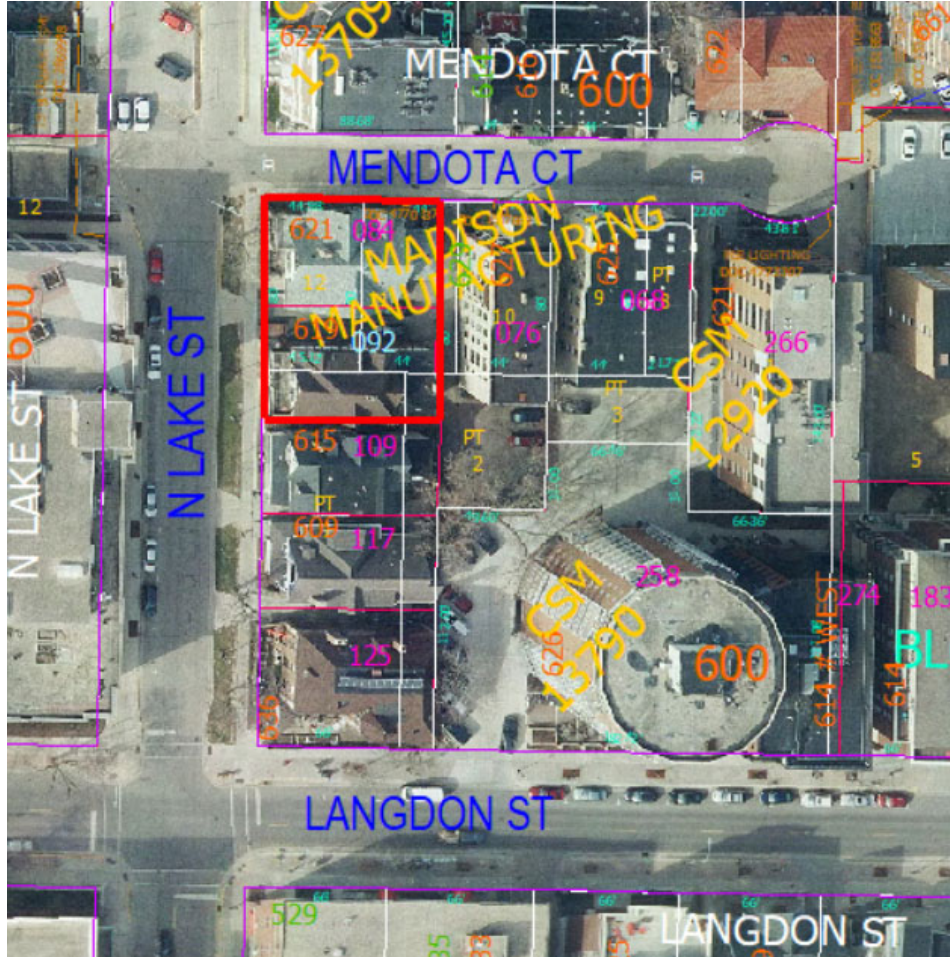
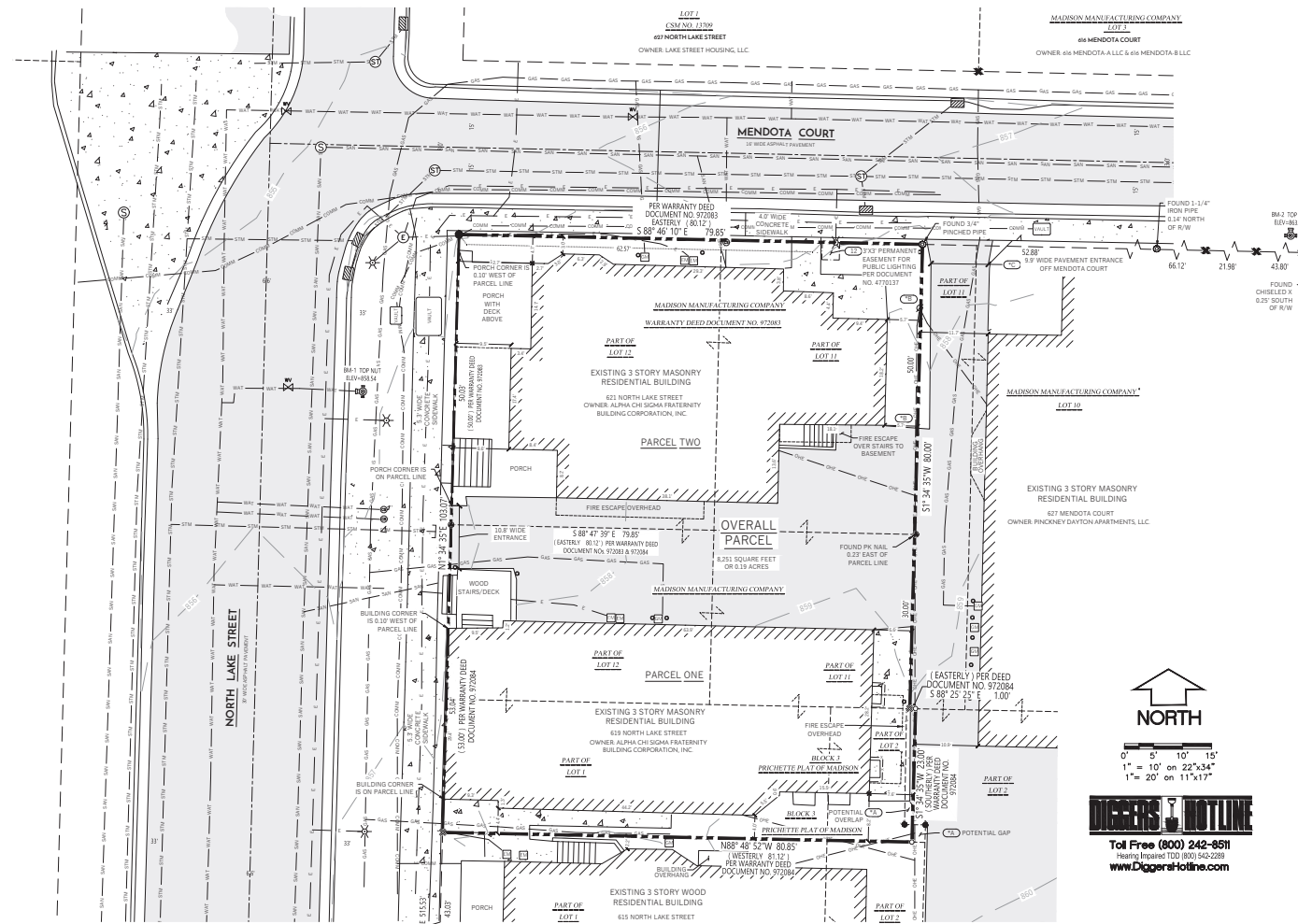


