



PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL

COPY

July 16, 2008

Al Martin  
City of Madison  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd., Room LL100  
Madison, Wisconsin 53703

Re: Hooper EPD Building & Pipe Fabrication Shop Addition  
Urban Design Commission Review Request

Hooper Corporation, located along Pennsylvania Avenue, is proposing to expand their facility. The existing site, which totals 13.5 acres in size, is made up of 13 existing buildings. It is proposed to completely demolish four existing accessory buildings located at 2080, 2098, 2132, and 2138 Pennsylvania Avenue and to remove the existing loading docks from the existing building located at 2180 Pennsylvania Avenue. Building additions will be made to two existing buildings - 2076 (Pipe Fabrication Shop) and 2180 (EPD Building) Pennsylvania Avenue. The proposed additions will increase the building footprint of 2076 from about 9,100 square feet to about 16,500 square feet and of 2180 from about 8,800 square feet to about 29,700 square feet. The areas formerly occupied by these accessory buildings that will not be part of the proposed building additions will be converted to pavement and green space. The property is located in an M-1 zoning district, as well as Urban Design District 4, and the proposed additions comply with the corresponding zoning requirements.

This project is a design-build project with a rather aggressive schedule. This submittal requests to be put on the Urban Design Commission agenda for an informational presentation on July 23, 2008.

Accompanying this letter are the following items as required to make an informational presentation to the Urban Design Commission:

Application for Urban Design Commission Review and Approval	1 Copy
Plat of Survey	14 Copies
Preliminary Civil Site Design Plan Set	14 Copies

Please note that the Civil Site Design Plan Set shows the required Locator Map. Additionally, this letter shall serve as the required Brief Narrative Description of the Project.

If you have should have any questions or need any additional information relating to this project, please contact me at your earliest convenience.

Sincerely,

MSA Professional Services, Inc.

Thomas S. Pinion, P.E.  
Project Manager

enc

cc: Matthew Schultz, Vogel Bros. Building Co.  
Al Szymanski, MSA Professional Services, Inc.  
*Offices in Illinois, Iowa, Minnesota, and Wisconsin*

2901 INTERNATIONAL LANE, SUITE 300 • MADISON, WI 53704-3133  
608-242-7779 • 1-800-446-0679  
FAX: 608-242-5664 • www.msa-ps.com

**APPLICATION FOR  
URBAN DESIGN COMMISSION  
REVIEW AND APPROVAL**

**AGENDA ITEM #** \_\_\_\_\_  
**Project #** \_\_\_\_\_

DATE SUBMITTED: <u>July 16, 2008</u>	<b>Action Requested</b>
UDC MEETING DATE: <u>July 23, 2008</u>	<input checked="" type="checkbox"/> Informational Presentation
	<input checked="" type="checkbox"/> Initial Approval and/or Recommendation
	<input type="checkbox"/> Final Approval and/or Recommendation

PROJECT ADDRESS: 2076, 2080, 2098, 2132, 2138, 2180 Pennsylvania Avenue

ALDERMANIC DISTRICT: 12 - Rhodes Conway

OWNER/DEVELOPER (Partners and/or Principals)

ARCHITECT/DESIGNER/OR AGENT:

Hooper Corporation

MSA Professional Services - Thomas Pinion

Larry

Vogel Bros - Matthew Schultz

CONTACT PERSON: Thomas Pinion

Address: 2901 International Lane, Suite 300  
Madison, WI 53704

Phone: 608-242-7779

Fax: 608-242-5664

E-mail address: tpinion@msa-ps.com

**TYPE OF PROJECT:**

(See Section A for:)

- Planned Unit Development (PUD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Community Development (PCD)
- General Development Plan (GDP)
- Specific Implementation Plan (SIP)
- Planned Residential Development (PRD)
- New Construction or Exterior Remodeling in an Urban Design District \* (A public hearing is required as well as a fee)
- School, Public Building or Space (Fee may be required)
- New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
- Planned Commercial Site

(See Section B for:)

- New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

- R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

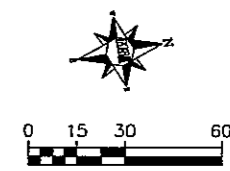
- Comprehensive Design Review\* (Fee required)
- Street Graphics Variance\* (Fee required)
- Other \_\_\_\_\_

