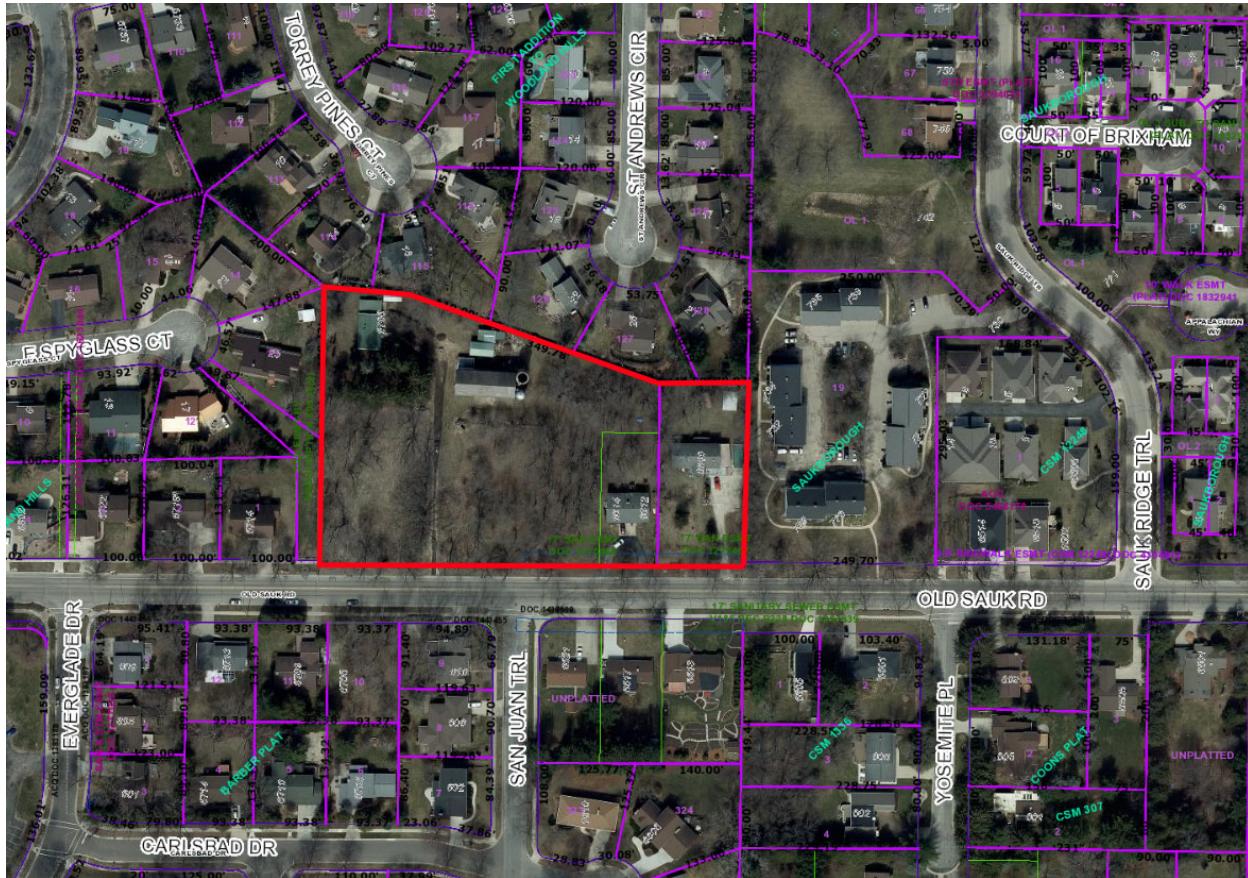


6624 Old Sauk Road
Contract 9614
MUNIS 15514
Developer: Old Sauk Managing Member, LLC



Summary of Improvements:

- Construct new public sidewalk on Old Sauk Road adjacent to 6624 Old Sauk Road per plans approved by the City Engineer.
- Construct / restore street terrace, curb and gutter, and pavement along the Old Sauk Road frontage per plans approved by the City Engineer.
- Construct pedestrian crossing improvements on Old Sauk Road at San Juan Trail per plans approved by the City Engineer and City Traffic Engineering. Improvements to include a median island, Rectangular Rapid Flashing Beacon (RRFB), sidewalk ramps, and marked crosswalk.
- Close abandoned driveways with curb and gutter. Construct new drive entrance aprons per plans approved by the City Engineer and per the Commercial Driveway Permit approved by the City Traffic Engineer.

