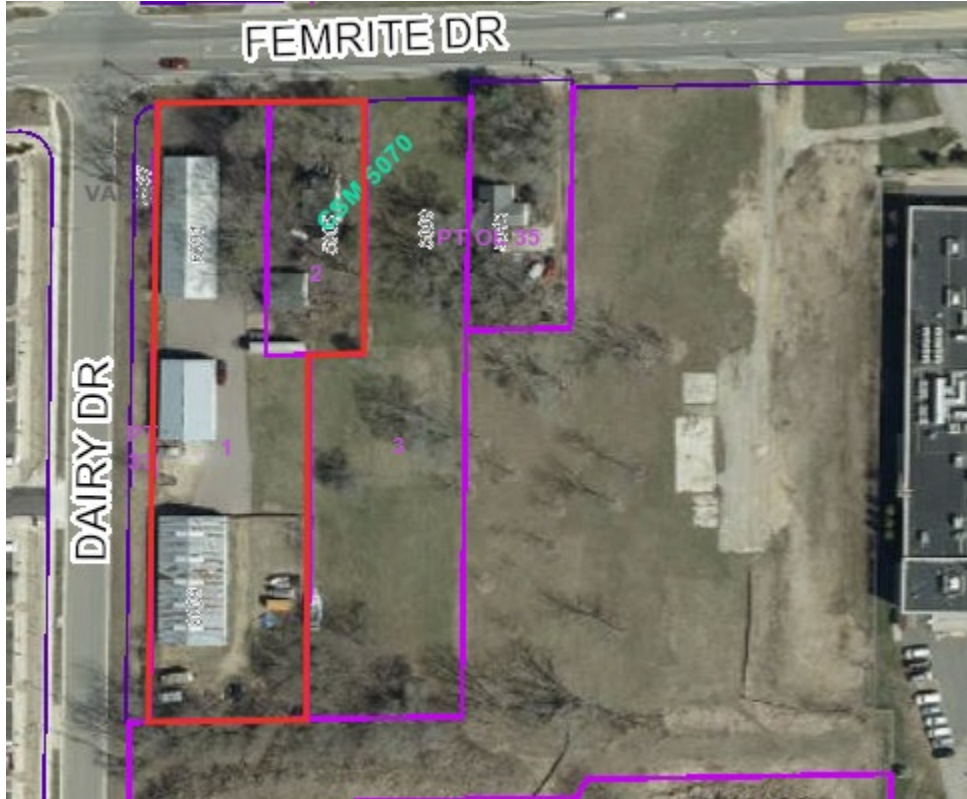


5001-5013 Femrite Dr
Contract 9667
MUNIS 15842
Developer: Femrite Properties LLC

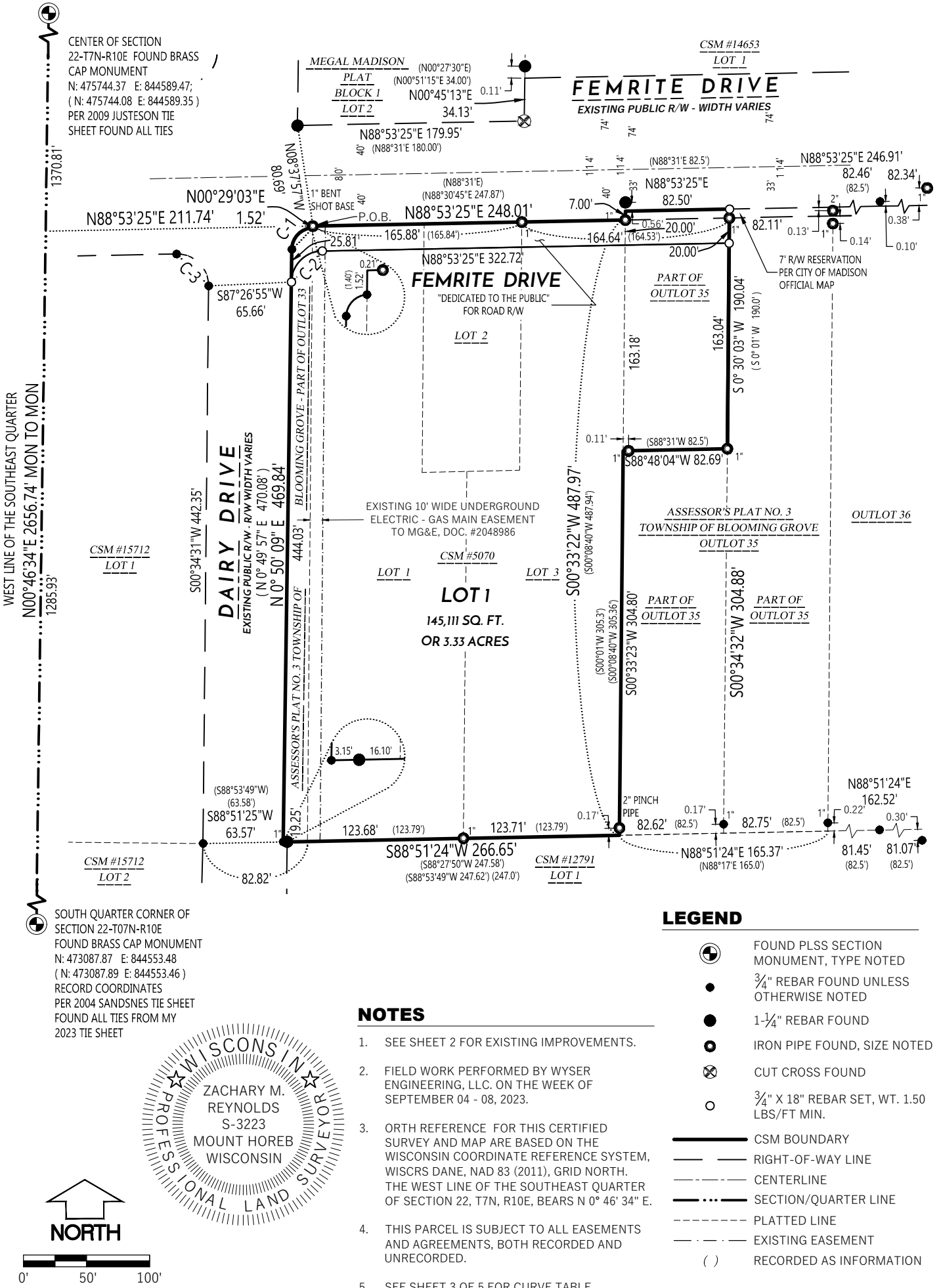


Summary of Improvements:

- Construct public five foot wide sidewalk, 8 foot wide street terrace (with additional 1 foot for maintenance where applicable), curb and gutter, and pavement on Dairy Drive and Femrite Drive per plan approved by the City Engineer.
- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.
- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.
- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



File: W:\2023\231098_FCG - Femrite Dr & Dairy Dr, Madison\DWG\231098--CSM.dwg Layout: CSM User: zreynolds Plotted: Feb 13, 2025 - 1:50pm



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
FACILITY GATEWAY CORPORATION
TYLER MARKS
4916 E. BROADWAY
MADISON, WI 53716

