

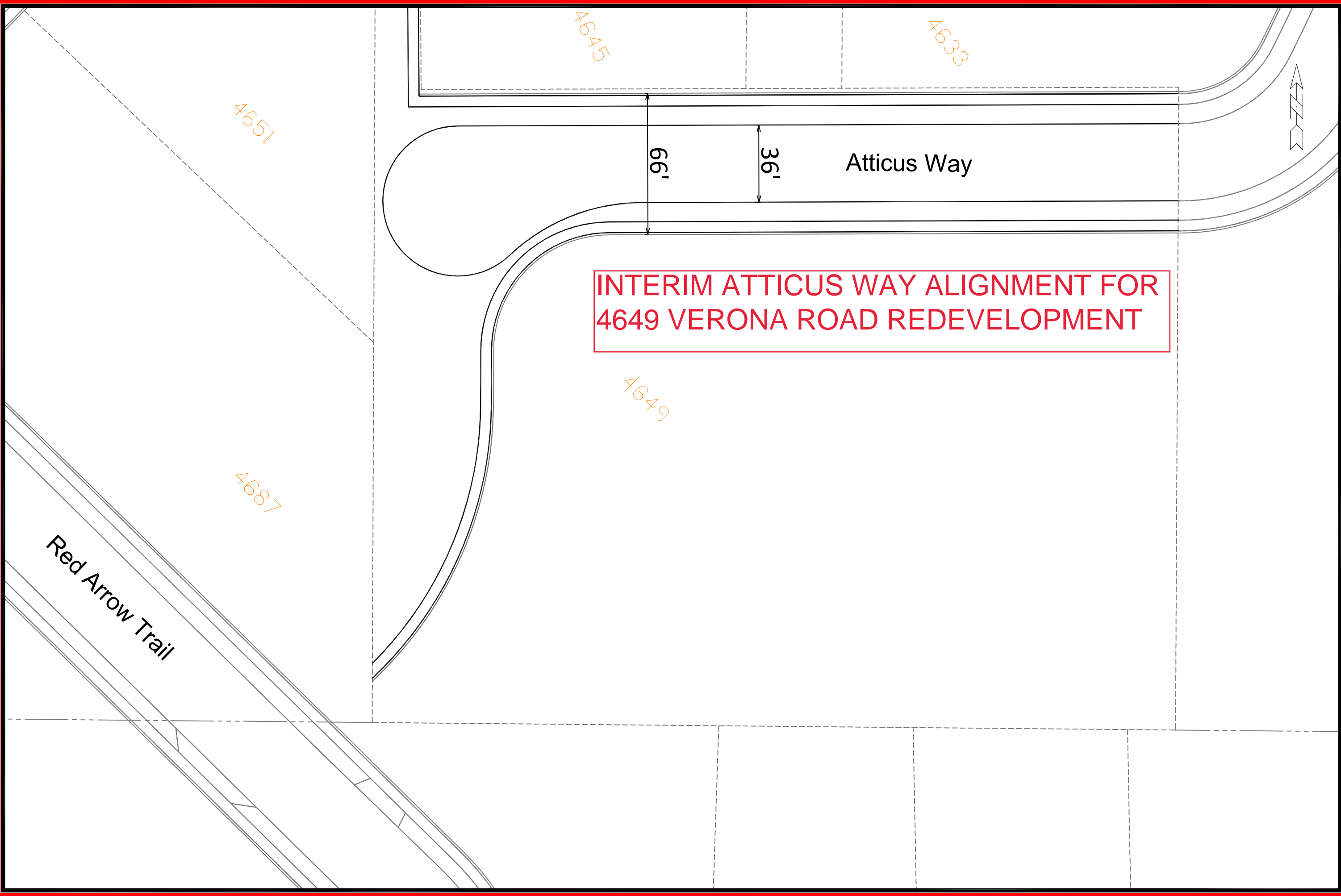
| MARK | REVISION | DATE | BY |
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| 14774 | SDU | 10/19/2022 12:34 PM | Scale: 1"=40' |

