

DAYTON STREET APARTMENTS

MADISON, WISCONSIN

DRAWINGS

TITLE SURVEY
CAMPUS SITE PLAN
L101 SITE PLAN
P101 UTILITY SITE PLAN
A101 FLOOR PLANS
A102 ELEVATIONS
A103 ELEVATIONS
A104 CAMPUS CONTEXT PLAN

Potter Lawson

Architect
15 Ellis Potter Court
Madison, WI 53711

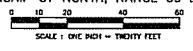
Structural Engineer

PIERCE ENGINEERS, INC.
10 West Mifflin Street
Suite 205
Madison, WI 53703

CITY OF MADISON GDP/SIP SUBMITTAL
7 SEPTEMBER 2005

ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT 9, BROOK'S ADDITION TO MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 7, AS DOCUMENT NUMBER 166985, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



Benchmark
Top Nail (Hubert of the
Northwest Quarter Johnson St.
and Charter St. City of Madison
Datum Elev. 712.22

SOIL BORING ELEVATION TABLE

NUMBER	ELEVATION
1	272.77
2	272.33
3	276.60

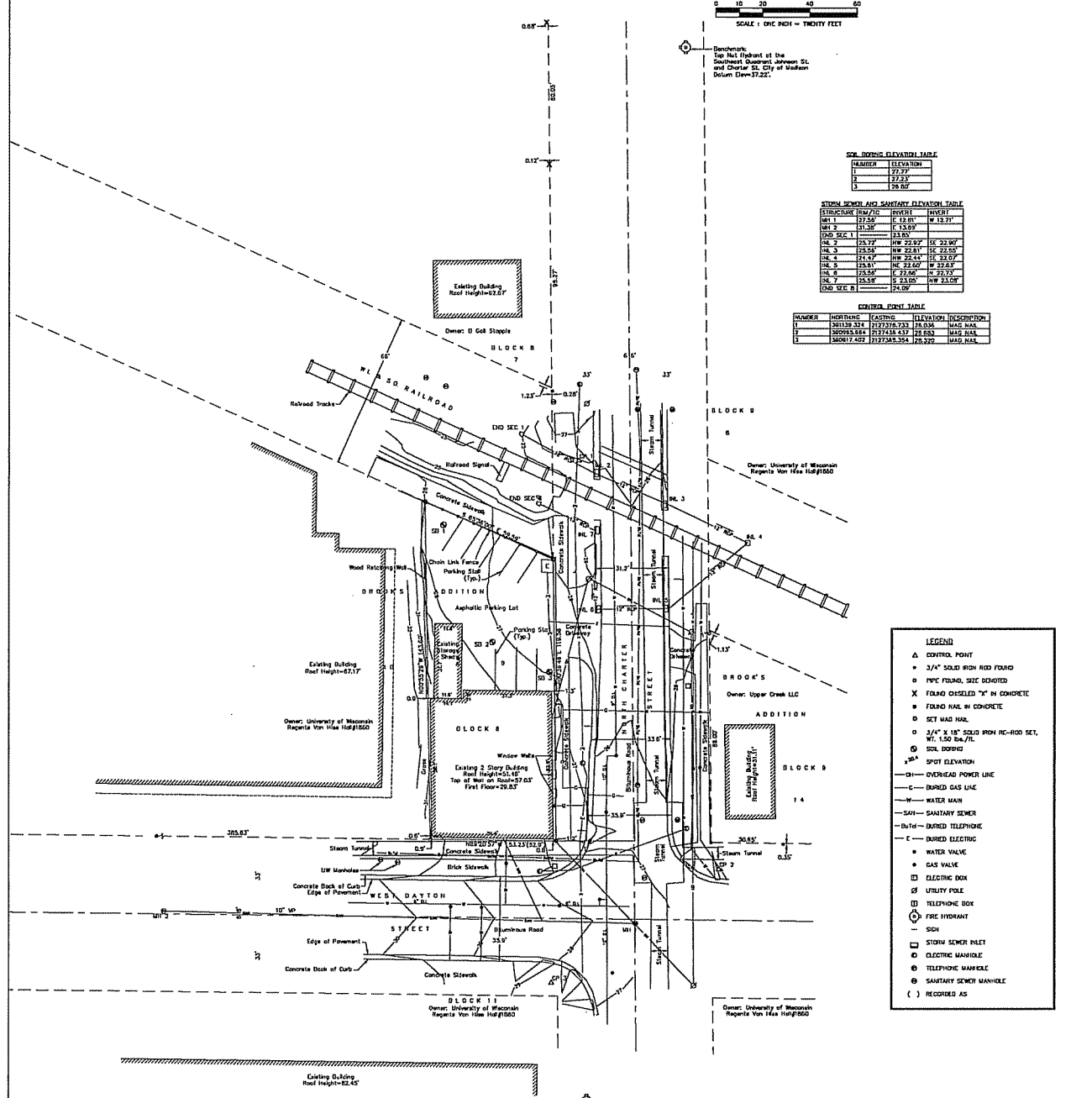
STORM SEWER AND SANITARY ELEVATION TABLE