\*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

# PLAT OF SURVEY

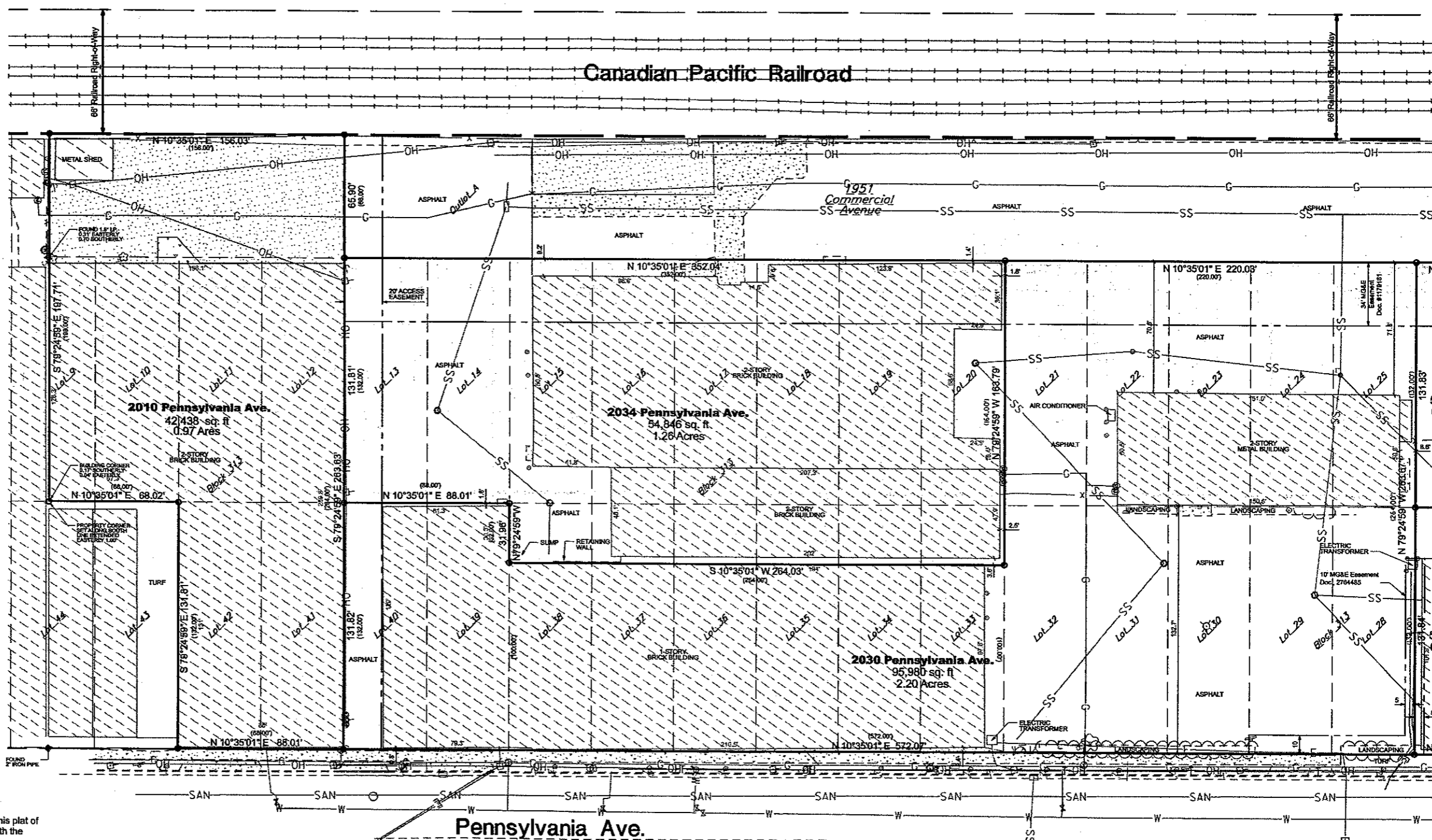
## PART OF THE WEST HALF OF SECTION 6, TOWN 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



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 2901 International Lane, Madison, WI 53704  
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 Web Address: www.msa-pl.com  
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- Legend**
- BOUNDARY LINE
  - - - EXISTING EASEMENT
  - RIGHT-OF-WAY LINE
  - ABUTTING SURVEY
  - E UNDERGROUND ELECTRIC
  - T UNDERGROUND TELEPHONE
  - TV UNDERGROUND CABLE TV
  - OH OVERHEAD ELECTRIC
  - SAN SANITARY SEWER
  - SS STORM SEWER
  - W WATER LINE
  - G GAS LINE
  - X FENCE LINE
  - RAILROAD TRACKS
  - SHRUB LINE
  - CATCH BASIN
  - CURB INLET
  - CURB STOP
  - ⊕ GAS METER
  - ⊕ ELECTRIC METER
  - ⊕ FLAG POLE
  - ⊕ GUARD POST
  - ⊕ HYDRANT
  - ⊕ LIGHT POLE
  - ⊕ MAIL BOX
  - ⊕ MONITORING WELL
  - ⊕ DECIDUOUS TREE
  - ⊕ PINE TREE
  - ⊕ BRUSH OR SHRUB
  - ⊕ POWER POLE
  - ⊕ ROAD SIGN
  - ⊕ SANITARY MANHOLE
  - ⊕ STORM MANHOLE
  - ⊕ WATER VALVE
  - ⊕ UTILITY POLE GUY ANCHOR
  - ⊕ BENCHMARK
  - ⊕ FOUND IRON ROD
  - ⊕ FOUND IRON PIPE
  - ⊕ SET 3/4" BY 18" SOLID ROD-150 LBS./FT.
  - ▨ BUILDING
  - ▨ CONCRETE
  - ▨ GRAVEL
  - ▨ CONCRETE CURB & GUTTER



Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

**Surveyor's Notes**  
 Boundary survey performed by MSA Professional Services, Inc.  
 in May, 2008.

Bearings are based on Dane County Coordinate System.

Before excavation, appropriate utility companies should be contacted for exact location of underground utilities, contact Digger's Hotline at 1-800-242-8511.

**Surveyor's Certificate**

I, David N. Gullickson, registered land surveyor, hereby certify that this plat of survey and map is correct to the best of my knowledge and belief with the information provided.

David N. Gullickson, S-2870  
 Registered Land Surveyor

**2010 Pennsylvania Ave.**  
 The Northeastly 24 feet of Lot Nine (9) and all of Lots Ten (10), Eleven (11), Twelve (12), Forty-one (41) and Forty-two (42), Block Three Hundred Thirteen (313), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin and that portion of Outlot A Madison Square Riley Plat, lying between a line extended Northwestly and parallel to the line between Lots 9 and 10 and 24 feet Southwestly therefrom, and a line extended Northwestly between Lots 12 and 13, together with a right of way 20 feet in width along the Southwestly boundary of Lots 13 and 40, Block 313, Riley Plat, and the Southwestly boundary of that part of Outlot A lying between a line extended Northwestly between Lots 12 and 13 and a line extended parallel thereto and 20 feet Northeastly therefrom, which right of way shall be for the sole use and benefit of the owners of Lots 12, 13, 40 and 41, Block 313, Madison Square Riley Plat. Together with and subject to easement for spur track as set forth in agreement recorded in Volume 159 of Misc., page 527, as Document No. 656457.

Said parcel contains 0.97 acres or 42,438 square feet more or less.

**2030 Pennsylvania Ave.**  
 Lots Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-nine (39), Forth (40) and the Southeastly 100 feet of Lots Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37) and Thirty-eight (38), Block Three Hundred Thirteen (313), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.

Said parcel contains 2.20 acres or 95,980 square feet more or less.

