

## CONCEPTUAL DEVELOPMENT PLANS

FOR

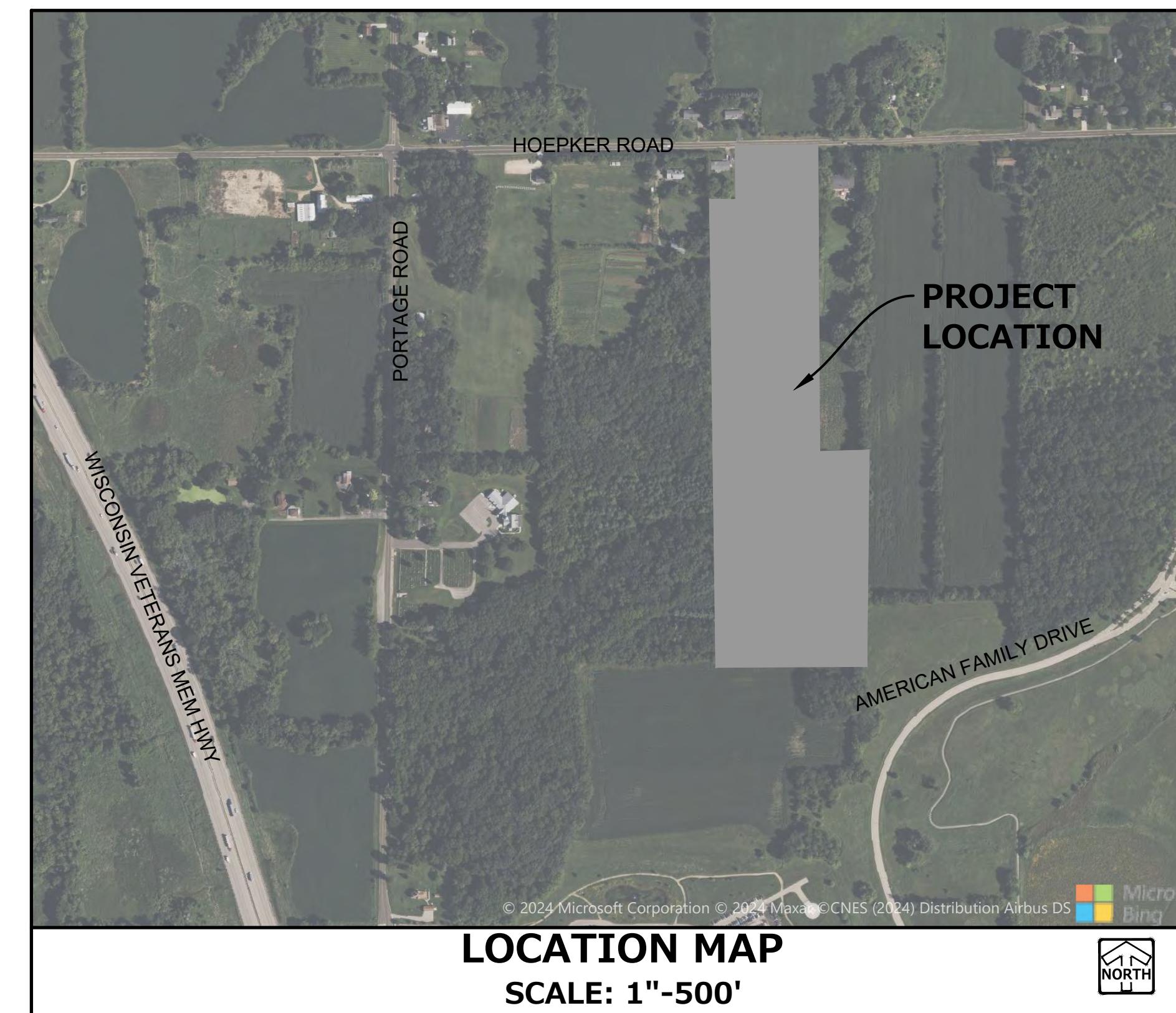
## LEO LIVING

CITY OF MADISON, WISCONSIN

PLANS PREPARED FOR

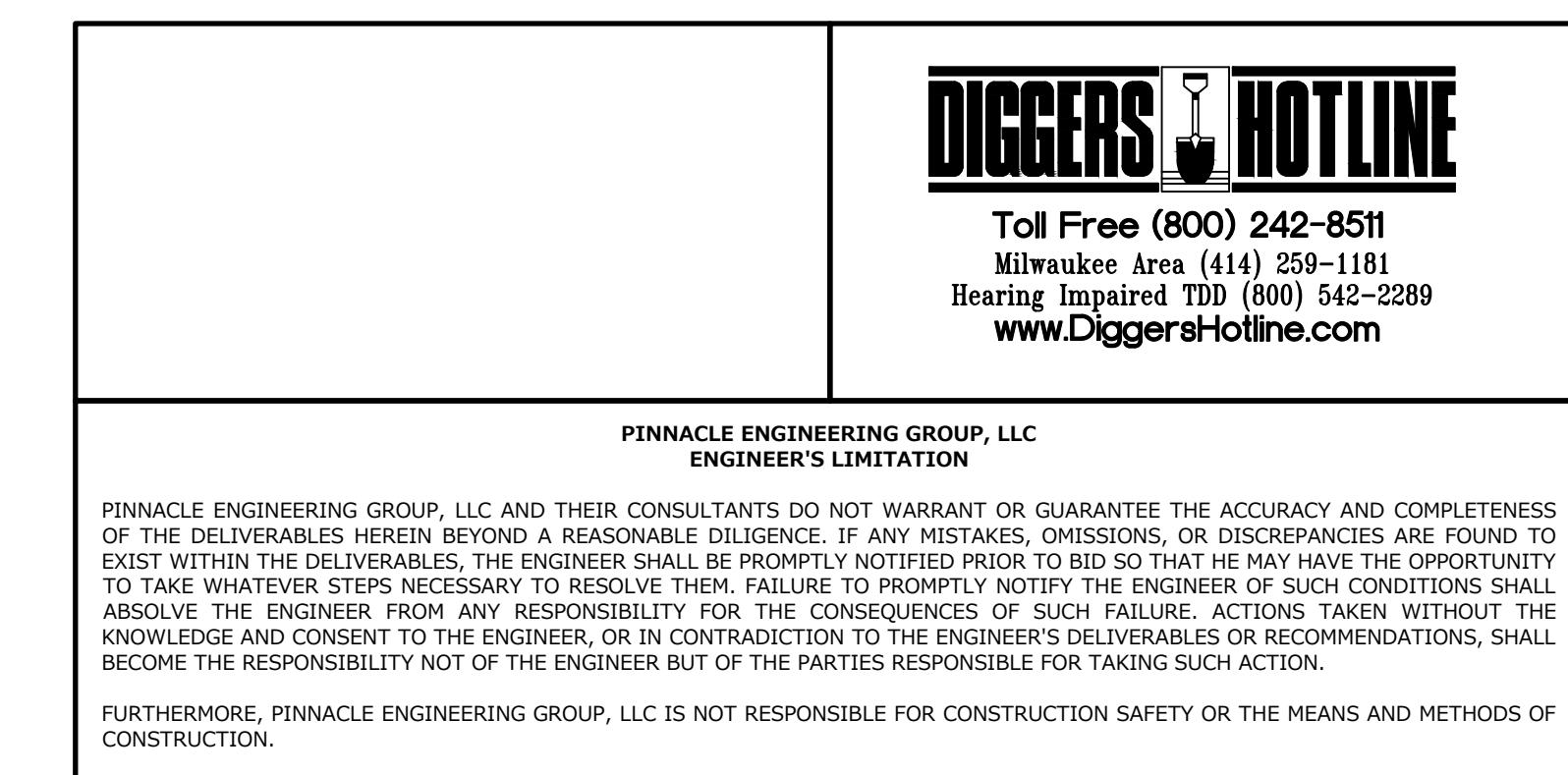
ADVENIR AZORA DEVELOPMENT, LLC

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	→	→
WATER MAIN	—W—	—W—
ELECTRICAL CABLE	—E—	—E—
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
UTILITY CROSSING	—X—	—X—
LIGHT POLE	○	●
ELECTRICAL TRANSFORMER OR PEDESTAL	□	□
POWER POLE	○	●
POWER POLE WITH LIGHT	○	×
GUY WIRE	●	×
STREET SIGN	▷	▷
CONTOUR	749 —(750.00)— 749	749 —(750.00)— 750.00
SPOT ELEVATION	749 —(750.00)— 749	750.00
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	—	—
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	○	○
SOIL BORING	○	○
TOPSOIL PROBE	○	○
FENCE LINE, TEMPORARY SILT	—X—	—X—
FENCE LINE, WIRE	—○—	—○—
FENCE LINE, CHAIN LINK OR IRON	—□—	—□—
FENCE LINE, WOOD OR PLASTIC	——	——
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—



INDEX OF SHEETS	
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C-14	UTILITY CONNECTION PLAN
C-15 - C-16	FIRE DEPARTMENT ACCESS PLAN

PROJECT TEAM CONTACTS	
<b>CIVIL ENGINEER:</b> AARON KOCH, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	<b>DEVELOPER:</b> ADVENIR AZORA DEVELOPMENT, LLC 17501 BISCAYNE BOULEVARD SUITE 300 AVENURA, FL 33160
<b>SURVEYOR:</b> JOHN KRAACK, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	<b>ARCHITECT:</b>



ABBREVIATIONS	
BL	BASE LINE
BP	BOTTOM OF PIPE
C	LONG CHORD OF CURVE
C & G	CURB AND GUTTER
CB	CATCH BASIN
CL	CENTERLINE
D	DEGREE OF CURVE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FLOODPLAIN
FR	FLOODWAY
FYG	FINISHED YARD GRADE
HWL	HIGH WATER LEVEL
INV	INVERT
L	LENGTH OF CURVE
MH	MANHOLE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
ROW	RIDGE OF WAY
SD	SANITARY SEWER
ST	STORM SEWER
T	TANGENCY OF CURVE
TB	TOP OF BANK
TC	TOP OF CURB
TF	TOP OF FOUNDATION
TP	TOP OF PIPE
TS	TOP OF SIDEWALK
TW	TOP OF FOUNDATION WALL
WM	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 OWNER'S DIRECTION.	
2. A GEOTECHNICAL REPORT SHALL BE PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE 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 SOILS 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 RELY ON THE ENGINEER'S ESTIMATE.	
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG 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 DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER 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 GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE 3 DAYS IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.	
12. SAFETY 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, CIVIL 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 DAYS' 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. HOWEVER, ANY DELAY SHALL NOT BE THE RESPONSIBILITY OF THE CITY OR ITS REPRESENTATIVES.	

PLAN   DESIGN   DELIVER		LEO LIVING		COVER SHEET		REVISIONS		C-1 or C-16	
www.pinnacle-engr.com		CITY OF MADISON, WISCONSIN						COVER SHEET	
PINNACLE ENGINEERING GROUP ENGINEERING   NATURAL RESOURCES   SURVEYING		WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888						C-1 or C-16	
DRAFTED: AEK		REVIEWED: AEK		REG. NO. 5511.00 REG. PM. AEK START DATE: 8/21/2025 SCALE: N.I.S.				COPYRIGHT 2023	



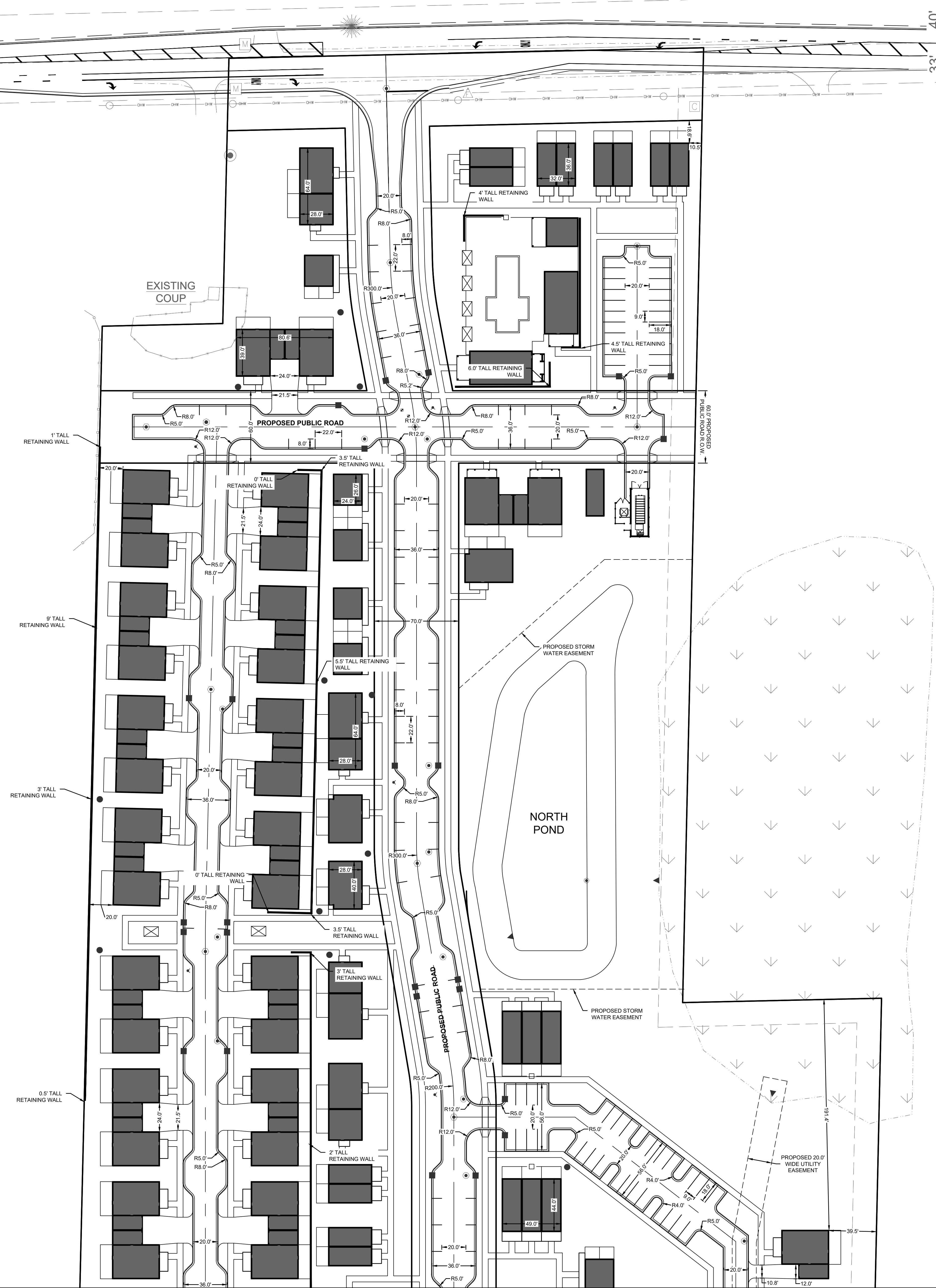
USE	UNITS	AUTOMOBILE			BICYCLE		
		MINIMUM	REQUIRED	MAXIMUM	REQUIRED	MINIMUM	REQUIRED
TWO-FAMILY DWELLING	54	1 /DWELLING UNIT	54	4 /DWELLING UNIT	216	0 /DWELLING UNIT	0
TWO-FAMILY DWELLING -TWIN	38	1 /DWELLING UNIT	38	4 /DWELLING UNIT	152	0 /DWELLING UNIT	0
MULTIFAMILY DWELLING*	6	1 /DWELLING UNIT	6	2.5 /DWELLING UNIT	15	2 /DWELLING UNIT	9
SINGLE FAMILY ATTACHED	4	1 /DWELLING UNIT	4	2 /DWELLING UNIT	8	1 /DWELLING UNIT	4
SINGLE-FAMILY ATTACHED-TWIN	108	1 /DWELLING UNIT	108	2 /DWELLING UNIT	216	1 /DWELLING UNIT	108
<b>TOTAL</b>	<b>210</b>		<b>210</b>		<b>607</b>		<b>131</b>