STRUCTURE NUMBER	INVERT	OUTLET
SM 1	272.58	E 13.81' W 12.71'
SM 2	272.58	E 13.81'
IND SEC 1	272.58	272.58
SM 3	272.77	HW 22.02' SL 22.90'
SM 4	272.50	HW 22.41' SL 22.50'
SM 5	274.97	HW 22.44' SL 23.07'
SM 6	275.81	HW 22.60' SL 22.63'
SM 7	275.58	E 27.06' W 27.73'
SM 8	275.58	HW 23.00' W 23.00'
IND SEC 8	274.00	

CONTROL POINT TABLE

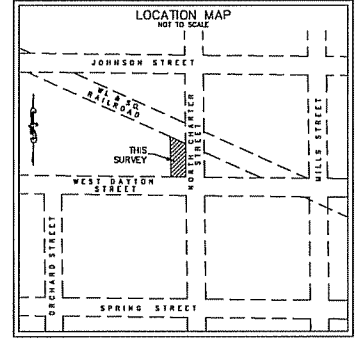
OWNER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	381139.324	217270.733	JR 0.56	MARK NAIL
2	380534.84	217243.431	JR 0.03	MARK NAIL
3	380174.027	217245.354	JR 0.30	MARK NAIL

- NOTES:**
- Parcel Number: 201-0709-211-0715-1
 - Address: 1203 West Dayton Street/202 North Charter Street.
 - Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Dipper's files (Sheet Numbers 2204700214, 2004700225 and 2004700232), and other underground structures. Additional buried utilities/structures may be encountered. No excavations were made to locate utilities. Before excavations are performed contact Dipper's Office.
 - Surveyor has been provided a copy of the Title Commitment No. C-01-790 issued by Sherman Title, LLC, agent for Security Union Title Insurance Company.
 - By graphic plotting only, this parcel is located in Zone 2 area to be delineated to be within the 500-year floodplain per the Flood Insurance Risk Map (Commonly) First Revision 502ZSC4007, dated June 17, 2003.
 - This Commitment references the following:
 - The effect, if any, of the encroachment of the fence into the adjacent property to the North as shown on Mortgage Inspection Map # R.P. Sales and Associates, Map No. 4-27091, 3rd Ed. 3/19/04, dated January 12, 1994.
 - The effect, if any, of the encroachment of bluehouses parking lot into the adjacent property to the West - as shown Mortgage Inspection Map of R.P. Sales and Associates, Map No. 4-27024, 3rd Ed. 3/19/04, dated January 12, 1994.
 - The effect, if any, of the encroachment of the lumber lot into the adjacent property to the West - as shown on Mortgage Inspection Map of R.P. Sales and Associates, Map No. 4-27024, 3rd Ed. 3/19/04, dated January 12, 1994.
 - The rights of existing tenants under unrecorded leases.
 - No attempt has been made as a part of this survey to establish or show data concerning condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agencies.
 - Elevations shown herein are based upon City of Madison datum. The top out of hydrant at the intersection of Johnson St. with Charter St. has an elev. of 37.22'.
 - Dates of Survey: 11-23-04 and 12-10-04.
 - Total Area: 7,000 square feet.
 - Description: **Finished**
Lot Nine (9), Block Eight (8), Brook's Addition to Madison, in the City of Madison, Dane County, Wisconsin.



