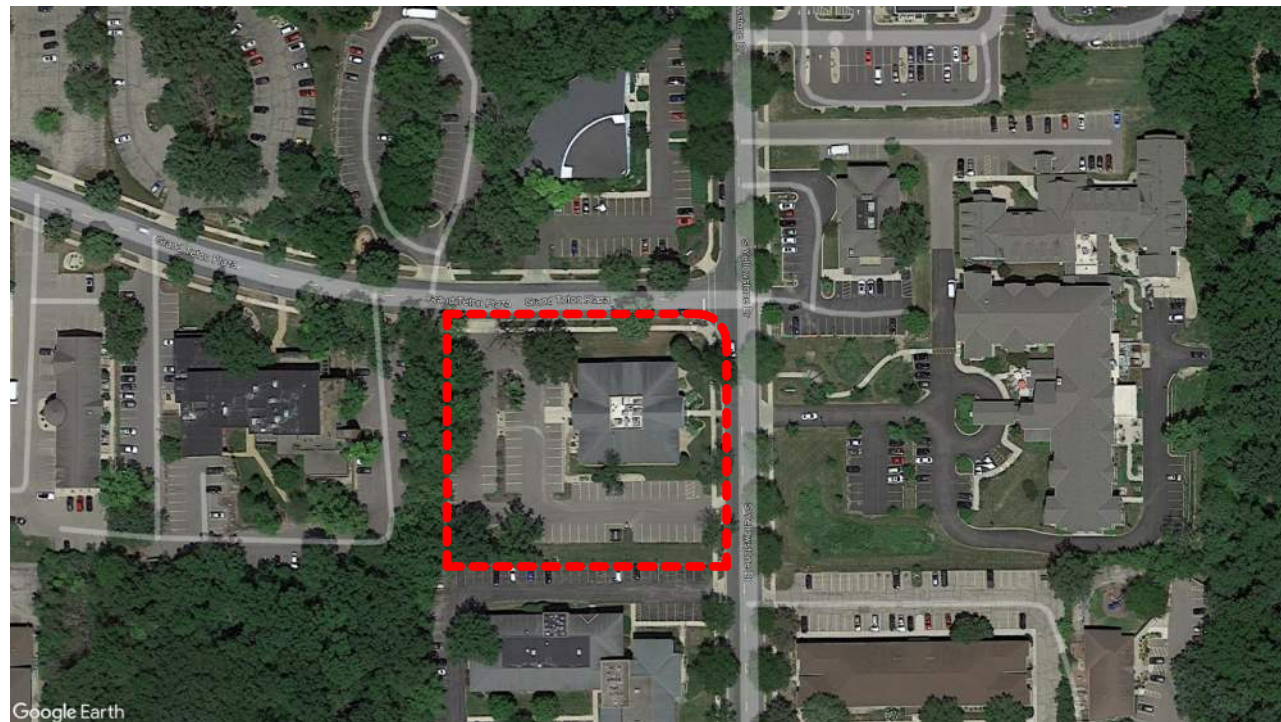


MSP YELLOWSTONE MIXED USE

426 S Yellowstone Dr, Madison, WI 53719



Google Earth

AERIAL SITE PLAN

REVISION LIST		
REVISION NO.	REVISION	DATE

GROUND FLOOR AREA

TOTAL 41,000 SF

AFFORDABLE BUILDING AREA

1F - 5F 13,050 SF

TOTAL 65,250 SF

MARKET RATE BUILDING AREA

1F - 5F 19,150 SF

TOTAL 95,750 SF

TOTAL COMBINED BUILDING AREA

TOTAL 202,000 SF

PARKING COUNT

SURFACE STALLS = 9

COVERED STALLS = 75

TOTAL = 84

BICYCLE STALLS
TOTAL = 167

Architecture :

Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

LIST OF DRAWINGS

- G0.1 - COVER SHEET
- AL.0 - LAND SURVEY
- C1.0 - SITE PLAN
- C2.0 - SITE GRADING PLAN
- C3.0 - SITE UTILITY PLAN
- L100 - LANDSCAPE PLAN
- L200 - LIGHTING PLAN
- A0.0 - GROUND FLOOR PLAN
- A0.1 - FIRST FLOOR PLAN
- A0.2 - SECOND - FOURTH FLOOR PLAN
- A0.5 - FIFTH FLOOR PLAN
- A0.6 - NORTH ELEVATION
- A0.7 - EAST ELEVATION
- A0.8 - SOUTH ELEVATION
- A0.9 - WEST ELEVATION
- A0.10 - UNIT PLANS
- R0.1 - RENDERING
- R0.2 - RENDERING
- R0.3 - RENDERING
- D1.0 - DEMOLITION PHOTOS

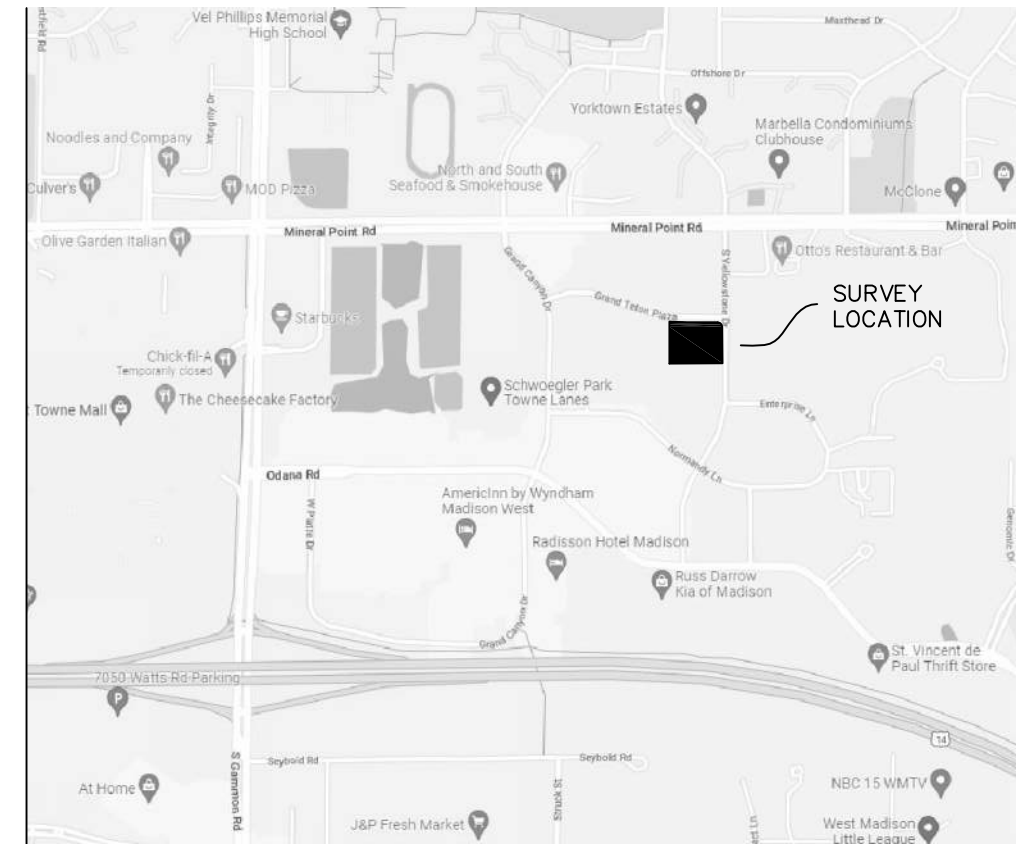
PRELIMINARY

03/27/2023

PROJECT # 22128

G0.1

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 58 AND 59, SIXTH ADDITION TO PARK TOWNE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCHEDULE B-II EXCEPTIONS:

9. UTILITY EASEMENT ACROSS THE CAPTIONED PREMISES AS SET FORTH IN THE RECORDED PLAT OF SIXTH ADDITION TO PARK TOWNE, NOT ON DOES NOT TOUCH SUBJECT PROPERTY, NOT SHOWN HEREON.

10. DRAINAGE SWALE REQUIREMENT FOR LOT AS SHOWN ON THE RECORDED PLAT OF SIXTH ADDITION TO PARK TOWNE, SHOWN HEREON.

11. NOTATION AS SHOWN ON THE RECORDED PLAT OF SIXTH ADDITION TO PARK TOWNE STATING: "THE OWNER/DEVELOPER OF EACH LOT SHALL CONSULT WITH THE PARKS CONSERVATION SPECIALIST AT THE TIME OF PREPARING THE SITE PLAN FOR ANY LOT IN THIS PLAT SO THAT CONSIDERATION CAN BE GIVEN GRADING AND THE PRESERVING OF THE LARGER TREES." SHOWN HEREON.

12. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED: FEBRUARY 4, 1970 VOLUME 158 OF RECORDS, PAGE 62, AS DOCUMENT NO. 1258523, ALSO RECORDED: AUGUST 1, 1973 VOLUME 460 OF RECORDS, PAGE 122, AS DOCUMENT NO. 1373566, SHOWN HEREON.

13. RIGHT OF WAY GRANT TO MADISON GAS AND ELECTRIC COMPANY RECORDED: OCTOBER 24, 1978 VOLUME 1006 OF RECORDS, PAGE 419, AS DOCUMENT NO. 1597329, SHOWN HEREON.

14. RIGHT OF WAY EASEMENT TO MID-PLAINS TELEPHONE, INC. RECORDED: MARCH 11, 1980 VOLUME 1740 OF RECORDS, PAGE 46, AS DOCUMENT NO. 1659758, SHOWN HEREON.

SIGNIFICANT OBSERVATION:

THERE ARE NO SIGNIFICANT OBSERVATIONS AFFECTING SUBJECT PROPERTY, EXCEPT AS FOLLOWS:

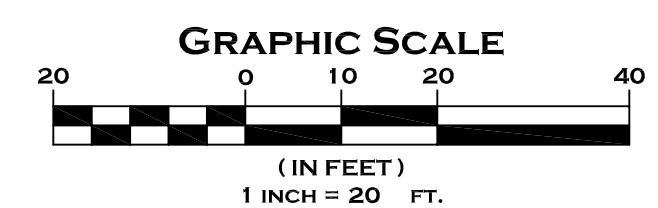
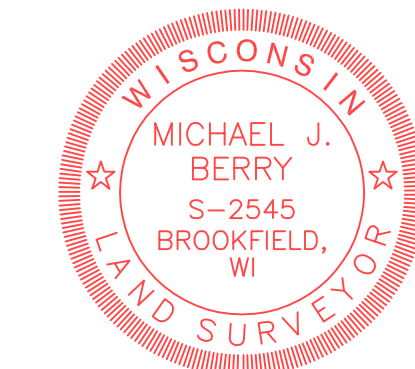
A. BUILDING EXTEND EAST OVER 30' STREET SETBACK LINE A DISTANCE OF 6.92 FEET.

