



Madison, Wisconsin

CITY OF MADISON

CITY ENGINEERING DIVISION

DEPARTMENT OF PUBLIC WORKS

PLAN OF PROPOSED IMPROVEMENT

STONE HOUSE - 1050 E WASHINGTON AVE

CITY PROJECT NO. 12592

CONTRACT NO. 8385

MUNIS NO. 12592

**FULL RIGHT-OF-WAY
PLAN SET**

UTILITIES-ONLY PLAN PREVIOUSLY ISSUED: 9/4/2019

PUBLIC IMPROVEMENT PROJECT
APPROVED

MARCH 19, 2019

BY THE COMMON COUNCIL
OF MADISON, WISCONSIN

PUBLIC IMPROVEMENT DESIGN
APPROVED BY:

[Signature] 2/18/20

City Engineer

Date

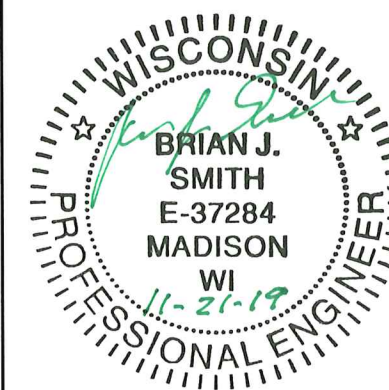
STREET GRADES
DESIGNED BY:



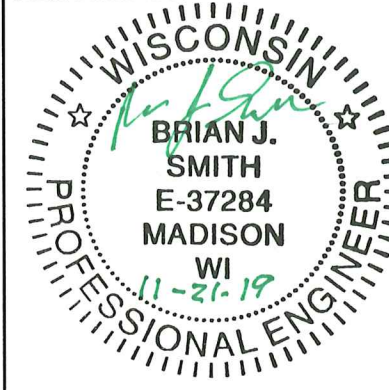
STORM SEWER DESIGNED BY:



MARKING PLAN
DESIGNED BY:



STREET GEOMETRICS
DESIGNED BY:



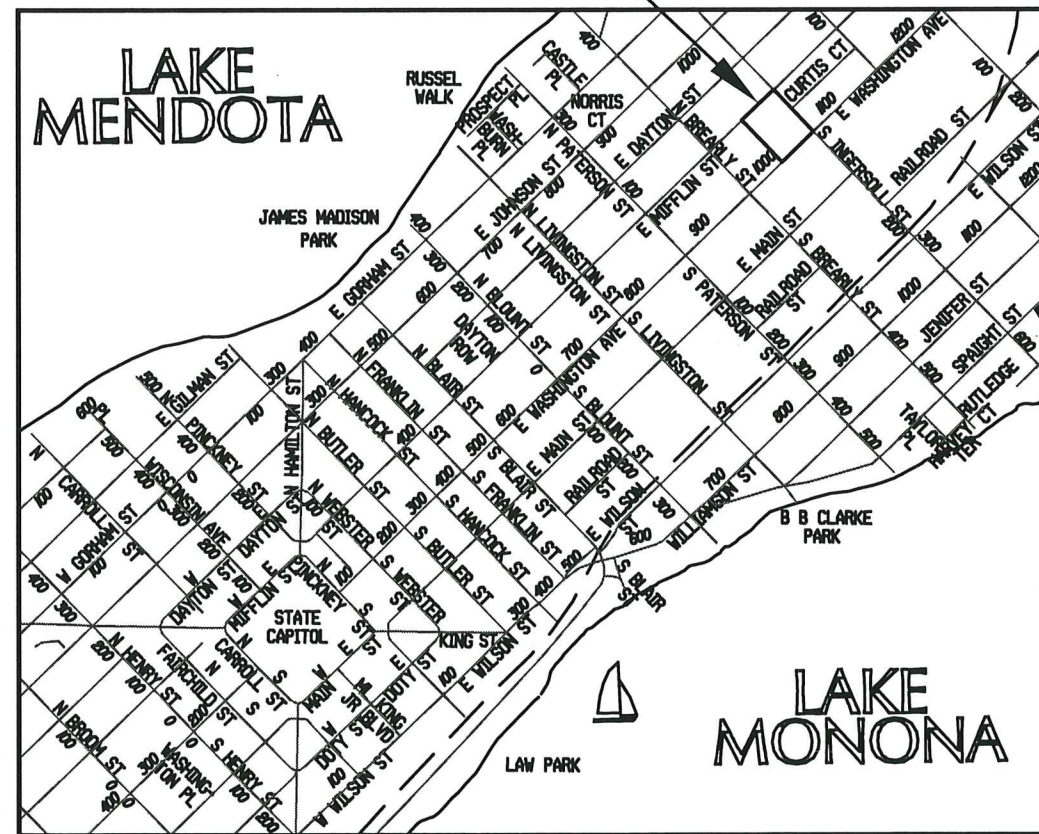
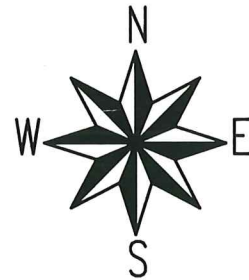
ELECTRICAL PLAN
DESIGNED BY:



INDEX OF SHEETS

SHEET NO.	TITLE
SHEET NO. 1	DETAILS
SHEET NO. D1-D3	PAVEMENT MARKING PLAN
SHEET NO. E1-E3	ELECTRICAL PLAN
SHEET NO. P1-P3	STREET AND SIDEWALK - PLAN & PROFILE
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SHEET NO. U1	N. INGERSOLL STORM SEWER - PLAN & PROFILE
SHEET NO. U2	N. INGERSOLL STORM SEWER SCHEDULE
SHEET NO. XI-X4	CROSS SECTIONS: NORTH INGERSOLL ST

PROJECT
LOCATION



CONVENTIONAL SIGNS	
FIELD VERIFY ALL UTILITY LOCATIONS	
GAS	— G —
STORM SEWER	— ST —
SANITARY SEWER	— SAN —
WATER	— W —
BURIED ELECTRIC	— E —
OVERHEAD ELECTRIC	— OH —
POWER POLE	□
ADA COMPLIANT RAMP W/ DETECTABLE WARNING FIELD	▤
COMBUSTIBLE FLUIDS	☀

PLOT SCALE: 1:1

PLOT NAME: —

REV. DATE: 11/21/2019 9:50 AM

ORIGINATOR: CITY_OF_MADISON

CONTRACTOR/DEVELOPER SHALL WORK WITH TOM MOHR AT (608) 267-8725 OF CITY TRAFFIC ENGINEERING TO COORDINATE AND SUBMIT A TRAFFIC CONTROL PLAN AT LEAST 10 WORKING DAYS PRIOR TO THE START OF WORK. WORK WITHIN THE RIGHT-OF-WAY SHALL NOT BEGIN UNTIL THE TRAFFIC CONTROL PLAN IS APPROVED.

ANY PAVEMENT MARKINGS THAT ARE REMOVED OR DAMAGED SHALL BE REPLACED BY THE DEVELOPER/CONTRACTOR AS DIRECTED BY CITY TRAFFIC ENGINEERING.

THE LOCATION AND INFORMATION FOR PROPOSED NEW TREES, IN THE PUBLIC RIGHT OF WAY OR ON PUBLIC LANDS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.

THE CONTRACTOR SHALL CONTACT BRAD HOFMANN OF CITY FORESTRY AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE MARKING THE PLANTING SITE, INSPECTING THE NURSERY STOCK, AND REVIEWING PLANTING SPECIFICATIONS WITH THE LANDSCAPER. CONTACT BRAD AT (608) 267-4908.

NO TREES IN THE RIGHT OF WAY OR ON PUBLIC LANDS SHALL BE TRIMMED, PRUNED, REMOVED OR ADVERSELY AFFECTED IN ANY WAY UNTIL THE DEVELOPER HAS RECEIVED WRITTEN PERMISSION FROM THE CITY ENGINEER OR CITY FORESTER. SAID WRITTEN PERMISSION SHALL INCLUDE LANGUAGE INDICATING THAT SECTION 10.101 OF THE MADISON GENERAL ORDINANCES AND ADMINISTRATIVE PROCEDURE MEMORANDUM NO. 6-2, REFERRING TO NOTIFICATION OF PROPERTY OCCUPANTS AND/OR OWNERS, HAS BEEN COMPLIED WITH.

ALL PAVEMENT WITHIN THE EAST MIFFLIN STREET RIGHT OF WAY SHALL BE TYPE C PAVEMENT.

ALL PAVEMENT WITHIN THE NORTH INGERSOLL STREET RIGHT OF WAY SHALL BE TYPE B PAVEMENT.

ALL PAVEMENT WITHIN THE EAST WASHINGTON AVENUE RIGHT OF WAY SHALL BE 10" DOWELED CONCRETE.

ALL GUTTERS SHALL DRAIN WITH A MINIMUM GRADES OF 0.5% TOWARD STORM SEWER INLETS.

THE CROSS SLOPE OF SIDEWALKS AND BARRIER FREE SIDEWALK CURB RAMPS SHALL BE 1.5%. THE LONGITUDINAL GRADE OF BARRIER FREE SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33%. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED ACCORDING TO S.D.D. 3.03. AT ALL OTHER LOCATIONS THE LONGITUDINAL GRADE OF SIDEWALKS SHALL NOT EXCEED 5.0 % OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER NOR BE LESS THAN 0.5% AND SHALL DRAIN TOWARD STORM SEWER INLETS. SIDE SLOPES WITHIN TEN FEET OF A PUBLIC SIDEWALK SHALL NOT EXCEED 4.00:1. ALL SIDEWALK AND SIDEWALK RAMP ELEVATIONS AND GRADES SHALL BE FIELD VERIFIED AND SET TO COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS AND THE A.D.A. GUIDELINES.

OBTAIN A PRINT OUT OF THE ALIGNMENT FROM THE CITY ENGINEER PRIOR TO STAKING THIS PROJECT.

CURB STATION AND OFFSETS SHALL BE TO THE FACE OF CURB UNLESS OTHERWISE INDICATED. CURB ELEVATIONS SHALL BE TO THE TOP OF CURB (OR EXTENDED TOP OF CURB FOR DRIVEWAYS OR RAMPS) UNLESS OTHERWISE INDICATED.

POWER POLES AND OTHER OBSTRUCTIONS SHALL BE MOVED TO PROVIDE 2 FEET MINIMUM OF CLEAR DISTANCE FROM ANY FACE OF CURB OR EDGE OF SIDEWALK.

ANY INFORMATION SHOWN ON THIS PLAN, WHICH IS NOT PART OF THIS PROJECT, IS PRELIMINARY AND NOT FOR CONSTRUCTION.

THERE MAY BE EXISTING UTILITIES OR OTHER FEATURES WHICH ARE EITHER NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY ALL UTILITIES AND TOPOGRAPHY WHICH MAY AFFECT THE CONSTRUCTION OF THESE IMPROVEMENTS.

ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.

THE DEVELOPER SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.

PAVEMENT SAWCUTS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAWCUTS SHOWN ON THE PLAN ARE APPROXIMATE.

DAMAGE TO ANY EXISTING CURB, PAVEMENT, SIDEWALK, ETC. THAT IS TO REMAIN SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AS DIRECTED BY THE ENGINEER.

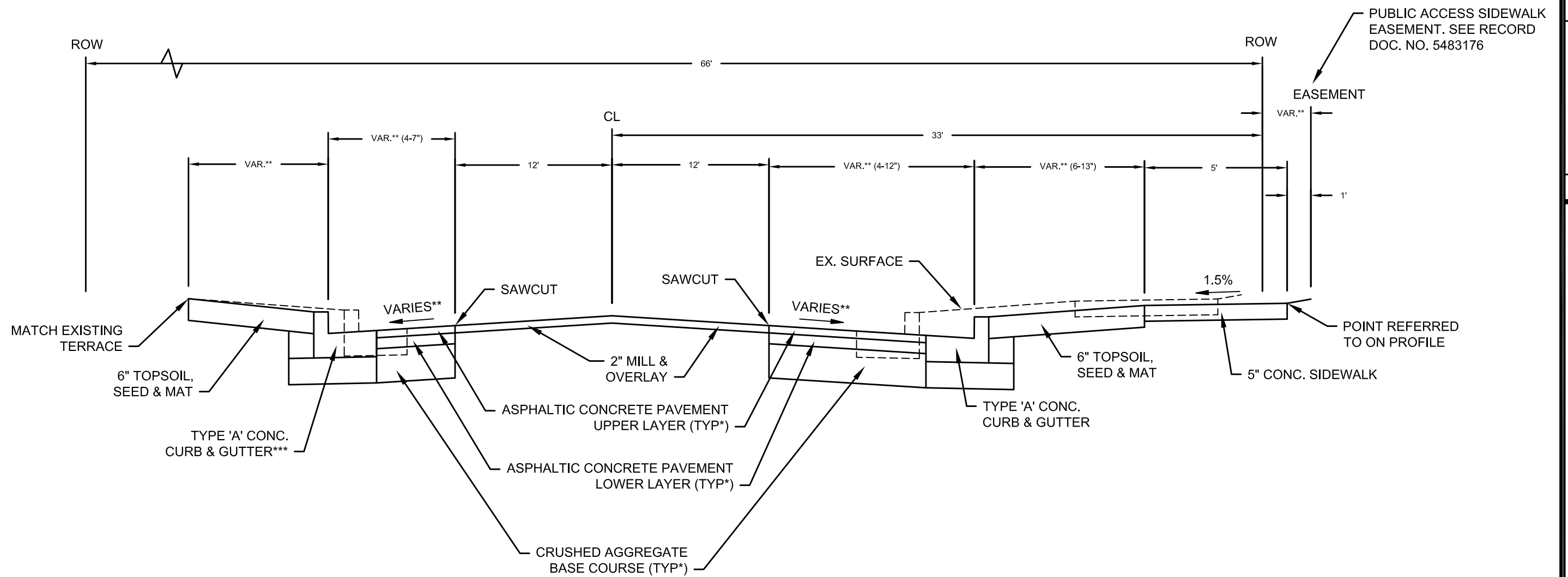
MARK	REVISION	DATE	BY

12592
MADISON, MADISON, WI
8385
CONTRACT NO:

GENERAL NOTES
STONE HOUSE - 1050 E WASHINGTON AVE
CITY OF MADISON



12592
D-1



TYPICAL SECTION

NORTH INGERSOLL ST
 STA 103+33 - STA 104+86
 (NOT TO SCALE)

NOTES:

* NORTH INGERSOLL STREET TO BE CONSTRUCTED AS TYPE 'B' PAVEMENT PER CITY OF MADISON MINIMUM PAVEMENT DESIGN

** SEE CROSS SECTIONS FOR SLOPES, OFFSETS AND ELEVATIONS

*** VARIES TO TYPE 'X' CONCRETE CURB & GUTTER - SEE PLAN, SHEET P-1

CITY OF MADISON MINIMUM PAVEMENT DESIGN						
TYPE	CRUSHED AGGREGATE BASE COURSE		ASPHALTIC CONCRETE PAVEMENT			
	LOWER LAYER GRADATION 1	UPPER LAYER GRADATION 2	LOWER LAYER		UPPER LAYER	
			TYPE	THICKNESS	TYPE	THICKNESS
A	6"	6"	4 LT 58-28 S	1.75"	4 LT 58-28 S	1.75"
B	6"	6"	3 LT 58-28 S	2.50"	4 LT 58-28 S	2.00"
C	6"	6"	3 MT 58-28 S/H	3.50"	4 MT 58-28 S/H	2.00"