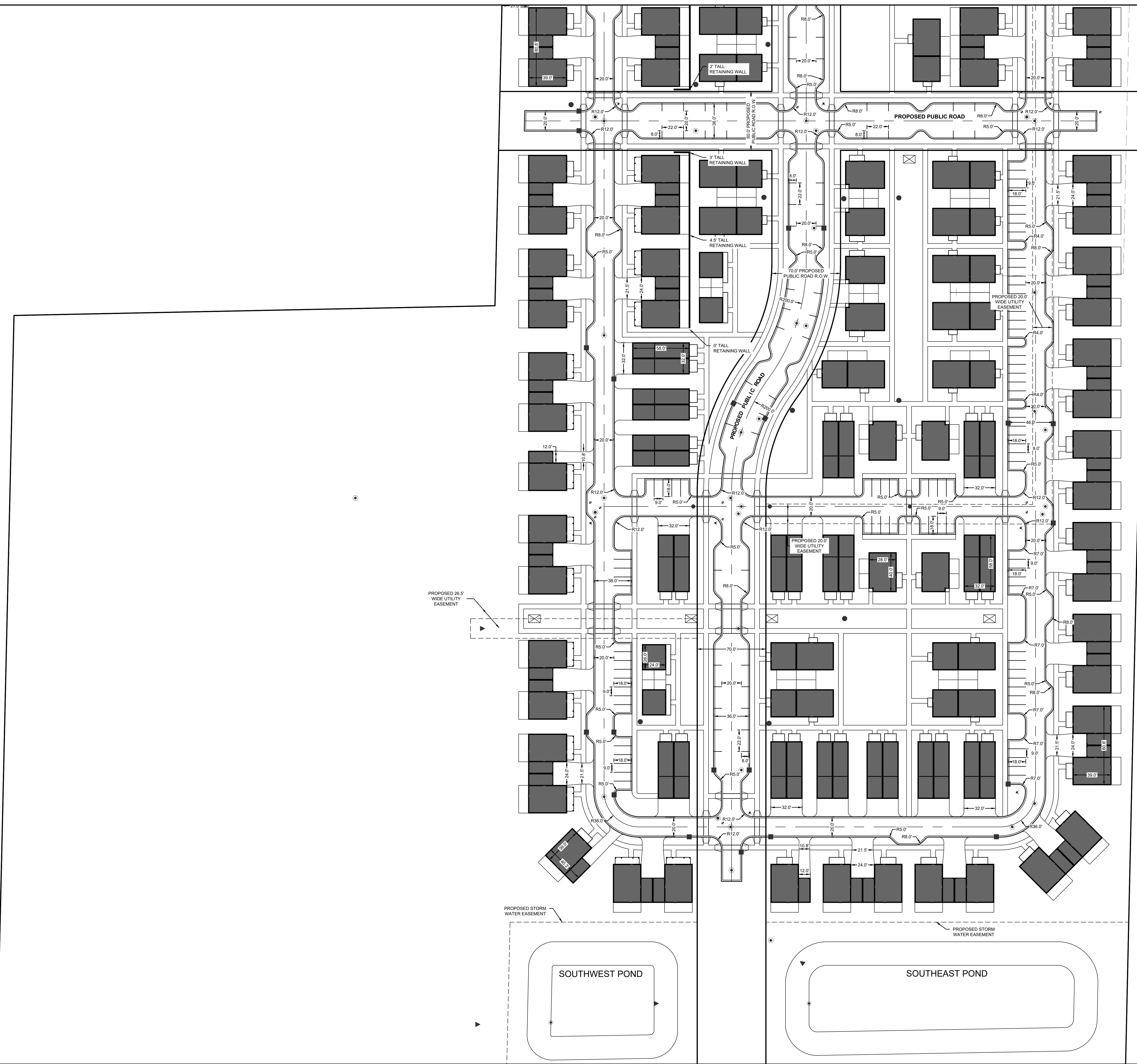
\*MULTIFAMILY DWELLINGS REQUIRE AN ADDITIONAL 10 BICYCLE PARKING SPACES FOR VISITORS (INCLUDED IN TOTAL)

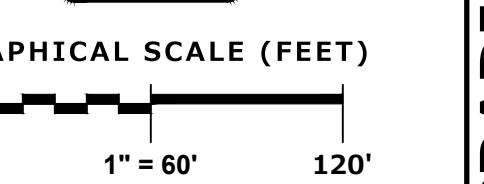
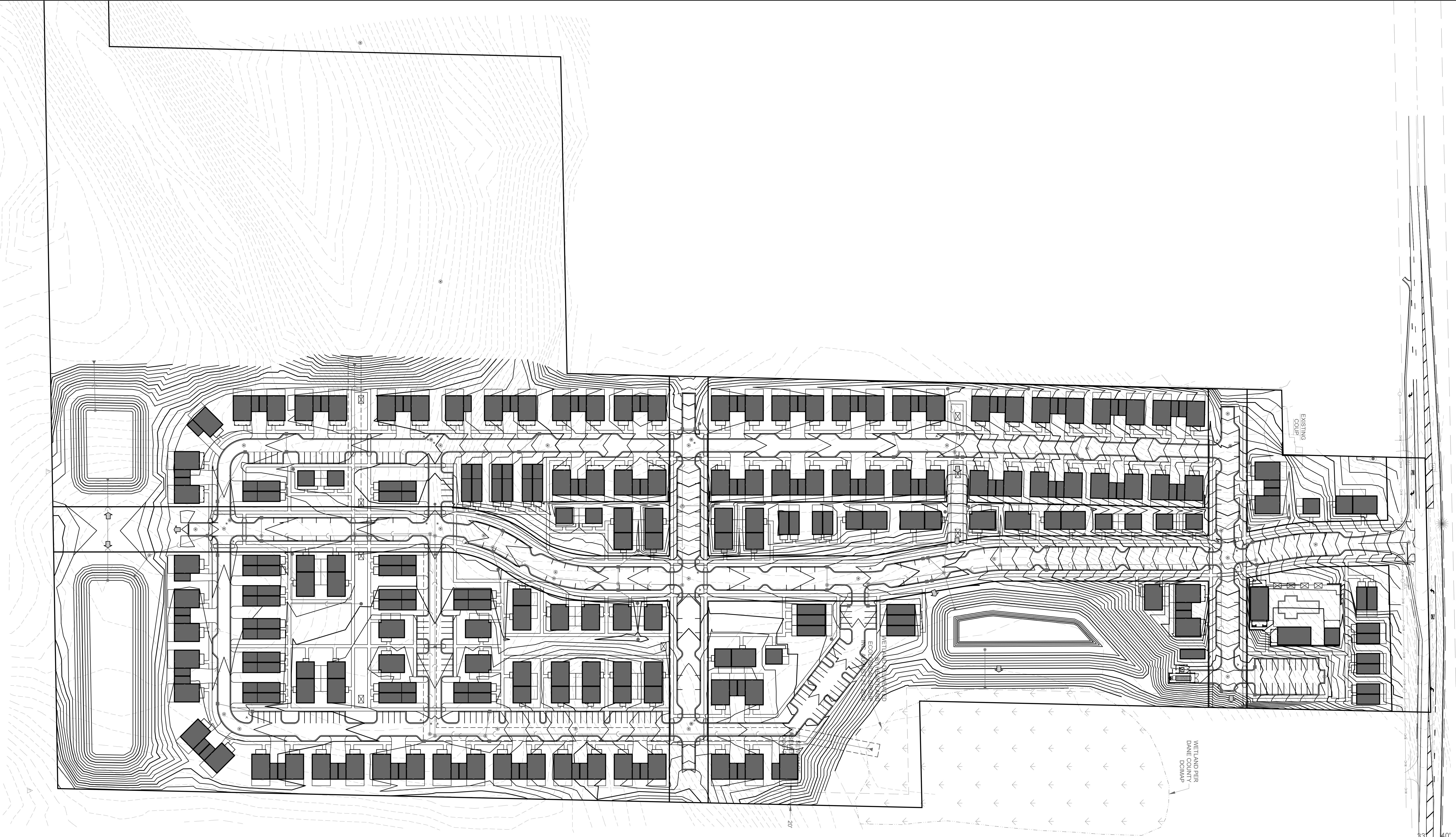
YEARS	EV READY SPACES		EV INSTALLED SPACES	
	MINIMUM	REQUIRED	MINIMUM	REQUIRED
2026-2030	20%	42	4%	8.4
2031-2035	30%	63	6%	12.6
2036-2040	40%	84	8%	16.8
2040+	50%	105	10%	21.0

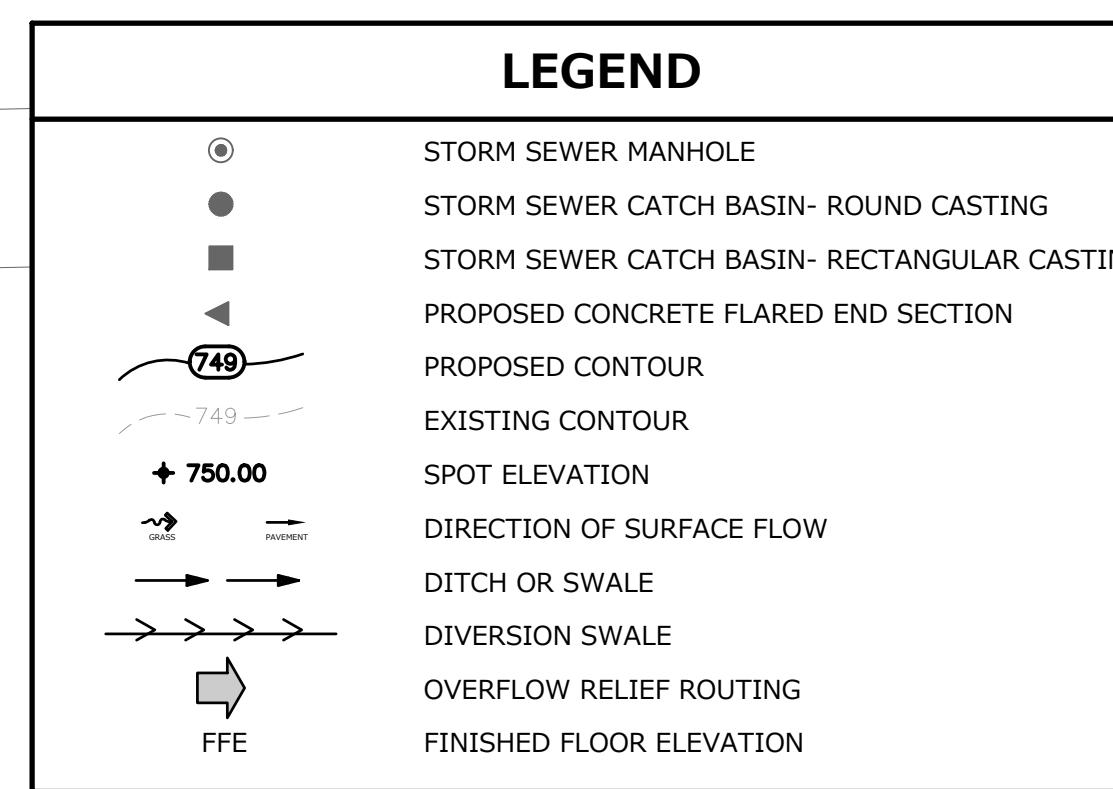
NUMBER OF EV INSTALLED SPACES REQUIRED	MIN. ACCESSIBLE EV INSTALLED SPACES
0-2	0
3-50	1
51-100	2
101+	3 PLUS 1 FOR EVERY 50 SPACES

SITE DATE	
TOTAL NUMBER OF UNITS:	210 UNITS
PROPOSED PARKING COUNT:	
ATTACHED GARAGE PARKING SPACES:	112
STALLS IN FRONT OF ATTACHED GARAGES:	112
SURFACE PARKING SPACES (IN PUBLIC R.O.W.):	142
SURFACE PARKING SPACES (PRIVATE):	172
TOTAL PARKING SPACES:	538 (2.56:1 RATIO)
DEVELOPMENT ACREAGE:	28.74 ACRES