TO: MSP REAL ESTATE, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICE;

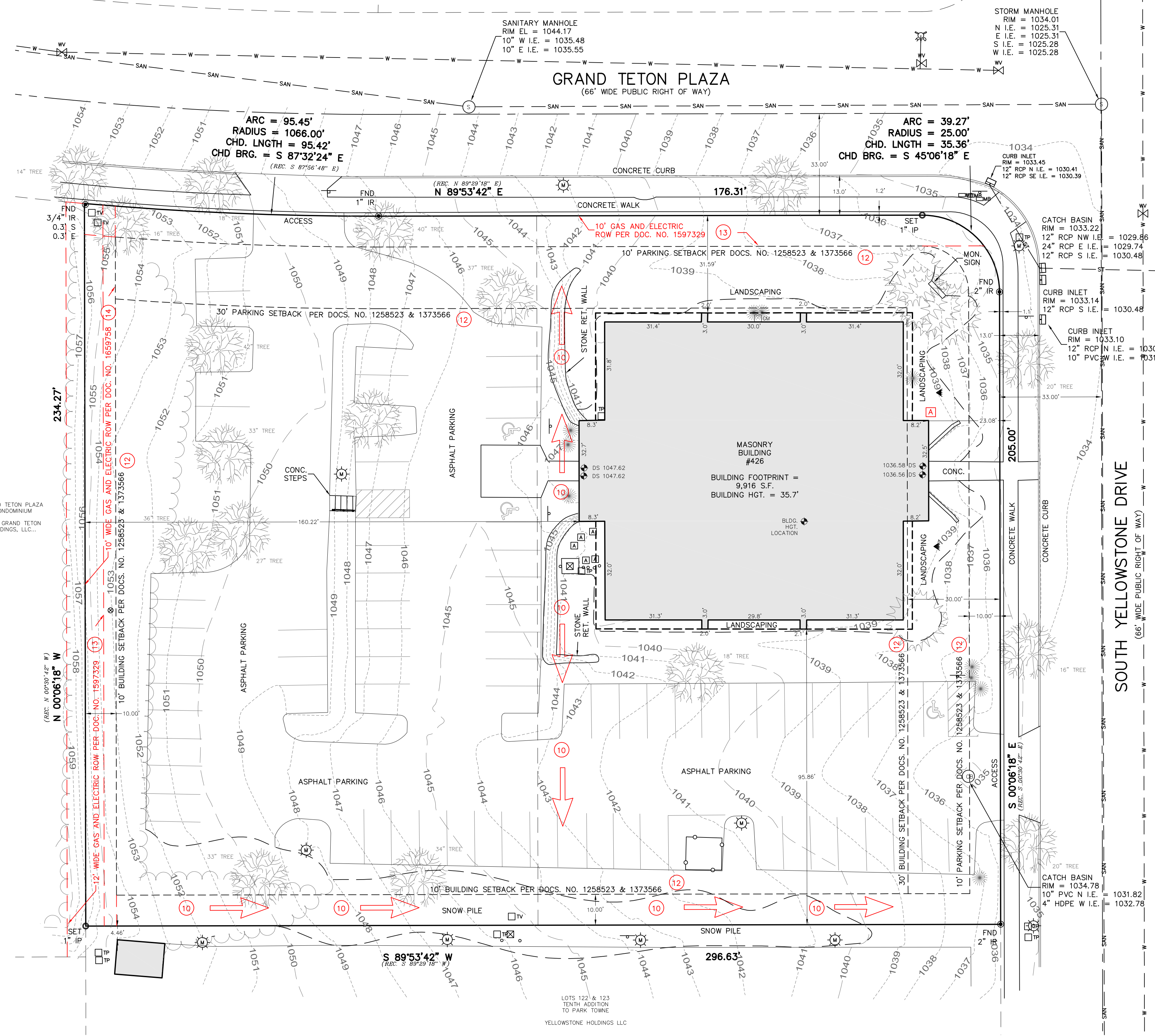
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7a, 7b, 7c, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FEB. 10, 2023
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545



LEGEND			
— SAN	SANITARY SEWER	□	ELECTRIC TRANSFORMER
— ST	STORM SEWER	□	ELECTRIC METER
— WM	WATER MAIN	□	ELECTRIC PEDESTAL
— G	BURIED GAS LINE	□	ELECTRIC BOX AT GRADE
— TEL	BURIED TELEPHONE LINE	□	TELEPHONE BOX AT GRADE
— E	BURIED ELECTRIC LINE	□	TELEPHONE PEDESTAL
— FO	BURIED FIBER OPTIC LINE	□	TV PEDESTAL
— //	OVERHEAD UTILITY LINES	□	GAS METER
— CATV	BURIED CABLE TELEVISION LINES	□	AIR CONDITIONER
— COMB	COMBINATION SEWER	□	UTILITY POLE
— WOOD	WOOD FENCE	□	WOOD SIGN
— METAL	METAL FENCE	□	METAL SIGN
—	EDGE OF TREES AND BRUSH	□	FLAG POLE
—	DOOR SILL ELEVATION	□	BOLLARD
—	FIRE DEPARTMENT CONNECTION	□	BOLLARD LIGHT
		□	YARD LIGHT



CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH: (414) 443-1312
FAX: (414) 443-1317
www.cj-engineering.com

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT, STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

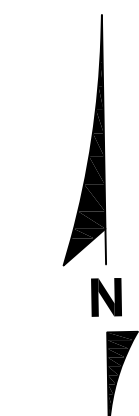
- MISCELLANEOUS NOTES
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN (INSERT TITLE COMPANY NAME HERE) COMMITMENT NO. (INSERT COMMITMENT OR FILE NUMBER HERE), WITH A COMMITMENT DATE: (INSERT EFFECTIVE DATE) AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
 - PER SIXTH ADDITION TO PARK TOWNE, THE OWNER/DEVELOPER OF EACH LOT SHALL CONSULT WITH THE PARKS CONSERVATION SPECIALIST AT THE TIME OF PREPARING THE SITE PLAN FOR ANY LOT IN THIS PLAT SO THAT CONSIDERATION CAN BE GIVEN GRADING AND THE PRESERVING OF THE LARGER TREES.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY.
 - SETBACK INFORMATION FROM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED: FEBRUARY 4, 1970 VOLUME 158 OF RECORDS, PAGE 62, AS DOCUMENT NO. 1258523, ALSO RECORDED: AUGUST 1, 1973 VOLUME 460 OF RECORDS, PAGE 122, AS DOCUMENT NO. 1373566, TO BE VERIFIED BY CURRENT ZONING REPORT AND IS AS FOLLOWS:
STREET = 30 FEET
PARKING = 10 FEET
SIDE = 10 FEET
REAR = 10 FEET
 - THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 68,226 SQUARE FEET OR 1.5662 ACRES.
 - THE ADDRESS OF THE ABOVE DESCRIBED PROPERTY, 426 S. YELLOWSTONE DR., AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.
 - ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO S. YELLOWSTONE DR. AND GRAND TETON PLAZA, DEDICATED PUBLIC STREETS OR HIGHWAYS.
 - THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 74, OF WHICH 71 ARE REGULAR PARKING SPACES AND 3 ARE DESIGNATED DISABLED SPACES, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55025C0415G, WITH A DATE OF IDENTIFICATION OF 1/2/2009, IN COMMUNITY NO. 550083, THE CITY OF MADISON, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.
 - THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF MADISON REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
 - THERE IS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.
 - ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 - ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25-7-8 EAST WHICH HAS A MEASURED BEARING OF
 - THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.
 - SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOD 12A).
 - DUE TO SNOW AND ICE CONDITIONS AT TIME OF SURVEY, NOT ALL IMPROVEMENTS AND/OR PHYSICAL FEATURES MAY BE SHOWN.

