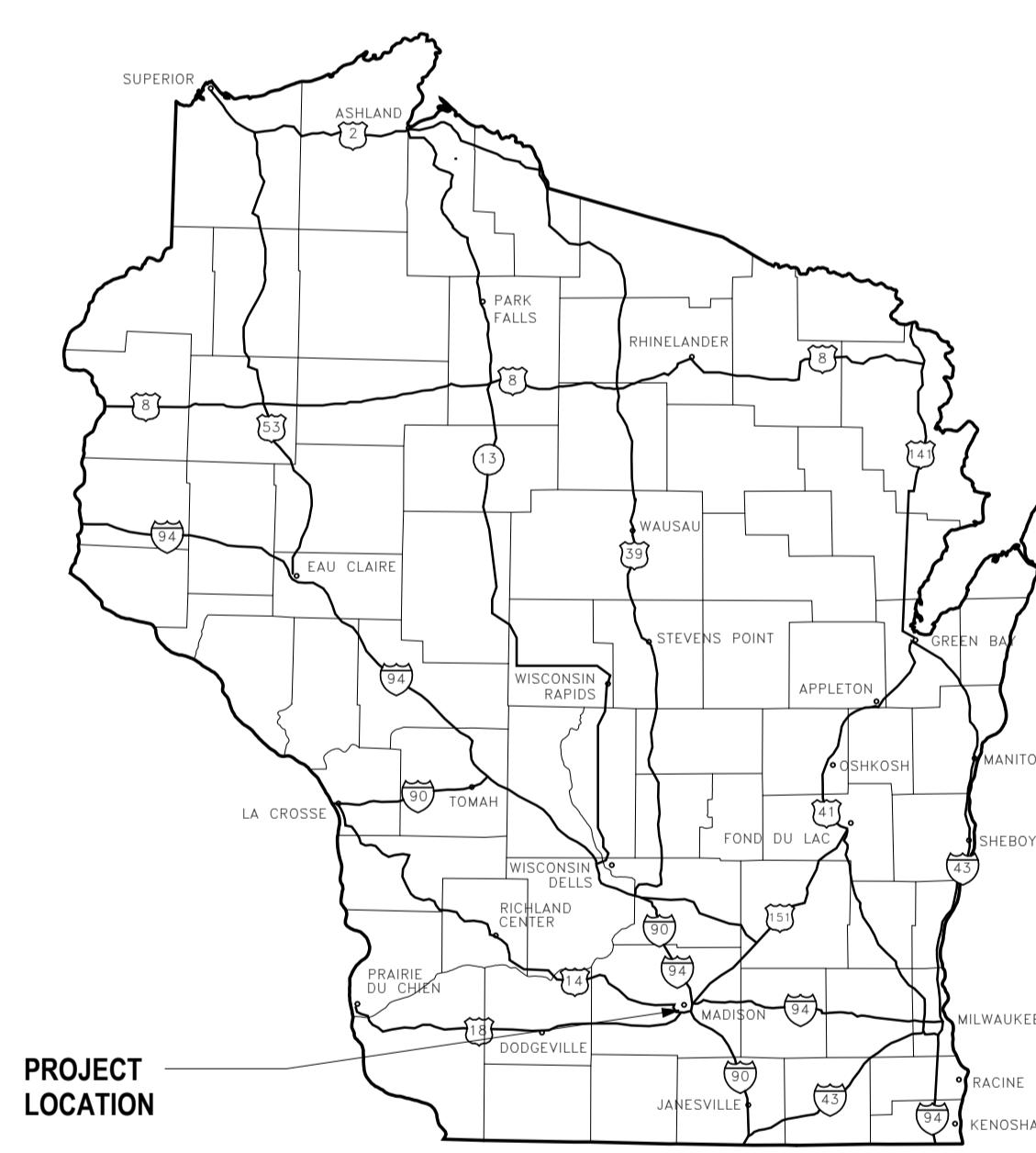


## ODANA HEIGHTS APARTMENTS

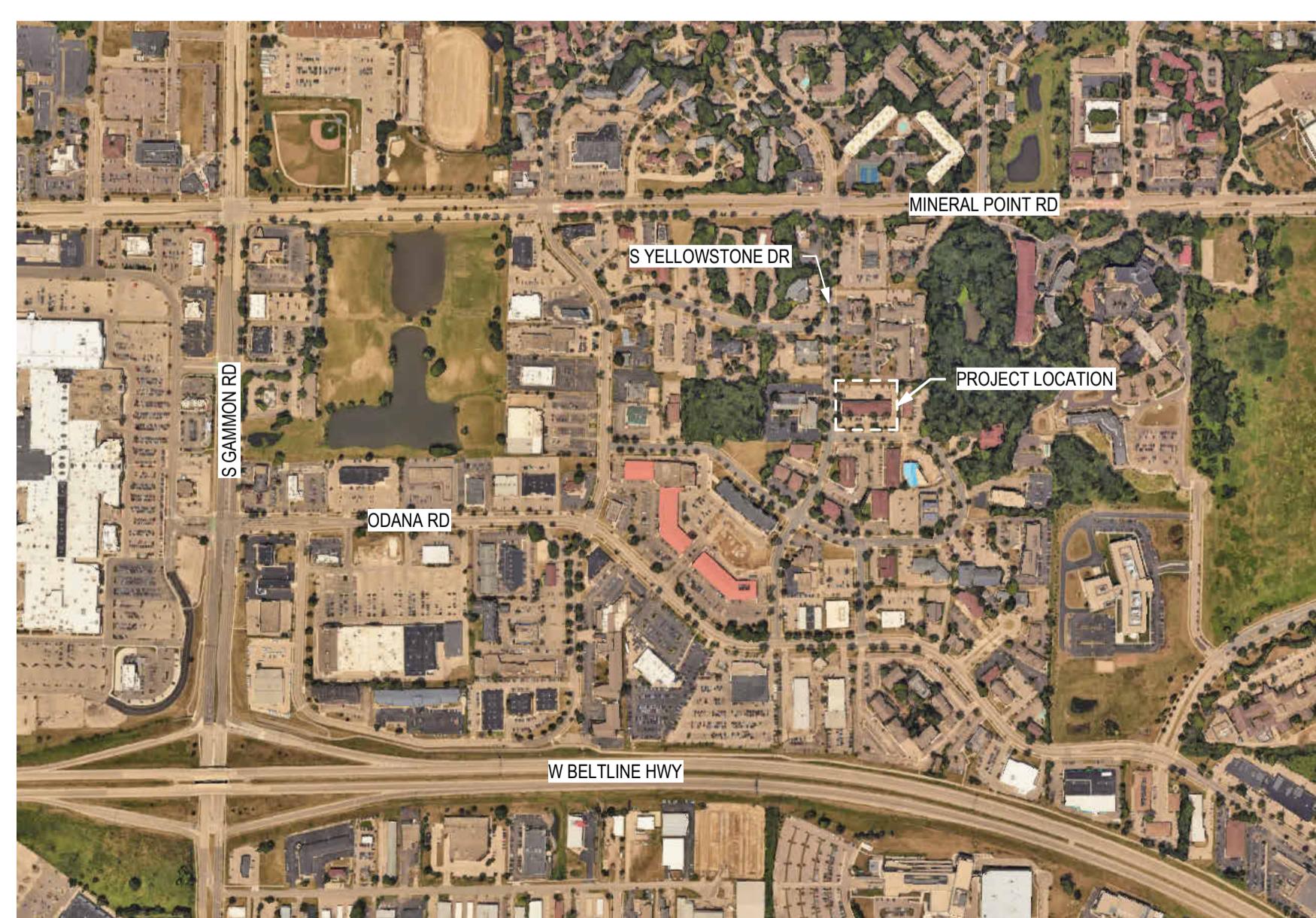
437 YELLOWSTONE DRIVE, MADISON, WI



PROJECT LOCATION



STATE MAP



SITE MAP

UNIT MATRIX							
Unit Type	First Floor	Second Floor	Third Floor	Fourth Floor	Fifth Floor	Sixth Floor	Total
UNIT 1A	0	5	4	2	2	2	15
UNIT 1B	0	7	9	8	8	8	40
UNIT 1C	3	0	0	0	0	0	3
UNIT 1D	1	0	0	0	0	0	1
UNIT 1E	1	0	0	0	0	0	1
UNIT 2A	0	2	3	5	5	5	20
UNIT 2B	0	1	1	1	1	1	5
UNIT 2C	0	1	2	2	2	2	9
UNIT 2D	0	5	5	5	5	5	25
UNIT 2E	0	2	2	2	2	2	10
UNIT 2F	0	1	0	0	0	0	1
<b>Total Unit:</b>	<b>130</b>	<b>5</b>	<b>24</b>	<b>26</b>	<b>25</b>	<b>25</b>	<b>130</b>
							Average Unit SF
							645 SF
							675 SF
							715 SF
							740 SF
							715 SF
							960 SF
							913 SF
							904 SF
							1,150 SF
							1,092 SF
							941 SF

PROJECT/BUILDING DATA	
<b>BUILDING AREAS</b>	
