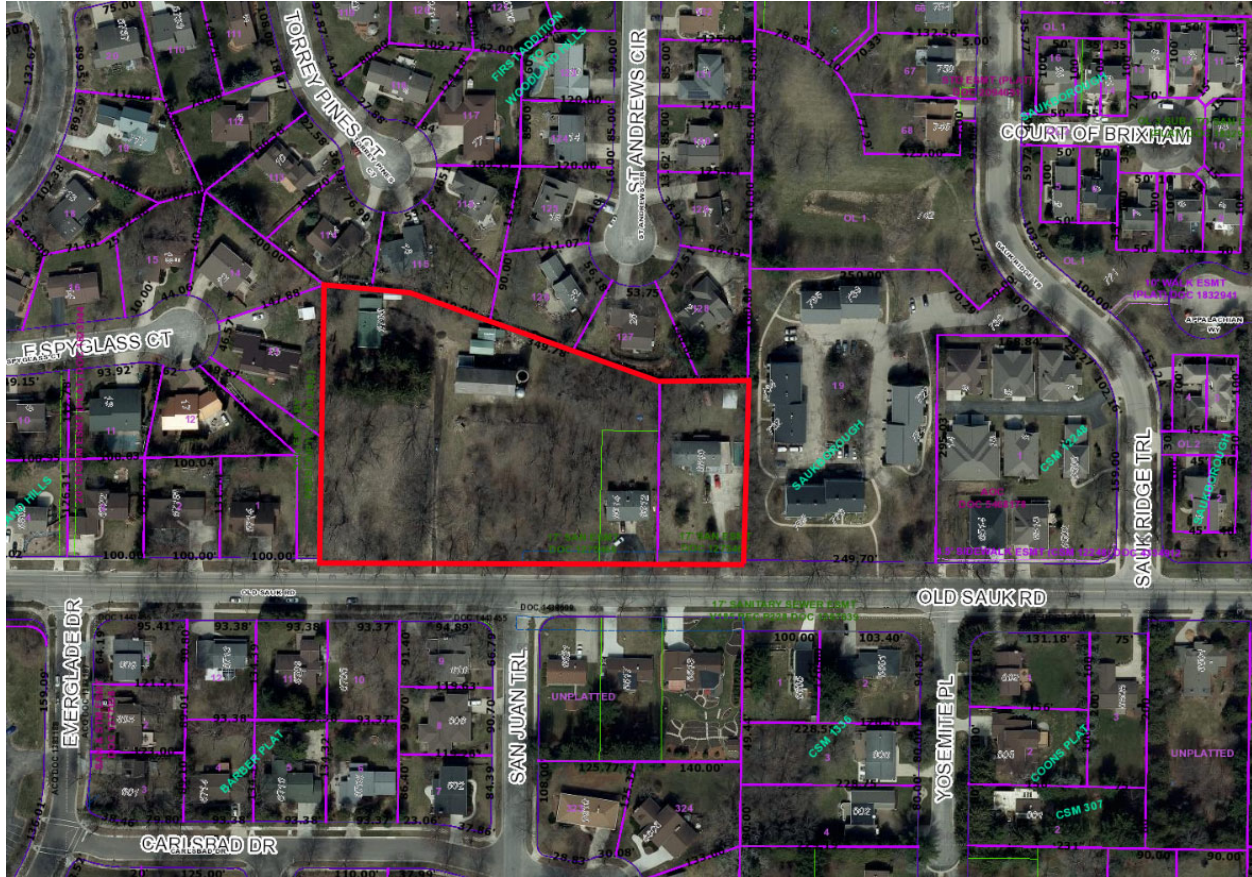


6624 Old Sauk Road

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 Jaun 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).

[illegible]



Date	Issuance/Revisions	By
4/05/2024	Land Use Application	
1/31/2025	Minor Alteration	