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DIAL 811 OR (800) 242-8511

ALTA/NSPS LAND TITLE SURVEY

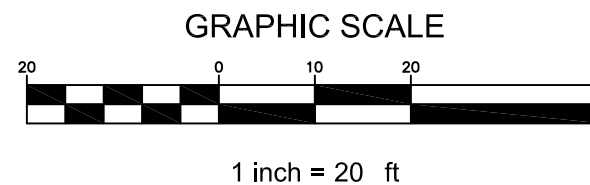
FOR
MSP YELLOWSTONE
426 S. YELLOWSTONE DR.
MADISON, WI

DRAWN BY:	NJF	DATE:	FEB. 10, 2023
CHECKED BY:	NJF	DRAWING NO.:	AL - 0
CSE Job No.:	23-012	SHEET	1 OF 1

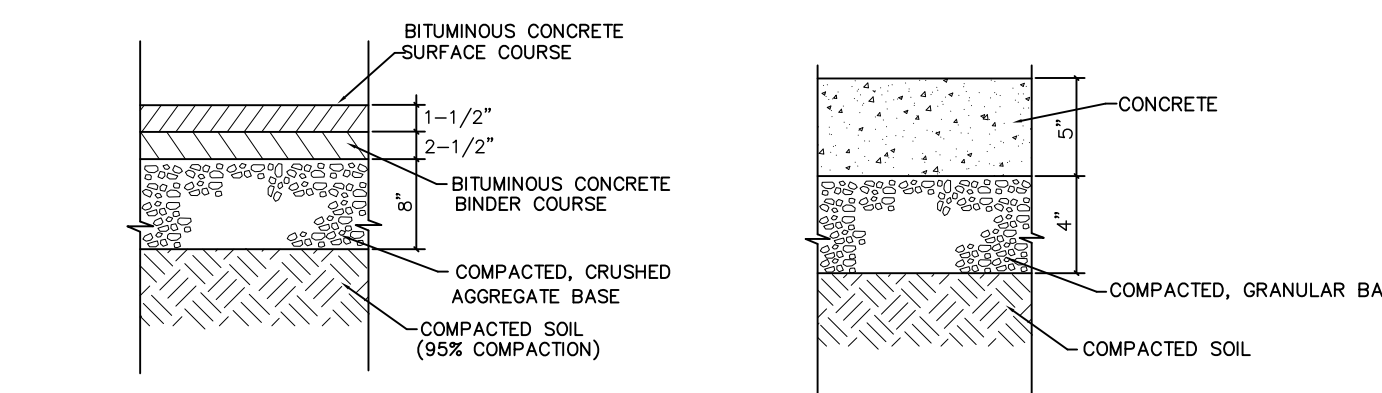
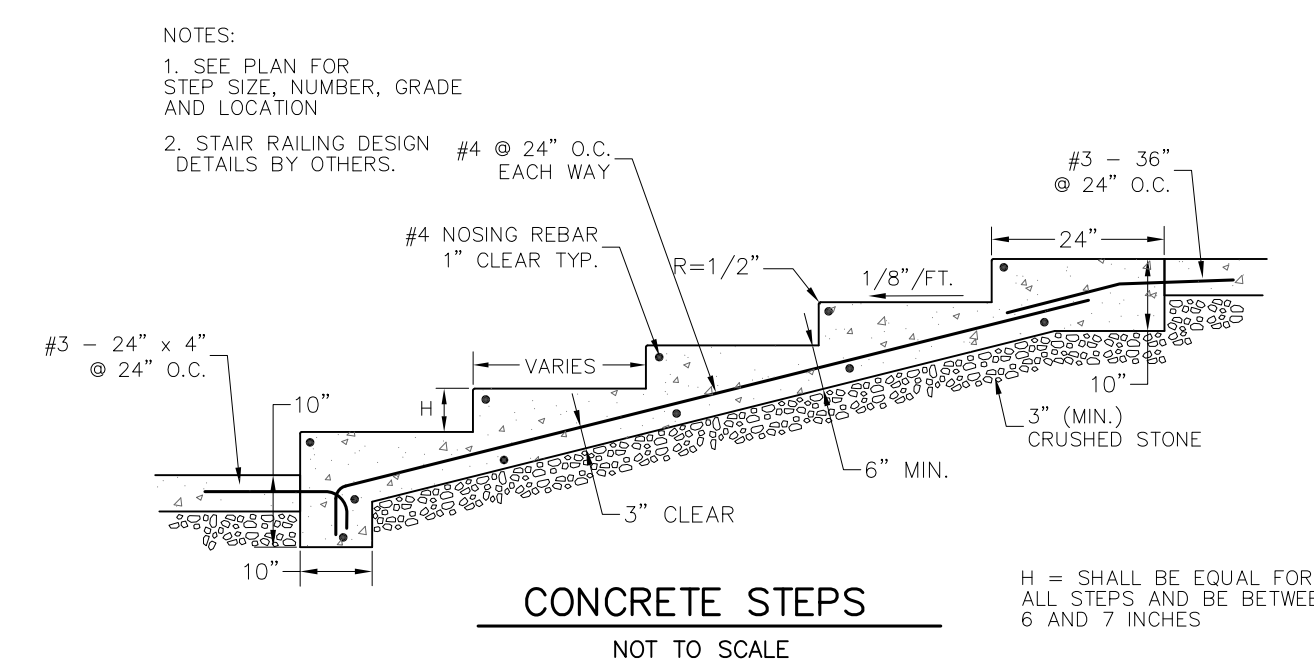
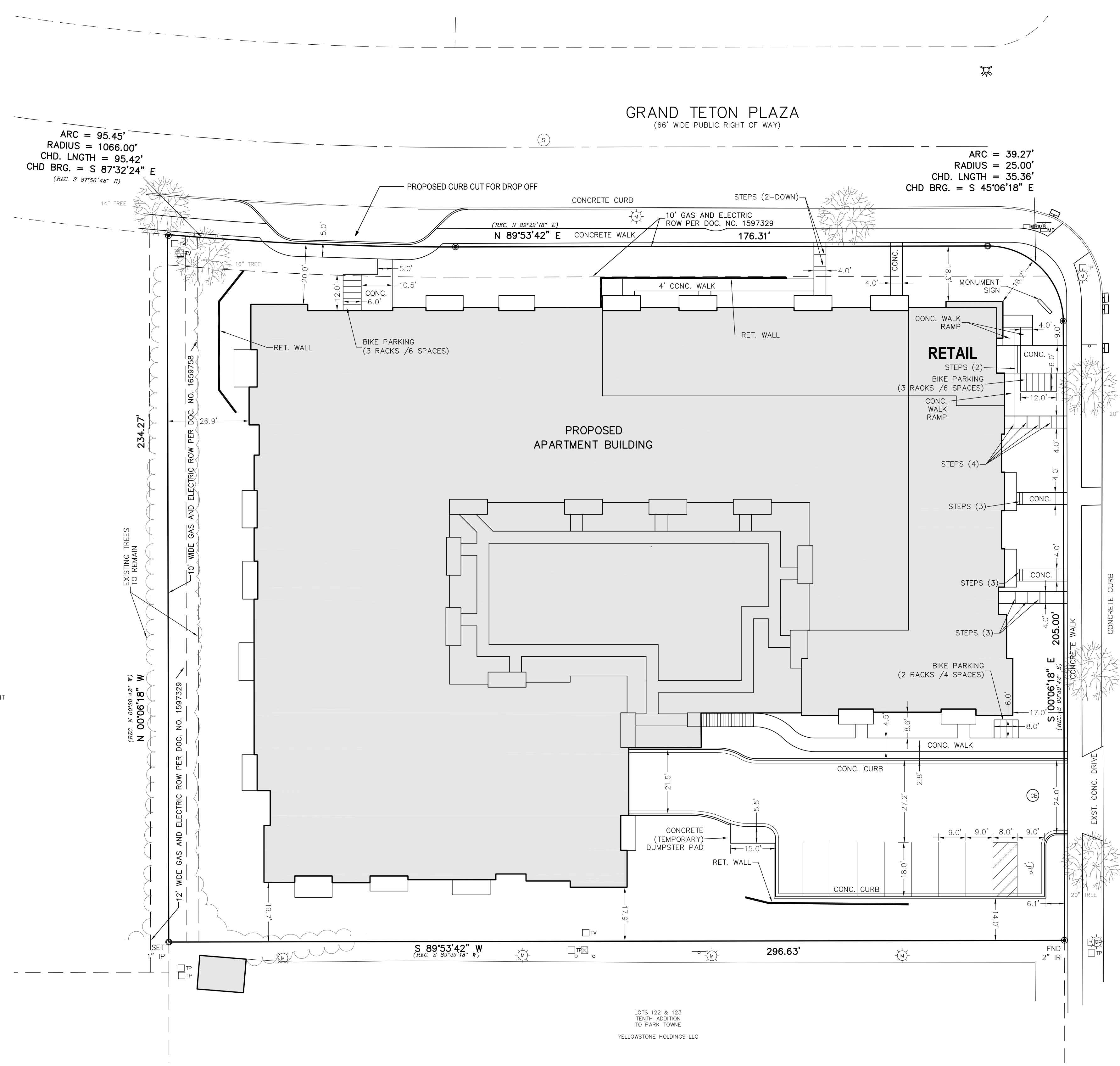


MSP - YELLOWSTONE APARTMENTS
MADISON, WISCONSIN

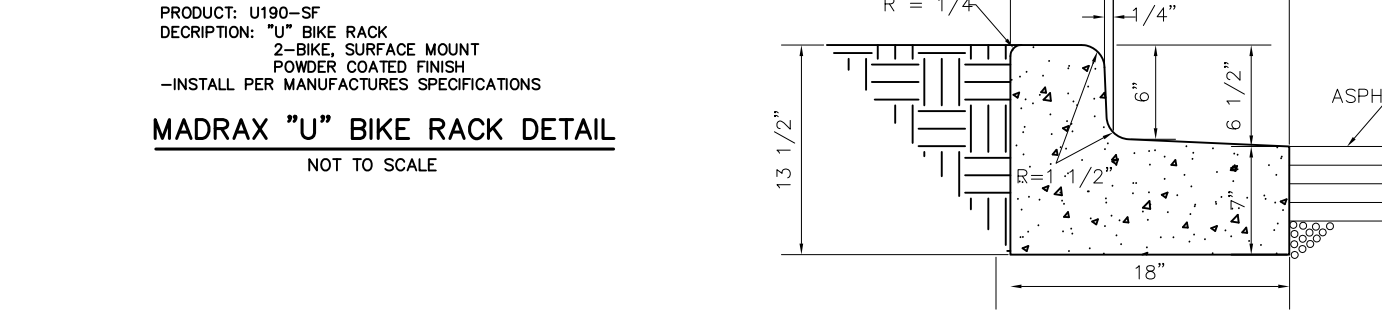
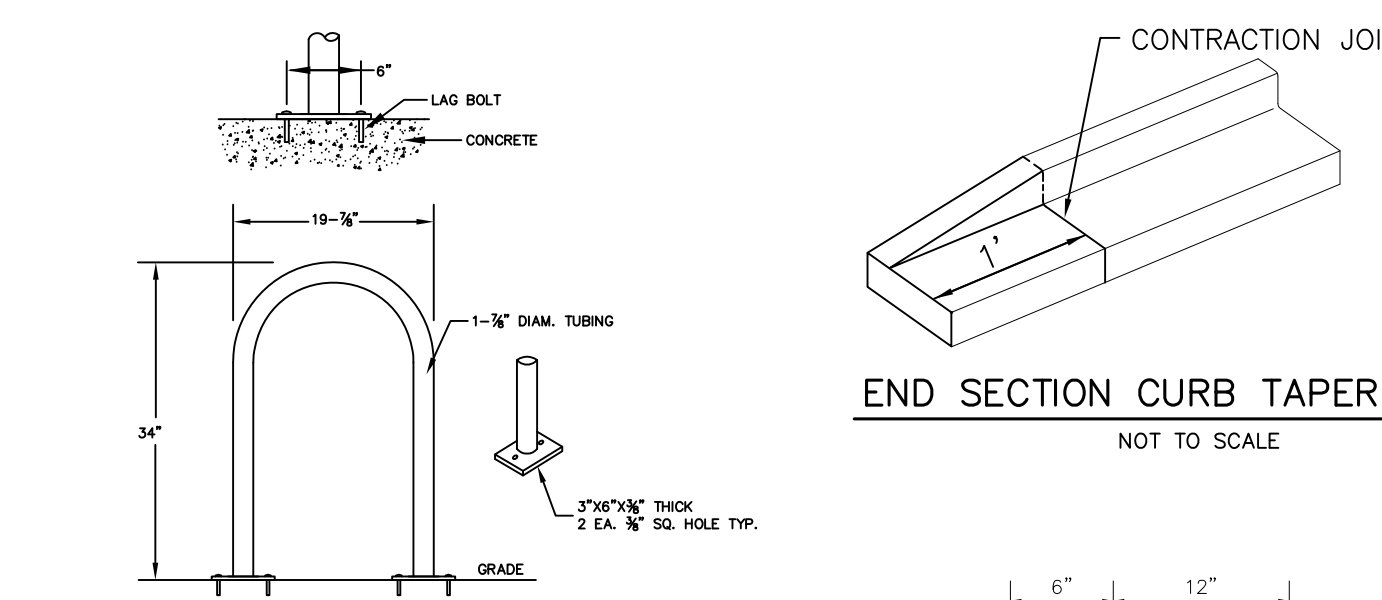
CJE NO.: 2310R0
MARCH 27, 2027



