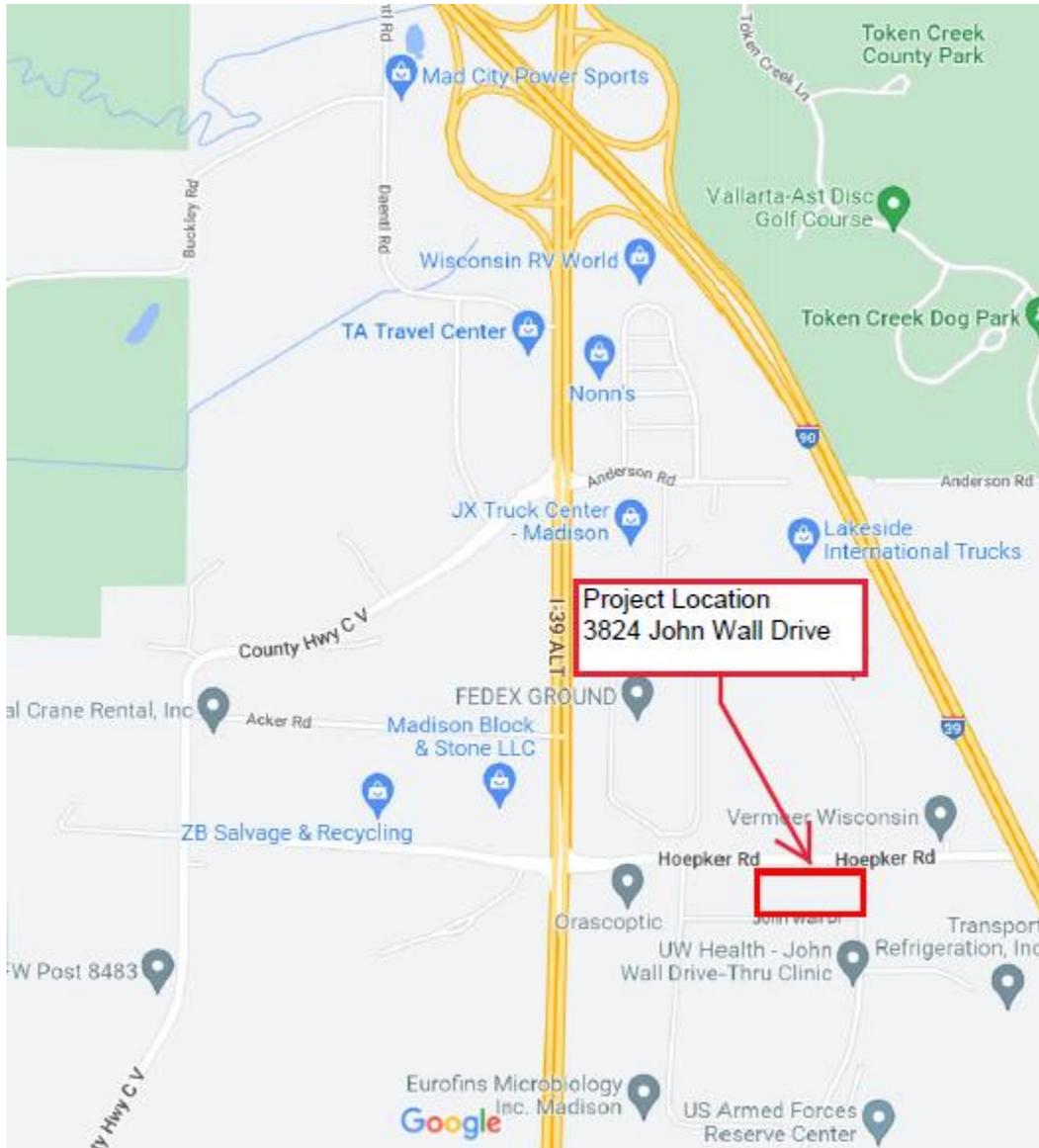


3824 John Wall Drive  
Contract No. 9177, Project No. 14106  
Location Map

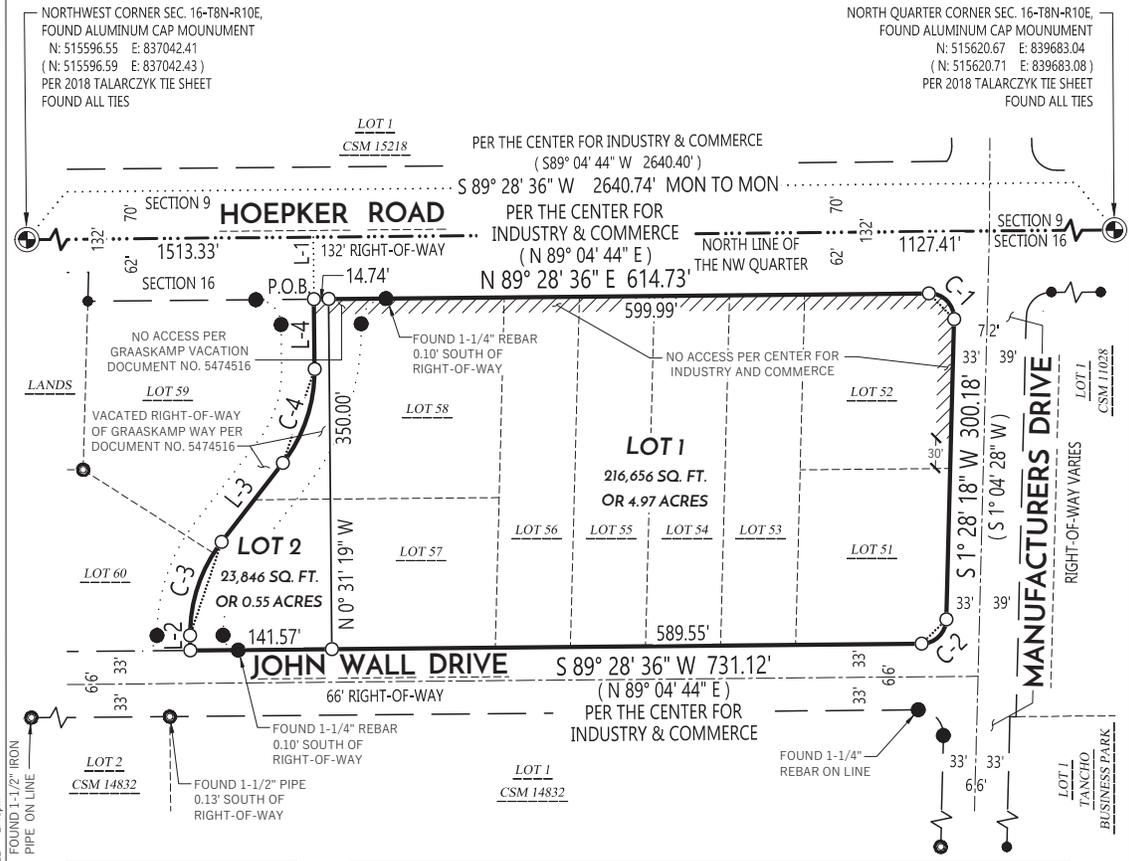


Developer Agreement work shall include:

- Recording of Certified Survey Map
- Construction of 5' wide sidewalk adjacent to the project:
  - Along John Wall Drive
  - Along Hoepker Road
- Construction of commercial driveway aprons on John Wall Drive
- Private lateral connections of sanitary sewer, storm sewer and water

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A CONSOLIDATION OF LOTS 51-58, AND VACATED AND DISCONTINUED GRAASKAMP WAY RIGHT-OF-WAY PER DOCUMENT NO. 5474516, IN THE CENTER FOR INDUSTRY & COMMERCE RECORDED IN VOLUME 58-024B OF PLATS OF DANE COUNTY ON PAGES 129-134 AS DOCUMENT NO. 3708481, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWN 8 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

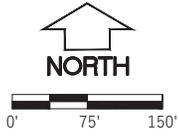


LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S 0° 31' 19" E	62.00'
L-2	N 0° 31' 21" W	15.00'
L-3	N 37° 48' 46" E	100.02'
L-4	N 0° 31' 19" W	70.15'