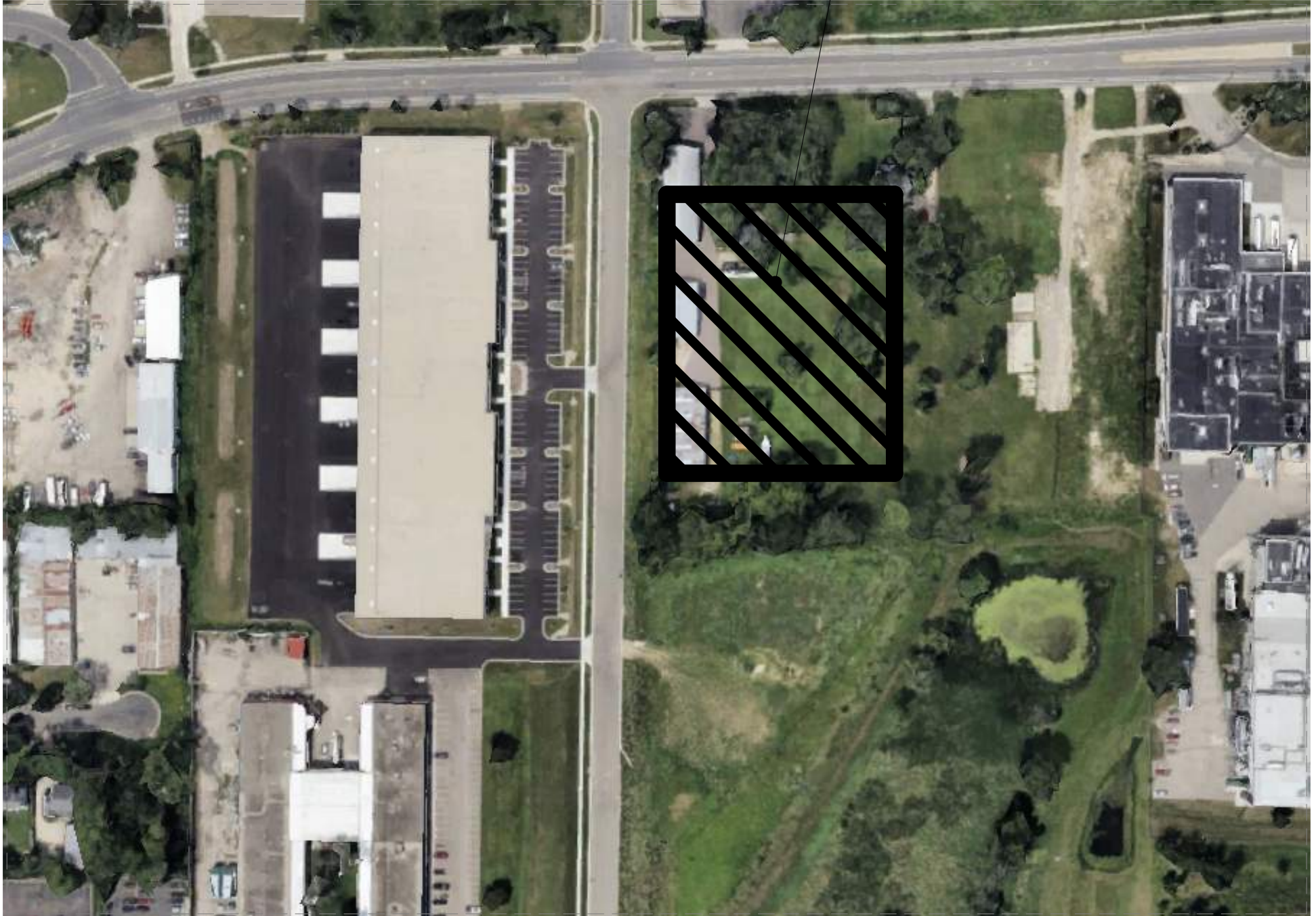
SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231098
SHEET NO: 5 of 5