14774
 TRANSPORTATION COMMISSION EXHIBIT
 MADISON, WI
 ATTICUS WAY EXTENSION
 CONTRACT NO: ----

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14774
 EX-1



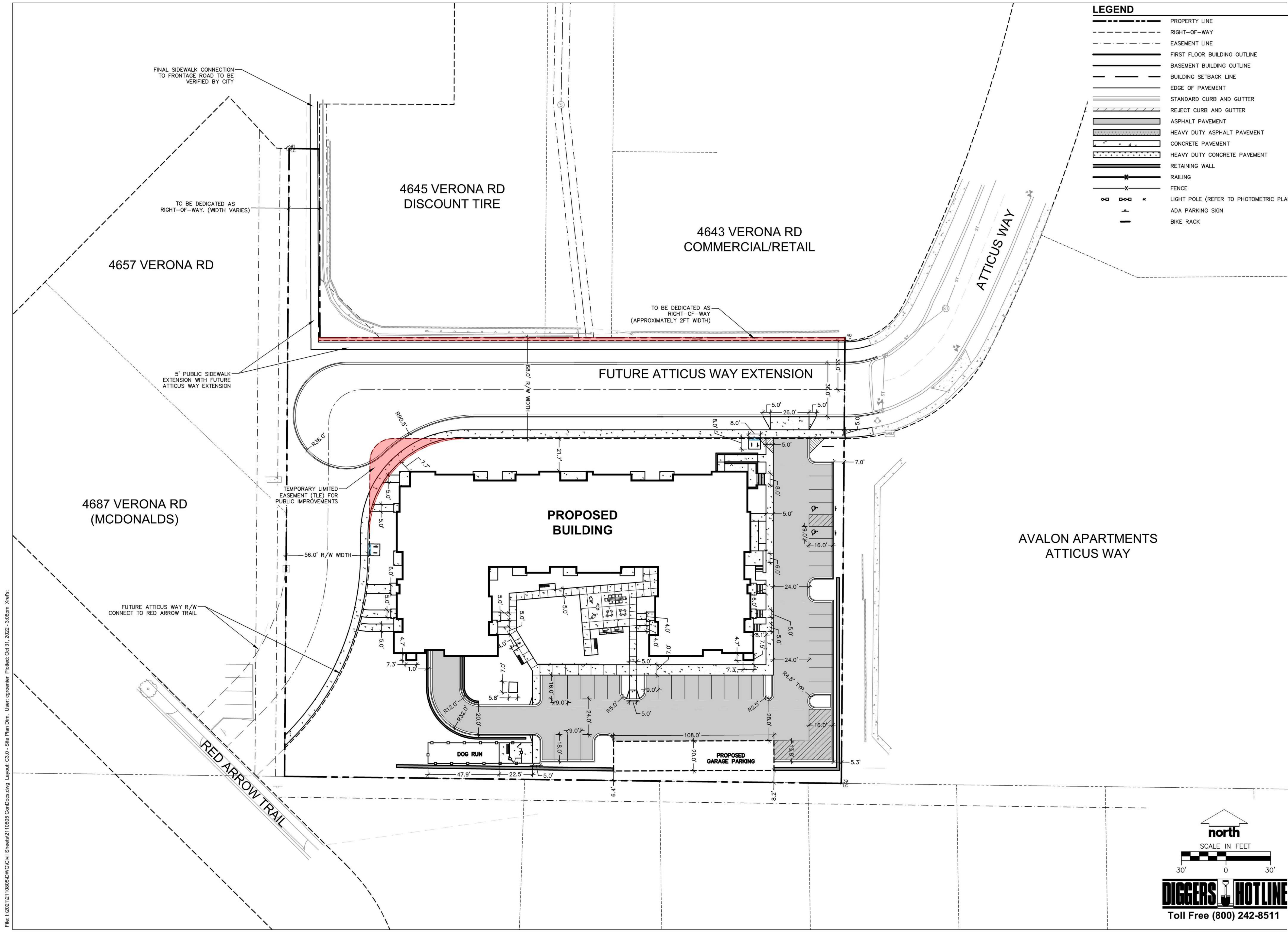
**INTERIM ATTICUS WAY ALIGNMENT FOR
4649 VERONA ROAD REDEVELOPMENT**

| MARK | REVISION | DATE | BY |
|-------|----------|---------------------|-----|
| 14774 | 14774 | 10/19/2022 12:39 PM | SDU |

14774
 TRANSPORTATION COMMISSION EXHIBIT
ATTICUS WAY EXTENSION
 MADISON, WI
 CONTRACT NO: ----
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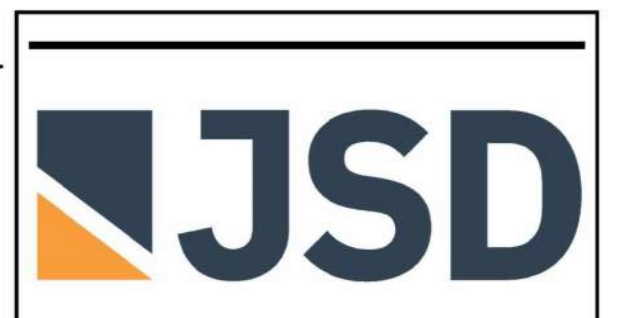


14774
 EX-3



LEGEND

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| | PROPERTY LINE |
| | RIGHT-OF-WAY |
| | EASEMENT LINE |
| | FIRST FLOOR BUILDING OUTLINE |
| | BASEMENT BUILDING OUTLINE |
| | BUILDING SETBACK LINE |
| | EDGE OF PAVEMENT |
| | STANDARD CURB AND GUTTER |
| | REJECT CURB AND GUTTER |
| | ASPHALT PAVEMENT |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | RETAINING WALL |
| | RAILING |
| | FENCE |
| | LIGHT POLE (REFER TO PHOTOMETRIC PLAN) |
| | ADA PARKING SIGN |
| | BIKE RACK |