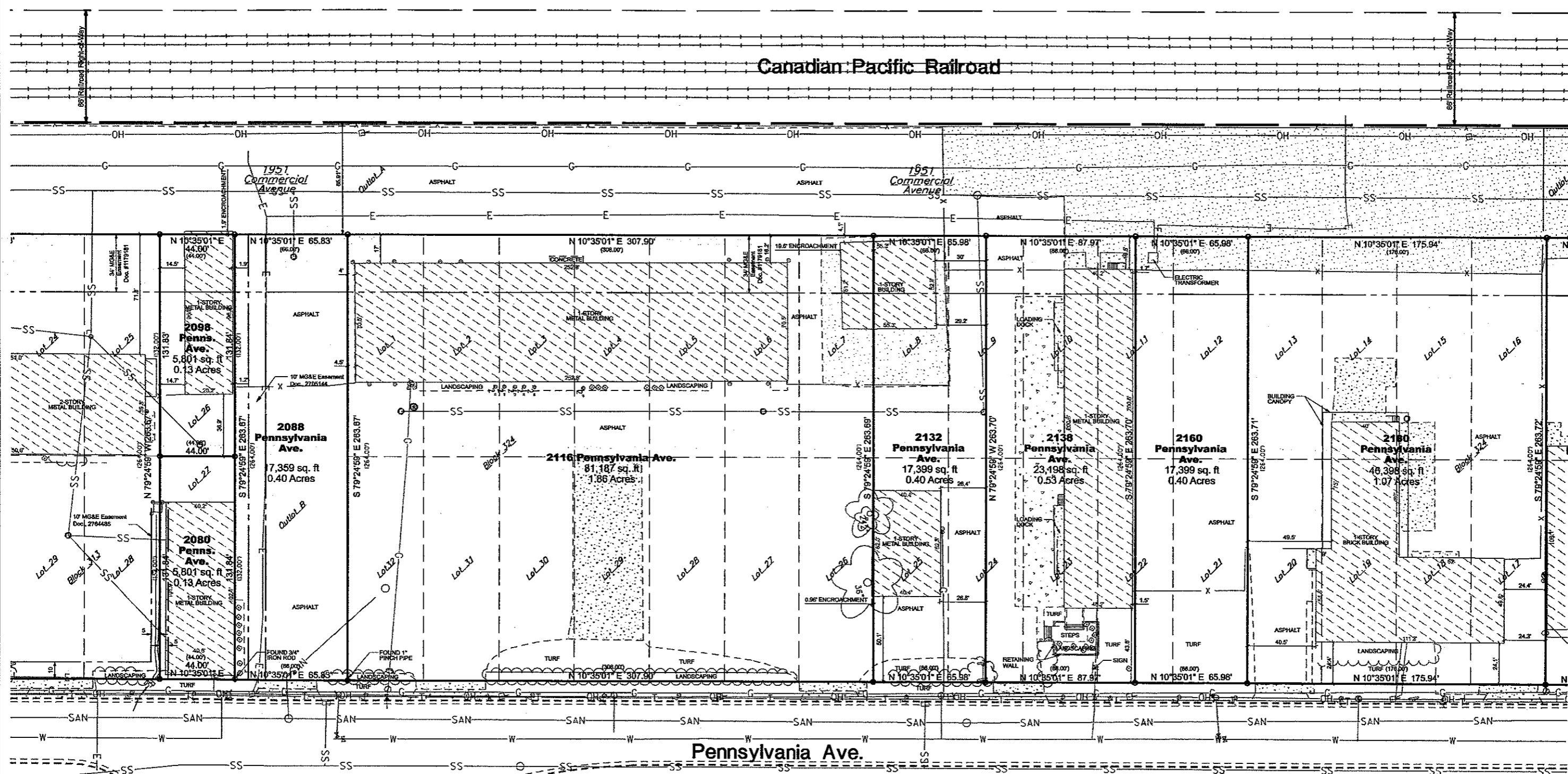
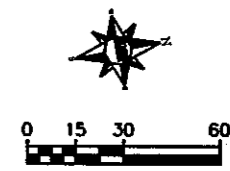
**2034 Pennsylvania Ave.**  
 Lots Thirteen (13) and Fourteen (14), Block Three Hundred Thirteen (313), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin, All of Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20) AND the Northwest 32 feet of Lots Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37) and Thirty-eight (38), Block Three Hundred Thirteen (313), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.

Said parcel contains 1.26 acres or 54,846 square feet more or less.

FILE NO.	0120532
SHEET	1 of 3
PROJECT NO.	0120532
DATE	June, 2008
DRAWN BY	GULLICKSON
CHECKED BY	LORD
SCALE	AS SHOWN
FILED	MSA
DATE	June, 2008
PLAT OF SURVEY	2010-2250 PENNSYLVANIA AVENUE
	MADISON, WISCONSIN

# PLAT OF SURVEY

## PART OF THE WEST HALF OF SECTION 6, TOWN 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



**2080 Pennsylvania Ave.**  
Lot Twenty-seven (27), Block Three Hundred Thirteen (313), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 0.13 acres or 5,801 square feet more or less.

**2088 Pennsylvania Ave.**  
Outlot "B", Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 0.40 acres or 17,359 square feet more or less.

**2098 Pennsylvania Ave.**  
Lot Twenty-six (26), Block Three Hundred Thirteen (313), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 0.13 acres or 5,801 square feet more or less.

**2116 Pennsylvania Ave.**  
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), and Thirty-two (32), Block Three Hundred Twenty-four (324), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 1.86 acres or 81,187 square feet more or less.

**2132 Pennsylvania Ave.**  
Lots Eight (8) and Twenty-five (25) together with the South 1/2 of Lots Nine (9) and Twenty-four (24), Block Three Hundred Twenty-four (324), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 0.40 acres or 17,399 square feet more or less.

**2138 Pennsylvania Ave.**  
Lots Ten (10) and Twenty-three (23), together with the North 1/2 of Lots Nine (9) and Twenty-four (24) and the South 1/2 of Lots Eleven (11) and Twenty-two (22), Block Three Hundred Twenty-four (324), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 0.53 acres or 23,198 square feet more or less.

