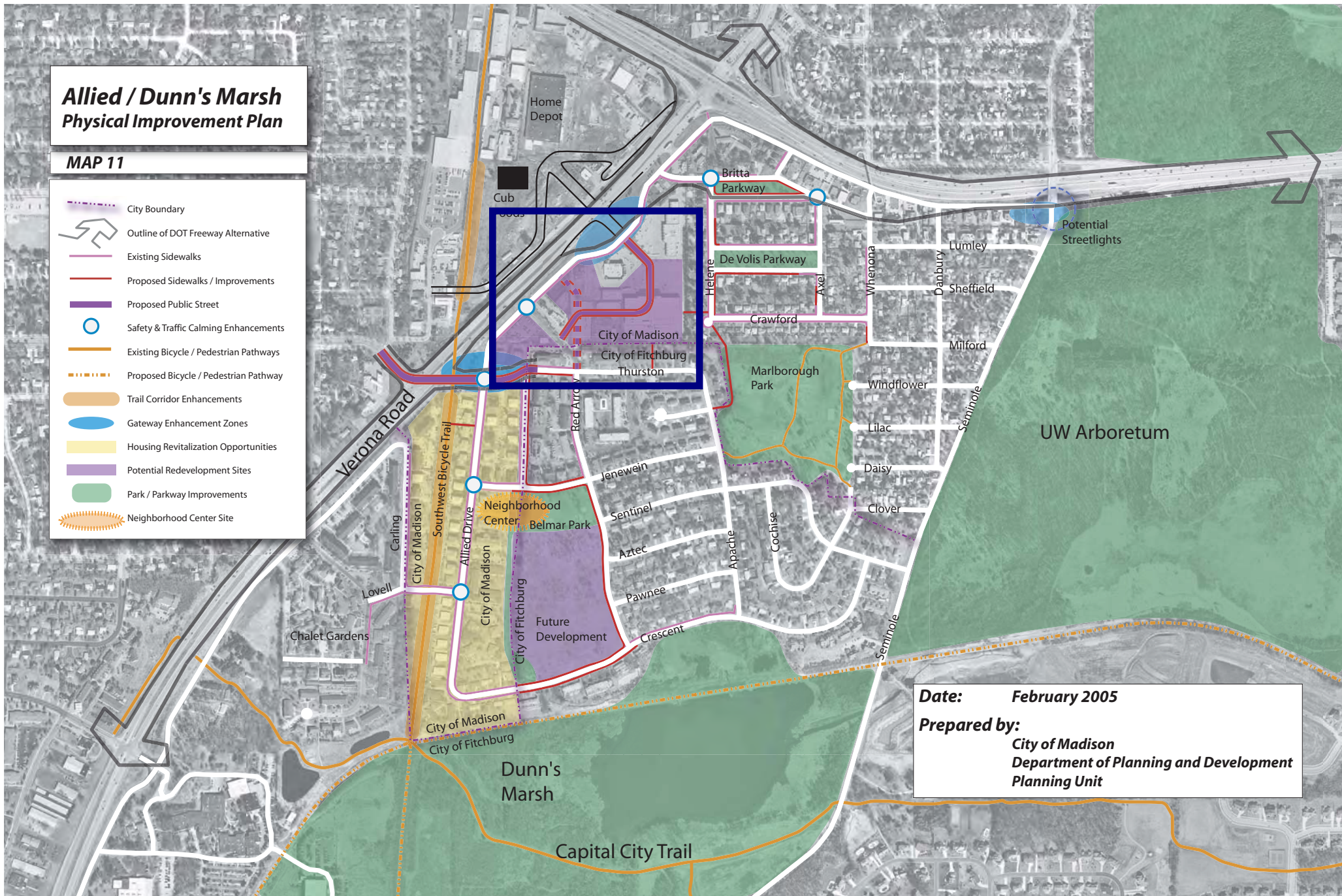


# Allied / Dunn's Marsh Physical Improvement Plan

## MAP 11

-  City Boundary
-  Outline of DOT Freeway Alternative
-  Existing Sidewalks
-  Proposed Sidewalks / Improvements
-  Proposed Public Street
-  Safety & Traffic Calming Enhancements
-  Existing Bicycle / Pedestrian Pathways
-  Proposed Bicycle / Pedestrian Pathway
-  Trail Corridor Enhancements
-  Gateway Enhancement Zones
-  Housing Revitalization Opportunities
-  Potential Redevelopment Sites
-  Park / Parkway Improvements
-  Neighborhood Center Site

