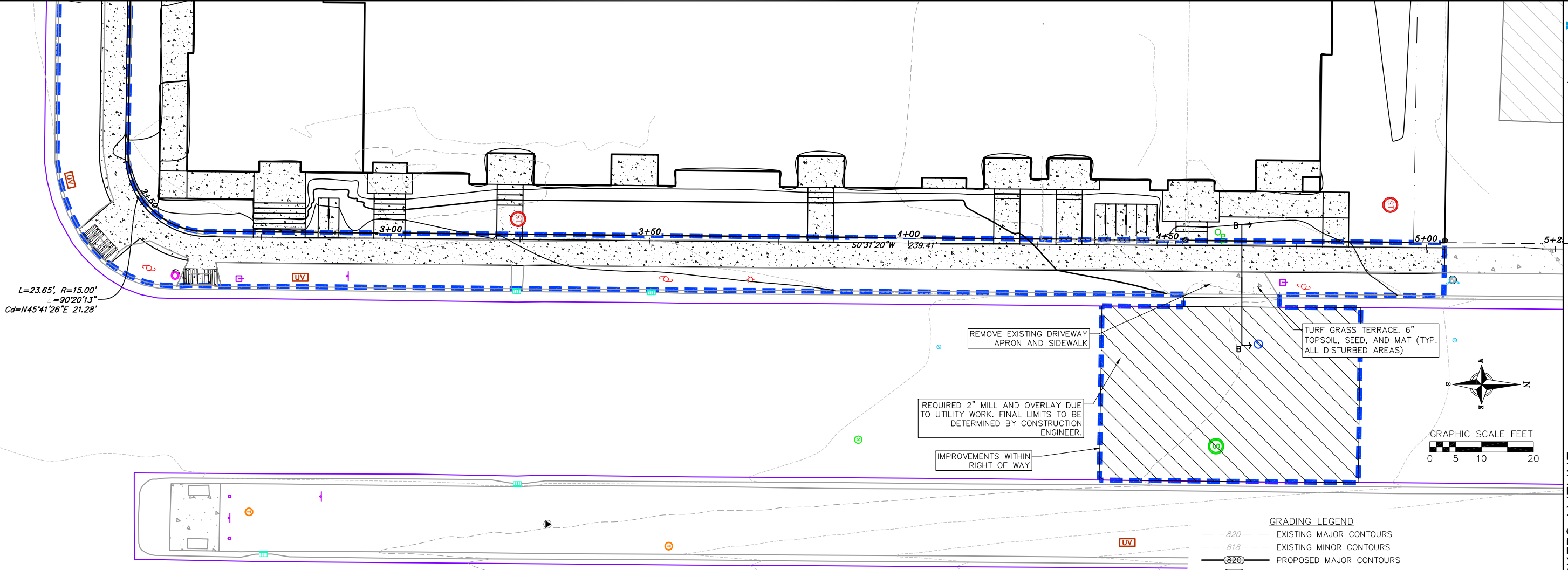
CITY OF MADISON DRIVEWAY PERMIT NO. LNDUSE-2020-00067 CITY PROJECT NO. 14242 CONTRACT NO. 9194

vierbicher
planners | engineers | advisors
Phone: (800) 261-8988

SITE PLAN - SCHLIMGEN AVENUE
AVENUE SQUARE APARTMENTS - 2110 SCHLIMGEN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

| REVISIONS | NO. | DATE | REMARKS |
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DATE: 11/28/2022
DRAFTER: KJEN
CHECKED: JKAS
PROJECT NO.: 14242



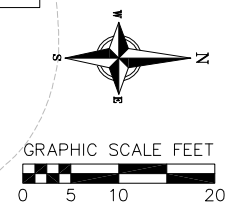
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 $\Delta=90^{\circ}20'13''$
 $Cd=N45^{\circ}41'26''E 21.28'$

REMOVE EXISTING DRIVEWAY
APRON AND SIDEWALK

REQUIRED 2" MILL AND OVERLAY DUE
TO UTILITY WORK. FINAL LIMITS TO BE
DETERMINED BY CONSTRUCTION
ENGINEER.