DATE	BY
REVISION	DATE
DESIGNED BY: AUC	DATE: 2019-11-18
SCALE: ---	---
12592	D-2

12592
 MADISON, MADISON, WI
 CONTRACT NO: 8385

TYPICAL SECTION
 STONE HOUSE - 1050 E WASHINGTON AVE
 CITY OF MADISON



12592
 D-2

PUBLIC ACCESS SIDEWALK EASEMENT. SEE RECORD DOC. NO. 5483176

EASEMENT

VAR.**

1'

1.5%

POINT REFERRED TO ON PROFILE

EX. SURFACE

VARIES**

SAWCUT

SAWCUT

VARIES**

2" MILL & OVERLAY

6" TOPSOIL, SEED & MAT

5" CONC. SIDEWALK

TYPE 'A' CONC. CURB & GUTTER

ASPHALTIC CONCRETE PAVEMENT UPPER LAYER (TYP*)

ASPHALTIC CONCRETE PAVEMENT LOWER LAYER (TYP*)

CRUSHED AGGREGATE BASE COURSE (TYP*)

TYPE 'A' CONC. CURB & GUTTER***

6" TOPSOIL, SEED & MAT

MATCH EXISTING TERRACE

ROW

ROW

66'

CL

12'

12'

VAR.** (4-12")

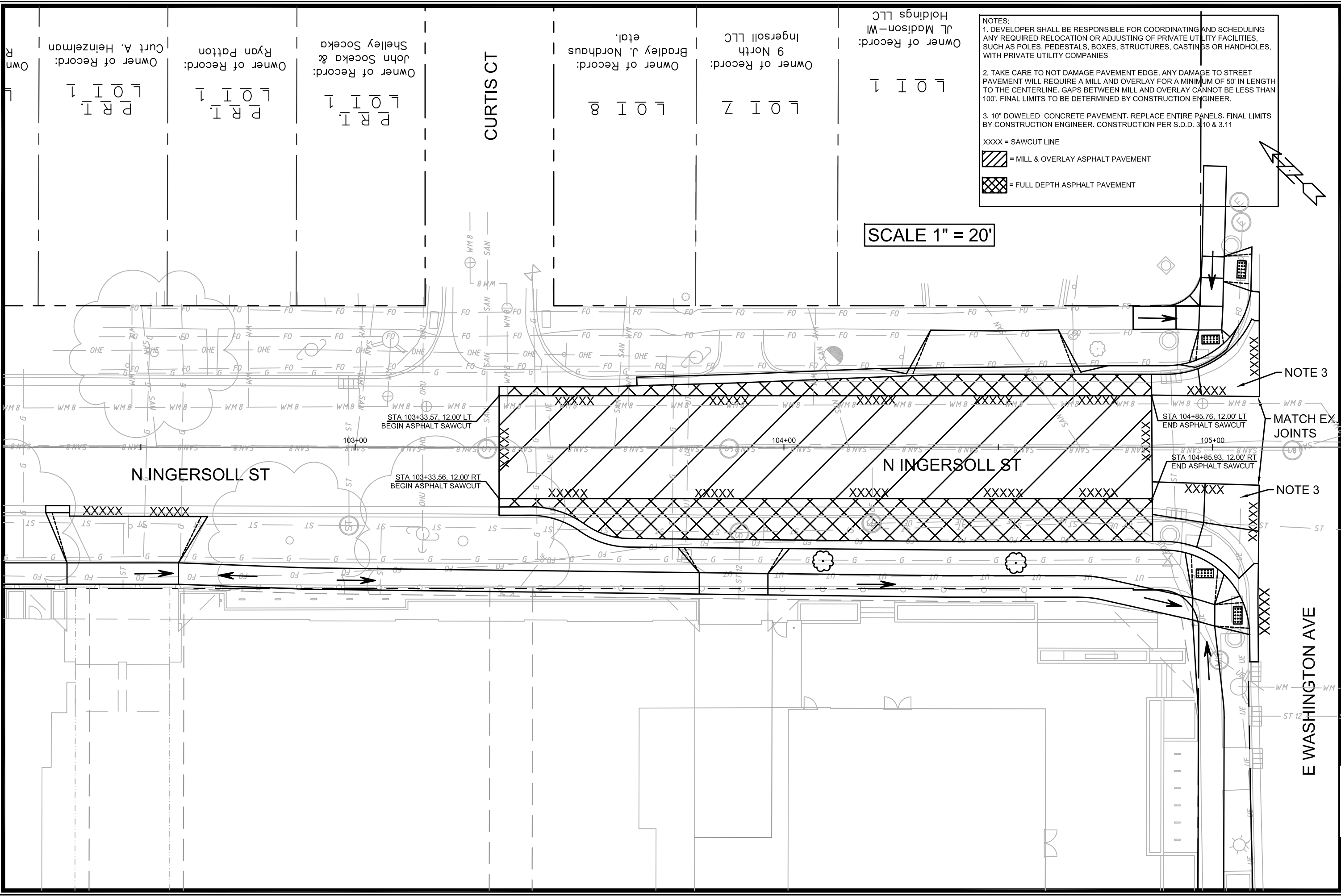
VAR.** (6-13")

5'



VAR.** (4-7")

VAR.**

VAR.**



NOTES:
 1. DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ANY REQUIRED RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES
 2. TAKE CARE TO NOT DAMAGE PAVEMENT EDGE. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE A MILL AND OVERLAY FOR A MINIMUM OF 50' IN LENGTH TO THE CENTERLINE. GAPS BETWEEN MILL AND OVERLAY CANNOT BE LESS THAN 100'. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER.
 3. 10" DOWELED CONCRETE PAVEMENT. REPLACE ENTIRE PANELS. FINAL LIMITS BY CONSTRUCTION ENGINEER. CONSTRUCTION PER S.D.D. 3.10 & 3.11

XXXX = SAWCUT LINE
 = MILL & OVERLAY ASPHALT PAVEMENT
 = FULL DEPTH ASPHALT PAVEMENT

SCALE 1" = 20'

Owner of Record:
 Curt A. Heinzelman
 P R I
 L O I 1

Owner of Record:
 Ryan Patton
 P R I
 L O I 1

Owner of Record:
 John Socoka & Shelley Socoka
 P R I
 L O I 1

CURTIS CT

Owner of Record:
 Bradley J. Nordhaus et al.
 L O I 8

Owner of Record:
 9 North Ingersoll LLC
 L O I 2

Owner of Record:
 JL Madison-W Holdings LLC
 L O I 1

STA 103+33.57, 12.00' LT
 BEGIN ASPHALT SAWCUT

STA 103+33.56, 12.00' RT
 BEGIN ASPHALT SAWCUT

STA 104+85.76, 12.00' LT
 END ASPHALT SAWCUT

STA 104+85.93, 12.00' RT
 END ASPHALT SAWCUT

NOTE 3

MATCH EX JOINTS

NOTE 3

MARK	REVISION	DATE	BY

Designed By: AJC
 Date: 2019-11-18
 Scale: 1"=20'
 12592
 D-3

12592
 MADISON, MADISON, WI
 8385
 CONTRACT NO.:
 D-3 INGERSOLL PAVEMENT LIMITS
 STONE HOUSE - 1050 E WASHINGTON AVE
 CITY OF MADISON



12592
 D-3

PAVEMENT MARKING PLAN
E. WASHINGTON-INGERSOLL CITY OF MADISON



Curtis Court

N. Ingersoll Street

E. Washington Avenue

E. Mifflin Street

N. Ingersoll Street

Install 6" Crosswalk Epoxy

Install 6" Crosswalk Epoxy

Install 6" Crosswalk Epoxy

Install 6" Crosswalk Epoxy

Install 6" White Epoxy

Install BL Symbol Epoxy

Install 6" White Epoxy

Install BL Symbol Epoxy

Install 8" White Epoxy

Install Left Turn Epoxy

Install Sharrow Symbol Epoxy
(6' off FOC on center)

Install 4" Double Yellow Epoxy

Install Sharrow Symbol Epoxy
(in center of lane)

Install Thru/Right Epoxy

Install 24" Stop Bar Epoxy

Install 6" Crosswalk Epoxy

14'
12'
6'

13'
10'
14'
6'

ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.
REV. DATE:
PLOT NAME:
PLOT SCALE:

JLS 11/14/19

STONE HOUSE - 1050 E WASHINGTON AVE
PROJECT NO. 12592

SHEET NO.
E-1

ELECTRICAL PLANS

1050 BLOCK E. WASHINGTON CITY OF MADISON

Revision: 4/24/2020, JLS

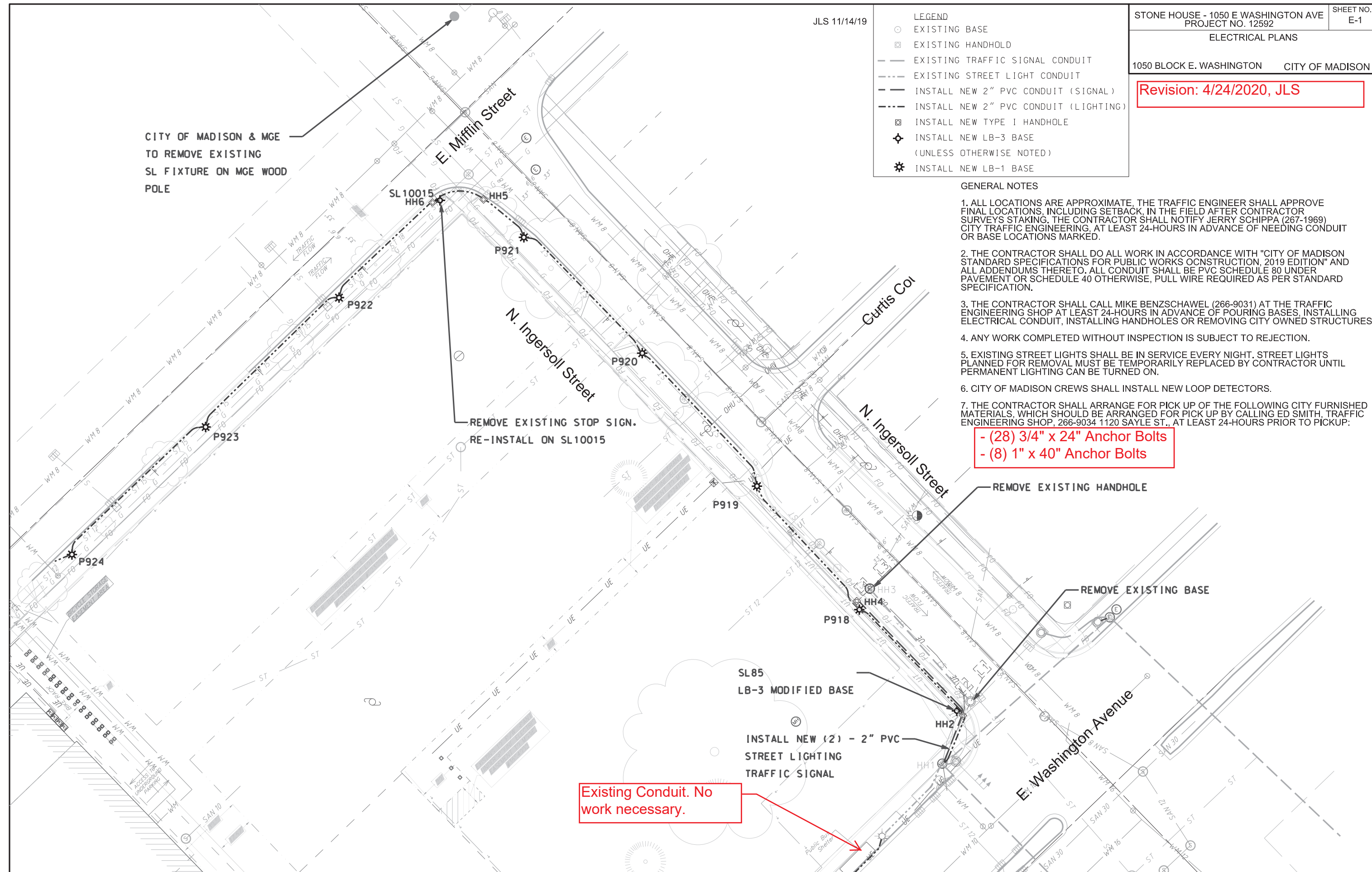
LEGEND

- EXISTING BASE
- ⊠ EXISTING HANDHOLE
- EXISTING TRAFFIC SIGNAL CONDUIT
- - - EXISTING STREET LIGHT CONDUIT
- INSTALL NEW 2" PVC CONDUIT (SIGNAL)
- - - INSTALL NEW 2" PVC CONDUIT (LIGHTING)
- ⊠ INSTALL NEW TYPE I HANDHOLE
- ⊕ INSTALL NEW LB-3 BASE (UNLESS OTHERWISE NOTED)
- ⊛ INSTALL NEW LB-1 BASE

GENERAL NOTES

1. ALL LOCATIONS ARE APPROXIMATE. THE TRAFFIC ENGINEER SHALL APPROVE FINAL LOCATIONS, INCLUDING SETBACK, IN THE FIELD AFTER CONTRACTOR SURVEYS STAKING. THE CONTRACTOR SHALL NOTIFY JERRY SCHIPPA (267-1969) CITY TRAFFIC ENGINEERING, AT LEAST 24-HOURS IN ADVANCE OF NEEDING CONDUIT OR BASE LOCATIONS MARKED.
2. THE CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH "CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2019 EDITION" AND ALL ADDENDUMS THERETO. ALL CONDUIT SHALL BE PVC SCHEDULE 80 UNDER PAVEMENT OR SCHEDULE 40 OTHERWISE, PULL WIRE REQUIRED AS PER STANDARD SPECIFICATION.
3. THE CONTRACTOR SHALL CALL MIKE BENZSCHAWEL (266-9031) AT THE TRAFFIC ENGINEERING SHOP AT LEAST 24-HOURS IN ADVANCE OF POURING BASES, INSTALLING ELECTRICAL CONDUIT, INSTALLING HANDHOLES OR REMOVING CITY OWNED STRUCTURES.
4. ANY WORK COMPLETED WITHOUT INSPECTION IS SUBJECT TO REJECTION.
5. EXISTING STREET LIGHTS SHALL BE IN SERVICE EVERY NIGHT. STREET LIGHTS PLANNED FOR REMOVAL MUST BE TEMPORARILY REPLACED BY CONTRACTOR UNTIL PERMANENT LIGHTING CAN BE TURNED ON.
6. CITY OF MADISON CREWS SHALL INSTALL NEW LOOP DETECTORS.
7. THE CONTRACTOR SHALL ARRANGE FOR PICK UP OF THE FOLLOWING CITY FURNISHED MATERIALS, WHICH SHOULD BE ARRANGED FOR PICK UP BY CALLING ED SMITH, TRAFFIC ENGINEERING SHOP, 266-9034 1120 SAYLE ST., AT LEAST 24-HOURS PRIOR TO PICKUP:

- (28) 3/4" x 24" Anchor Bolts
- (8) 1" x 40" Anchor Bolts



CITY OF MADISON & MGE
TO REMOVE EXISTING
SL FIXTURE ON MGE WOOD
POLE

SL 10015
HH6

HH5

P921

P922

P923

P924

P919

P918

SL85

LB-3 MODIFIED BASE

INSTALL NEW (2) - 2" PVC
STREET LIGHTING
TRAFFIC SIGNAL

Existing Conduit. No
work necessary.

