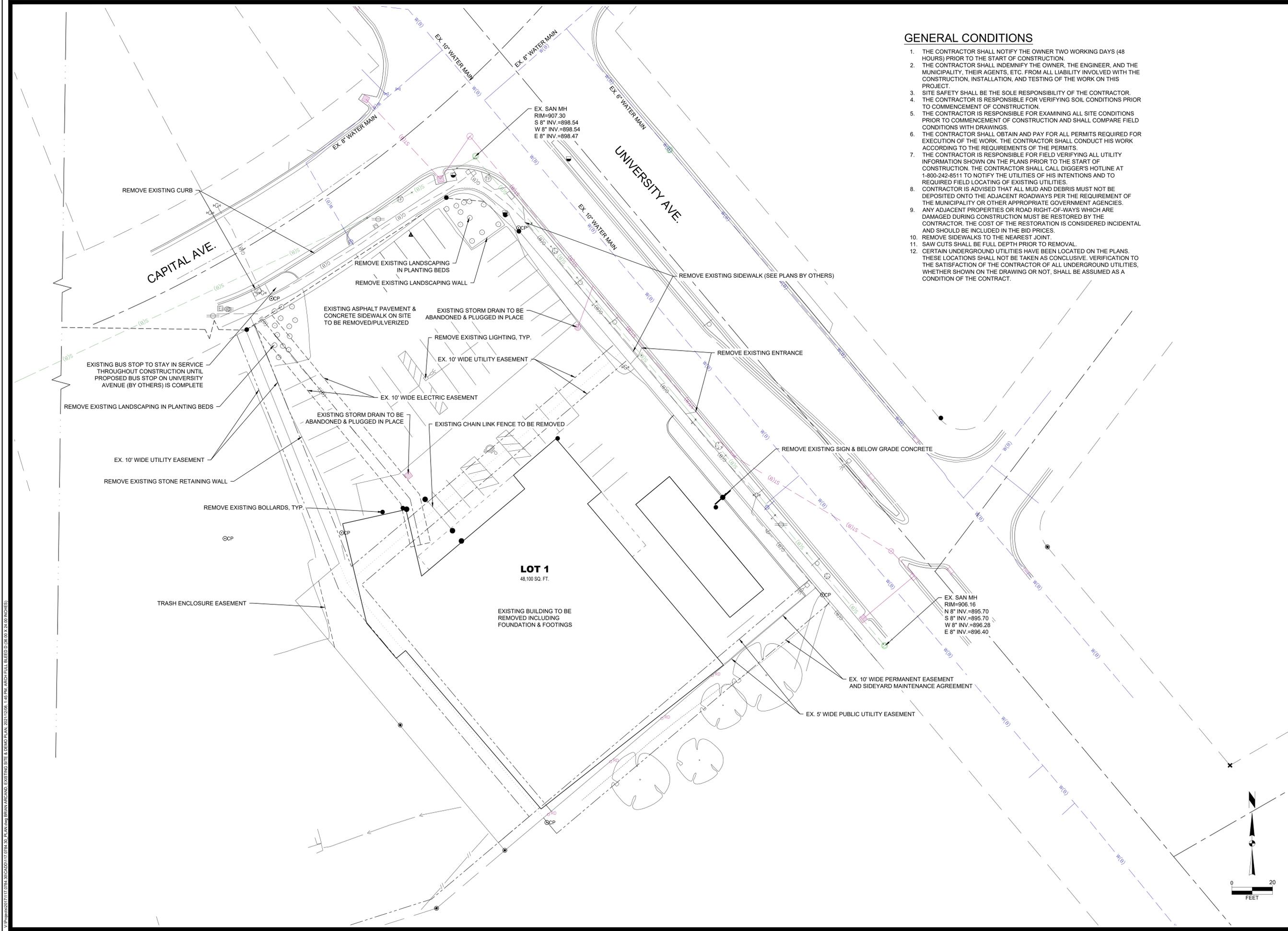


5535 University Avenue
Contract 8112
MUNIS 13888
Developer: 5533 Development Partners LLC



Summary of Improvements:

- Remove and replace sidewalk on University Avenue to accommodate future bus pull out. Replace any sidewalk adjacent to the project as needed.
- New commercial drive entrance on Capital Avenue. Close old drive entrances on Capital Avenue and University Avenue with curb and gutter.
- New sanitary sewer access structure for new private sewer lateral connection on Capital Avenue.
- New private water service connection on Capital Avenue.
- Private storm sewer lateral connections to existing public storm sewer on Capital Avenue and University Avenue.
- Remove / Protect existing public street terrace trees per City Forestry approvals.