619-621 N Lake Street
Contract 9133
MUNIS 13990
Developer: Alchemy Condominiums, LLC

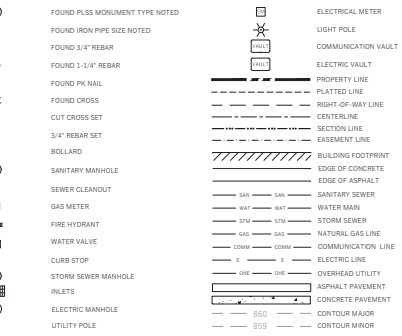


Summary of Improvements:

- Private sanitary, storm, and water service laterals.
- Sidewalk and terrace restoration on N Lake St and Mendota Ct per plan approved by the City Engineer
- Street patching / street restoration as needed per City standards
- Private access apron on Mendota Ct to serve temporary parking space and shared entrance with adjacent property
- Tree protection as required by City Forestry



LEGEND



GENERAL NOTES

- 1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON JUNE 9TH AND 11TH, 2020.
2. NORTH REFERENCE FOR THIS EXISTING CONDITIONS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011), DANE COUNTY (WISCONS-DANE), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, RANGE 8 NORTH, 3RD EAST.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) (2011) ADI.
4. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE USE. WYSER ENGINEERING, LLC DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
5. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE AT 1.800.424.2881 OR 811.
7. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED AND THOSE SHOWN AS PROVIDED HEREON.
8. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS, AS TO WHICH ELEMENT, ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTION EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.

NOTES REGARDING ALTA TABLE A REQUIREMENTS

- ITEM 9: SUBJECT PARCEL LIES IN 200+ YEAR AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 59025C0405 DATED JANUARY 01, 2009.
ITEM 9: THE SITE HAS SOME APPARENT PARKING AREAS, BUT THERE ARE NO MARKED PARKING STALLS.
ITEM 11: ADDITIONAL INFORMATION AS TO THE LOCATION OF THE WATER MAIN AND SANITARY LATERALS LOCATIONS HAVE BEEN SHOWN BY RECORDS PROVIDED BY THE CITY OF MADISON. ADDITIONAL INFORMATION AS TO THE LOCATION OF THE COMMUNICATION LINES HAVE BEEN SHOWN BY RECORDS PROVIDED BY THE CHARTER COMMUNICATIONS. ALL OTHER LOCATIONS WERE COLLECTED BY LOCATING SURFACE FEATURES AND MARKINGS PERFORMED BY DIGGERS HOTLINE IN THE FIELD. SURVEYOR IS NOT RESPONSIBLE FOR POSSIBLE UTILITY INSTALS THAT MAY BE PRESENT AND WERE NOT MARKED NOR VISIBLE AT THE TIME OF THE SURVEY.
ITEM 15: ALL PHYSICAL FEATURES SHOWN ON THIS MAP HAVE BEEN LOCATED IN THE FIELD AND NO OBJECTS FROM SUCH SOURCES OF ORTHOPHOTOMIC MAPPING ARE DEPICTED.
ITEM 16: THERE WAS NO EVIDENCE OF ONGOING EARTHWORK OR BUILDING RELATED CONSTRUCTION.
ITEM 20: THERE WERE NO OFFSITE EASEMENTS OR SERVICETUDES IN THE DOCUMENTS PROVIDED.