REMOVE EXISTING HANDHOLE

REMOVE EXISTING BASE

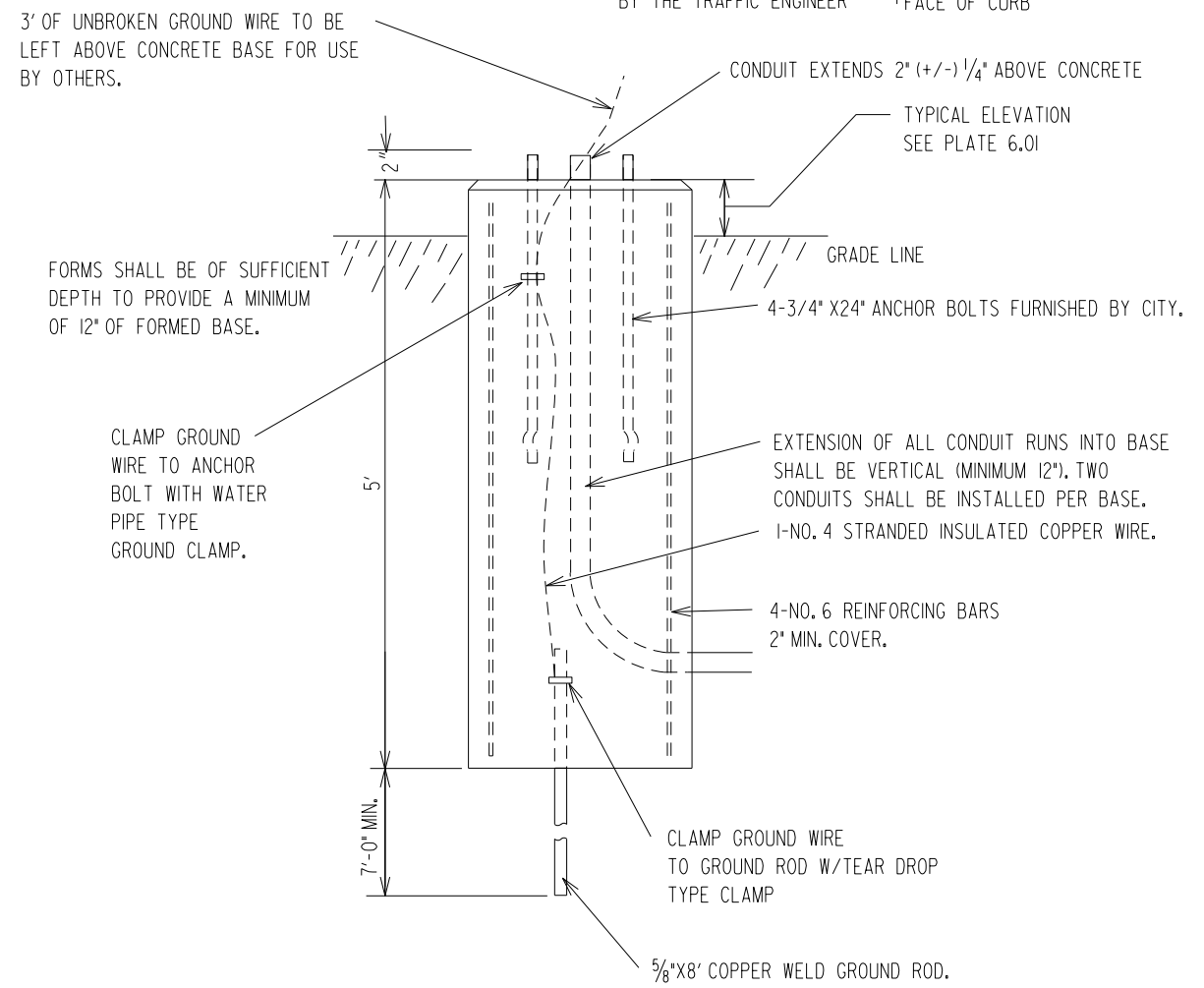
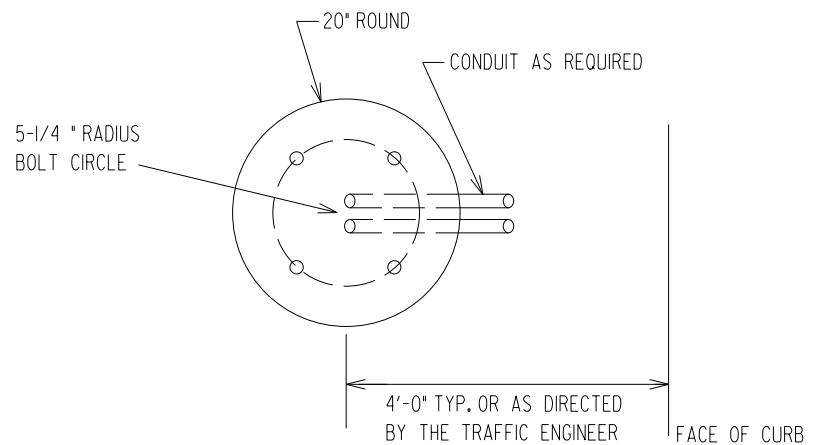
REMOVE EXISTING STOP SIGN.
RE-INSTALL ON SL10015

PLOT SCALE:

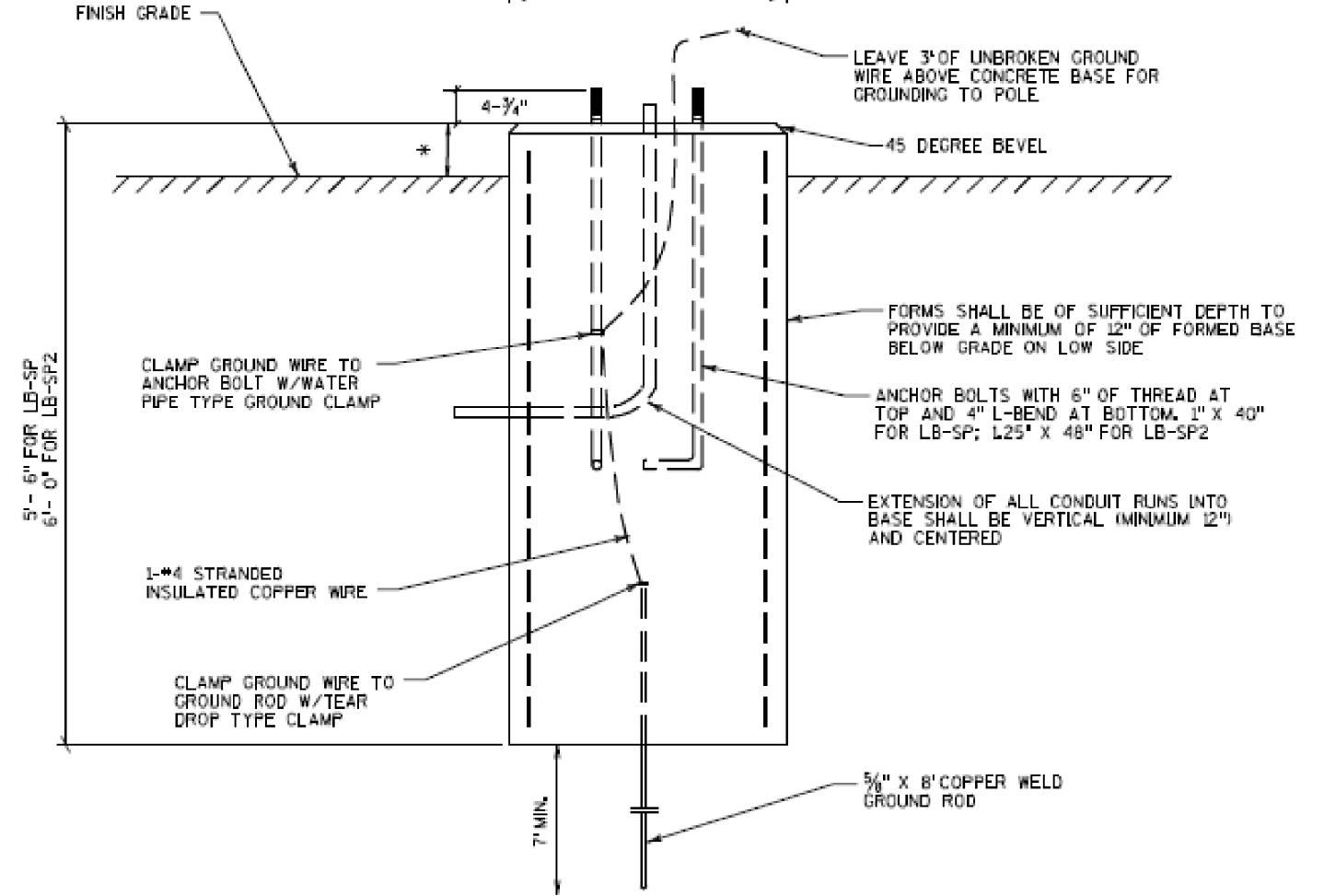
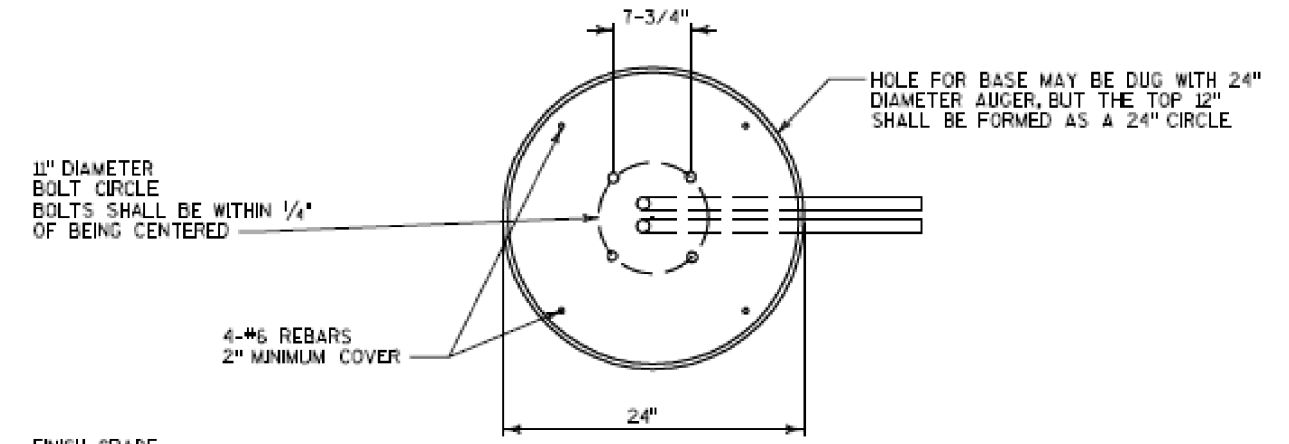
PLOT NAME:

REV. DATE:

ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.