LEGEND

- ▲ CONTROL POINT
- 3/4" SOLID IRON ROD FOUND
- PVC FOUND, SIZE DEDUCTED
- X FOUND CHISELED "T" IN CONCRETE
- FOUND NAIL IN CONCRETE
- ◆ SET W/AD NAIL
- 3/4" x 18" SOLID IRON RC-ROD SET, W/ 150 GRA/FL
- ⊙ SOIL BORING
- ⊙ SPOT ELEVATION
- OVERHEAD POWER LINE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- WATER VALVE
- GAS VALVE
- ELECTRIC BOX
- UTILITY POLE
- TELEPHONE BOX
- ⊙ FIRE HYDRANT
- SOH
- STORM SEWER INLET
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- () RECORDED AS



SURVEY CERTIFICATION

To Dayton Charter, LLC, Sherman Title, LLC and Security Union Title Insurance Company:

This is to certify to the best of my knowledge and belief, that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and include Items 5, 10, 11(a) and 12 of Table A thereof and pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the Professional Certifications resulting from the survey measurements made on the survey do not exceed the allowable Professional Tolerances.

Date: _____

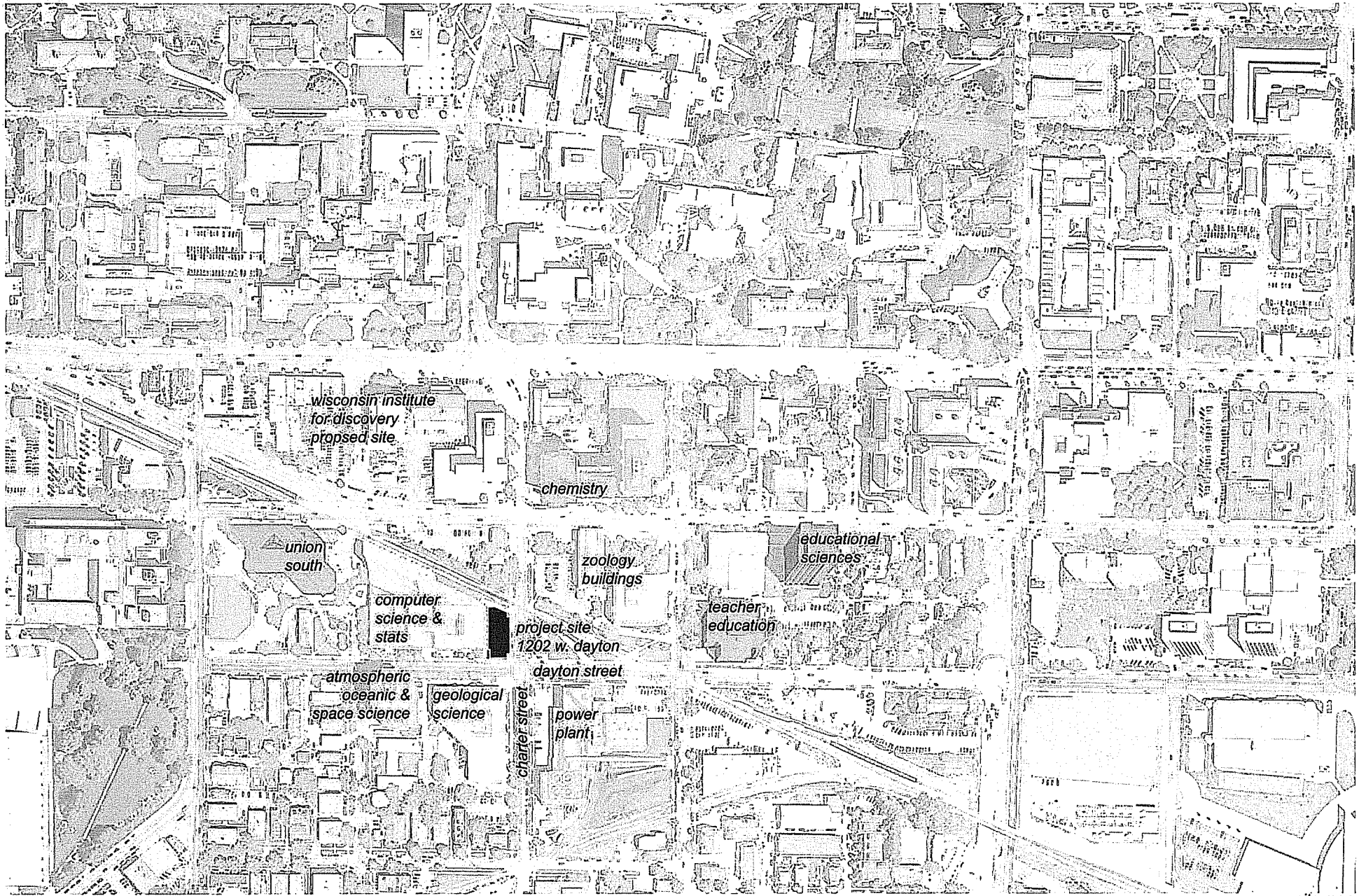
Signed: _____
From J. Lepock, R.L.S. No. 2650