NOTES REGARDING SCHEDULE B - SECTION 2

- PER FIRST AMERICAN FILE NO. NCS-105478-MAD DATED MAY 27, 2020 AT 8:00 A.M.
(1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN ENCUMBRANCE, CLAIM OF EASEMENT OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
(2) ANY ENCUMBRANCE, ENCUMBRANCE VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCOVERED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
ONE OF THESE ITEMS (1-3) MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON, AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR.

- (4) WHILE IN THE COURSE OF CONDUCTING THIS SURVEY AND CONDUCTION RESEARCH ON NEIGHBORING PARCELS, POTENTIAL GAPS AND OVERLAPS MAY BE PRESENT ALONG THE EAST LINE OF THE SUBJECT PARCEL. THERE IS EVIDENCE OF A 1.0 FOOT GAP ON THE SOUTHERLY 20' OF THE EAST LINE OF THE SUBJECT PARCEL, ACCORDING TO WARRANTY DEED DOCUMENT NO. 972084. SUBJECT PARCEL 1888/1887 DEED DOCUMENT NO. 972084. THERE IS ALSO APPROXIMATELY A 2.0' x 1.0' RECTANGULAR GAP BETWEEN THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND THE WEST LINE OF THE NEIGHBORING PARCEL TO THE EAST, ACCORDING TO THE FOREMENTIONED WARRANTY DEEDS.
(5) LINE OF POLES AND OVERHEAD WERE PLOTTED HEREON AND LOCATED RUNNING NORTH-SOUTH ALONG THE EAST SIDE OF THE SUBJECT PARCEL. NO DOCUMENT WAS PROVIDED FOR THE PLACEMENT OF THESE POLES AND WIRES.
(6) PAVED ENTRANCE FROM MENDOTA COURT ALONG THE EAST SIDE OF THE SUBJECT PARCEL IS USED BY BOTH THE TENANTS OF THE SUBJECT PARCEL AND NEIGHBORING PARCELS TO THE EAST. THIS IS THE ONLY ACCESS TO THE PARKING LOT IN THE REAR OF THE BUILDING TO THE EAST. THE SUBJECT PARCEL ALSO HAS ACCESS FROM NORTH LAKE STREET.
(7) UTILITY EASEMENT TIE-UP OF MADISON, A WISCONSIN MUNICIPAL CORPORATION, DATED MAY 19, 2011, RECORDED FILED JUNE 13, 2011 AS DOCUMENT NO. 471031.
THIS ITEM DOES AFFECT THE SUBJECT PARCEL AND IS PLOTTED HEREON.

SURVEYORS CERTIFICATION

TO ALPHA CHAPTER OF ALPHA CHI SIGMA FRATERNITY, BUILDING CORPORATION, INC.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 9, 11(A), 15, 16, 20(A), AND 21 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JUNE 9TH AND 11TH, 2020.
DATE OF PLAT OR MAP: JUNE 25, 2020.
IN ACCORDANCE WITH SECTION 3.01 OF THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN. ITEM A-E.7.05 (8)
I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3993, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

JULIUS W. SMITH, S.3993 WISCONSIN PROFESSIONAL LAND SURVEYOR



LEGAL DESCRIPTION AS SURVEYED

OVERALL PARCEL.
ALL OF LOT 12 AND PART OF LOT 11 OF MADISON MANUFACTURING COMPANY RECORDED IN VOLUME 9, 2ND PAGES 28 OF PLATS ON FILE 147N.1284 AS DOCUMENT NO. 1716027 AND A PART OF LOT 1 AND A PART OF LOT 2 OF THE PRICHETTE PLAT OF MADISON (A.K.A. PLAT OF MADISON, THE CAPITOL OF WISCONSIN) IN VOLUME 1, ON PAGES 2 OF PLATS ON OCTOBER 10TH, 1839 AS DOCUMENT NO. 120, BEING A PART OF GOVERNMENT LOT 3, LOCATED IN THE THEORETICAL SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN. ALSO BEING THE LANDS AS DESCRIBED IN WARRANTY DEED DOCUMENT NOS. 972083 AND 972084, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 14; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 NORTH 88 DEGREES 45 MINUTES 38 SECONDS EAST, 130.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MENDOTA COURT; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MENDOTA COURT, THENCE NORTH 01 DEGREE 01 MINUTE 25 SECONDS EAST, 79.85 FEET; THENCE PARALLEL TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH LAKE STREET 01 DEGREE 34 MINUTES 38 SECONDS WEST, 324.64 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 25 SECONDS EAST, 130.01 FEET; THENCE PARALLEL TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH LAKE STREET SOUTH 88 DEGREES 25 MINUTES 35 SECONDS EAST, 130.01 FEET; THENCE PARALLEL TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH LAKE STREET SOUTH 81 DEGREE 34 MINUTES 38 SECONDS WEST, 130.01 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 38 SECONDS WEST, 80.89 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 8.251 SQUARE FEET OR 0.19 ACRES

