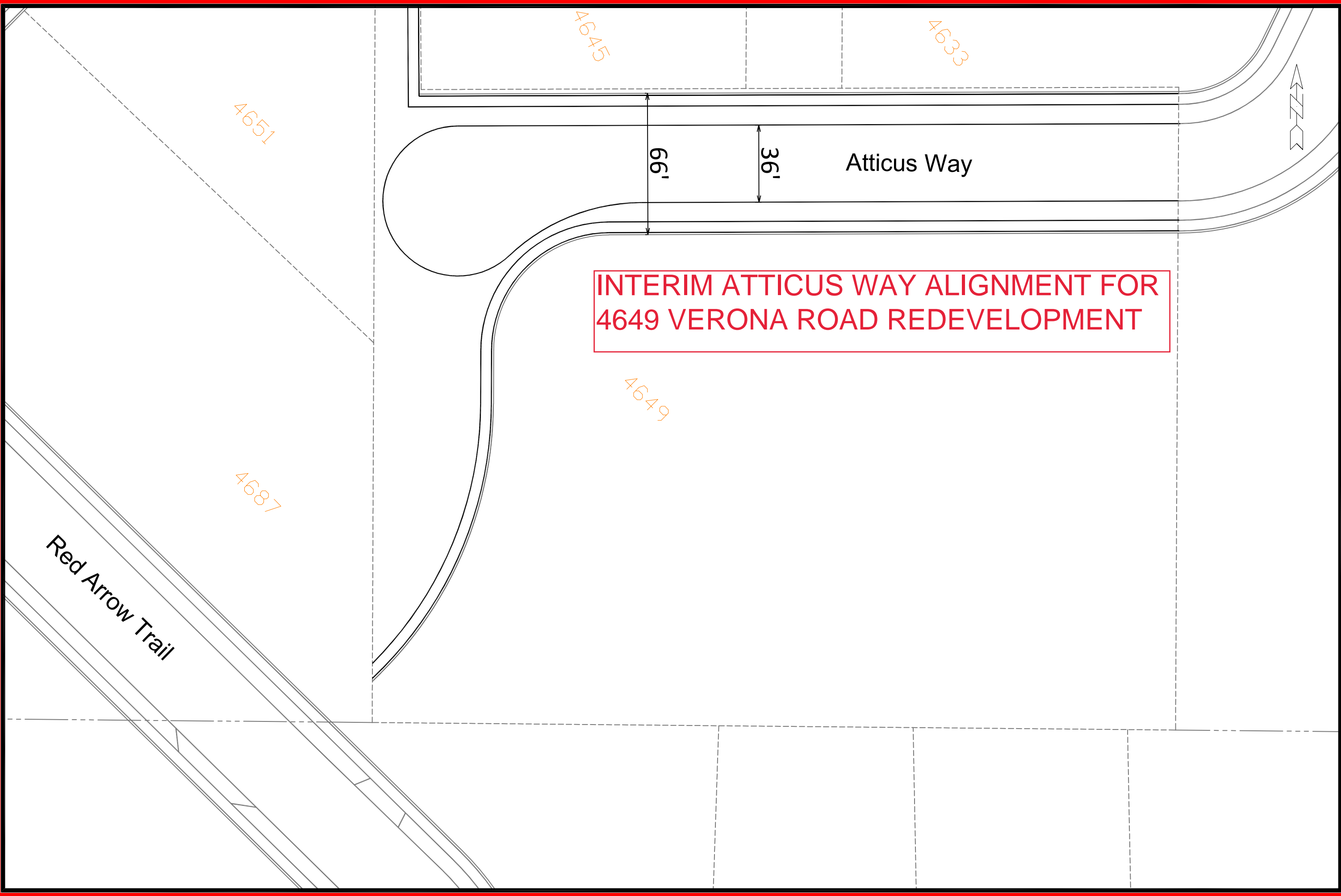


| MARK  | REVISION | DATE                | BY            |
|-------|----------|---------------------|---------------|
| 14774 | SDU      | 10/19/2022 12:34 PM | Scale: 1"=40' |