Revised: _____

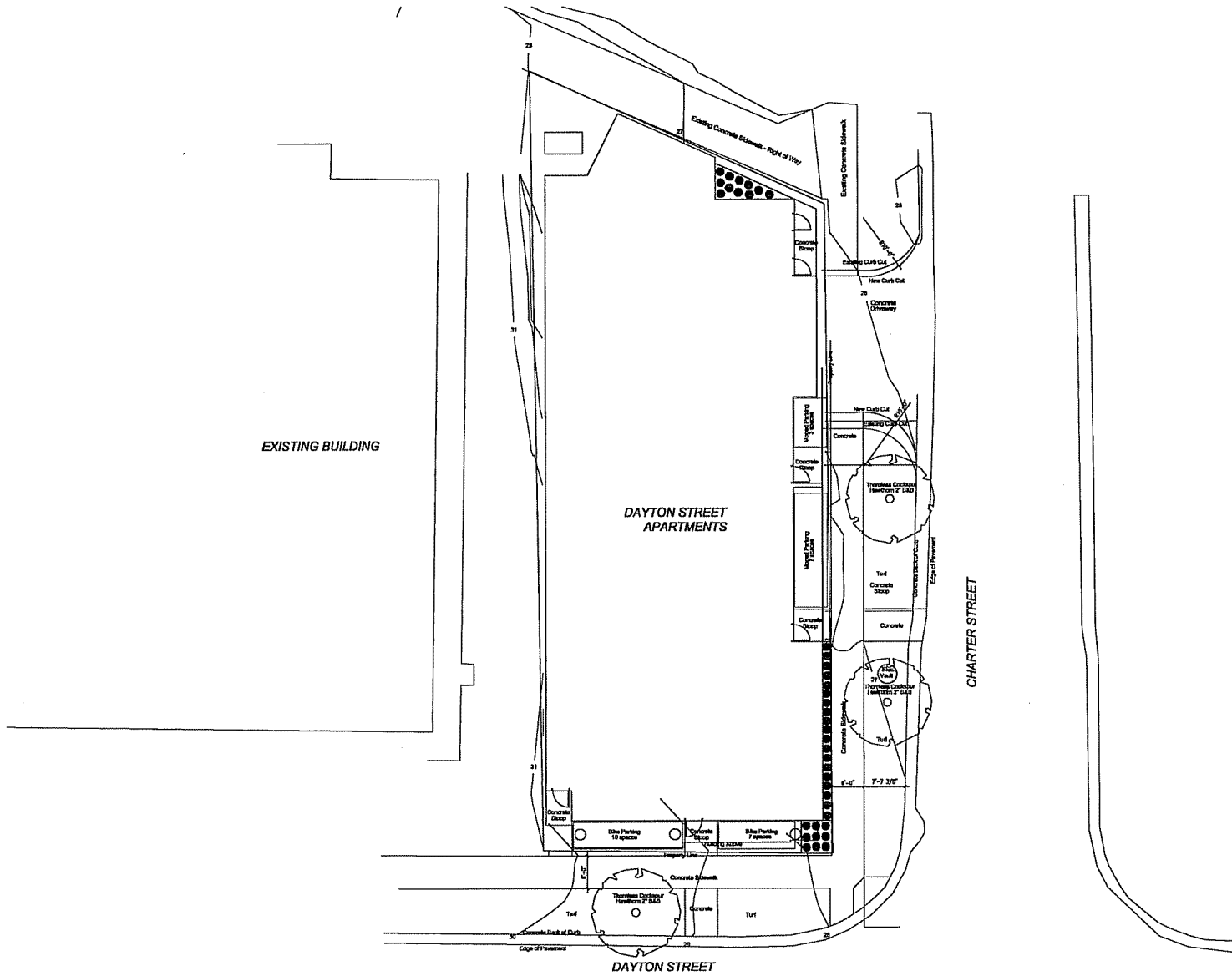
Revised: _____

SURVEYED FOR:
DAYTON CHARTER, LLC
448 WEST WASHINGTON AVENUE
MADISON, WI 53703
PHONE: (608)255-4678

SURVEYED BY:
Burse
surveying & engineering, s.c.
1400 E. Washington Ave., Suite 150
Madison, WI 53703 608.250.9263
Fax 608.530.0566
email: burse@burse.net
www.burse-surveying.com