IMPROVEMENTS WITHIN
RIGHT OF WAY

TURF GRASS TERRACE. 6"
TOPSOIL, SEED, AND MAT (TYP.
ALL DISTURBED AREAS)



PACKERS AVENUE (STH 113)

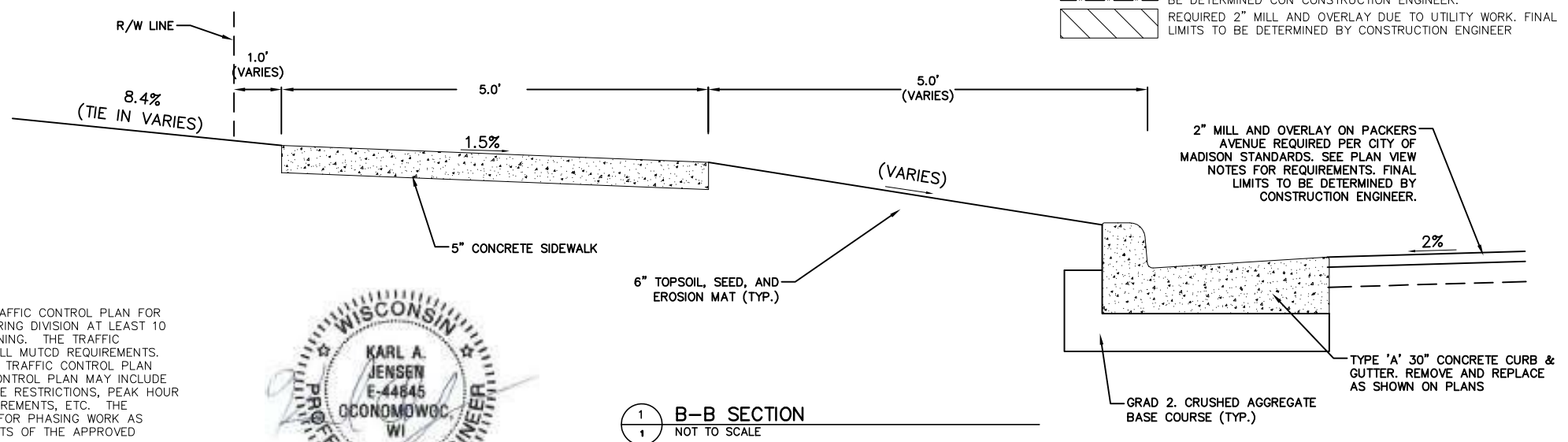
R/W = 110'

