

**611 E Dayton Street**  
Private Development Project  
Project Number: 14513, Contract Number: 9277  
Entity Name: Mifflin Dayton, LLC

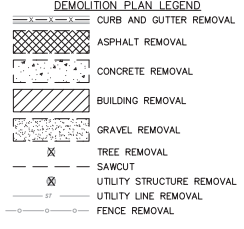
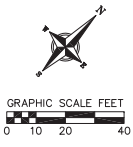


The Developer, Mifflin Dayton, LLC, has been conditionally approved for a one-lot Certified Survey Map, demolition permits to raze a warehouse building and conditional use to build a three-story 55-room hotel at 609-615 East Dayton Street and 616 East Mifflin Street.

Work under the Private Developer Agreement includes:

- Certified Survey Map
- Sanitary manhole at main in E Dayton Street for lateral connection
- Storm structures in E Mifflin Street for lateral connection and new public pipe
- Private sanitary, storm, and water lateral connections to public mains
- Protection of existing public terrace trees
- Reconstruction of public sidewalk adjacent to site
- Street and terrace restoration, signing, and pavement marking as required by City Engineering and Traffic Engineering.
- Traffic control plan approved by Traffic Engineering.

# 611 E Dayton Street Project: 14513, Contract: 9277 Demolition

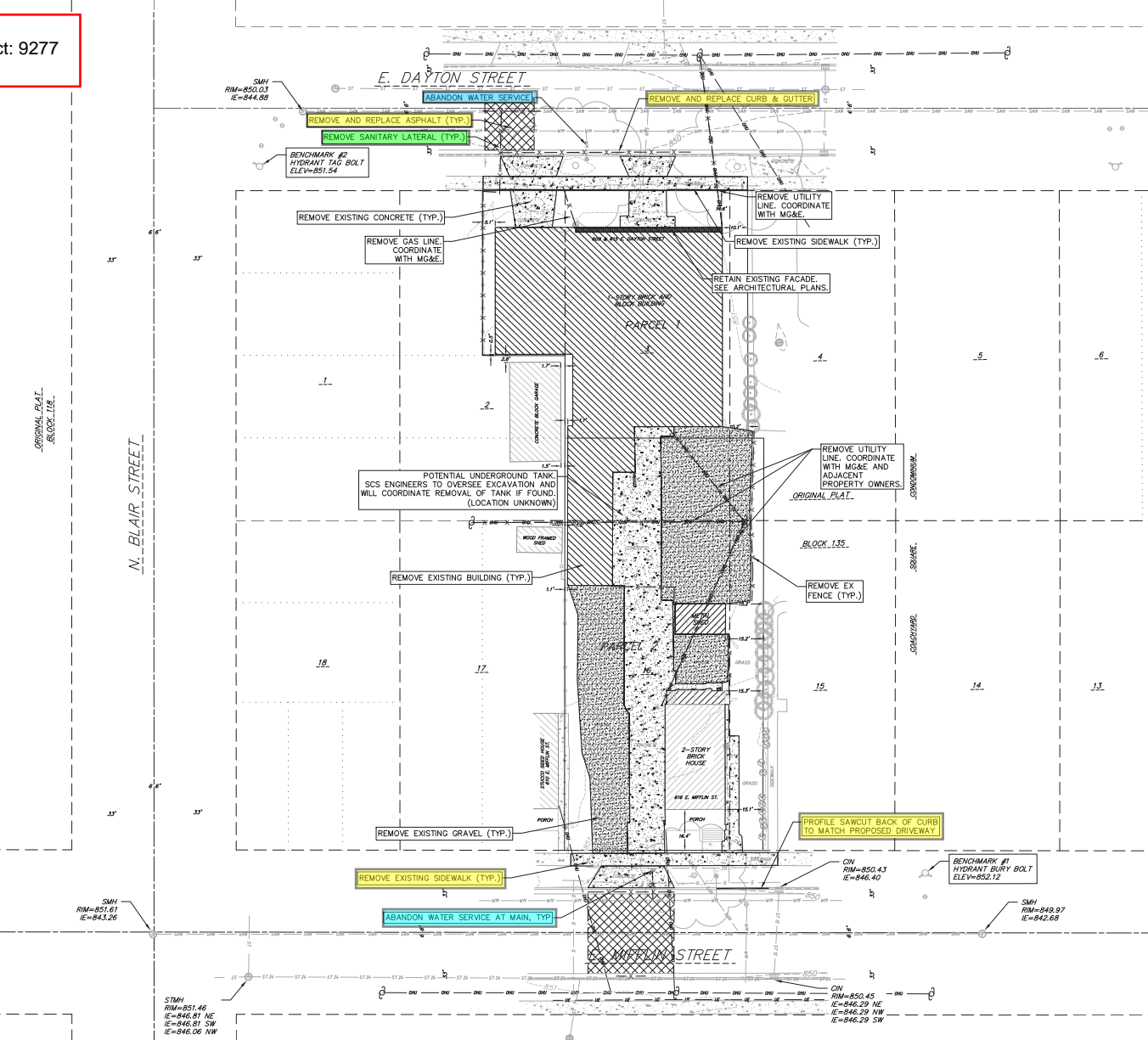


### DEMOLITION NOTES:

- INSTALL APPLICABLE EROSION CONTROL MEASURES PRIOR TO DEMOLITION.
- CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
- COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURBS, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL, SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE. ALL BRUSH SHALL BE CLEARED/REMOVED WITHIN THE DISTURBANCE LIMITS.
- IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS FROM THE LOCAL MUNICIPALITY/UTILITY AGENCY.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
- ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PAVING CRITERIA.
