

CONCEPTUAL DEVELOPMENT PLANS

FOR

LEO LIVING

CITY OF MADISON, WISCONSIN

PLANS PREPARED FOR

ADVENIR AZORA DEVELOPMENT, LLC

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	◎	●
STORM SEWER MANHOLE	◎	●
STORM SEWER CATCH BASIN (ROUND CASTING)	○	●
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	●
PRECAST FLARED END SECTION	△	●
VALVE BOX	×	●
FIRE HYDRANT	□	●
CLEANOUT	○	●
SANITARY SEWER	—	—
STORM SEWER	—W—	—W—
WATER MAIN	—W—	—W—
ELECTRICAL CABLE	—E—	—E—
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
UTILITY CROSSING	○	●
LIGHT POLE	●	●
ELECTRICAL TRANSFORMER	□	●
CRANE POLE	○	●
POWER POLE	○	●
POWER POLE WITH LIGHT	●	●
GUY WIRE	—	—
STREET SIGN	—	—
CONTOUR	—	—
SPOT ELEVATION	740 X(750.00)	750 +750.00
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SHALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	●	●
SOIL BORING	○	●
TOPSOIL PROBE	○	●
FENCE LINE, TEMPORARY SILT	ST	ST
FENCE LINE, WIRE	—X—	—X—
FENCE LINE, CHAIN LINK OR IRON	○	○
FENCE LINE, WOOD OR PLASTIC	□	□
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
BASEMENT LINE	—	—



INDEX OF SHEETS	
T-1	COVER SHEET
C-1	OVERALL SITE PLAN
C-2	DEVELOPMENT SITE PLAN
C-3	GRADING - OVERALL
C-4 - C-5	GRADING PLAN
C-6 - C-7	ROADWAY PLAN & PROFILE
C-8	UTILITY PLAN - OVERALL
C-9-C-10	UTILITY PLAN
C-11	UTILITY CONNECTION PLAN
C-12	FIRE DEPARTMENT ACCESS PLAN
L-1	CODE COMPLIANT LANDSCAPE

PROJECT TEAM CONTACTS	
CIVIL ENGINEER: AARON KOCH, P.E. PINNACLE ENGINEERING GROUP 2023 WISCONSIN HIGHWAY, SUITE 100 EDGWOOD, WI 53120 (262) 754-0888	DEVELOPER: ADVENIR AZORA DEVELOPMENT, LLC 4701 RIVERWOOD BOULEVARD SUITE 300 AVENIDA, FL 33160 www.azora-dev.com
SURVEYOR: JOHN KONOPACKI, PLS. PINNACLE ENGINEERING GROUP 2023 WISCONSIN HIGHWAY, SUITE 100 EDGWOOD, WI 53120 (262) 754-0888	ARCHITECT: —

PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION	
PINNACLE ENGINEERING GROUP, LLC AND THEIR ENGINEERS DO NOT GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DOCUMENTS HEREIN BEYOND A REASONABLE DOUTENCE. IF ANY ERRORS, OMISSIONS, OR DISCRENCES ARE FOUND TO EXIST, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE ERRORS OR DISCRENCES SHALL NOT COMMENCE OR CONTINUE UNTIL A WRITTEN RESPONSE FROM ENGINEER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.	REVISIONS T-1 or

PINNACLE ENGINEERING GROUP, LLC AND THEIR ENGINEERS DO NOT GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DOCUMENTS HEREIN BEYOND A REASONABLE DOUTENCE. IF ANY ERRORS, OMISSIONS, OR DISCRENCES ARE FOUND TO EXIST, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE ERRORS OR DISCRENCES SHALL NOT COMMENCE OR CONTINUE UNTIL A WRITTEN RESPONSE FROM ENGINEER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.

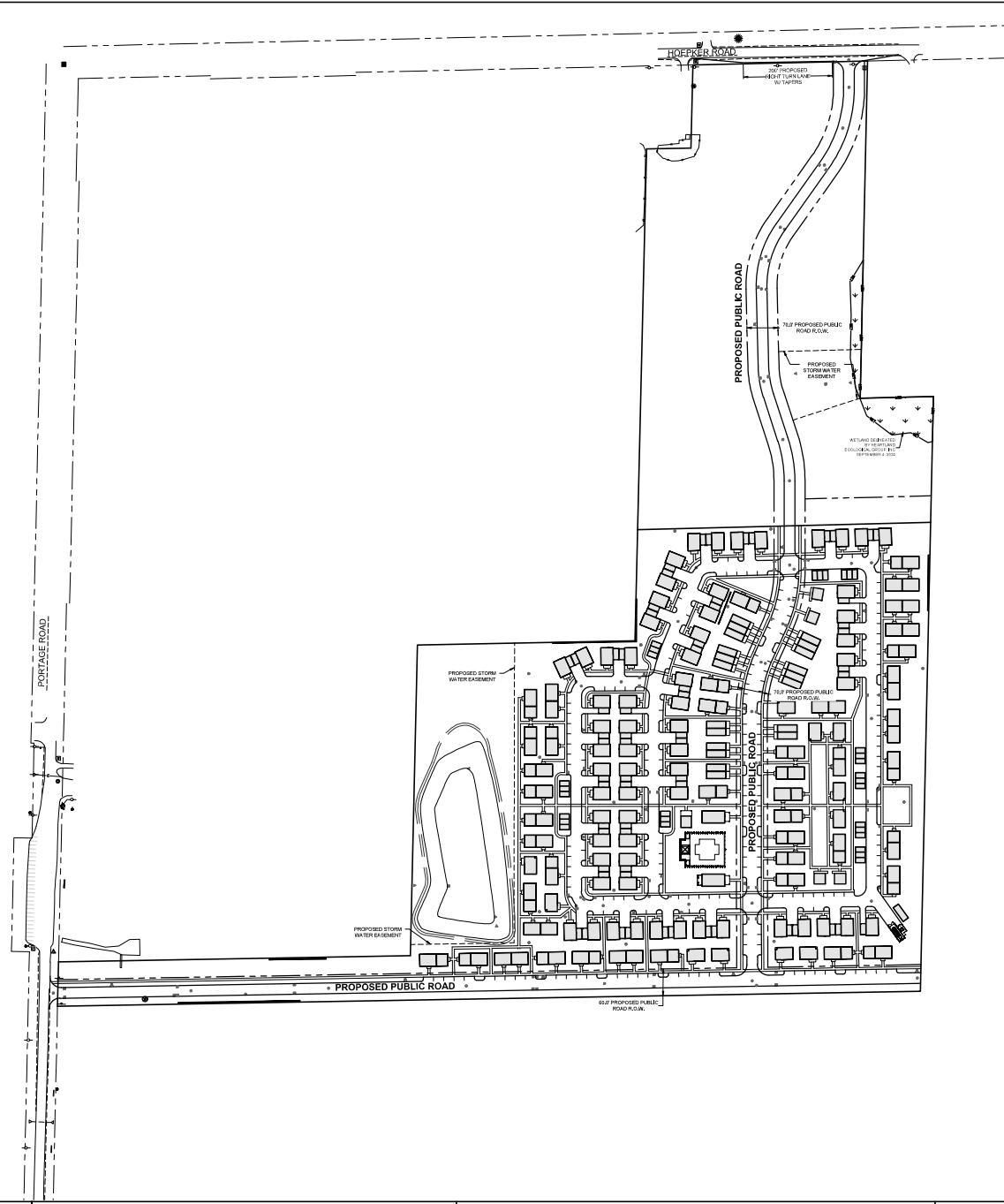
ALL WORKERS SHALL BE ADVISED OF THE DANGER OF WORKING IN A TIGHT, CROWDED, AND OBSTRUCTED AREA. THE CONTRACTOR SHALL NOT ALLOW ANYONE TO WORK IN A TIGHT, CROWDED, AND OBSTRUCTED AREA UNLESS THEY HAVE BEEN PROVIDED WITH THE KNOWLEDGE AND CONSENT OF THE ENGINEER. IN CONTRACTUAL AGREEMENTS, THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE CONTRACTOR FOR TIMING SUCH ACTION.

REVISIONS
T-1
or

PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MANS AND METHODS OF CONSTRUCTION.

ABBREVIATIONS	
BL	BASE LINE
BP	BOTTOM OF PIPE
CB	CENTRE LINE OF CURVE
C & G	CURB AND GUTTER
CB	CATCH BASIN
CL	CLAW HAMMER
D	DEGREE OF CURVE
EP	EMERGENCY POWER SOURCE
FES	FINISHED FLOOR
FLS	FLARED END SECTION
FR	FLANGE
FW	FLOWLINE
FW	FLOWWAY
FW	FLOWWAY GRADE
HWL	HIGH WATER LEVEL
INV	INVERT
L	LENGTH OF CURVE
NWL	NORMAL WATER LEVEL
PT	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R	RIGHT
RW	RIGHT OF WAY
SB	SANITARY SEWER
ST	STORM SEWER
TB	TANGENCY OF CURVE
TC	TOP OF CURB
TP	TOP OF FOUNDATION
TP	TOP OF PIPE
TS	TOP OF SIDEWALK
TSW	TOP OF SIDEWALK/WALL
VH	WATER MAIN
▲	INTERSECTION ANGLE

GENERAL NOTES	
1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES, CODES, RULES, ETC., AND THE OWNERS REQUIREMENTS.	
2. A GEOTECHNICAL REPORT SHALL BE PREPARED FOR THE PROJECT SITE. THE DATA ON SUBSURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOIL INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.	
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.	
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.	
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE SHALL THE CONTRACTOR BE HELD RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES BY THE OWNER.	
6. QUESTIONS AND DILEMMAS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT CRITICAL RESPONSES IN WRITING, INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BRIDGED ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL MISHAP-MOUTHS OR LOGOS CONSTITUTE AN OFFICIAL RESPONSE.	
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.	
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS, ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.	
9. SHOULD ANY DISCRENCES OR CONFLICTS EXIST BETWEEN THE PLANS AND SPECIFICATIONS AND THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCRENCES OR CONFLICTS SHALL NOT COMMENCE OR CONTINUE UNTIL A WRITTEN RESPONSE FROM ENGINEER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.	
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT, OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.	
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED COVERING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS HOTLINE 3 DAYS IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL REQUIREMENTS, CODES, RULES, ETC., PERMIT SITUATIONS, AND OTHER APPLICABLE STANDARDS.	
12. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.	
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".	
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, CM/L ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.	
15. CONTRACTOR SHALL PROVIDE 3 DAY'S NOTICE FOR ANY WORK REQUIRING OBSERVATION BY THE CITY. FAILURE TO PROVIDE THIS NOTICE MAY DELAY THE ABILITY OF THE CONTRACTOR TO COMPLETE THE WORK. ANY DELAY SHALL NOT BE THE RESPONSIBILITY OF THE CITY OR ITS REPRESENTATIVES.	



