

1 & 15 Ellis Potter Court
Contract 9514
MUNIS 15157
Developer: Ellis Potter Apartments, LLC



Summary of Improvements:

- Complete and record the Certified Survey Map required for the redevelopment project.
- Dedicate right-of-way or public sidewalk easement along Ellis Potter Court adjacent to the project in order to provide 8' wide terrace, 5' wide public sidewalk, and 1' wide sidewalk maintenance buffer strip.
- Construct 8' wide terrace, 5' wide public sidewalk, and 1' wide sidewalk maintenance buffer strip on Ellis Potter Court per plans to be approved by the City Engineer.
- Repair or replace existing public sidewalk, terrace, curb and gutter, and pavement as necessary to facilitate the redevelopment project.
- Construct a traffic island, marked continental crosswalk, pedestrian ramps, and an RRFB to facilitate pedestrian crossings of Schroeder Road at Ellis Potter Court.

- Close abandoned driveways with curb and gutter. Construct new private drive aprons on Ellis Potter Court.
- Construct new public storm sewer and inlet on Ellis Potter Court to provide storm connection for the redevelopment's proposed private storm sewer system.
- Construct private sanitary, storm, and water service laterals necessary to serve the redevelopment.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed
- Protect existing public street terrace trees on Ellis Potter Court. Install new street terrace trees per plans approved by the City Forester and City Engineer.

PROPOSED STORM SEWER / SANITARY / WASTEWATER SCHEDULE

PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT (ELEV. FT)	DISCHARGE (ELEV. FT)	SLOPE (%)	PIPE SIZE (IN)	PIPE TYPE	MANHOLE #	DESIGN RUNOFF (GPM)	PIPE CAPACITY (GPM)
P-1	STM INL NO. 1	EX. INL	87	1034.50	1034.00	0.64%	18" HDPE	0.002	3810.58	406.05	406.05
P-2	STM MH NO. 2	STM INL NO. 2	50	1035.00	1034.50	1.00%	18" HDPE	0.002	3935.91	409.09	409.09
P-3	STM INL NO. 3	UNDERGROUND 3	3	1034.00	1033.50	1.50%	12" HDPE	0.002	1313.78	172.38	172.38
P-3.1	STM INL NO. 3.1	STM INL NO. 3	8	1034.13	1033.63	1.00%	12" HDPE	0.002	656.89	172.38	172.38
P-4	STM MH NO. 4	STM MH NO. 4	37	1038.43	1038.00	2.50%	18" HDPE	0.002	4043.97	807.57	807.57
P-5	STM MH NO. 6	STM MH NO. 6	37	1038.43	1038.03	2.50%	18" HDPE	0.002	4043.97	807.57	807.57
P-6	STM MH NO. 7	STM MH NO. 6	30	1039.00	1038.61	3.28%	18" HDPE	0.002	4043.97	954.49	954.49
P-7	STM INL NO. 8	STM MH NO. 8	31	1039.29	1038.87	2.00%	12" HDPE	0.002	1308.77	159.63	159.63
P-7.1	STM INL NO. 8.1	STM INL NO. 8	23	1041.48	1041.46	0.01%	8" HDPE	0.002	354.41	59.86	59.86
P-8	STM INL NO. 10	STM MH NO. 8	19	1038.68	1038.50	1.00%	12" HDPE	0.002	1298.18	172.38	172.38
P-8.1	FRENCH DRAIN NO. 101	STM MH NO. 10	20	1042.29	1042.19	1.00%	8" HDPE	0.002	96.25	272.83	272.83
P-9	STM INL NO. 11	STM INL NO. 11	117	1044.44	1043.69	1.50%	12" HDPE	0.002	1198.92	223.69	223.69
P-9.1	STM INL NO. 11.1	STM INL NO. 11	33	1044.43	1043.78	2.00%	8" HDPE	0.002	277.65	630.95	630.95
P-10	STM INL NO. 12	STM INL NO. 11	47	1045.17	1043.78	3.00%	8" HDPE	0.002	439.50	501.70	501.70
P-11	STM INL NO. 13	STM INL NO. 12	29	1046.02	1045.17	3.00%	8" HDPE	0.002	464.4	501.70	501.70
RD-100	ROOF DRAIN	UNDERGROUND 2	22	1040.39	1039.50	4.00%	12" HDPE	0.002	265.48	346.47	346.47