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

M:\DESIGN\Projects\14774\CAD\Traffic\14774TE-Geometrics\_4.dwg

14774  
 EX-1



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

| MARK  | REVISION | DATE | BY |
|-------|----------|------|----|
| 14774 |          |      |    |

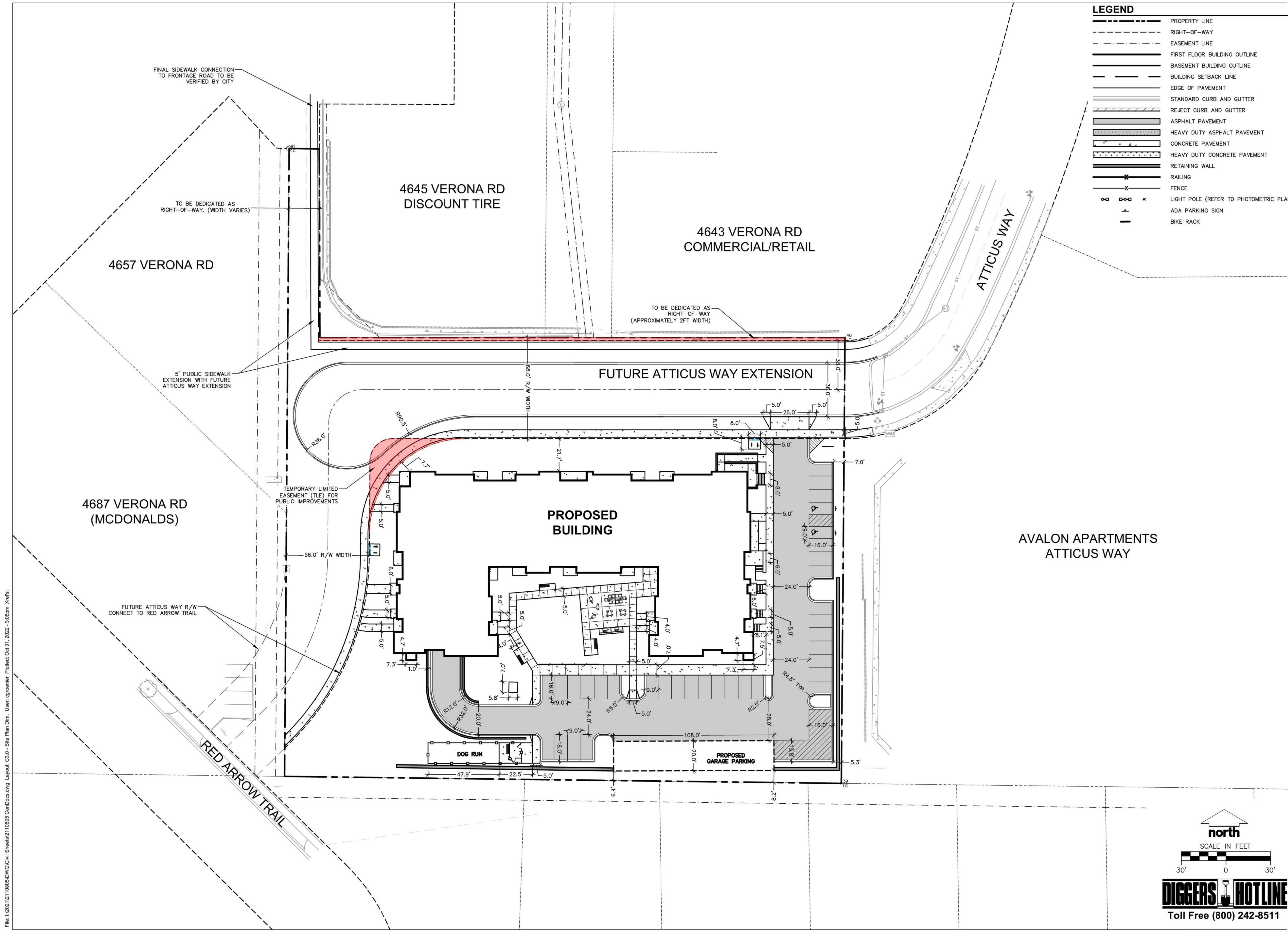
Designed By: SDU  
Date: 10/19/2022 12:39 PM  
Scale: 1"=40'

14774  
**MADISON, WI**  
 TRANSPORTATION COMMISSION EXHIBIT  
**ATTICUS WAY EXTENSION**  
 CONTRACT NO: ----  
 M:\DESIGN\Projects\14774\CAD\Traffic\14774TE-Geometrics\_4\_Interim.dwg