- Construct private sanitary, storm, and water service laterals necessary to serve 6624 Old Sauk Road per plans approved by the City Engineer.
- Provide existing public street tree protection, removals, and plantings per City Forestry approvals.
- Close abandoned driveways with curb and gutter.
- Private sanitary, storm, and water service laterals.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed.
- Coordinate with City Traffic Engineering for any temporary relocation of existing streetlights needed to facilitate construction.
- Completed and record the required pending Certified Survey Map (CSM).

Old Sauk Trail Apartments
Stone House Development and
New Madison Development

6624 Old Sauk Road
Madison, WI

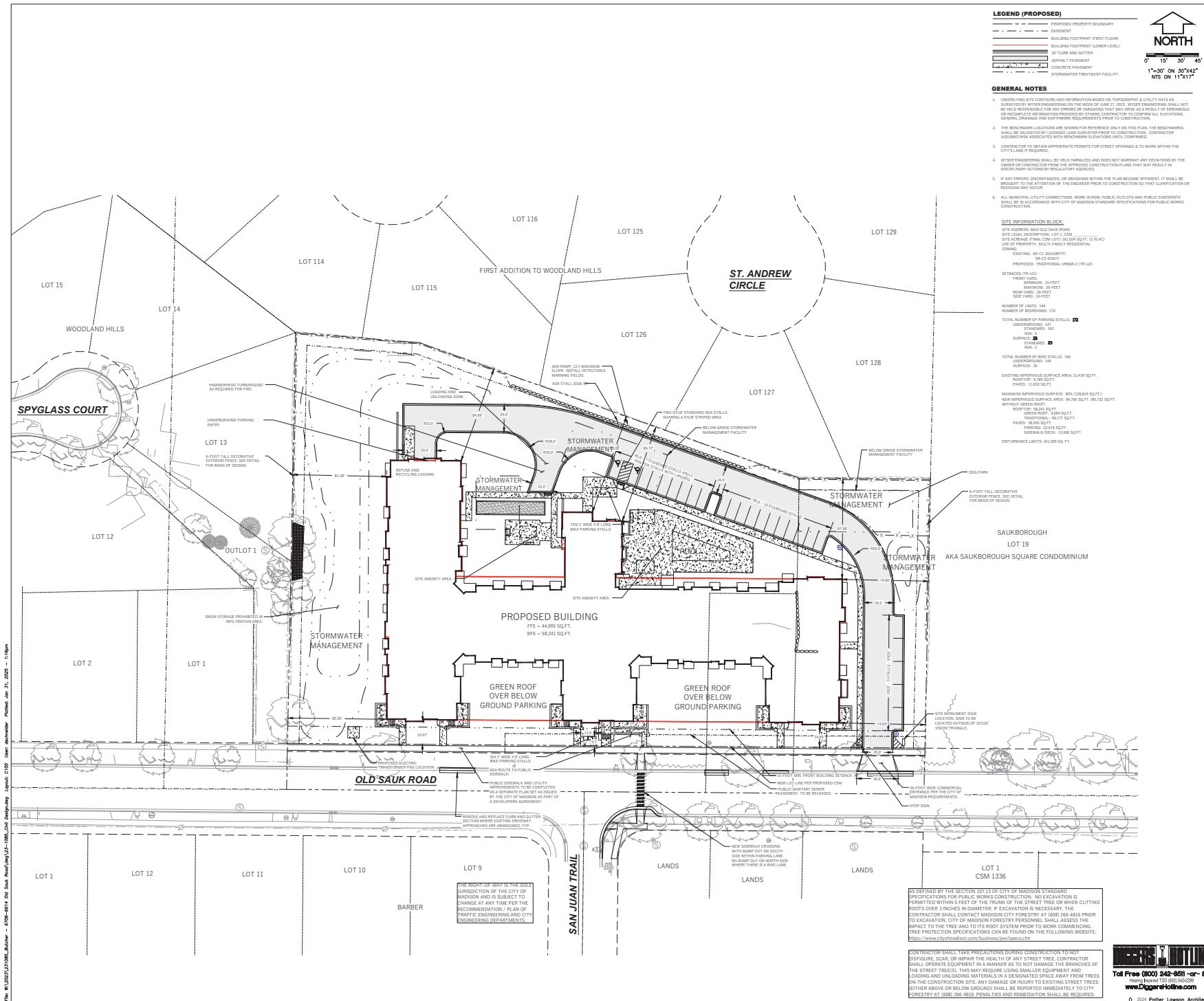
2023.30.00

04/05/2024 Land Use Appl

Date	Issuance/Revisions	Symbol
04/05/2024	Land Use Application	
01/31/2024	Minor Alteration	