GENERAL CONDITIONS

1. THE CONTRACTOR SHALL NOTIFY THE OWNER TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-9511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS AND TO REQUIRED FIELD LOCATING OF EXISTING UTILITIES.
8. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.
10. REMOVE SIDEWALKS TO THE NEAREST JOINT.
11. SAW CUTS SHALL BE FULL DEPTH PRIOR TO REMOVAL.
12. CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT.

REMOVE BUS PULLOUT	12-08-2022	BCA
SITE UPDATES	10-21-2022	BCA
CITY COMMENTS	09-10-2022	BCA
SITE UPDATES	06-16-2022	BCA
REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =
Technician: TTT	Date: 12-06-2017	T-R-S: TTT-RRR-SS
Project No: 117.0784.30		

5535 UNIVERSITY AVENUE
EXISTING SITE & DEMO PLAN
CITY OF MADISON, DANE COUNTY, WI

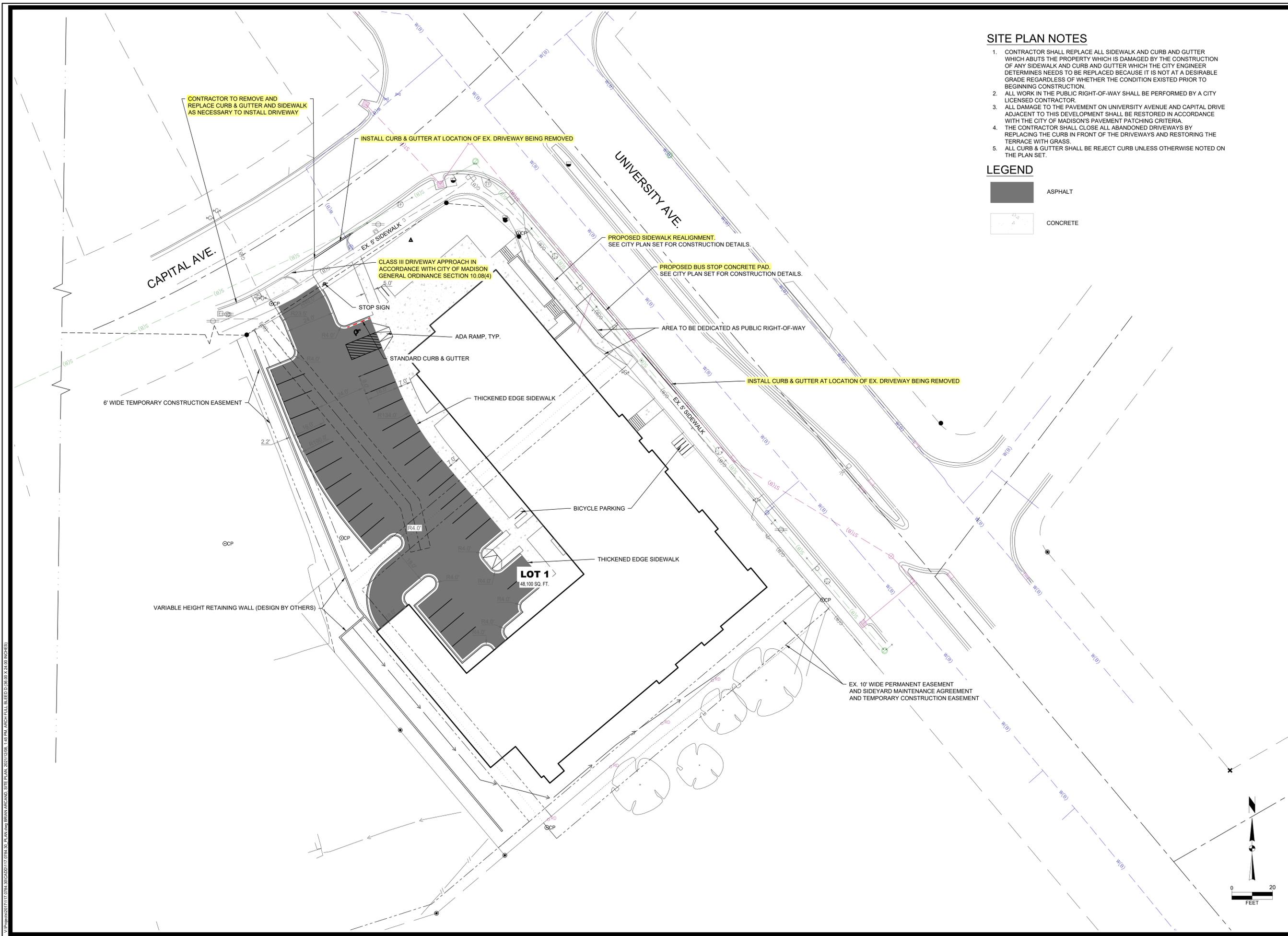
SNYDER & ASSOCIATES, INC.
 6010 JOGES ROAD
 MADISON, WISCONSIN 53719
 608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.0784.30
 Sheet C.2.1