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MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.848.5060

CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070
 SANTA MONICA, CA 90401**

PROJECT:
SUMMIT RIDGE APARTMENTS

PROJECT LOCATION:
**4785 ATTICUS WAY
 MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|----|------------|--------------------|
| 1 | 07/18/2022 | LAND USE SUBMITTAL |
| 2 | 09/23/2022 | SPV SUBMITTAL |
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| 15 | | |

Designed By: CHG
 Reviewed By: MRH
 Approved By:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 21-10805

File: I:\2021\12\10805\DWG\Civil\Sheets\2110805_ConDoss.dwg Layout: C3.0 - Site Plan Dim. User: opromier PlotDate: Oct 31, 2022 - 3:09pm Xref's:

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File: I:\2021\10805\DWG\Civil\Sheets\2110805_CorDoss.dwg Layout: C3.1 - Detailed Site Plan Annotated User: cprossier Plotted: Oct 31, 2022 - 3:08pm Xref's:

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- FIRST FLOOR BUILDING OUTLINE
- BASEMENT BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ▲ ADA PARKING SIGN
- BIKE RACK

SITE INFORMATION BLOCK

| | |
|--|------------------------|
| SITE ADDRESS | 4649 VERONA ROAD |
| PROPERTY ACREAGE | 1.75 ACRES (76,113 SF) |
| NUMBER OF BUILDING STORIES | 4 (+BASEMENT) |
| NUMBER OF PARKING STALLS | |
| SURFACE | |
| LARGE | 32 |
| ACCESSIBLE | 2 |
| TOTAL STALLS | 34 |
| NUMBER OF SURFACE BICYCLE STALLS: | |
| | 8 |
| EXISTING VS. PROPOSED SITE COVERAGE | |
| EXISTING IMPERVIOUS SURFACE AREA | 51,229 SF |
| EXISTING PERVIOUS SURFACE AREA | 24,884 SF |
| EXISTING IMPERVIOUS SURFACE AREA RATIO | 0.67 |
| PROPOSED IMPERVIOUS SURFACE AREA | 49,375 SF |
| PROPOSED PERVIOUS SURFACE AREA | 26,738 SF |
| PROPOSED IMPERVIOUS SURFACE AREA RATIO | 0.65 |

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161 HORIZON DRIVE, SUITE 101
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CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401**

PROJECT:
SUMMIT RIDGE APARTMENTS

PROJECT LOCATION:
**4785 ATTICUS WAY
MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