**2160 Pennsylvania Ave.**  
Lots Twelve (12) and Twenty-one (21) together with the North 1/2 of Lots Eleven (11) and Twenty-two (22), Block Three Hundred Twenty-four (324), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 0.40 acres or 17,399 square feet more or less.

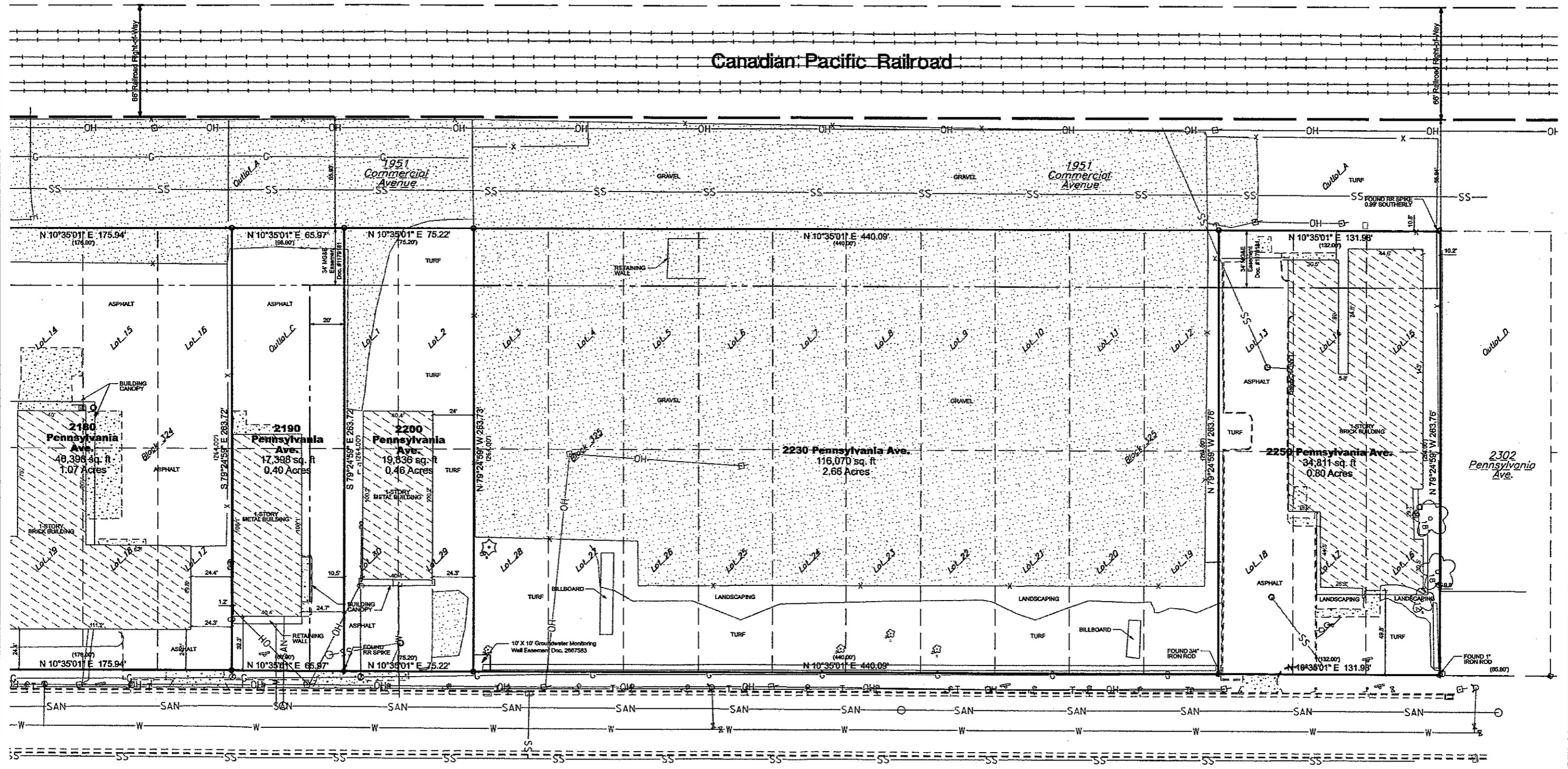
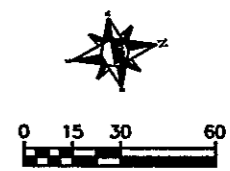
**2180 Pennsylvania Ave.**  
Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Block Three Hundred Twenty-four (324), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
Said parcel contains 1.07 acres or 46,398 square feet more or less.

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FILE NO.	0120532
SHEET	2 of 3
DATE	JUNE, 2008
PROJECT NO.	0120532
DRAWN BY	GULLICKSON
CHECKED BY	LORD
SCALE	AS SHOWN
FILED IN	USA
DRAWN BY	GULLICKSON
CHECKED BY	LORD
SCALE	AS SHOWN
FILE NO.	0120532
SHEET	2 of 3

**PLAT OF SURVEY**  
**PART OF THE WEST HALF OF SECTION**  
**6, TOWN 7 NORTH, RANGE 11 EAST,**  
**CITY OF MADISON, DANE COUNTY, WISCONSIN**



**2180 Pennsylvania Ave.**  
 Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), and Twenty (20), Block Three Hundred Twenty-four (324), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
 Said parcel contains 1.07 acres or 46,398 square feet more or less.

**2190 Pennsylvania Ave.**  
 Outlot C, Madison Square Riley Plan, in the City of Madison, Dane County, Wisconsin.  
 Said parcel contains 0.40 acres or 17,398 square feet more or less.

**2200 Pennsylvania Ave.**  
 Lots One (1), Two (2), Twenty-nine (29), Thirty (30), Block Three Hundred Twenty-five (325), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
 Said parcel contains 0.46 acres or 19,836 square feet more or less.

**2230 Pennsylvania Ave.**  
 Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Twenty-eight (28), Block Three Hundred Twenty-five (325), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
 Said parcel contains 2.66 acres or 116,070 square feet more or less.