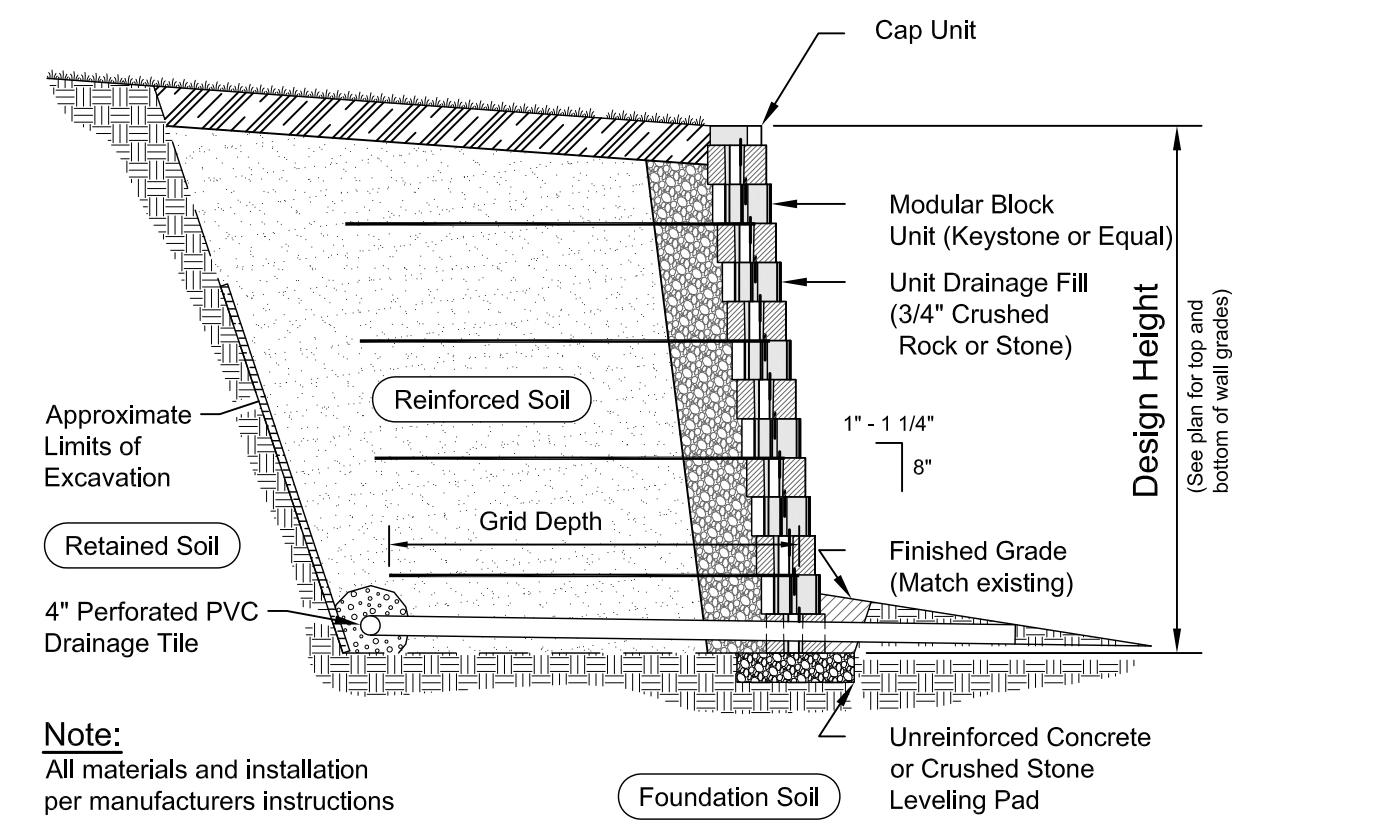
SITE PLAN C1.0



ASPHALT PAVEMENT NOT TO SCALE
CONCRETE SIDEWALK NOT TO SCALE



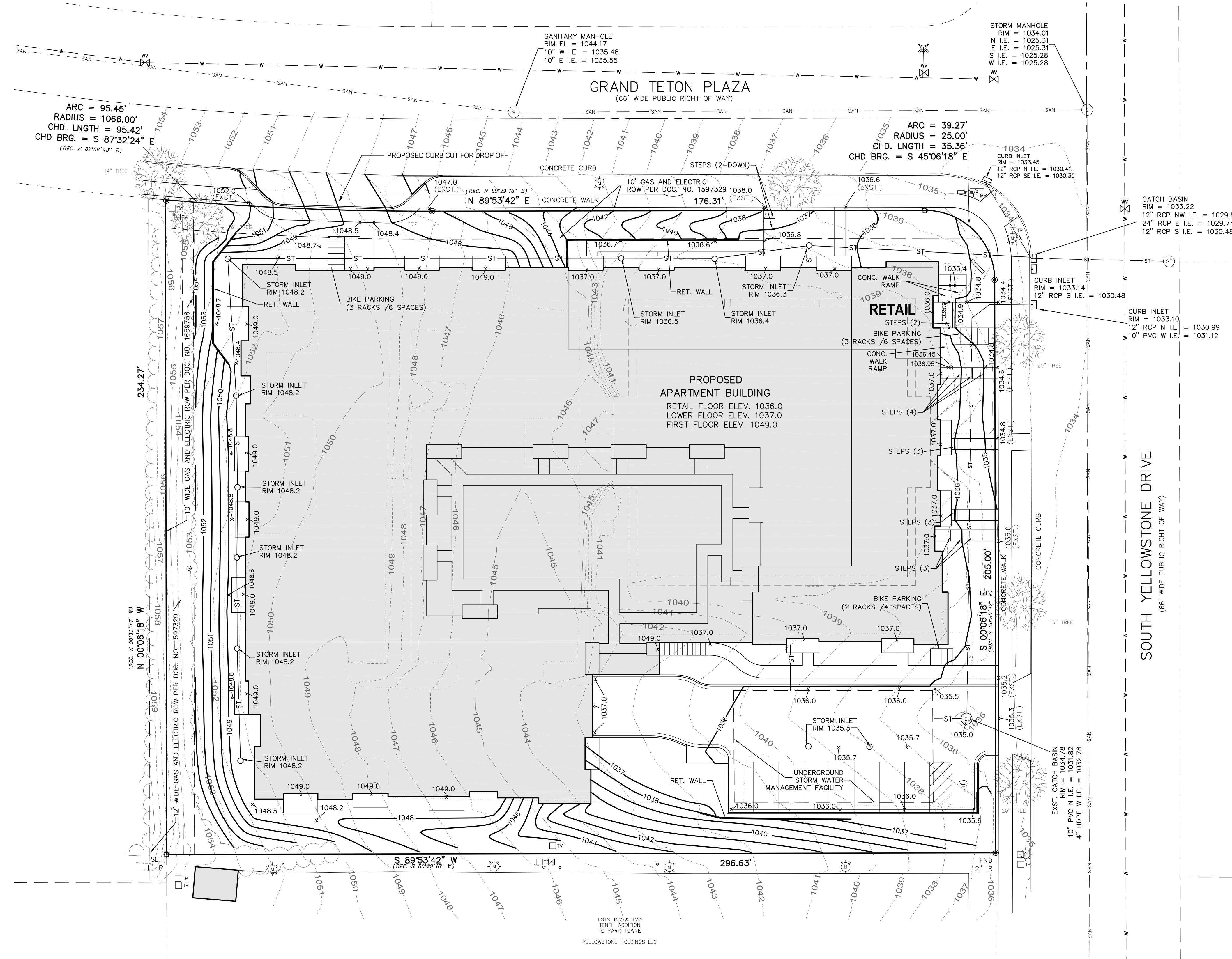
CONCRETE CURB NOT TO SCALE



Typical Retaining Wall Section
NTS

- NOTES:**
1. DISTURBED AREA = 66,790 S.F. (1.533 ACRES)
 2. STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS IS PROVIDED BY AN UNDERGROUND STORM TECH FACILITY UNDER THE PARKING LOT.
 3. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ABUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
 4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.
 5. WITHIN ANY VISION CLEARANCE TRIANGLE, SCREENING, PLANTING, FENCES OR OTHER OBSTRUCTIONS ARE NOT PERMITTED BETWEEN A HEIGHT OF THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE CURB LEVEL OR ITS EQUIVALENT.

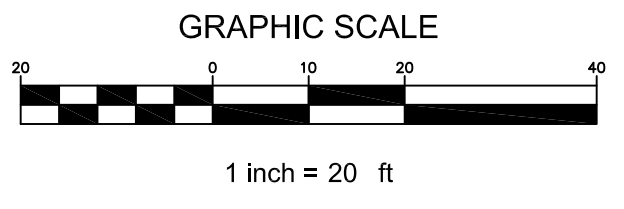
- PROPOSED DEVELOPMENT AREAS:**
- TOTAL SITE = 68,226 S.F. (1.566 ACRES)
- BUILDING FOOTPRINT = 40,248 S.F.**
PATIOS = 1,115 S.F.
CONC. WALKS = 2,246 S.F.
(AND BIKE PARKING)
ASPHALT DRIVES & PARKING = 5,520 S.F.
- IMPERVIOUS AREA = 49,129 S.F. (1.128 ACRES) - 72% OF TOTAL SITE
- OPEN SPACE (LANDSCAPE AREA) = 19,097 S.F. (0.438 ACRES) - 28% OF TOTAL SITE
- EXISTING IMPERVIOUS AREA = 39,060 S.F. (0.897 ACRES)
- NET INCREASE IN IMPERVIOUS AREA = 10,069 S.F. (0.231 ACRES)
- SURFACE PARKING**
- TOTAL = 9
- 8 REGULAR SPACES
 - 1 HANDICAPPED SPACES
 - 16 EXTERIOR BICYCLE PARKING SPACES



- NOTES:**
1. DISTURBED AREA = 66,790 S.F. (1.533 ACRES)
 2. STORM WATER MANAGEMENT MEETING THE CITY AND DNR REQUIREMENTS IS PROVIDED BY AN UNDERGROUND STORM TECH FACILITY UNDER THE PARKING LOT.
 3. ALL PROPOSED SPOT GRADES SHOWN ALONG THE CURB OR WALK ARE AT BOTTOM OF CURB OR RAISED WALK.
 4. ALL CONCRETE WALKS UNLESS OTHERWISE SHALL BE AT A MAX. 1:20 SLOPES WITH A MAX. CROSS SLOPE OF 2%.
 5. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 6. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.