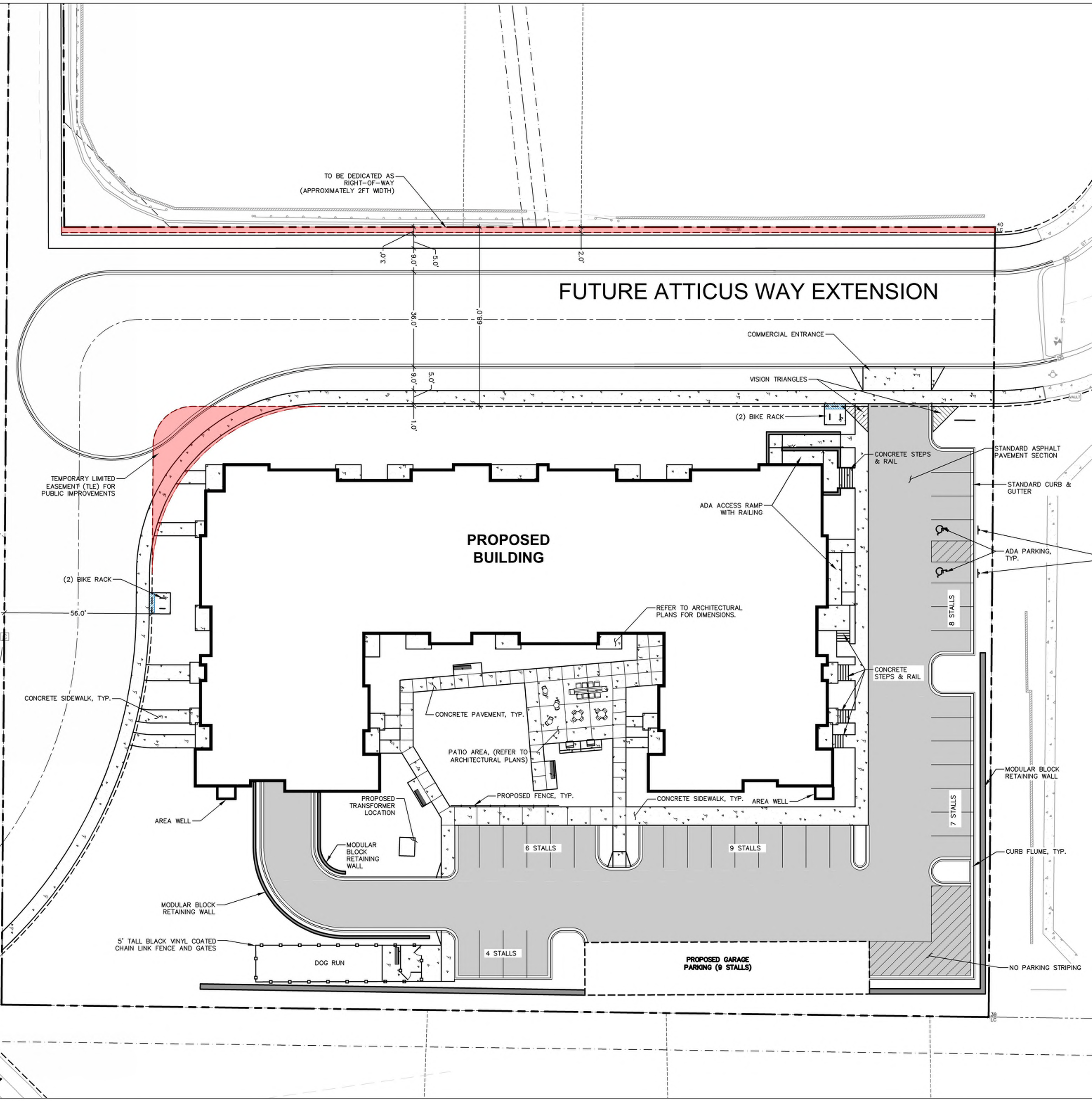
| # | Date: | Description: |
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| 1 | 07/18/2022 | LAND USE SUBMITTAL |
| 2 | 09/23/2022 | SPV SUBMITTAL |
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Designed By: CHG
Reviewed By: MRH
Approved By:

SHEET TITLE:
DETAILED SITE PLAN

SHEET NUMBER:
C3.1

JSD PROJECT NO: 21-10805



north

SCALE IN FEET

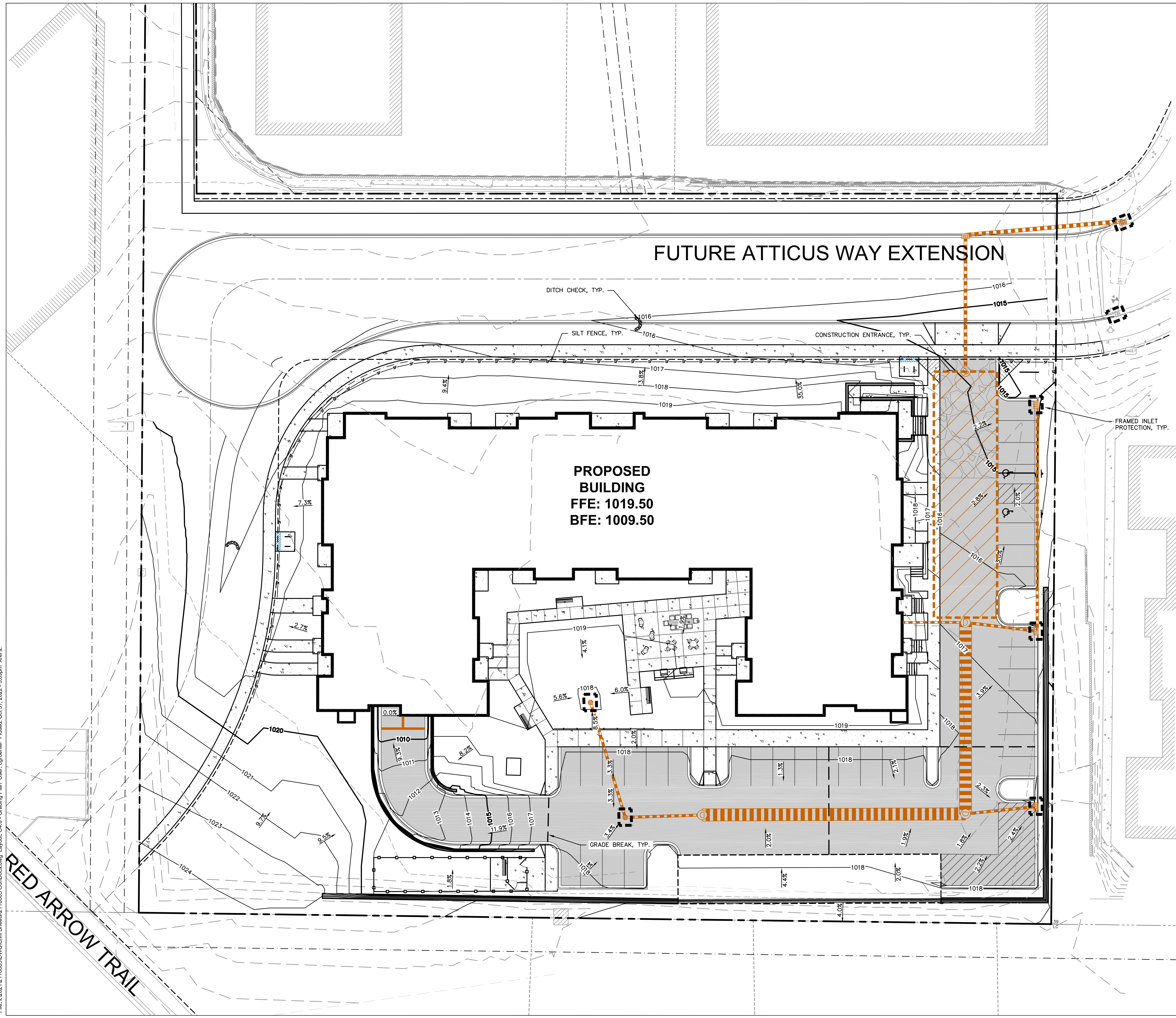
20' 0 20'