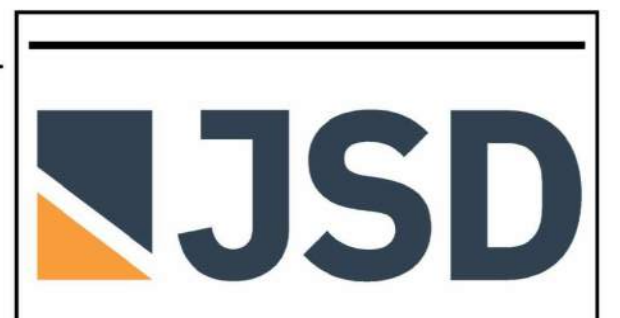
14774  
 EX-3





**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                              |



CREATE THE VISION TELL THE STORY

jsdinc.com

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      |
| 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: 21-10805

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

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

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                   |

**JSD**

CREATE THE VISION TELL THE STORY

jsdinc.com

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:

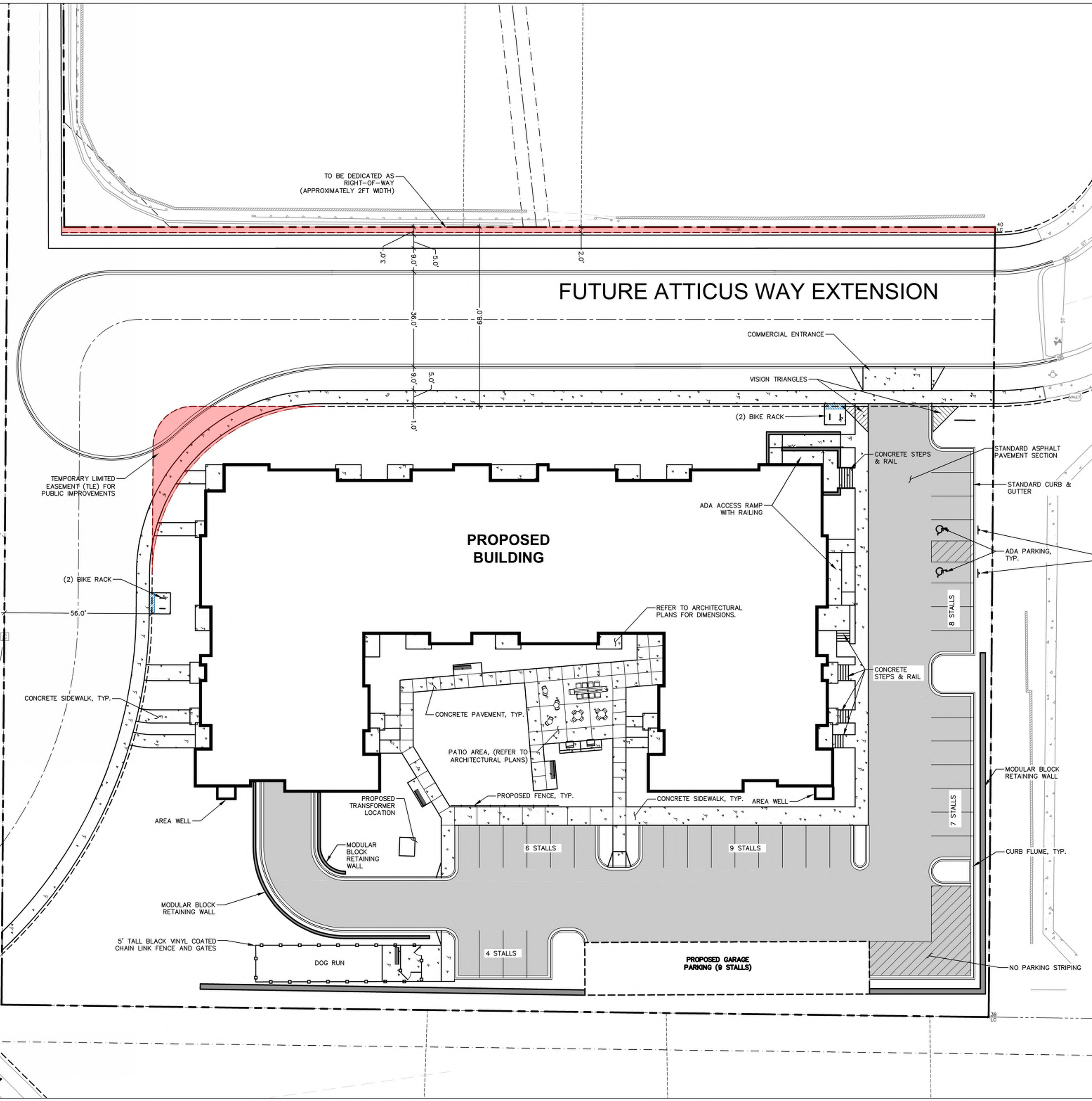
| #  | Date       | Description        |
|----|------------|--------------------|
| 1  | 07/18/2022 | LAND USE SUBMITTAL |
| 2  | 09/23/2022 | SPV SUBMITTAL      |
| 3  |            |                    |
| 4  |            |                    |
| 5  |            |                    |
| 6  |            |                    |
| 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