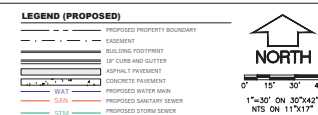
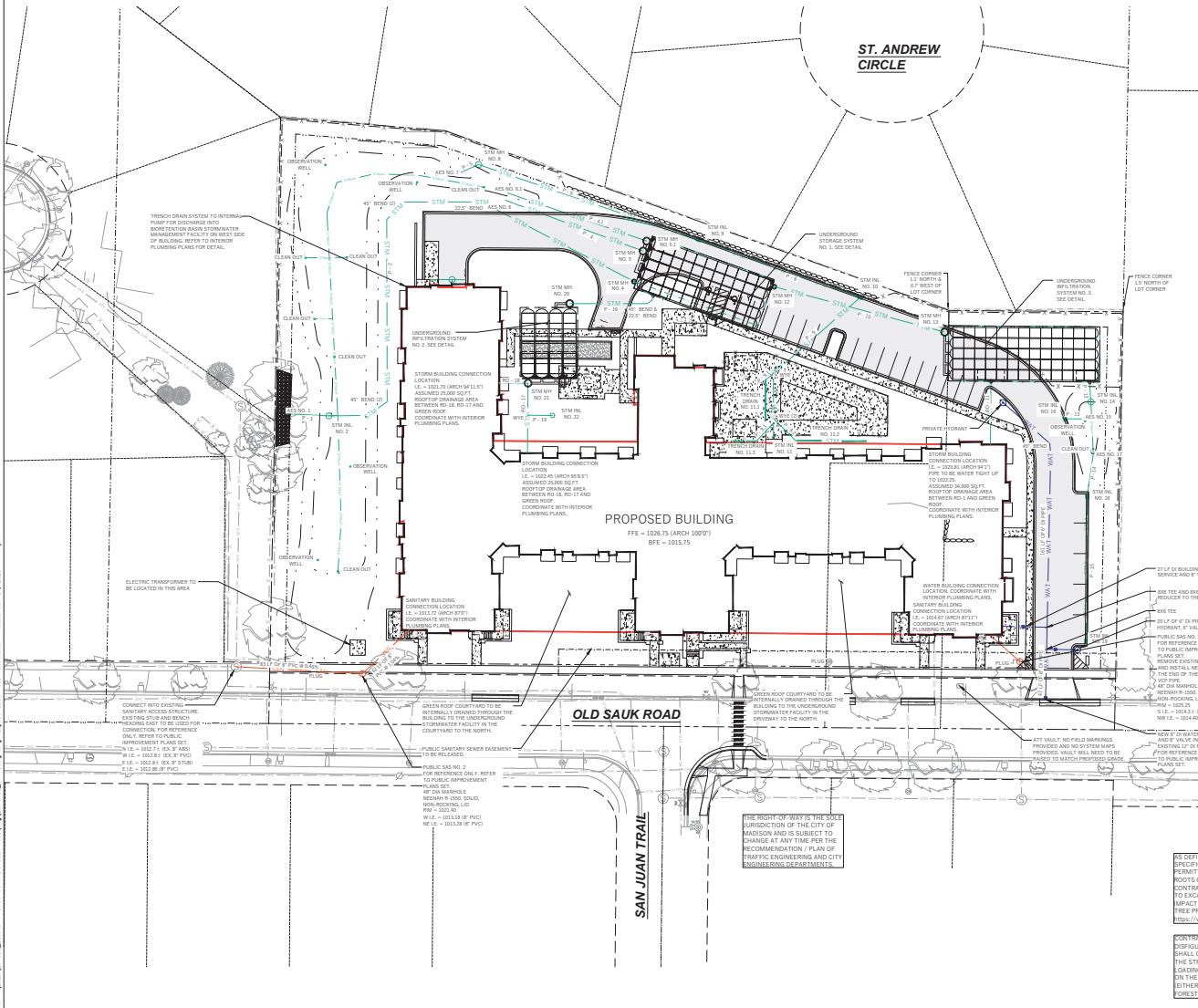
**GRADING & EROSION
CONTROL PLAN**

C200

C200

PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE									
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE	MANHOLE NUMBER	DESIGN RUNOFF (GPM)
P-1	STM INL NO. 2	AES NO. 1	27	1016.50	1016.23	1.00%	12" HDPE	0.012	1463.19
P-3	STM MH NO. 4	STM INL NO. 2	339	1016.83	1016.83	0.00%	8" HDPE	0.012	769.93
P-4	AES NO. 5	STM MH NO. 1	96	1013.95	1018.29	1.00%	18" HDPE	0.012	255.83
P-4.1	AES NO. 6.1	STM MH NO. 5.1	96	1013.95	1018.29	1.00%	18" HDPE	0.012	255.83
P-5	STM MH NO. 8	AES NO. 7	12	1018.56	1018.50	0.50%	15" HDPE	0.012	536.48
P-6	STM INL NO. 8	STM MH NO. 4	132	1018.52	1018.56	0.00%	12" HDPE	0.012	536.48
P-8	STM INL NO. 10	STM INL NO. 9	112	1020.69	1020.67	1.00%	12" HDPE	0.012	536.48
P-9	STM INL NO. 11	STM INL NO. 10	117	1023.36	1021.63	2.00%	8" PVC	0.010	991.14
P-9.1	TRENCH DRAIN NO. 11.1	P-9	7	1022.75	1022.62	2.00%	6" PVC	0.010	493.01
P-9.2	TRENCH DRAIN NO. 11.2	P-9	21	1023.43	1023.21	1.00%	6" PVC	0.010	493.01
P-9.3	TRENCH DRAIN NO. 11.3	P-9	16	1023.60	1023.27	2.00%	6" PVC	0.010	493.01
P-10	STM MH NO. 13	STM MH NO. 12	115	1018.50	1018.35	1.00%	12" HDPE	0.012	769.18
RD -11	RD 11	US 1	40	1020.81	1020.00	2.00%	15" HDPE	0.012	3424.97
P-12	STM INL NO. 14	US 1	6	1020.00	1018.84	1.00%	12" HDPE	0.012	415.39
P-13	STM INL NO. 16	AES NO. 15	11	1022.11	1022.00	1.00%	8" HDPE	0.012	439.86
P-14	STM INL NO. 18	AES NO. 17	28	1022.14	1022.00	0.50%	10" HDPE	0.012	439.11
P-15	STM INL NO. 19	STM INL NO. 18	98	1022.69	1022.31	0.40%	8" HDPE	0.012	371.41
P-16	STM MH NO. 20	US 1	57	1019.50	1018.93	1.00%	12" HDPE	0.012	148.11
RD -17	RD 17	STM MH NO. 21	46	1022.45	1021.50	2.00%	10" PVC	0.010	805.66
RD -18	RD 18	STM MH NO. 21	19	1021.70	1021.50	1.04%	10" PVC	0.010	805.66
P-19	STM INL NO. 22	RD 17	18	1022.12	1022.00	2.00%	8" PVC	0.010	905.77