DIGGERS HOTLINE

Toll Free (800) 242-8511

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File: I:\2021\12\10895\DWG\Civil\Sheets\2110895_ConDoss.dwg Layout: C4.0 - Grading Plan User: cgreiner Plotted: Oct 31, 2022 - 3:09pm Xrefs:



LEGEND

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| | PROPERTY LINE |
| | RIGHT-OF-WAY |
| | EASEMENT LINE |
| | BUILDING OUTLINE |
| | EDGE OF PAVEMENT |
| | STANDARD CURB AND GUTTER |
| | REJECT CURB AND GUTTER |
| | ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | PROPOSED 1 FOOT CONTOUR |
| | PROPOSED 5 FOOT CONTOUR |
| | EXISTING 1 FOOT CONTOUR |
| | EXISTING 5 FOOT CONTOUR |
| | RETAINING WALL |
| | DITCH CHECK |
| | INLET PROTECTION |
| | RIP-RAP |
| | CONSTRUCTION ENTRANCE |
| | EROSION MATTING |
| | SILT FENCE |
| | SILT SOCK |
| | GRADE BREAK |

FUTURE ATTICUS WAY EXTENSION

PROPOSED BUILDING
FFE: 1019.50
BFE: 1009.50

RED ARROW TRAIL



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CLIENT:
LINCOLN AVENUE CAPITAL MANAGEMENT, LLC

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401**

PROJECT:
SUMMIT RIDGE APARTMENTS

PROJECT LOCATION:
**4785 ATTICUS WAY
MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date: | Description: |
|----|------------|--------------------|
| 1 | 07/18/2022 | LAND USE SUBMITTAL |
| 2 | 09/23/2022 | SPV SUBMITTAL |
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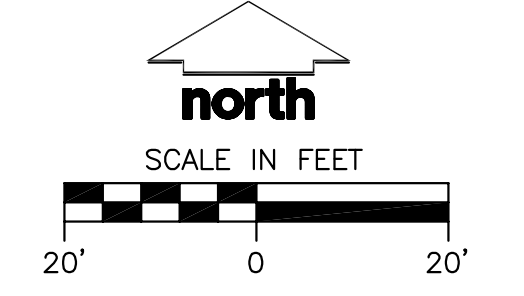
Designed By: CHG
Reviewed By: MRH
Approved By:

SHHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHHEET NUMBER:

C4.0

JSD PROJECT NO: 21-10895



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LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959— PROPOSED 1 FOOT CONTOUR
- 960— PROPOSED 5 FOOT CONTOUR
- 959— EXISTING 1 FOOT CONTOUR
- 960— EXISTING 5 FOOT CONTOUR
- RETAINING WALL
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- EC - EDGE OF CONCRETE
- BOC - BACK OF CURB
- MATCH - MATCH EXISTING GRADE
- HP - HIGH POINT
- SW - SIDEWALK
- GRADE BREAK



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P. 608.848.5060

CLIENT:
**LINCOLN AVENUE
CAPITAL
MANAGEMENT, LLC**

CLIENT ADDRESS:
**401 WILSHIRE BLVD., #1070
SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE
APARTMENTS**

PROJECT LOCATION:
**4785 ATTICUS WAY
MADISON, DANE COUNTY**

PLAN MODIFICATIONS:

| # | Date | Description |
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Designed By: CHG
Reviewed By: MRH
Approved By:

**DETAILED GRADING
PLAN**

SHEET NUMBER:

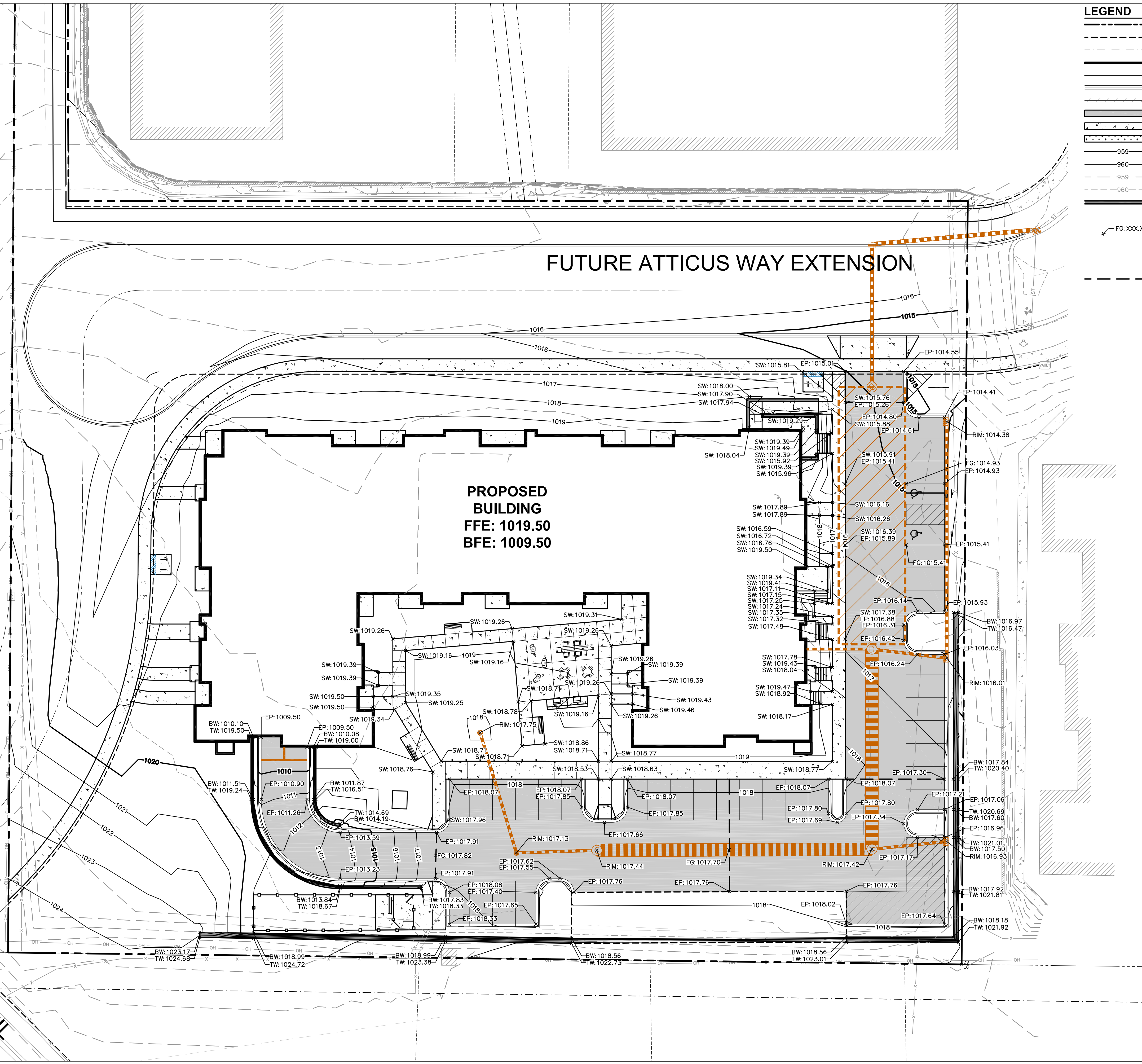
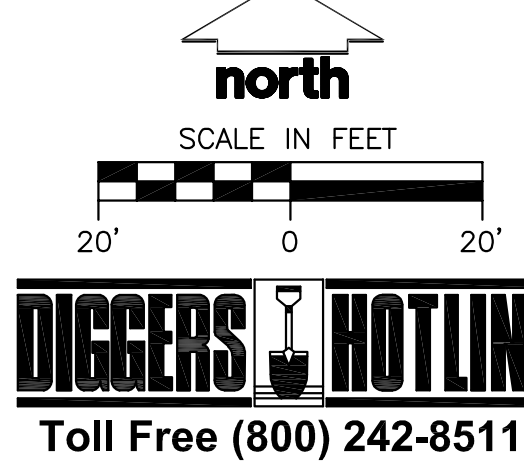
C4.1