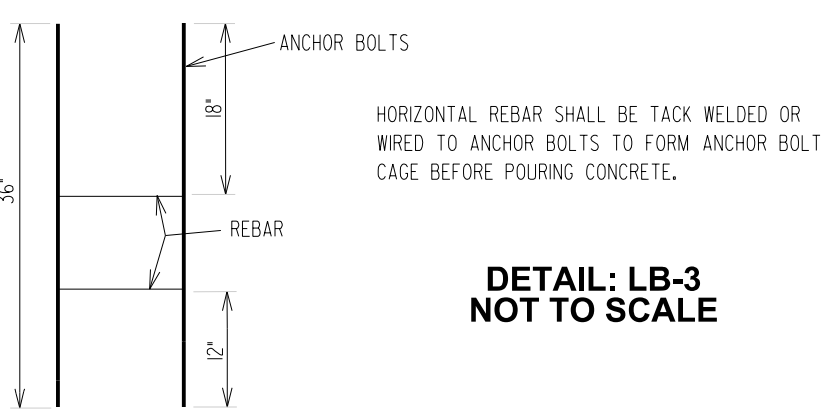
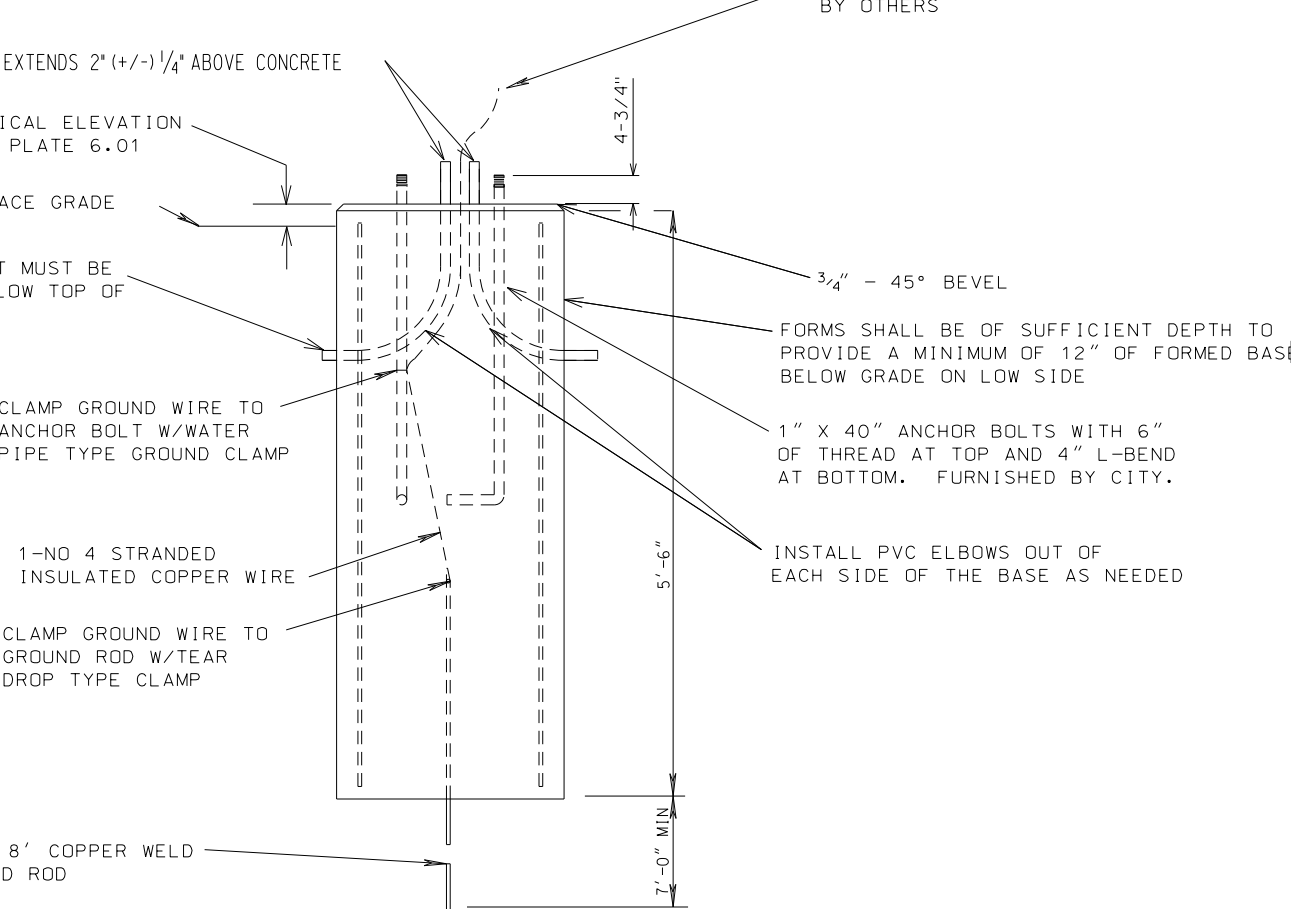
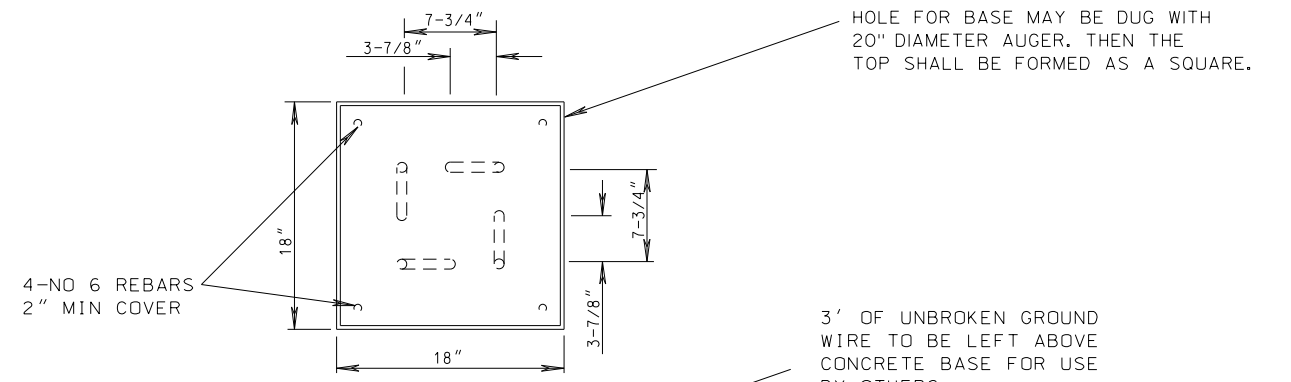


**DETAIL: LB-1
NOT TO SCALE**

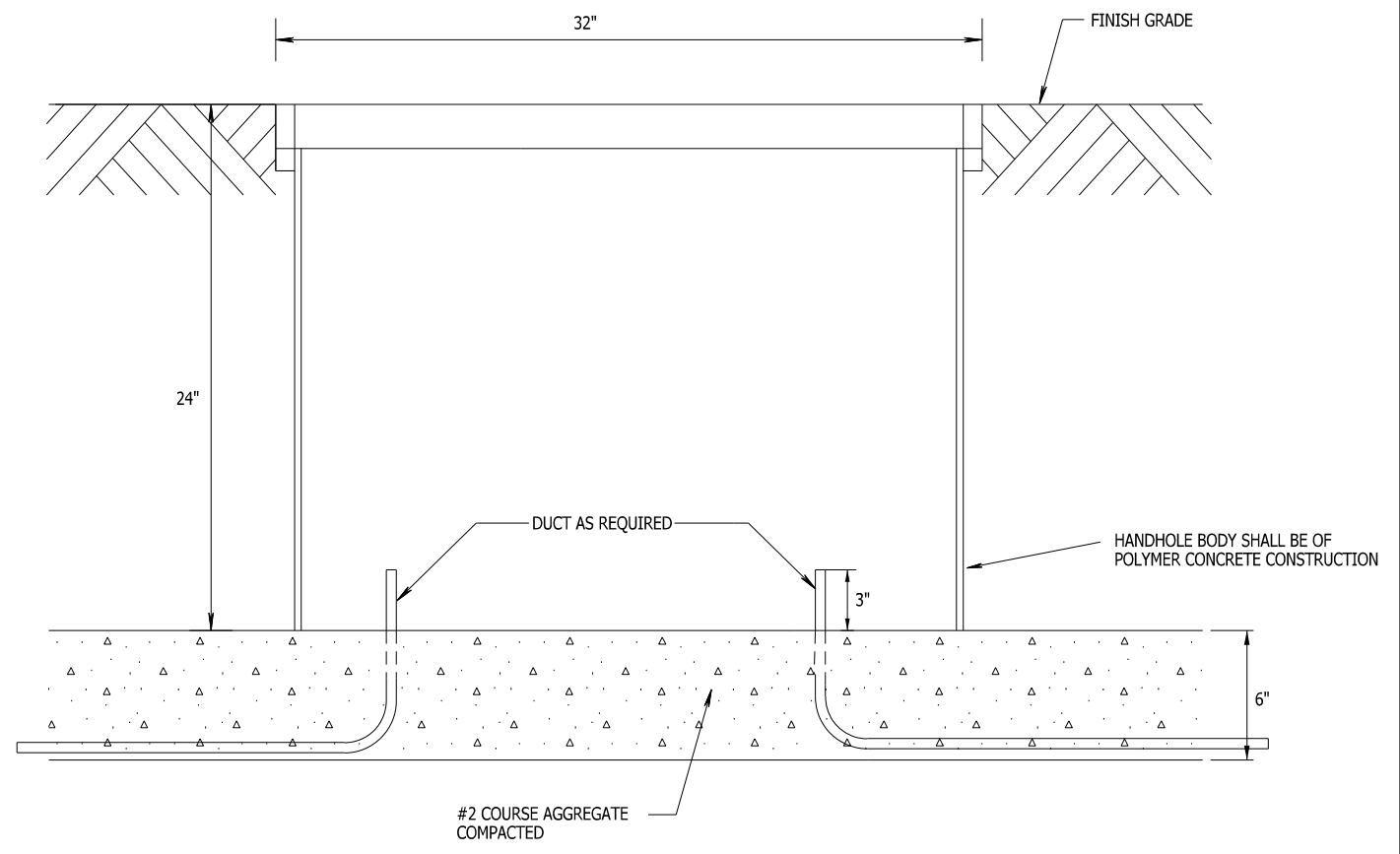
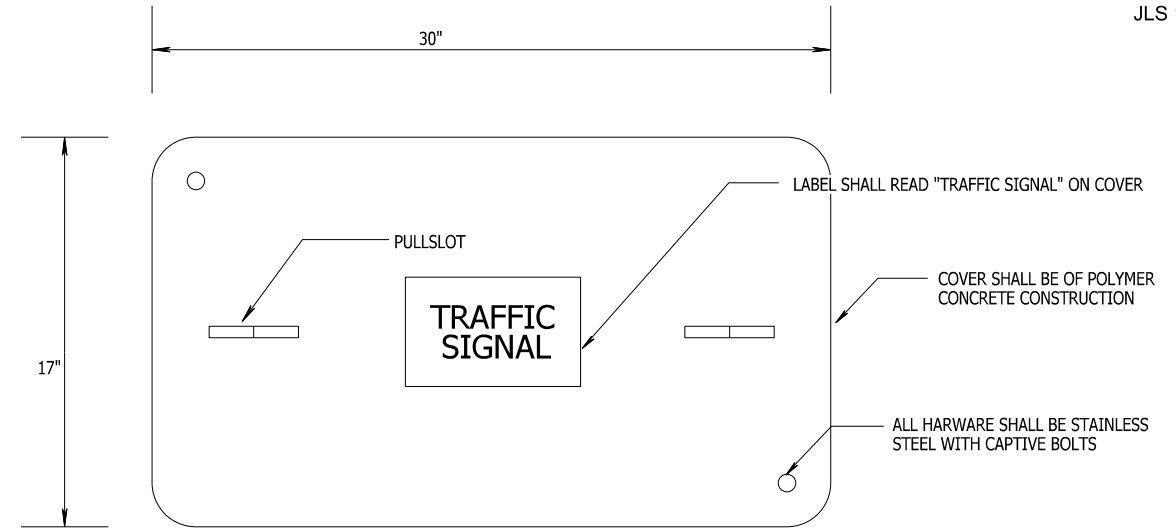


**DETAIL: LB-3 MODIFIED (LB-SP)
NOT TO SCALE**
CITY OF MADISON SHALL PROVIDE
1" X 40" ANCHOR BOLTS TO CONTRACTOR

PLOT SCALE:
PLOT NAME:
REV. DATE:
ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.



**DETAIL: LB-3
NOT TO SCALE**

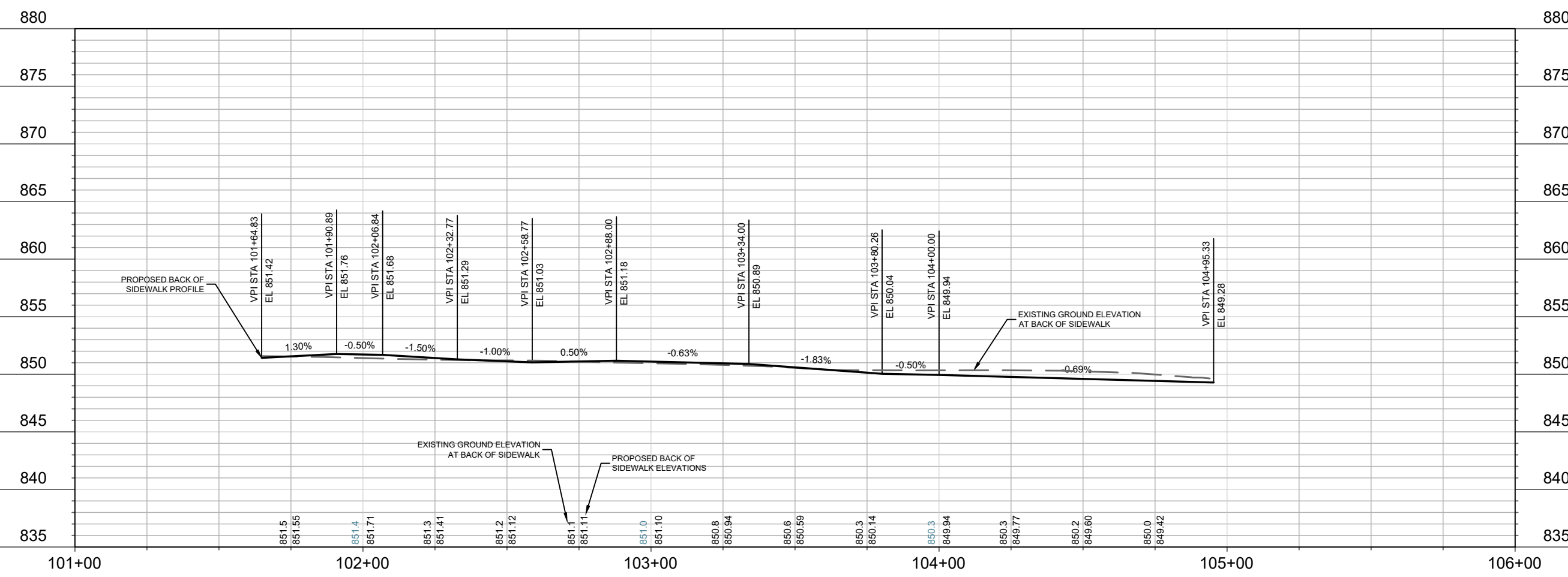
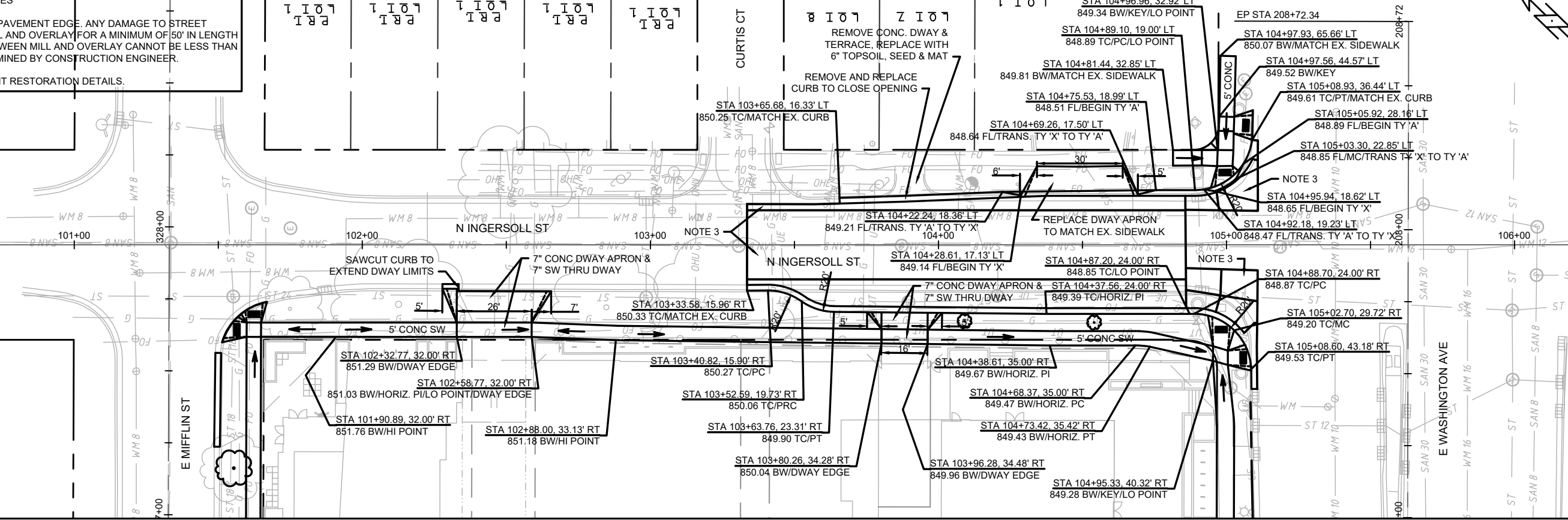


**DETAIL: TYPE I HANDHOLE
NOT TO SCALE**

PLOT SCALE:
PLOT NAME:
REV. DATE:
ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV.