V:\Projects\20171117_0784_30\CADD\17_0784_30_Plan.dwg BRAN ARCADE, EXISTING SITE & DEMO PLAN, 2021/12/08, 1:45 PM ARCH FULL BLEED D (36.00 X 24.00 INCHES)

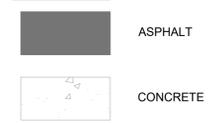
V:\Projects\201711\0784_30\CADD\17.0784_30_Plan.dwg BRAN ARCHD. SITE PLAN 20211208 1:45 PM ARCH FULL BLEED D (36.00 X 24.00 INCHES)



SITE PLAN NOTES

1. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY WHICH IS DAMAGED BY THE CONSTRUCTION OF ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL DAMAGE TO THE PAVEMENT ON UNIVERSITY AVENUE AND CAPITAL DRIVE ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
4. THE CONTRACTOR SHALL CLOSE ALL ABANDONED DRIVEWAYS BY REPLACING THE CURB IN FRONT OF THE DRIVEWAYS AND RESTORING THE TERRACE WITH GRASS.
5. ALL CURB & GUTTER SHALL BE REJECT CURB UNLESS OTHERWISE NOTED ON THE PLAN SET.

LEGEND



REMOVE BUS PULLOUT	12-08-2022	BCA
SITE UPDATES	10-21-2022	BCA
CITY COMMENTS	09-10-2022	BCA
SITE UPDATES	06-16-2021	BCA
MARK	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =
Technician: TECH	Date: 12-06-2017	T-R-S: TTN-RRW-SS
Project No: 117.0784.30		

5535 UNIVERSITY AVENUE

SITE PLAN

CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

6010 JOGES ROAD
MADISON, WISCONSIN 53719
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 117.0784.30

Sheet C.2.2



INSTALL 6" WATER LATERAL
MAINTAIN A MINIMUM COVER
OF 6.5'. CONTRACTOR TO SAW
CUT & PATCH CAPITAL AVE.
AND SIDEWALK AS NECESSARY.
VERIFY DEPTH OF WATER
AT BUILDING WITH PLUMBER.

EX 3" WATER LATERAL TO BE
CAPPED AND ABANDONED

INSTALL 4" SAN. MH
CONTRACTOR TO VERIFY INVERT & RIM ELEVATION
APPROX. RIM=908.08
APPROX. INV.=898.71
CONTRACTOR TO SAW CUT & PATCH
CAPITAL AVE. AND SIDEWALK AS NECESSARY.
SLOPE OF LATERAL TO BE A MINIMUM OF 2.04%.
VERIFY INVERT AT BUILDING WITH PLUMBER.

EX. STM INLET
T/C=907.19
INV (NW)=902.71 (12")
INV (NE)=902.59 (15")
CONNECT TO EX. INLET
AT INV.=902.59 (15")

EX. SAN. MH
RIM=907.30
S 8" INV=898.54
W 8" INV=898.54
E 8" INV=898.47

EX. SANITARY LATERAL
TO BE CAPPED & ABANDONED

UNIVERSITY AVE.

EX. STORM SEWER
TO BE CAPPED & ABANDONED

EX. SANITARY LATERAL
TO BE CAPPED & ABANDONED

EX. 3" WATER LATERAL TO BE
CAPPED AND ABANDONED

EX. SANITARY LATERAL
TO BE CAPPED & ABANDONED

LOT 1
48,100 SQ. FT.