DEMOLITION PLAN

C102



PRELIMINARY
NOT FOR CONSTRUCTION

Old SaukTrail Apartments
Stone House Development and
New Madison Development

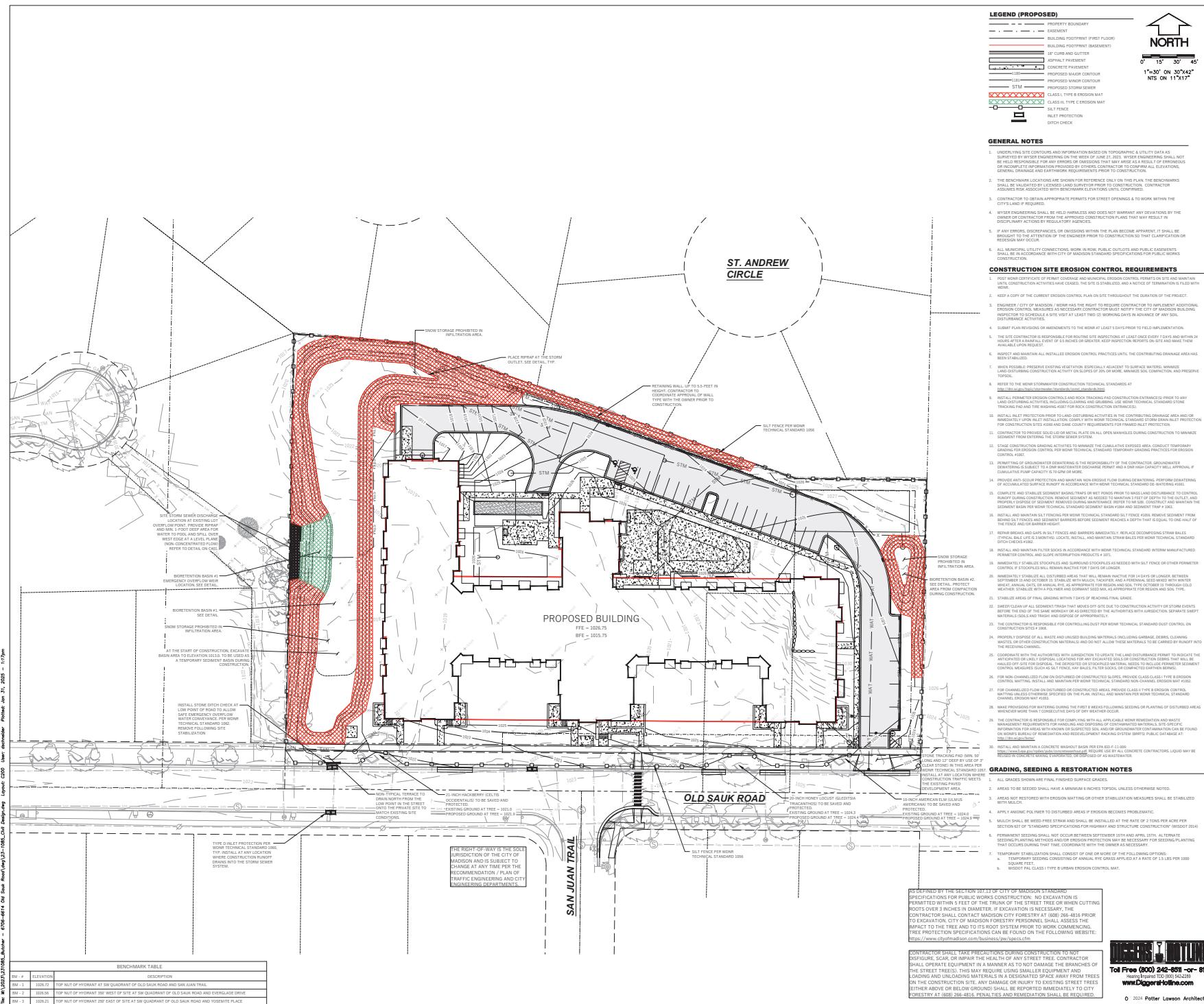
6624 Old Sauk Road
Madison, WI

2023.30.0

Date	Issuance/Revisions	Symbol
04/05/2024	Land Use Application	
01/31/2025	Minor Alteration	