**2250 Pennsylvania Ave.**  
 Lots Thirteen (13) and Eighteen (18), Block Three Hundred Twenty-five (325), Madison Square Riley Plat, in the City of Madison, Dane County, Wisconsin.  
 Said parcel contains 0.80 acres or 34,811 square feet more or less.

**MSA**  
 PROFESSIONAL LAND SURVEYORS

**HOOPER CORPORATION**  
**PLAT OF SURVEY**  
 2010-2250 PENNSYLVANIA AVENUE  
 MADISON, WISCONSIN

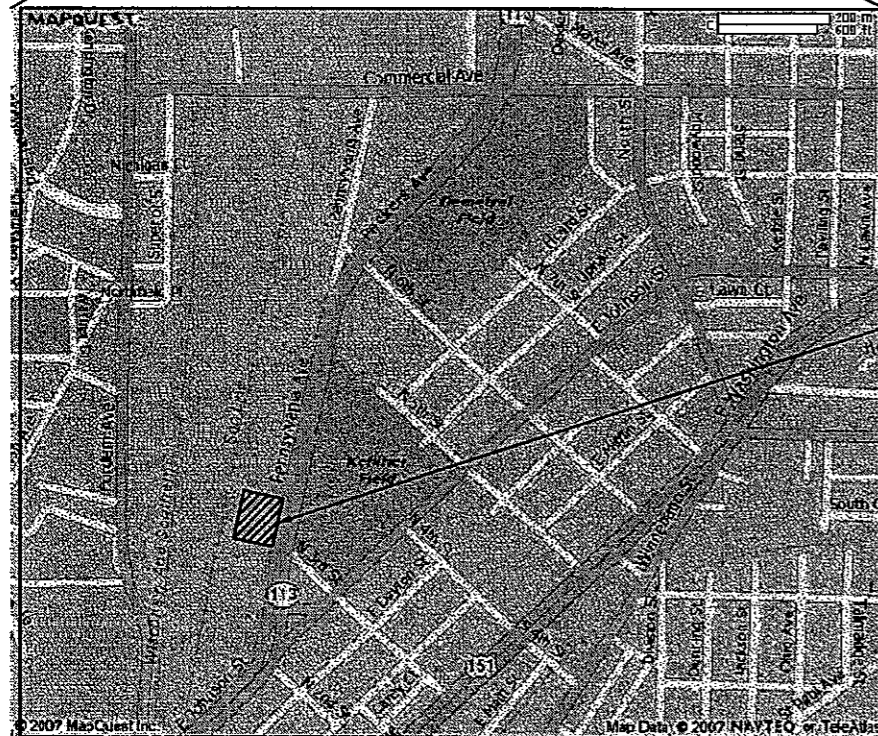
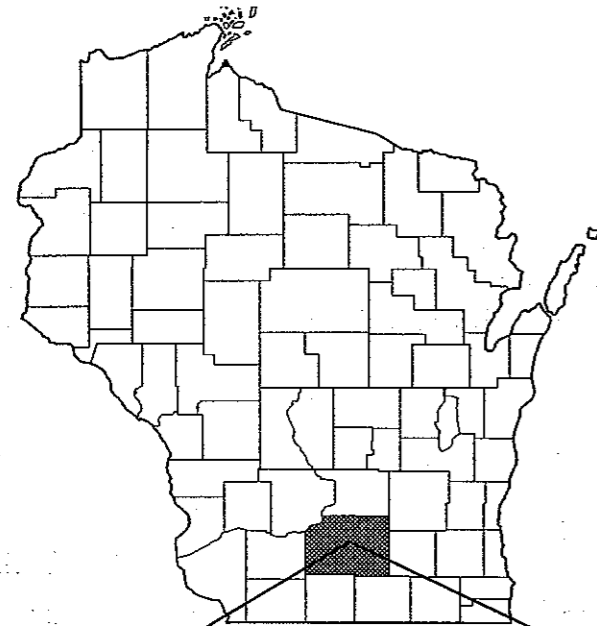
PROJECT NO:	0120532
DATE:	June, 2008
DRAWN BY:	GULLICKSON
CHECKED BY:	LORD
SCALE:	AS SHOWN
FILE NO.:	0120532
SHEET:	3 of 3

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# HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION

## HOOPER CORPORATION

### CITY OF MADISON, WISCONSIN



#### SHEET INDEX

- 1 TITLE SHEET
- 2 DEMOLITION PLAN
- 3 SITE PLAN AND GRADING PLAN
- 4 UTILITY PLAN
- 5 LANDSCAPING PLAN

#### LEGEND

- EXISTING WATERMAIN
- EXISTING GATE VALVE & HYDRANT
- WATER SERVICE & CURB STOP
- PROPOSED WATERMAIN, VALVE, & HYDRANT
- PROPOSED WATER SERVICE & CURB STOP
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING FORCEMAIN
- EXISTING STORM SEWER & INLET
- PROPOSED STORM SEWER & INLET
- PROPOSED MANHOLE & SEWER MAIN
- BURIED ELECTRIC
- BURIED GAS & VALVE
- BURIED CABLE TELEVISION
- BURIED TELEPHONE
- BURIED FIBER OPTICS
- RAILROAD TRACKS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CULVERT PIPE
- PROPOSED CULVERT PIPE
- FENCE LINE
- DRAINAGE ARROW
- SILT FENCE
- BEAM GUARD
- RIGHT-OF-WAY
- BASELINE
- PROPERTY LINE
- TREE LINE
- ROCK WALL
- IRON PIPE
- PROPERTY IRON
- CONTROL POINT
- POWER POLE & GUY
- SOIL BORING
- LIGHT POLE
- PEDESTAL
- STREET SIGN
- MAILBOX
- FLAGPOLE
- EROSION BALES
- EROSION MAT
- TREE - DECIDUOUS
- TREE - CONIFEROUS
- TREE TO BE REMOVED

PROJECT LOCATION



Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

NOTE:  
 UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND CONTRACTOR  
 SHALL HAVE APPROPRIATE UTILITY MARK EXACT LOCATIONS PRIOR TO  
 CONSTRUCTION.