NOTES:
 1. DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ANY REQUIRED RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES
 2. TAKE CARE TO NOT DAMAGE PAVEMENT EDGE. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE A MILL AND OVERLAY FOR A MINIMUM OF 50' IN LENGTH TO THE CENTERLINE. GAPS BETWEEN MILL AND OVERLAY CANNOT BE LESS THAN 100'. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER.
 3. SEE SHEET D-3 FOR PAVEMENT RESTORATION DETAILS.

Owner of Record: Mary K Taske & Erik D Taske
 Owner of Record: Ryan Minard
 Owner of Record: Curt A. Heinzelman
 Owner of Record: Ryan Patton
 Owner of Record: John Soecka & Shelley Soecka
 Owner of Record: Bradley J. Nordhaus et al.
 Owner of Record: 9 North Ingersoll LLC
 Owner of Record: J.L. Madison-MH Holdings LLC



NORTH INGERSOLL ST - STREET PLAN AND PROFILE
 STONE HOUSE - 1050 E WASHINGTON AVE
 CITY OF MADISON

12592
 MADISON, MADISON, WI
 CONTRACT NO.: 8385

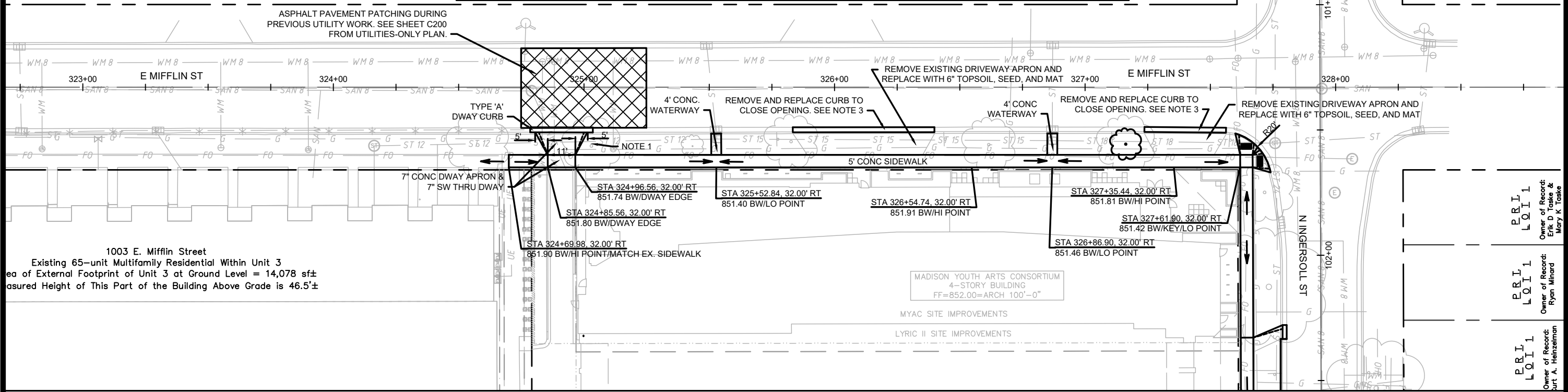
MARK	REVISION	DATE
12592	1	2019-11-18

Scale: 1" = 40'
 P-1

ORIGINAL PLAT OF MADISON
BLOCK 169

V.A, P.3, #102
Owner of Record: Madison Metro School Dist - Lapham School

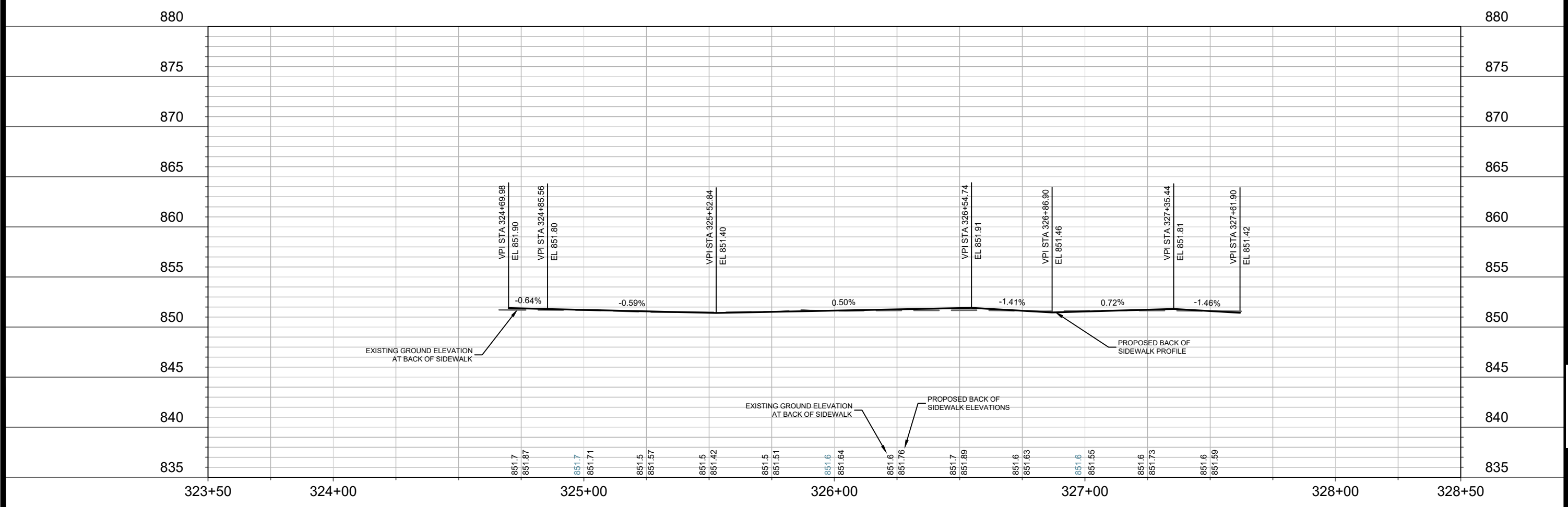
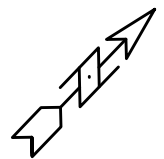
- NOTES:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT OF THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 2. DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ANY REQUIRED RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES
 3. TAKE CARE TO NOT DAMAGE PAVEMENT EDGE. ANY DAMAGE TO STREET PAVEMENT WILL REQUIRE A MILL AND OVERLAY FOR A MINIMUM OF 50' IN LENGTH TO THE CENTERLINE. GAPS BETWEEN MILL AND OVERLAY CANNOT BE LESS THAN 100'. FINAL LIMITS TO BE DETERMINED BY CONSTRUCTION ENGINEER.



1003 E. Mifflin Street
Existing 65-unit Multifamily Residential Within Unit 3
Area of External Footprint of Unit 3 at Ground Level = 14,078 sq ft
Measured Height of This Part of the Building Above Grade is 46.5'±

MADISON YOUTH ARTS CONSORTIUM
4-STORY BUILDING
FF=852.00=ARCH 100'-0"

MYAC SITE IMPROVEMENTS
LYRIC II SITE IMPROVEMENTS

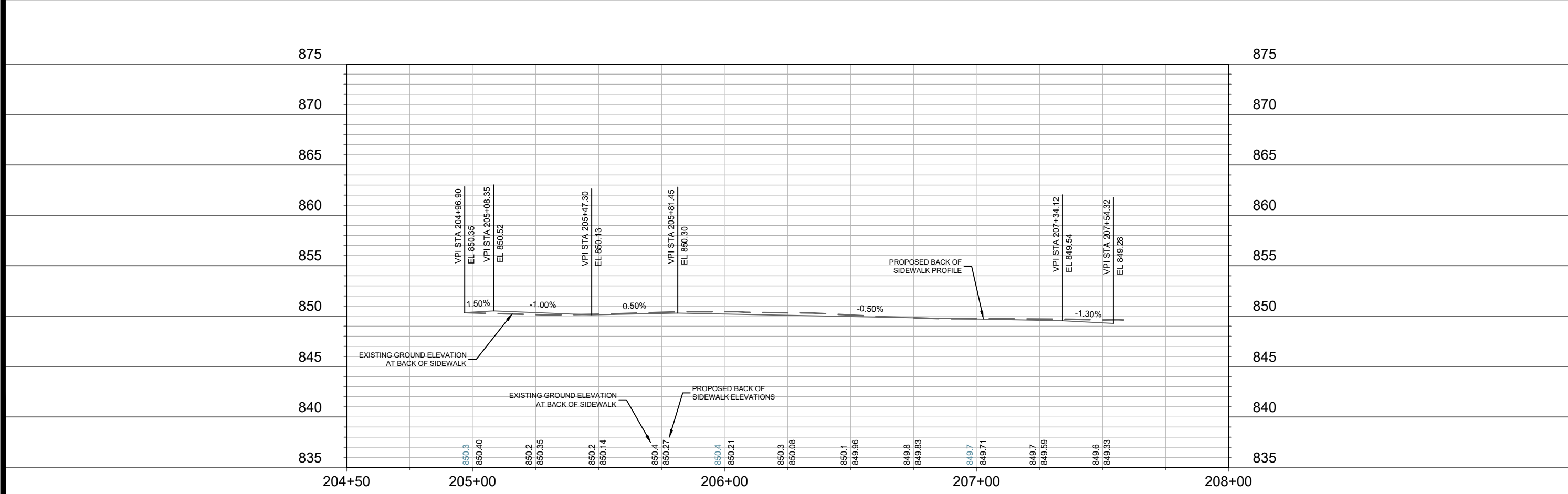
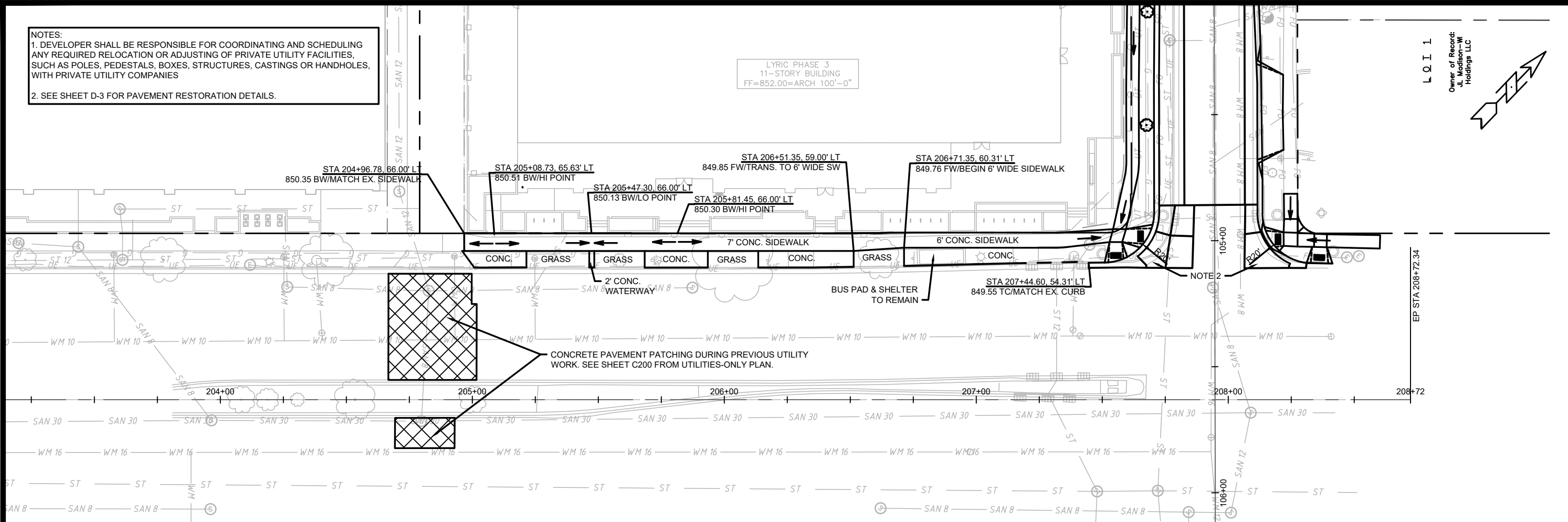
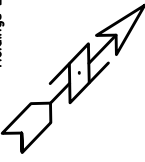


12592	MADISON, MADISON, WI	8385
EAST MIFFLIN ST - SIDEWALK PLAN AND PROFILE		
STONE HOUSE - 1050 E WASHINGTON AVE		
CITY OF MADISON		
12592	P-2	

NOTES:
 1. DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ANY REQUIRED RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES, WITH PRIVATE UTILITY COMPANIES
 2. SEE SHEET D-3 FOR PAVEMENT RESTORATION DETAILS.

LYRIC PHASE 3
 11-STORY BUILDING
 FF=852.00=ARCH 100'-0"

L O I 1
 Owner of Record:
 J.L. Madison-Wi
 Holdings LLC

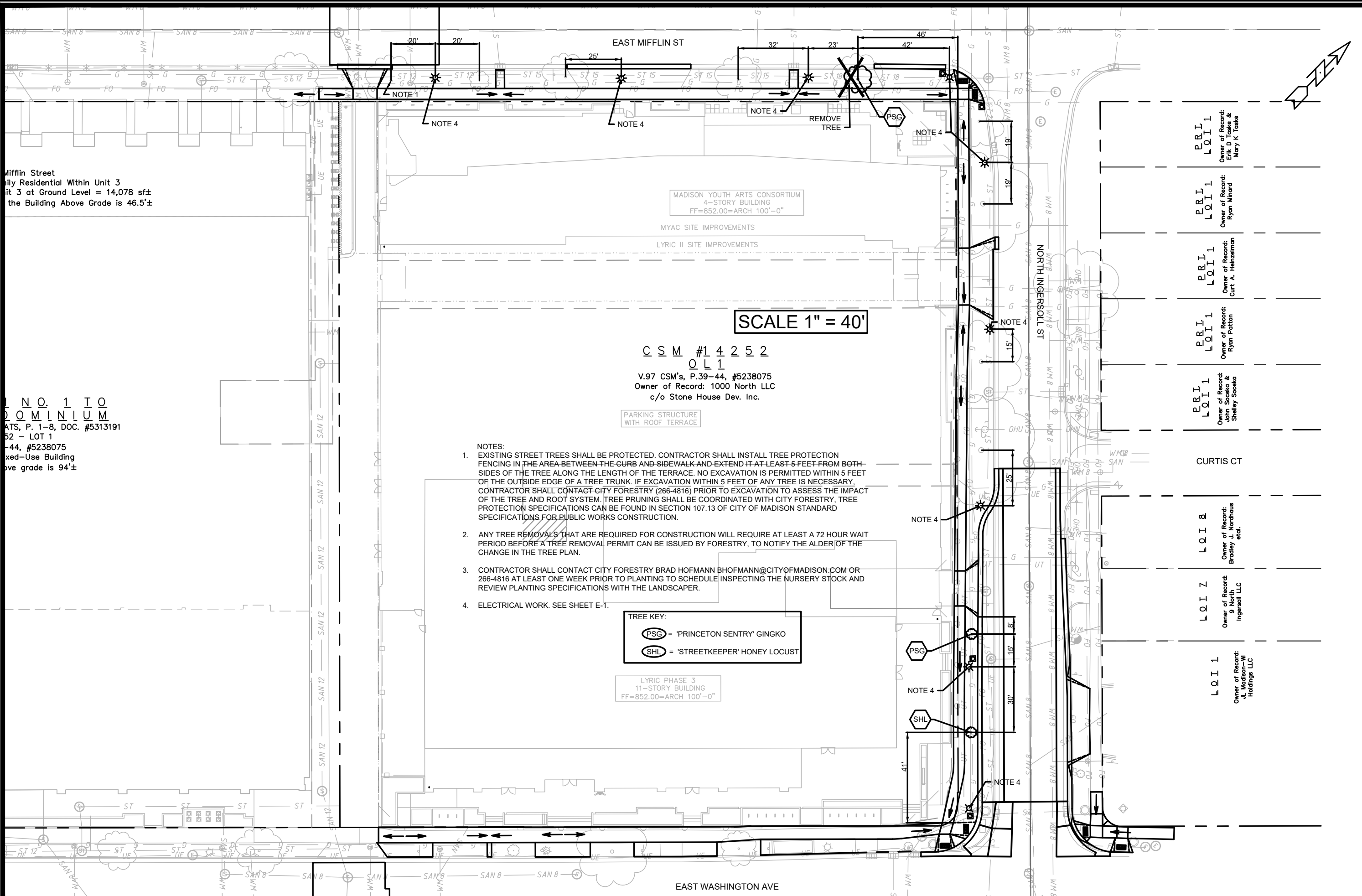


MARK	REVISION	DATE	BY
12592		2019-11-18	AJC
Designed By: AJC		Date: 2019-11-18	Scale: 1"=40'
Contract No: 8385			P-3