LEGAL DESCRIPTION AS FURNISHED

PER FIRST AMERICAN FILE NO. NCS-105478-MAD
PARCEL ONE:
PARTS OF LOTS 11 AND 12, MADISON MANUFACTURING COMPANY'S REPLAT OF PART OF LOTS 1, 2, 3 AND 4, BLOCK 3, CITY OF MADISON AND PART OF LOTS 1 AND 2, BLOCK 3, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 12 OF SAID REPLAT; THENCE SOUTHERLY ALONG THE EAST LINE OF LAKE STREET 50 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EAST LINE OF LAKE STREET 33 FEET; THENCE EASTERLY AT RIGHT ANGLES TO LAKE STREET 81.12 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF LAKE STREET 23 FEET; THENCE WEST 1 FOOT; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF LAKE STREET 30 FEET; THENCE WESTERLY TO THE POINT OF BEGINNING.
TAX PARCEL NO.: 251/0709-143-0109-2
PARCEL TWO:
PARTS OF LOTS 11 AND 12, MADISON MANUFACTURING COMPANY'S REPLAT OF PART OF LOTS 1, 2, 3 AND 4, BLOCK 3, CITY OF MADISON, DANE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 12 OF SAID REPLAT; THENCE SOUTHERLY ALONG THE EAST LINE OF LAKE STREET 50 FEET; THENCE EASTERLY AT RIGHT ANGLES TO LAKE STREET 80.12 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF LAKE STREET 50 FEET; THENCE WESTERLY TO THE POINT OF BEGINNING.
TAX PARCEL NO.: 251/0709-143-0108-4



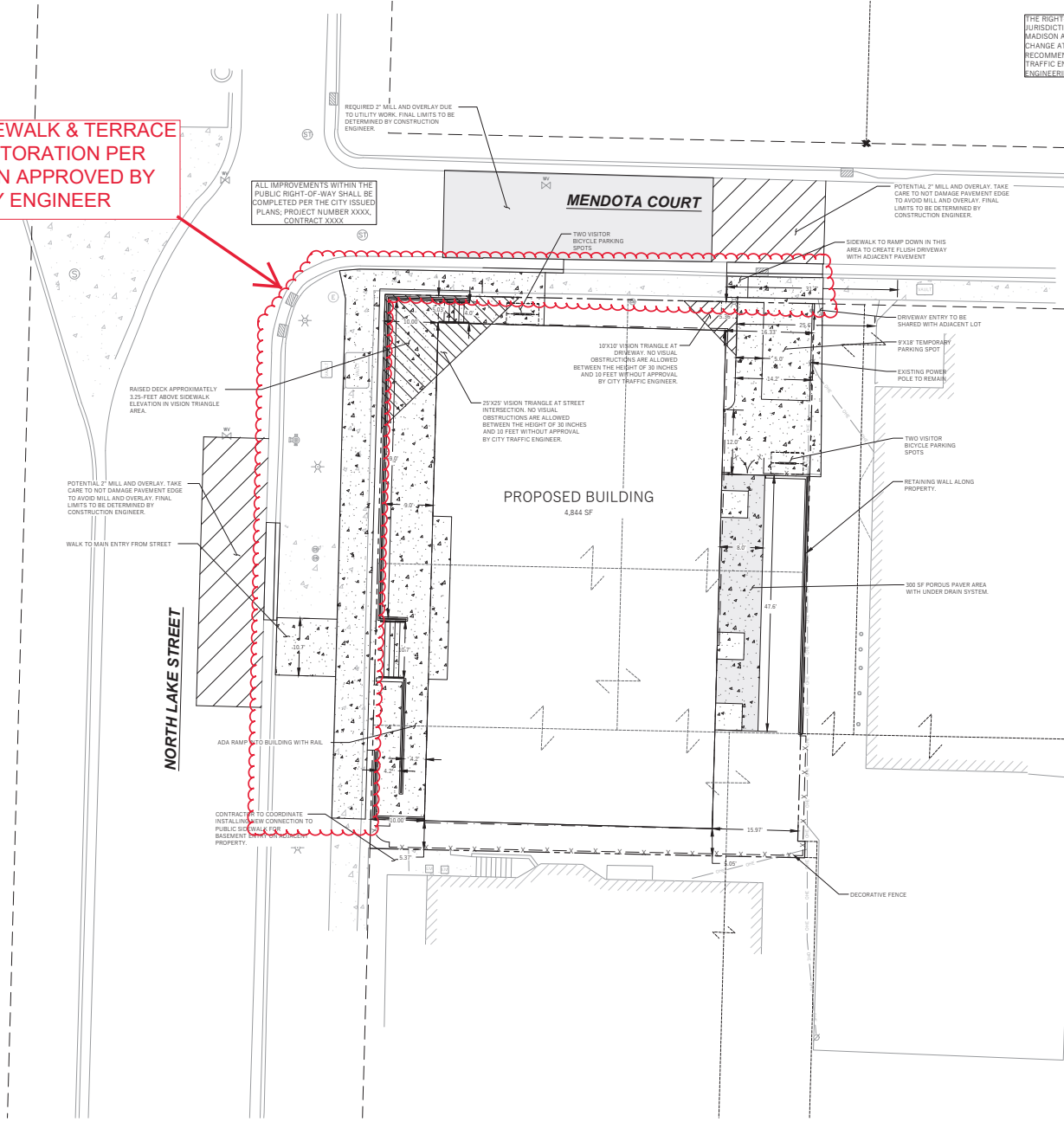
PREPARED BY: ZNAR ZNAR
DRAWN BY: ZNAR ZNAR
APPROVED BY: ZNAR ZNAR
MNS 1058 MILWAUKEE PERSONAL
2248 JOHNSON WAYS, SUITE 130
MADISON, WISCONSIN 53704