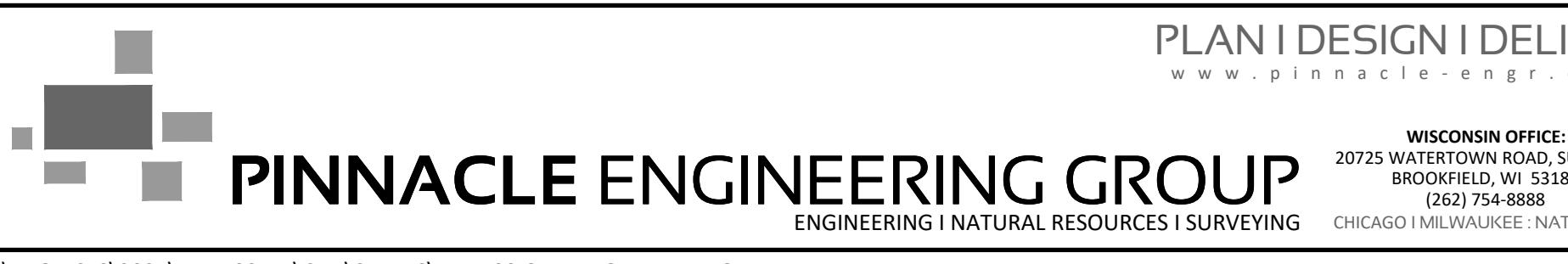






REFER TO PUBLIC IMPROVEMENTS  
PLANS FOR ALL WORK WITHIN  
RIGHT OF WAY

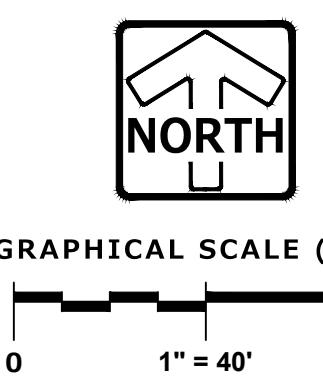
DRAWN: AER REVIEWED: AER



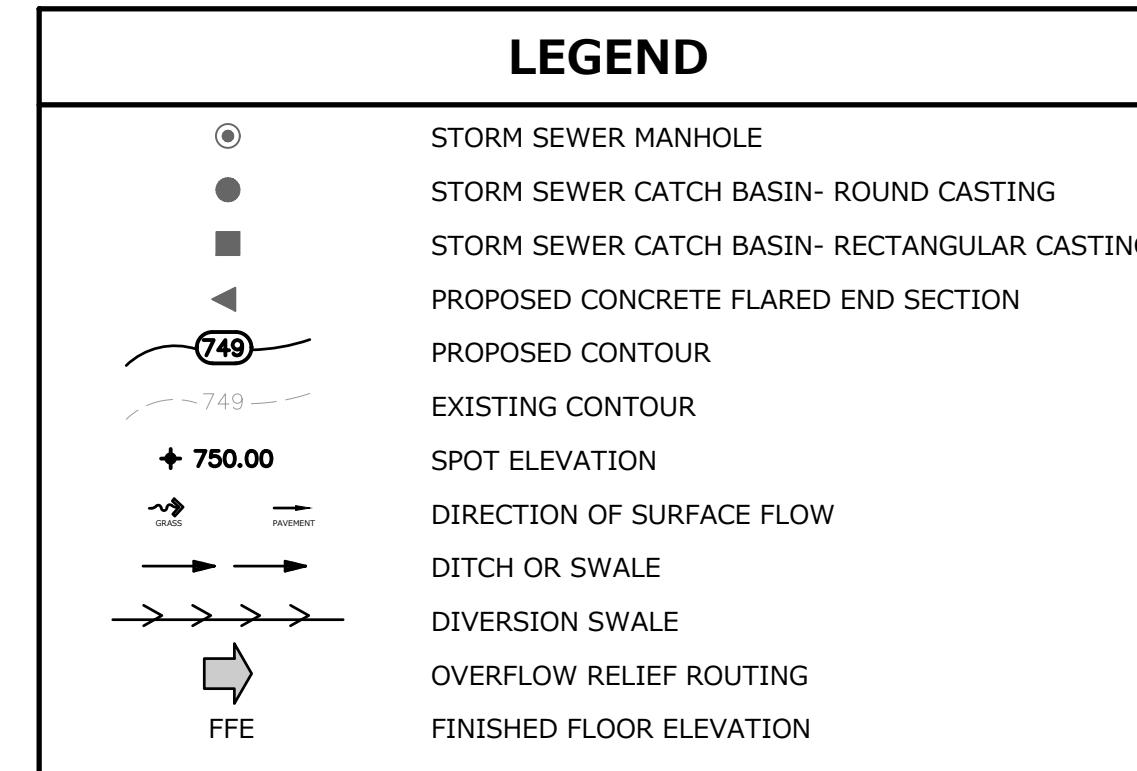
LEO LIVING  
CITY OF MADISON, WISCONSIN

### GRADING PLAN - NORTH

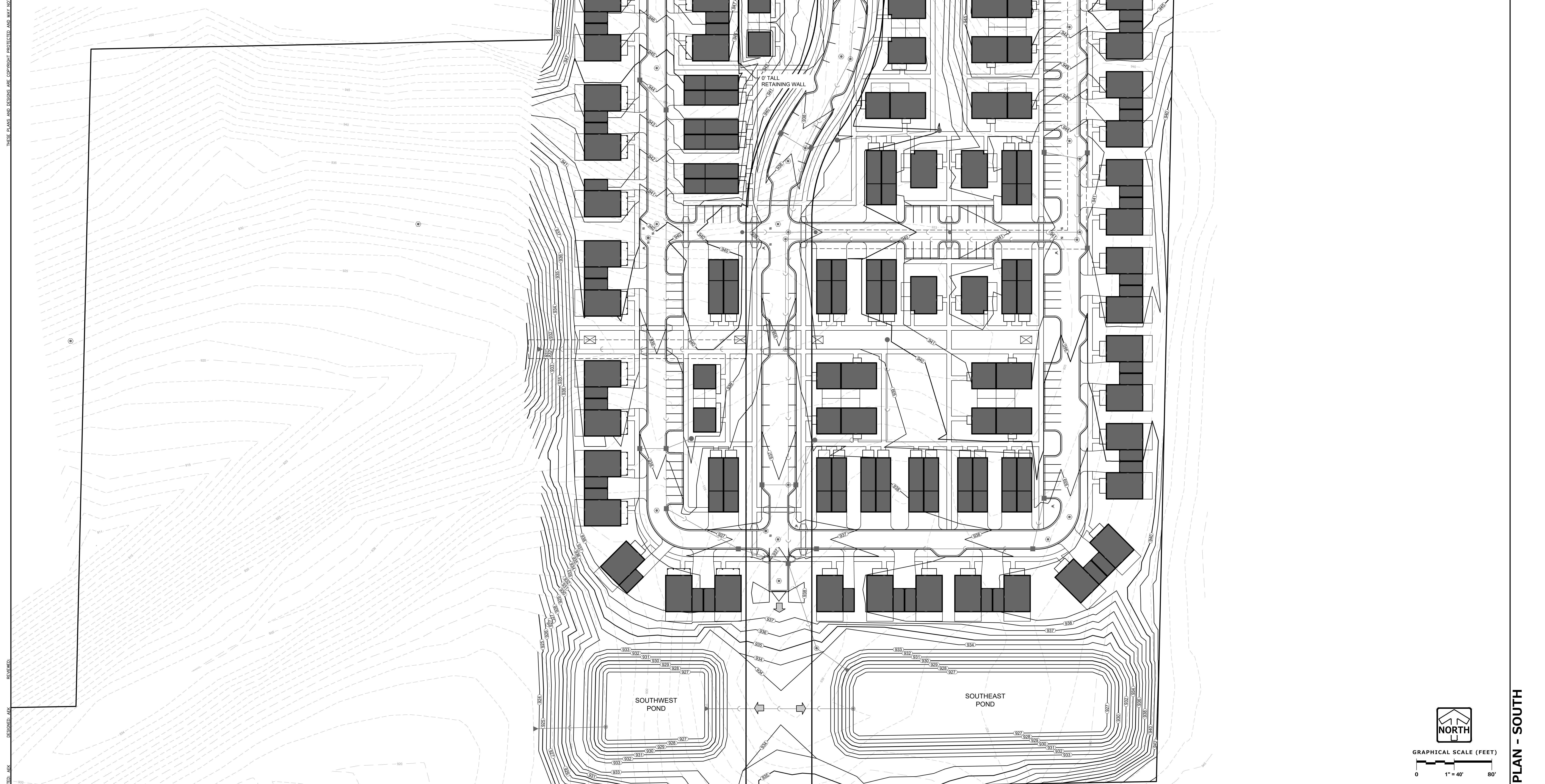
### REVISIONS

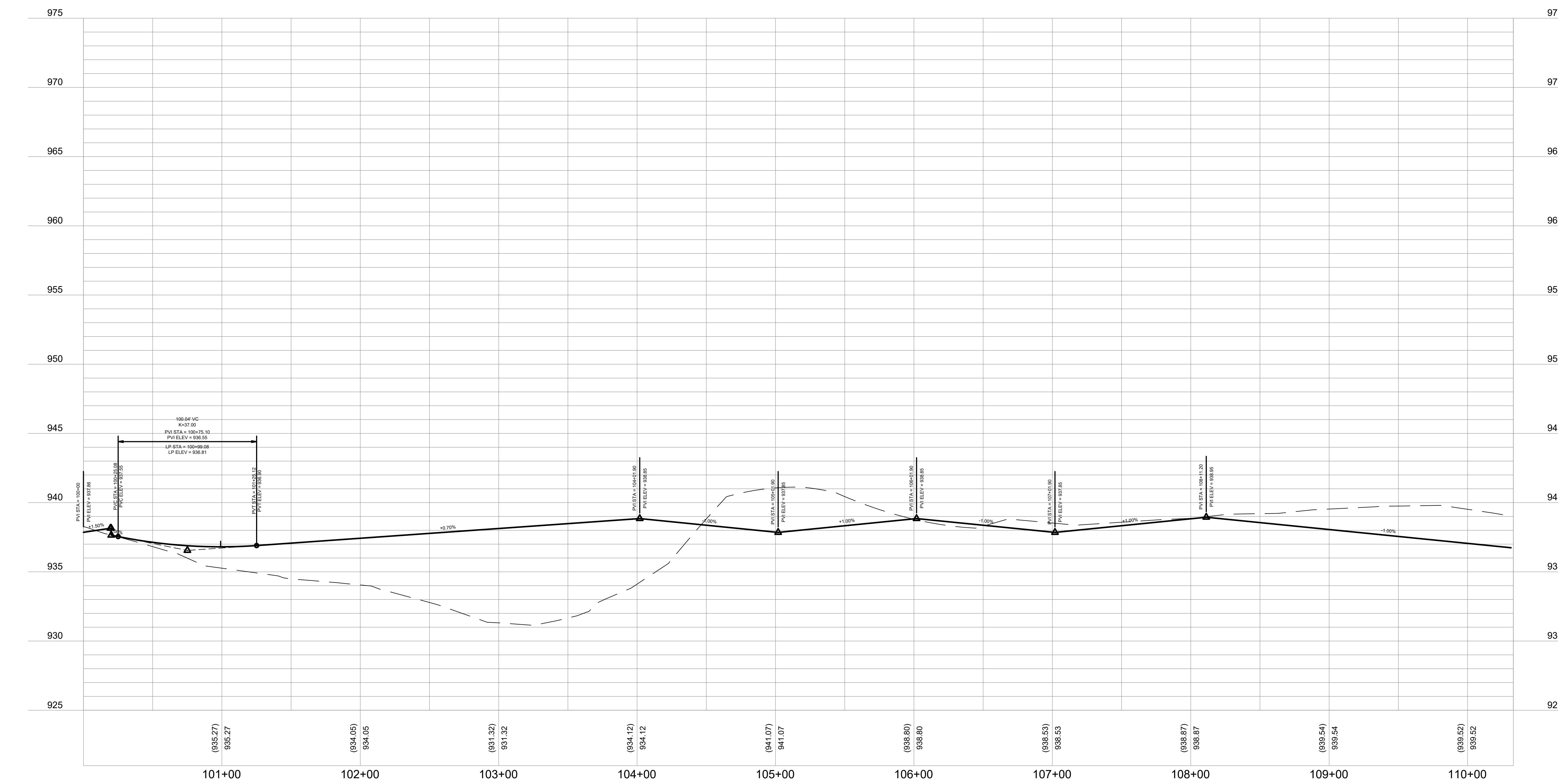
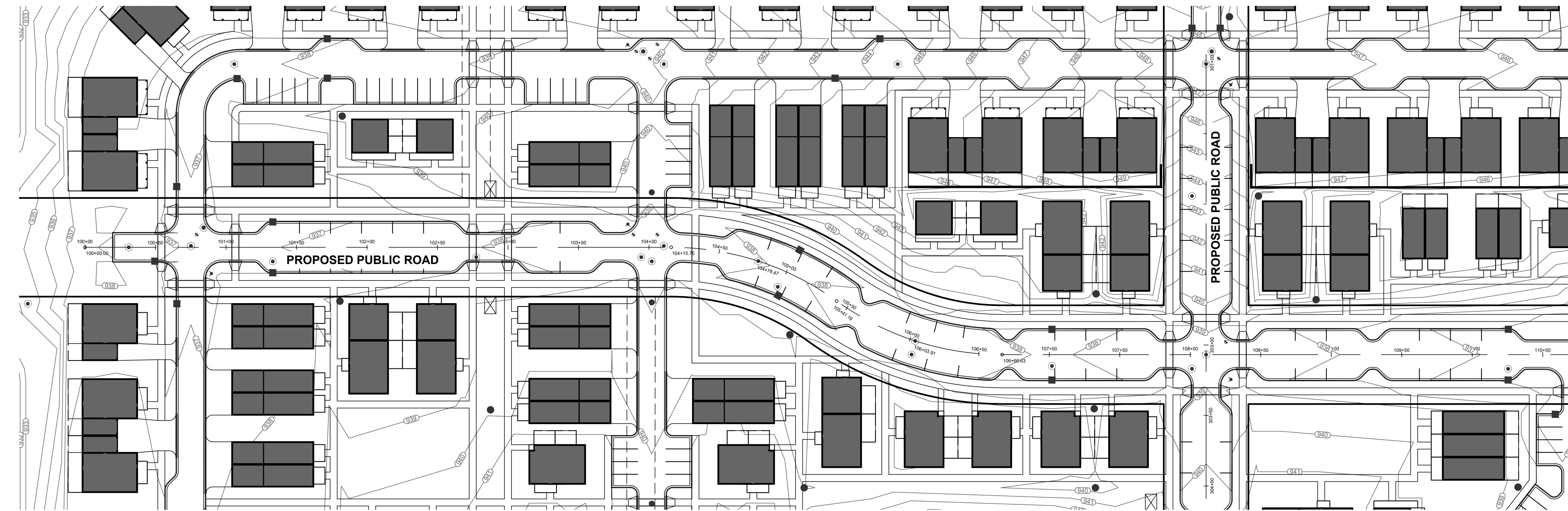


REG. DRA. NO. 5511.00  
AER  
REG. PM. 8/21/2025  
SCALE 1" = 40'  
C-6  
C-16  
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REFER TO PUBLIC IMPROVEMENTS  
PLANS FOR ALL WORK WITHIN  
RIGHT OF WAY