- ANY STREET TREE REMOVALS REQUESTED AFTER PLAN APPROVAL WILL REQUIRE A MINIMUM 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS.

## NOT FOR CONSTRUCTION



planners | engineers | architects  
Phone: (608) 261-3598

### DEMOLITION PLAN

HOTEL DYLIN - DESIGN DEVELOPMENT  
CITY OF MADISON  
DANE COUNTY, WI

| REVISIONS | NO. | DATE | REMARKS |
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DATE: 2022-12-16  
DRAWN: TBRA  
CHECKED: CLAN  
PROJECT NO: 210331

## C101

**611 E Dayton Street**  
**Project: 14513, Contract: 9277**  
**Site Plan**

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER (REVERSE CURB HATCHED)
  - PROPOSED RETAINING WALL
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - PROPOSED SIGN
  - PROPOSED LIGHT POLE (SEE LIGHTING PLAN)
  - PROPOSED BOLLARD
  - PROPOSED ADA DETECTABLE WARNING FIELD
  - PROPOSED HANDICAP PARKING

- SITE NOTES:**
- CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
  - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF SITE RELATED ITEMS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
  - DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
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**Parking Lot Plan Site Information Block**

Site Address: 611 E Dayton Street  
 Site acreage (total) = 0.52 ACRES  
 Number of building stories (above grade): 3  
 Building height: Average Existing Grade to Top of Building = 34' - 4"  
 DILHR type of construction (new structures): 5A NF 13 SM

Use of property: Mixed Use - HOTEL  
 Gross square feet of building: 52,775 SF  
 Gross square feet of retail area: N/A SF  
 Number of employees: 8  
 Number of employees in production areas: N/A  
 Capacity of restaurant/place of assembly: N/A  
 Number of bicycle stalls shown: 5 floor mounted internal stalls  
 6 external stalls