site map



EXISTING BUILDING

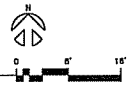
DAYTON STREET
APARTMENTS

CHARTER STREET

DAYTON STREET

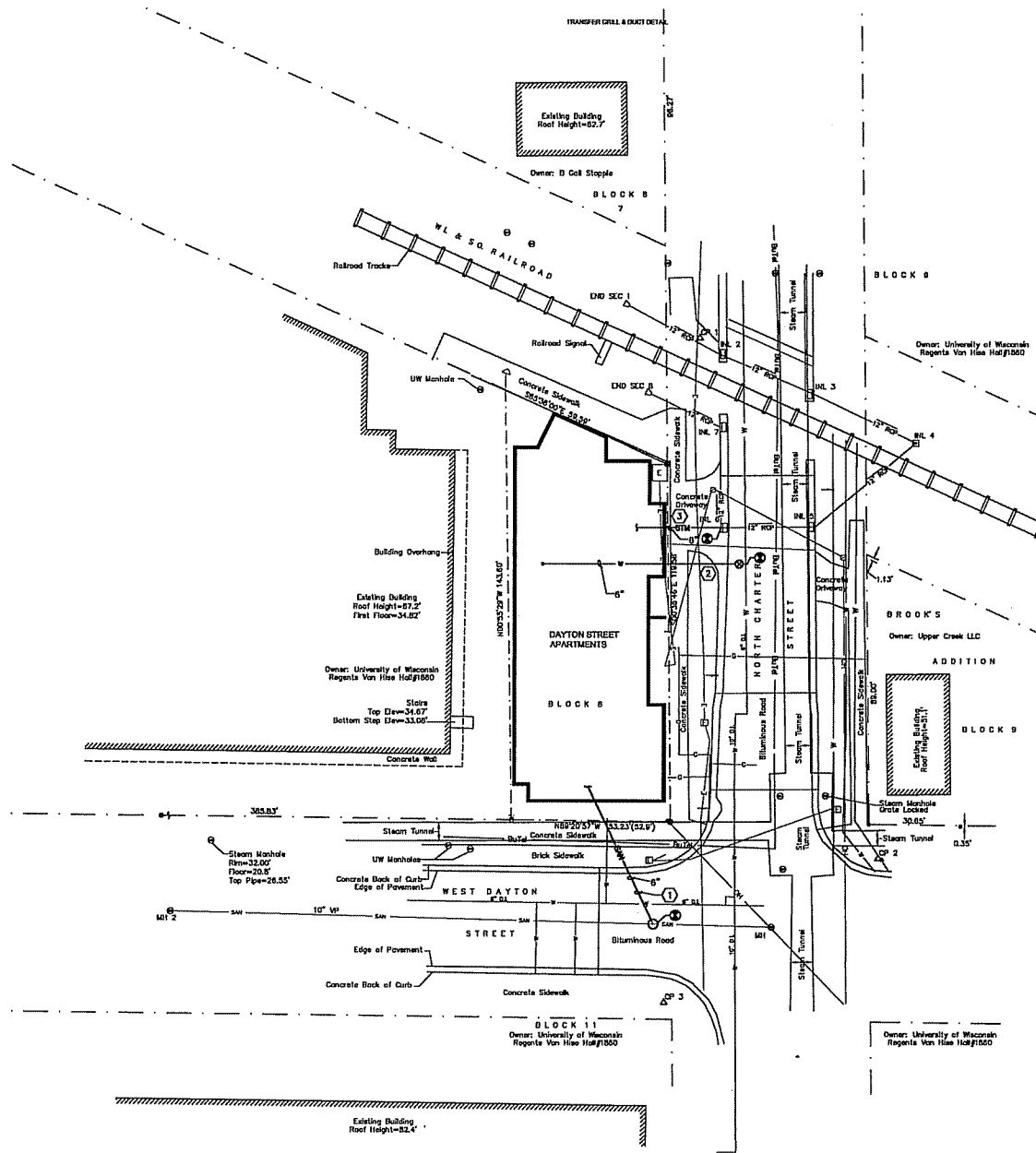
DAYTON STREET APARTMENTS
TRIO DEVELOPMENT. LLC

SITE PLAN



CITY OF MADISON CONCEPT SUBMITTAL, 7 SEPTEMBER 2015 POTTER LAWSON INC.

L101



SOIL BORING ELEVATION TABLE

NUMBER	ELEVATION
1	27.77
2	27.25
3	26.87

STORM SEWER AND SANITARY ELEVATION TABLE

STRUCTURE	RM/ID	INVERT	OUTVERT
MH 1	18.50'	E 12.81'	W 12.71'
MH 2	31.30'	E 13.09'	
END SEC 1		23.83'	
BNL 2	25.72'	NW 22.62'	SE 22.86'
BNL 3	25.50'	NW 22.81'	SE 22.53'
BNL 4	24.47'	NW 22.44'	SE 22.07'
BNL 5	24.81'	NE 23.60'	SE 22.83'
BNL 6	25.50'	E 22.65'	N 22.73'
BNL 7	25.00'	S 23.00'	NW 23.00'
END SEC 8		24.09'	

CONTROL POINT TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	391139.374	2127378.733	28.000	MAG NAIL
2	390963.834	2127436.431	28.853	MAG NAIL
3	390917.402	2127363.354	28.320	MAG NAIL