12592
 EAST WASHINGTON AVE - SIDEWALK PLAN AND PROFILE
 MADISON, MADISON, WI
 STONE HOUSE - 1050 E WASHINGTON AVE
 CITY OF MADISON
 CONTRACT NO: 8385



12592
 P-3



Mifflin Street
 Family Residential Within Unit 3
 Unit 3 at Ground Level = 14,078 sq±
 the Building Above Grade is 46.5'±

NO. 1 TO
 DOMINIUM
 LOTS, P. 1-8, DOC. #5313191
 52 - LOT 1
 #5238075
 Mixed-Use Building
 Above grade is 94'±

MADISON YOUTH ARTS CONSORTIUM
 4-STORY BUILDING
 FF=852.00=ARCH 100'-0"

MYAC SITE IMPROVEMENTS
 LYRIC II SITE IMPROVEMENTS

SCALE 1" = 40'

CSM #14252
 OL1
 V.97 CSM's, P.39-44, #5238075
 Owner of Record: 1000 North LLC
 c/o Stone House Dev. Inc.

PARKING STRUCTURE
 WITH ROOF TERRACE

LYRIC PHASE 3
 11-STORY BUILDING
 FF=852.00=ARCH 100'-0"

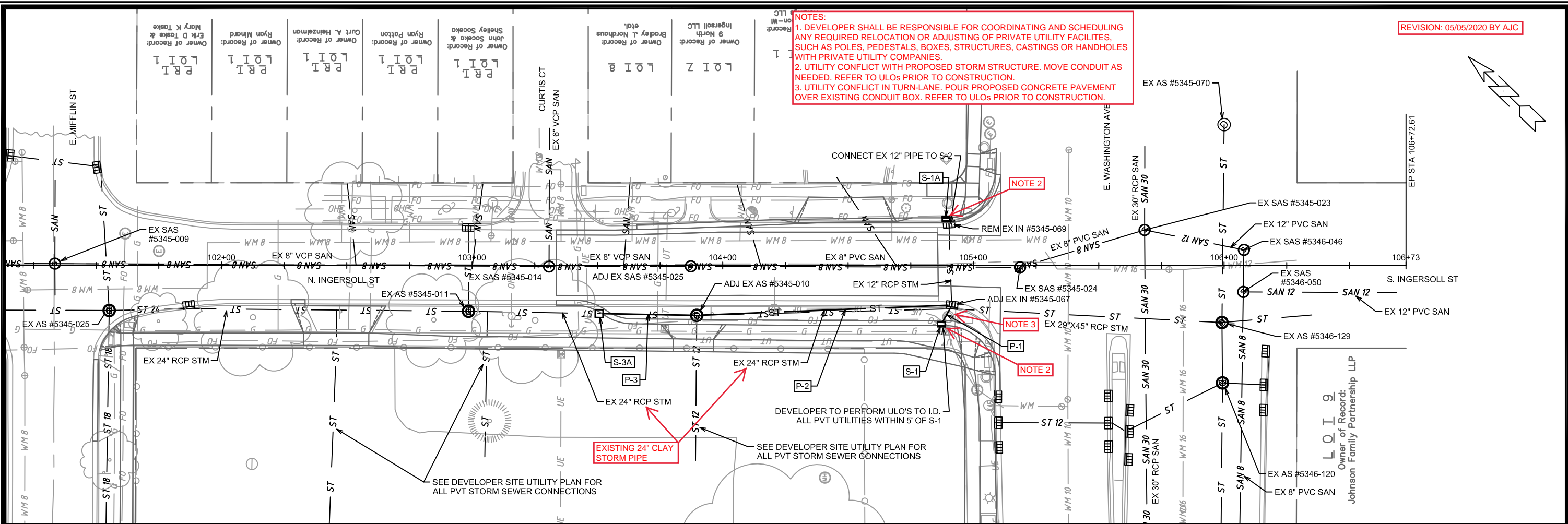
- NOTES:
- EXISTING STREET TREES SHALL BE PROTECTED. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT OF THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.
 - CONTRACTOR SHALL CONTACT CITY FORESTRY BRAD.HOFMANN@CITYOFMADISON.COM OR 266-4816 AT LEAST ONE WEEK PRIOR TO PLANTING TO SCHEDULE INSPECTING THE NURSERY STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - ELECTRICAL WORK. SEE SHEET E-1.

TREE KEY:
 (PSG) = 'PRINCETON SENTRY' GINKGO
 (SHL) = 'STREETKEEPER' HONEY LOCUST

LANDSCAPING PLAN	12592	MADISON, MADISON, WI	8385
STONE HOUSE - 1050 E WASHINGTON AVE			
CITY OF MADISON			
	12592		L-1

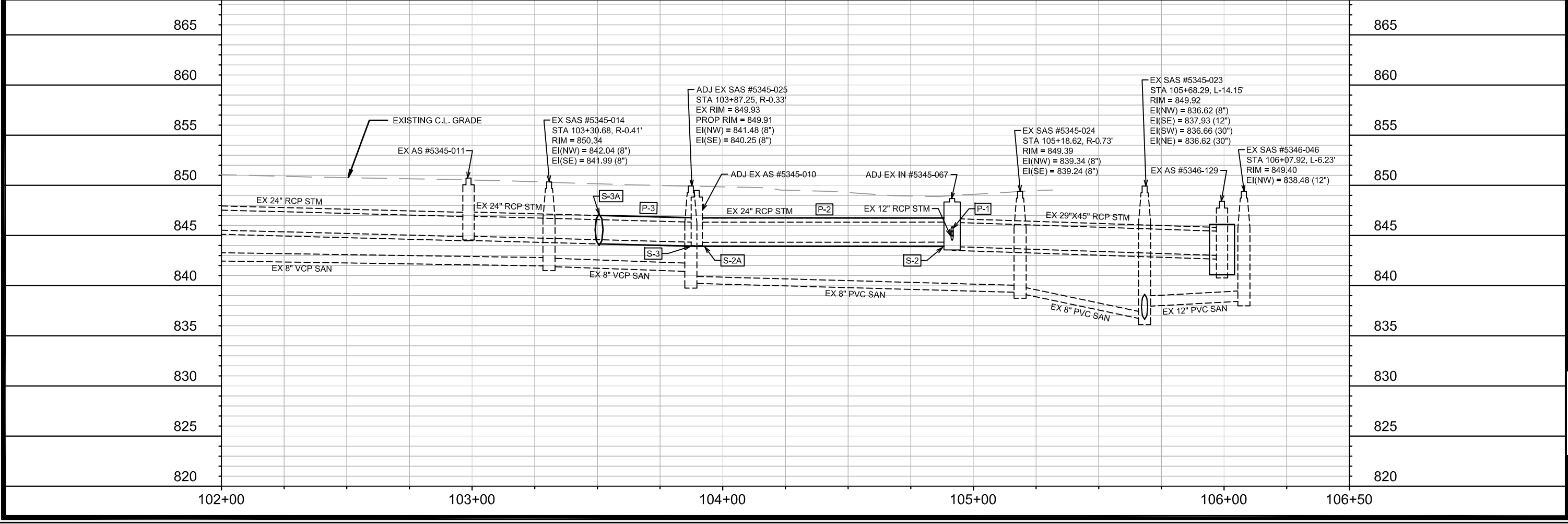
MARK	DESIGNED BY: AJC	DATE: 2019-11-18	SCALE: 1"=40' FT
REVISION			
DATE			

LOI 1	Owner of Record: 1000 North LLC c/o Stone House Dev. Inc.	
LOI 7	Owner of Record: 9 North Ingersoll LLC	
LOI 8	Owner of Record: Bradley J. Nordhaus et al.	
CURTIS CT		
LOI 1	Owner of Record: Madison W Holdings LLC	
LOI 1	Owner of Record: John Sacka & Shelley Sacka	
LOI 1	Owner of Record: Ryan Patton	
LOI 1	Owner of Record: Curt A. Heinzelman	
LOI 1	Owner of Record: Ryan Minard	
LOI 1	Owner of Record: Erik D. Tabor & Mary K. Tabor	



NOTES:
 1. DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ANY REQUIRED RELOCATION OR ADJUSTING OF PRIVATE UTILITY FACILITIES, SUCH AS POLES, PEDESTALS, BOXES, STRUCTURES, CASTINGS OR HANDHOLES WITH PRIVATE UTILITY COMPANIES.
 2. UTILITY CONFLICT WITH PROPOSED STORM STRUCTURE. MOVE CONDUIT AS NEEDED. REFER TO ULOs PRIOR TO CONSTRUCTION.
 3. UTILITY CONFLICT IN TURN-LANE. POUR PROPOSED CONCRETE PAVEMENT OVER EXISTING CONDUIT BOX. REFER TO ULOs PRIOR TO CONSTRUCTION.

REVISION: 05/05/2020 BY AJC



12592	12592	U-1
MADISON, MADISON, WI	DESIGNED BY: KDF	DATE: 2019-11-22
CONTRACT NO: 8385	SCALE: 1" = 40'	BY: U-1
N. INGERSOLL STORM PLAN AND PROFILE	CITY OF MADISON	
STONEHOUSE - 1050 E. WASHINGTON AVE	WISCONSIN	
12592	U-1	

STORM SEWER SCHEDULE

1050 E. WASHINGTON AVE - STONEHOUSE	SHEET NO.
PROJECT NO. 12592	U-2
STORM SEWER SCHEDULE	
CITY OF MADISON	

PROPOSED STORM STRUCTURES

STRUC. NO.	STATION	LOCATION (OFFSET)	TYPE	TOP OF CASTING	E.I.	DEPTH	NOTES
N. INGERSOLL ST							
S-1	104+87.20	RT-23.50	H INLET	848.85	845.00	3.85	LP, W/R-3067-7004-VB
S-1A	104+89.10	LT-18.50	H INLET	848.89	845.49	3.40	[1], LP, W/R-3067-7004-VB
S-2	104+91.50	RT-15.80	STORM TAP	-	844.32	-	-
S-2A	103+89.63	RT-19.90	STORM TAP	-	844.34	-	-
S-3	103+89.63	RT-19.90	STORM TAP	-	844.34	-	-
S-3A	103+50.66	RT-19.20	COLLAR	-	844.58	-	-

PROPOSED STORM PIPES

PIPE NO.	FROM (DNSTM)	TO (UPSTM)	DISCH. E.I.	INLET E.I.	PLAN (PAY) LGTH (FT)	PIPE LGTH (FT)	SLOPE (%)	PIPE SIZE	TYPE	NOTES
N. INGERSOLL ST										
P-1	EX IN #5345-067	S-1	844.91	845.00	9	3.8	2.37%	12"	RCP	-
P-2	S-2	S-2A	844.32	844.34	102	96.1	0.02%	24"	RCP	-
P-3	S-3	S-3A	844.34	844.58	39	36.2	0.66%	24"	RCP	-

STORM STRUCTURE ADJUSTMENTS

ADJUST NO.	STATION	LOCATION (OFFSET)	EX. TOC ELEV.	PROP. ELEV.	ADJUST DIFF.	ADJUST NOTES
N. INGERSOLL ST						
EX IN #5345-067	104+91.50	RT-15.80	849.09	848.67	-0.42	[2], 6X6 SAS
EX AS 5345-010	103+89.63	RT-19.90	850.22	849.49	-0.73	[3], 4X4 SAS

REMOVE STORM STRUCTURES

STRUC. NO.	STATION	LOCATION (OFFSET)	TYPE	NOTES
N. INGERSOLL ST				
EX IN #5345-069	104+90.30	LT-16.50	H INLET	-

NOTE: PLAN LENGTH (PAY LENGTH) IS FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTH IS ACTUAL LENGTH OF PIPE FROM STRUCTURE WALL TO STRUCTURE WALL. SLOPE CALCULATED USING PIPE LENGTH.

STANDARD NOTES:

- ABBREVIATIONS: AE = APRON ENDWALL; RCP = REINFORCED CONCRETE PIPE; HERCP = HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE; DNA = DOES NOT APPLY; SAS = SEWER ACCESS STRUCTURE; LP = LOW POINT INLET STRUCTURE; FP = FIELD POURED STRUCTURE; TR = TOP OF CONCRETE ROOF; NCM = NO CROWN MATCH FOR PIPES; UD = UNDERDRAIN

- APPROXIMATE DISCHARGE E.I. GIVEN, ADJUST E.I. AND PIPE SLOPE IN THE FIELD.

- TOP OF CASTING GRADE GIVEN IS THE TOP OF CURB FOR INLET STRUCTURES AND THE FLOWLINE OF THE CLOSED CASTING FOR SAS's.

- TOP OF CONCRETE ROOF (TR) IS 1.25' BELOW TOP OF CASTING UNLESS OTHERWISE NOTED.

- ALL REINFORCED CONCRETE PIPES TO BE CLASS III UNLESS OTHERWISE NOTED.

- SURVEYOR TO CONFIRM THAT ALL INLET STATION / OFFSETS LINE UP WITH PROPOSED CURB AND GUTTER.