LEO LIVING
CITY OF MADISON, WISCONSIN

OVERALL SITE PLAN

REVISIONS

FEED DATE: 10/25/2024
FILE NAME: C-1
STATUS: DRAFT
SCALE: 1" = 100'
SHEET: C-1
OF

AUTOMOBILE				BICYCLE			
USE	UNITS	MINIMUM	REQUIRED	MAXIMUM	REQUIRED	MINIMUM	REQUIRED
TWO-FAMILY DWELLING	30	1 /DWELLING UNIT	30	4 /DWELLING UNIT	120	0 /DWELLING UNIT	0
TWO-FAMILY DWELLING-TWN	96	1 /DWELLING UNIT	96	4 /DWELLING UNIT	384	0 /DWELLING UNIT	0
MULTIFAMILY DWELLING*	12	1 /DWELLING UNIT	12	2.5 /DWELLING UNIT	30	2 /DWELLING UNIT	24
SINGLE FAMILY ATTACHED	2	1 /DWELLING UNIT	2	2 /DWELLING UNIT	4	1 /DWELLING UNIT	2
SINGLE FAMILY ATTACHED-TWN	60	1 /DWELLING UNIT	60	2 /DWELLING UNIT	120	1 /DWELLING UNIT	60
TOTAL	200			658		96	

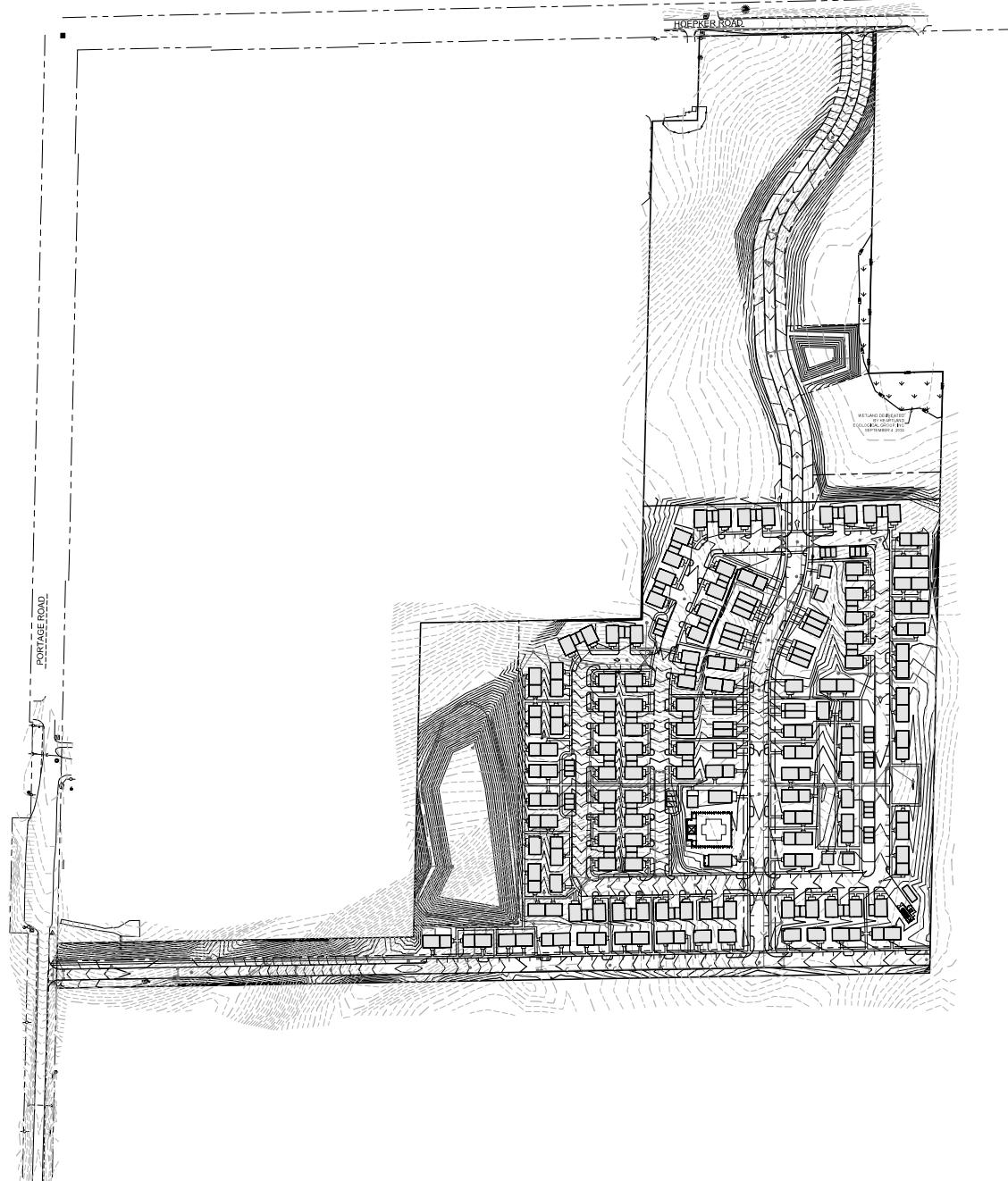
*MULTIFAMILY DWELLINGS REQUIRE AN ADDITIONAL 10 BICYCLE PARKING SPACES FOR VISITORS (INCLUDED IN TOTAL)

				EV INSTALLED SPACES
YEARS	MINIMUM	REQUIRED	MINIMUM	REQUIRED
2026-2030	20%	40	4%	8
2031-2035	30%	60	6%	12
2036-2040	40%	80	8%	16
2040+	50%	100	10%	20

NUMBER OF EV INSTALLED SPACES REQUIRED	MIN. ACCESSIBLE EV INSTALLED SPACES
0-2	0
3-50	1
51-100	2
101+	3 PLUS 1 FOR EVERY 50 SPACES

SITE DATE	
TOTAL NUMBER OF UNITS:	200 UNITS
PROPOSED PARKING COUNT:	
ATTACHED GARAGE PARKING SPACES:	62
DETACHED GARAGE PARKING SPACES:	62
SURFACE PARKING SPACES (IN PUBLIC R.O.W.):	30
SURFACE PARKING SPACES (PRIVATE):	88
TOTAL PARKING SPACES:	108
DEVELOPMENT ACREAGE:	22.48 ACRES





LEO LIVING
CITY OF MADISON, WISCONSIN

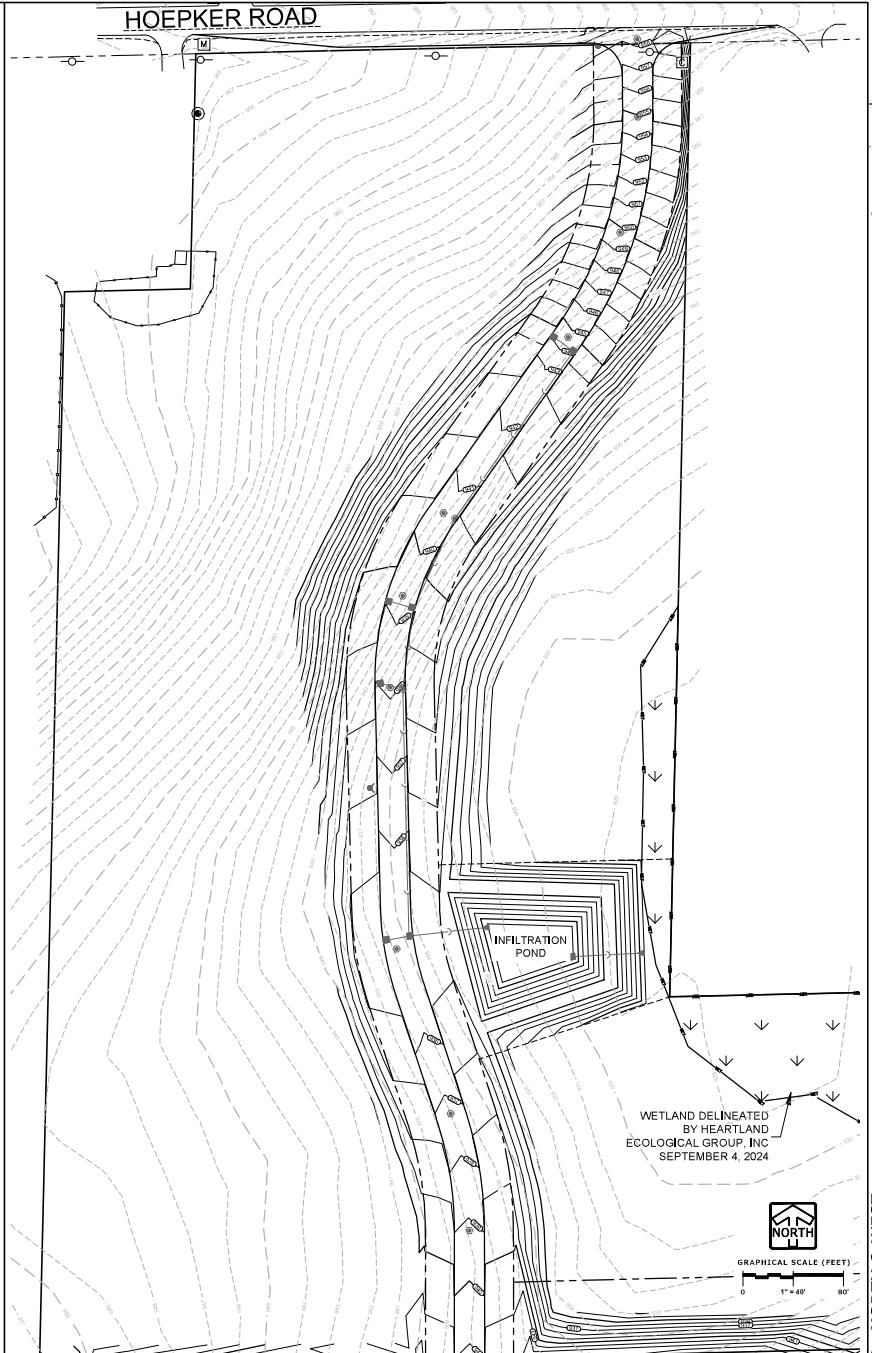
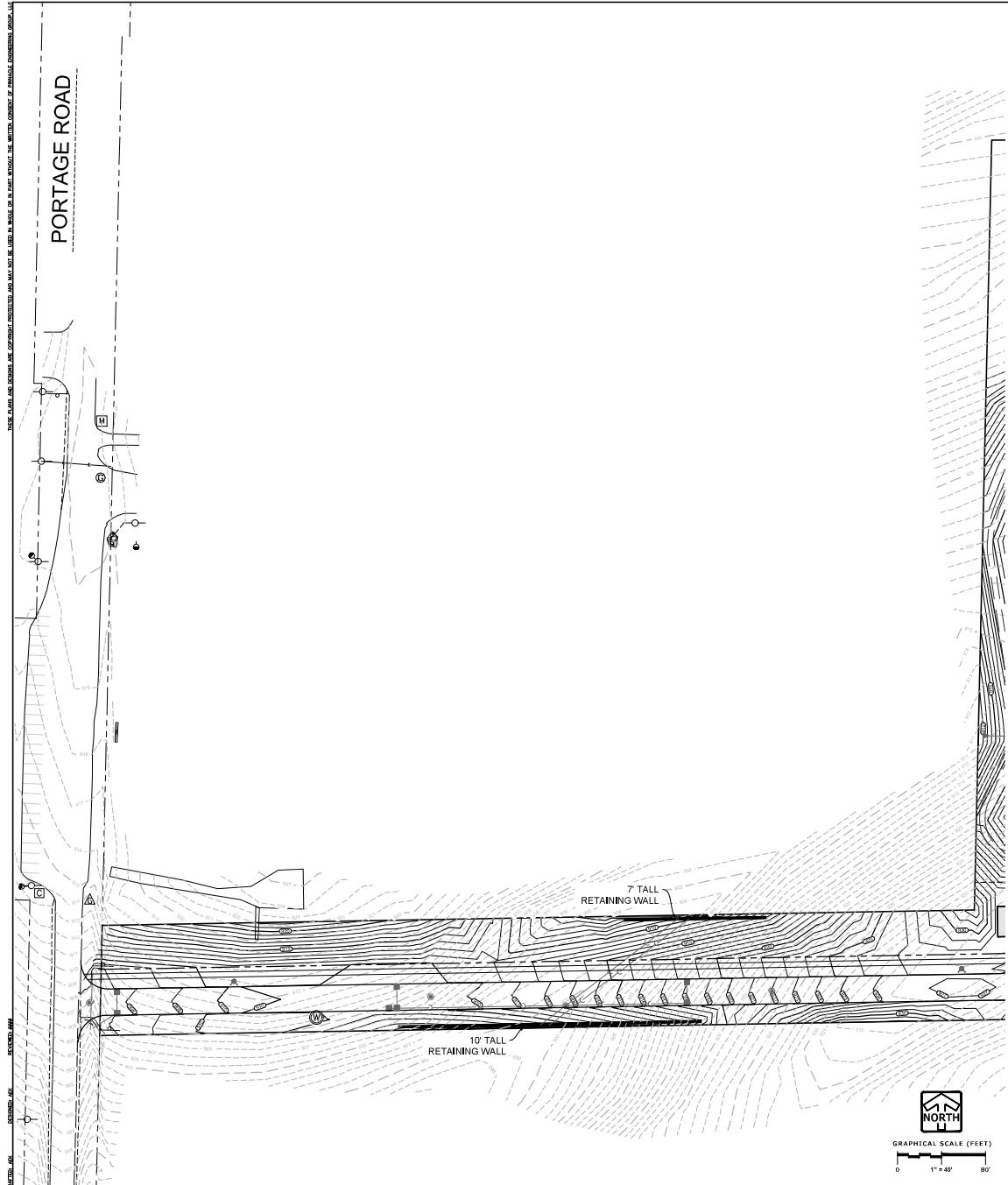
GRADING - OVERALL