**Number of parking stalls:**

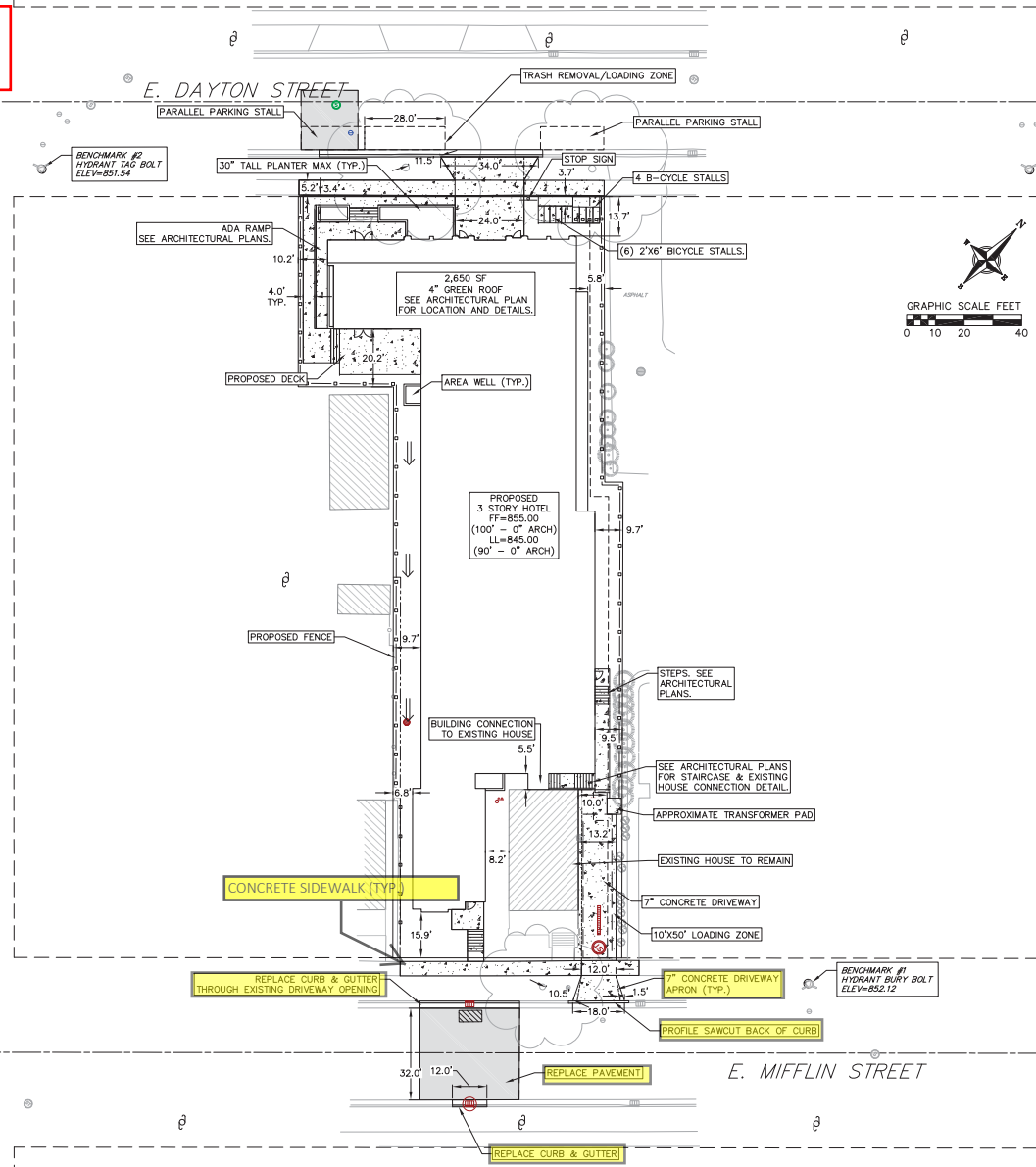
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| Proposed (Site)    | 0 Large + 0 Compact = 0    |
| Proposed (Covered) | 22 Large + 4 Compact = 25  |
| Accessible         | 0 (Site) + 0 (Covered) = 0 |
| Van Accessible     | 0 (Site) + 1 (Covered) = 1 |
| EV Stalls          | 0 (Site) + 2 (Covered) = 2 |
| EV Ready Stalls    | 0 (Site) + 1 (Covered) = 1 |
| Total Stalls       | 25                         |

Number of trees shown: See Landscape Plan

**LOT COVERAGE:**

COVERED LOT = 0.41 AC  
 TOTAL LOT = 0.52 AC  
 PERCENT LOT COVERAGE = 78.8%  
 MAXIMUM ALLOWABLE LOT COVERAGE = 85.0%

N. BLAIR STREET



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**SITE PLAN**  
 HOTEL DYLIN - DESIGN DEVELOPMENT  
 CITY OF MADISON  
 DANE COUNTY, WI

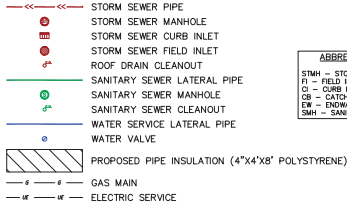
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**C201**

### 611 E Dayton Street Project: 14513, Contract: 9277 Utility Plan

#### PROPOSED UTILITY LEGEND



#### ABBREVIATIONS

SMH - STORM MANHOLE  
FI - FIELD INLET  
CI - CURB INLET  
GI - GUTTER INLET  
CB - CATCH BASIN  
EW - ENDWALL  
SMH - SANITARY MANHOLE