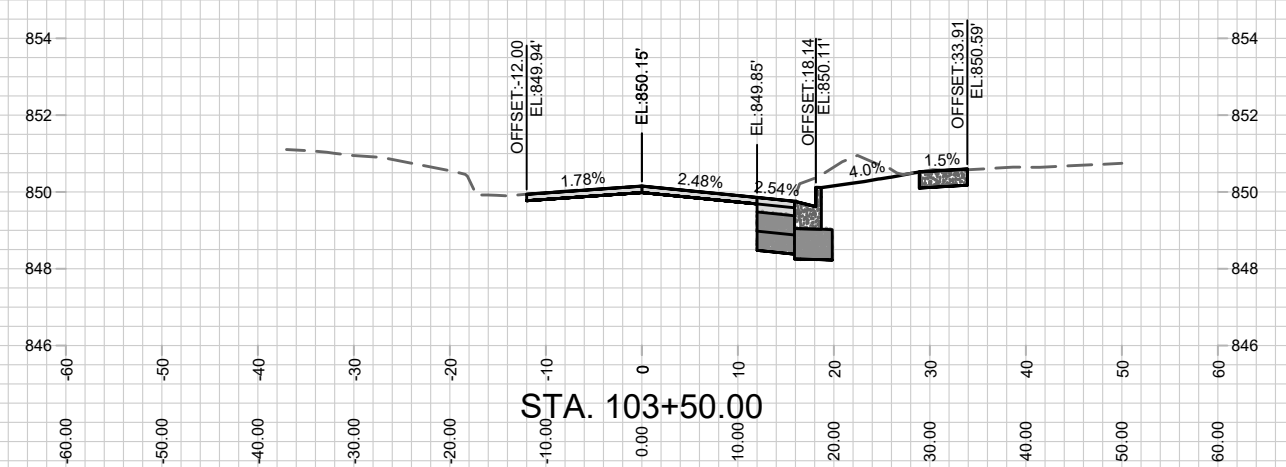
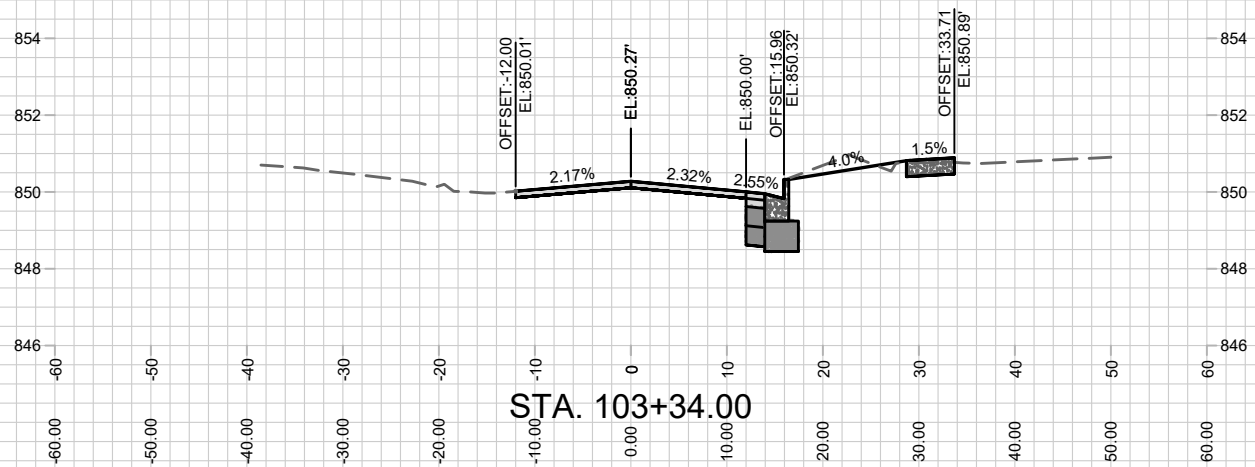
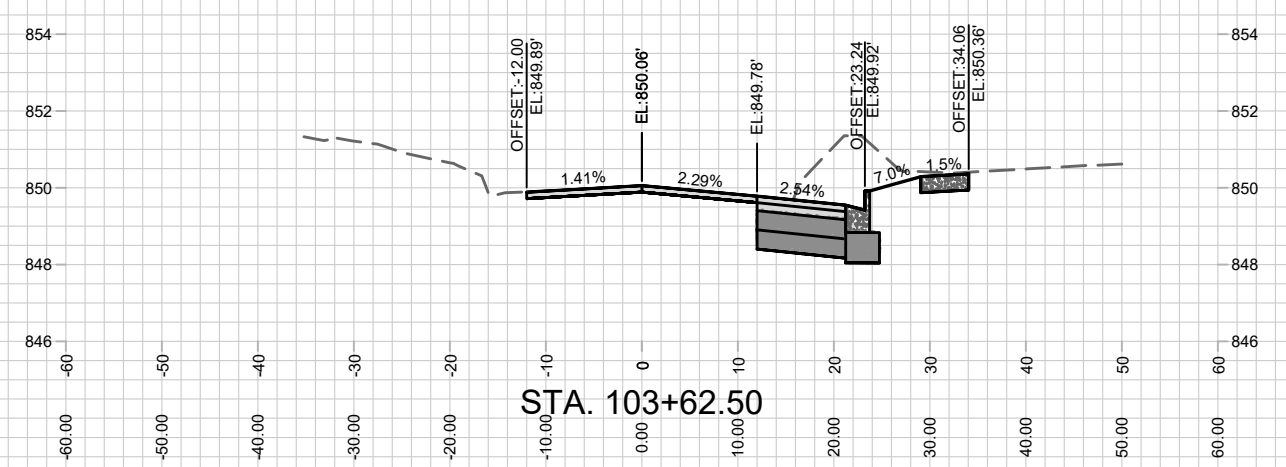
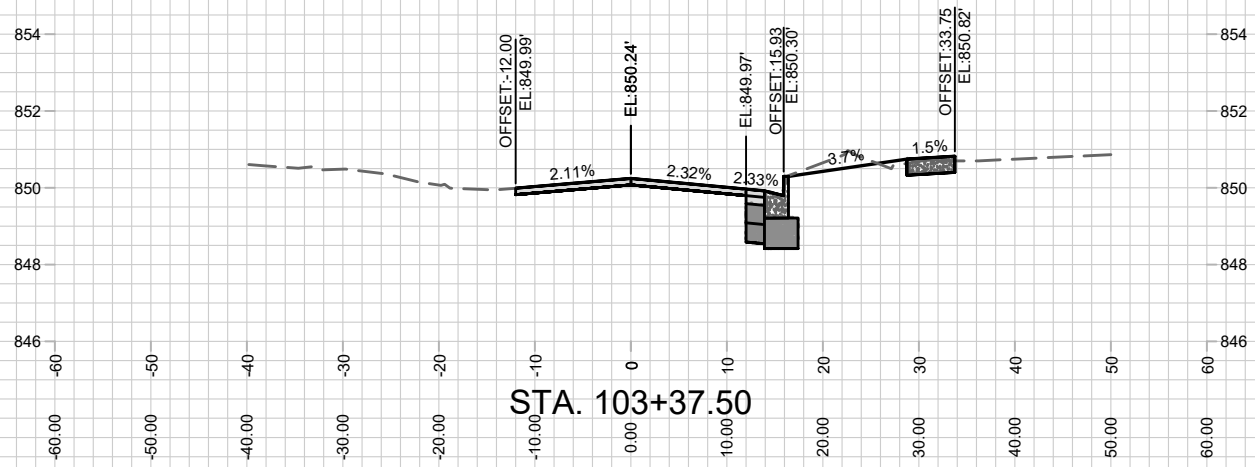
- ALL STRUCTURES CALLED OUT AS FIELD POURED SHALL BE FIELD POURED. ALL OTHER STRUCTURES (NOT INDICATED AS FIELD POURED) SHALL BE SUBMITTED TO CITY ENGINEERING FOR APPROVAL IF PRECAST STRUCTURES ARE PREFERRED. CONTACT KYLE FRANK OF CITY ENGINEERING AT (608) 266-4098 FOR PRECAST APPROVALS, FAX SHOP DRAWINGS TO (608)264-9275, OR EMAIL SHOP DRAWINGS TO KFRANK@CITYOFMADISON.COM.

SPECIFIC NOTES

[1] CONNECT EXISTING 12" PIPE

[2] AS PART OF ADJUSTMENT, CASTING SHALL BE REMOVE AND REPLACED WITH R-1550-0054

[3] REMOVE AND REPLACE 4' OF VCP STORM PIPE AND CONNECT TO RCP WITH CONCRETE COLLAR



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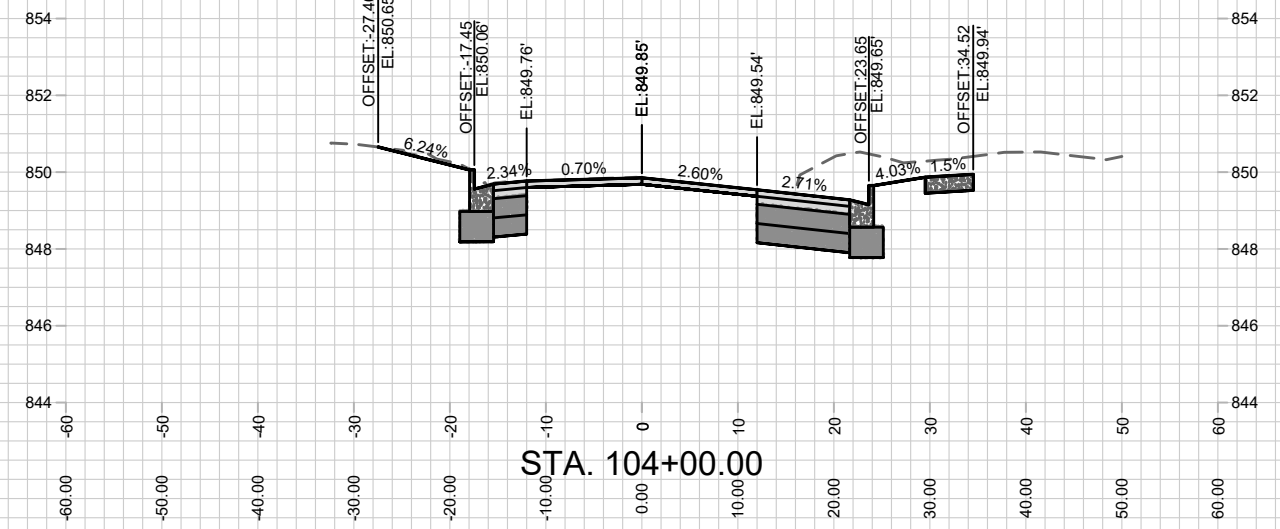
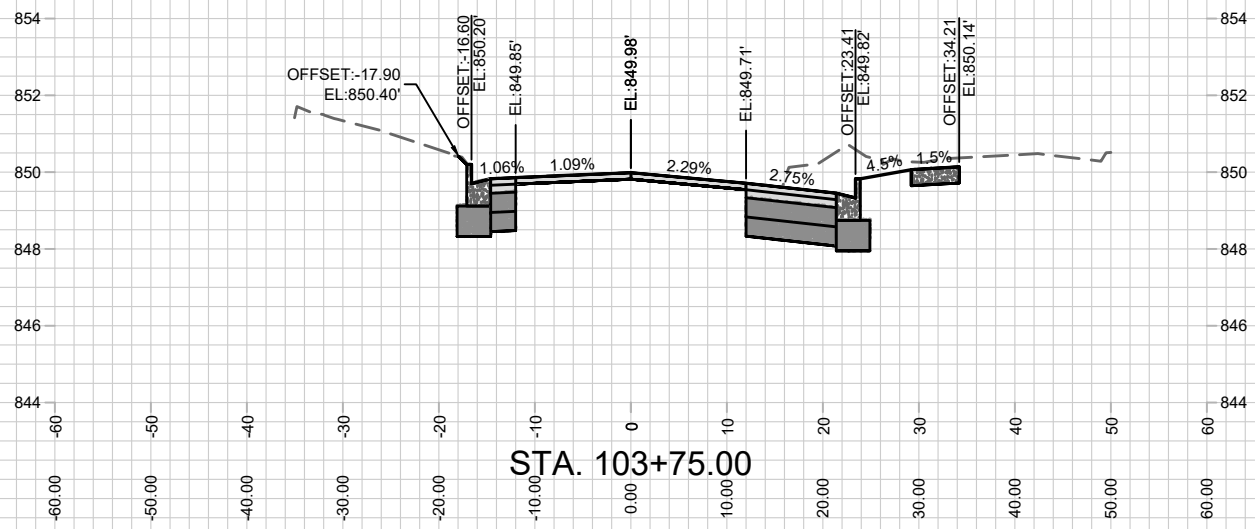
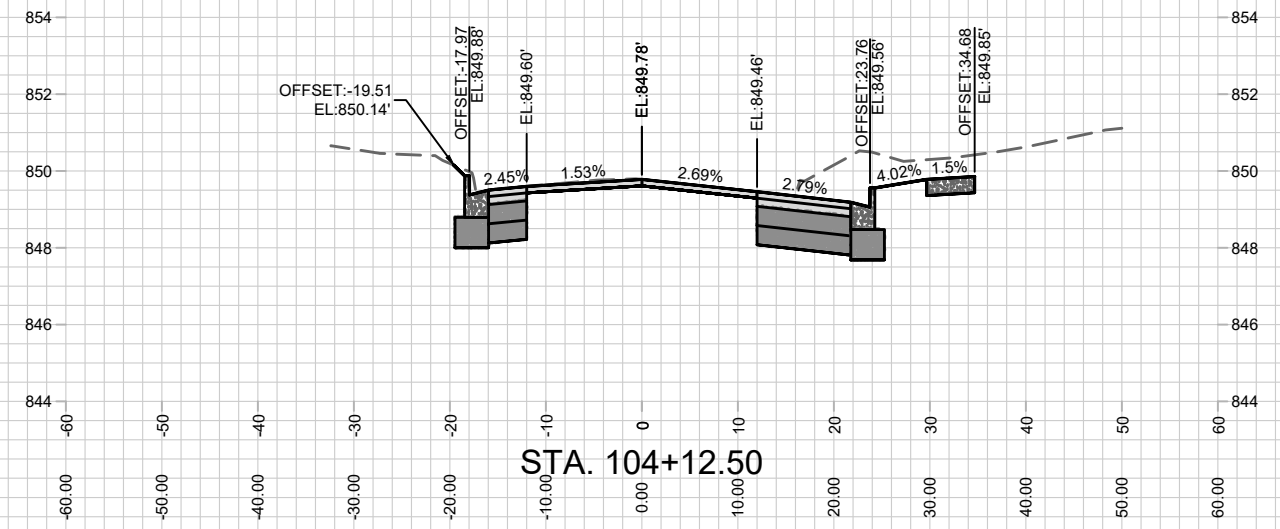
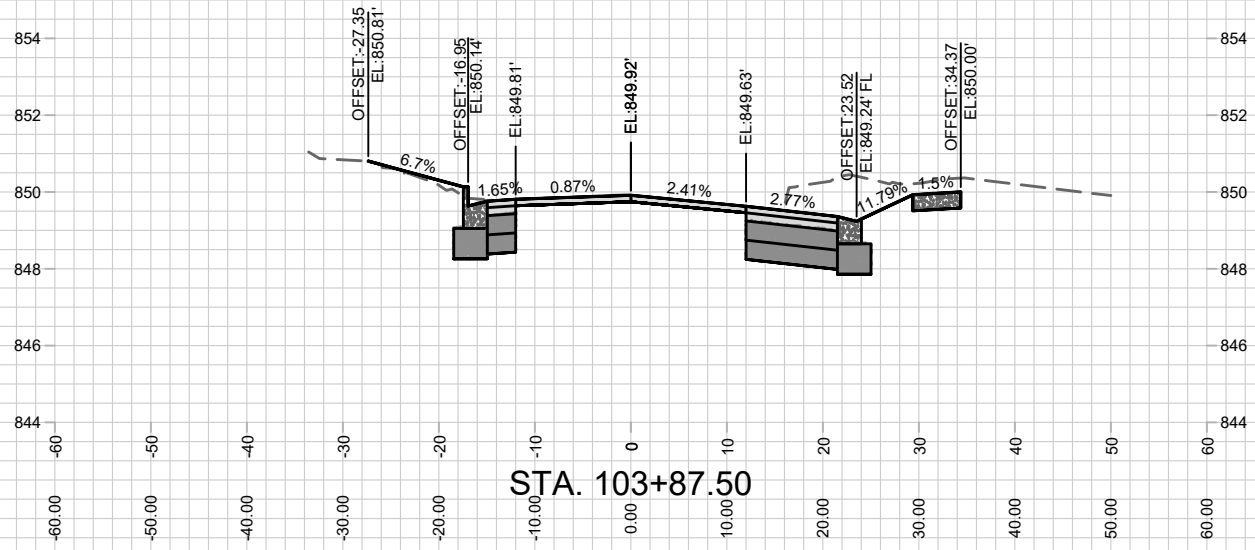
NORTH INGERSOLL ST - CROSS SECTIONS
STONEHOUSE - 1050 E. WASHINGTON AVE