PROPOSED STORM SEWER STRUCTURES SCHEDULE

LABEL	INVERT (ELEV. FT)	RIM (ELEV. FT)	DEPTH (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE
STM INL NO. 1	1034.50	1037.90	3.40	3.24	R-3002 MOUNTABLE CURB PLATE	R-3002
STM MH NO. 2	1035.00	1039.97	4.97	5.67	NYLOPLAST 12" DRAIN BASIN	SOLID H-20 RATED
STM INL NO. 3 (U)	1034.00	1039.21	5.21	8.18	R-3062 TYP R GRATE	R-3062
STM INL NO. 3.1 (U)	1034.13	1039.02	4.89	2.91	R-3062 TYP R GRATE	R-3062
STM MH NO. 4	1038.43	1040.96	2.53	3.94	NYLOPLAST 12" DRAIN BASIN	SOLID H-20 RATED
STM MH NO. 6	1038.43	1043.70	5.27	4"	MANHOLE	R-1555 SOLID LID
STM MH NO. 7	1038.43	1047.68	9.25	4"	MANHOLE	R-1555 SOLID LID
STM MH NO. 8	1038.43	1044.68	6.25	8"	NYLOPLAST 12" DRAIN BASIN	SOLID H-20 RATED
STM MH NO. 8	1038.43	1041.68	3.25	5.88	NYLOPLAST 12" DRAIN BASIN	SOLID H-20 RATED
STM INL NO. 11 (U)	1044.43	1044.34	0.91	7.55	4" MANHOLE	R-3062 TYP R GRATE
STM INL NO. 11.1 (U)	1044.43	1043.88	0.55	2.36	R-3062 TYP R GRATE	R-3062
STM MH NO. 10 (U)	1038.68	1048.00	9.32	9.31	4" MANHOLE	R-1555 SOLID LID
FRENCH DRAIN NO. 101	1042.29	1043.94	1.65	1.65	12" FRENCH DRAIN	R-4990 C
STM INL NO. 12 (U)	1045.17	1047.19	2.02	3.81	R-3062 TYP R GRATE	R-3062
STM INL NO. 13 (U)	1046.02	1047.19	1.17	2.76	R-3062 TYP R GRATE	R-3062
STM INL NO. 12 (U)	1045.17	1046.60	1.43	4.43	R-3062 TYP R GRATE	R-3062
STM INL NO. 13 (U)	1046.02	1047.29	1.27	4.12	NYLOPLAST 12" DRAIN BASIN	STANDARD H-20 RATED

U) NOTE: CURB INLET RIM ELEVATION IS TO FLAG OR CURB. ADD 5/8" FEET TO GET OT BACK OF CURB
 U) NOTE: STRUCTURE REQUIRES UP-FLO FILTER