LEGEND

- ▲ CONTROL POINT
- 3/4" SOLID IRON ROD FOUND
- PIPE FOUND, SIZE DOTTED
- ✕ FOUND CHISELED "X" IN CONCRETE
- FOUND NAIL IN CONCRETE
- SET MAG NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 LB./FT.
- ⊙ SOIL BORING
- ⊙ SPOT ELEVATION
- OH— OVERHEAD POWER LINE
- G— BURIED GAS LINE
- W— WATER MAIN
- SAN— SANITARY SEWER
- Tel— BURIED TELEPHONE
- E— BURIED ELECTRIC
- WATER VALVE
- GAS VALVE
- ⊠ ELECTRIC BOX
- ⊠ UTILITY POLE
- ⊠ TELEPHONE BOX
- ⊠ FIRE HYDRANT
- SIH — SIGN
- ⊠ STORM SEWER INLET
- ⊠ ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- () RECORDED AS

KEYED NOTES:

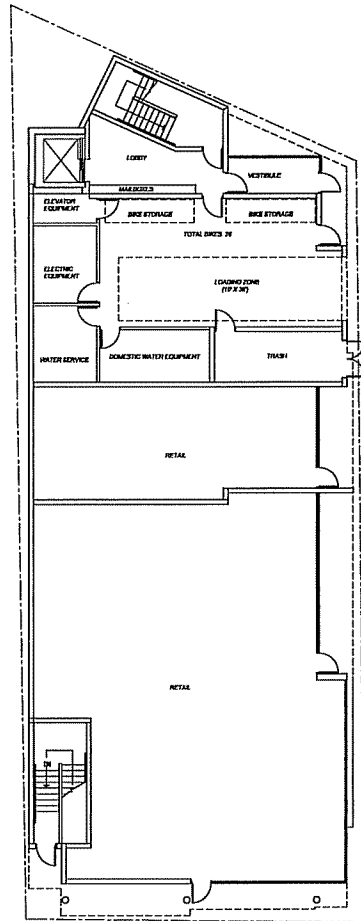
- ① 6" SANITARY SEWER CONNECTING TO EXISTING 10" WITH NEW MANHOLE. NEW SEWER SHALL EXTEND UNDER EXISTING STEAM TUNNEL.
- ② 6" DOMESTIC/FIRE PROTECTION WATER SERVICE CONNECTING TO EXISTING 6" WITH 6"x6"x8" TEE.
- ③ 6" STORM SEWER CONNECTING TO REVISED INLET AT CURB.