LEGEND	
--- 856 ---	EXISTING CONTOUR
— 860 —	PROPOSED CONTOUR
x 858.5	PROPOSED ELEVATION
— ST —	PROPOSED STORM SEWER
— ST —	PROPOSED STORM SEWER

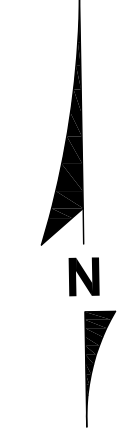
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 MADISON, WISCONSIN

CJE NO.: 2310R0
 MARCH 27, 2023

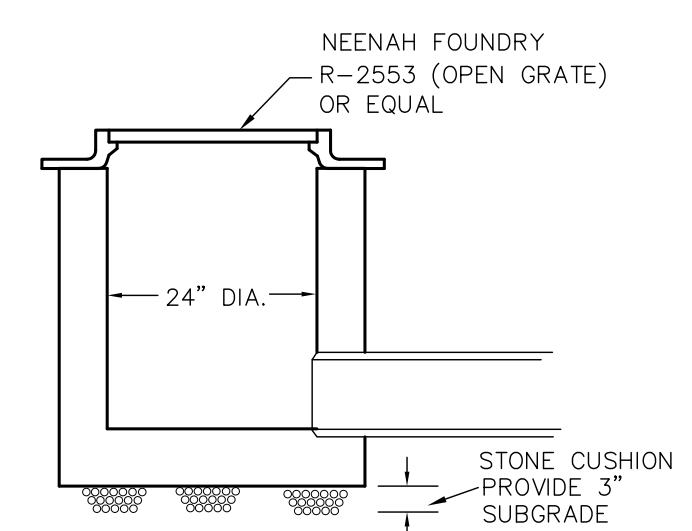
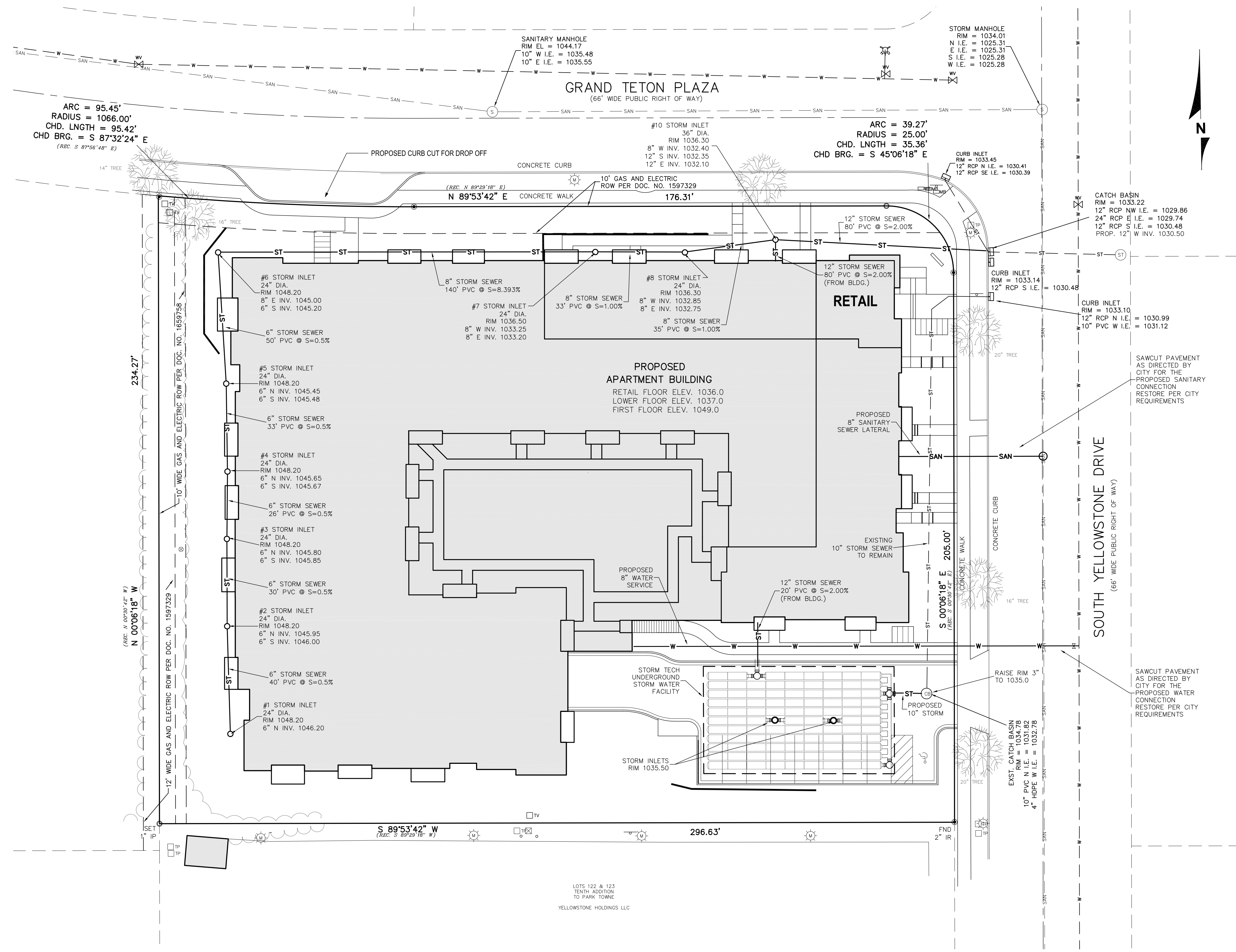
SITE GRADING PLAN C2.0



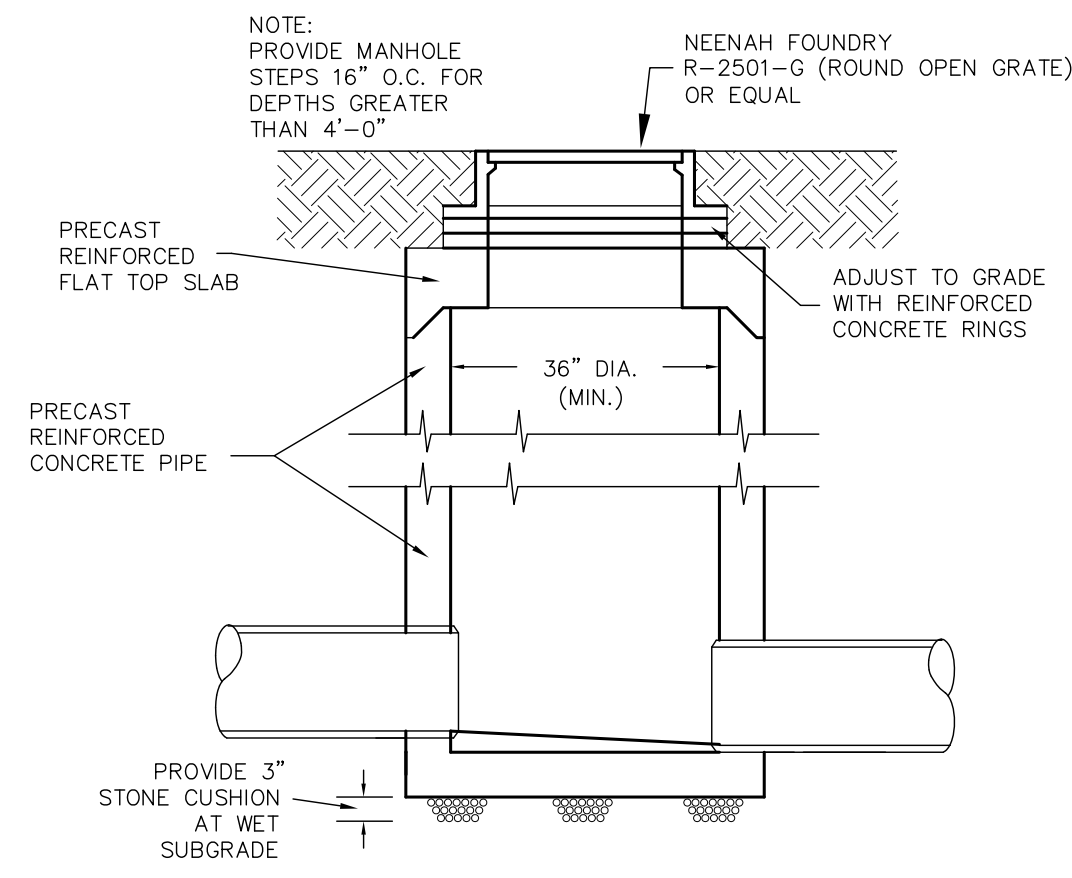
MSP - YELLOWSTONE APARTMENTS
 MADISON, WISCONSIN

CJE NO.: 2310R0
 MARCH 27, 2023

SITE UTILITY PLAN C3.0



PRECAST 24" DIA. STORM INLET
 NOT TO SCALE

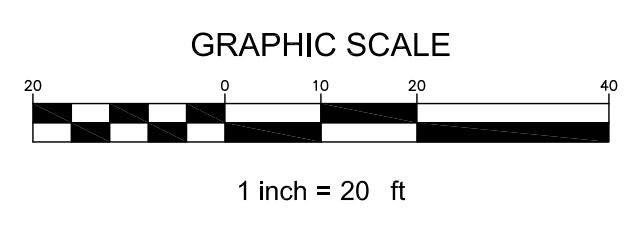


PRECAST STORM MH/INLET
 NOT TO SCALE

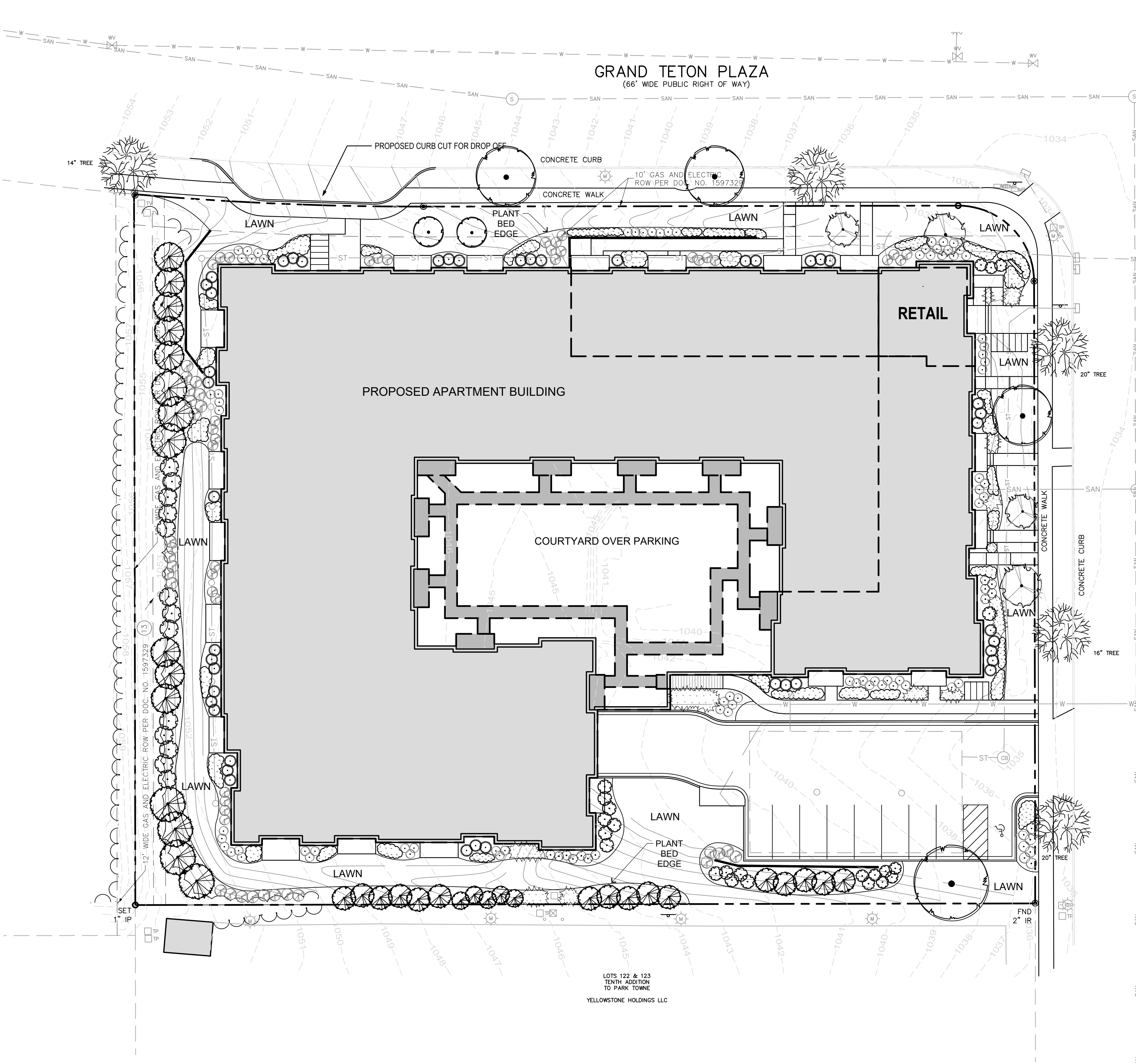
- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF MADISON REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF STORM, SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS TO BE VERIFIED BY PLUMBING CONSULTANT/CONTRACTOR. CONTACT CJ ENGINEERING WITH ANY DISCREPANCIES.
 4. PROPOSED WATER MAIN SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 6. ALL DAMAGE TO THE PAVEMENT IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA. ALL CURB AND GUTTER AND SIDEWALK THAT ADJUTS THE PROPERTY THAT IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE TO CITY REQUIREMENTS AND SPECIFICATIONS.
 7. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS. ALL THE WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY CONTRACTOR.