GRADING LEGEND

- - - 820 - - - EXISTING MAJOR CONTOURS
- - - 818 - - - EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- — — RIGHT-OF-WAY IMPROVEMENTS
- ⊕ 1048.61 EXISTING SPOT ELEVATIONS
- ⊕ 1048.61 PROPOSED SPOT ELEVATIONS
- ▨ CURB AND GUTTER (REVERSE CURB HATCHED)
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- ▭ PROPOSED CONCRETE
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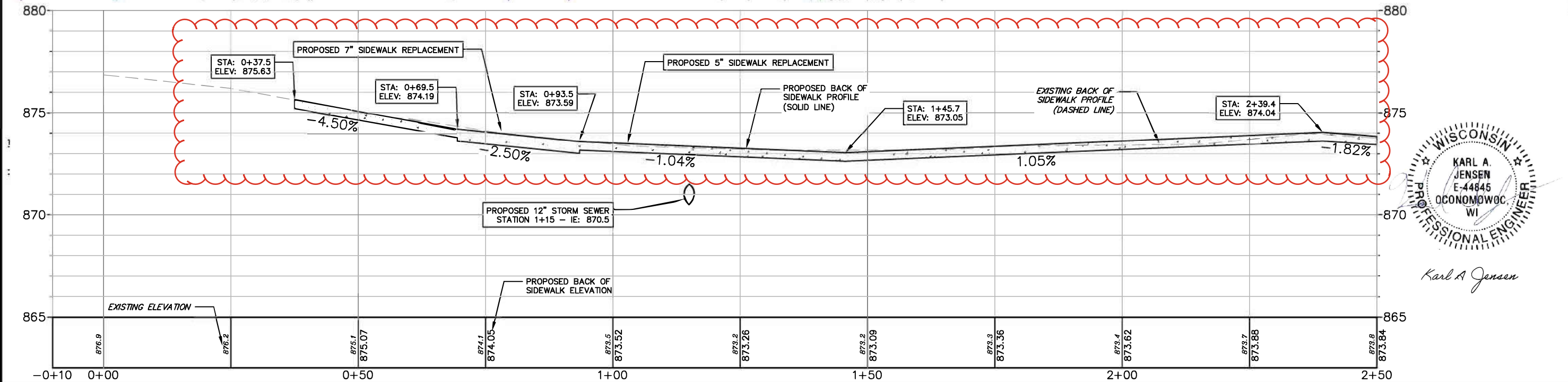
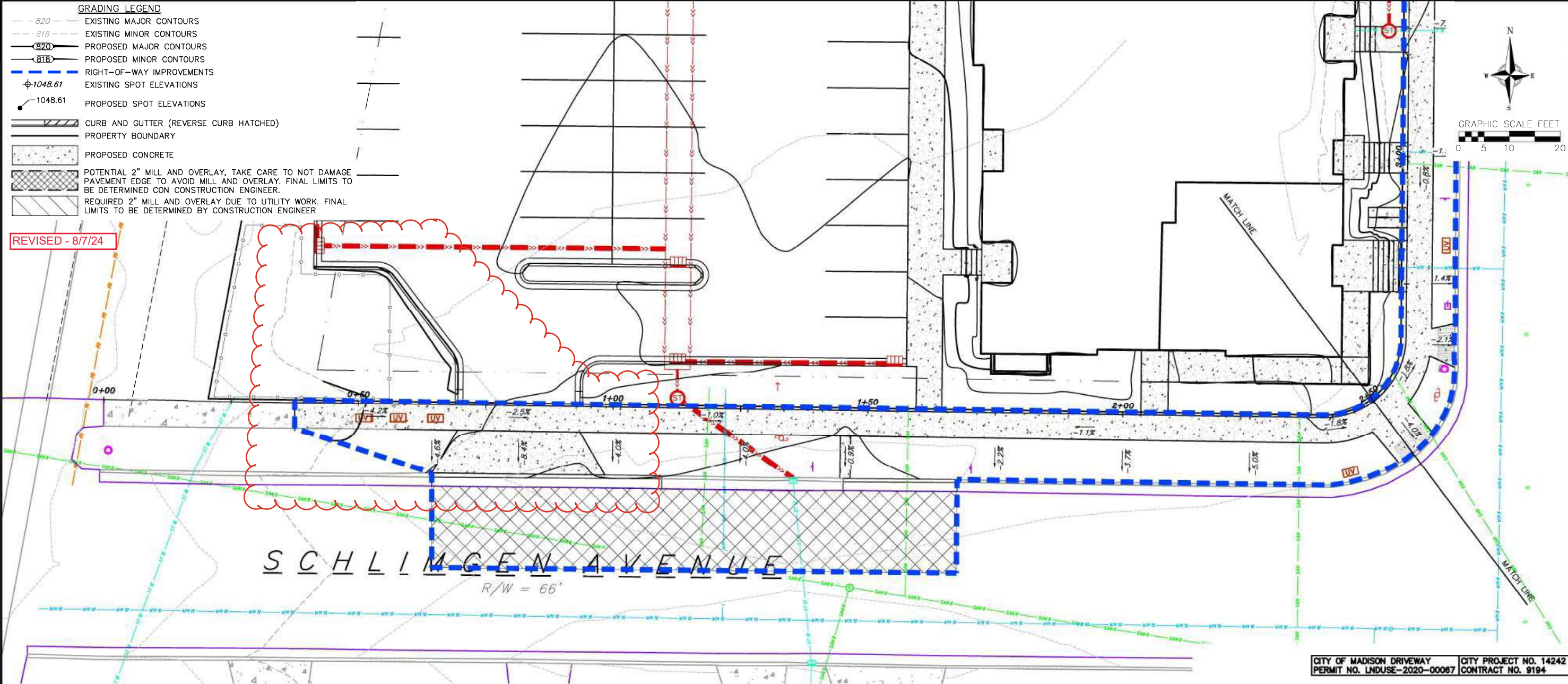
Karl A. Jensen