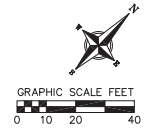
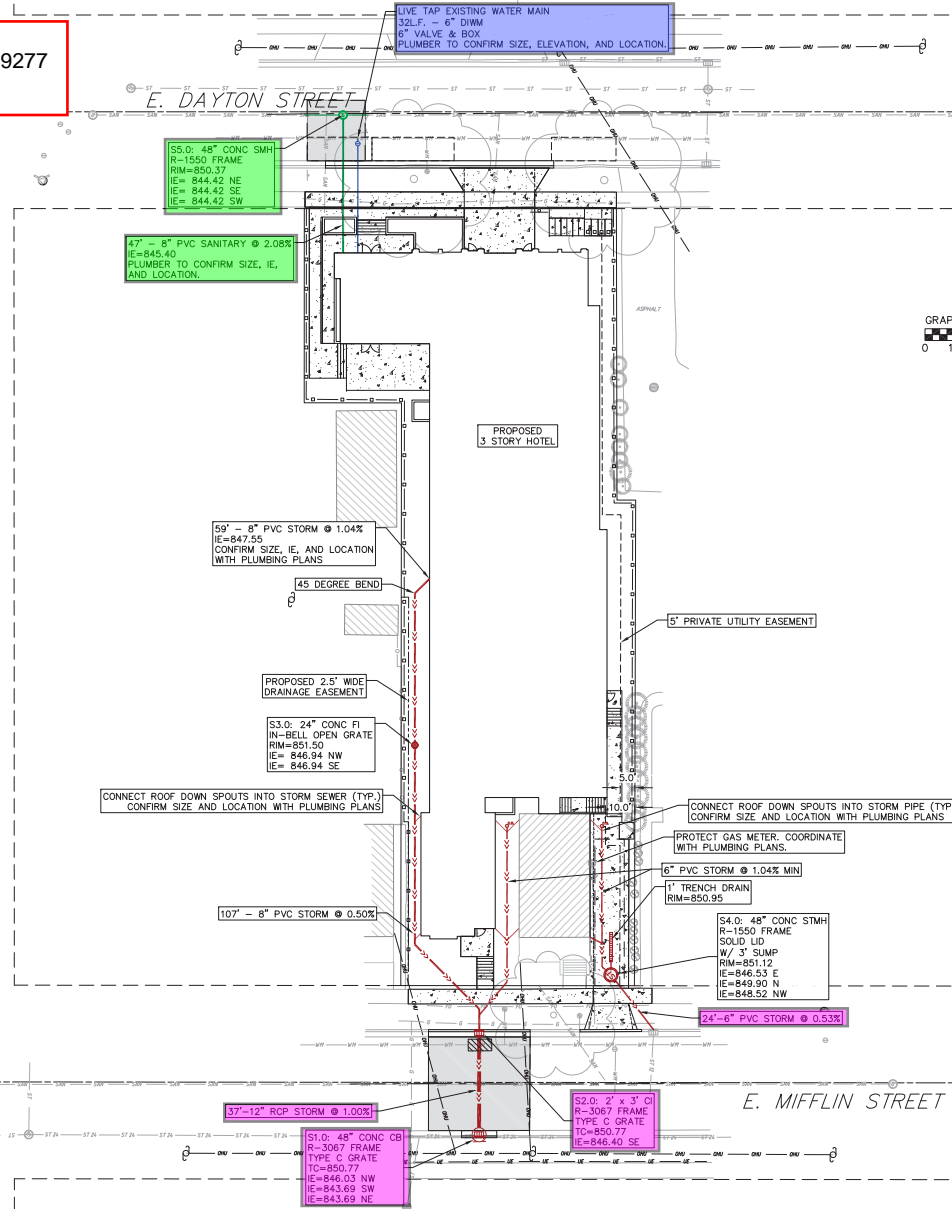
#### UTILITY NOTES:

- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE. 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.
- 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 PERMITS 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).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- 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(3)(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(1)(x) AND SPS 382.40(8)(x).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(9)(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 (HORIZONTAL) 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.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15" SHALL BE SDR 21. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 26.
- 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.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4"x8"x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
- 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.

ULO - CAUTION UNDERGROUND UTILITIES. FOR ALL LOCATIONS MARKED "ULO" CONTRACTOR TO ULO PRIOR TO CONSTRUCTION TO CONFIRM NO CONFLICTS EXIST. ALL CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY PRIOR TO START OF UTILITY CONSTRUCTION.

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**vierbicher**  
planners | engineers | architects  
Phone: (608) 261-8898

**UTILITY PLAN**

HOTEL DYLIN - DESIGN DEVELOPMENT

CITY OF MADISON

DANE COUNTY, WI

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DATE: 2022-12-16

DRAWN: TIRA

CHECKED: CLAN

PROJECT NO: 210331

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