PROPOSED STORM SEWER STRUCTURES SCHEDULE						
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	SUMP DEPTH (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM INL NO. 2	1016.50	1019.20	0.00	2.70	48" MANHOLE	HALA C>M, CONC. GRATE TRASHBASKET
STM MH NO. 4	1016.83	1023.30	0.00	7.12	NYLOPLAST 24" DRAIN BASIN	STANDARD H-20 RATED
STM MH NO. 5	1018.29	1023.52	0.00	5.23	NYLOPLAST 48" DRAIN BASIN	STANDARD H-20 RATED
STM MH NO. 5.1	1018.29	1023.45	0.00	5.16	NYLOPLAST 48" DRAIN BASIN	STANDARD H-20 RATED
STM MH NO. 8	1018.56	1021.50	0.00	2.94	48" MANHOLE	R-1500 SOLID LID
STM INL NO. 9	1019.32	1024.12	0.00	4.80	7X3 BOX	R-3601 TYPE R GRATE
STM INL NO. 10	1020.69	1023.70	0.00	3.01	7X3 BOX	R-3601 TYPE R GRATE
STM INL NO. 11	1023.36	1026.00	0.00	2.64	NYLOPLAST 9" DRAIN BASIN	STANDARD H-20 RATED
TRENCH DRAIN NO. 11.1	1022.75	1025.08	1.00	4.33	VIOGLAND SLOT DRAIN	STANDARD
TRENCH DRAIN NO. 11.2	1023.43	1025.50	2.00	4.07	VIOGLAND SLOT DRAIN	STANDARD
TRENCH DRAIN NO. 11.3	1023.60	1026.44	3.00	5.84	VIOGLAND SLOT DRAIN	STANDARD
STM MH NO. 12	1018.35	1024.36	0.00	6.01	NYLOPLAST 24" DRAIN BASIN	STANDARD H-20 RATED
STM MH NO. 13	1019.30	1024.40	0.00	4.90	NYLOPLAST 48" DRAIN BASIN	STANDARD H-20 RATED
STM INL NO. 14	1020.00	1022.50	0.00	2.50	48" MANHOLE	HALA C>M, CONC. GRATE TRASHBASKET
STM INL NO. 16	1022.11	1024.53	0.00	2.42	7X3 BOX	R-3601 TYPE R GRATE
STM INL NO. 18	1022.14	1024.60	0.00	2.46	7X3 BOX	R-3601 TYPE R GRATE
STM INL NO. 19	1022.69	1024.81	0.00	2.12	7X3 BOX	R-3601 TYPE R GRATE
STM MH NO. 20	1019.50	1024.40	0.00	4.90	NYLOPLAST 48" DRAIN BASIN	STANDARD H-20 RATED
STM MH NO. 21	1021.50	1025.90	0.00	4.40	NYLOPLAST 48" DRAIN BASIN	STANDARD H-20 RATED
STM INL NO. 22	1022.12	1025.90	0.00	3.78	NYLOPLAST 24" DRAIN BASIN	STANDARD H-20 RATED



- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SUPPLIED BY WYSE ENGINEERING. THE DESIGN OF THIS PROJECT IS BASED ON THE DATA PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED.
 - THE BENCHMARK INFORMATION IS SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARK SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES FOR ASSOCIATED WITH BENCHMARK ELEVATIONS. UNITS: CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY LIMITS IF REQUIRED.
 - WYSE ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, OMISSIONS, OR CONFLICTS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
 - ALL NECESSARY UTILITY CONNECTIONS WITHIN THE PUBLIC OUTLETS AND PUBLIC SUBSTANCES SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- UTILITY NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - 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.
 - CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDOTS, AND MOH.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES 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 POWER COPIES, WATER, GAS, AND OTHER SERVICES, AND OTHER SERVICES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTING ANY DISCREPANCIES. NO DISCREPANCY, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS BUILT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DRAWINGS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITY CONNECTIONS WITHIN THE PUBLIC OUTLETS AND PUBLIC SUBSTANCES SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - ALL PRIVATE INTERSECTION WATER MAINS AND WATER SERVICES SHALL BE INSTALLED WITH A 6" MINIMUM BURIED PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 6" OF UNBURNED CURB.
 - DRAINAGE MANHOLE BARRIERS ARE REQUIRED FOR ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL UTILITY TRENCH BARRIERS SHALL BE CONFORMED TO SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT PATCHING AND OVERLAY MAY BE REQUIRED BY PERMIT.
 - CONTRACTOR SHALL NOTIFY THE MUNICIPAL PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 - ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCORDANCE BY MEANS OF LOCATING UNDERGROUND PIPE. TRENCH BUREAU VISE SHALL BE NOTICED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
 - ALL EXTERIOR CLEARANCES SHALL BE PROVIDED WITH A PROST BLENDE IN ACCORDANCE WITH SPS 362.05(4) AND SPS 364.05(1).
 - ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 364.05.
 - ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 364.05.
 - ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND OBSERVATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 364.05.
 - THE CONTRACTOR SHALL ALLOW 10 BUSINESS DAYS FOR THE CONSTRUCTION OF GAS MAINS. WATER SCHEDULING THE WORK SHALL NOT RESTRICT ACCESS TO THE MAIN. CONTRACTOR FOR OTHER UTILITY CONNECTIONS.
 - WELT CASTING SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF THE CONCRETE CURB AND GUTTER. IT IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE WELT SHALL BE COVERED BY HAND NOT THROUGHT THE USE OF A CURB MACHINE. THE WELT CASTING SHALL BE SET TO GRADE ON A BED OF MOTAR WHICH SHALL BE A MINIMUM OF 600 POUNDS PER CUBIC YARD. THE WELT SHALL BE PLACED ON THE TOP OF THE CURB. THE WELT SHALL BE SET TO GRADE BY APPLYING DIRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE PLACED ON THE CURB.
 - CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE ALL OPERATIONS SO AS TO BE IN ACCORDANCE WITH THE CITY DESIGN CONTROL, AND STORMWATER DRAINAGE, AND AN ADMINISTRATIVE RULE BY THE CITY.

Potter Lawson
Success by Design

WYSE ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION

Old Sauk Trail Apartments
Stone House Development and
New Madison Development

6624 Old Sauk Road
Madison, WI

2023.30.00

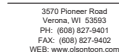
Date	Issuance/Revisions	Symbol
04/05/2024	Land Use Application	
01/31/2025	Minor Alteration	

UTILITY PLAN

C300

Toll Free (800) 242-8811 or 608-242-8811
www.DiggerOnline.com

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TOTAL POINTS ACHIEVED	34
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STREET TREE NOTES

Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If a tree trunk is damaged, the contractor shall contact the City of St. Cloud Forestry at 608-266-2642, prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of the St. Cloud Municipal Standards Specifications for Public Works Construction.

<http://www.cityofstcloud.com/business/pw/documents/25Spec2013Part1.pdf>

Any tree removals that are required for construction after the development plan is approved will require a permit at least 14 days prior to the start of construction. Tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.


Contractor shall contact City Forestry (Wayne Buckley 608-266-2642) at least one week prior to planning to schedule inspecting the nursery stock and tree planting specifications with the


LANDSCAPE NOTES:


- Please refer to Grading & Erosion Control Plan for final contour information.
- See CIVIL PLANS for Infiltration Basin details
- Individual tree and shrub groupings in lawn areas to receive organic bark mulch rings with trench edges


INFILTRATION BASIN NOTES:

- See SITE DETAILS for Infiltration Basin information
- seed mix for basin to be Prairie Moon Detention Basin Seed Mix or Equivalent

 Proposed City Terrace Tree- species to be determined by City of Madison Forester

 All planting beds to be Organic Bark Mulch with Dimex EdgePro polyvinyl (black plastic) edging

 Premium Kentucky Bluegrass sod

 Premium sunny grass seed blend with straw mat.
 (Class 1 Type B single net) WM



2023.30.00

LANDSCAPE PLAN

L100