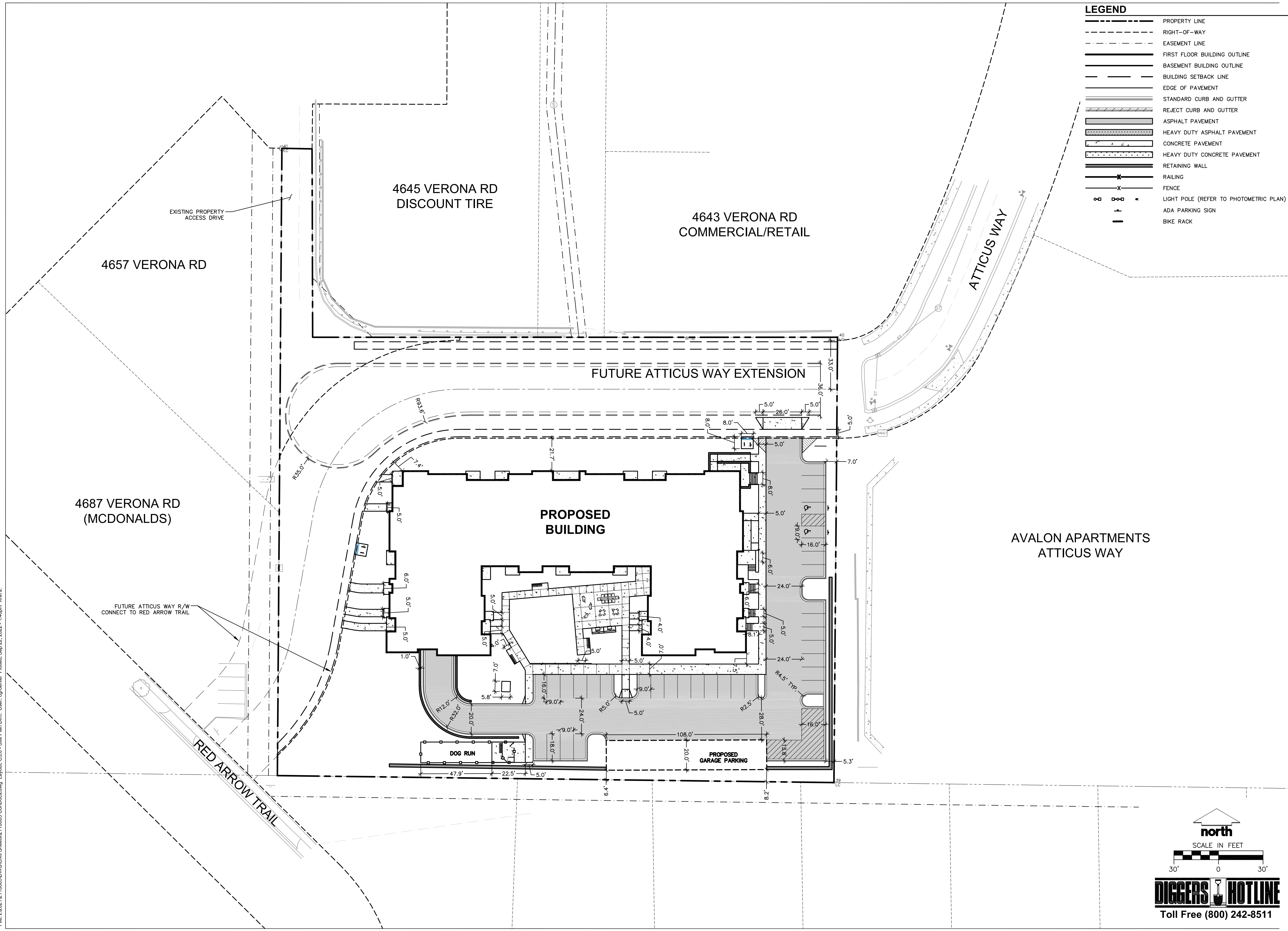



**Date:** February 2005  
**Prepared by:**  
 City of Madison  
 Department of Planning and Development  
 Planning Unit

File: I:\2021\12\10895\DWG\Civil\Sheets\2110895\_ConDoss.dwg Layout: C3.0 - Site Plan Dim. User: cprossler Plotter: Sep 22, 2022 - 1:40pm 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                              |





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**MADISON REGIONAL OFFICE**  
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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      |
| 3  |            |                    |
| 4  |            |                    |
| 5  |            |                    |
| 6  |            |                    |
| 7  |            |                    |
| 8  |            |                    |
| 9  |            |                    |
| 10 |            |                    |
| 11 |            |                    |
| 12 |            |                    |
| 13 |            |                    |
| 14 |            |                    |
| 15 |            |                    |

---

Designed By: CHG  
Reviewed By: MRH  
Approved By:

SHEET TITLE:  
**SITE PLAN**

---

SHEET NUMBER:  
**C3.0**

---

JSD PROJECT NO: 21-10895



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SANTA MONICA, CA 90401**

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**SUMMIT RIDGE  
APARTMENTS**

PROJECT LOCATION:  
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PLAN MODIFICATIONS:

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| 3  |            |                    |
| 4  |            |                    |
| 5  |            |                    |
| 6  |            |                    |
| 7  |            |                    |
| 8  |            |                    |
| 9  |            |                    |
| 10 |            |                    |
| 11 |            |                    |
| 12 |            |                    |
| 13 |            |                    |
| 14 |            |                    |
| 15 |            |                    |

Designed By: CHG  
Reviewed By: MRH  
Approved By:

SHEET TITLE:  
**DETAILED SITE PLAN**

SHEET NUMBER:  
**C3.1**

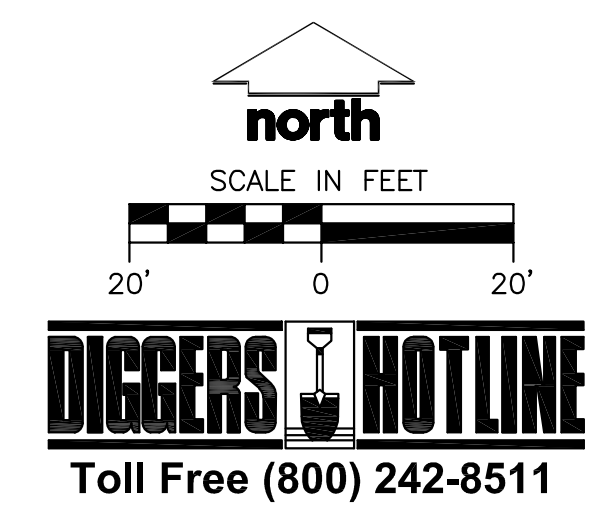
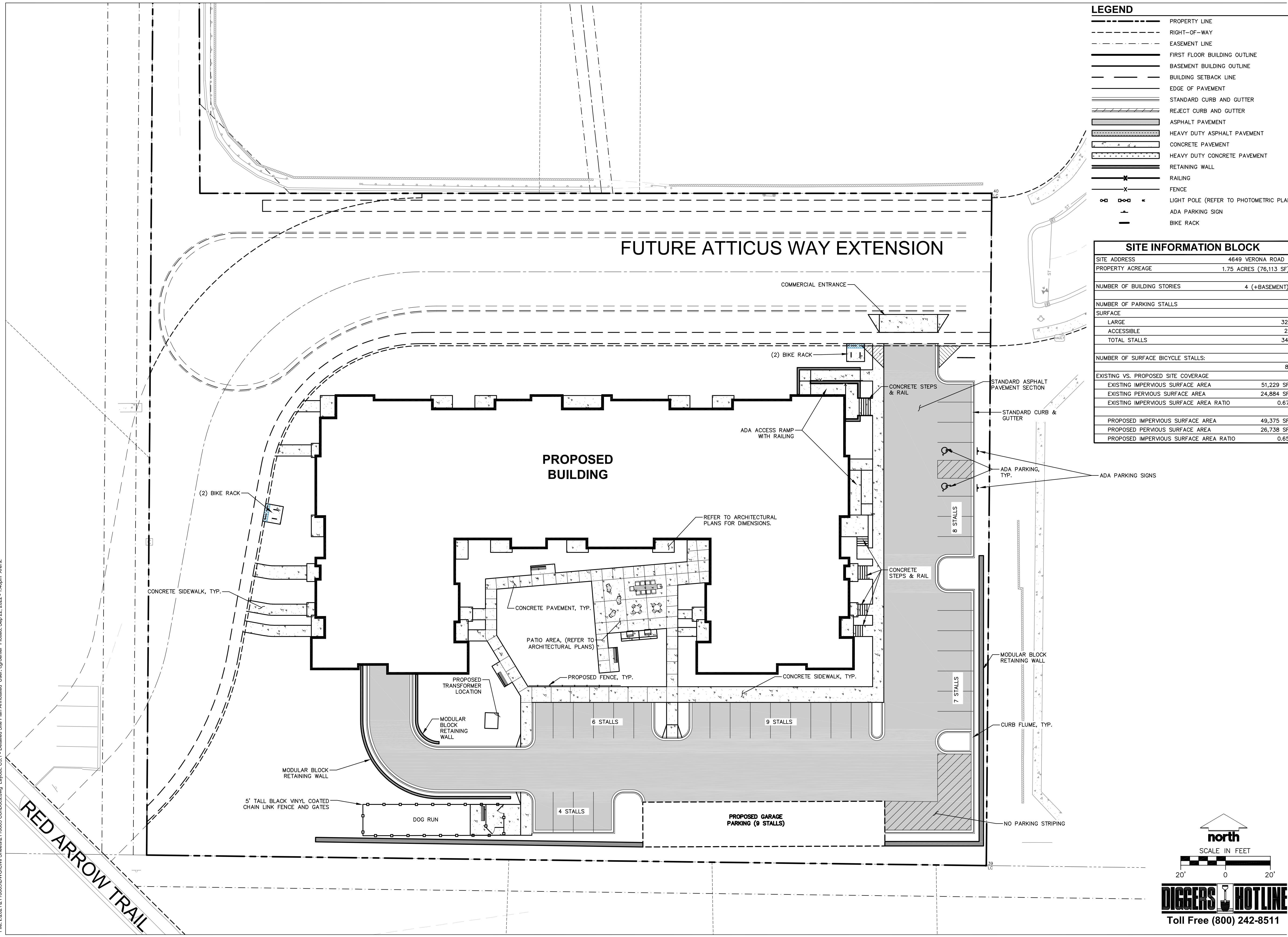
JSD PROJECT NO: 21-10805