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	40.14'	25.00'	91° 59' 42"	S 44° 31' 33" E	35.97'	N 89° 28' 36" E	S 1° 28' 18" W
C-2	38.40'	25.00'	88° 00' 18"	S 45° 28' 27" W	34.73'	S 1° 28' 18" W	S 89° 28' 36" W
C-3	100.36'	150.00'	38° 20' 07"	N 18° 38' 43" E	98.50'	N 0° 31' 21" W	N 37° 48' 46" E
C-4	100.71'	150.52'	38° 20' 05"	N 18° 38' 43" E	98.84'	N 37° 48' 46" E	N 0° 31' 19" W

- LEGEND**
- SECTION CORNER FOUND / RECOVERED
  - 3/4" REBAR FOUND
  - 1-1/4" IRON PIPE FOUND
  - 1-1/2" IRON PIPE FOUND
  - 3/4" REBAR SET 1.50 LB/FT
  - CSM BOUNDARY
  - CSM INTERNAL BOUNDARY
  - RIGHT-OF-WAY LINE
  - CENTERLINE
  - SECTION/QUARTER LINE
  - PLATTED LINE
  - RECORDED INFORMATION

- NOTES:**
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON NOVEMBER 30TH, AND DECEMBER 2, 2021.
  - NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, T8N, R10E, BEARS S 89° 28' 36" W
  - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
  - SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON EXISTING EASEMENTS AND RESTRICTIONS.