SITE PLAN

C100



PRELIMINARY
NOT FOR CONSTRUCTION

Old Sauk Trail Apartments
Stone House Development and
New Madison Development

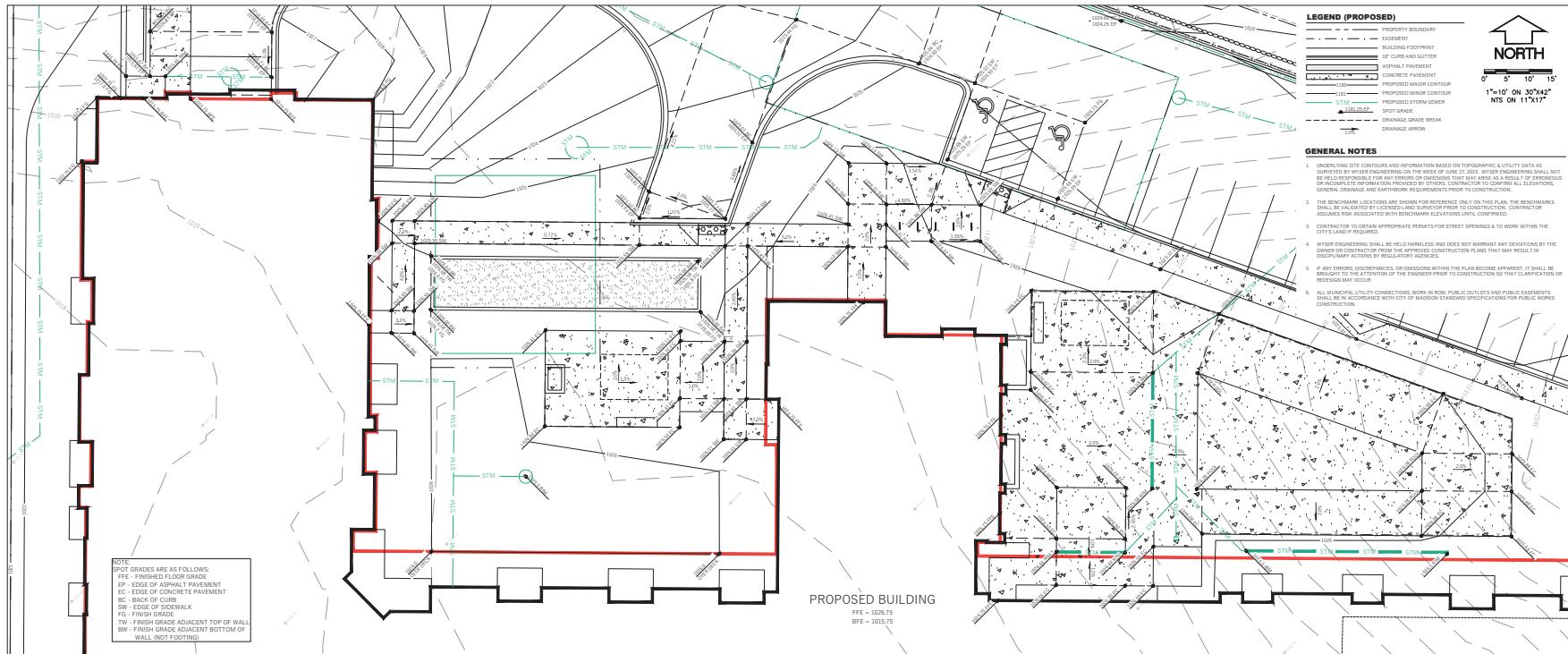
6624 Old Sauk Road
Madison, WI

2023.30.00

Date Issuance/Revisions Symbol
04/05/2024 Land Use Application
01/31/2023 Minor Alteration