619-621 N. LAKE STREET
MADISON, WI 53703

ALL OF LOT 12 AND PART OF LOT 11 OF MADISON MANUFACTURING COMPANY, PART OF LOTS 1 & 2, BLK. 3, CITY OF MADISON, SE1/4-SW1/4, SECTION 14-T7N-R9E, WISCONSIN, DANE COUNTY, WISCONSIN

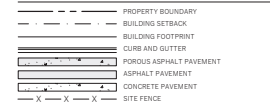
Table with 3 columns: No., Date, Description. Includes a graphic scale from 0' to 15' and a sheet number V001.

SIDEWALK & TERRACE RESTORATION PER PLAN APPROVED BY CITY ENGINEER



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.

LEGEND (PROPOSED)



GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 9, 2020. 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.
2. 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 UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. 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 ACTIONS BY REGULATORY AGENCIES.
5. 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.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND SPECIFIC EXEMPTIONS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK

SITE ADDRESS: 623 NORTH LAKE STREET
SITE AREA: 8,253 SQ.FT. (0.19 AC)
USE OF PROPERTY: MULTI-FAMILY ZONING: DOWNTOWN RESIDENTIAL 2 (DRD)
SETBACKS:
 FRONT YARD: 10 FEET
 REAR YARD: 15.9 FEET (20% LOT DEPTH)
 SIDE YARD: 5 FEET
MAXIMUM STORES: 8
NUMBER OF BEDROOMS: 83
TOTAL NUMBER OF PARKING STALLS: 0 (1 TEMPORARY)
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 0
TOTAL NUMBER OF BIKE STALLS: 55 (4 EXTERIOR)
EXISTING IMPERVIOUS SURFACE AREA: 7,243 SQ.FT.
ROOFTOP: 4,471 SQ.FT.
PAVED: 2,834 SQ.FT.
NEW IMPERVIOUS SURFACE AREA: 6,899 SQ.FT.
ROOFTOP: 4,444 SQ.FT.
PAVED: 2,034 SQ.FT. (300 SQ.FT. MIN. POROUS PAVEMENT)
DISTURBANCE LIMITS: 8,299 SQ. FT.
IMPERVIOUS SURFACE AREA WITHIN DISTURBANCE LIMITS: 7,102 SQ.FT.
MAXIMUM PERCENT IMPERVIOUS: 80%
PERCENT IMPERVIOUS WITHIN LOT AREA: 83.1% (79.5% INCLUDING POROUS PAVEMENT)
USABLE OPEN SPACE REQUIRED: 1,620 SQ.FT. (20 SQ.FT. PER BEDROOM)
USABLE OPEN SPACE PROVIDED: 1,863 SQ.FT.