REVISIONS

**FEET IN
SHEET 2 OF 2
DATE 04-20-2024
SCALE 1" = 100'**



**GRAPHICAL SCALE (FEET)
0 1" = 100' 200'**



PLAN | DESIGN | DELIVER
www.pinnacleengr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WOODWARD
20235 WOODWARD DRIVE, SUITE 100
BROOKFIELD, WI 53125
(414) 766-1111 | FAX: (414) 766-1112

Z:\PROJECTS\3024\5511.00-WH\CAD\Sheets\GRADING - NORTH & WEST.DWG

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LEO LIVING

CITY OF MADISON, WISCONSIN

GRADING - NORTH & WEST

REVISIONS

SHEET

C-5

OF

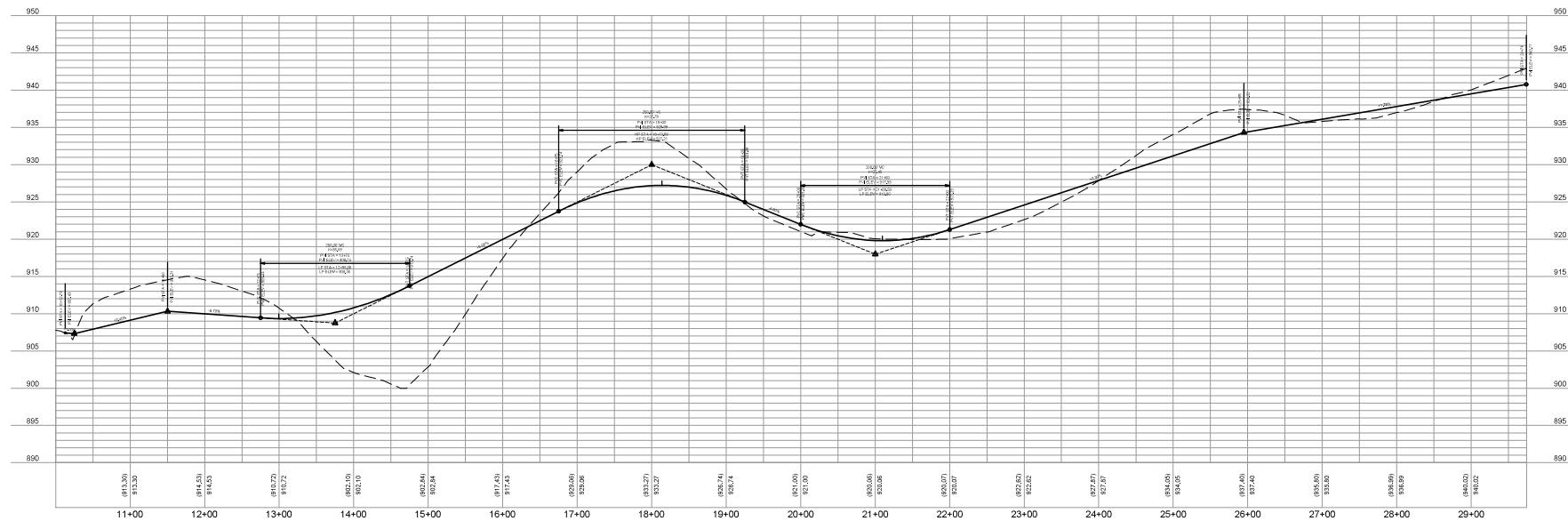
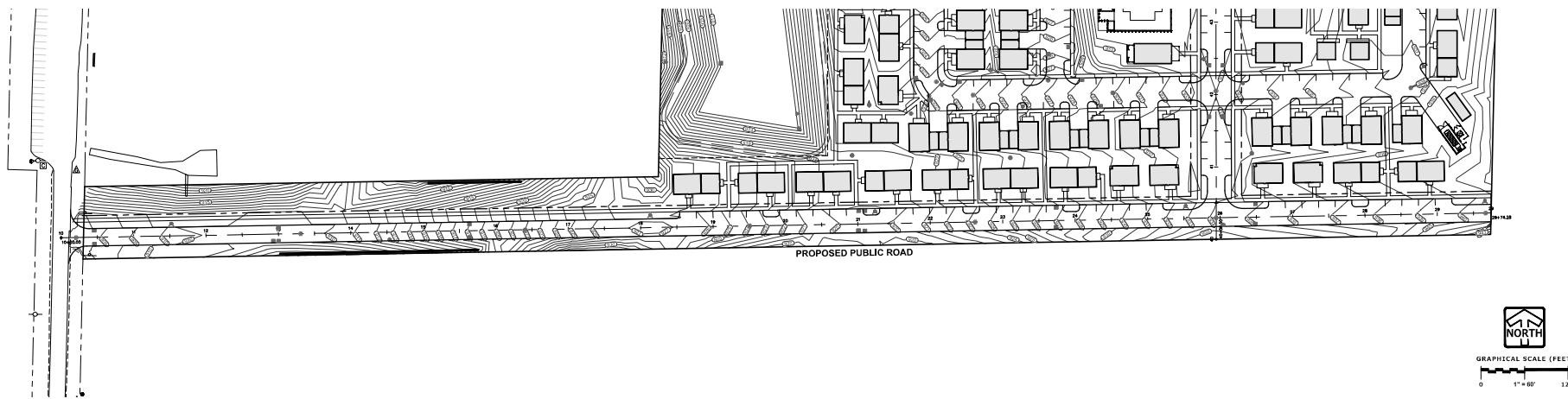
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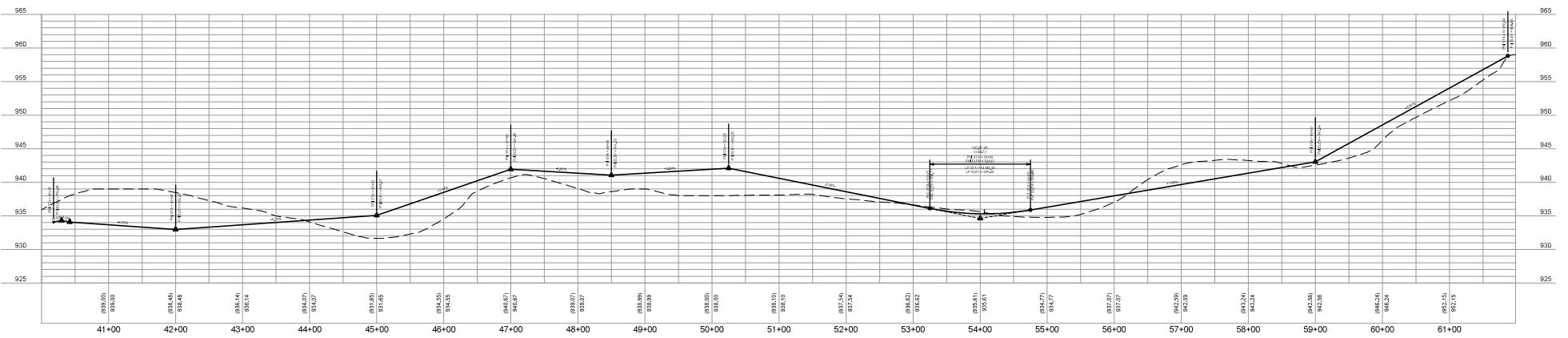
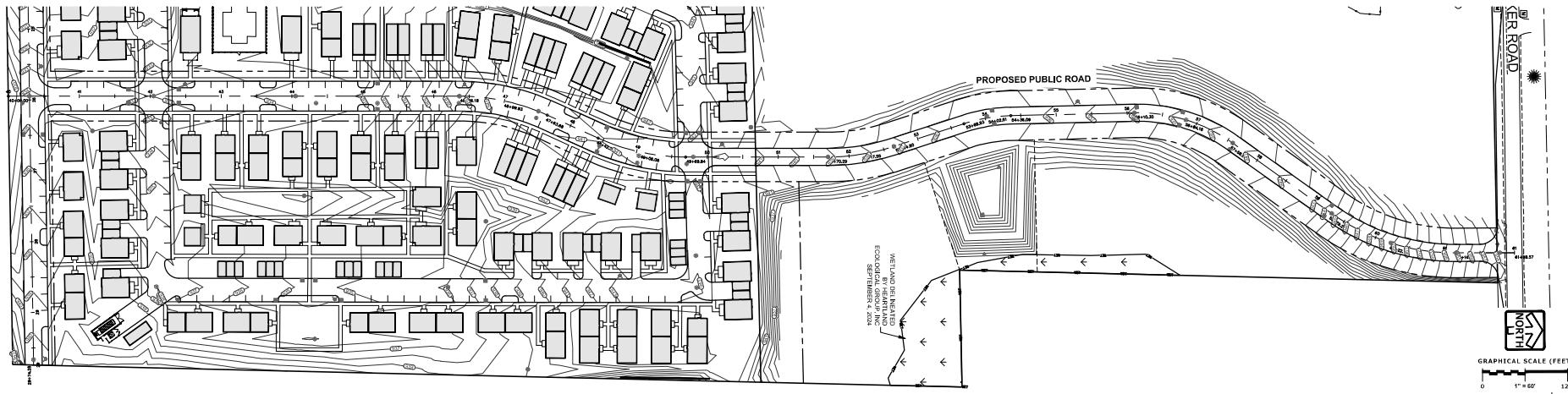
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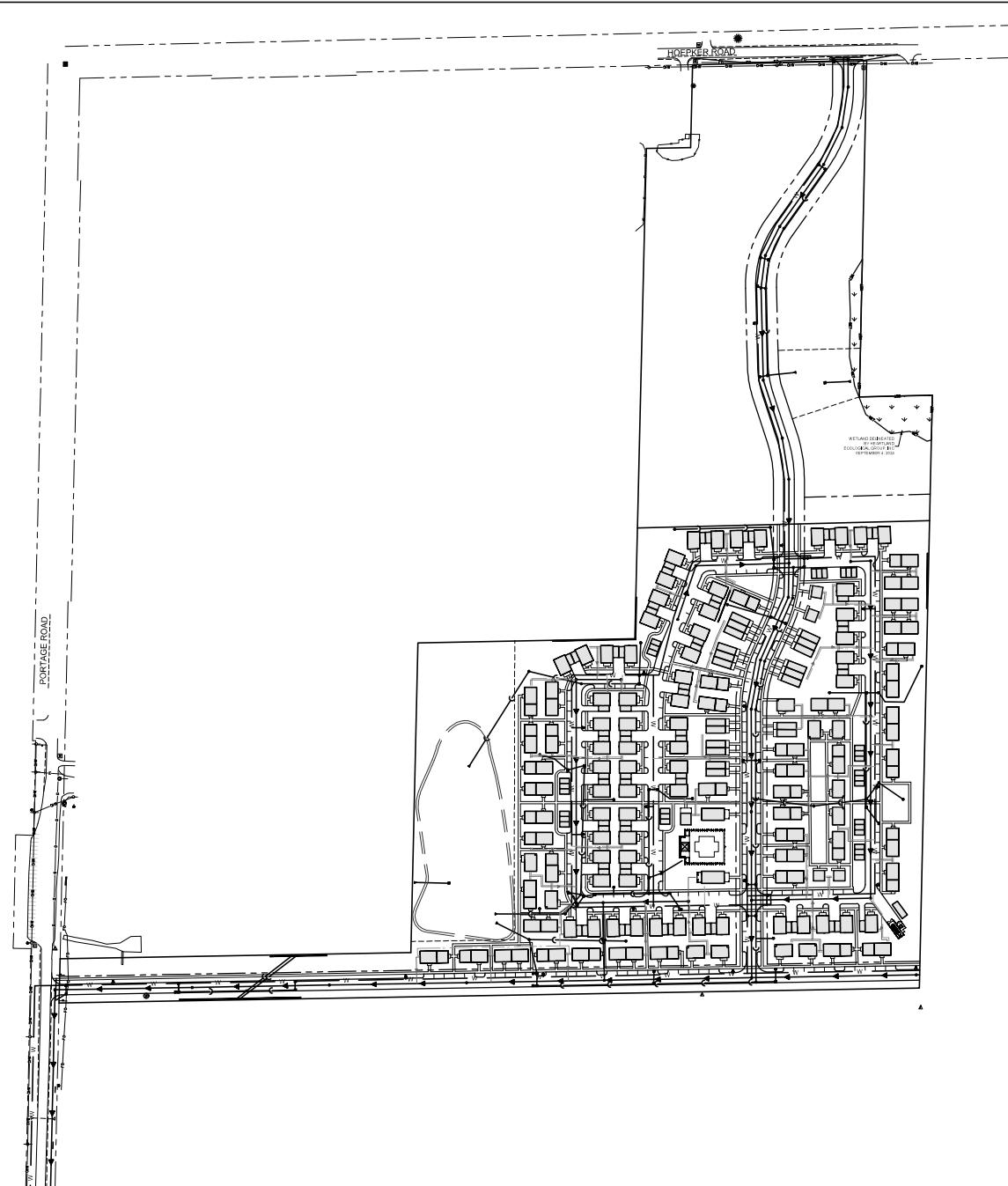
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1

1







LEO LIVING
 CITY OF MADISON, WISCONSIN

UTILITY PLAN - OVERALL

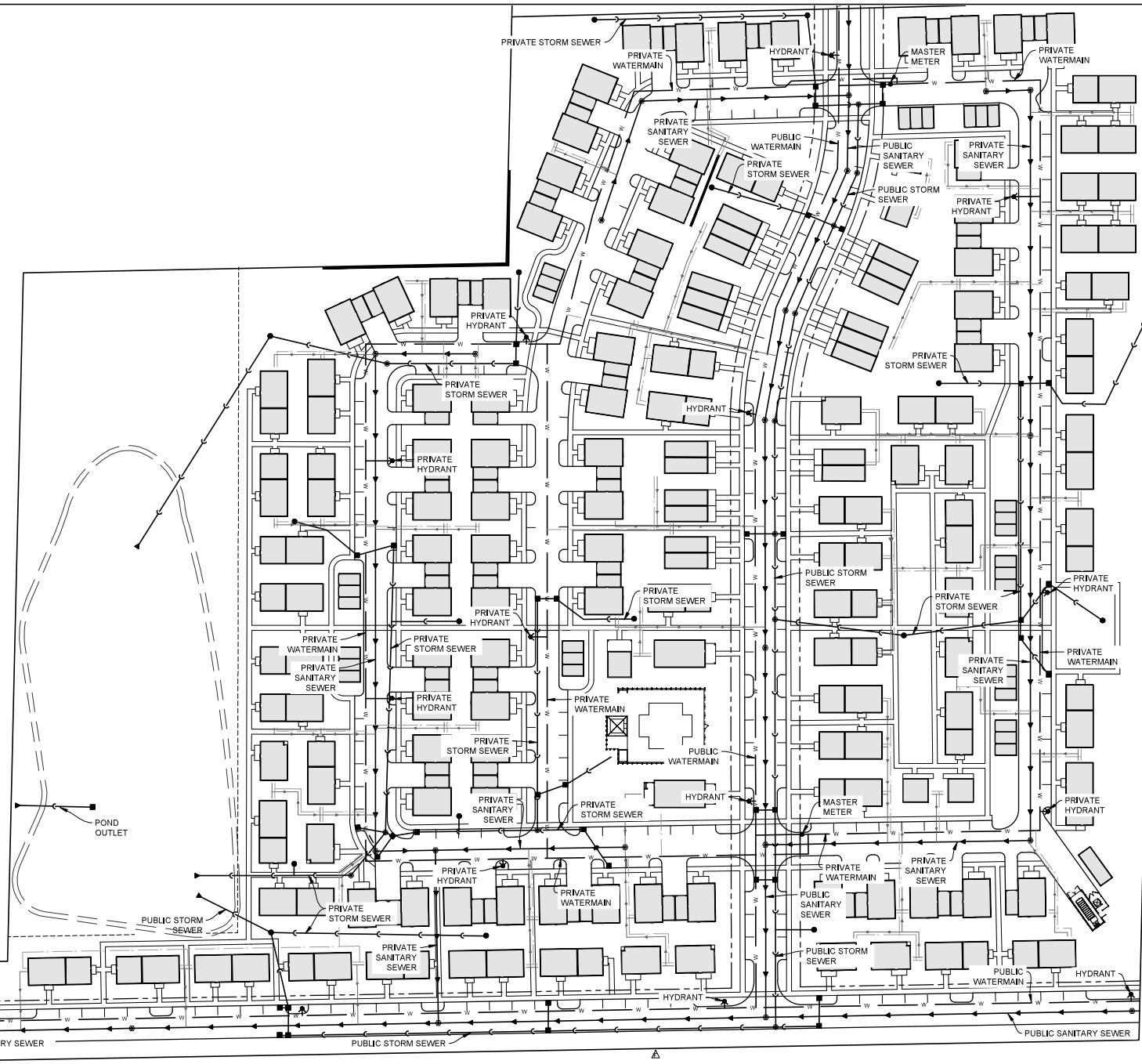
REVISIONS

**SHEET
C-8
OF**

GRAPHICAL SCALE (FEET)
 0 1' = 100' 200'