LEGEND	
---	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
///	OVER HEAD WIRE
E	BURIED ELECTRIC UTILITY POLE

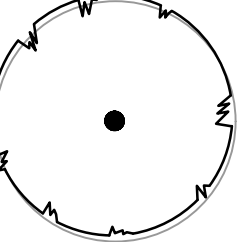
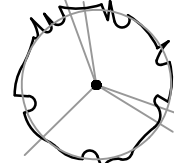


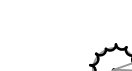
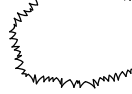
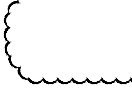
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LOTS 122 & 123
 TENTH ADDITION
 TO PARK TOWNE
 YELLOWSTONE HOLDINGS LLC



PLANT SYMBOL KEY

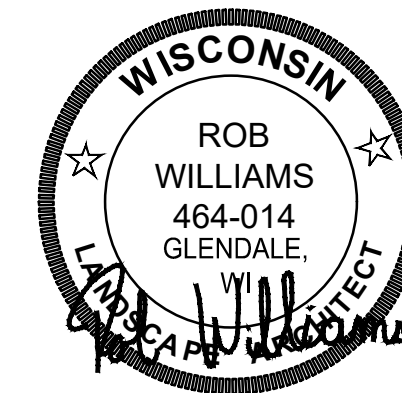
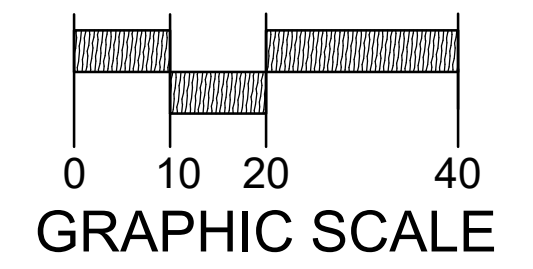
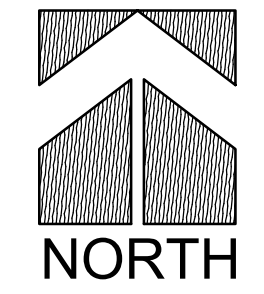
-  SHADE TREES - 2 1/2" CAL. BB : MAPLE, LINDEN
 -  ORNAMENTAL TREES - 2" CAL./7' CL BB : SERVICEBERRY, MUSCLEWOOD, CORNELIAN CHERRY DOGWOOD
 -  EVERGREEN TREES - 6" BB - UPRIGHT JUNIPER, ARBORVITAE
 -  DECIDUOUS SHRUBS - 15"-30" POT - CHOKEBERRY, DEUTZIA, HYDRANGEA, DIERVILLA, NINEBARK, SPIREA
 -  EVERGREEN SHRUBS - 15"-18" POT - YEW
 -  ORNAMENTAL GRASSES - 1 GAL: HEAVY METAL SWITCH GRASS, KARL FOERSTER GRASS, LITTLE BLUESTEM
 -  PERENNIALS - DAYLILY, CORAL BELLS, HOSTA, CATMINT, RUSSIAN SAGE, SEDUM
- ALL FINAL PLANT SELECTIONS WILL BE DETERMINED ON THE FINAL LANDSCAPE CONSTRUCTION PLANS.

CITY OF MADISON - LANDSCAPE CODE

Zoning Code Chapter 28.142

5 Points are required per 300 SF of developed area.

8,080 SF of Developed Area Requires 135 Points
Proposed Plan exceeds 135 Points



DATE: 03-23-2023



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THIS PLAN IS FOR MUNICIPAL REVIEW ONLY, NOT FOR BIDDING OR CONSTRUCTION PURPOSES. ALL DETAILS AND SPECIFICATIONS WILL BE INCLUDED ON FINAL CONSTRUCTION DRAWINGS.

DESCRIPTION

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

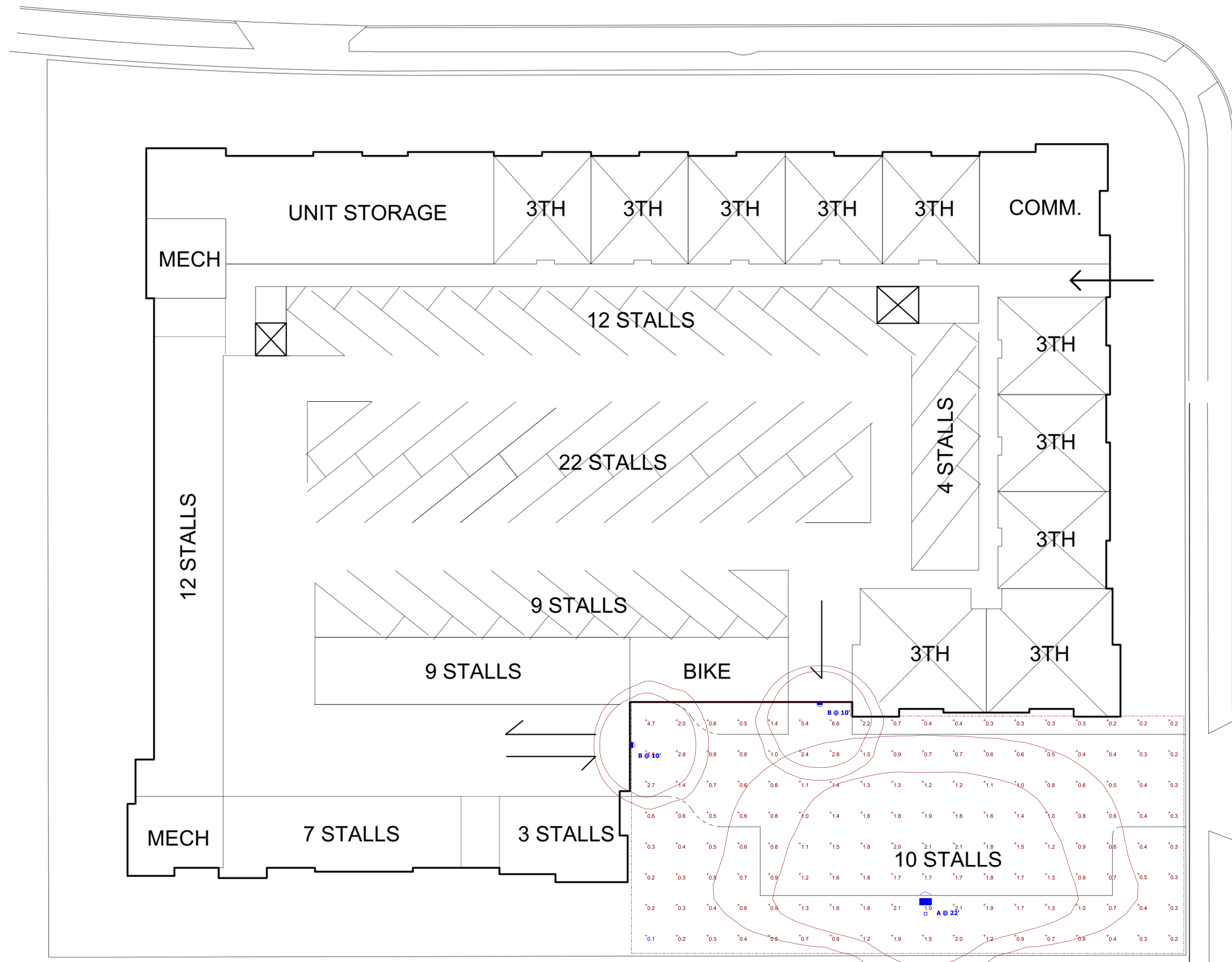
YELLOWSTONE DRIVE APARTMENTS

CONCEPTUAL LANDSCAPE PLAN

© COPYRIGHT 2023 R.A. Smith, Inc.
DATE: 03/23/23
SCALE: 1" = 20'
JOB NO. 3230056
PROJECT MANAGER: ROB WILLIAMS
DESIGNED BY: REW
CHECKED BY: REW
SHEET NUMBER
L100

Catalog Number							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
⌂	A	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1C-740-U-T3	PREVAL AREA AND WALL LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	1	72.1
⌂	B	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR2B-W	CROSSTOUR 18W WALL MOUNT LED	1	18.2

Note
 FC MEASURED AT GRADE.
 20' POLE ON A 2' HIGH BASE.

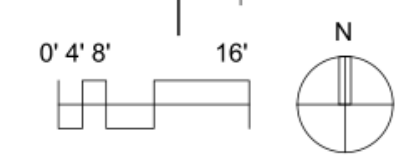


GROUND FLOOR PARKING

① PRELIM GROUND FLOOR
 1/16" = 1'-0"

MSP YELLOWSTONE DRIVE

Plan View
 Scale - 1" = 16ft



MSP - YELLOWSTONE
 MADISON, WI.