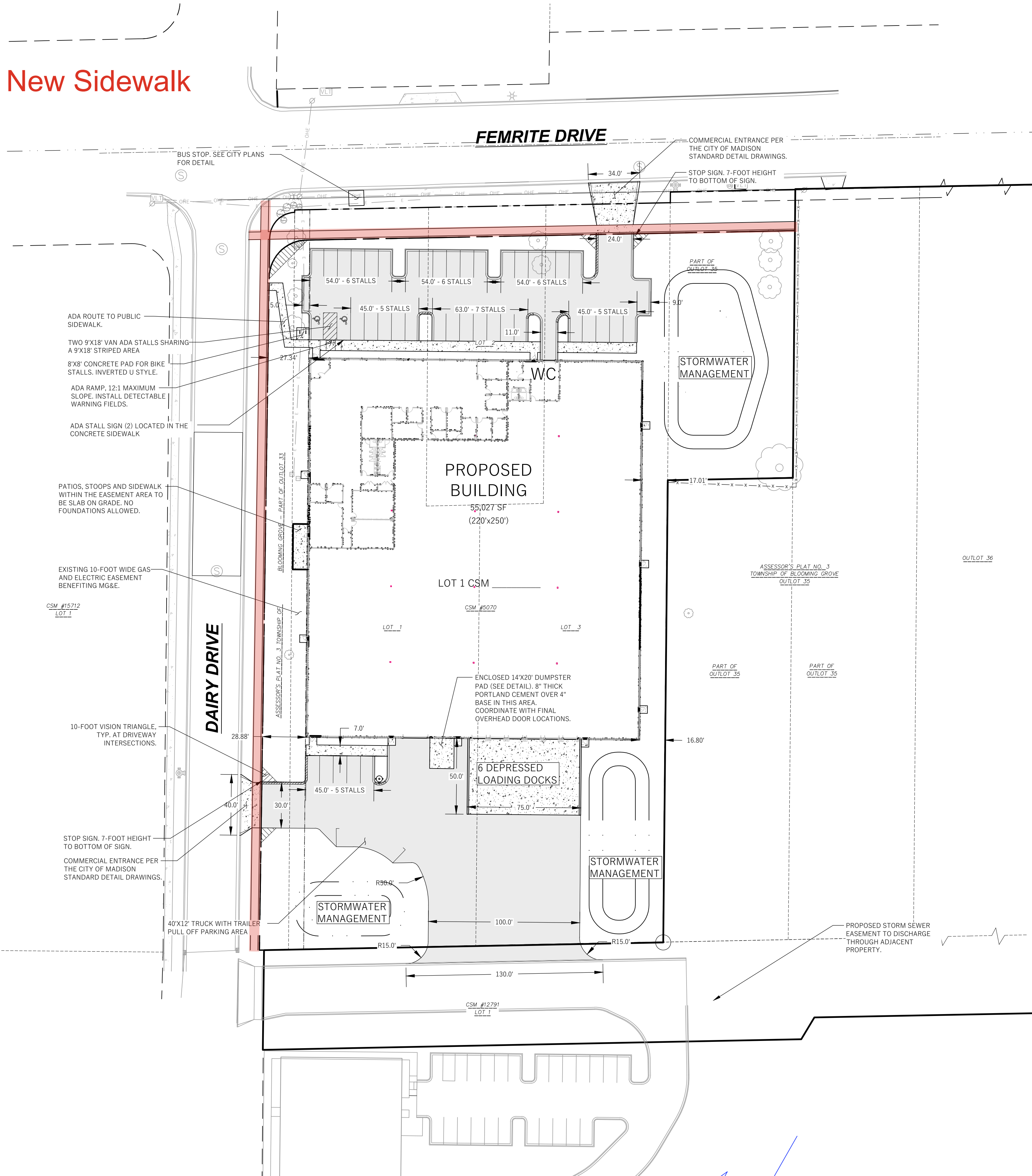
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PROJECT LOCATION