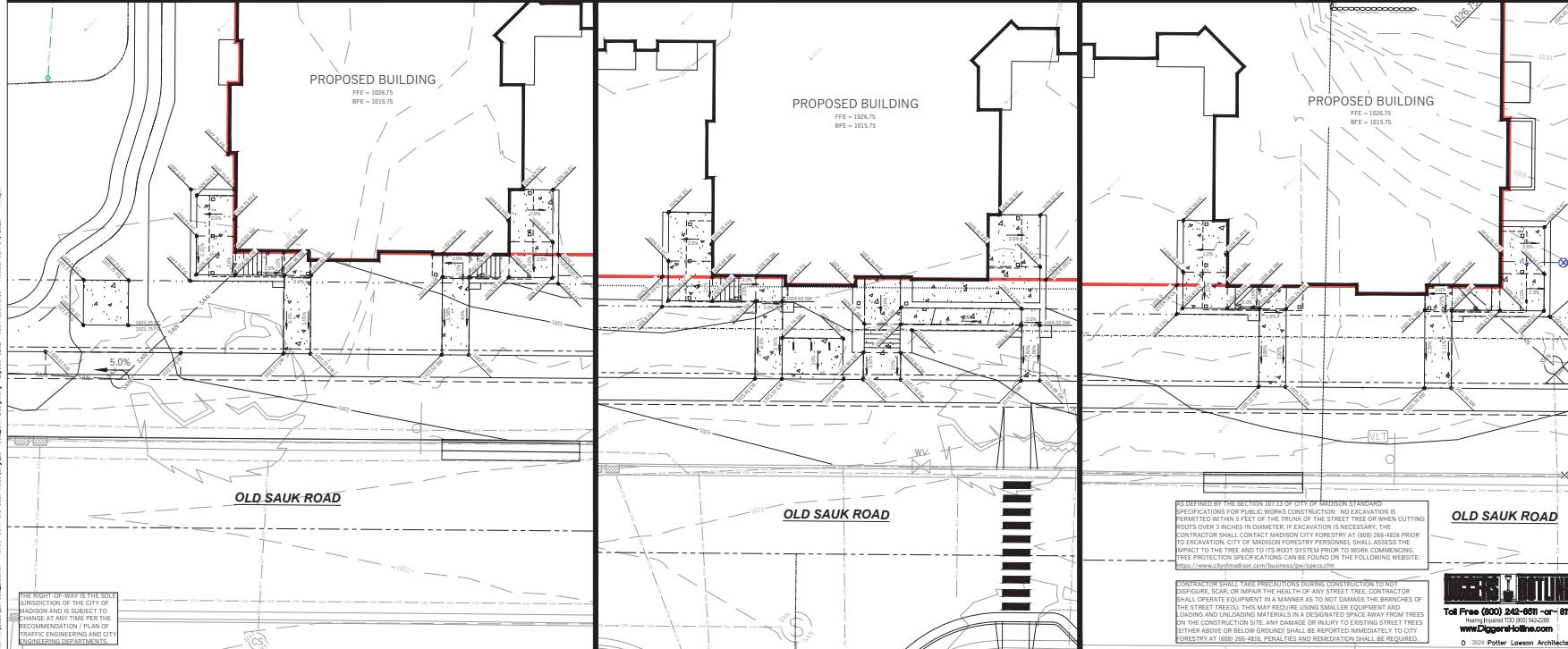
GRADING & EROSION
CONTROL PLAN

C200



Potter
Lawson
Success by Design

Success by Design



Old Sauk Trail Apartments Stone House Development and New Madison Development

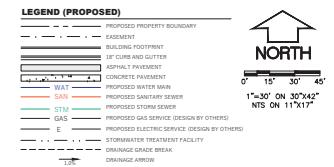
6624 Old Sauk Road
Madison, WI

2023.30.00

Date	Issuance/Revisions	Symbol
04/05/2024	Land Use Application	
01/31/2025	Minor Alteration	

DETAILED GRADING PLAN

C202



GENERAL NOTES

1. UNDERLYING SITE CONDITIONS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 27, 2023. WYSER ENGINEERING SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS AS A RESULT OF PREVIOUS OR INCORRECT INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, DIMENSIONS, AND CONDITIONS ON THE DRAWINGS.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR ONLY THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ACCORDINGLY SHALL NOT RELY ON THESE BENCHMARKS FOR CONSTRUCTION.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY LIMITS AS REQUIRED.
4. WYSER ENGINEERING IS HELD HARMLESS AND DOES NOT WARRANT ANY OPERATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS.
5. IF ANY ERRORS, DISCRENCES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CONSTRUCTION SO THAT CLARIFICATION OR REVISIONS CAN BE MADE.
6. ALL MUNICIPAL UTILITY CONNECTIONS, NOW IN USE, PUBLIC OUTLETS AND PUBLIC EASMENTS, SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS DRAWINGS.