1 B-B SECTION
1 NOT TO SCALE

| REVISIONS | NO. | DATE | REMARKS |
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DATE: 11/28/2022
DRAFTER: KJEN
CHECKED: JKAS
PROJECT NO.: 14242

06 Aug 2024 - 9:59a M:\Liberty Mortgage and Development\200102 - 1814 Packers Avenue\CAD\200102 - ROW Plans.dwg by: kjen



CITY OF MADISON DRIVEWAY PERMIT NO. LNDUSE-2020-00067 CITY PROJECT NO. 14242 CONTRACT NO. 9194



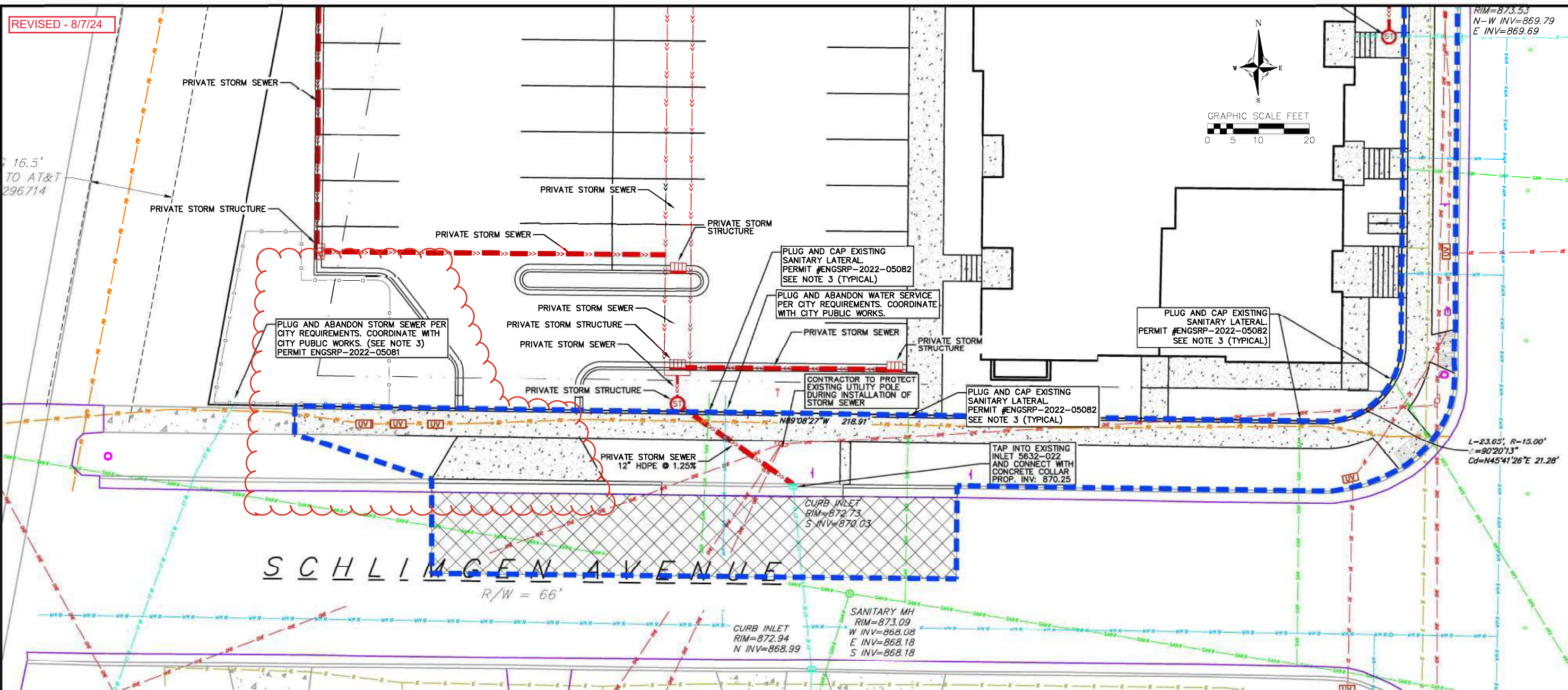
Karl A. Jensen

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DATE: 11/28/2022
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PROJECT NO.: 14242

REVISED - 8/7/24

06 Aug 2024 - 9:59a M:\Liberty Mortgage and Development\200102 - 1814 Packard Avenue\CAD\200102 - ROW Plans.dwg by: kjen



vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

UTILITY PLAN - SCHLIMGEN AVENUE
AVENUE SQUARE APARTMENTS - 2110 SCHLIMGEN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

UTILITY NOTES:

- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- PLUG AND CAP EXISTING SANITARY AND STORM LATERALS (AT PROPERTY LINE) BY APPLICANT.
- INSTALL ELECTRONIC MARKER BALL ABOVE LATERAL AT PROPERTY LINE, CITY TO SUPPLY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.

- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