SITE PLAN NOTES

1. THE DEVELOPER SHALL REPLACE ALL CURB & GUTTER AND SIDEWALK THAT IS DAMAGED OR DETERMINED TO BE IN UNSATISFACTORY CONDITION. THIS DETERMINATION IS AT THE DISCRETION OF THE CITY CONSTRUCTION ENGINEER.
2. ALL PERMANENT SIGNING AND POSTING WILL BE DETERMINED AND PROVIDED BY THE TRAFFIC ENGINEERING DIVISION, FOLLOWING CONSTRUCTION OF THESE IMPROVEMENTS.
3. THE DEVELOPMENT SHALL PROVIDE, INSTALL AND MAINTAIN ALL STREET END BARRICADES, SIGNING AND TRAFFIC CONTROL, AS REQUIRED BY THE CITY TRAFFIC ENGINEER.
4. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR REVIEW TO THE CITY TRAFFIC ENGINEERING DIVISION AT LEAST 10 WORKING DAYS PRIOR TO WORK BEGINNING. THE TRAFFIC CONTROL PLAN SHALL COMPLY WITH ALL MUTCD REQUIREMENTS. WORK SHALL NOT PROCEED UNTIL THE TRAFFIC CONTROL PLAN HAS BEEN APPROVED. THE TRAFFIC CONTROL PLAN MAY INCLUDE BUT IS NOT LIMITED TO: SIDEWALK SHELTERS, LANE CLOSURE RESTRICTIONS, PEAK HOUR WORKING RESTRICTIONS, ACCESS REQUIREMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING WORK AS NECESSARY TO MEET THE REQUIREMENTS OF THE APPROVED TRAFFIC CONTROL PLAN.
5. PAVEMENT / SIDEWALK / CURB SAUCUTS AND FINAL PATCHING LIMITS SHALL BE AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER. SAUCUTS AND LIMITS SHOWN ON THE PLANS ARE BASED ON ANTICIPATED DISTURBANCE AND THE PATCHING CRITERIA BUT SHALL BE CONSIDERED APPROXIMATE. ALL PATCHING SHALL BE PER THE CITY'S PATCHING CRITERIA.

WYSER ENGINEERING

PATRICK PROPERTIES

ALCHEMY APARTMENTS
 CITY OF MADISON, DANE COUNTY, WI
 Sheet Title: SITE PLAN

623 LAKE STREET
 MADISON, WI 53703

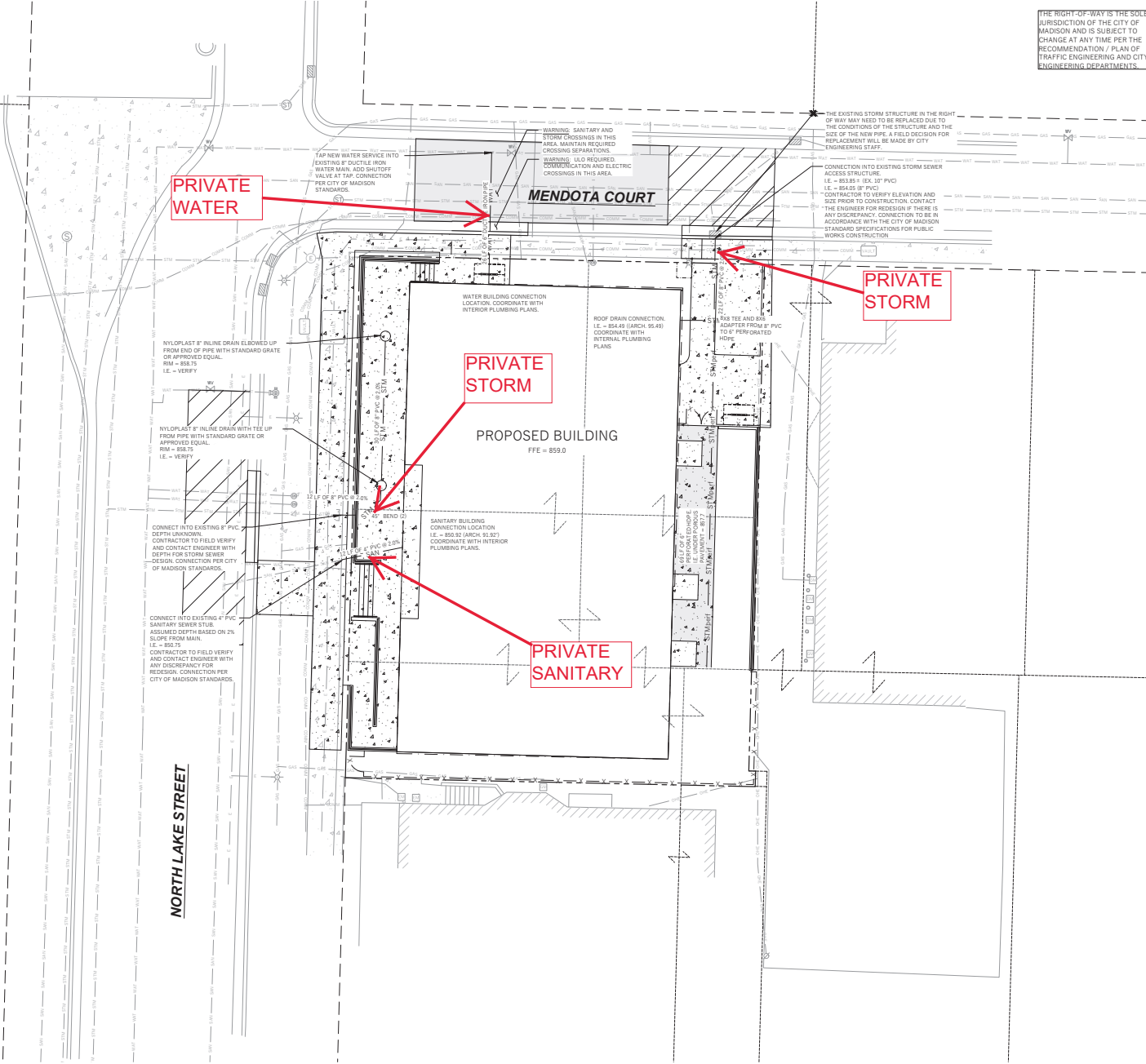
Revisions:

No.	Date	Description

Graphic Scale: 0' 5' 10' 15'

Wysers Number: 19-0661
 Set Type: 30% DD
 Date Issued: 01/07/2022
 Sheet Number: C100

DIGGERS HOTLINE
 Toll Free (800) 242-8011 or 811
 Hearing Impaired TDD (800) 543-2289
 www.DiggersHotline.com



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.

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- POROUS CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- WAT - PROPOSED WATER MAIN
- SAN - PROPOSED SANITARY SEWER
- STW - PROPOSED STORM SEWER
- GAS - PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E - PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
- STORMWATER TREATMENT FACILITY
- DRAINAGE GRADE BREAK
- DRAINAGE ARROW



- GENERAL NOTES**
1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF JUNE 2, 2020. 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.
 2. 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 UNTIL CONFIRMED.
 3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 4. 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 ACTIONS BY REGULATORY AGENCIES.
 5. 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.
 6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- UTILITY NOTES**
1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 2. 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.
 3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
 4. 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.
 5. 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 ENGINEERS 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.



PATRICK PROPERTIES
623 LAKE STREET
MADISON, WI 53703

ALCHEMY APARTMENTS
CITY OF MADISON, DANE COUNTY, WI
Sheet Title: UTILITY PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale: 0 5 10 15'

WYSER ENGINEERING logo

WYSER Number: 19-0661

Set Type: 30% DD

Date Issued: 01/07/2022

Sheet Number: C300

DOGGER & HOTLINE

Toll Free (800) 242-9511 or 811
Heating Equipment TDD: (608) 542-2289
www.DoggerandHotline.com

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	ARM	Armstrong Maple	Acer X Freemanii 'armstrong'	2 1/2" B&B
1	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2 1/2" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	HY	Hicks Yew	Taxus X Media 'hicksii'	#7 CONT.
8	WTA	Weeping Thif Arborvitae	Thuja Occidentalis 'illiformis'	#3 CONT.
2	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#15 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
18	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
11	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
84	THG	Tufted Hairgrass	Deschampsia cespitosa	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	KV	Koreanspice Viburnum	Viburnum Carlesii	#5 CONT.

Plant Material List

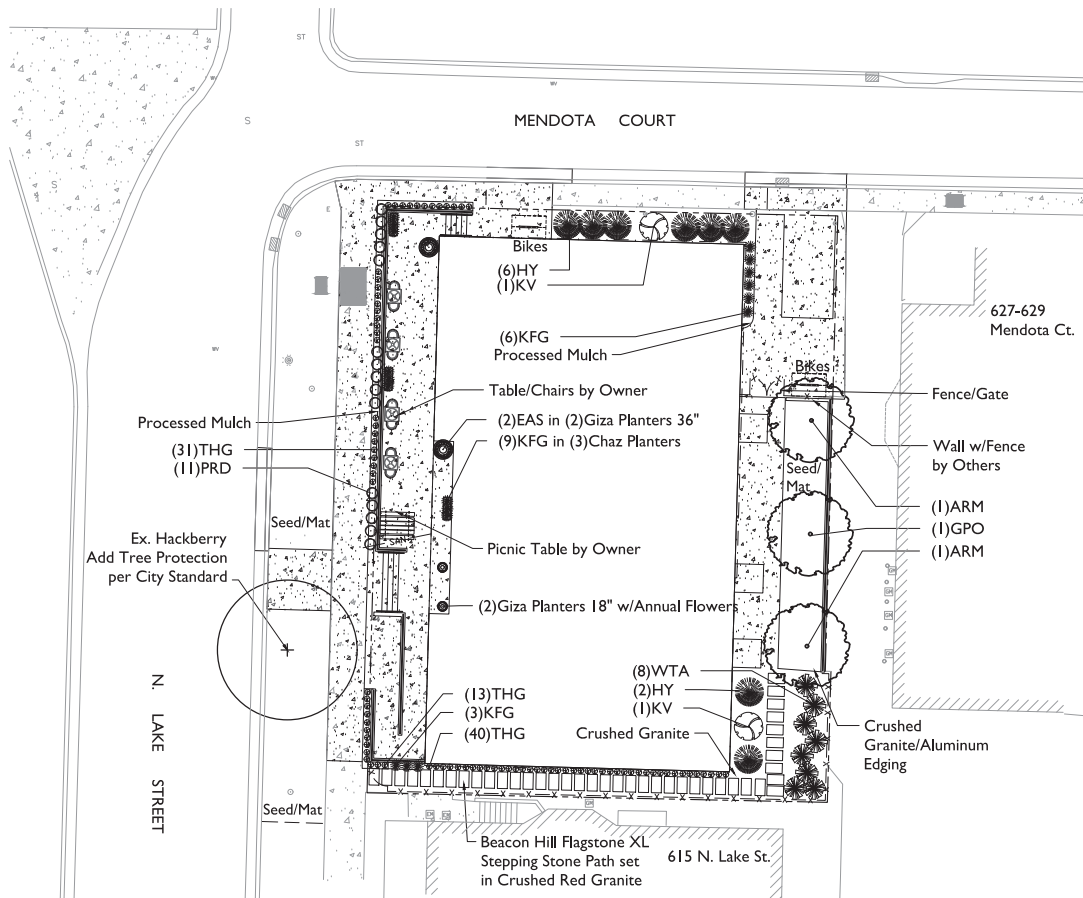
DAWN ENTERPRISES
Specification Sheet
Model #: AP-1K-3636
36" dia x 36" flat glass Series Fiberglass planter