UTILITY NOTES

1. DIMENSIONS ARE PRECISION OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL LINES ARE THE LENGTH OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE DRAWING. LENGTHS SHALL BE USED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATENTS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING DRAWINGS, CONTRACTOR'S CONSTRUCTION METHODS, AND THE REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WONE.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 1. NOTIFY ALL UTILITIES RELATED TO THE CONSTRUCTION ON THE ENGINEERING DRAWINGS. ANY DISCRENCES ARE TO BE REPORTED TO THE ENGINEER.
 - 2. NOTIFY THE CITY OF MADISON, THE STATE OF WISCONSIN, AND THE STATE OF WISCONSIN BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THIS INCLUDES, BUT IS NOT LIMITED TO, THE DISCREPANCY IN OCCUPANCY, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - 3. NOTIFY THE ENGINEER FOR CONSTRUCTION OF ALL UTILITY IMPROVEMENTS.
 - 4. NOTIFY THE ENGINEER FOR CONSTRUCTION AND INCAPACITATE IT HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION RELATED TO THE CONSTRUCTION. APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS AND ADDITIONAL INFORMATION CAN BE PROVIDED.
7. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION DAMAGE IS ALLOWED WITHIN 25 FT OF EXISTING UTILITIES.
8. ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A 1" MINIMUM DIA. VALVE. VALVE SHALL BE LOCATED IN THE DIA. OF GROUND COVER.
9. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS UNLESS OTHERWISE SPECIFIED BY A CONTRACTOR. DENSIFICATION OF THE UTILITY TRENCHES AND SIDEWALKS IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PAVEMENT CONSTRUCTION. POTHOLE, PAVEMENT MELTING AND OVERLAY MAY BE REQUIRED BY PERMIT.
10. CONTRACTOR SHALL NOT CONNECT TO PUBLIC UTILITIES DURING A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
11. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPAINED BY METALLIC VALVE BOXES. METALLIC VALVE BOXES SHALL BE INSTALLED ON ALL LATENTS AND AS INDICATED ON THESE PLANS.
12. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVES IN ACCORDANCE WITH SPS 384.30.
13. ALL PRIVATE PLUMBING MATERIALS 3" SILL CONFORM TO SPS 384.30.
14. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 384.40.
15. ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SIZING REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40B.
16. THE CONTRACTOR SHALL ALLOW 10 BURRING DAYS FOR THE CONSTRUCTION OF GAS LINES. THIS IS NOT A CONSTRUCTION PERMIT AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
17. INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO THE POURING OF THE CONCRETE. THE INLET CASTING SHALL BE PLACED ON THE CONCRETE AND GROUTED ON EACH SIDE OF THE INLET SHALL BE POURED BY HAND, NOT THROUGH THE INLET. THE INLET CASTING SHALL BE PLACED ON THE CONCRETE AND GROUTED ON EACH SIDE OF THE INLET. THE INLET CASTING SHALL BE PLACED ON THE CONCRETE AND GROUTED ON EACH SIDE OF THE INLET. THE INLET CASTING SHALL BE ADJUSTED TO GRADE BY APPLYING DIRECT PRESTRESS TO THE CASTING. THE INLET CASTING SHALL BE PLACED ON THE CONCRETE AND GROUTED ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.
18. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BOROUGH OF MADISON.
19. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE CITY OF MADISON CONTROL AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 251 IN ALL TIMES.