- 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.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR REVIEW TO THE CITY TRAFFIC ENGINEERING DIVISION AT LEAST 10 WORKING DAYS PRIOR TO WORK BEGINNING. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH ALL MUTCD REQUIREMENTS. WORK SHALL NOT PROCEED UNTIL THE TRAFFIC CONTROL PLAN HAS BEEN APPROVED. THE TRAFFIC CONTROL PLAN MAY INCLUDE BUT IS NOT LIMITED TO: LANE CLOSURES RESTRICTIONS, PEAK HOUR WORKING RESTRICTIONS, ACCESS REQUIREMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING WORK AS NECESSARY TO MEET THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.
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- COORDINATE RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRED USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GRADE) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 608-266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ALL UTILITY VERIFICATIONS AND ACCURACY OF THESE DRAWINGS ARE THE RESPONSIBILITY OF THE DEVELOPER. ANY CONFLICTS THAT ARISE FROM MISSING OR ERRONEOUS INFORMATION WILL BE AT THEIR EXPENSE.

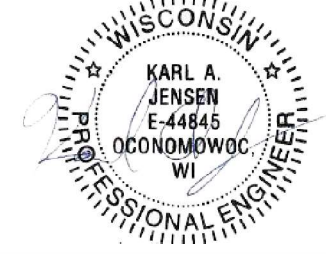
PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- WATER SERVICE LATERAL PIPE
- WATER VALVE

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN (SIZE NOTED)