Specifications:
• Dimensions: 36" dia x 36" tall
• Weight: 51 lbs
• Materials: Constructed of glass fiber reinforced impregnated with a polyester resin
• Construction: Products are molded construction consisting of chopped fiberglass strands, impregnated with a thermosetting resin, constructed into one piece. All exterior surfaces have a homogenous polyester coating of uniform color. The finish is impervious to all common stains and odors. The surface thickness shall be 3/16 inch or greater. Customers will be provided as needed for strength and structure.
• Color/Finish Options: Please reference standard color/finish sheet.
• Additional Options: Drain holes available upon request only. (Manufacturer recommends drain holes for any planters that will be used outside in freezing climates to avoid cracking.)



GENERAL NOTES

- Areas labeled "Processed Mulch" to receive a hardwood bark mulch, spread to a 3" depth over pre-erected berms.
- Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of processed hardwood bark mulch, spread to a minimum 3" depth (3" wide beds for shrub groupings).
- "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- "Seed" areas shall be first-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- Seed shall consist of the following mixture:
15% Palmer IV Perennial Ryegrass
20% Oregon Kentucky Bluegrass
20% Dix Kentucky Bluegrass
20% Royal II Creeping Red Fescue
15% W II Fescue Ryegrass
15% Ginny Kentucky Bluegrass
- Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion control netting that is then pegged into the soil with metal staples.
- Areas labeled "SoF" shall receive only No. 1 grade nursery-grown bluegrass sod.
- 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 3 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)266-4816 prior to excavation to assess the impact to 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.
<http://www.cityofmadison.com/business/pw/documents/SetSpecs2013Part1.pdf>
- Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



City of Madison Forestry Requirements

- An existing inventory of street trees located within the right of way shall be included on the landscape, site, grading, demo, and utility plans. The inventory shall include the following: location, size (diameter at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.
- All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removal requires approval and a tree removal permit issued by City Forestry. Any street tree removal requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within whose district is affected by the street tree removal(s) prior to a tree removal permit being issued.
- As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction, No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 2 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry (266-4816) prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <http://www.cityofmadison.com/business/pwdocuments>
- Contractor shall take precautions during construction to not damage, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at 266-4816. Penalties and remediation shall be required.
- Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.
- On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone.
- Street tree pruning shall be coordinated with Madison Forestry at a minimum of two weeks prior to the start of construction for this project. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standard for pruning.
- Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction. All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan (in PDF format) shall be submitted City Forestry for approval of planting locations and tree species. All available street tree planting locations shall be planted within the project boundaries. At least one week prior to street tree planting, Contractor shall contact City Forestry at (608) 266-4816 to schedule inspection and approval of nursery stock and review planting specifications with the landscaper.
- The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering. In the event that street trees are damaged during the construction process, the Developer shall reimburse the city for the loss of each street tree.
- The Developer shall submit a street tree report performed by a certified arborist as part of the LAND USE APPLICATION for Forestry's review of the project. This report shall identify all trees within the right of way on proposed project for species type, canopy spread, tree condition, proposed tree to remain or remove, the impacts of proposed building and any pruning.

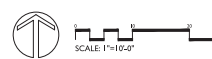
the office company
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
3100 HANOVER STREET
F.O. BOX 53130
MADISON, WI 53705-0130
TEL: (608) 839-7941
FAX: (608) 839-0406

Client Name:
ALCHEMY APARTMENTS
2417 UNIVERSITY AVENUE
MADISON, WI 53726

ALCHEMY APARTMENTS
619 & 621 N. LAKE STREET
MADISON, WISCONSIN 53703

Checked By: SS
Drawn By: CITY
SUBMITTAL 10/05/20
RS

Revised: 2-09-22 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:



L1