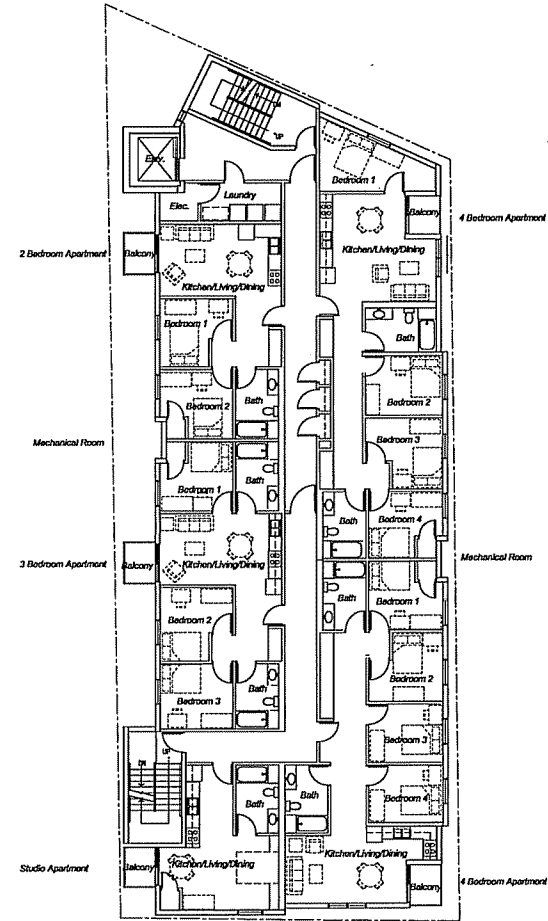
UTILITY PLAN



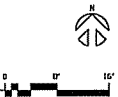
DAYTON STREET APARTMENTS
TRIO DEVELOPMENT, LLC



first floor

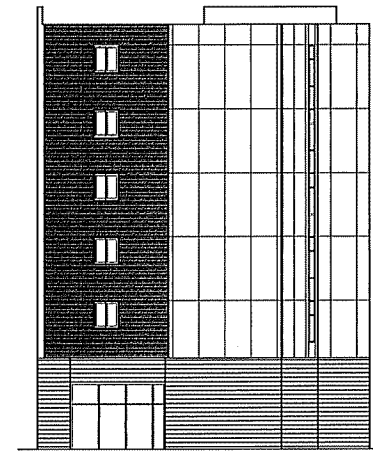


floors 2-6





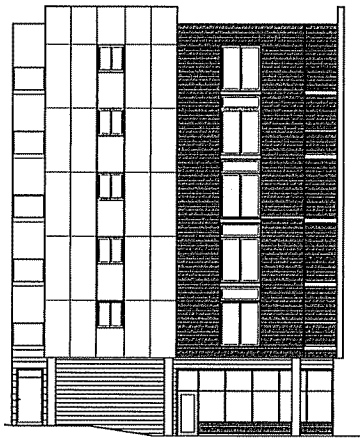
east



north

ELEVATIONS





south



- ROOF
EL. 147'-0"
- 8TH FLOOR
EL. 143'-0"
- 6TH FLOOR
EL. 141'-0"
- 4TH FLOOR
EL. 137'-0"
- 3RD FLOOR
EL. 132'-0"
- 2ND FLOOR
EL. 127'-0"
- 1ST FLOOR
EL. 120'-0" (PK)
- PARKING LEVEL
EL. 87'-0"

west

elevations