# PINNACLE ENGINEERING GR

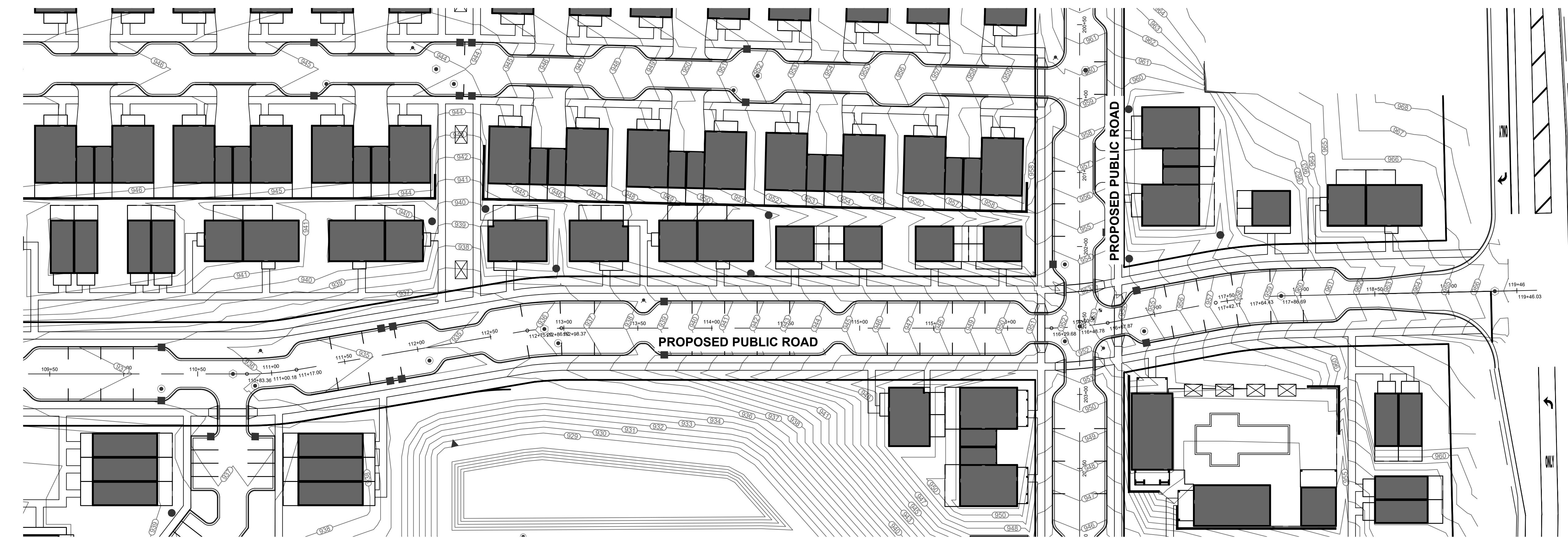
ENGINEERING I NATURAL RESOURCE

# LEO LIVING

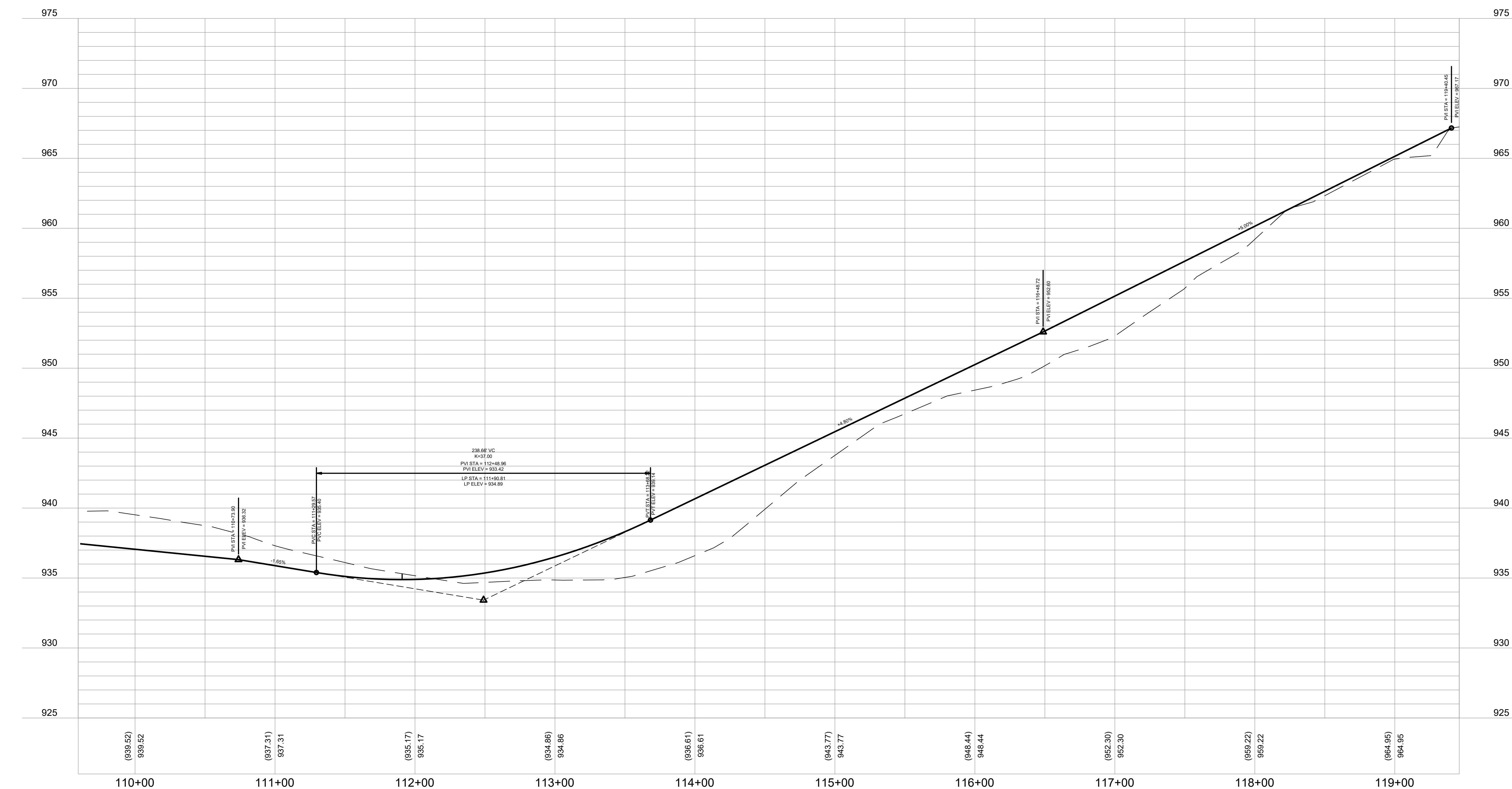
# ROADWAY PLAN & PROFILE - ROAD 1

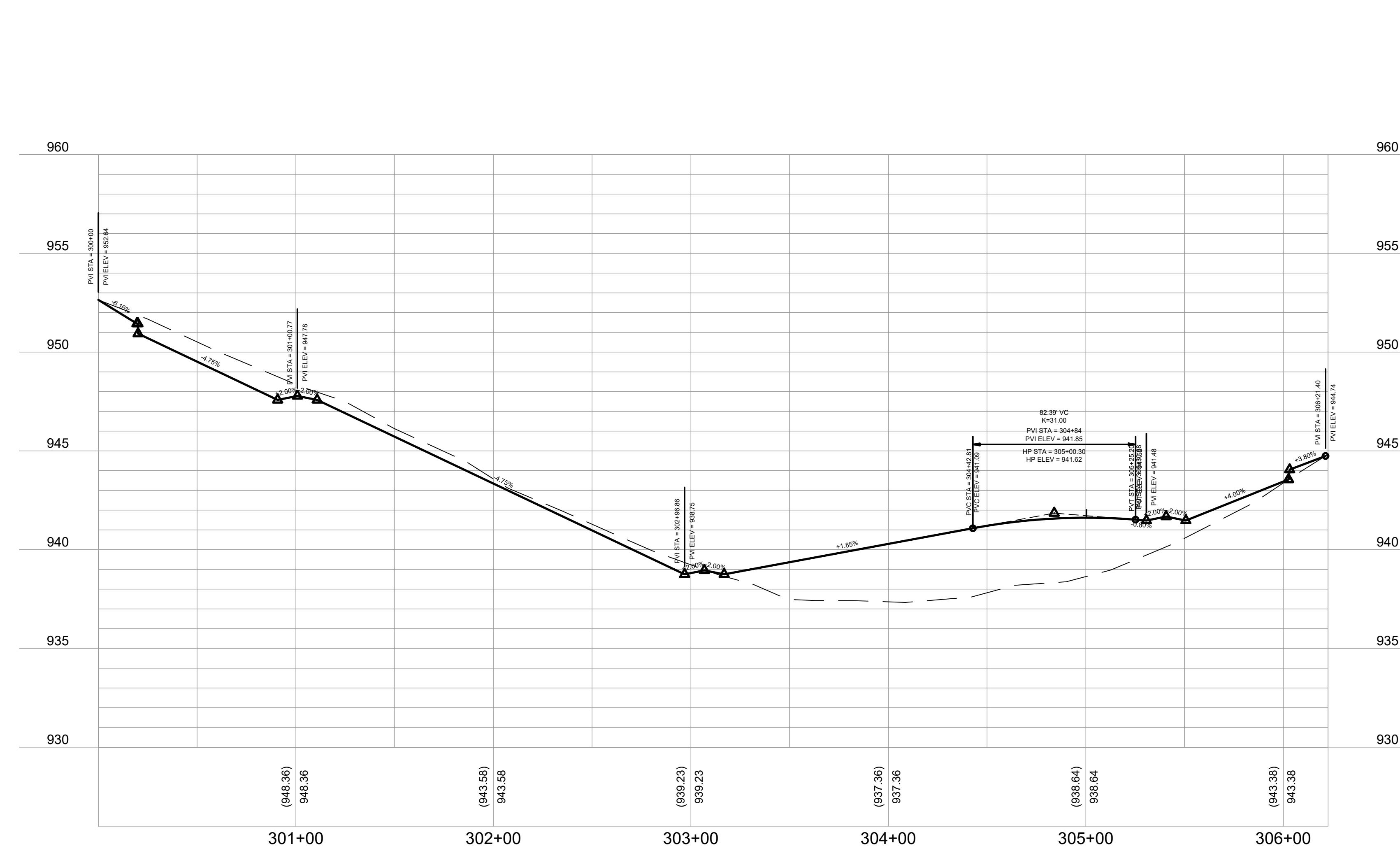
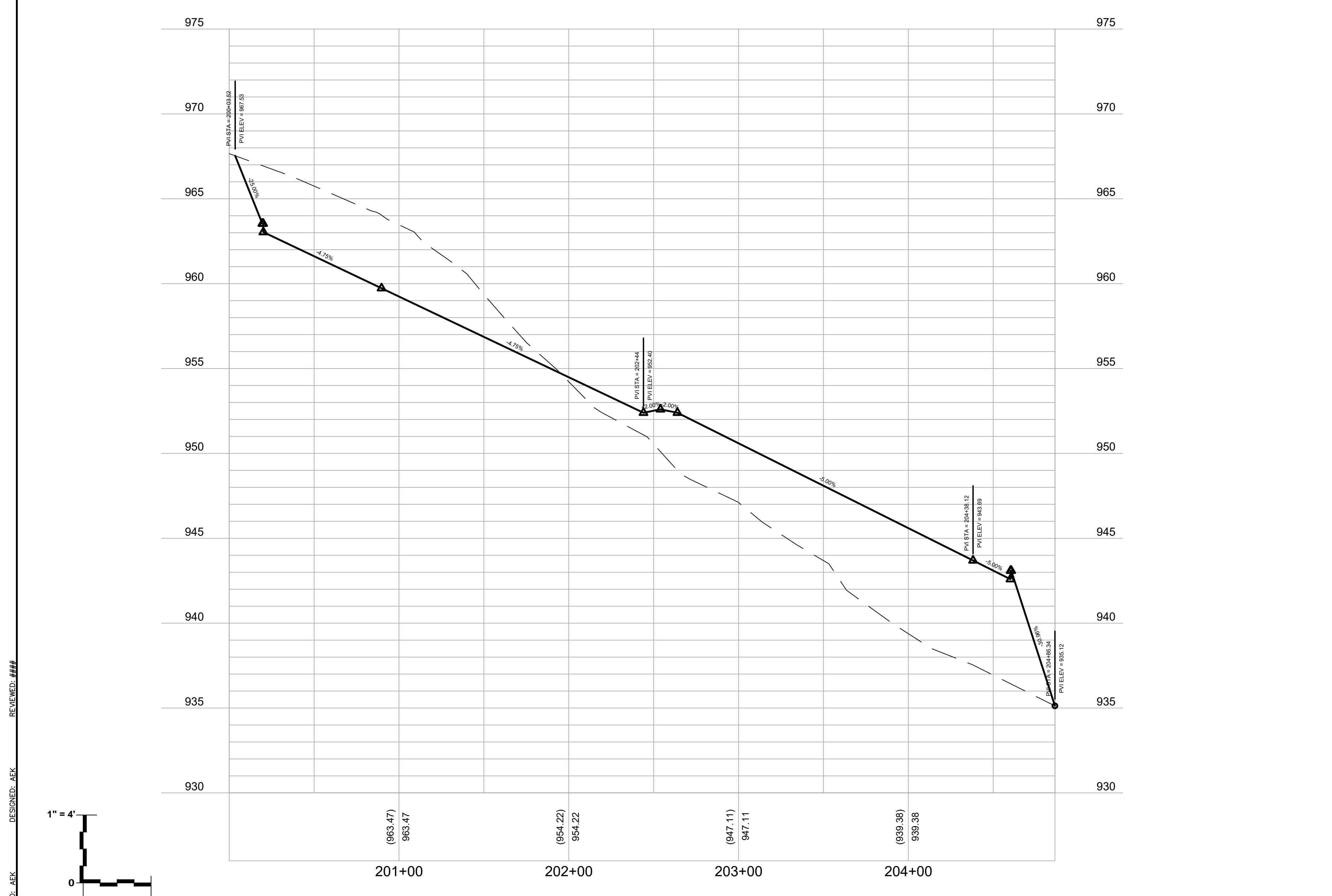
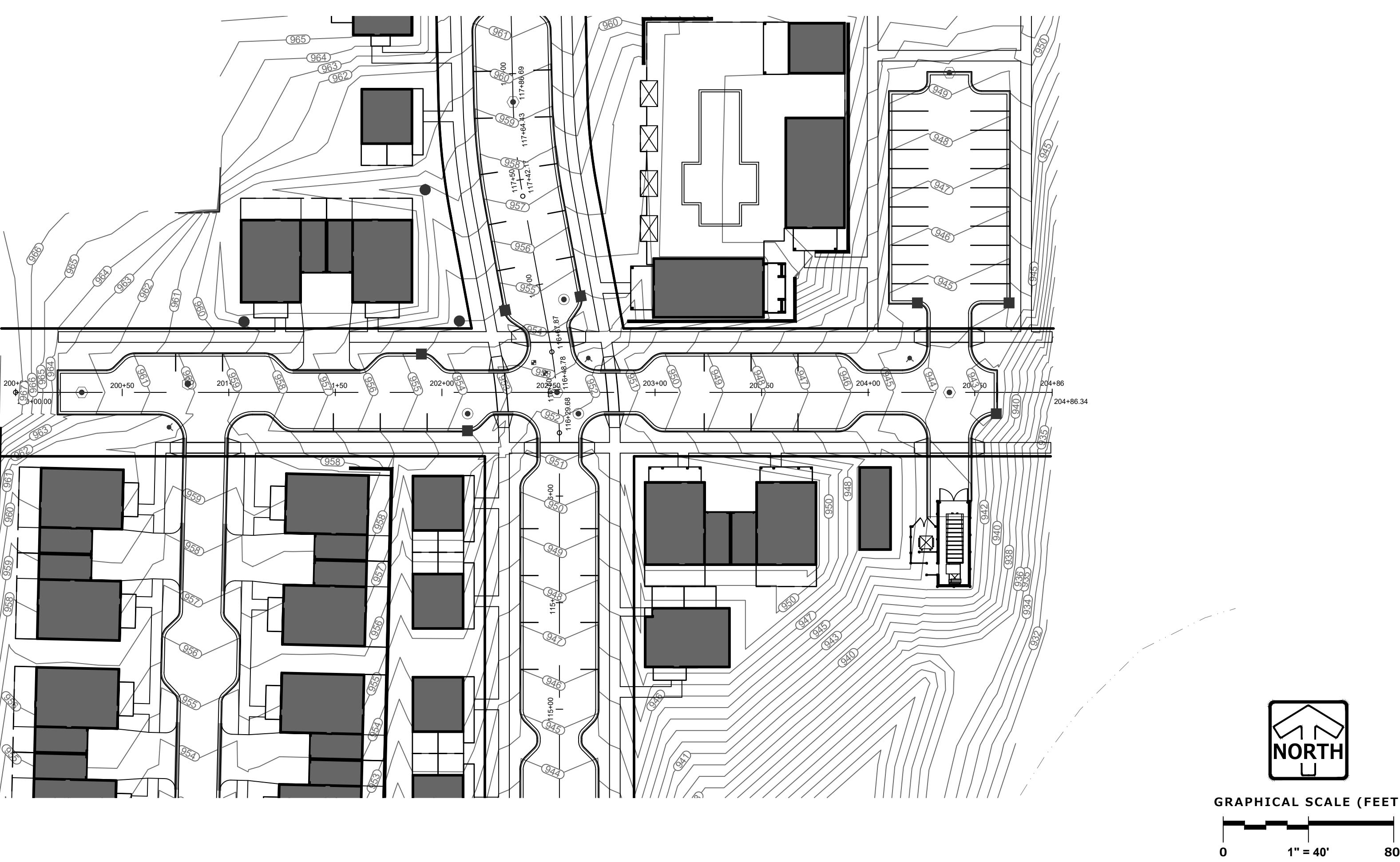
## REVISIONS

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PEG PM	<u>AEK</u>
START DATE	<u>8/21/2025</u>
SCALE	<u>1" = 40</u>



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





REVIEWED: 4/11/2023  
DESIGNED: 4/11/2023  
DRAFTED: 4/11/2023  
BY: A.E.K.

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

WISCONSIN OFFICE:  
20725 WATERTOWN ROAD, SUITE 100  
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CHICAGO | MILWAUKEE | NATIONWIDE

**LEO LIVING**  
CITY OF MADISON, WISCONSIN

REVISIONS

REG. DRA. NO. 5511.00  
REG. PM. A.E.K.  
START DATE 8/21/2025  
SCALE 1" = 40'  
SHEET  
**C-10**  
**C-16**

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ROADWAY PLAN & PROFILE - ROADS 2 & 3