**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 ACCESS SIGN
- BIKE RACK

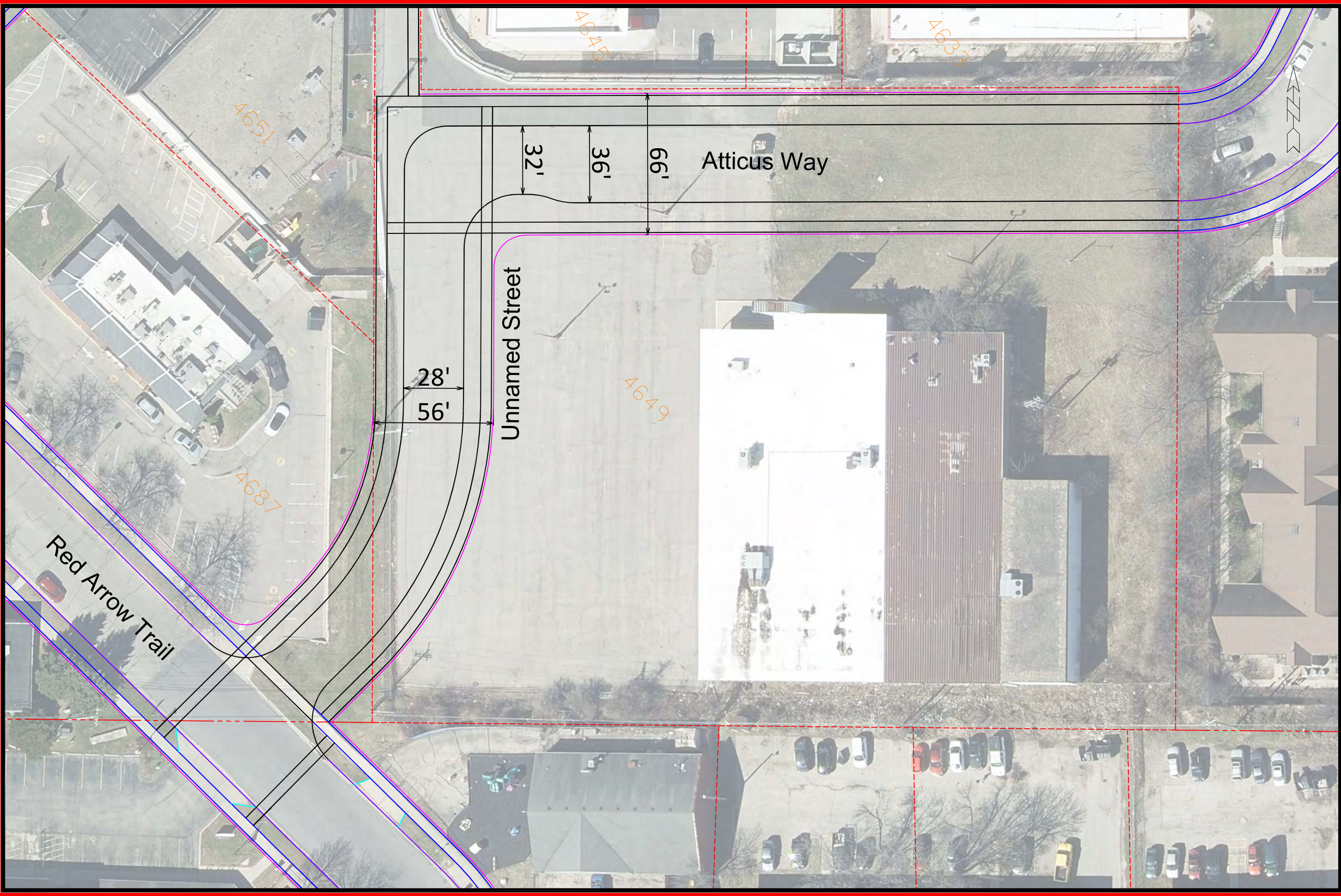
**SITE INFORMATION BLOCK**

|  |                        |
|--|------------------------|
| 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                   |



File: I:\2021\12\10805\DWG\Civil\Sheets\2110805\_CorDoss.dwg Layout: C3.1 - Detailed Site Plan Annotated User: cprossier Plottest: Sep 22, 2022 - 1:40pm Xrefs:

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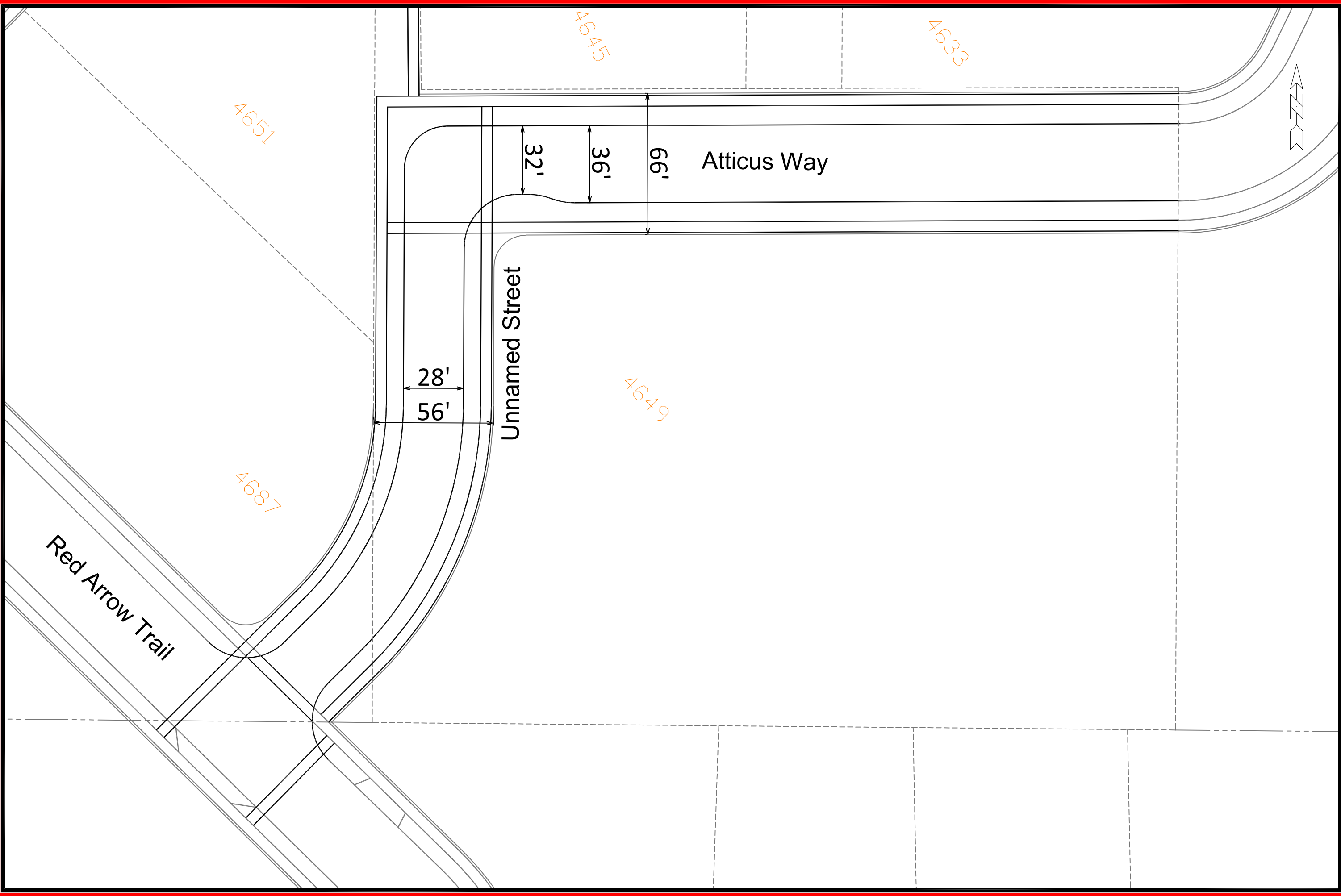
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|-------|------------|----------|---------------|
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| 14774 | 14774      |          | EX-1          |