PRELIMINARY
NOT FOR CONSTRUCTION

Old Sauk Trail Apartments
Stone House Development and
New Madison Development

6624 Old Sauk Road
Madison, WI

2023.30.00

Date Issuance/Revisions Symbol
04/05/2024 Land Use Application
01/31/2025 Minor Alteration

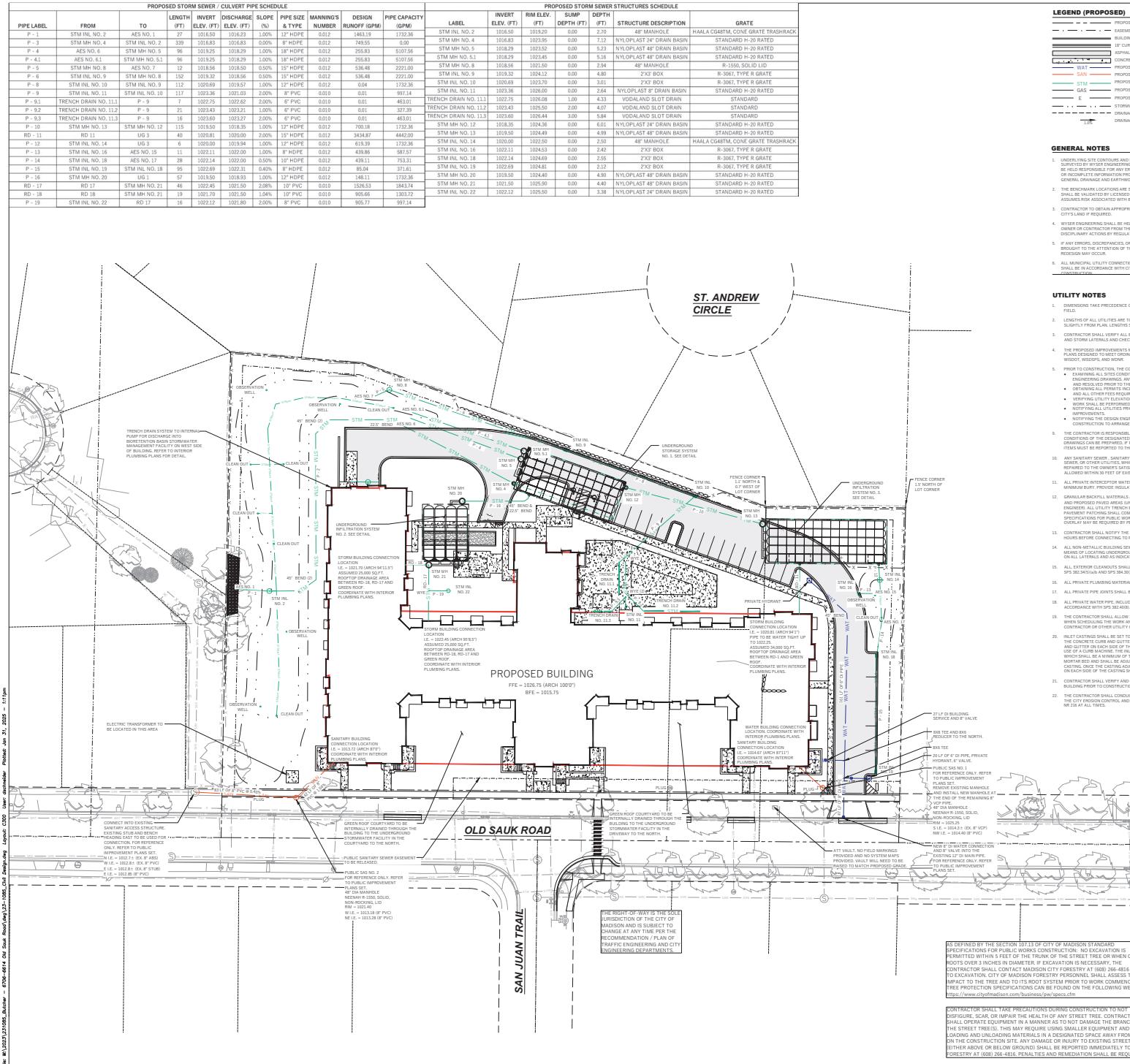
THE RIGHT OF WAY IS THE PROPERTY OF THE CITY OF MADISON AND IS SUBJECT TO DAMAGE OR INJURY TO EXISTING STREET TREES. THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOT DAMAGE OR INJURE EXISTING STREET TREES OR THE RIGHT OF WAY. THE CONTRACTOR SHALL NOT DAMAGE OR INJURE EXISTING STREET 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 REMEDIALS SHALL BE REQUIRED.

CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO PROTECT EXISTING STREET TREES. THE CONTRACTOR SHALL NOT OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREES. THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOWERING THE EQUIPMENT AS NECESSARY. THE CONTRACTOR SHALL NOT DAMAGE OR INJURE EXISTING STREET 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 REMEDIALS SHALL BE REQUIRED.