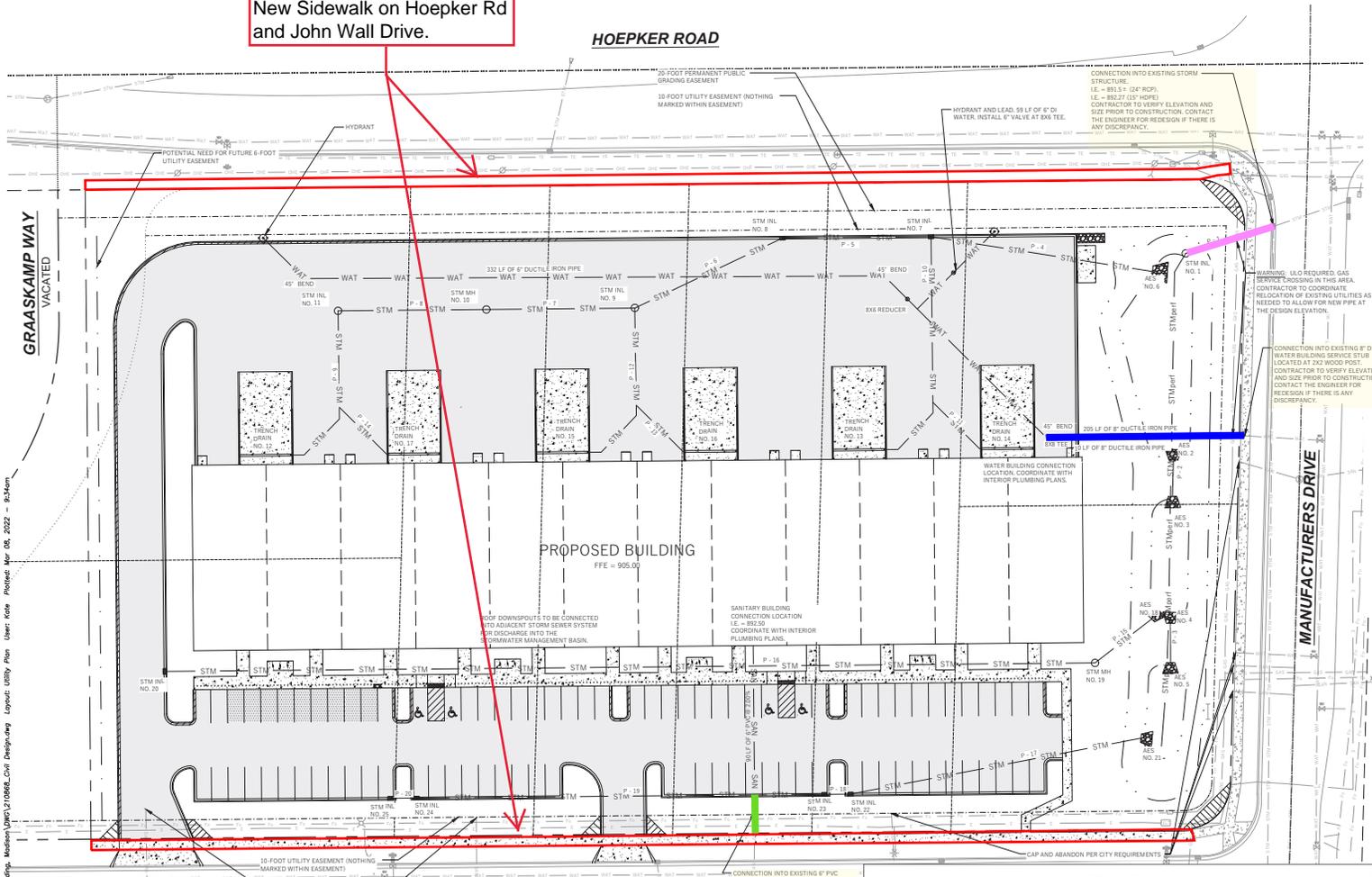


File: W:\2021\210868\_Newcomb - CC Plan Building, Madison\DWG\210868\_CSM.dwg Layout: CSM 1 of 4 User: Zach PlotDate: Jun 10, 2022 - 2:49pm

	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	VOL. _____ PAGE _____
	300 EAST FRONT STREET MOUNT HOREB, WI 53572 <a href="http://www.wyserengineering.com">www.wyserengineering.com</a>	NEWCOMB CONSTRUCTION CO., INC 999 FOURIER DRIVE #102 MADISON, WI 53717	ZMR/MAL DRAWN BY: ZMR APPROVED BY: WPW	PROJECT NO: 210868 SHEET NO: 1 of 4

New Sidewalk on Hoepker Rd and John Wall Drive.

HOEPKER ROAD



**LEGEND (PROPOSED)**

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- WAT - PROPOSED WATER MAIN
- SAN - PROPOSED SANITARY SEWER
- STM - PROPOSED STORM SEWER
- GAS - PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E - PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY

**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF DECEMBER 2, 2021. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNLESS CONFIRMED.
- CONTRACTOR TO OBTAIN APPLICABLE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
- WYSER 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 ACTION BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

**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, MISSOURI, AND IOWA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS NOTED 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 PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY 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 CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- ALL SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER OR OTHER UTILITIES WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. NO INSTALLING IS ALLOWED WITHIN 5 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM BURY. PROVIDE INSULATION ABOVE PIPES WITH LESS THAN 9" OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER. ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVED PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS. ADDITIONAL PAVEMENT SHALL BE INSTALLED AS 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 ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE, TRACER WIRE VALVE BODIES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.34(5)(a) AND SPS 384.30(2)(g).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.30.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.40.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERRATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.40(8).
- CONTRACTOR SHALL ALLOW 30 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS UNLESS SCHEDULING THE WORK AND SHALL NOT RESTRICT ACCESS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANIES.
- INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE POURING OF CONCRETE CURB AND GUTTER. CONCRETE CURB AND GUTTER IS REQUIRED TO BE CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POURING BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET SHALL BE SET TO GRADE AS A BED OF WORKER WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE BACK SIDE OF THE CASTING AND SHALL BE ADJUSTED TO GRADE BY HAND 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 FORMED BY HAND.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH ALL DISCRETION CONTROL AND STANDARD ORDINANCE, AND OUR ADMINISTRATIVE RULE NR 212 AT ALL TIMES.