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 608-242-7779 Fax: 608-242-5664  
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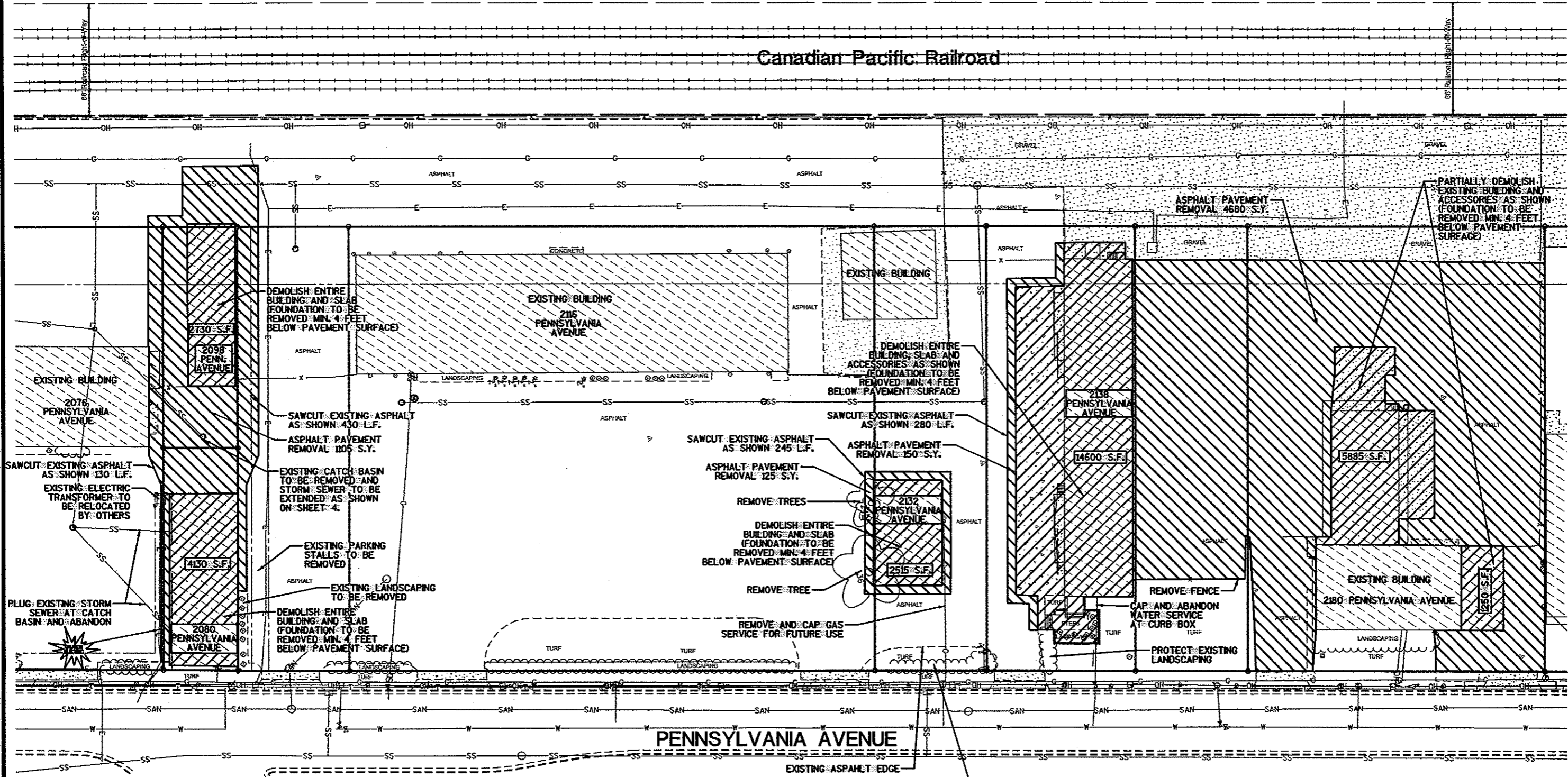
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 solutions and accountability

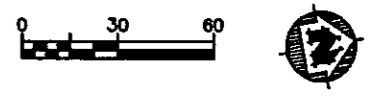
PROJECT NO.	3163000.0
FILE NO.	3163000.0
DATE	7/12/2008
SCALE	AS SHOWN
CHECKED BY	TSP
DRAWN BY	TJAJ
REVISION	
BY	

TITLE SHEET  
 HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION  
 HOOPER CORPORATION  
 CITY OF MADISON, WISCONSIN

Canadian Pacific Railroad



NOTE: ALL OUTSIDE STORAGE AREAS TO BE ELIMINATED AT BUILDING DEMOLITION LOCATIONS.



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DEMOLITION PLAN  
HOOPER EPD BUILDING AND PIPE  
FABRICATION SHOP ADDITION  
HOOPER CORPORATION  
CITY OF MADISON, WISCONSIN