FEEDBACK
 SHEET
 DATE
 SCALE
 SHEET
 C-8
 OF



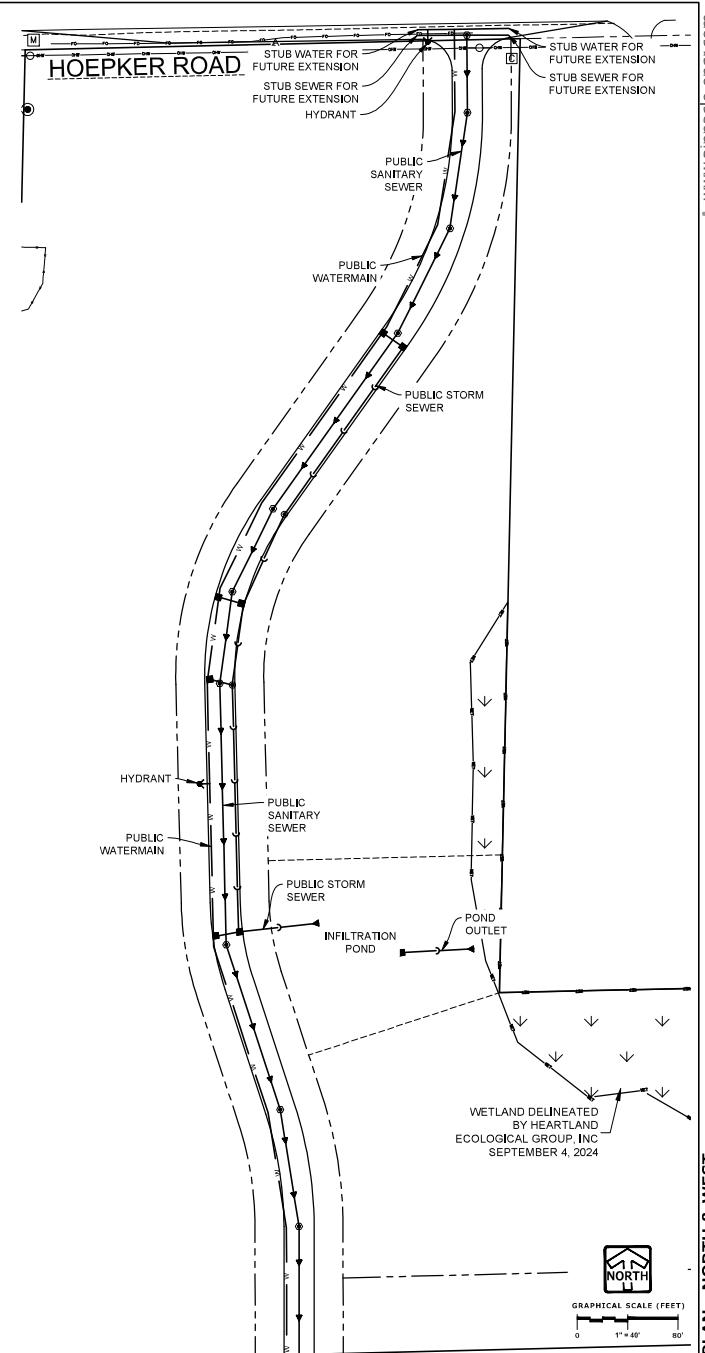
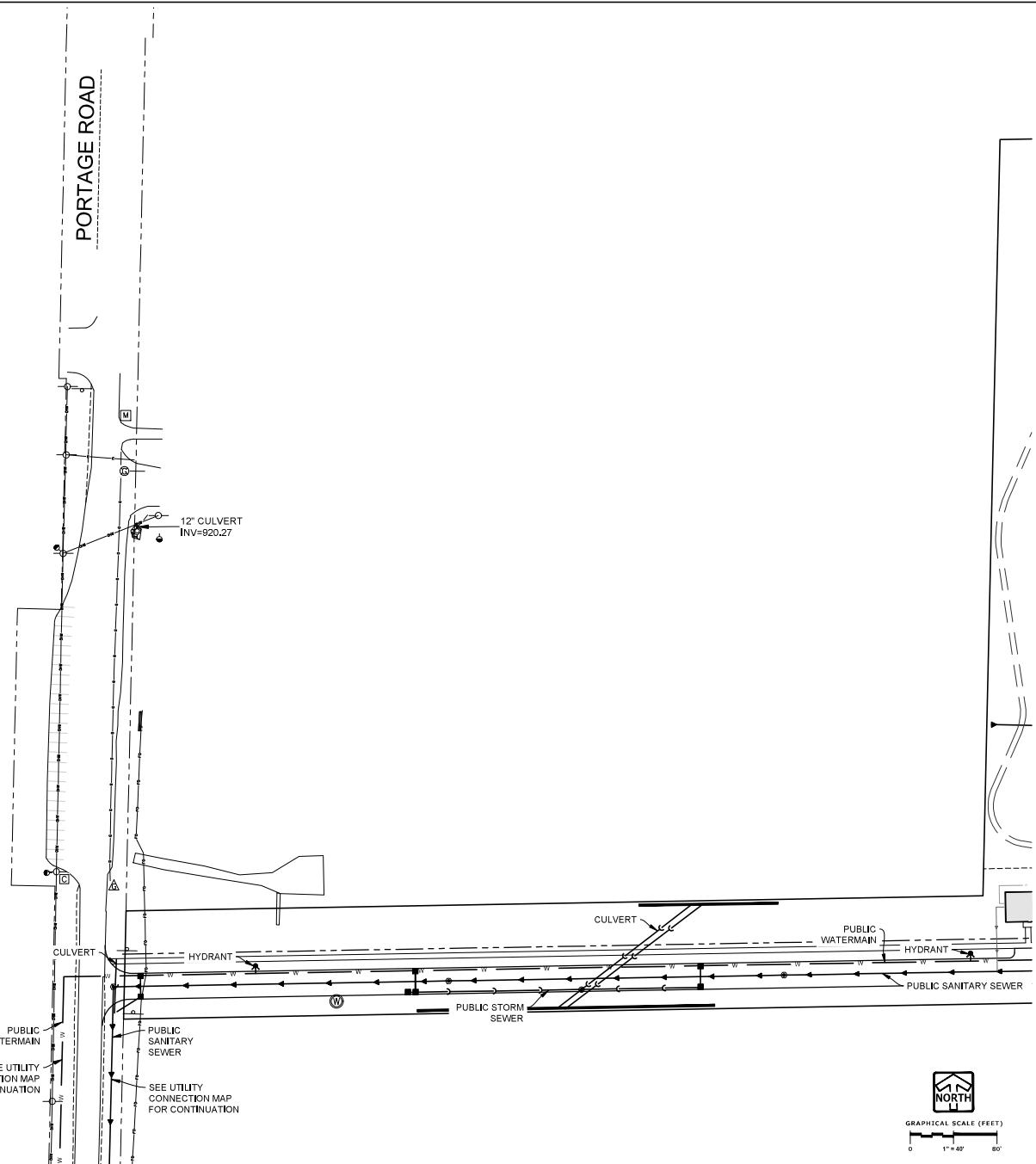
PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE:
28723 WATERCROWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONAL

LEO LIVING
CITY OF MADISON, WISCONSIN

UTILITY PLAN - CENTRAL

REVISIONS

LEG. DOB. NO. 5511-20
HIC PN. AEK
START DATE 1-6-25



NOTES:

- BUILDINGS EXCEEDING 50 FT SEPARATION FROM FIRELANE TO A DOOR WILL BE SPRINKLERED WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM (LABELED "SP").
- FIRELANE IS MAIN DRIVE AISLE. DEFER TO CITY FIRE DEPARTMENT FOR RECOMMENDATION ON PREFERRED SIGN POSTAGE.



PLAN | DESIGN | DELIVER

www.pinnacle-engr.com
WOODBINE OFFICE
20250 WOODBINE DR SUITE 100
BROOKFIELD, WI 53125
414.766.1100 | 800.333.1100

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

LEO LIVING
CITY OF MADISON, WISCONSIN

FIRE DEPARTMENT ACCESS PLAN

REVISIONS

FEET
INCHES
1' = 40'
0 80'
GRAPHICAL SCALE (FEET)





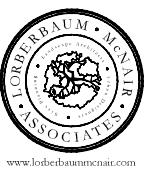
Advenir Development, LLC

LEO AT PUMPKIN HOLLOW, WI

SITE PLAN 12/04/24
SCALE 1' = 100'



NEQUETTE
ARCHITECTURE & DESIGN



A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow

Portage Road
Madison, Wisconsin



PROJ. CODE 24-944
DRAWN BY DEM
REMOVED BY DML

ISSUED

DATE DESCRIPTION

REVISIONS

SHEET
SL-1

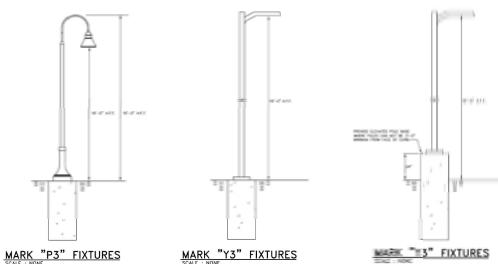
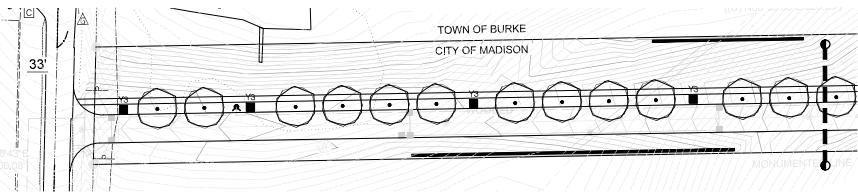


0 50 100 150 feet
SCALE: 1" = 50'



SITE LIGHTING PLAN

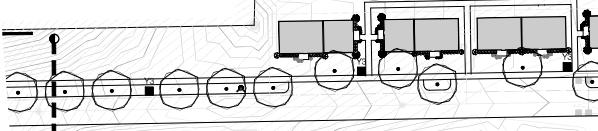
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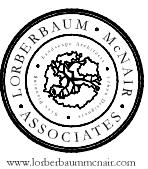
LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	AMPS	TYPE	ROOFING HEIGHT
P3	VEZINARE LIGHTING	ODEN-1-L-15-15L3KAB-**-CSH1	240	60	LED	10' MOUNT ON 16' POLE
Y3	VEZINARE LIGHTING	VEKA-15-15L3KAB-**-CLS	240	70	LED	300K MOUNT ON 16' POLE