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# LEO LIVING

# OVERALL UTILITY PLAN

# **WATERMAIN & LATERAL NOTES**

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# **OVERALL UTILITY PLAN**

**SCALE** 1" = 60'

**SHEET**  
**C-11** **OF** **C-16**

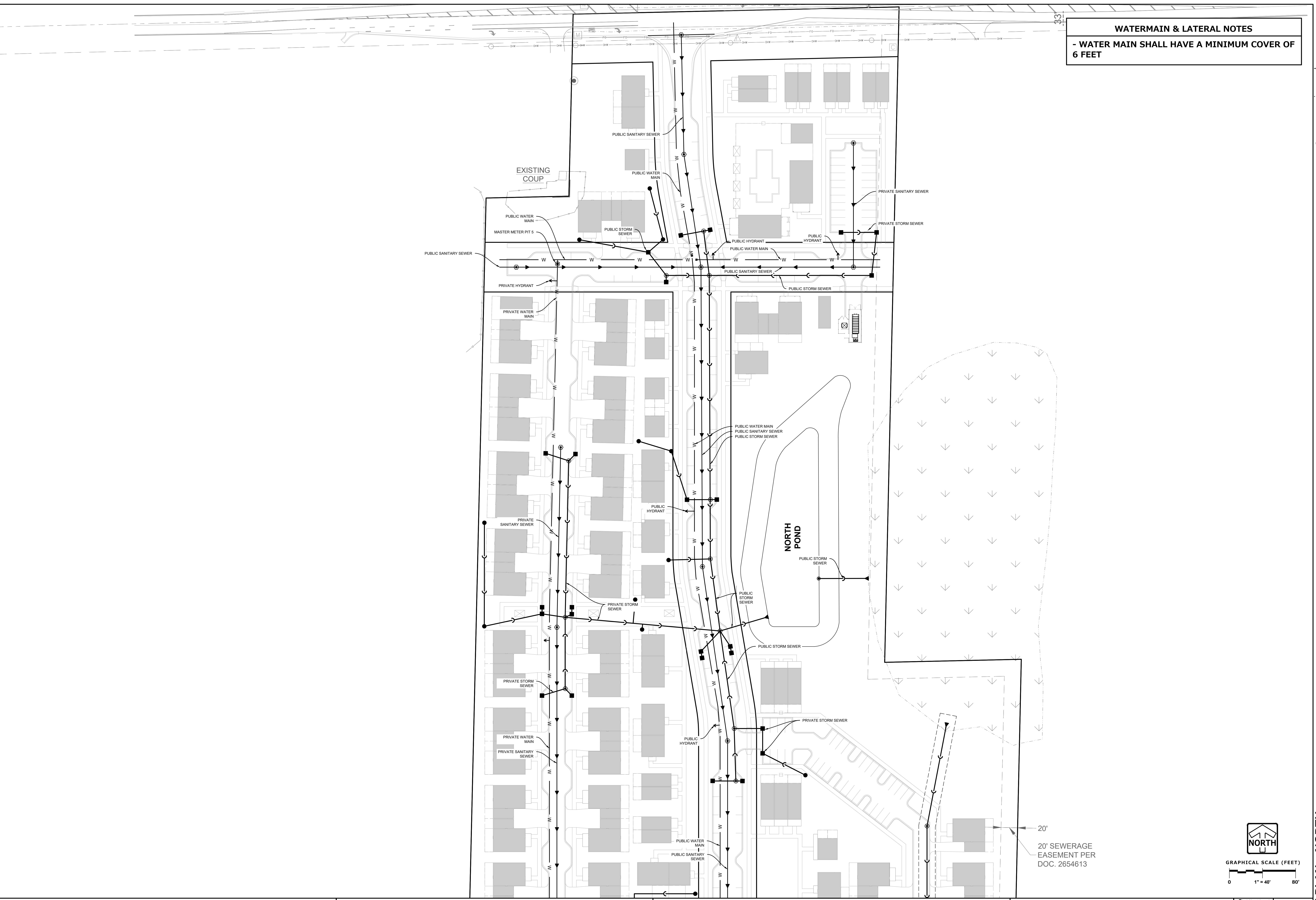
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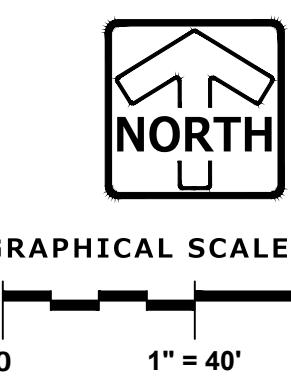
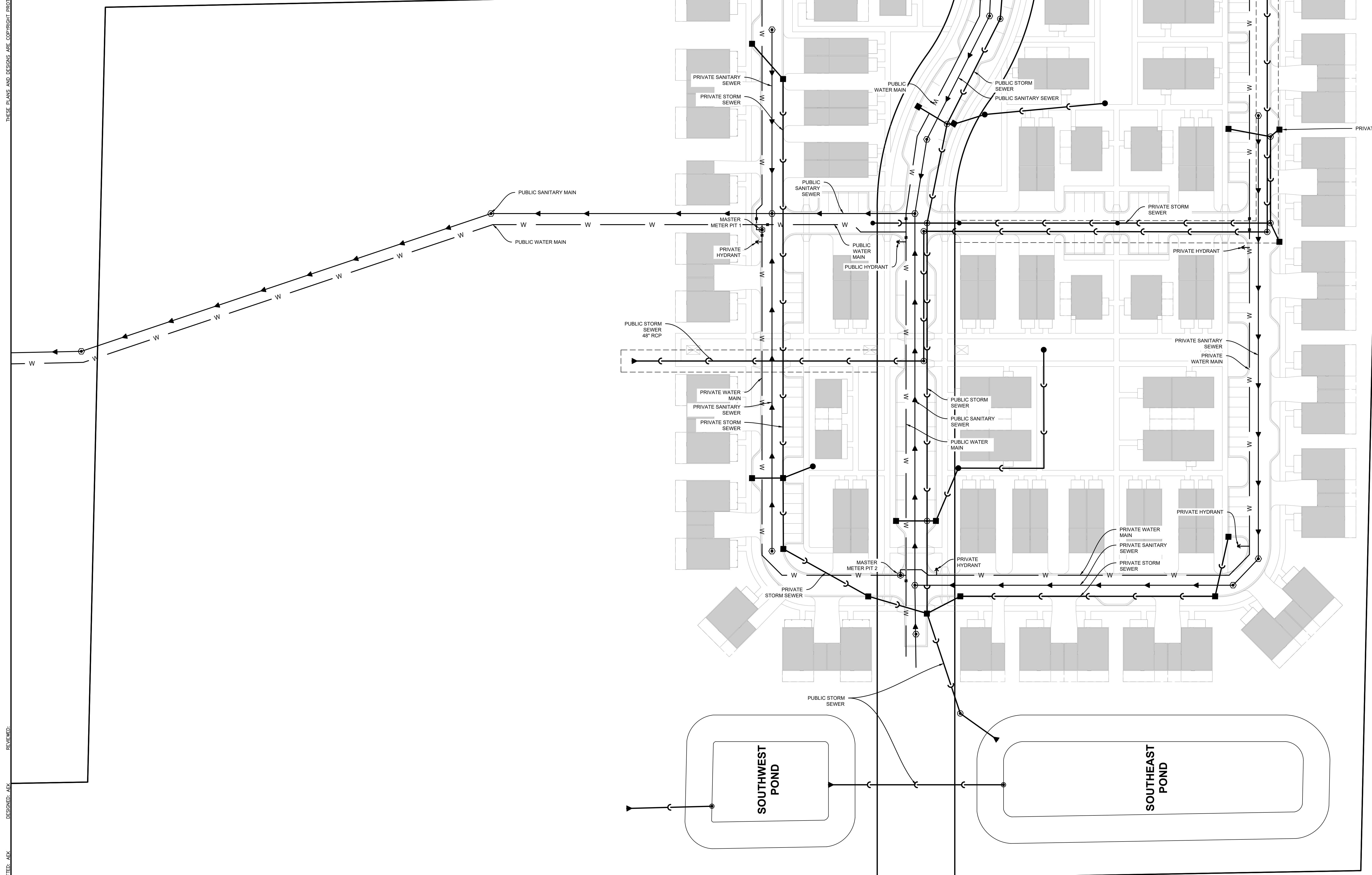
GRAPHICAL SCALE (FEET)



A graphical scale bar. It consists of a horizontal line with a wavy, stepped pattern on the left side. A vertical tick mark is positioned on the line, aligned with the end of the wavy pattern. To the right of this tick mark is a longer, solid horizontal segment. A vertical tick mark is also on the right end of this solid segment. Below the wavy pattern, the text "1\" data-bbox="225 135 255 155" = 60' data-bbox="225 165 315 185" is written. Below the solid segment, the text 120' data-bbox="615 135 685 155" is written.

PEG JOB No. <u>5511.00</u>	PEG PM <u>AEK</u>	START DATE <u>8/21/2025</u>	SCALE <u>1" = 60'</u>
<b>SHEET</b> <b>C-11</b> <small>OF</small> <b>C-16</b>			

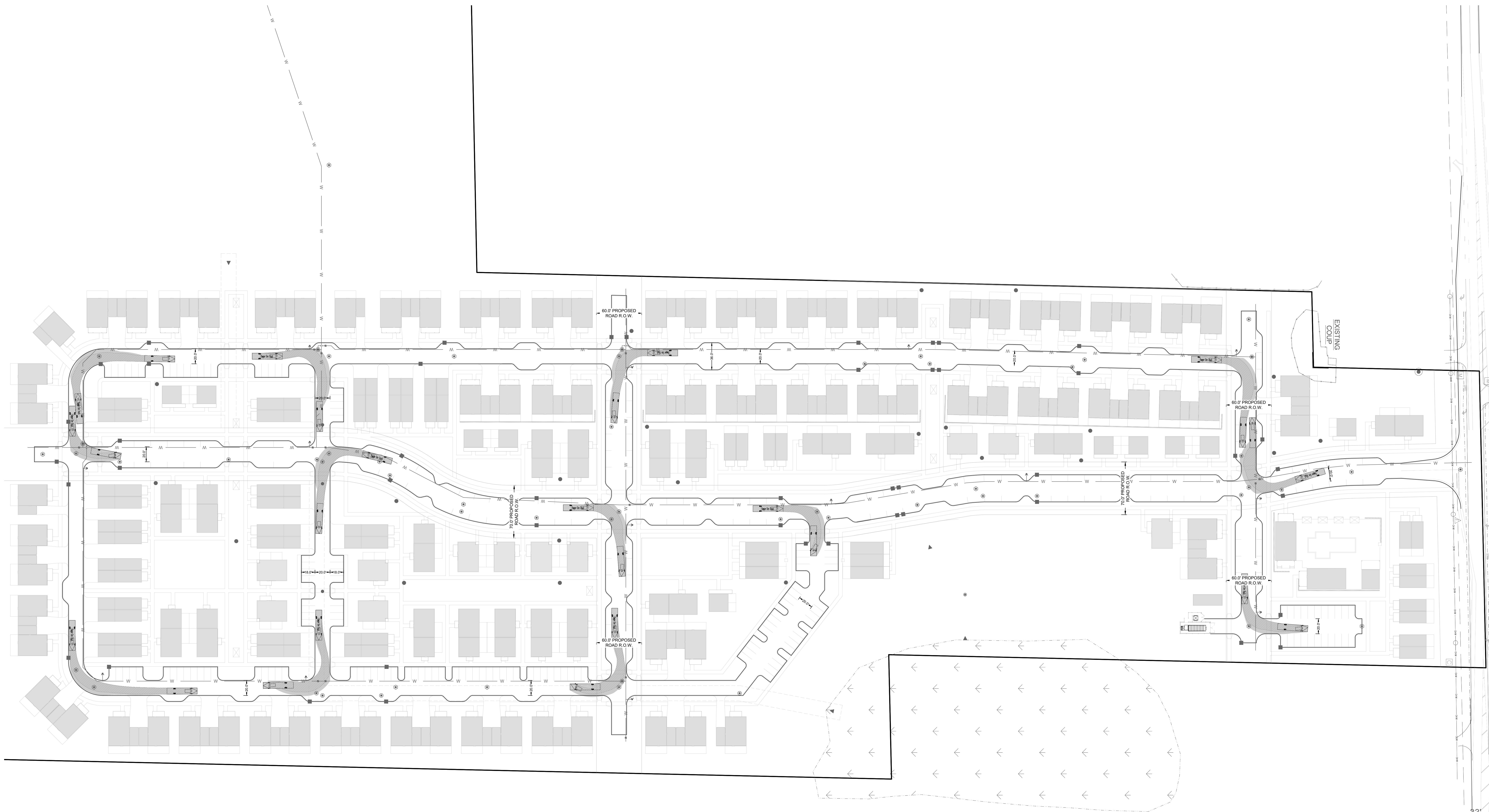


**WATERMAIN & LATERAL NOTES**  
 - WATER MAIN SHALL HAVE A MINIMUM COVER OF 6 FEET
GRAPHICAL SCALE (FEET)  
0 1" = 40' 80'



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.



NOTES:

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



# PINNACLE ENGINEERING GROUP

Engineering | Natural Resource

# LEO LIVING

# **FIRE DEPARTMENT ACCESS PLAN - 2**

## REVISIONS

A black and white icon of a compass rose pointing upwards, with the word "NORTH" written in bold capital letters below it.

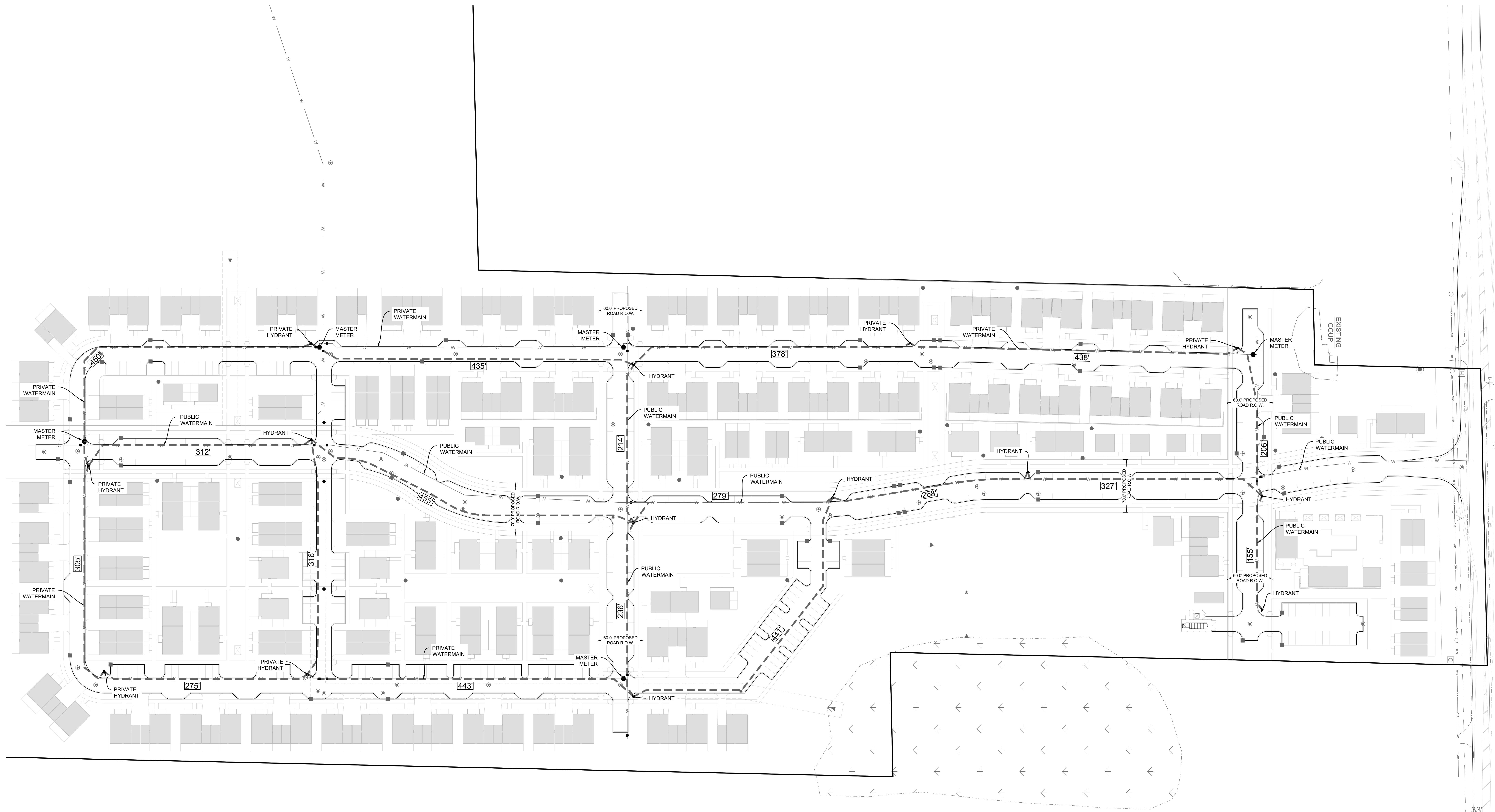
A graphical scale diagram consisting of a horizontal line with tick marks. The first tick mark is labeled '0'. To the right of the line, the text '1" = 50'' is written, indicating the scale. Further to the right, the text '100'' is written, representing the total length shown on the scale.