UTILITY NOTES

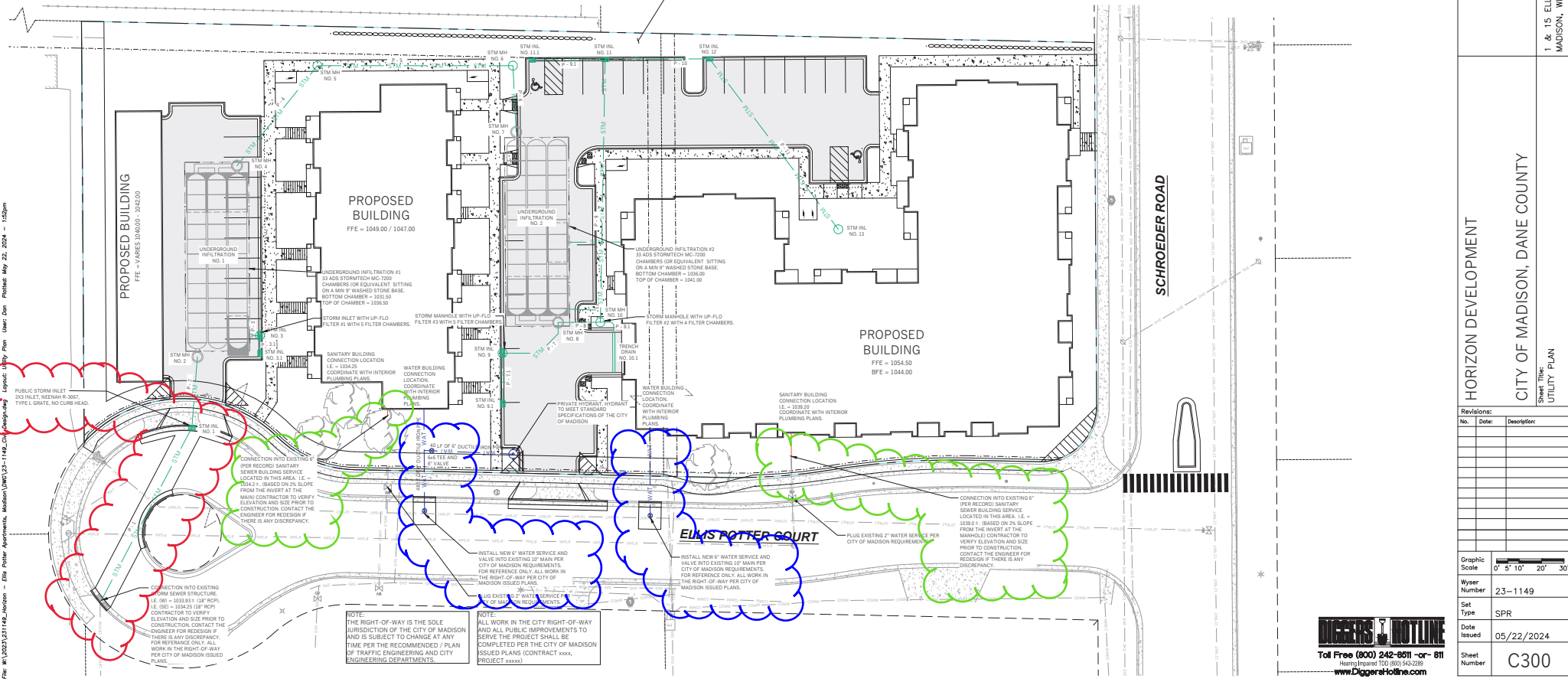
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND 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 GRADUANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WISDOTS, AND WORK.
- 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 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 EXISTING UTILITIES. APPROPRIATE 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.
- ANY SANITARY SERVICES, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWERS, OR OTHER UTILITIES WHICH ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTORS EXPENSE. NO BUMPING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.
- ALL PRIVATE INTERCEPTOR FOR WATER MAIN AND WATER SERVICES SHALL BE INSTALLED WITH 4" MINIMUM BURRY. PROVIDE REGULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNLESS OTHERWISE SPECIFIED AND PROVIDED AREAS. ALL UTILITY TRENCHES SHALL BE CONFORMED TO CITY OF MADISON SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ADDITIONAL PAVEMENT MILLING 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 SEWERS AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE TRACES WHERE WAVE BENCHES SHOULD 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 384.36(3)(a) AND SPS 384.36(2)(c).
- ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPS 384.48.
- ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPS 384.48.
- ALL PRIVATE WATER PIPE, INCLUDING DEPTH AND SERBIATION REQUIREMENTS, SHALL BE IN ACCORDANCE WITH SPS 382.45(8).
- THE CONTRACTOR SHALL ALLOW 10 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN 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 THE CONCRETE CURB AND GUTTER. IS IS REQUIRED THAT THREE FEET OF CONCRETE CURB AND GUTTER ON EACH SIDE OF THE INLET SHALL BE POLISHED BY HAND, NOT THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL SET TO GRADE ON A BED OF MORTAR WHICH SHALL BE A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE WORTER BED AND SHALL BE ADJUSTED TO GRADE BY SPRAYING CORRECT PRESSURE TO THE CASTING. ONCE THE CASTING ADJUSTMENT IS COMPLETE, THREE FEET OF CURB AND GUTTER ON EACH SIDE OF THE CASTING SHALL BE POLISHED BY HAND.
- THE CURB INLET SHALL HAVE A CAT-PAV HRI-0L AND GREASE FILTER OR APPROVED EQUIVALENT INSTALLED WITHIN THEM.
- 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 COMPLIANCE WITH THE MUNICIPAL ORDINANCES AND STORMWATER ORDINANCE, AND DNR ADMINISTRATIVE RULE NR 216 AT ALL TIMES.

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- 3" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- WAST
- SAN
- 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 NOVEMBER 09, 2023. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF INCOMPLETE OR INACCURATE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CORRECT ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARK SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND P. REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLAN THAT MAY RESULT IN DISCREPANCY 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 REVISION MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC ELEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



File: W:\2023\131148_1148_0001 - Ellis Potter Apartments, Madison\DWG\131-1148-C300.dwg; User: Dan Potlitz; Date: May 22, 2024 - 10:25am

**1 & 15 ELLIS POTTER COURT
MADISON, WI 53711**

**CITY OF MADISON, DANE COUNTY
HORIZON DEVELOPMENT**

SHEET TITLE: UTILITY PLAN

Ywser Number: 23-1149
Set Type: SPR
Date Issued: 05/22/2024
Sheet Number: C300

REVISIONS:

No.	Date	Description

DIGGERS NOTICING

Toll Free (800) 242-6011 or -011

Headline: (608) 561-6220
www.DiggerToLine.com