north

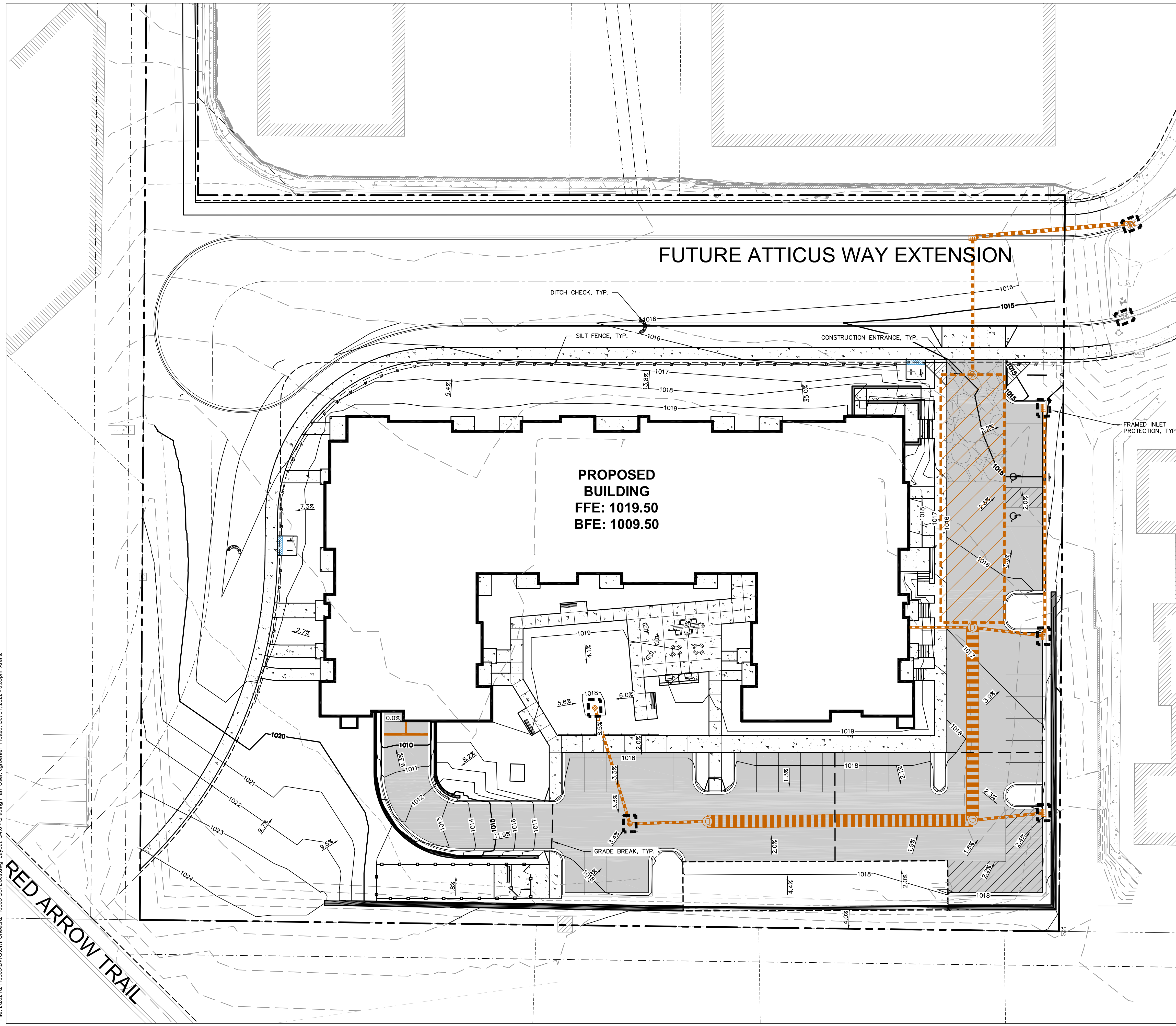
SCALE IN FEET

20' 0 20'

**DIGGERS HOTLINE**

Toll Free (800) 242-8511

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.