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# **FIRE DEPARTMENT ACCESS PLAN - 2**

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# LEO COTTAGES

## CLUBHOUSE LEASING

08-19-2025



FRONT ELEVATION



FLOOR PLAN



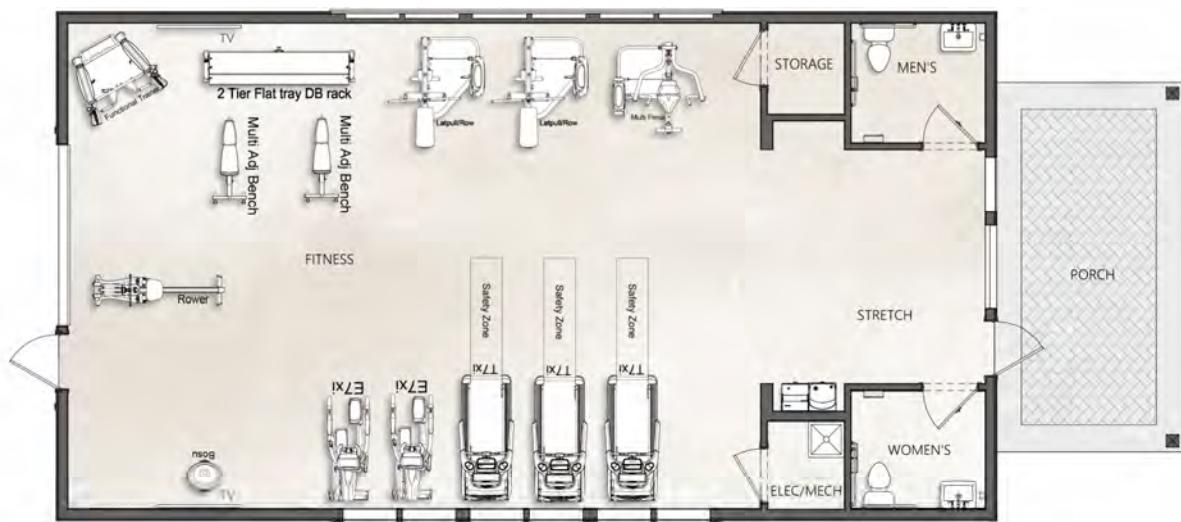
# LEO COTTAGES

## CLUBHOUSE FITNESS

08-19-2025



## FRONT ELEVATION



## FLOOR PLAN



# LEO COTTAGES

## AMENITY – POOLHOUSE

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

AMENITY – MAINTENANCE

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

DUPLEX - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

DUPLEX ALT - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

STACKED DUPLEX – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



# LEO COTTAGES

STACKED DUPLEX ALT – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



# LEO COTTAGES

## COBBLE COTTAGE WITH GARAGE – 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

## COPTAGE WITH GARAGE ALT – 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



# LEO COTTAGES

## CO TAGE WITH GARAGE – 3BR

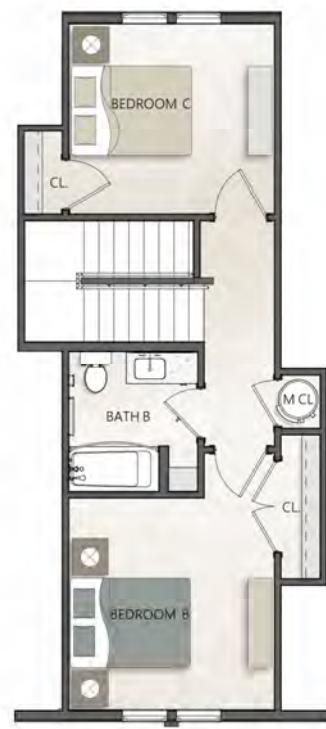
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



# LEO COTTAGES

## COPTAGE WITH GARAGE ALT – 3BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



# LEO COTTAGES

STACKED DUPLEX – 1BR

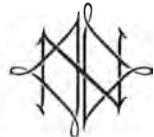
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



# LEO COTTAGES

ROWHOUSE TWIN – 2BR

08-19-2025



FRONT ELEVATION



# LEO COTTAGES

TOWNHOUSE TRIPLEX – 3BR

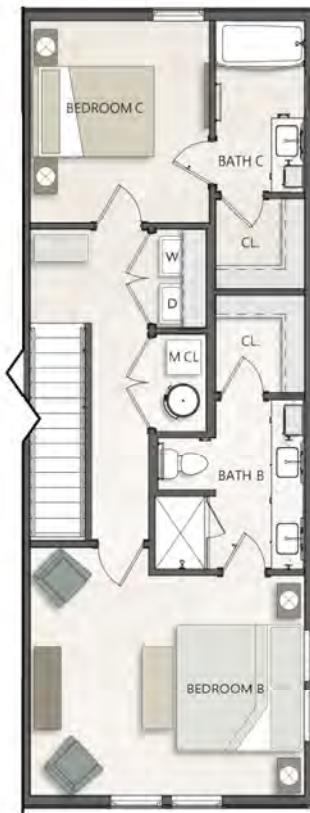
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN





# 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](mailto:fire@cityofmadison.com)

**Project Address:** 4821 HOEPKER ROAD & 6303 PORTAGE ROAD

**Contact Name & Phone #:** Joann Rubio - (305) 450-8233

## **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? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) <b>SEE FIRE ACCESS PLAN.</b> f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) 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
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<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: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
	<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? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? 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? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
	<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? <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? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
	<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>			

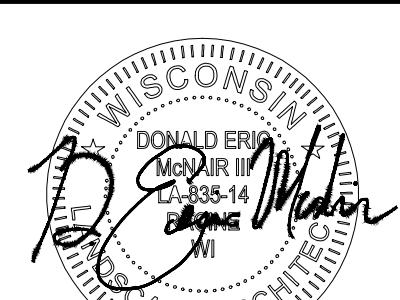
Attach an additional sheet if further explanation is required for any answers.

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





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



PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML
<b>ISSUED</b>	
DATE	08-15-25
DESCRIPTION	FOR SUBMITTAL
<b>REVISIONS</b>	
SHEET	
L1.02	

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS				
Total Square Footage of Developed Area	1,179,13 sq.ft. (25.6 Acres)			
First (5) Developed Acres	3,630 points			
Remainder of Developed Area	900,113 sq.ft. (20.6 Acres)			
Remaining Acres in Points	9,002 points			
Total Landscape Points Required	12,632 points			
New/Proposed Landscaping				
Plant Type/ Element	Minimum Size at Installation	Points	Quantity	Points Achieved
Overstory Deciduous Tree	2 1/2 inch Caliper measured diameter at breast height (dbh)	35	202	7,070
Tall Evergreen Tree	5-6 feet tall	35	110	3,850
Ornamental Tree	1 1/2 inch caliper	15	0	0
Upright Evergreen Shrub	3-4 feet tall	10	102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	1500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	954	3,816
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	504	1,008
Ornamental decorative fencing or wall	n/a	4 per 10 linear ft.	120	48
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh.	1/4 per caliper inch dbh.		
Landscape furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"	8	40
Sub Totals		3,500		21,352
Total Number of Points Provided :				21,352 points

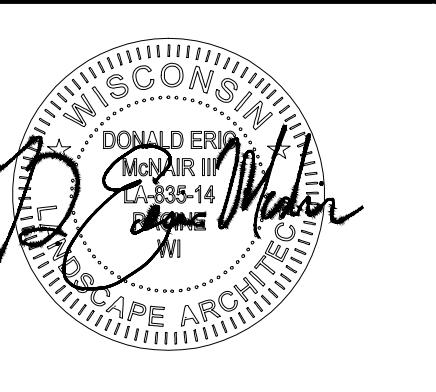
VEHICULAR USE AREA REQUIREMENTS				
Total Parking Square Footage	57,530 sq.ft.			
Total Landscape Square Footage Required (8%)	4,602 sq.ft.			
Total Landscape Square Footage Provided	54,750 sq.ft.			
Required Trees for Parking (1 Tree per 160 sq.ft.)	29			
Provided Trees for Parking (1 Tree per 160 sq.ft.)	171			

PLANT SCHEDULE L1.01

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	DETAIL	REMARKS
<b>TREES</b>					
	22	BLUE COLORADO SPRUCE / PICEA PUNGENS 'GLAUCA'	7-8' HT.		
	22	CHINKAPIN OAK / QUERCUS ACUMINATA	2.5" CAL.		
	22	DOUGLAS FIR / PSEUDOTSUGA MENZIESII	30 GAL.		
	22	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL.		
	50	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS 'SMARAGD'	30 GAL.		
	45	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPIRE'	2.5" CAL.		
	109	IOWA JUNIPER / JUNIPERUS CHINENSIS 'IOWA'	30 GAL.		
	93	QUAKING ASPEN / POPULUS TREMULOIDES	2.5" CAL.		
	23	REDPOINTE® MAPLE / Acer rubrum 'FRANK JR.'	2.5" CAL.		
	19	WHITE OAK / QUERCUS ALBA	2.5" CAL.		
<b>SHRUBS</b>					
	90	ANNY'S WINTER ORANGE DOGWOOD / CORNUS SANGUINEA 'ANNY'S WINTER ORANGE'	3 GAL.		
	63	APRIL ROSE RHODODENDRON / RHODODENDRON X 'APRIL ROSE'	3 GAL.		
	171	AUTUMN FIRE SEDUM / SEDUM X 'AUTUMN FIRE'	1 GAL.		
	100	BLUE PRINCE AND PRINCESS HOLLY / ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	3 GAL.		
	196	CHEYENNE SKY SWITCH GRASS / PANICUM VIRGATUM 'CHEYENNE SKY'	3 GAL.		
	43	DENSE ANGLO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	3 GAL.		
	380	EMERALD GAIETY WINTERCREEPER / EUONYMUS FORTUNEI 'EMERALD GAIETY'	3 GAL.		
	54	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	3 GAL.		
	90	KELSEY'S DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'KELSEY'	3 GAL.		
	750	LITTLE GOBLIN® RED WINTERBERRY / ILEX VERTICILLATA 'NCIVI'	3 GAL.		
	70	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA 'LITTLE LIME'	3 GAL.		
	500	LITTLE PRINCESS SPIREA / SPIRAEA X BUMALDA 'LITTLE PRINCESS'	3 GAL.		
	50	MISS KIM KOREAN LILAC / SYRINGA PUBESCENS PATULA 'MISS KIM'	45 GAL.		
	318	RHEINGOLD ARBORVITAE / THUJA OCCIDENTALIS 'RHEINGOLD'	3 GAL.		
	83	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	1 GAL.		



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



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

**ISSUED**

DATE 08-15-25 DESCRIPTION FOR SUBMITTAL

**REVISIONS**

SHEET  
**L1.03**

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
1	11	Celtis Occidentalis - Hackberry	Good	Single Stem
2	19	Quercus - Oak	Fair	Single Stem
3	17	Quercus - Oak	Good	Single Stem
4	17	Celtis Occidentalis - Hackberry	Good	Single Stem
5	13	Ulmus - Elm	Good	Multi-Stem
6	11	Picea - Spruce	Fair	Single Stem
7	11	Picea - Spruce	Fair	Single Stem
8	8	Picea - Spruce	Fair	Single Stem
9	9	Juglans - Black Walnut	Good	Single Stem
10	9	Acer - Maple	Good	Single Stem
11	8	Prunus Serotina - Black Cherry	Good	Single Stem
12	8	Acer - Maple	Good	Single Stem
13	12	Prunus Serotina - Black Cherry	Fair	Multi-Stem
14	28	Prunus Serotina - Black Cherry	Good	Multi-Stem
15	8	Juglans - Black Walnut	Good	Single Stem
16	14	Acer - Maple	Good	Single Stem
17	12	Acer - Boxelder	Good	Single Stem
18	15	Picea - Spruce	Good	Single Stem
19	15	Prunus Serotina - Black Cherry	Good	Single Stem
20	8	Acer - Maple	Good	Single Stem

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
21	14	Acer - Maple	Good	Multi-Stem
22	11	Pinus - Pine	Fair	Single Stem
23	12	Pinus - Pine	Fair	Single Stem
24	15	Pinus - Pine	Good	Single Stem
25	8	Prunus Serotina - Black Cherry	Good	Single Stem
26	14	Pinus - Pine	Good	Single Stem
27	17	Acer - Maple	Good	Single Stem
28	13	Pinus - Pine	Poor	Single Stem
29	15	Pinus - Pine	Poor	Single Stem
30	12	Pinus - Pine	Poor	Single Stem
31	19	Pinus - Pine	Poor	Single Stem
32	11	Pinus - Pine	Poor	Single Stem
33	8	Pinus - Pine	Poor	Single Stem
34	28	Pinus - Pine	Fair	Multi-Stem
35	12	Acer - Boxelder	Good	Single Stem
36	11	Prunus Serotina - Black Cherry	Good	Single Stem
37	18	Prunus Serotina - Black Cherry	Good	Single Stem
38	10	Carya Ovata - Shagbark Hickory	Good	Single Stem
39	10	Prunus Serotina - Black Cherry	Good	Single Stem
40	29	Quercus - Oak	Good	Single Stem
41	32	Quercus - Oak	Good	Single Stem

TREE MITIGATION REQUIREMENTS				
Total Acreage		25.6 Acres		
Preserved Tree Canopy		84 Acres		
Tree Acreage for Mitigation		24.76 Acres(25.6-.84)		





# CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 6303 Portage Road and 4821 Hoepker Road

Name of Project LEO Pumpkin Hollow

Owner / Contact Joann Rubio Landscape Architect - Eric McNair

Contact Phone 205.834.4711 Contact Email dlorberbaum@lorberbaummcnair.com

**\*\* Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size  
MUST be prepared by a registered landscape architect. \*\***

## Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

## Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area 1,117,913 sq.ft.

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area 900,113 sq.ft.

Total landscape points required 12,632 points

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area \_\_\_\_\_

Total landscape points required \_\_\_\_\_

## **Tabulation of Points and Credits**

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			202	7,070
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			110	3,850
Ornamental tree	1 1/2 inch caliper	15			0	0
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			1,500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			954	3,816
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			504	1,008
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			120	48
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"			8	40
<b>Sub Totals</b>						21,352

**Total Number of Points Provided** 21,352

\* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

### **Total Developed Area**

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

### **Development Frontage Landscaping**

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

### **Interior Parking Lot Landscaping**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

### **Foundation Plantings**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

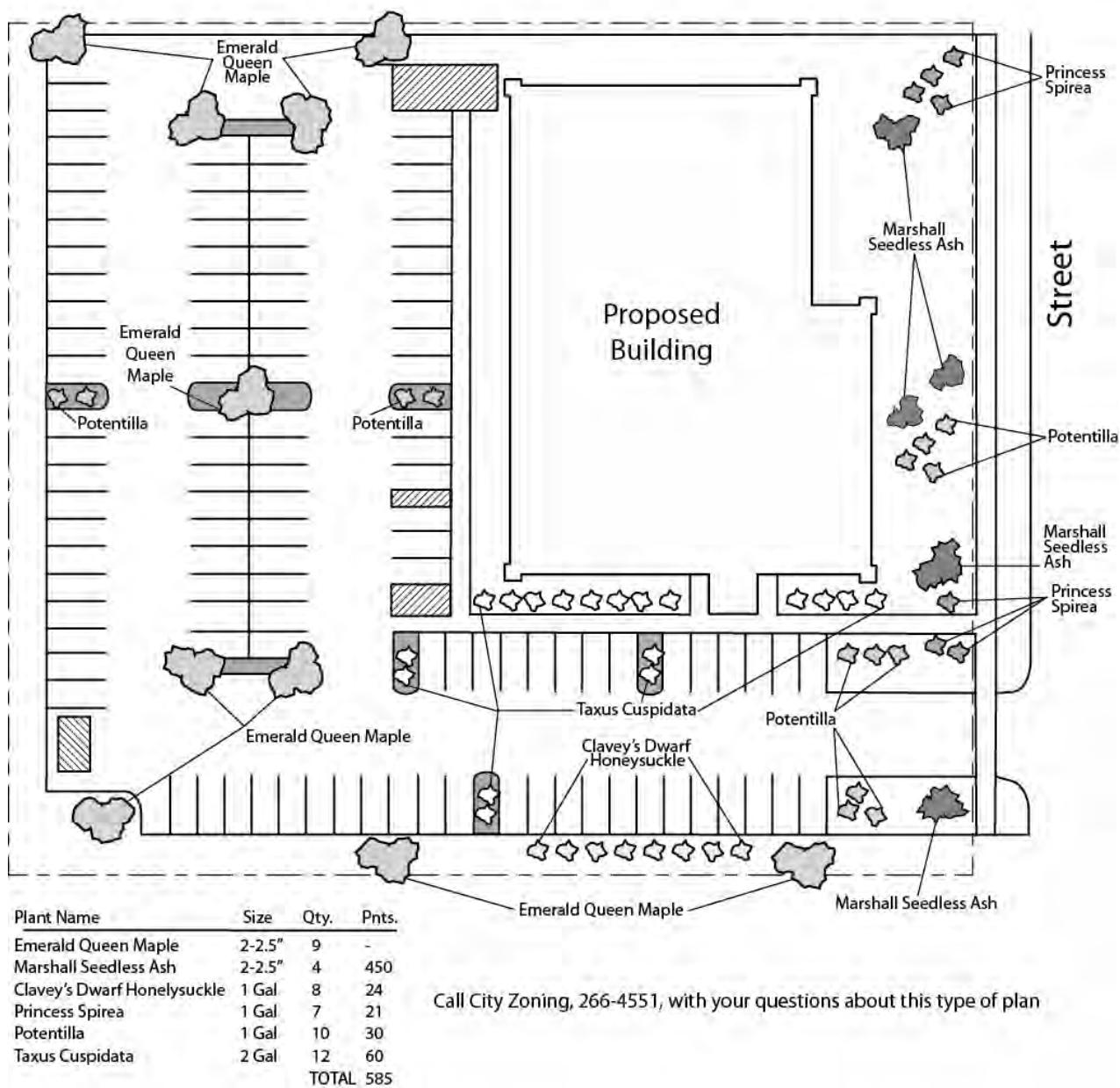
### **Screening Along District Boundaries**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

### **Screening of Other Site Elements**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

### **Example Landscape Plan**



## LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

### Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

### Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
  1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
  2. Site amenities, including bike racks, benches, trash receptacles, etc.
  3. Storage areas including trash and loading.
  4. Lighting (landscape, pedestrian or parking area).
  5. Irrigation.
  6. Hard surface materials.
  7. Labeling of mulching, edging and curbing.
  8. Areas of seeding or sodding.
  9. Areas to remain undisturbed and limits of land disturbance.
  10. Plants shall be depicted at their size at sixty percent (60%) of growth.
  11. Existing trees eight (8) inches or more in diameter.
  12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

### Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
  1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
  2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
  3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

### Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

### **Interior Parking Lot Landscaping.**

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

### **Foundation Plantings.**

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

### **Screening Along District Boundaries.**

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

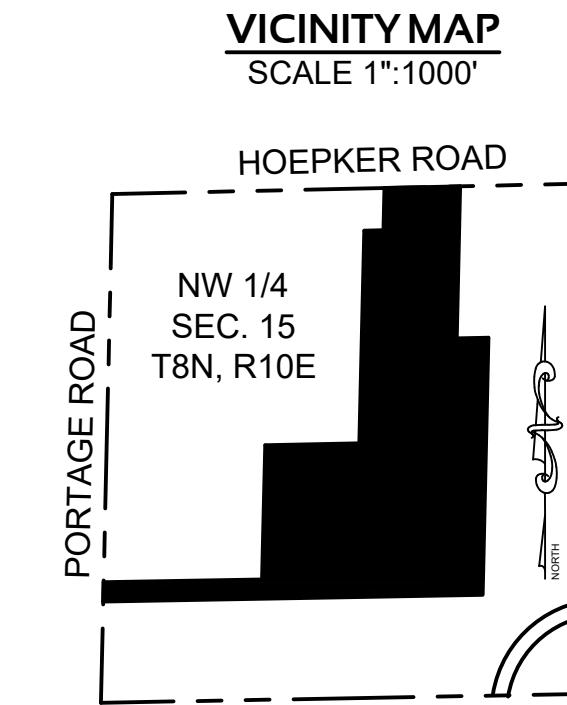
### **Screening of Other Site Elements.**

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) **Refuse Disposal Areas.** All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) **Outdoor Storage Areas.** Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) **Loading Areas.** Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) **Mechanical Equipment.** All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

### **Maintenance.**

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.