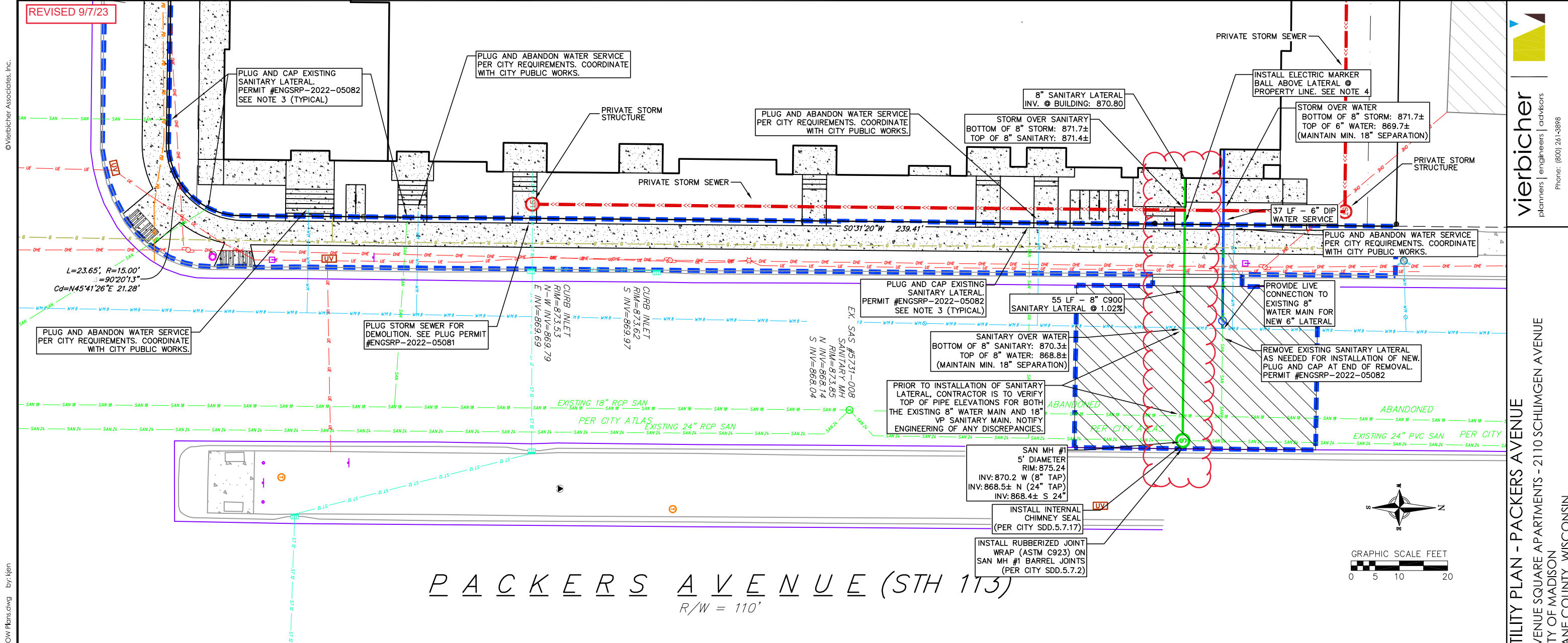
Karl A Jensen



CITY OF MADISON DRIVEWAY PERMIT NO. LNDUSE-2020-00087 CITY PROJECT NO. 14242 CONTRACT NO. 9194

| NO. | DATE | REVISIONS | REMARKS |
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DATE: 11/28/2022
DRAFTER: KJEN
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18 Sep 2023 - 8:44g M:\Liberty Mortgage and Development\2010102 - 1814 Packers Avenue\CADD\2010102 - ROW Plans.dwg by: kjen
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vierbicher
planners | engineers | advisors
Phone: (800) 261-6898

UTILITY PLAN - PACKERS AVENUE
AVENUE SQUARE APARTMENTS - 2110 SCHLIMGEN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