JSD PROJECT NO: 21-10885

FUTURE ATTICUS WAY EXTENSION

**PROPOSED
BUILDING
FFE: 1019.50
BFE: 1009.50**

RED ARROW TRAIL



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| PROPOSED SANITARY SEWER STRUCTURE TABLE | | | | | |
|---|--------------|--|------------|-----------------|------------------|
| LABEL | RIM EL. (FT) | INVERT EL. (FT) | DEPTH (FT) | STRUCTURE DESC. | FRAME & GRATE |
| EX STO INL A | 1009.61 | W INV: 1005.96 (18") | 3.7 | 2 x 3 INLET | R-3067 TYPE L |
| STO CB A-7 | 1017.75 | S INV: 1014.50 (12") | 3.3 | 36 IN MH (FLAT) | R-2050 TYPE D |
| STO INL A-3.1 | 1016.01 | W INV: 1009.97 (12") N INV: 1010.07 (12") | 6.0 | 2 x 3 INLET | R-3067 TYPE L |
| STO INL A-3.2 | 1014.38 | S INV: 1011.00 (12") | 3.4 | 2 x 3 INLET | R-3067 TYPE L |
| STO MH A-1 | 1016.27 | E INV: 1006.70 (18") S INV: 1006.95 (15") | 9.6 | 2 x 3 INLET | R-3067 TYPE L |
| STO MH A-2 | 1014.93 | N INV: 1007.60 (15") | 7.3 | 48 IN MH (FLAT) | R-1550 SOLID LID |
| STO MH A-3 | 1016.69 | S INV: 1005.50 (60") E INV: 1009.67 (12") W INV: 1013.00 (10") | 11.2 | 48 IN MH (FLAT) | R-1550 SOLID LID |
| STO MH A-4 | 1017.42 | N INV: 1005.50 (60") W INV: 1005.50 (60") E INV: 1013.21 (12") | 11.9 | 48 IN MH (FLAT) | R-1550 SOLID LID |
| STO MH A-5 | 1017.44 | E INV: 1005.50 (60") W INV: 1012.78 (12") | 11.9 | 48 IN MH (FLAT) | R-1550 SOLID LID |

| PROPOSED STORM SEWER PIPE TABLE | | | | | | | | |
|---------------------------------|---------------|---------------|--------|-----------------|--------------------|-------|-----------------|--|
| LABEL | FROM | TO | LENGTH | INVERT EL. (FT) | DISCHARGE EL. (FT) | SLOPE | SIZE & MATERIAL | |
| STO A-1 | STO MH A-1 | EX STO INL A | 65' | 1006.70 | 1005.96 | 1.14% | 18 IN RCP | |
| STO A-2 | STO MH A-2 | STO MH A-1 | 56' | 1007.60 | 1006.95 | 1.16% | 15 IN RCP | |
| STO A-3.1 | STO INL A-3.1 | STO MH A-3 | 30' | 1009.97 | 1009.67 | 1.00% | 12 IN HDPE | |
| STO A-3.2 | STO INL A-3.2 | STO INL A-3.1 | 93' | 1011.00 | 1010.07 | 1.00% | 12 IN HDPE | |
| STO A-3.3 | ROOF DRAIN | STO MH A-3 | 26' | 1013.51 | 1013.00 | 2.00% | 10 IN HDPE | |
| STO A-4 | STO MH A-4 | STO MH A-3 | 79' | 1005.50 | 1005.50 | 0.00% | 60 IN HDPE | |
| STO A-5 | STO MH A-5 | STO MH A-4 | 108' | 1005.50 | 1005.50 | 0.00% | 60 IN HDPE | |
| STO A-7 | STO CB A-7 | STO CB A-6 | 49' | 1014.50 | 1013.51 | 2.00% | 12 IN HDPE | |

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ▭ BUILDING OUTLINE
- ▬ EDGE OF PAVEMENT
- ▬ STANDARD CURB AND GUTTER
- ▬ REJECT CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ HEAVY DUTY CONCRETE PAVEMENT
- ▬ RETAINING WALL
- SANITARY SEWER
- WATERMAIN
- STORM SEWER



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P. 608.848.5060

CLIENT:
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MANAGEMENT, LLC**

CLIENT ADDRESS:
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SANTA MONICA, CA 90401**

PROJECT:
**SUMMIT RIDGE
APARTMENTS**

PROJECT LOCATION:
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PLAN MODIFICATIONS:

