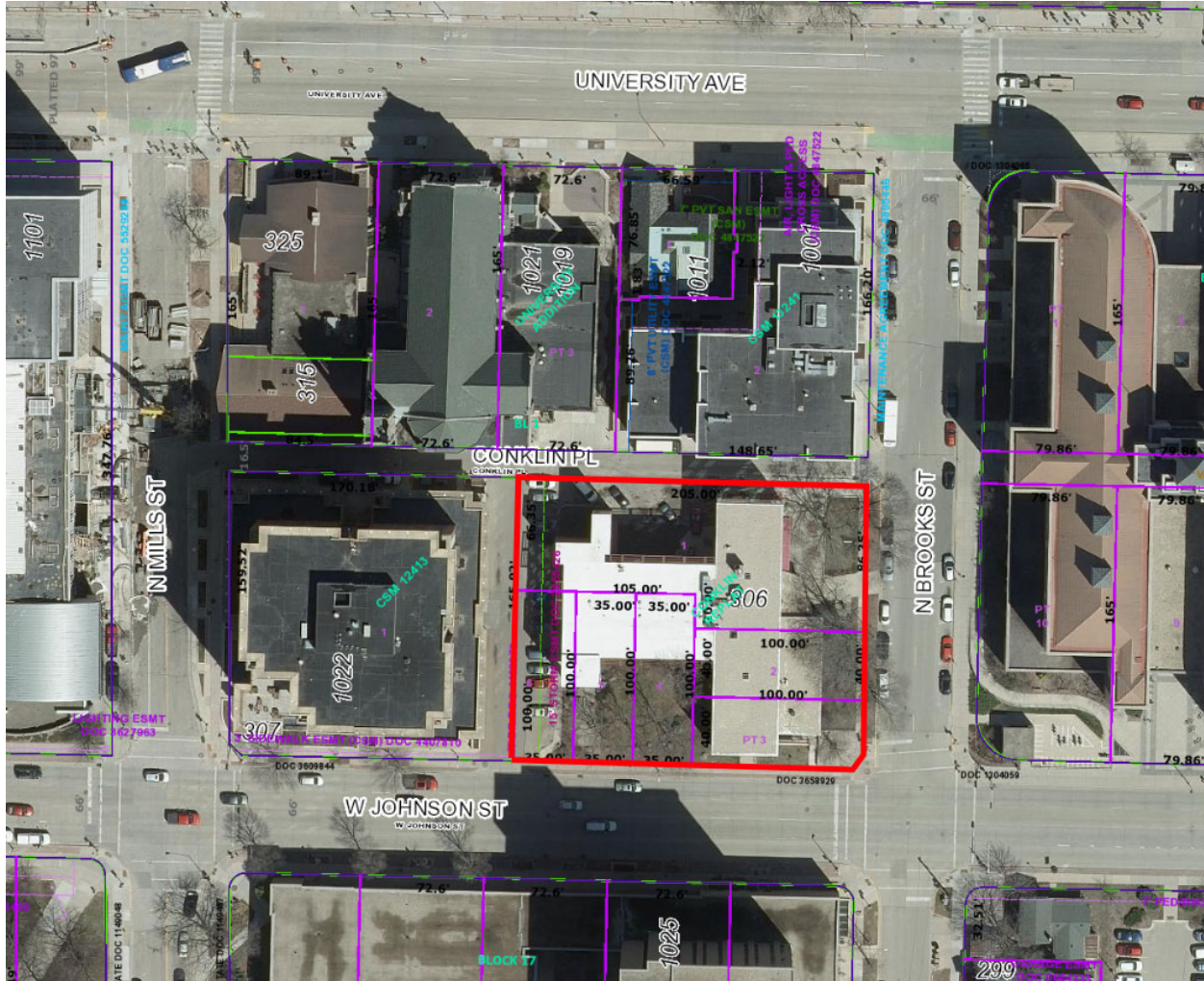


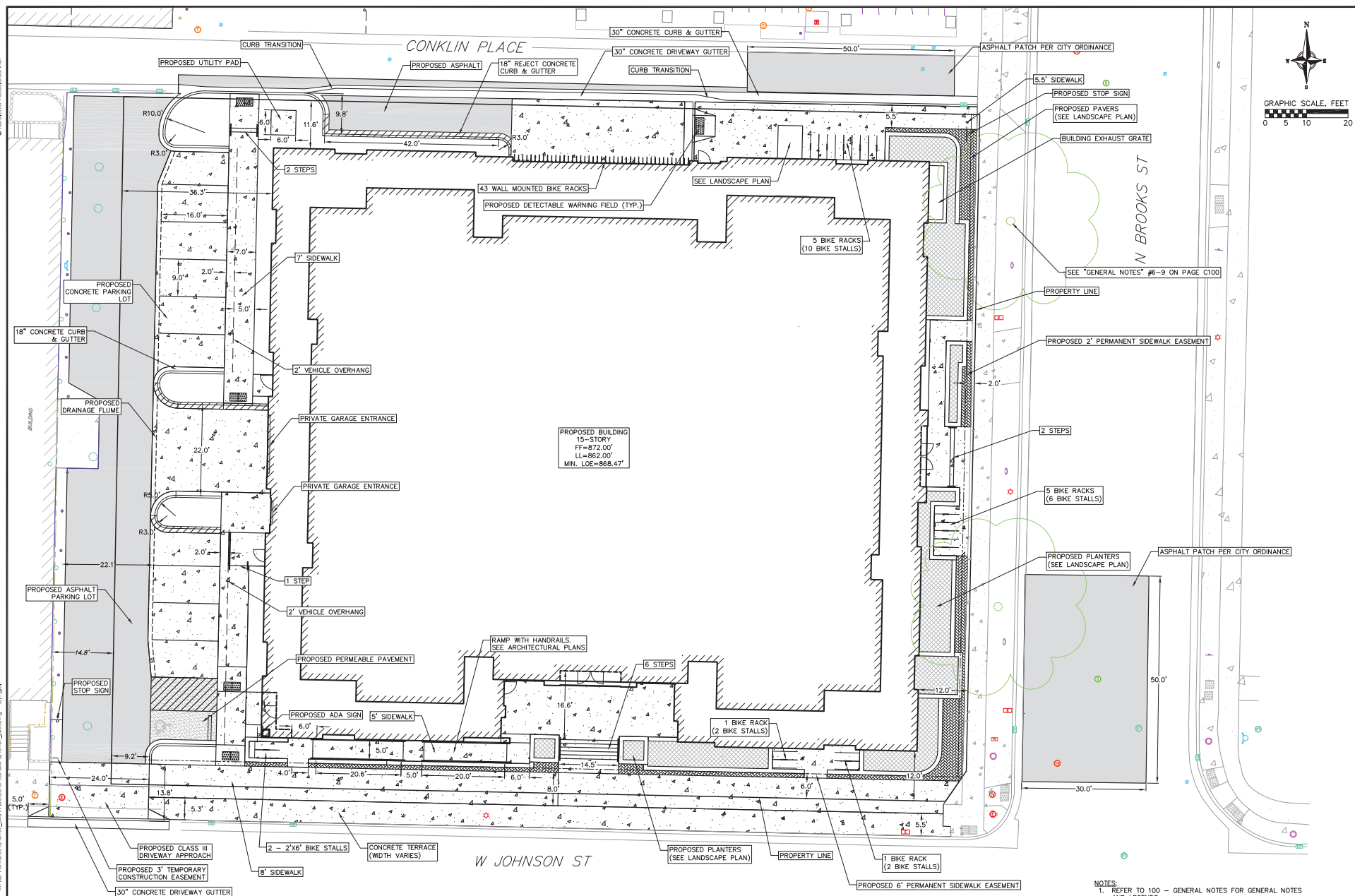
1008 W Johnson Street
Contract 9650
MUNIS 15679
Developer: One Thousand Eight West Johnson, LLC



Summary of Improvements:

- Construct / reconstruct public sidewalk, street terrace, curb and gutter, and pavement on W Johnson Street, N Brooks Street, and Conklin Place per plan approved by the City Engineer.
- Construct public sanitary sewer upgrades in W Johnson Street to provide the required sanitary sewer capacity to serve the private redevelopment project. Complete the public sanitary sewer upgrades and restore W Johnson Street as needed per plans approved by the City Engineer.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Install street tree terrace support systems per City Forestry approvals and per plans approved by the City Engineer.