Designer
 RJE
 Date
 03/20/2023
 Scale
 Not to Scale
 Drawing No.
 Summary

GROUND FLOOR AREA

TOTAL 41,000 SF

AFFORDABLE BUILDING AREA

1F - 5F 13,050 SF

TOTAL 65,250 SF

MARKET RATE BUILDING AREA

1F - 5F 19,150 SF

TOTAL 95,750 SF

TOTAL COMBINED BUILDING AREA

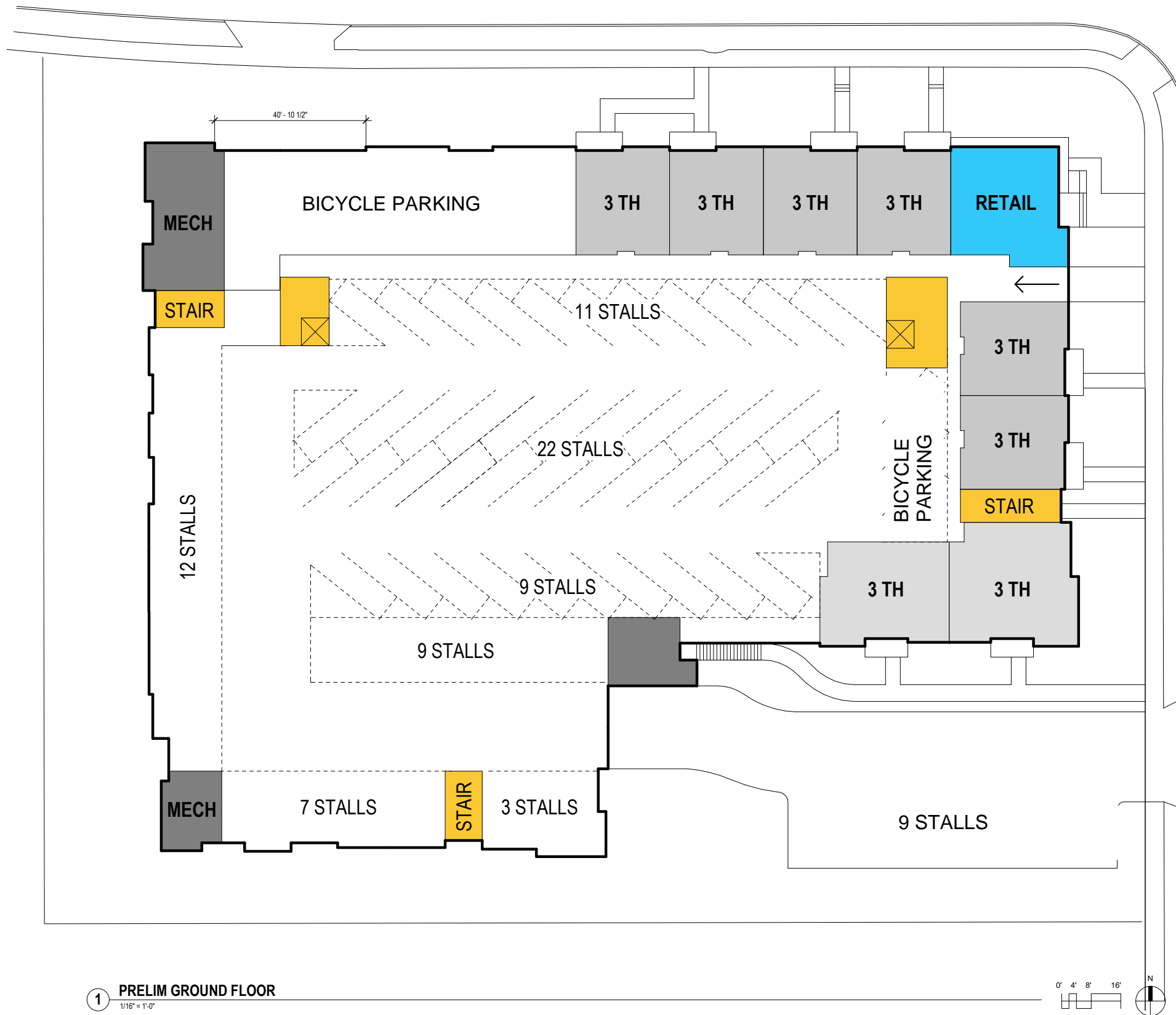
TOTAL 202,000 SF

PARKING COUNT

SURFACE STALLS = 10

COVERED STALLS = 76

TOTAL = 86



1 PRELIM GROUND FLOOR
1/16" = 1'-0"

**UNIT COUNT AFFORDABLE
NO TERRACE OPTION**

	1 BR	2 BR	3 TH/F	
GF	0	0	8	
1F	1	1	2	
2F	6	6	0	
3F	6	6	0	
4F	6	6	0	
5F	9	3	0	
TOTAL	28	22	10	= 60

**UNIT COUNT MRKT RATE
NO TERRACE OPTION**

	1 BR	2 BR	1 STU	
GF	0	0	0	
1F	6	9	2	
2F	8	8	2	
3F	8	8	2	
4F	8	8	2	
5F	7	7	2	
TOTAL	37	40	10	= 87

GROUND FLOOR AREA

TOTAL 41,000 SF

AFFORDABLE BUILDING AREA

1F - 5F 13,050 SF

TOTAL 65,250 SF

MARKET RATE BUILDING AREA

1F - 5F 19,150 SF

TOTAL 95,750 SF

TOTAL COMBINED BUILDING AREA

TOTAL 202,000 SF



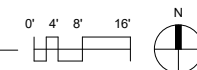
**UNIT COUNT AFFORDABLE
NO TERRACE OPTION**

	1 BR	2 BR	3 TH/F
GF	0	0	8
1F	1	1	2
2F	6	6	0
3F	6	6	0
4F	6	6	0
5F	9	3	0
TOTAL	28	22	10 = 60

**UNIT COUNT MRKT RATE
NO TERRACE OPTION**

	1 BR	2 BR	1 STU
GF	0	0	0
1F	6	9	2
2F	8	8	2
3F	8	8	2
4F	8	8	2
5F	7	7	2
TOTAL	37	40	10 = 87

1 PRELIM FIRST FLOOR
1/16" = 1'-0"



GROUND FLOOR AREA

TOTAL 41,000 SF

AFFORDABLE BUILDING AREA

1F - 5F 13,050 SF

TOTAL 65,250 SF

MARKET RATE BUILDING AREA

1F - 5F 19,150 SF

TOTAL 95,750 SF

TOTAL COMBINED BUILDING AREA

TOTAL 202,000 SF



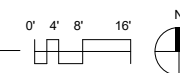
**UNIT COUNT AFFORDABLE
NO TERRACE OPTION**

	1 BR	2 BR	3 TH/F
GF	0	0	8
1F	1	1	2
2F	6	6	0
3F	6	6	0
4F	6	6	0
5F	9	3	0
TOTAL	28	22	10 = 60

**UNIT COUNT MRKT RATE
NO TERRACE OPTION**

	1 BR	2 BR	1 STU
GF	0	0	0
1F	6	9	2
2F	8	8	2
3F	8	8	2
4F	8	8	2
5F	7	7	2
TOTAL	37	40	10 = 87

1 PRELIM SECOND - FOURTH FLOOR
1/16" = 1'-0"



GROUND FLOOR AREA

TOTAL 41,000 SF

AFFORDABLE BUILDING AREA

1F - 5F 13,050 SF

TOTAL 65,250 SF

MARKET RATE BUILDING AREA

1F - 5F 19,150 SF

TOTAL 95,750 SF

TOTAL COMBINED BUILDING AREA

TOTAL 202,000 SF



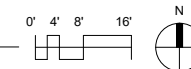
**UNIT COUNT AFFORDABLE
NO TERRACE OPTION**

	1 BR	2 BR	3 TH/F
GF	0	0	8
1F	1	1	2
2F	6	6	0
3F	6	6	0
4F	6	6	0
5F	9	3	0
TOTAL	28	22	10 = 60

**UNIT COUNT MRKT RATE
NO TERRACE OPTION**

	1 BR	2 BR	1 STU
GF	0	0	0
1F	6	9	2
2F	8	8	2
3F	8	8	2
4F	8	8	2
5F	7	7	2
TOTAL	37	40	10 = 87

1 PRELIM FIFTH FLOOR
1/16" = 1'-0"





84'

FIBER CEMENT PANEL

FIBER CEMENT SIDING

MASONRY

NORTH ELEV



FIBER CEMENT PANEL

FIBER CEMENT SIDING

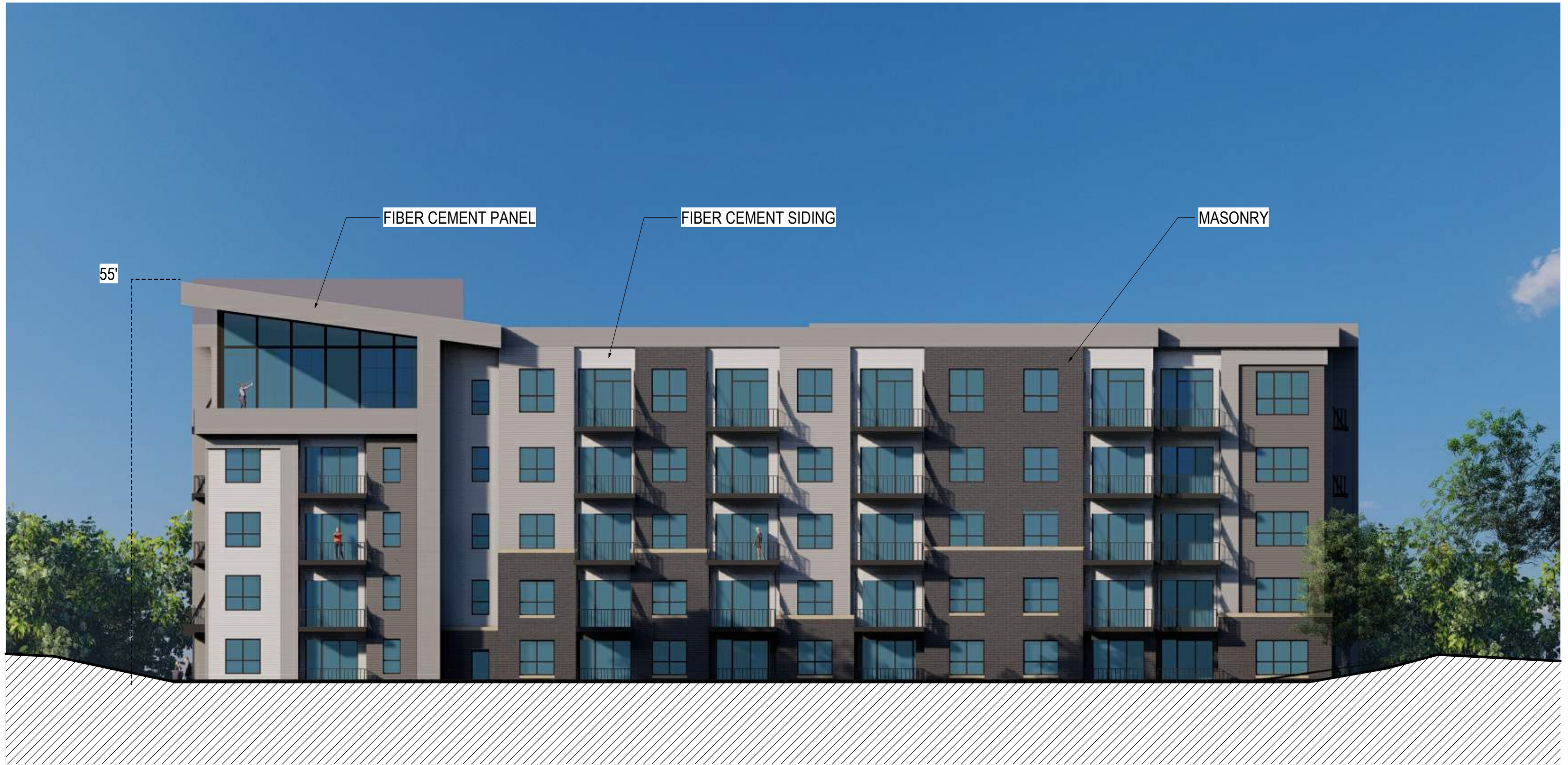
MASONRY

84'

EAST ELEV.