**LEGEND**

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

**FUTURE ATTICUS WAY EXTENSION**

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

File: I:\2021\12\10805\DWG\Civil\Sheets\2110805\_CenDoss.dwg Layout: C4.0 - Grading Plan User: cgreiner Plotted: Oct 31, 2022 - 3:09pm Xrefs:



**CREATE THE VISION TELL THE STORY**

jsdinc.com

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

---

Designed By: CHG  
 Reviewed By: MRH  
 Approved By:

**SHEET TITLE:**  
**GRADING AND EROSION CONTROL PLAN**

---

SHEET NUMBER:  
**C4.0**

---

JSD PROJECT NO: 21-10805



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\2021\12\10885\DWG\Civil\Sheets\210885\_CenDoss.dwg Layout: C4.1 - Detailed Grading Plan User: cproemier Plotdate: Oct 31, 2022 - 3:08pm Xref(s):

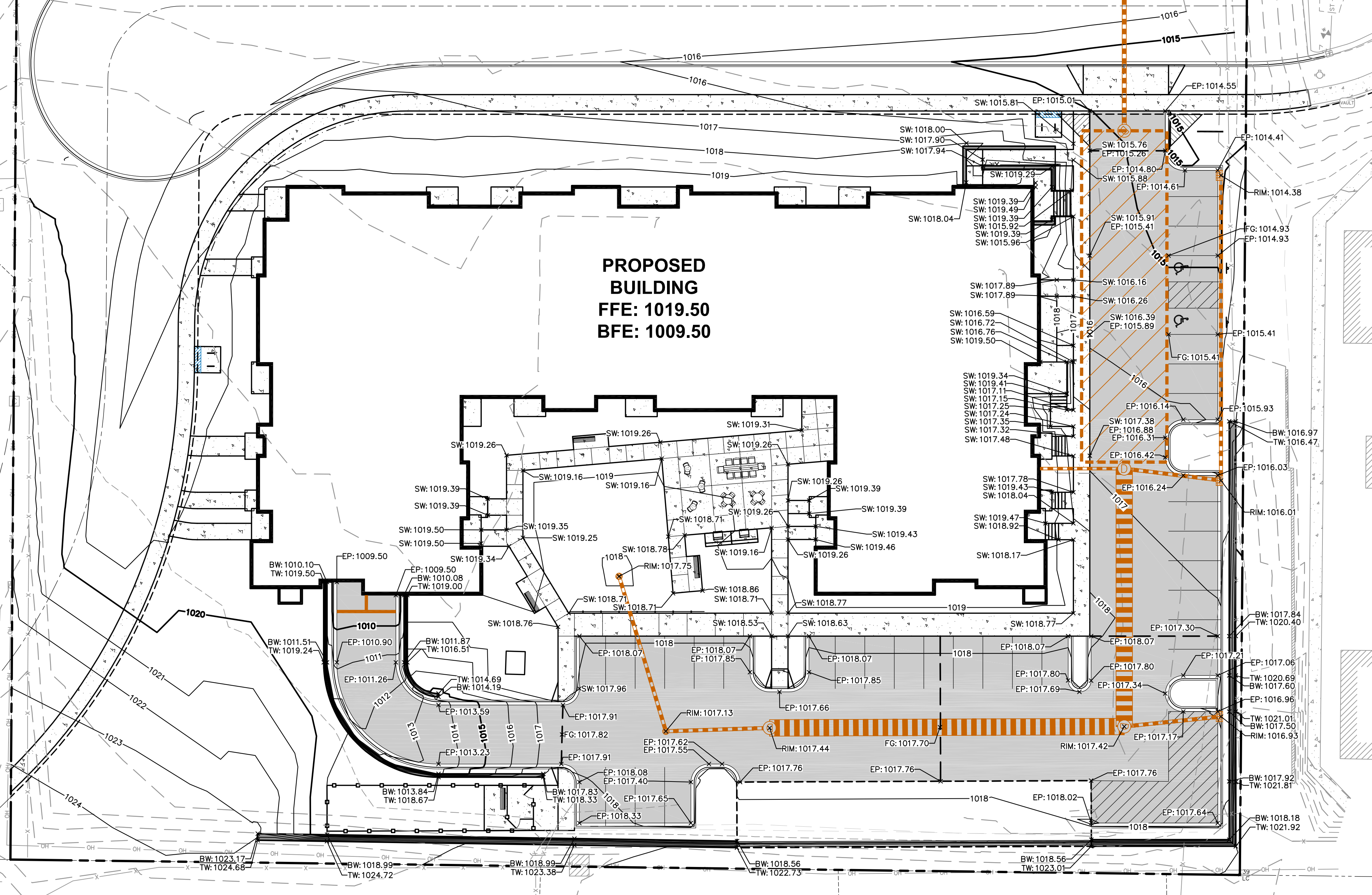
**LEGEND**

- 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

**FUTURE ATTICUS WAY EXTENSION**

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

**RED ARROW TRAIL**



CREATE THE VISION TELL THE STORY

jsdinc.com

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

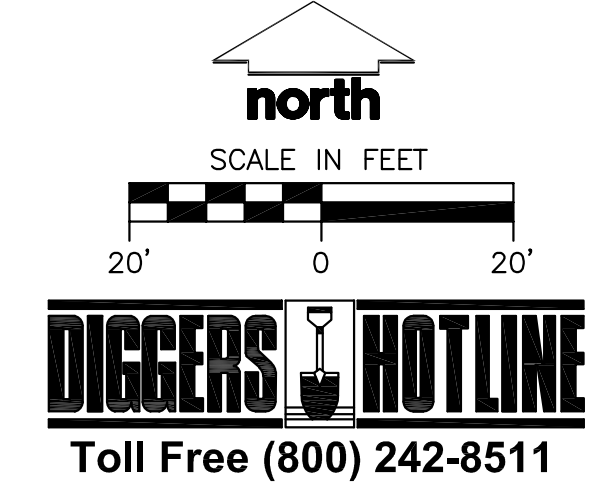
Designed By: CHG  
 Reviewed By: MRH  
 Approved By:

**DETAILED GRADING PLAN**

SHEET NUMBER:

**C4.1**

JSD PROJECT NO: 21-10885



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