BUILDING LOCATION



New Sidewalk



Utility Connections

Sanitary

Water

Stormwater

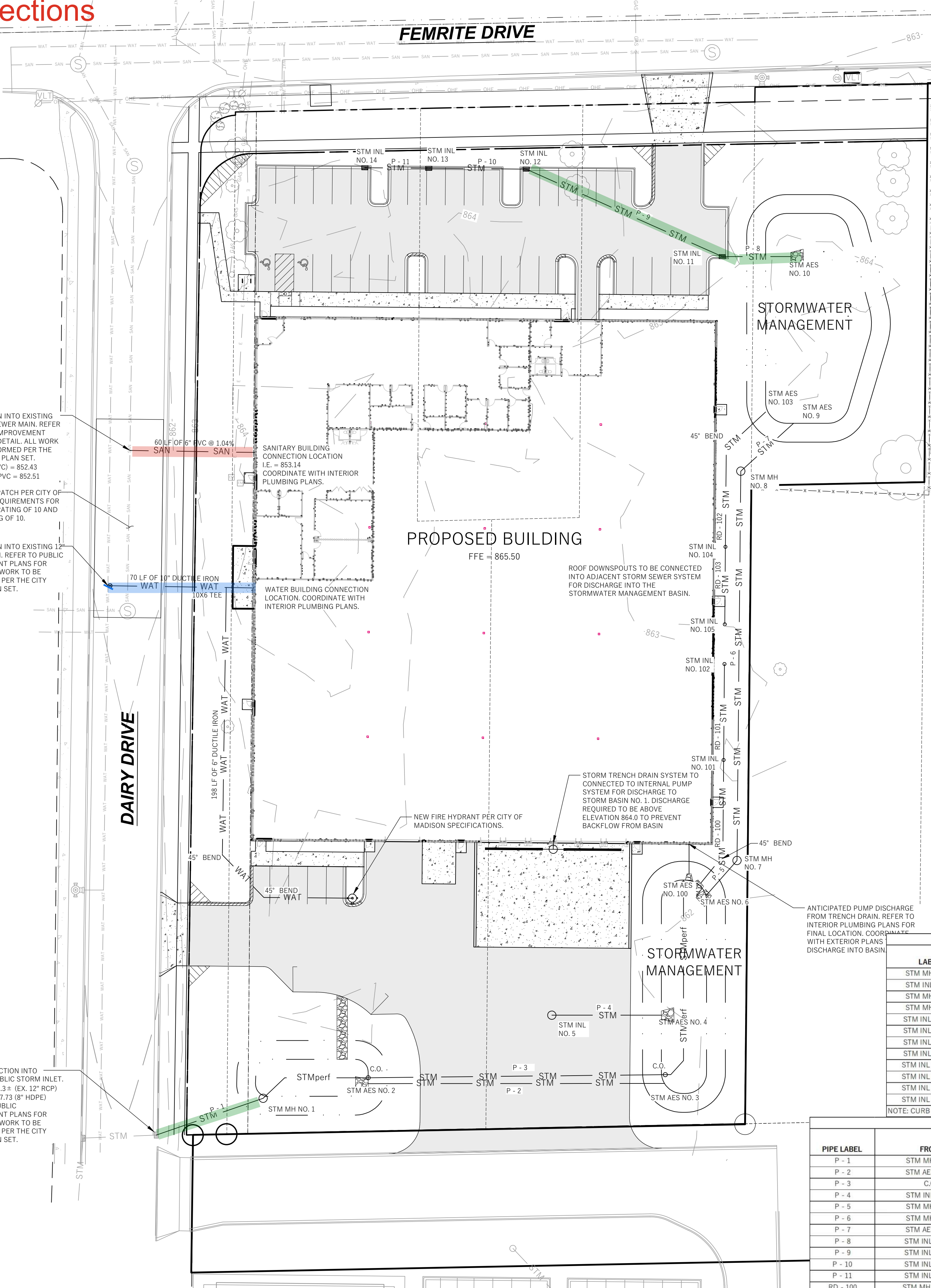
File: W:\2023\231098_FCG - Femrite Dr & Dairy Dr, Madison\DWG\231098-Civil Design.dwg Layout: Utility Plan User: kmeagher Plotted: Apr 17, 2025 - 3:22pm

CONNECTION INTO EXISTING
SANITARY SEWER MAIN. REFER
TO PUBLIC IMPROVEMENT
PLANS FOR DETAIL. ALL WORK
TO BE PERFORMED PER THE
CITY ISSUED PLAN SET.
I.E. (EX. 8" PVC) = 852.43
I.E. (PRO. 6" PVC) = 852.51

PAVEMENT PATCH PER CITY OF
MADISON REQUIREMENTS FOR
PAVEMENT RATING OF 10 AND
CURB RATING OF 10.