LIGHTING FIXTURE SCHEDULE AND NOTES
FSA PROVIDE FRESH AS SELECTED BY ARCHITECT
PROVIDE FRESH AS SELECTED BY ARCHITECT
NOT BE LOCATED ANYWHERE 3' FROM BACK OF CURB, 10' 02" FROM POLE BASE PER PERIODIC "T" STOPS

GENERAL ELECTRICAL NOTES	
1.	CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR POWER SERVICE WITH UTILITY COMPANY. CONTRACTOR SHALL NOT CALL UTILITY COMPANY DIRECTLY. IF THERE IS A DISCREPANCY WITH THOSE SHOWN ON PLANS THE CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH THE UTILITY COMPANY FOR SERVICE SHALL BE INCLUDED IN BID PRICE. CONTRACTOR SHALL NOT CALL UTILITY COMPANY DIRECTLY. CONTRACTOR SHALL INCLUDE WITH BID A LETTER FROM A RESPONSIBLE PARTY WITH THE UTILITY COMPANY STATING SUCH, AND COSTS WILL THEN BE EXCLUDED FROM THE BID PRICE.
2.	CONTRACTOR SHALL VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING BID TO EXAMINE CAREFULLY LOCAL CONDITIONS AND DIFFICULTIES TO BE ENCOUNTERED. ANY DISCREPANCY BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT.
3.	ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ALL LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANIES, STATE CODE, NATIONAL ELECTRICAL SAFETY CODE, AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WITH THE INTERIM AMENDMENTS THEREIN.
4.	THE COST OF ALL PERMITS AND INSPECTION FEES SHALL BE INCLUDED IN THE CONTRACT PRICE.
5.	ROD STEEL CONDUIT SHALL BE GALVANIZED OR SHERARDIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CHROMIUM OR ZINC PLATED FINISH.



MONTE JONES
((D) 500-5936-W-1976.48)



A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow

Portage Road
Madison, Wisconsin

PROJ. CODE	24-044
DRAWN BY	DEM
REMOVED BY	DML
ISSUED	
DATE DESCRIPTION	

REVISIONS



LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONARE LIGHTING	ODEN-1-L-T3-10L-3K-AM--C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L. FSA	
Y3	VISIONARE LIGHTING	VSX-H-T3-10L-3K-AM--CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L. FSA	

LIGHTING FIXTURE SCHEDULE KEYED NOTES:

FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.
L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2" WHERE POLES CAN
NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB. UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1".

221149

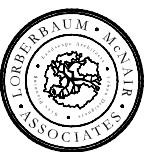
0 30 60 90 feet
SCALE: 1" = 30'



SITE LIGHTING PLAN

SHEET

SL-2



www.lorberbaummanair.com

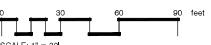
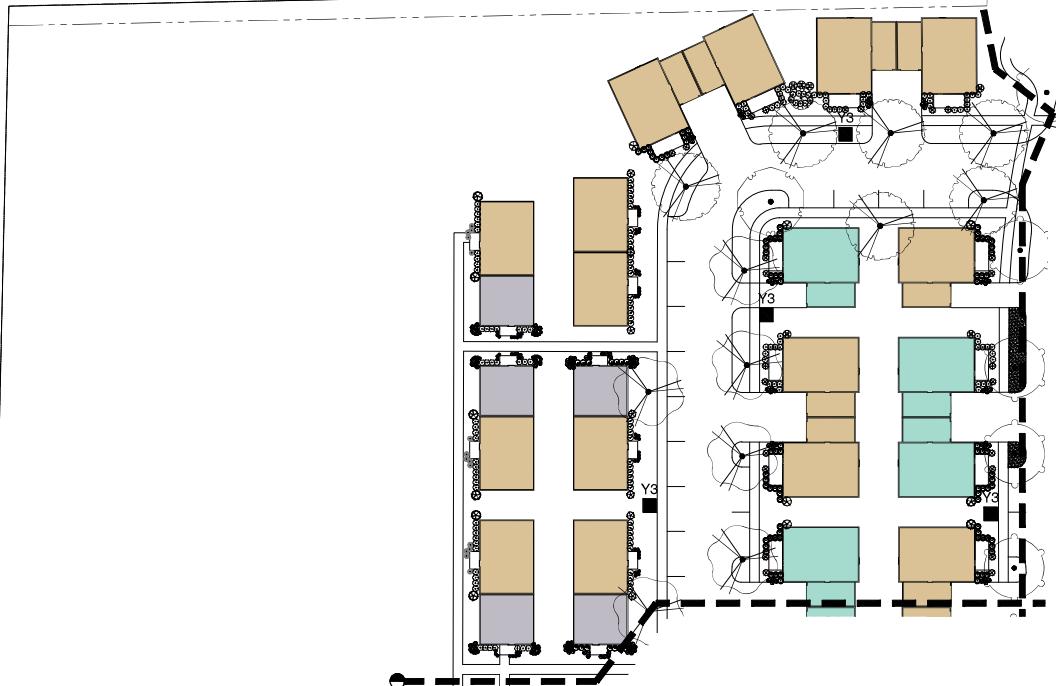
A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow

Portage Road
Madison, Wisconsin

LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WAITS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-14-T3-10L-3K-AM--C5/H1 VA100-S-S1	240	65	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L_FSA	
Y3	VISIONAIRE LIGHTING	VSX4-T3-10L-3K-AM--CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L_FSA	

LIGHTING FIXTURE SCHEDULE KEYED NOTES:
FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.
L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2" WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 2'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1".

221149



SCALE: 1" = 30' NORTH

SITE LIGHTING PLAN

SHEET

SL-3

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PROJ. CODE 24-944
DRAWN BY DEM
REMOVED BY DML

ISSUED

DATE DESCRIPTION

REVISIONS





LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONARE LIGHTING	ODEN-1-L-T3-10L-3K-AM--C5/H1 VA100-S-S1	240	65	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
Y3	VISIONARE LIGHTING	VSX-6-T3-10L-3K-AM--CLS	240	72	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	

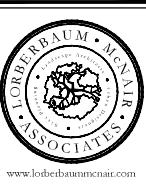
LIGHTING FIXTURE SCHEDULE KEYED NOTES:
 FSA PROVIDE FINISH AS SELECTED BY ARCHITECT
 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH WITH GRADE POLE BASE PER DETAIL "E-LP2" WHERE POLES CAN
 NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149
 0 30 60 90 feet
 SCALE: 1" = 30'
 NORTH

SITE LIGHTING PLAN

A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow

Portage Road
 Madison, Wisconsin



PROJ. CODE 24-044
 DRAWN BY DEM
 REMODELED BY DML

ISSUED

DATE DESCRIPTION

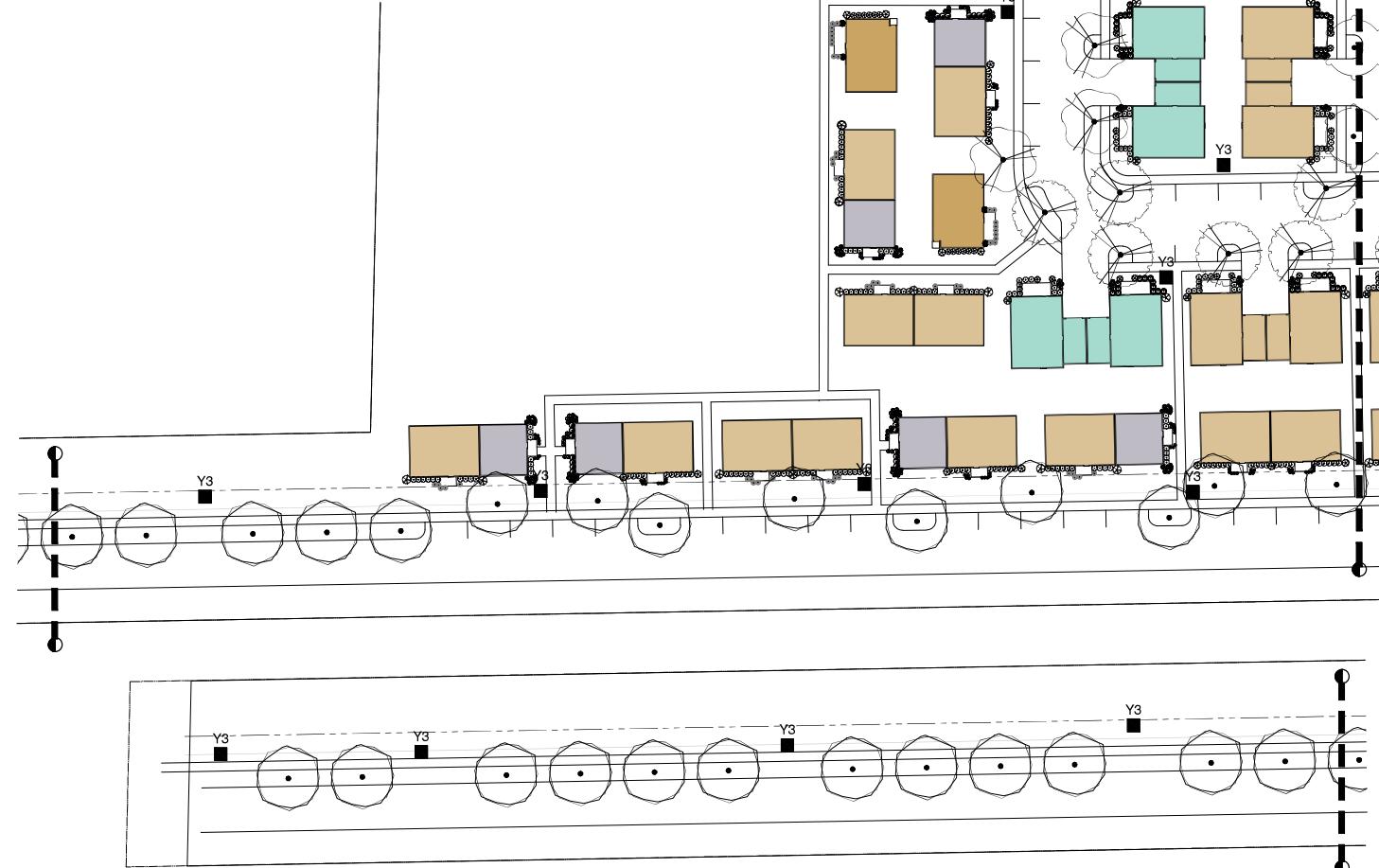
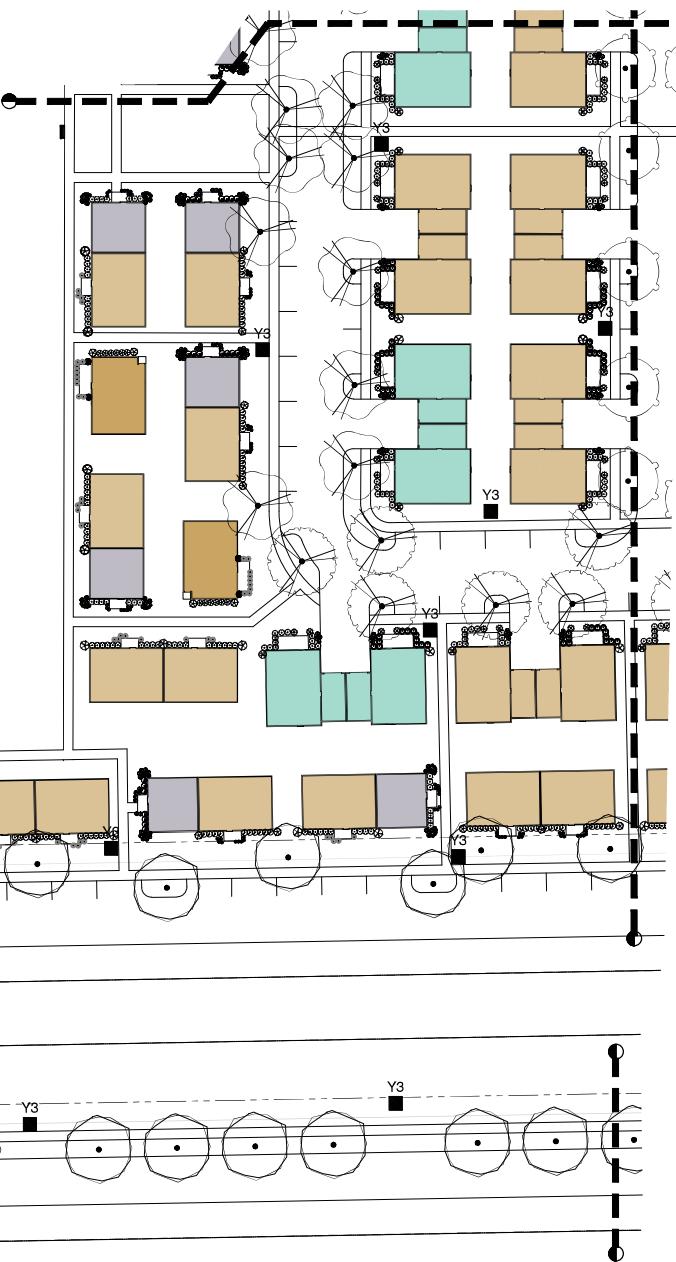
REVISIONS