0 2024 Potter Lawson Architects

UTILITY PLAN

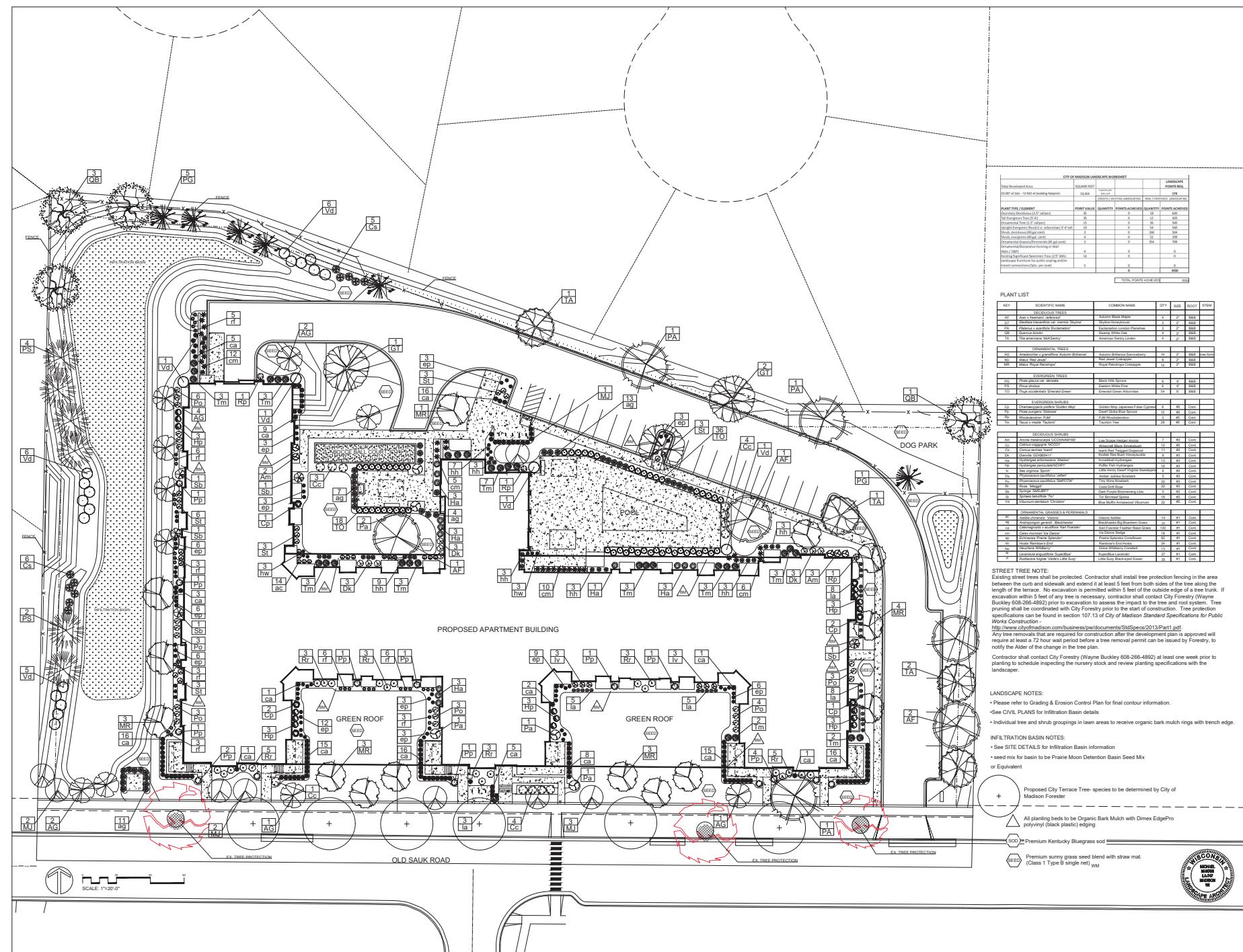
C300





3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com



PRELIMINARY
NOT FOR CONSTRUCTION

Old Sauk Trails Apartments
Stone House Development
6624 Old Sauk Road
Madison, WI

2023.3.30 00

DATE: 04/06/2024 ISSUANCE/REVISIONS: Last Use Application
01/31/2025 Minor Alterations

LANDSCAPE PLAN

L100