CONNECTION INTO EXISTING 12"
WATER MAIN. REFER TO PUBLIC
IMPROVEMENT PLANS FOR
DETAIL. ALL WORK TO BE
PERFORMED PER THE CITY
ISSUED PLAN SET.

NEW CONNECTION INTO
EXISTING PUBLIC STORM INLET.
I.E. (W) = 857.3± (EX. 12" RCP)
I.E. (NE) = 857.73 (8" HDPE)
REFER TO PUBLIC
IMPROVEMENT PLANS FOR
DETAIL. ALL WORK TO BE
PERFORMED PER THE CITY
ISSUED PLAN SET.



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

PROPOSED STORM SEWER STRUCTURES SCHEDULE					
LABEL	INVERT ELEV. (FT)	RIM ELEV. (FT)	SUMP DEPTH (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION
STM MH NO. 1	858.00	860.75	1.00	3.75	36" MANHOLE
STM INL NO. 5	861.02	863.50	1.00	3.48	NYLOPLAST 24" DRAIN BA
STM MH NO. 7	860.10	863.50	0.00	3.40	48" MANHOLE
STM MH NO. 8	861.00	864.10	0.00	3.10	48" MANHOLE
STM INL NO. 11	860.08	863.90	0.00	3.82	48" MANHOLE
STM INL NO. 12	860.80	863.90	0.00	3.10	48" MANHOLE
STM INL NO. 13	861.03	863.50	0.00	2.47	2'X3' BOX
STM INL NO. 14	861.35	863.69	0.00	2.34	2'X3' BOX
STM INL NO. 101	860.94	864.00	0.00	3.06	NYLOPLAST 18" DRAIN BA
STM INL NO. 102	861.26	864.00	1.00	3.74	NYLOPLAST 18" DRAIN BA
STM INL NO. 104	861.51	864.00	2.00	4.49	NYLOPLAST 18" DRAIN BA
STM INL NO. 105	861.77	864.25	3.00	5.48	NYLOPLAST 18" DRAIN BA
NOTE: CURB INLET RIM ELEVATION IS TO FLAG OF CURB. ADD 0.44- FEET TO GET TO BACK OF CURB.					

PROPOSED STORM SEWER / CULVERT PIPE SCHEDULE							
PIPE LABEL	FROM	TO	LENGTH (FT)	INVERT ELEV. (FT)	DISCHARGE ELEV. (FT)	SLOPE (%)	PIPE SIZE & TYPE
P - 1	STM MH NO. 1	EXISTING INLET	54	858.00	857.73	0.49%	8" HDPE
P - 2	STM AES NO. 3	STM AES NO. 2	141	861.00	860.00	0.71%	15" HDPE
P - 3	C.O.	C.O.	142	858.00	858.00	0.00%	6" HDPE
P - 4	STM INL NO. 5	AES NO. 4	51	861.02	860.00	2.00%	10" HDPE
P - 5	STM MH NO. 7	AES NO. 6	20	860.10	860.00	0.48%	18" HDPE
P - 6	STM MH NO. 8	STM MH NO. 7	186	861.00	860.10	0.48%	18" HDPE
P - 7	STM AES NO. 9	STM MH NO. 8	34	861.00	861.00	0.00%	24" HDPE
P - 8	STM INL NO. 11	AES NO. 10	33	860.08	859.00	3.30%	12" HDPE
P - 9	STM INL NO. 12	STM INL NO. 11	103	860.80	860.08	0.70%	12" HDPE
P - 10	STM INL NO. 13	STM INL NO. 12	47	861.03	860.80	0.50%	12" HDPE
P - 11	STM INL NO. 14	STM INL NO. 13	31	861.35	861.20	0.50%	10" HDPE
RD - 100	STM MH NO. 101	STM AES NO. 100	17	860.67	860.50	1.00%	15" HDPE
RD - 101	CLEAN OUT	STM MH NO. 101	92	861.58	860.67	1.00%	15" HDPE
RD - 102	C/FAN OUT	STM AES NO. 102	104	862.04	861.00	1.00%	15" HDPE