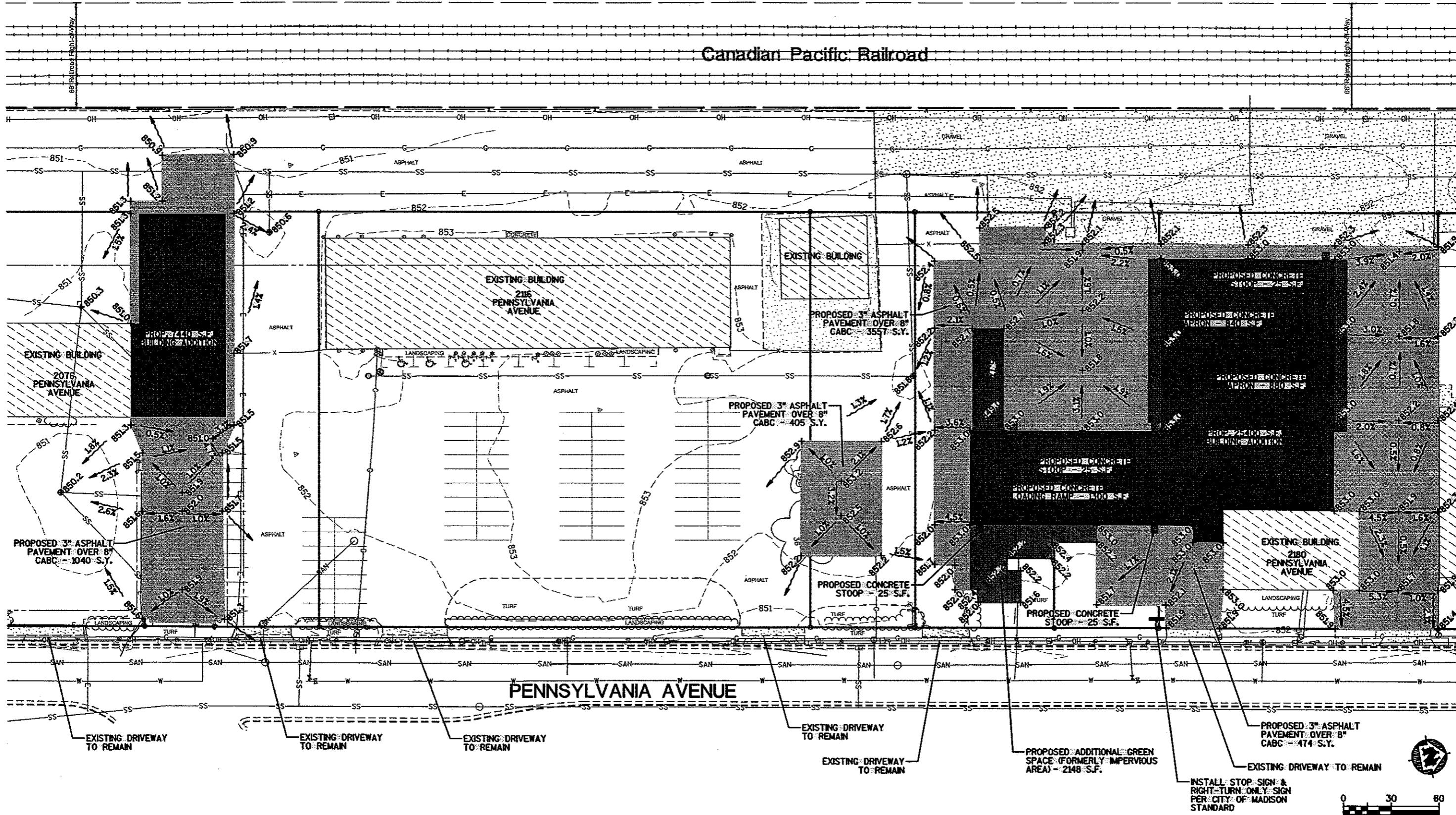
PROJECT NO. 3163000.0  
DATE: 7/15/2008  
SCALE: AS SHOWN

FILE NO. 3163000.0  
SHEET 2

EXISTING DISTURBED IMPERVIOUS AREA = 85615 S.F.  
 EXISTING DISTURBED GREEN SPACE AREA = 2020 S.F.  
 TOTAL EXISTING DISTURBED AREA = 87635 S.F.

PROPOSED IMPERVIOUS AREA = 85488 S.F.  
 PROPOSED GREEN SPACE AREA = 2147 S.F.  
 TOTAL PROPOSED AREA = 87635 S.F.

Canadian Pacific Railroad



PENNSYLVANIA AVENUE

EXISTING DRIVEWAY TO REMAIN

EXISTING DRIVEWAY TO REMAIN

EXISTING DRIVEWAY TO REMAIN

EXISTING DRIVEWAY TO REMAIN

PROPOSED ADDITIONAL GREEN SPACE (FORMERLY IMPERVIOUS AREA) - 2148 S.F.

PROPOSED 3" ASPHALT PAVEMENT OVER 8" CABC - 474 S.F.