| 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")<br>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")<br>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")<br>E INV: 1009.67 (12")<br>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")<br>W INV: 1005.50 (60")<br>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")<br>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

**FUTURE ATTICUS WAY EXTENSION**

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



CREATE THE VISION TELL THE STORY

jsdinc.com

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:

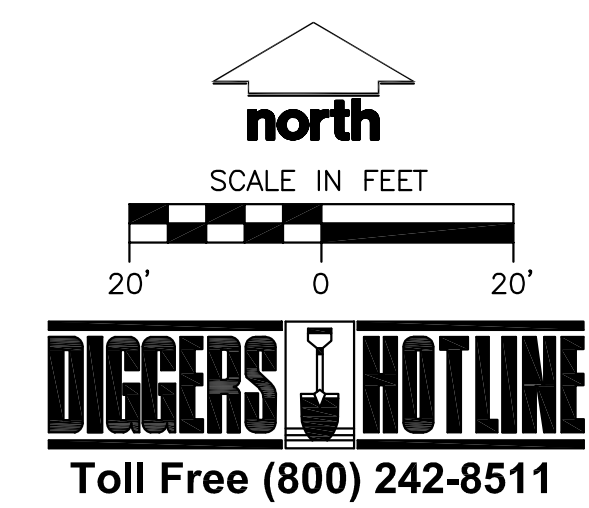
| #  | Date       | Description        |
|----|------------|--------------------|
| 1  | 07/18/2022 | LAND USE SUBMITTAL |
| 2  | 09/23/2022 | SPV SUBMITTAL      |
| 3  |            |                    |
| 4  |            |                    |
| 5  |            |                    |
| 6  |            |                    |
| 7  |            |                    |
| 8  |            |                    |
| 9  |            |                    |
| 10 |            |                    |
| 11 |            |                    |
| 12 |            |                    |
| 13 |            |                    |
| 14 |            |                    |
| 15 |            |                    |

Designed By: CHG  
 Reviewed By: MRH  
 Approved By:

SHEET TITLE:  
**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:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.