## PRELIMINARY PLAT OF LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin

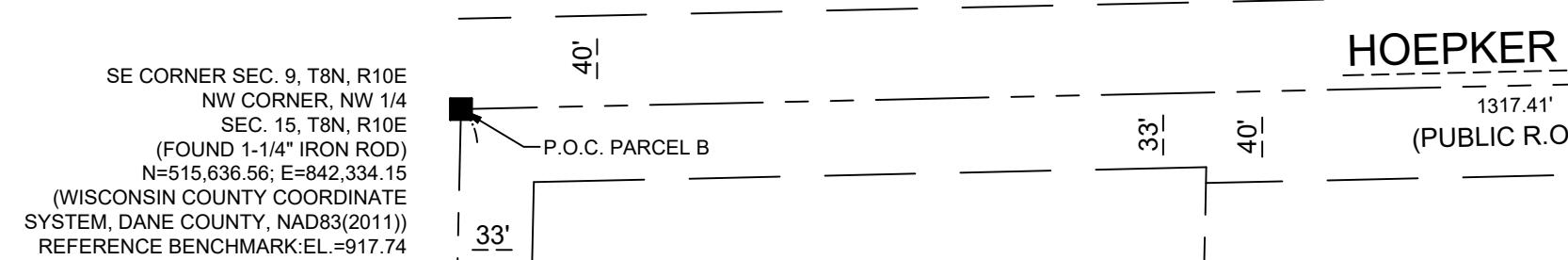


GRAPHICAL SCALE (FEET)  
0 1" = 80' 160'

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings refer to the nearest line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of 501°16'50"W.

SOUTH CORNER SEC. 10, T8N, R10E  
NE CORNER NW 1/4  
SEC. 10, T8N, R10E  
(FOUND 1-1/4" IRON ROD)  
N=515,636.56; E=842,334.15  
(WISCONSIN COUNTY COORDINATE  
SYSTEM, DANE COUNTY, NAD83(2011))  
REFERENCE BENCHMARK: EL-917.74

www.pinnacle-engr.com



### LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER  
NCS-123424-MAD DATED JUNE 18, 2024 - REVISION NO. 01 (22 JULY 2024).

**PARCEL A:**  
The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin. Except that part conveyed by Warranty Deed as set forth in Volume 774 of Deeds, Page 532, as Document No. 1097480, And except that part of the N.E. 1/4 of 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison and more particularly described as follows:

Commencing at the N.W. corner of said N.E. 1/4 of said Section 15; thence East along the North line of said quarter 493.75 feet to the point of beginning of this description; thence East 165.00 feet; thence S. 2°18' W. 792.00 feet; thence West 165.00 feet; thence N. 2°18' E. 792.00 feet to the point of beginning.

The North 33 feet of the above-described parcel dedicated for highway purposes.

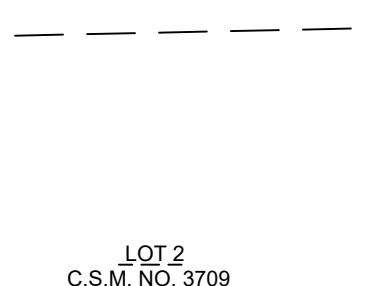
PROPERTY ADDRESS: 4821 Hoepker Road, Madison, WI  
TAX PARCEL NO. 251/0810-152-0094-4

**PARCEL B:**  
Part of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 15; thence South 01° 16' 43" West, along the west line of said Northwest Quarter, 2021.69 feet to the point of beginning; thence North 88° 59' 58" East, 825.29 feet; thence North 01° 18' 24" East, 699.22 feet to the North line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence along said Southwest Quarter line, North 88° 50' 35" East, 1150.65 feet; thence South 01° 15' 20" West, 802.41 feet; thence South 88° 59' 58" West, 1976.48 feet to the west line of the Northwest Quarter of said Section 15; thence along said west line, North 01° 16' 43" East, 100.08 feet to the point of beginning.

This description is subject to a right of way along the west 33 feet thereof.

PROPERTY ADDRESS: 6303 Portage Road, Madison, WI  
TAX PARCEL NO. 251/0810-152-0097-6



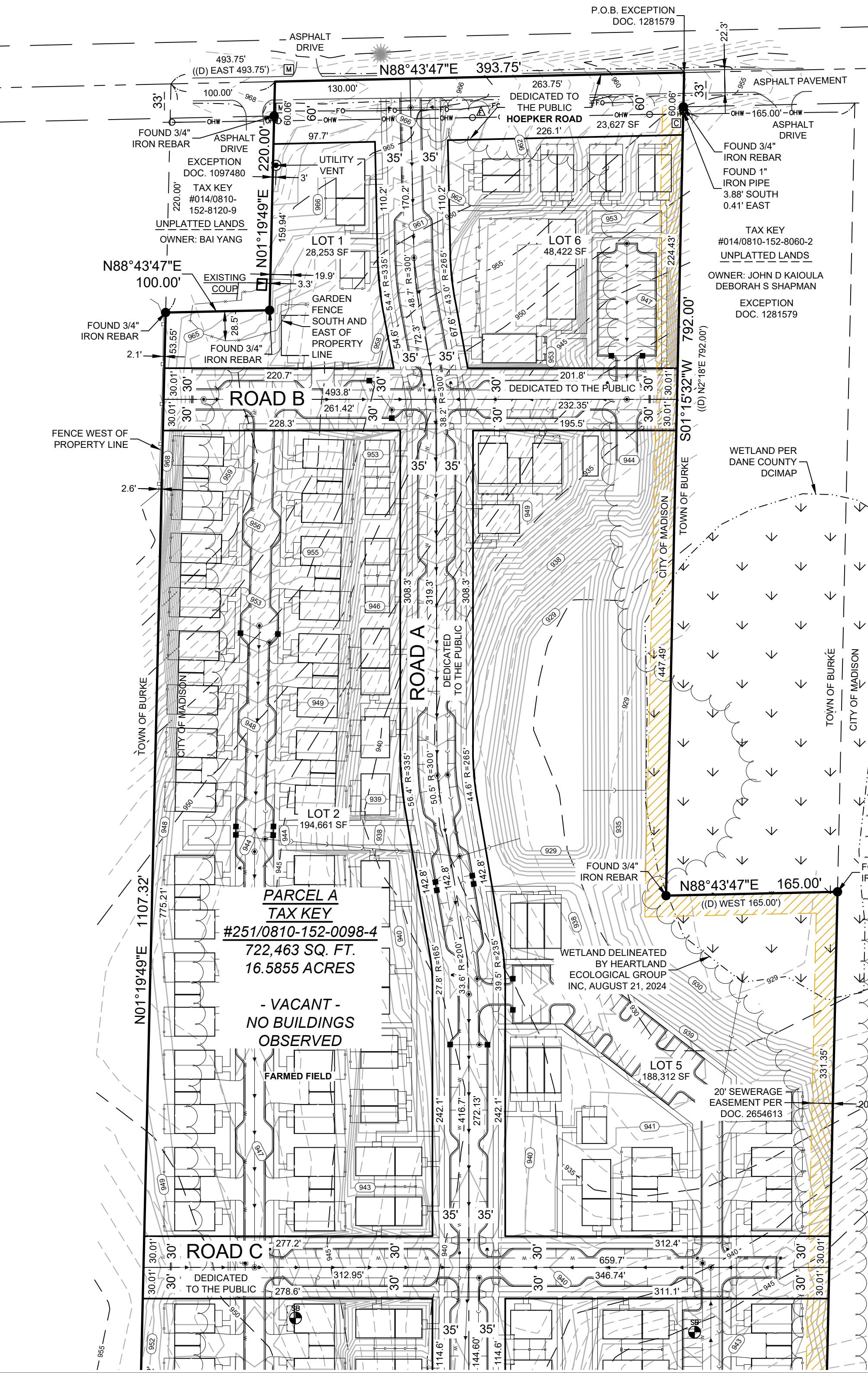
### LEGEND OF SYMBOLS & ABBREVIATIONS

① SANITARY MANHOLE	△ FIBER OPTIC MARKER	— SIGN
② STORM MANHOLE	○ FIBER OPTIC MANHOLE/VAULT	□ MAIL BOX
□ STORM INLET	■ TELEPHONE PEDESTAL	○ FLAG POLE
□ CLEAUNOT	△ TELEPHONE MANHOLE/VAULT	△ BASKETBALL HOOP
○ CATCH BASIN	△ TRANSFORMER	● BOLLARD
□ LATERAL	○ ELECTRIC METER/PEDESTAL	× CROSS CUT
○ UNKNOWN MANHOLE	○ ELECTRIC MANHOLE/VAULT	○ IRON PIPE
○ MONITORING WELL	○ CABLE TV RECEIVER/BOX CABLE	● IRON REBAR/ROD
○ HYDRANT	○ TV MANHOLE/VAULT	○ MAG NAIL
○ WATER VALVE	○ GAS VALVE	■ SECTION MONUMENT
○ DOWN SPOUT	○ GAS METER	○ BENCH MARK
○ SPRINKLER VALVE	△ GAS MARKER	○ CENTERLINE
○ WATER SHUT OFF	○ AIR CONDITIONING UNIT	○ CONCRETE
△ STANDPIPE	○ VENT	○ ELEVATION
○ WATER MANHOLE	○ DIRECTIONAL ARROW	○ EXISTING
○ FLOOD LIGHT	■ DUMPSTER	○ INVERT
○ LIGHT POLE	○ HANDICAP STALL	○ MONUMENT
○ TRAFFIC SIGNAL POLE	○ SPOT ELEVATION	○ MONUMENT
○ UTILITY POLE	○ SOIL BORING	○ P.O.B.
○ GUY WIRE	○ SANITARY SEWER	○ POINT OF BEGINNING
—	— STORM SEWER	○ P.O.C.
—	— WATER MAIN	○ POINT OF COMMENCEMENT
—	— FIBER OPTIC LINE	○ R.O.W.
—	— TELEPHONE LINE	○ SECTION
—	— ELECTRIC LINE	○ SQ. FT.
—	— OVERHEAD WIRES	○ WITH
—	— CATV	○ RECORD AS
—	— CABLE TELEVISION	○ DECODED AS
—	— GAS MAIN	
—	— WETLANDS	
—	— TREE LINE	
—	— NO ACCESS	

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED DECEMBER 27, 2024  
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

- SEE SHEET 2 -



### PRELIMINARY PLAT

REVISIONS	1. NEW LAYOUT	08/19/2024

SHEET	1
1	1

PLAN I DESIGN I DELIVER

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PINNACLE ENGINEERING GROUP  
ENGINEERING | NATURAL RESOURCES | SURVEYING

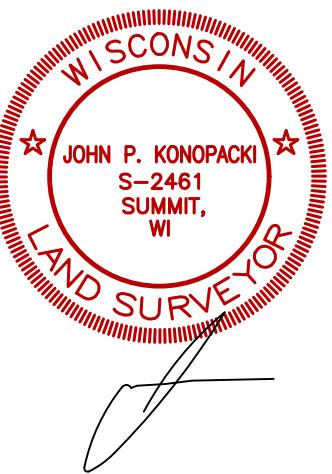
WISCONSIN OFFICE:  
20725 WATERTOWN ROAD SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888

LEO LIVING  
CITY OF MADISON, WISCONSIN



GRAPHICAL SCALE (FEET)  
0 1" = 80' 160'

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referred to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.



JOHN P. KONOPACKI  
S-2461  
SUMMIT,  
WI

#### LEGEND OF SYMBOLS & ABBREVIATIONS

- SANITARY MANHOLE
- △ FIBER OPTIC MARKER
- STORM MANHOLE
- FIBER OPTIC MANHOLE/VULT
- STORM INLET
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- CLEANOUT
- TELEPHONE MANHOLE/VULT
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- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- CROSS CUT
- GAS VALVE
- GAS METER
- CONFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
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- MONUMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT OF WAY
- SECTION
- SQUARE FEET

LEGEND

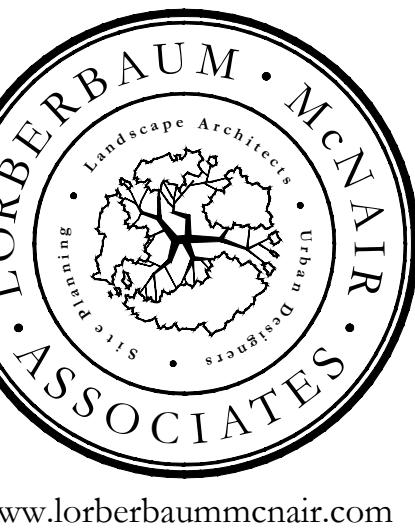
	CLUBHOUSE LEASING		ROWHOUSE TWIN - 2BR
	CLUBHOUSE FITNESS		ROWHOUSE TWIN W/ GARAGE - 2BR
	POOLHOUSE		COTTAGE WITH GARAGE - 2BR
	MAINTENANCE		TOWNHOUSE 3-PACK - 3BR
	DUPLEX STACKED - 1BR		COTTAGE WITH GARAGE - 3BR
	DUPLEX - 1BR/2BR		COTTAGE WITH GARAGE ALT - 3BR
	DUPLEX STACKED - 2BR		



**LEO AT PUMPKIN HOLLOW, WI**

SITE PLAN - 08/19/2025

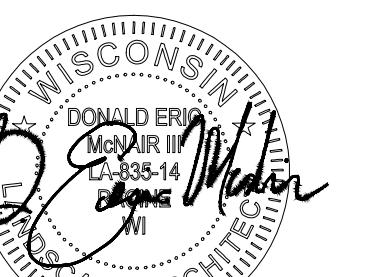
SCALE 1' = 100'



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A LANDSCAPE DEVELOPMENT PLAN FOR  
LEO - Pumpkin Hollow