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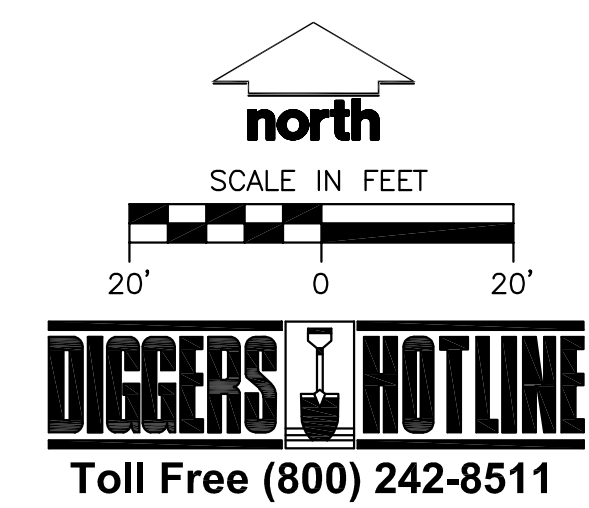
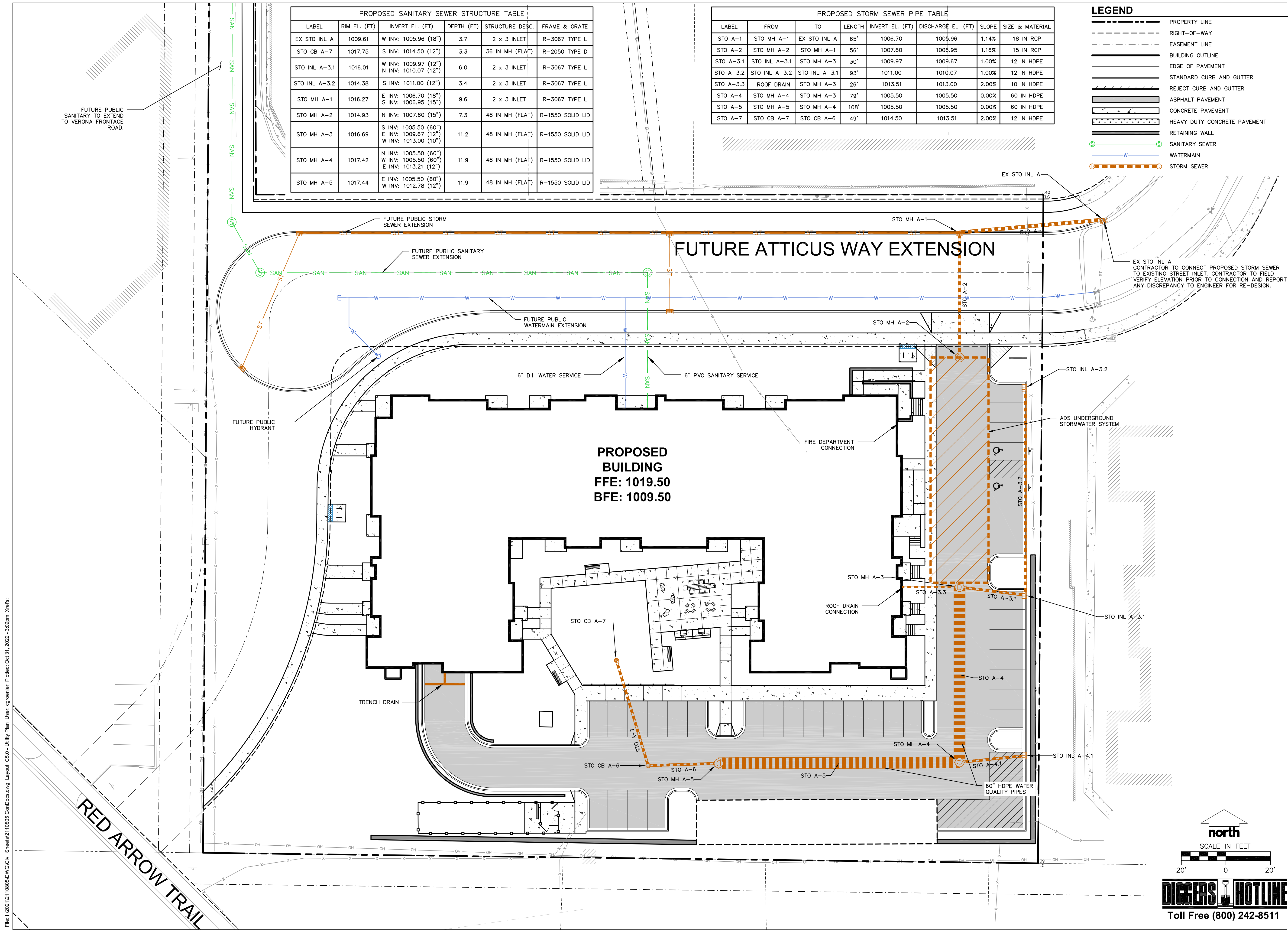
Designed By: CHG
Reviewed By: MRH
Approved By:

UTILITY PLAN

SHEET NUMBER:

C5.0

JSD PROJECT NO: 21-10805



File: I:\2021\12\10805\DWG\Civil\Sheets\2110805_ConDoss.dwg Layout: C5.0 - Utility Plan User: cpoemler PlotDate: Oct 31, 2022 - 3:03pm Xref's:

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