**WYSER ENGINEERING**

3826 JOHN WALL DRIVE  
CITY OF MADISON, WI 53704

3826 JOHN WALL DRIVE, FLEX SPACE  
CITY OF MADISON, DANE COUNTY, WI  
Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale: 0' 15' 30' 45'

Wysér Number: 21-0868

Set Type: PRELIM BID DOC

Date Issued: 03/08/2022

Sheet Number: C300

**PROPOSED STORM SEWER STRUCTURES SCHEDULE**

LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM INL NO. 1	831.50	835.50	4.00	36" MANHOLE	PSS6-44S
STM INL NO. 7	895.48	900.78	5.30	60" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 8	895.80	900.78	4.98	48" MANHOLE	R-3067, TYPE R GRATE
STM INL NO. 9	896.16	901.51	5.35	48" MANHOLE	R-2502, TYPE C GRATE
STM INL NO. 10	897.06	901.51	4.45	48" MANHOLE	R-2502, TYPE C GRATE
STM INL NO. 11	897.79	901.51	3.72	48" MANHOLE	R-2502, TYPE C GRATE
TRENCH DRAIN NO. 12	898.83	900.90	2.07	12" TRENCH DRAIN	R-4990-CX
TRENCH DRAIN NO. 13	897.46	900.90	3.44	12" TRENCH DRAIN	R-4990-CX
TRENCH DRAIN NO. 14	897.53	900.90	3.37	12" TRENCH DRAIN	R-4990-CX
TRENCH DRAIN NO. 15	897.96	900.90	2.94	12" TRENCH DRAIN	R-4990-CX
TRENCH DRAIN NO. 16	898.02	900.90	2.88	12" TRENCH DRAIN	R-4990-CX
TRENCH DRAIN NO. 17	898.90	900.90	2.00	12" TRENCH DRAIN	R-4990-CX
STM MH NO. 19	896.39	903.50	7.11	48" MANHOLE	R-1550, SOLID LID
STM INL NO. 20	900.14	903.51	3.37	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 22	897.11	902.63	5.52	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 23	897.50	902.63	5.13	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 24	899.15	902.63	3.48	2'X3' BOX	R-3067, TYPE R GRATE
STM INL NO. 25	899.54	902.63	3.09	2'X3' BOX	R-3067, TYPE R GRATE

JOHN WALL DRIVE

**PROPOSED STORM SEWER PIPE SCHEDULE**

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE
P-1	STM INL NO. 1	EX INLET	49	892.50	892.27	0.47%	15" HDPE
P-2	AES NO. 3	AES NO. 2	19	895.50	895.00	0.00%	15" HDPE
P-3	AES NO. 5	AES NO. 4	21	895.75	895.75	0.00%	15" HDPE
P-4	STM INL NO. 7	AES NO. 6	121	895.48	895.00	0.40%	24" HDPE
P-5	STM INL NO. 8	STM INL NO. 7	80	895.80	895.48	0.40%	24" HDPE
P-6	STM INL NO. 9	STM INL NO. 8	88	896.16	895.80	0.40%	24" HDPE
P-7	STM INL NO. 10	STM INL NO. 9	80	897.06	896.66	0.50%	18" HDPE
P-8	STM INL NO. 11	STM INL NO. 10	80	897.79	897.31	0.60%	15" HDPE
P-9	TRENCH DRAIN NO. 12	STM INL NO. 11	92	898.83	898.37	0.50%	8" HDPE
P-10	TRENCH DRAIN NO. 13	STM INL NO. 7	129	897.46	896.82	0.50%	8" HDPE
P-11	TRENCH DRAIN NO. 14	P-10	37	897.53	897.35	0.50%	6" HDPE
P-12	TRENCH DRAIN NO. 15	STM INL NO. 9	92	897.96	897.49	0.50%	6" HDPE
P-13	TRENCH DRAIN NO. 16	P-12	37	898.02	897.83	0.50%	6" HDPE
P-14	TRENCH DRAIN NO. 17	P-13	37	898.90	898.71	0.50%	6" HDPE
P-15	STM MH NO. 19	AES NO. 18	39	896.39	896.00	1.00%	18" HDPE
P-16	STM INL NO. 20	STM MH NO. 19	501	900.14	896.39	0.75%	18" HDPE
P-17	STM INL NO. 22	AES NO. 21	161	897.11	895.50	1.00%	18" HDPE
P-18	STM INL NO. 23	STM INL NO. 22	14	897.50	897.36	1.00%	15" HDPE
P-19	STM INL NO. 24	STM INL NO. 23	220	899.15	897.50	0.75%	15" HDPE
P-20	STM INL NO. 25	STM INL NO. 24	14	899.54	899.40	1.00%	12" HDPE

**THIS IS A PRELIMINARY DRAWING**

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