SHEET
SL-4

LIGHTING FIXTURE SCHEDULE									
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM--C5H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM--CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	

LIGHTING FIXTURE SCHEDULE KEYED NOTES:
 FSA PROVIDE FINISH AS SELECTED BY ARCHITECT
 L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2" WHERE POLES CAN
 NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149



0 30 60 90 feet
SCALE: 1" = 30'



NORTH

SITE LIGHTING PLAN

A LANDSCAPE DEVELOPMENT PLAN FOR
LEO - Pumpkin Hollow
 Portage Road
 Madison, Wisconsin

PROJ. CODE 24-044
 DRAWN BY DEM
 REVIEWED BY DML

ISSUED
 DATE DESCRIPTION

REVISIONS

SHEET
SL-5



www.loberbaummcnair.com



City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703

Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 4821 HOEPKER ROAD & 6303 PORTAGE ROAD

Contact Name & Phone #: Joann Rubio - (702) 499-0150

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

SEE FIRE ACCESS PLAN.

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall?			
If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall?			
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
d) Is the grade of the fire lane not more than a slope of 8%?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.) SEE FIRE ACCESS PLAN.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
a) Is the gate a minimum of 20-feet clear opening?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?			
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, see IFC 3206.6 for further requirements.			
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i>			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
b) Is there at least 40' between a hydrant and the building?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

CLUBHOUSE LEASING



Elevation



Floor Plan

LEO

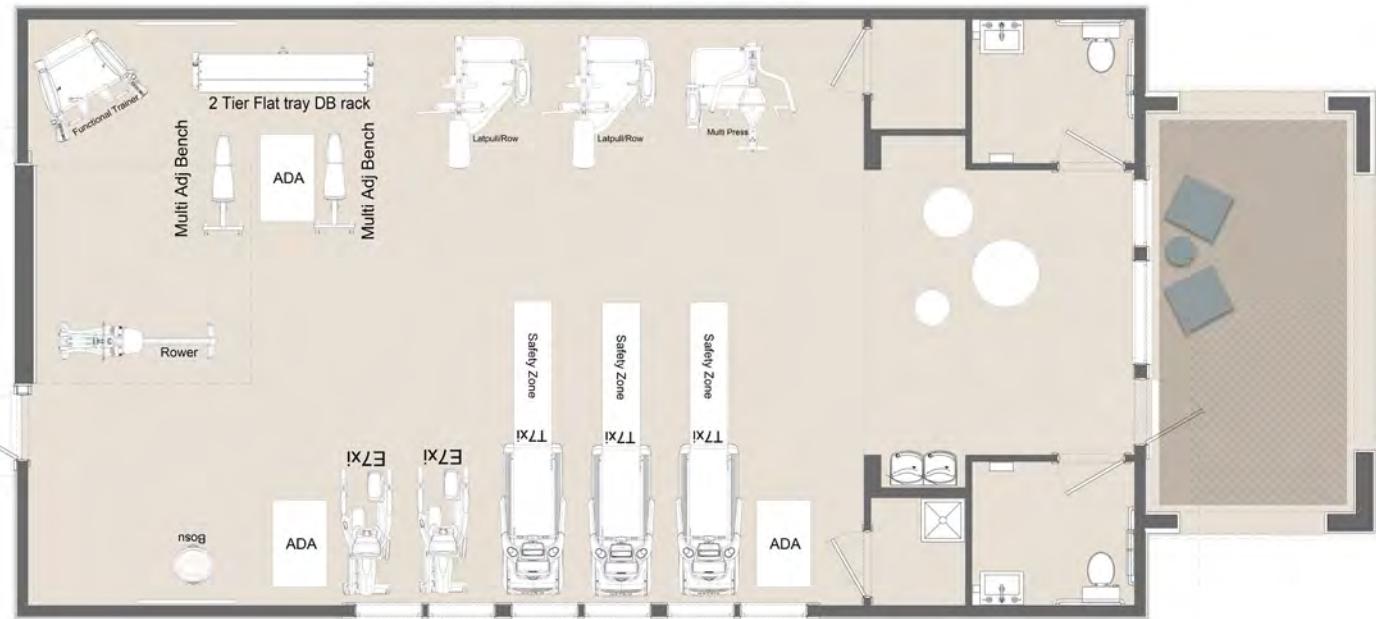
1,456 SQ FT

NEED NOT BE BUILT

CLUBHOUSE FITNESS



Elevation



Floor Plan

L E O

1,456 SQ FT

NEED NOT BE BUILT

COTTAGE STACK - 1 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

624 SF LOWER UNIT /
624 SF UPPER UNIT

NEED NOT BE BUILT

COTTAGE TWIN - 1/2 BEDROOM



ELEVATION



FLOOR PLAN

728 SF 1BR / 1,064 SF 2BR

NEED NOT BE BUILT

COTTAGE STACK- 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,053 SF LOWER UNIT /
1,107 SF UPPER UNIT

NEED NOT BE BUILT

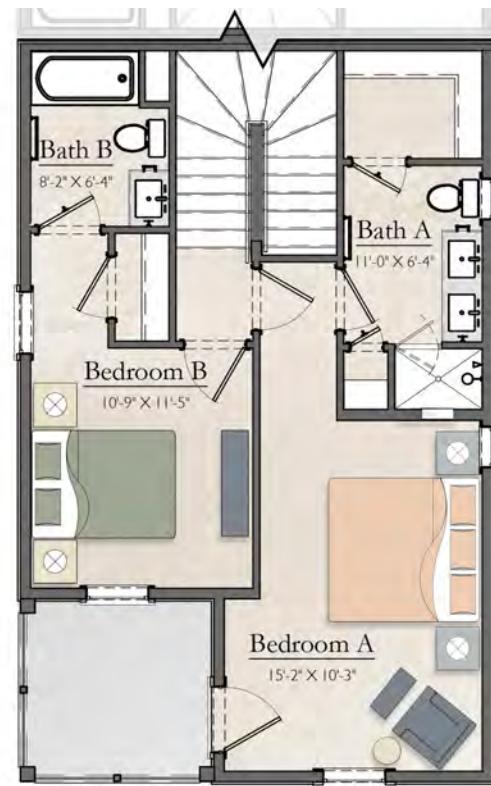
Rowhouse - 2 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

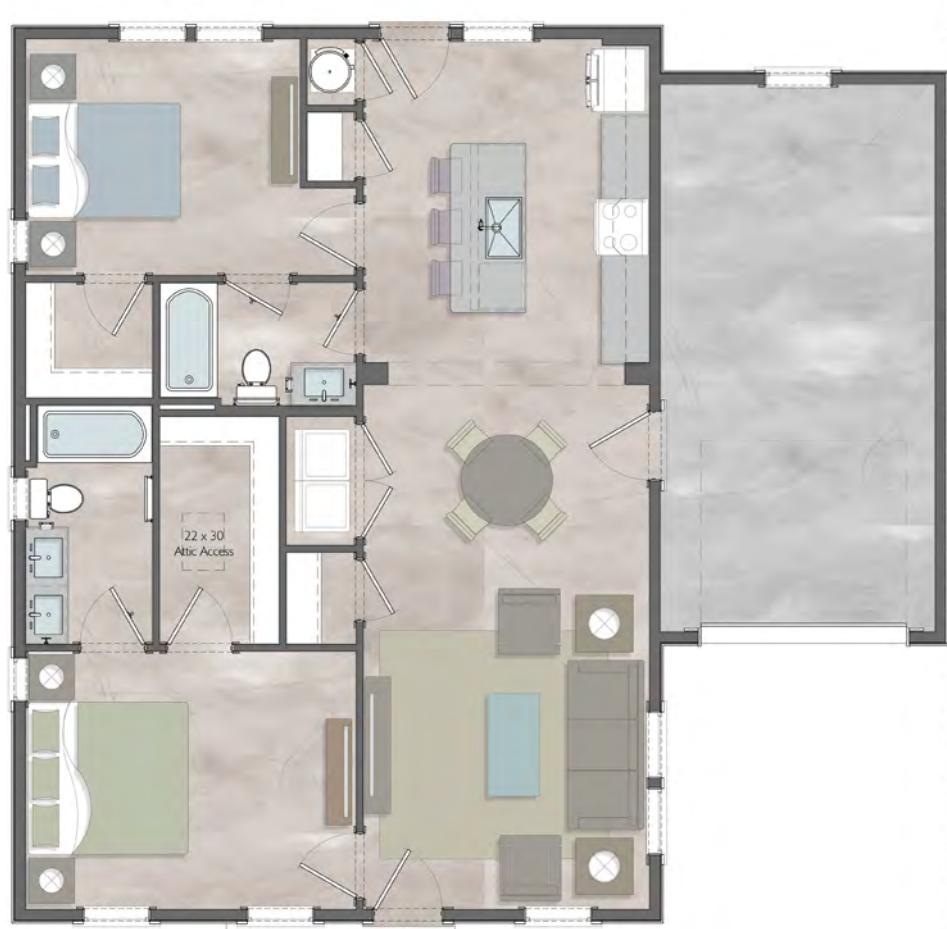
1,365 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE - 2 BEDROOM