SOUTH ELEV



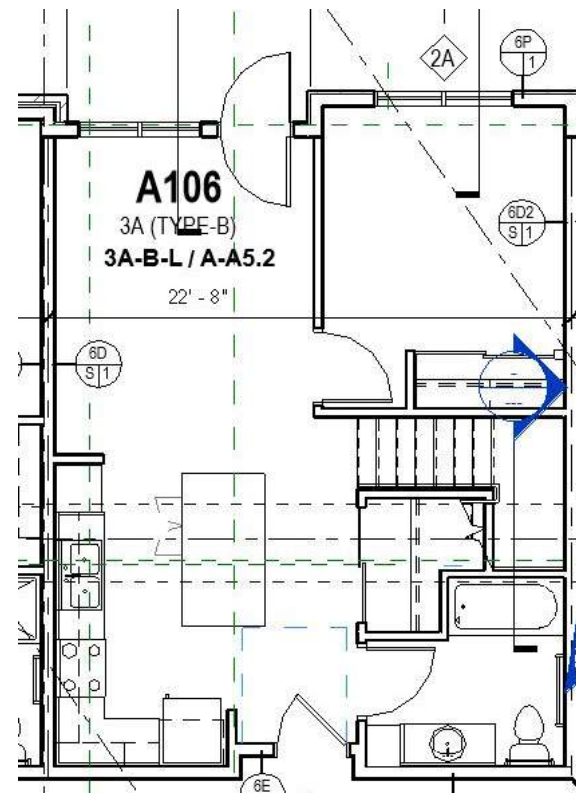
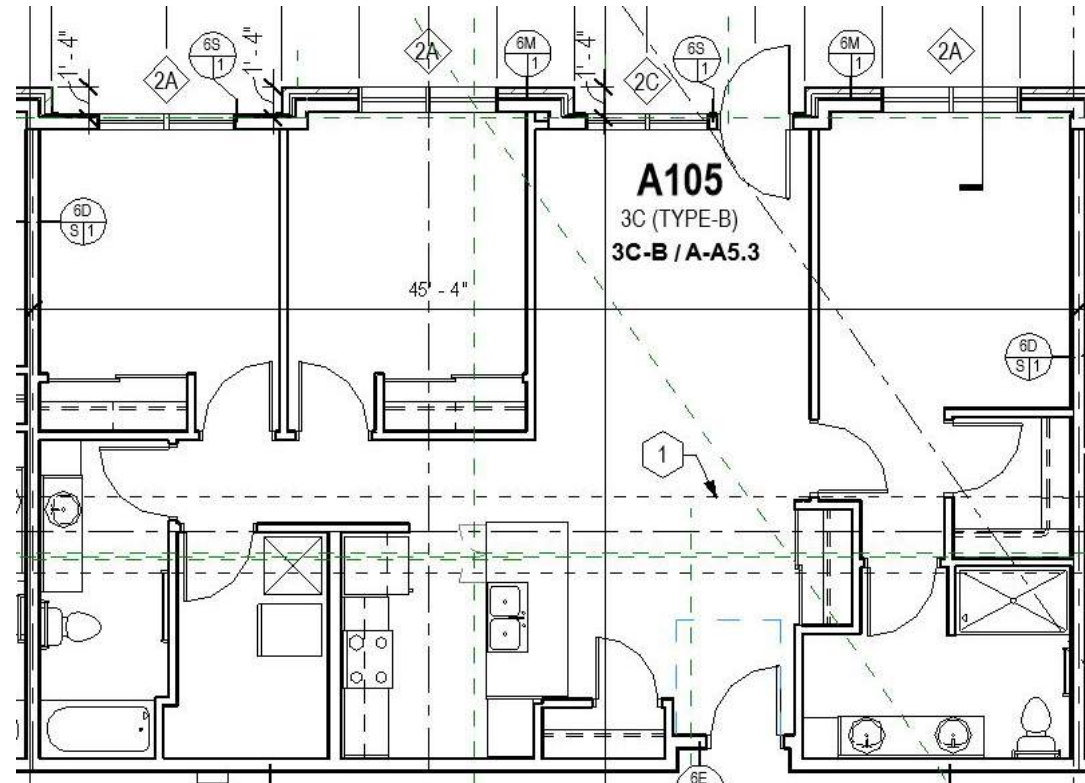
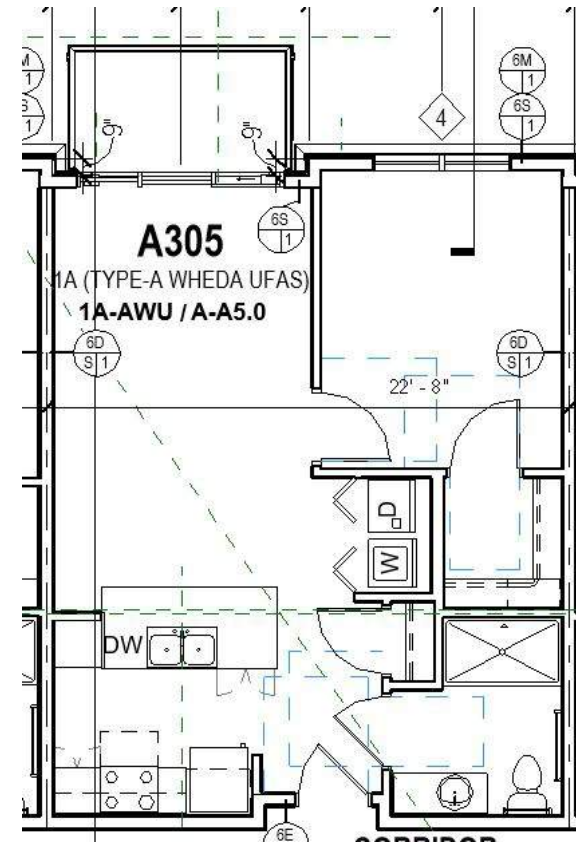
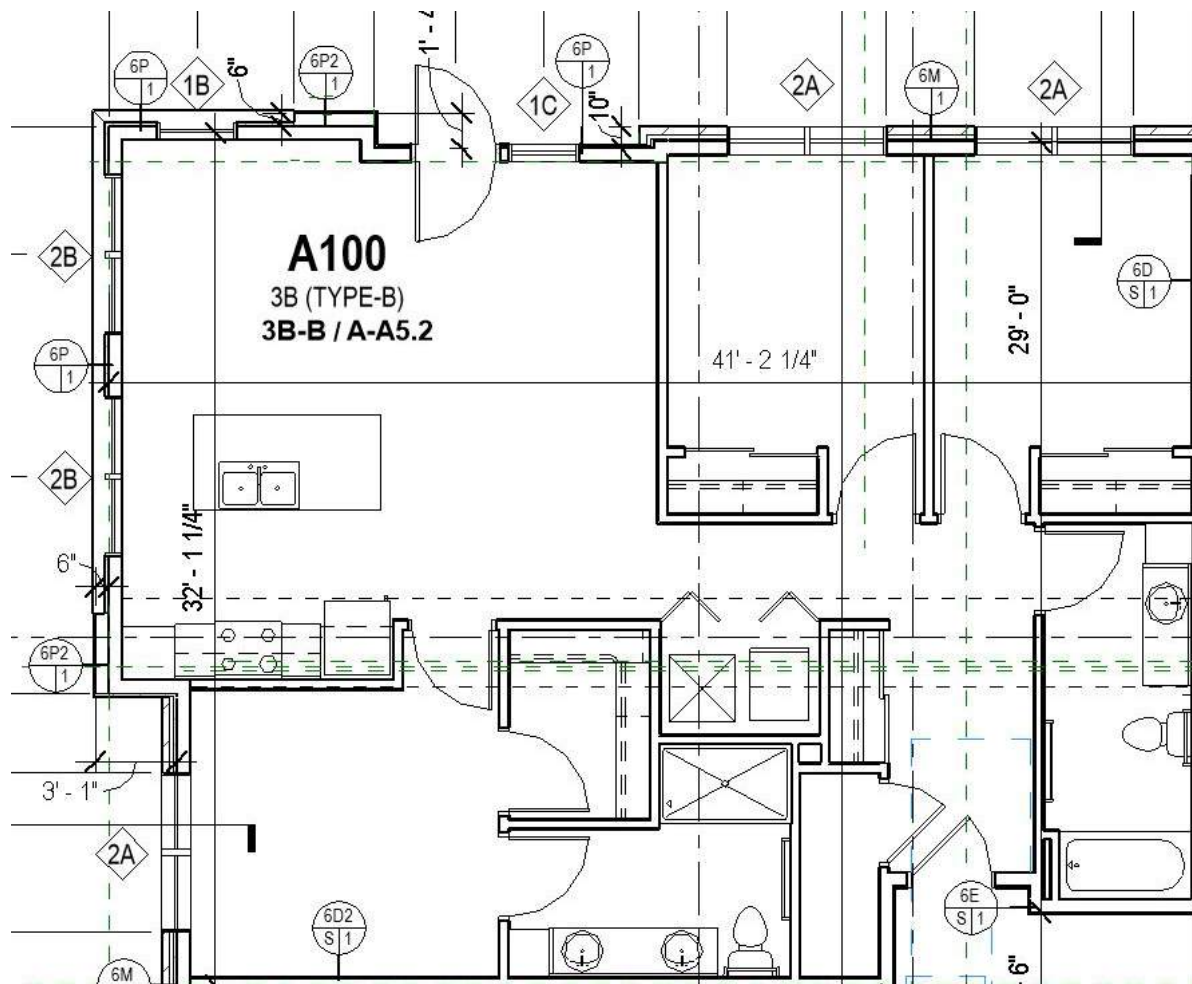
FIBER CEMENT PANEL

FIBER CEMENT SIDING

MASONRY

55'

WEST ELEV





Google Earth

VIEW UPHILL FROM GRAND TETON



Google Earth

VIEW AT INTERSECTION OF GRAND TETON AND YELLOWSTONE DRIVE