INSTALL STOP SIGN & RIGHT-TURN ONLY SIGN PER CITY OF MADISON STANDARD



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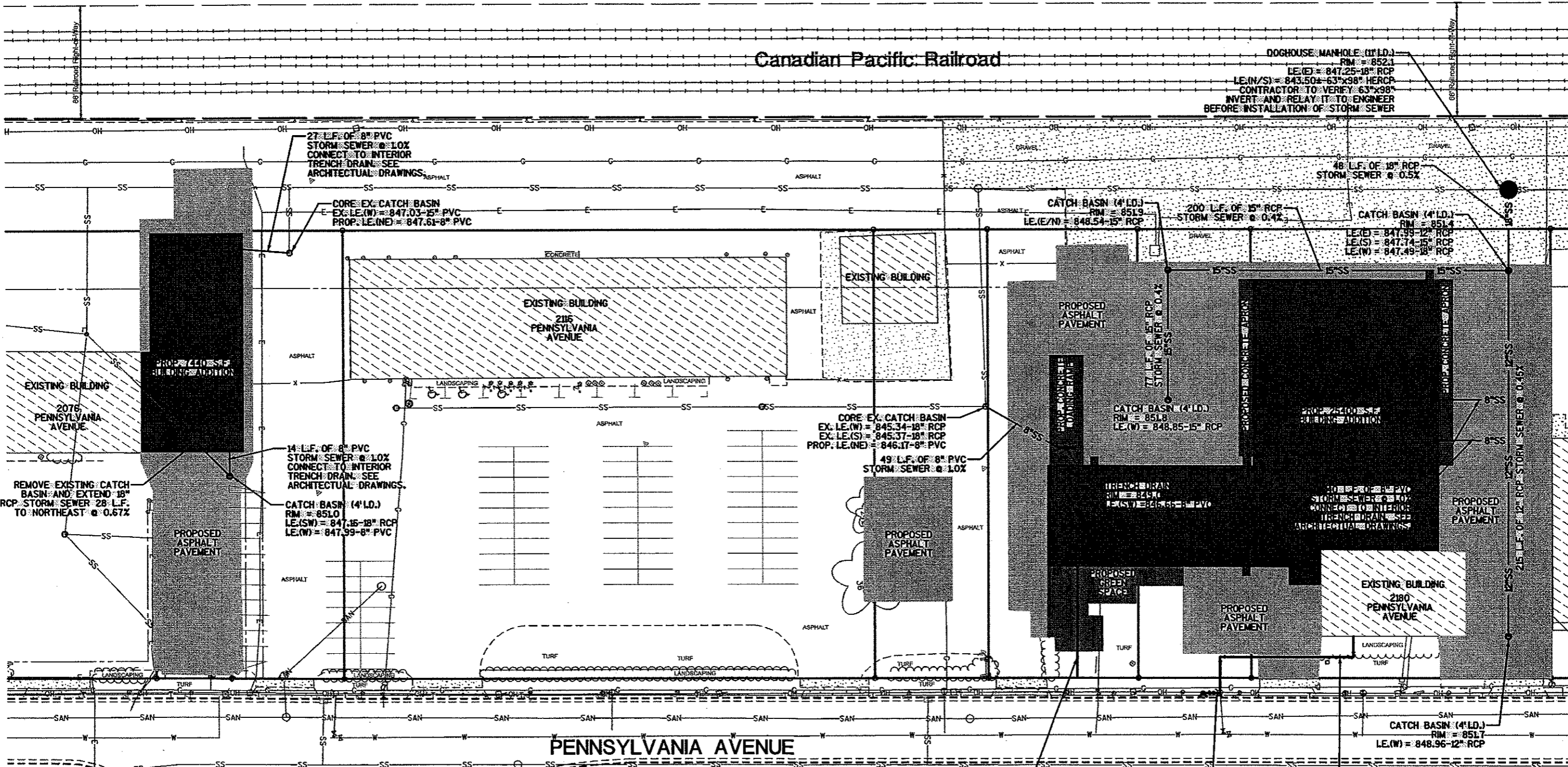
PROJECT NO.	3163000.0
FILE NO.	3163000.0
DRAWN BY	TKJ
CHECKED BY	TSP
DATE	
DATE	7/15/2008
SCALE	AS SHOWN

SITE AND GRADING PLAN  
 HOOPER EPD BUILDING AND PIPE FABRICATION SHOP ADDITION  
 HOOPER CORPORATION  
 CITY OF MADISON, WISCONSIN



PROJECT NO.	3163000.0
DATE	
FILE NO.	
DATE	
SCALE	AS SHOWN
CHECKED BY	TSP
DESIGNED BY	
DATE	
PROJECT	
REGION	
NO.	
DATE	
FILE NO.	
DATE	
SCALE	
CHECKED BY	
DESIGNED BY	
DATE	

UTILITY PLAN	
HOOPER BLDG AND PIPE	
FABRICATION SHOP ADDITION	
HOOPER CORPORATION	
CITY OF MADISON, WISCONSIN	
FILE NO.	3163000.0
SHEET	4



Canadian Pacific Railroad

DOGHOUSE MANHOLE (1' LD.)  
RM = 852.1  
LE (E) = 847.25-18" RCP  
LE (N/S) = 843.50-63"x98" HERCP  
CONTRACTOR TO VERIFY 63"x98"  
INVERT AND RELAY IT TO ENGINEER  
BEFORE INSTALLATION OF STORM SEWER

27' L.F. OF 8" PVC  
STORM SEWER @ 1.0%  
CONNECT TO INTERIOR  
TRENCH DRAIN SEE  
ARCHITECTURAL DRAWINGS

CORE EX. CATCH BASIN  
EX. LE (W) = 847.03-15" PVC  
PROP. LE (NE) = 847.61-8" PVC

CATCH BASIN (4' LD.)  
RM = 851.9  
LE (E/N) = 848.54-15" RCP

200' L.F. OF 15" RCP  
STORM SEWER @ 0.4%

CATCH BASIN (4' LD.)  
RM = 851.4  
LE (E) = 847.99-12" RCP  
LE (S) = 847.74-15" RCP  
LE (W) = 847.49-18" RCP

CORE EX. CATCH BASIN  
EX. LE (W) = 845.34-18" RCP  
EX. LE (S) = 845.37-18" RCP  
PROP. LE (NE) = 846.17-8" PVC

49' L.F. OF 8" PVC  
STORM SEWER @ 1.0%

CATCH BASIN (4' LD.)  
RM = 851.8  
LE (W) = 848.85-15" RCP

200' L.F. OF 15" RCP  
STORM SEWER @ 1.0%

25' L.F. OF 12" RCP  
STORM SEWER @ 0.4%

14' L.F. OF 8" PVC  
STORM SEWER @ 1.0%  
CONNECT TO INTERIOR  
TRENCH DRAIN SEE  
ARCHITECTURAL DRAWINGS

CATCH BASIN (4' LD.)  
RM = 851.0  
LE (SW) = 847.15-18" RCP  
LE (W) = 847.99-8" PVC

CATCH BASIN (4' LD.)  
RM = 851.7  
LE (W) = 848.96-12" RCP

CONNECT TO EXISTING  
SANITARY LATERAL.  
CONTRACTOR TO VERIFY  
SIZE AND DEPTH OF  
LATERAL. CONNECT  
TO INTERIOR SANITARY  
SYSTEM. SEE  
ARCHITECTURAL PLANS.

REMOVE/RELOCATE EXISTING  
HYDRANT. INSTALL 6"x6" TEE,  
10' L.F. 6" HYDRANT LEAD,  
6" VALVE AND ROAD BOX,  
AND RELOCATED HYDRANT.  
CONTRACTOR TO VERIFY  
SIZE AND DEPTH.

INSTALL 111' L.F. OF 6"  
D.I. WATER SERVICE.  
MAINTAIN 6.5' MINIMUM  
COVER AND CONNECT  
TO INTERIOR WATER  
SYSTEM. SEE  
ARCHITECTURAL PLANS.