ELEVATION



FLOOR PLAN

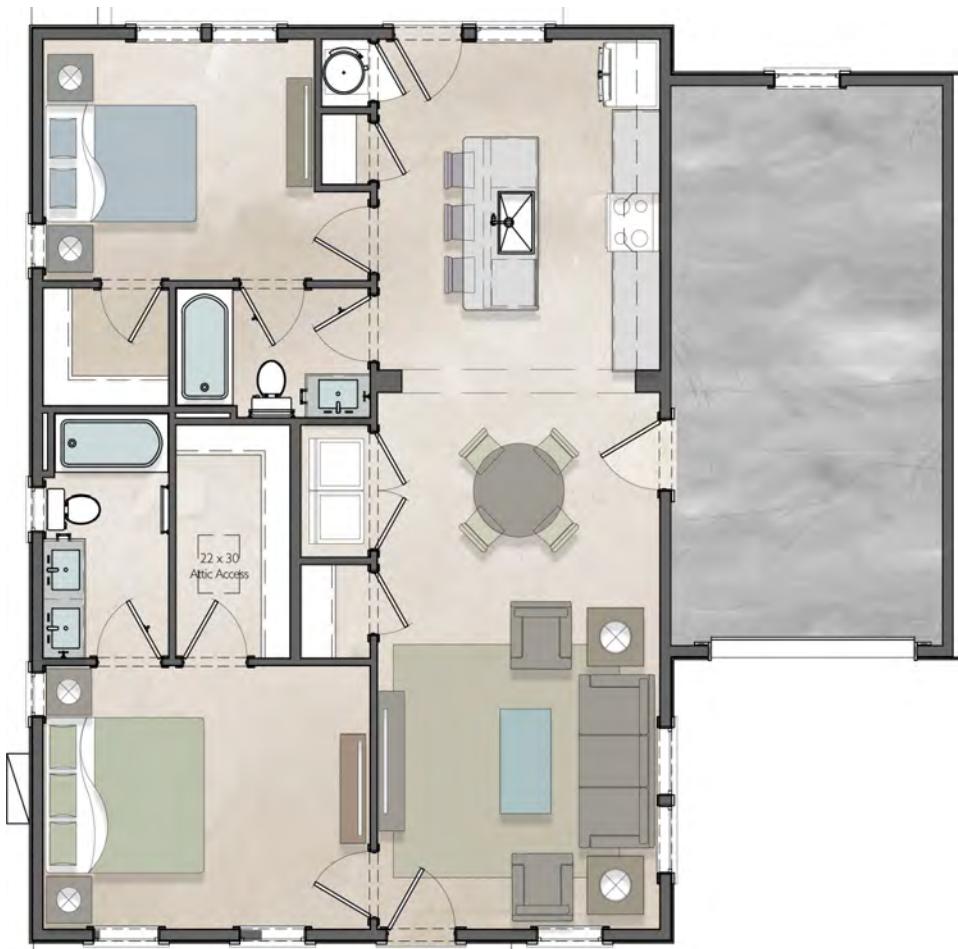
1,109 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE (ALT) - 2 BEDROOM



ELEVATION



FLOOR PLAN

1,109 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

1,647 SQ FT

NEED NOT BE BUILT

COTTAGE W/GARAGE (ALT) - 3 BEDROOM



ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

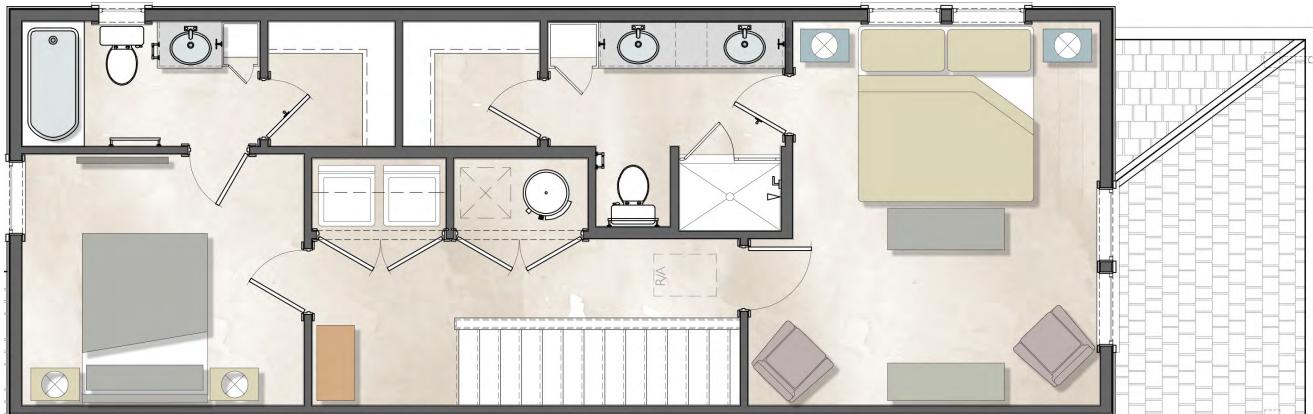
1,697 SQ FT

NEED NOT BE BUILT

Rowhouse - 3 BEDROOM



ELEVATION



UPPER FLOOR PLAN



LOWER FLOOR PLAN

1,430 SQ FT

NEED NOT BE BUILT

MAINTENANCE



Elevation



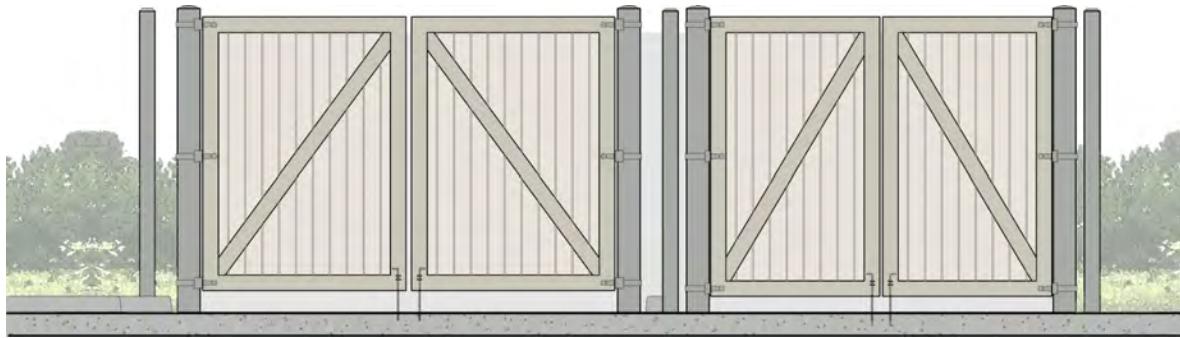
Floor Plan

LEO

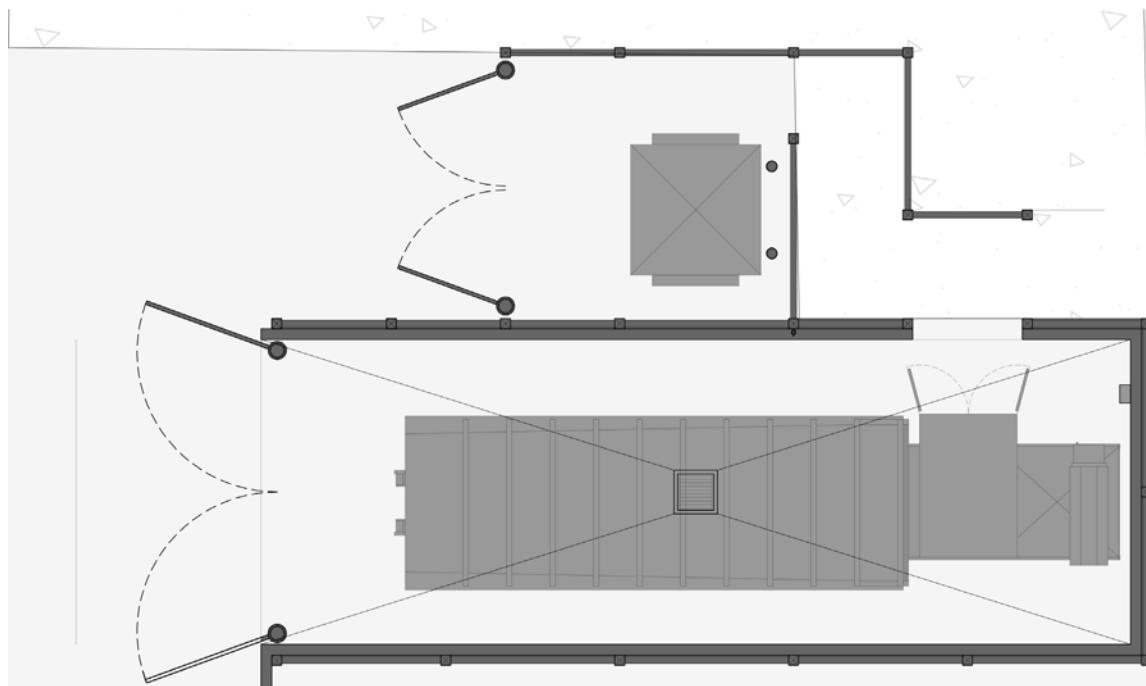
621 SQ FT

NEED NOT BE BUILT

TRASH ENCLOSURE



Elevation



Floor Plan

LEO

NEED NOT BE BUILT