Portage Road  
Madison, Wisconsin

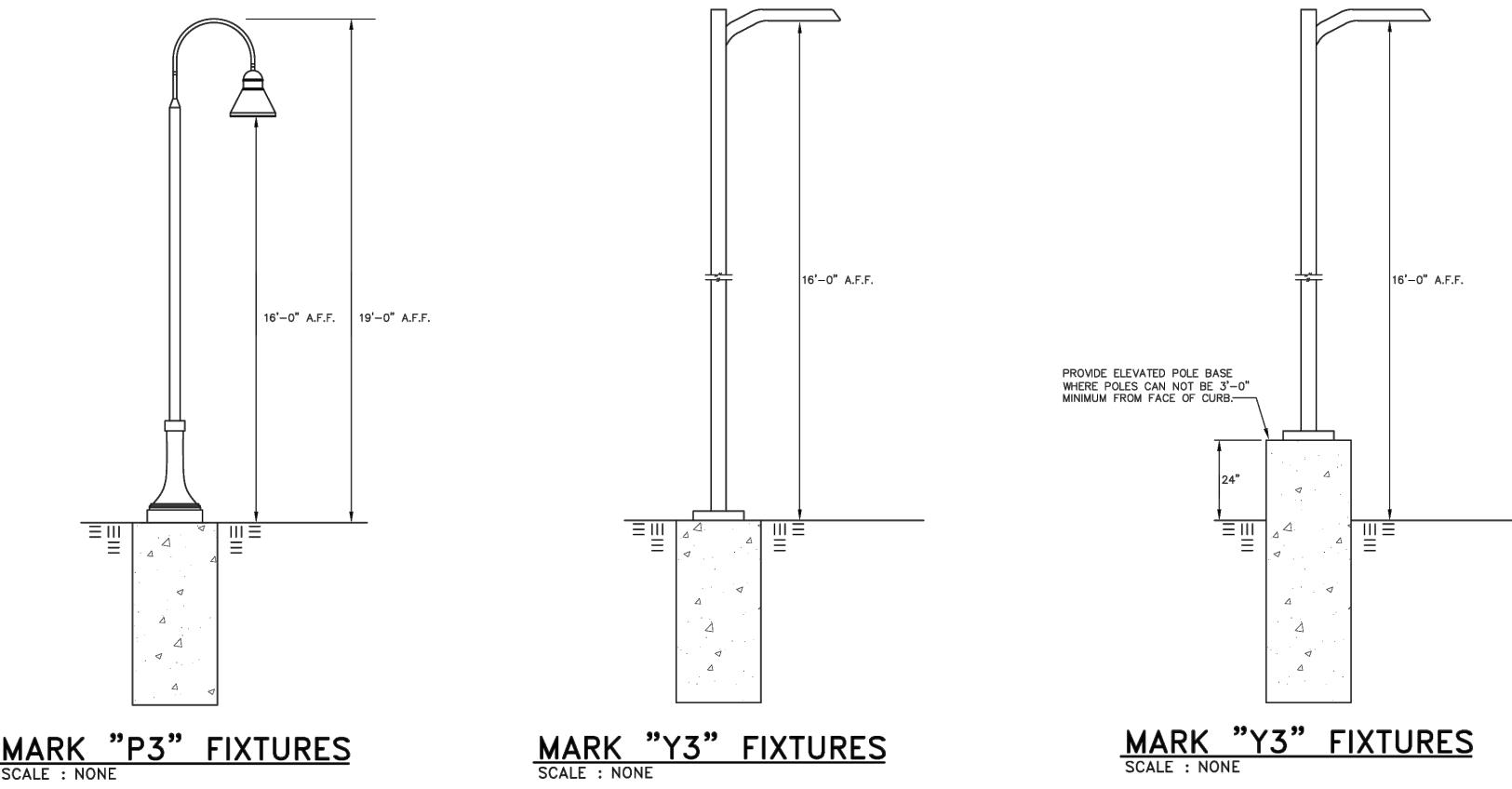


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ISSUED  
DATE 08-15-25 DESCRIPTION FOR SUBMITTAL

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SHEET  
SL1.0



MARK "P3" FIXTURES

MARK "Y3" FIXTURES

MARK "Y3" FIXTURES

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	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
Y3	VISIONARE 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 NOTED 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

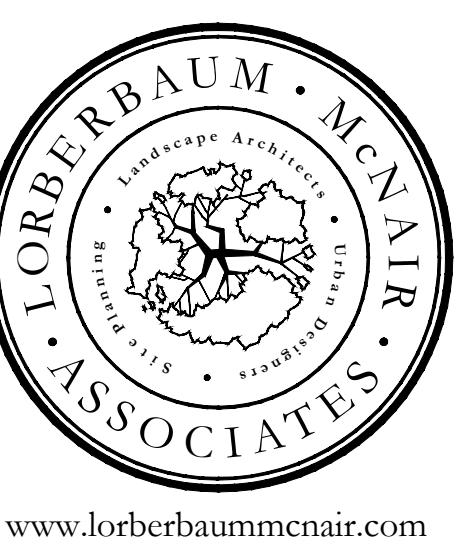
GENERAL ELECTRICAL NOTES
1. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR POWER SERVICE WITH UTILITY COMPANY PRIOR TO SUBMITTING BID. IF THEIR REQUIREMENTS ARE AT A VARIANCE WITH THOSE SHOWN ON PLANS, THE CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH THE UTILITY COMPANY FOR SERVICE SHALL BE INCLUDED IN BID PRICE. IF SUCH COSTS ARE NOT AVAILABLE AT BID TIME, 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 ANY 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 THERETO.
4. THE COST OF ALL PERMITS AND INSPECTION FEES SHALL BE INCLUDED IN THE CONTRACT PRICE.
5. RIGID STEEL CONDUIT SHALL BE GALVANIZED OR SHERARDIZED, FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.



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

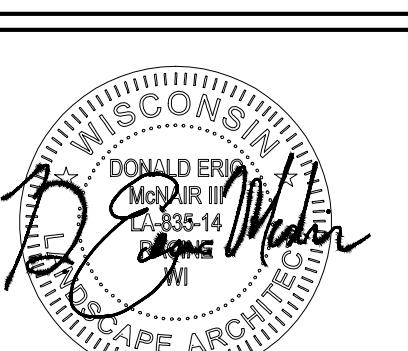
SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR  
LEO - Pumpkin Hollow  
Portage Road  
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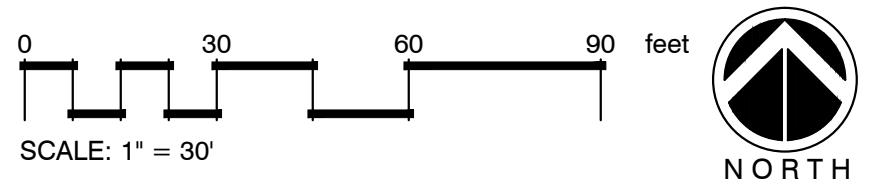
SHEET  
SL1.1



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--C5/H1 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:  
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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".

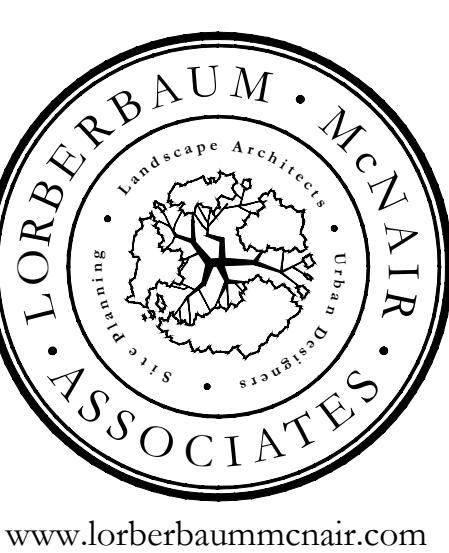
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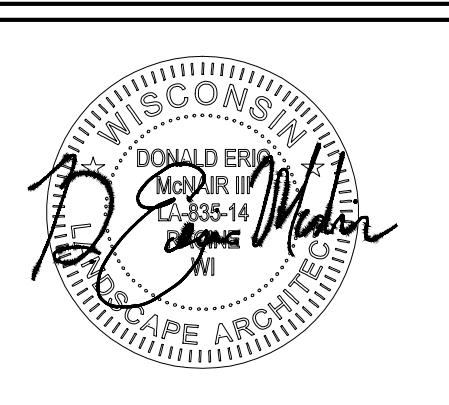
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SITE LIGHTING PLAN

SL1.1



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



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**ISSUED**  
DATE 08-15-25 DESCRIPTION FOR SUBMITTAL

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SHEET  
**SL1.2**



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

**SITE LIGHTING PLAN**

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LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS	MOUNTING HEIGHT	MOUNTING TYPE
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-CS/H1	240	66	8.5/4	LED MOUNT ON 16' FOOT ROUND STEEL POLE
VA10-S-S1	VISIONAIRE LIGHTING	VA10-S-S1	240	70	8.6/8	LED MOUNT ON 16' FOOT ROUND STEEL POLE
Y3	VISIONAIRE LIGHTING	VSX-1-T3-10L-3K-AM-**-CLS	240	70	3000K	LED MOUNT ON 16' FOOT ROUND STEEL POLE

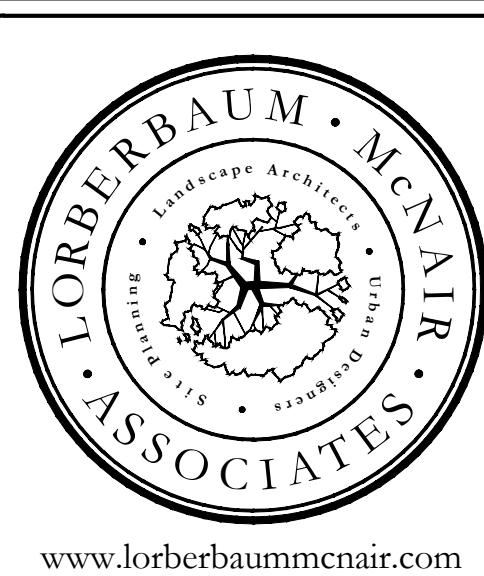
LIGHTING FIXTURE SCHEDULE KEYED NOTES:  
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 POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN  
 NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1".  
 221149



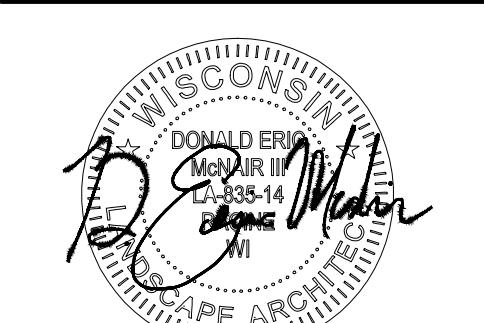
0 30 60 90 feet  
 SCALE: 1" = 30'  
 NORTH

SITE LIGHTING PLAN  
 SL1.3

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

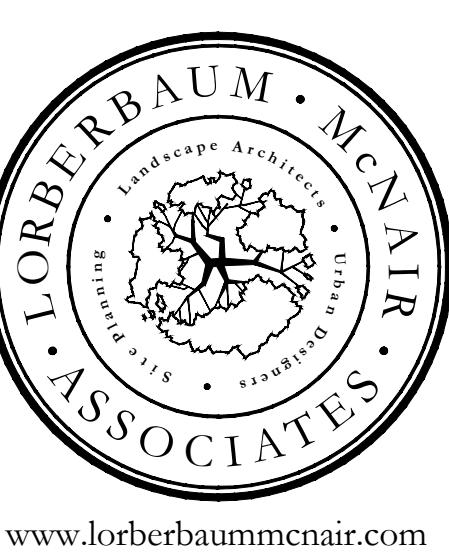


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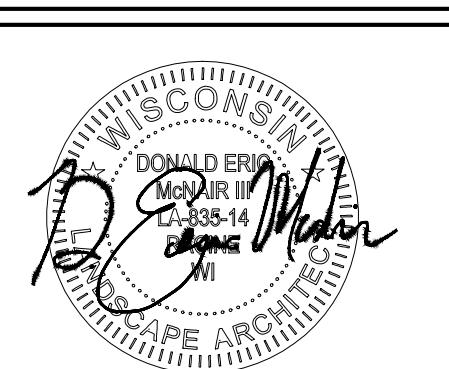
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SHEET  
 SL1.3



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



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DATE DESCRIPTION

08-15-25 FOR SUBMITTAL

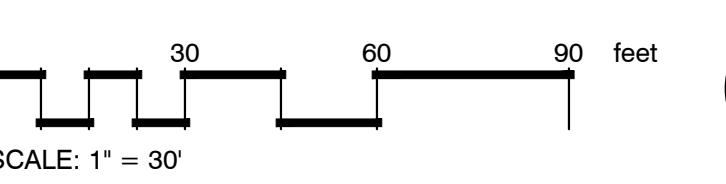
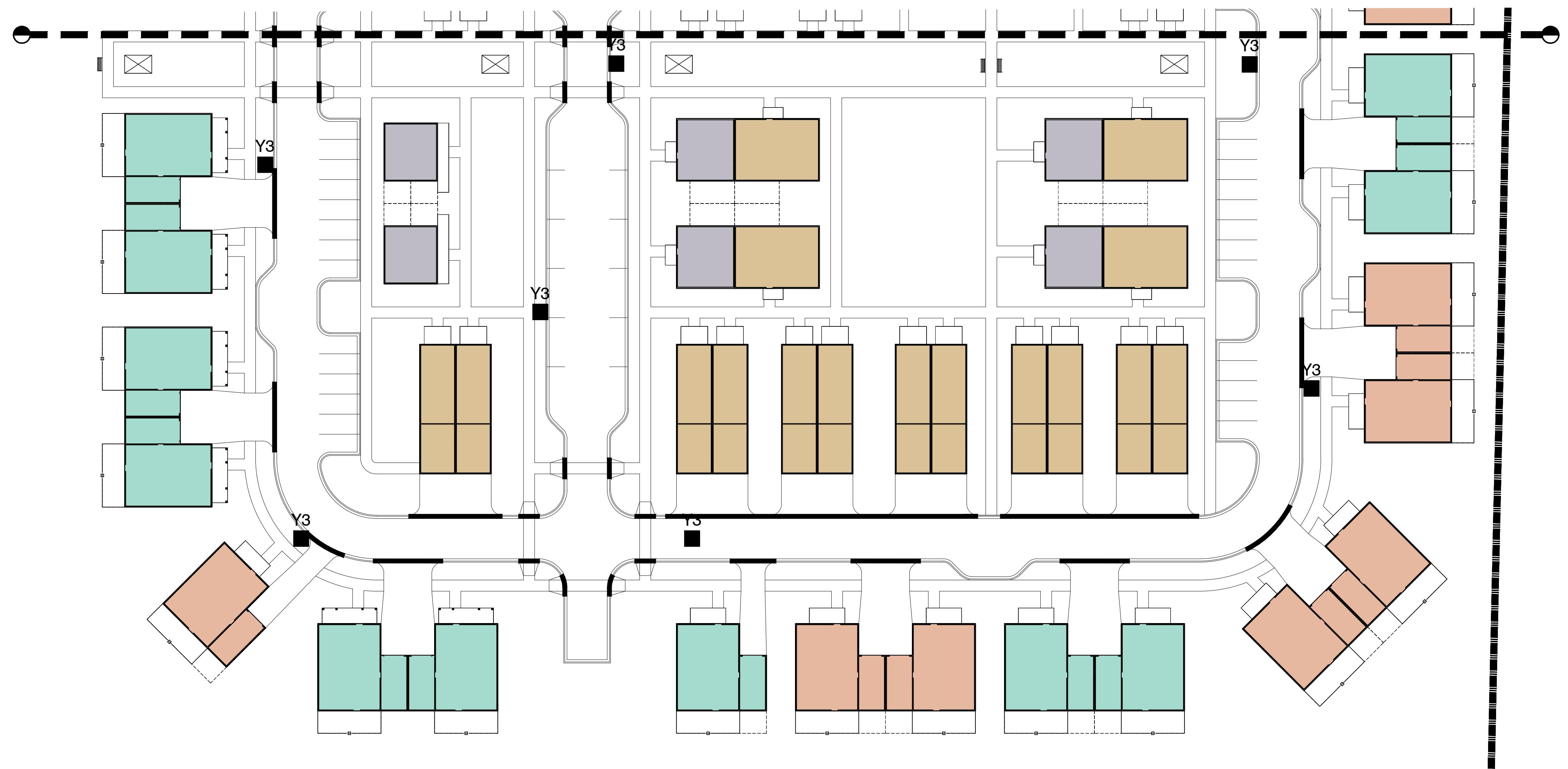
REVISIONS

SHEET  
SL1.4

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-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE	L, FSA	
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SITE LIGHTING PLAN

VIEW CORRIDOR 1



VIEW CORRIDOR 2