INSTALL TRENCH DRAIN
RIM=909.90
R-4990-AX, TY. C

ADS SYSTEM (DESIGNED BY OTHERS)

EX. STM INLET
RIM=905.58
INV=901.10 (24")

EX. SAN. MH
RIM=906.16
N 8" INV=895.70
S 8" INV=895.70
W 8" INV=896.28
E 8" INV=896.40

UTILITY PLAN NOTES

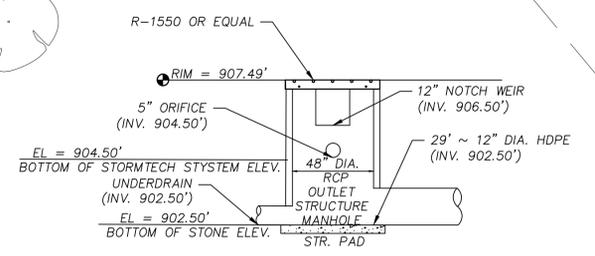
1. UP-FLO FILTER STRUCTURE TO BE DESIGNED BY OTHERS. STRUCTURE TO CONTAIN FOUR (4) FILTER BAGS AND BE DESIGNED TO HANDLE A FLOW OF 6.14 CFS.
2. ADS STORMTECH SYSTEM TO BE DESIGNED BY OTHERS. SYSTEM TO BE DESIGNED TO HANDLE A FLOW OF 2.61 CFS.
3. CONNECTION FROM ADS STORMTECH SYSTEM TO OUTLET CONTROL STRUCTURE TO BE DESIGNED BY OTHERS. CONNECTION TO BE DESIGNED TO HANDLE A FLOW OF 2.61 CFS.
4. ADS STORMTECH SYSTEM TO MAINTAIN A MINIMUM OF TEN (10) FEET SEPARATION FROM BUILDING.

STRUCTURE TABLE					
STRUCTURE NAME	RIM EL	STRUCTURE TYPE	INVERTS IN	INVERTS OUT	FRAME/GRATE
ST-1	909.93	UP-FLO FILTER STRUCTURE	S = 906.21 E = 905.88	N = 905.46	R-2070
ST-2	910.76	2x3' CI	S = 903.90	NE = 903.90	R-3067
ST-4	907.49	OUTLET CONTROL STRUCTURE	SW = 902.50	SE = 902.50	R-1550

STRUCTURE TABLE					
STRUCTURE NAME	RIM EL	STRUCTURE TYPE	INVERTS IN	INVERTS OUT	FRAME/GRATE
SA-1	908.08	ECCENTRIC MH	SE = 898.71		R-1550

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
STP-1	N12 HDPE	6		ST-1	51	907.40	906.21	2.33%
STP-2	N12 HDPE	10		ST-1	64	907.68	905.88	2.82%
STP-3	N12 HDPE	15	ST-1	ST-2	89	905.46	903.90	1.76%
STP-4	N12 HDPE	15		ST-2	75	903.90	902.59	1.76%
STP-5	N12 HDPE	10			10	904.63	904.50	1.28%
STP-6	N12 HDPE	12		ST-4	6	902.50	902.50	0.00%
STP-7	N12 HDPE	12		ST-4	29	902.50	902.10	1.37%

SANITARY PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
SAP-1	PVC	8		SA-1	44	899.61	898.71	2.04%



REMOVE BUS PULLOUT	12-08-2027	BCA
SITE UPDATES	10-21-2027	BCA
CITY COMMENTS	09-10-2027	BCA
SITE UPDATES	06-16-2027	BCA
MARK		
Engineer: BCA	Checked By: M.L.C	Scale: 1" =
Technician: TECH	Date: 12-06-2017	T-R-S: TTN-RRW-SS
Project No: 117.0784.30		Sheet C 4.0

5535 UNIVERSITY AVENUE
UTILITY PLAN
CITY OF MADISON, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

6010 JOGES ROAD
MADISON, WISCONSIN 53719
608-838-0444 | www.snyder-associates.com



V:\Projects\20171117_0784_30\CADD\117_0784_30_Plan.dwg BRAN ARSAND UTILITY PLAN, 2021/12/08, 1:45 PM ARCH FULL BLEED D (86.00 X 24.00 INCHES)