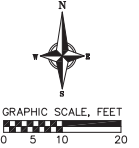
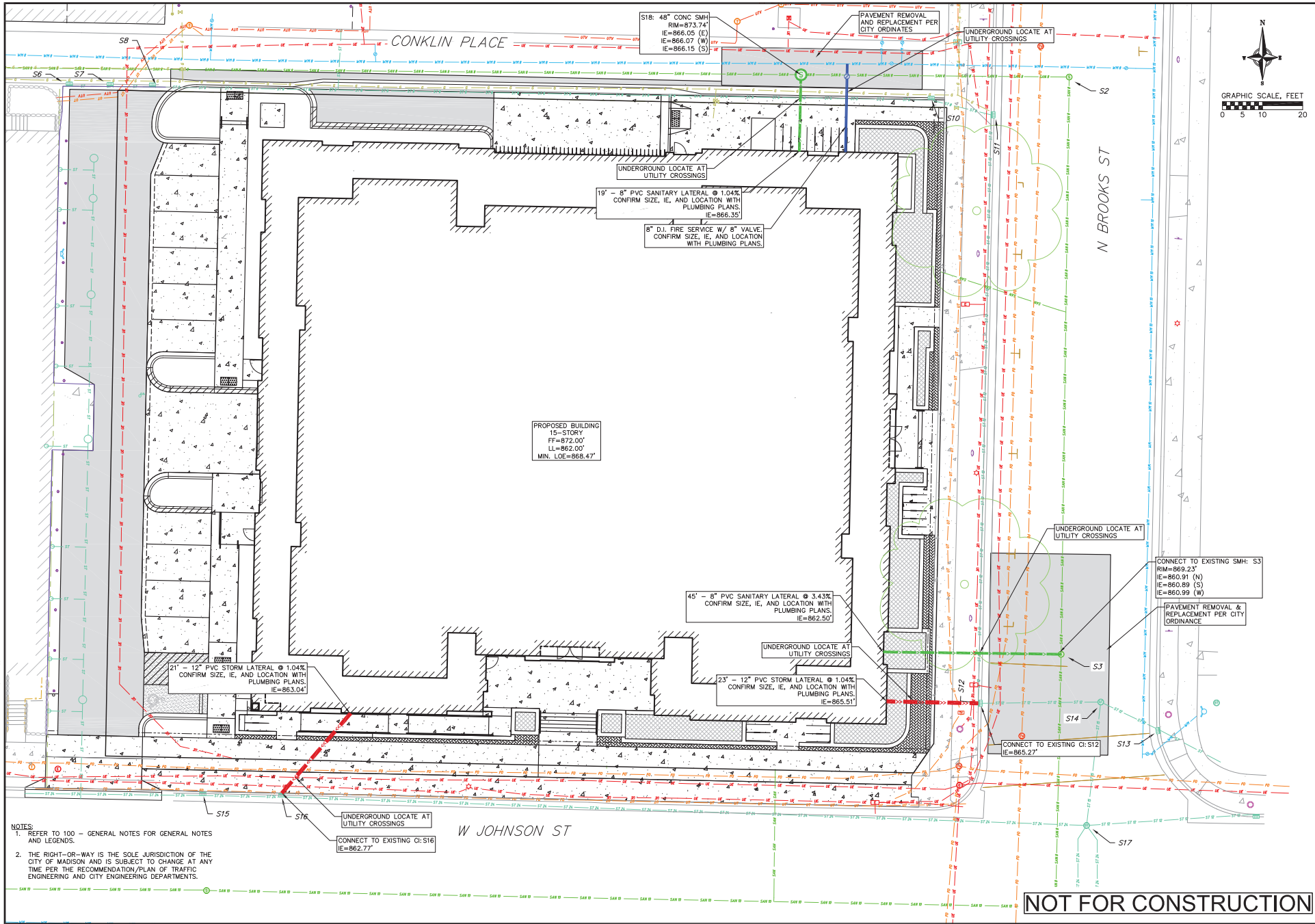
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.



NOT FOR CONSTRUCTION

NOTES:

1. REFER TO 100 – GENERAL NOTES FOR GENERAL NOTES AND LEGENDS.
2. THE RIGHT-OR-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.