12592
MADISON, WI

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CONTRACT NO: 8385

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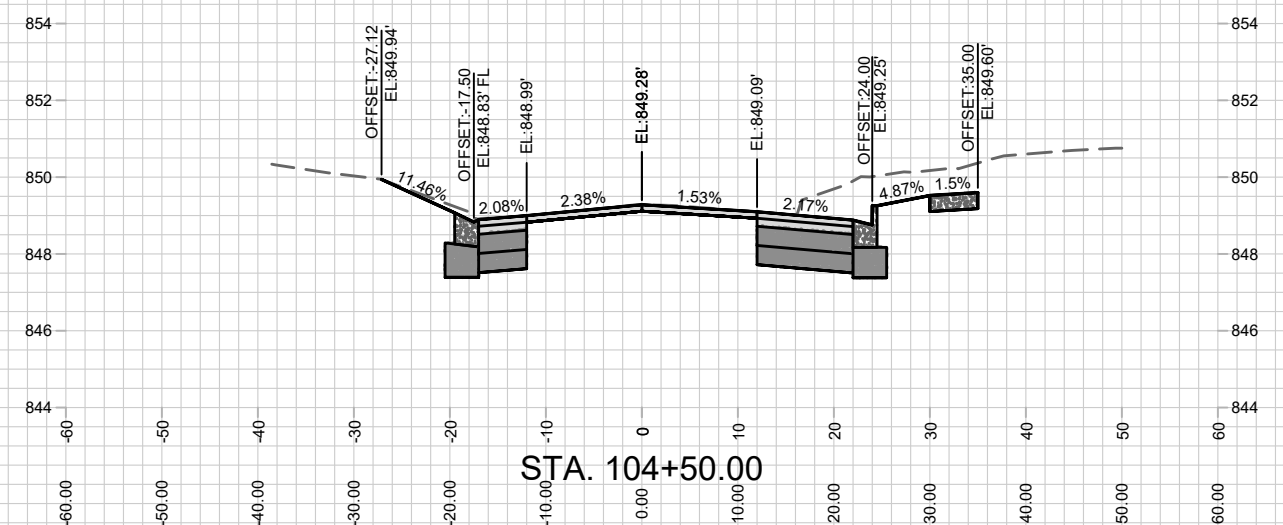
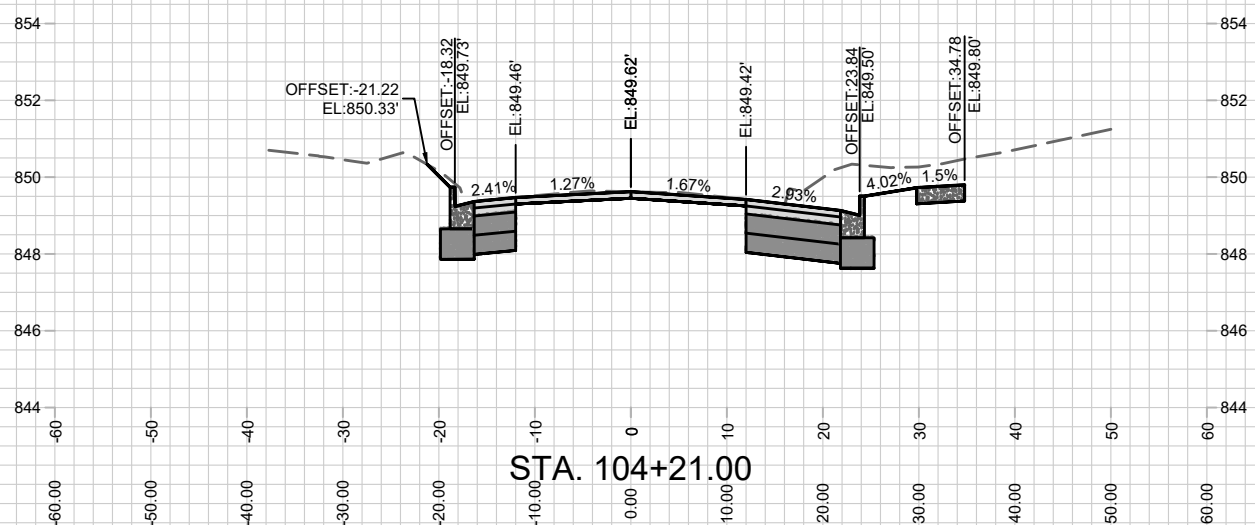
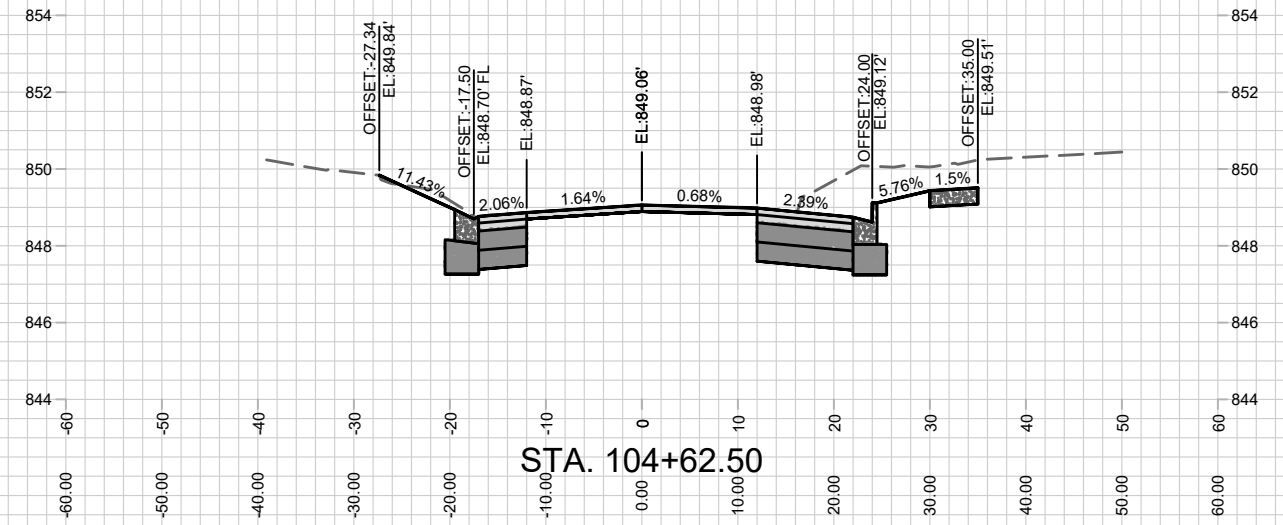
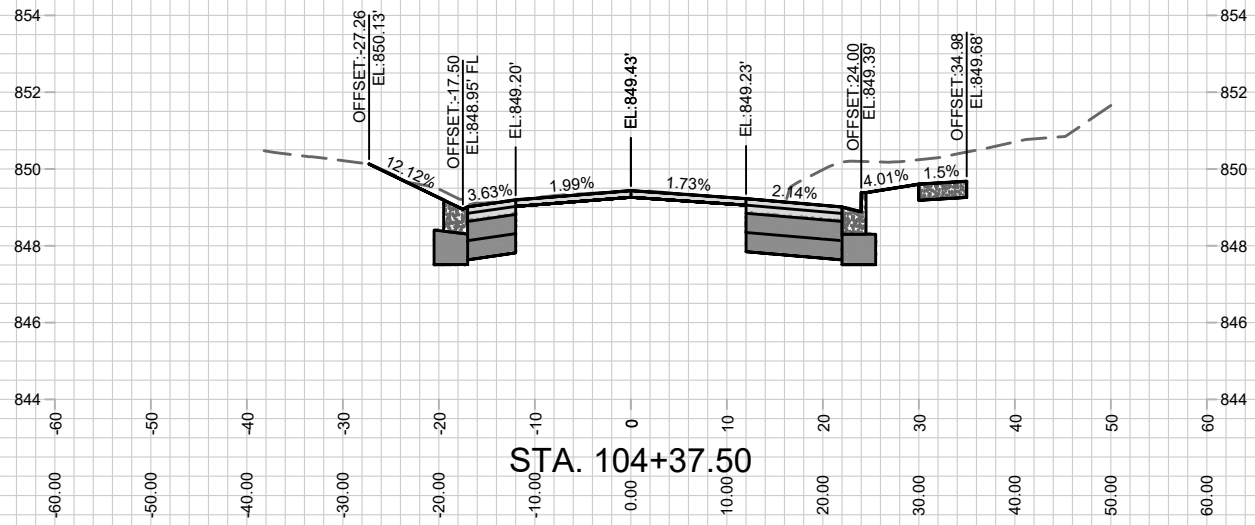
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MADISON, WI
8385
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STONEHOUSE - 1050 E. WASHINGTON AVE
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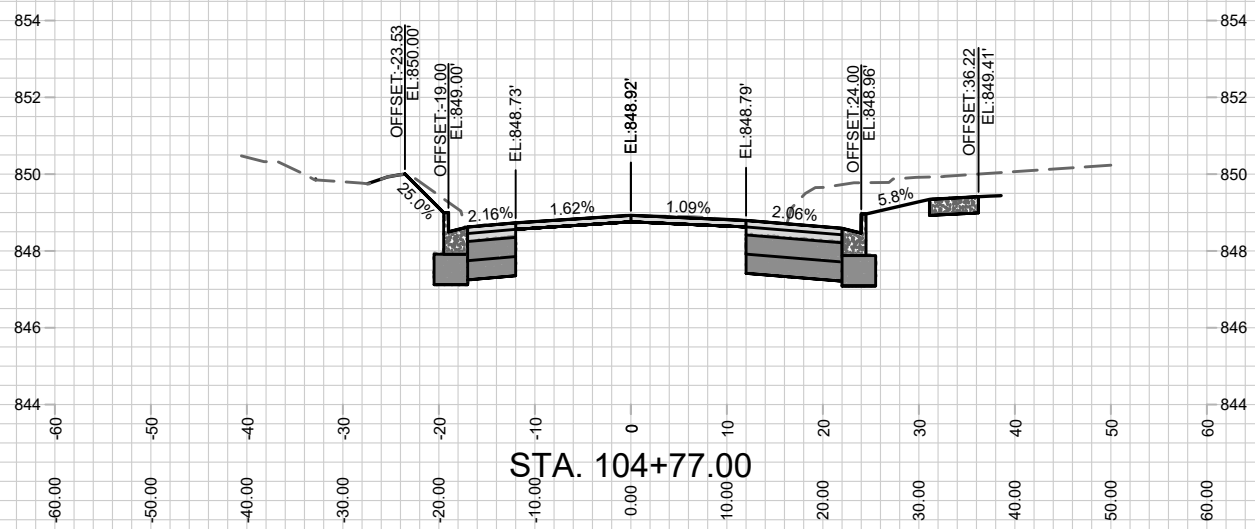
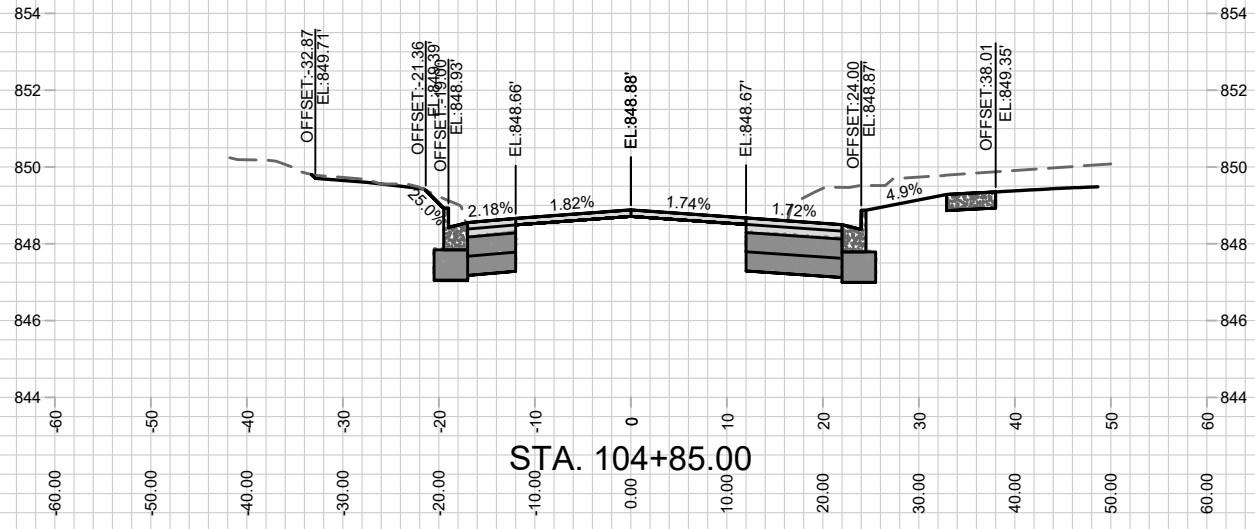
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NORTH INGERSOLL ST - CROSS SECTIONS
STONEHOUSE - 1050 E. WASHINGTON AVE

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