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

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14774  
 EX-1

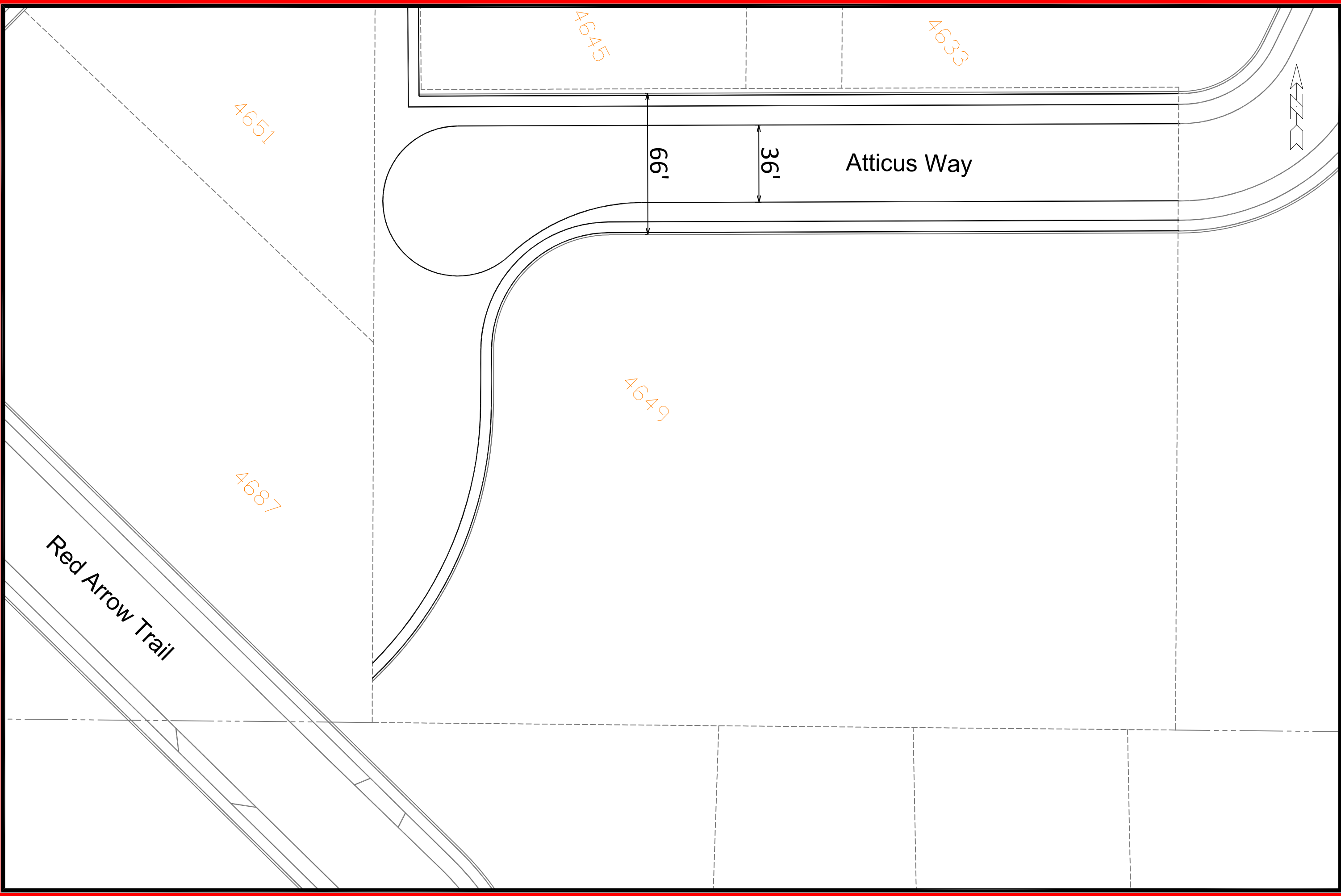


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 14774 EX-2

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

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| MARK | REVISION | DATE | BY |
|------|----------|------|----|
|      |          |      |    |
|      |          |      |    |
|      |          |      |    |

Designed By: SDU  
Date: 10/19/2022 12:39 PM  
Scale: 1"=40'  
14774

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



14774  
 EX-3

EX-3