vierbicher
planners engineers advisors

UTILITY PLAN
1008 W JOHNSON STREET
CITY OF MADISON
DANE COUNTY, WI

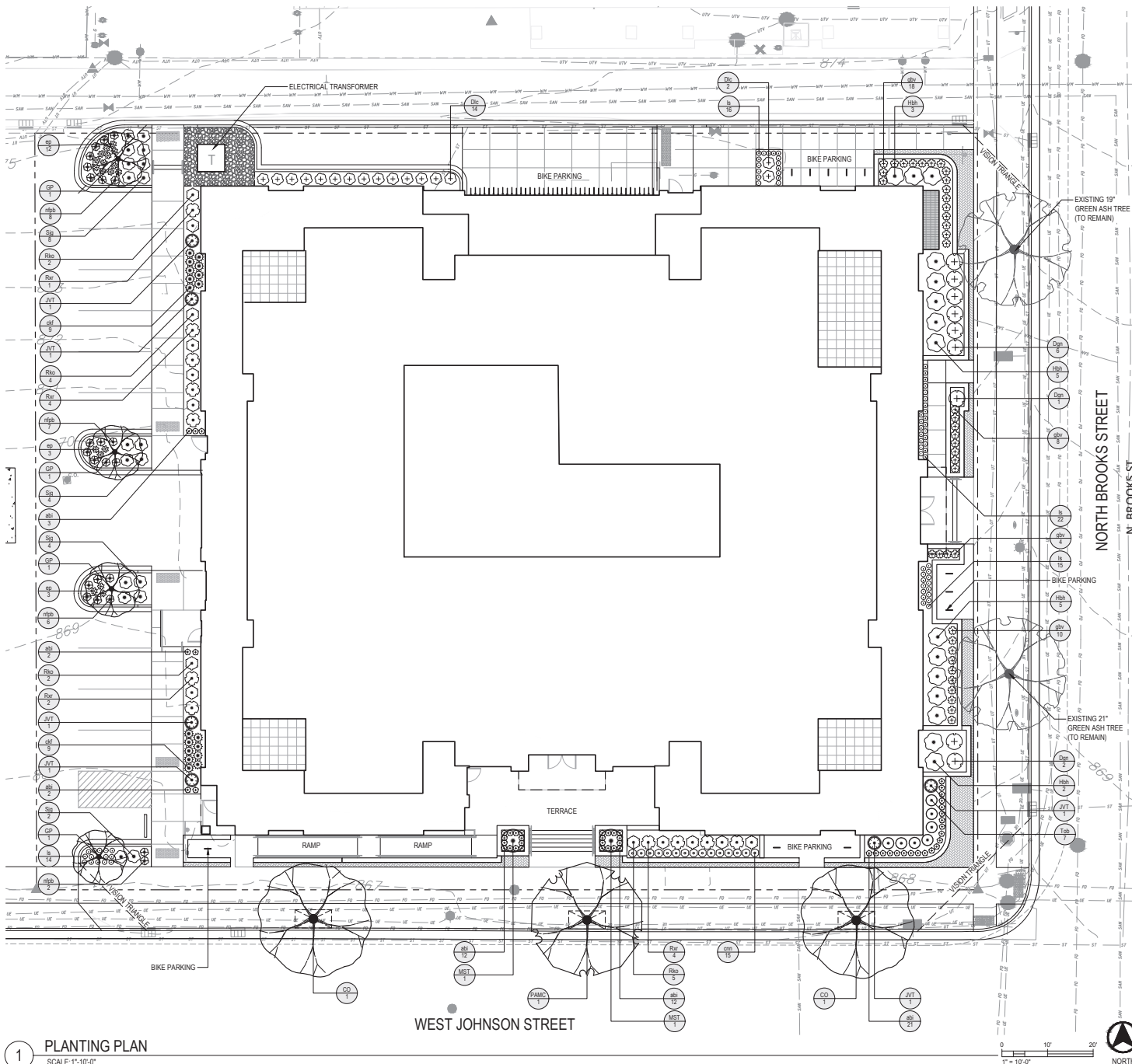
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2/9/2025
DRAWN: EKAA
CHECKED: TSOH

PROJECT NO.: 240107

C400

NOT FOR CONSTRUCTION



1 PLANTING PLAN
SCALE: 1"=10'-0"

LEGEND:

- PROPERTY LINE
EXISTING CONTOURS
- 1 1/2" DIAMETER, WASHED, DECORATIVE
STONE MULCH
- NEENAH 8815-A TREE GRATE
- NOTES:
- SEE C102 FOR SITE DEMOLITION PLAN.
 - SEE C201 FOR SITE PLAN.
 - SEE C202 FOR SITE LIGHTING PLAN.
 - SEE C203 FOR FIRE ACCESS PLAN.
 - SEE C204 FOR LOT COVERAGE PLAN.
 - SEE C300 FOR GRADING AND EROSION CONTROL PLAN.
 - SEE C400 FOR SITE UTILITIES PLAN.
 - ALL PLANT BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
 - PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN ALL RAISED PLANTERS.
 - STREET TREE PROTECTION NOTES:
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEW 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 ALDER PERSON WITHIN WHOSE 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 AT (608)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:
[HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://www.cityofmadison.com/business/pw/specs.cfm)
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: [HTTP://WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://www.cityofmadison.com/business/pw/specs.cfm)) 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.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. CONTACT CITY FORESTRY AT (608)266-4816. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300-PART 1 STANDARDS FOR PRUNING.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PLANTING NOTES:
 - CONTRACTOR SHALL CONTACT CITY FORESTER (608)266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - NO LATER THAN FIVE BUSINESS DAYS PRIOR TO FORMING CONCRETE AND CONSTRUCTING TREE GRATE SITES, THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)266-4816 TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND DETERMINE GRATE LOCATIONS. TREE GRATE & FRAME TYPE: NEENAH 8815-A, TREE GUARD: NEENAH 88501-4816.
 - ON THIS PROJECT, THE INSTALLATION OF A PAVEMENT SUPPORT SYSTEM (SILVA CELL®, GREENBLUE® OR EQUIVALENT AS APPROVED BY CITY) SURROUNDING TREE GRATE LOCATIONS IS REQUIRED WHERE THE TERRACE IS CONCRETE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608)266-4816 TO IDENTIFY AND LOCATE UNDERGROUND CONFLICTS (UTILITIES, VAULTS, CONDUIT) OR OTHER UNDERGROUND OBSTRUCTIONS AND DETERMINE GRATE LOCATIONS BEFORE SYSTEM INSTALLATION.