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C-7

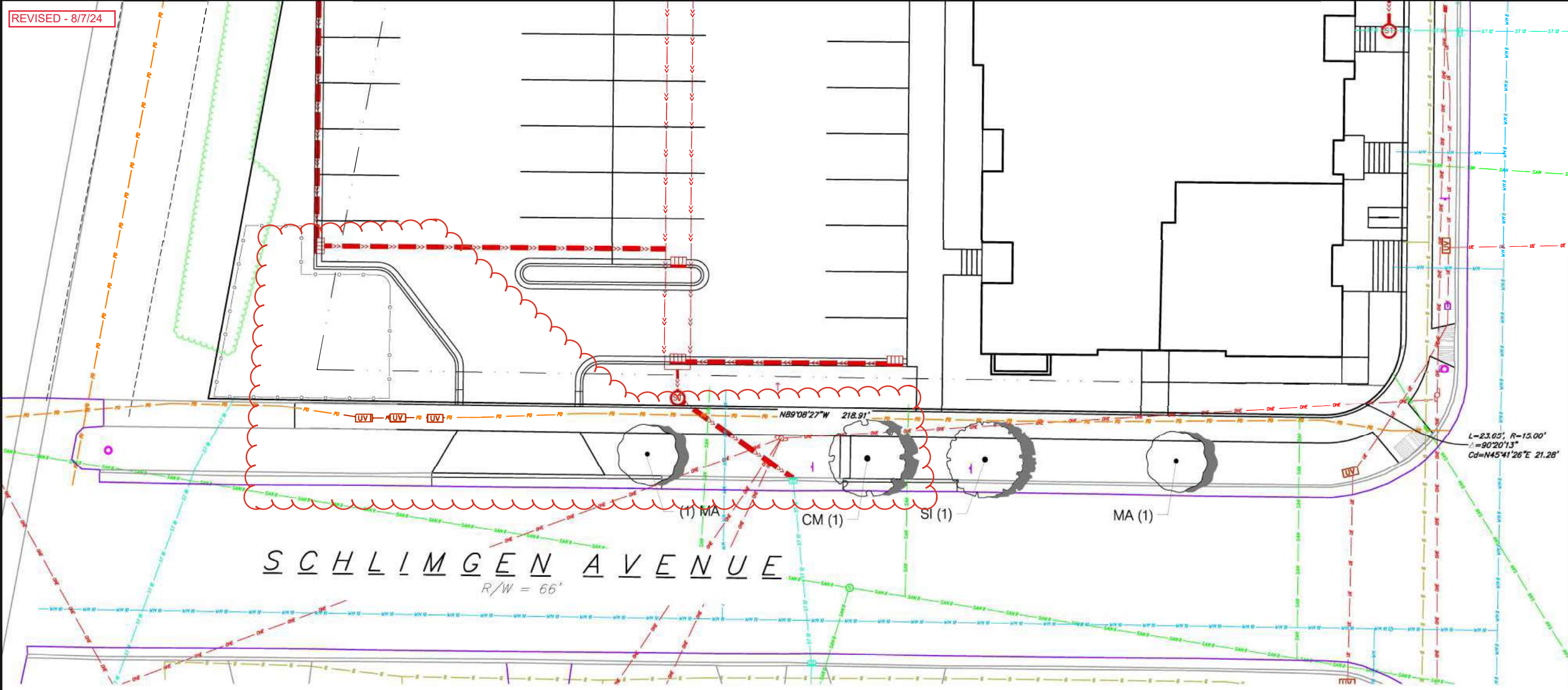
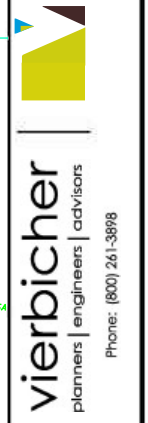


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REVISED - 8/7/24

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06 Aug 2024 - 9:59a M:\Liberty Mortgage and Development\200102 - 1814 Pockets Avenue\CAD\200102 - ROW Plans.dwg by: KJen



SCHLIMGEN AVENUE

R/W = 66'

PLANT SCHEDULE

| NEW STREET TREES | BOTANICAL / COMMON NAME | ROOT COND. | SIZE | NOTES | QTY |
|------------------|---|------------|----------|-------|-----|
| CM | Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry | B & B | 1.5" Cal | | 1 |
| MA | Malus x 'Adirondack' / Adirondack Crabapple | B & B | 1.5" Cal | | 2 |
| SI | Syringa reticulata reticulata 'Williamette' TM / Ivory Pillar Japanese Tree Lilac | B & B | 1.5" Cal | | 1 |

GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climactic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by LaCrosse Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min. and edged with commercial grade aluminum landscape edging, Permaloc CleanLine 3/4" x 4" or equal, color black anodized.
- At least one week prior to street tree planting, Contractor shall contact Jeff Heinecke with City Forestry at (608) 266-4816 to schedule inspection and approval of nursery tree stock, review planting specifications with the landscaper, and to determine the final planting locations.



Karl A. Jensen

LANDSCAPE PLAN
AVENUE SQUARE APARTMENTS - 2110 SCHLIMGEN AVENUE
CITY OF MADISON
DANE COUNTY, WISCONSIN

| REVISIONS | | REVISIONS | |
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DATE: 11/28/2022
DRAFTER: KJEN
CHECKED: SWIN
PROJECT NO.: 14242