BASEMENT: 2,981 SF	
FIRST FLOOR: 2,986 SF	
SECOND FLOOR: 2,767 SF	
THIRD FLOOR: 2,767 SF	
FOURTH FLOOR: 2,767 SF	
FIFTH FLOOR: 2,767 SF	
SIXTH FLOOR: 2,767 SF	
<b>TOTAL BUILDING AREA = 18,342 SF</b>	
<b>COMMERCIAL AREA = 650 SF</b>	
<b>LOT AREA = 64,790 SF (1.48 ACRES)</b>	
* BUILDING GROSS AREA IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AT EACH FLOOR LEVEL. UNENCLOSED BALCONIES, ALCOVES, CANPIES, AND ROOFS ARE EXCLUDED.	
<b>UNIT COUNT</b>	
1 BEDROOM UNITS: 60	
2 BEDROOM UNITS: 70	
<b>TOTAL UNITS: 130</b>	
<b>PARKING COUNTS</b>	
SURFACE PARKING STALLS: 43	
GARAGE PARKING STALLS: 130	
<b>TOTAL PARKING STALLS: 173</b>	
130 MINIMUM PARKING STALLS	
195 MAXIMUM PARKING STALLS ALLOWED PER TOD (130 UNITS X 1.5)	
EV STALLS: 7 (4% MINIMUM REQUIRED)	
EV-READY STALLS: 35 (20% MINIMUM REQUIRED)	
<b>BIKE PARKING COUNTS</b>	
ON-GRADE SPACES (SHORT TERM) (130 UNITS/10): 13	
INTERIOR SPACES (LONG TERM): 132	
<b>TOTAL BIKE PARKING SPACES: 145</b>	
<b>YARD SETBACKS</b>	
FRONT: 0' OR 5' (20' MAX TO ENTRANCE)	
SIDE: 30'	
REAR: 30'	
<b>KEY ZONING REQUIREMENTS</b>	
LOT COVERAGE: 74% (SUBURBAN EMPLOYMENT MAX: 75%)	
TWO STORY PERCENTAGE OF BUILDING FOOTPRINT: 77% (TOD MINIMUM 75%)	

**Architecture :**

**Dimension IV - Madison Design Group**

6515 Grand Teton Plaza, Suite 120  
Madison, WI 53719

p: 608.829.4444 [www.dimensionivmadison.com](http://www.dimensionivmadison.com)

**Developer:**

**MSP Real Estate**

7901 West National Avenue  
West Allis, WI 53214

p: 414.259.2108 [www.msprealestateinc.com](http://www.msprealestateinc.com)

**Civil Engineering:**

**JSD**

W238 N1610 Busse Road, Suite 100  
Waukesha, WI 53188

p: 608.848.5060 [www.jsdinc.com](http://www.jsdinc.com)

**Landscape Architecture**

**RaSmith**

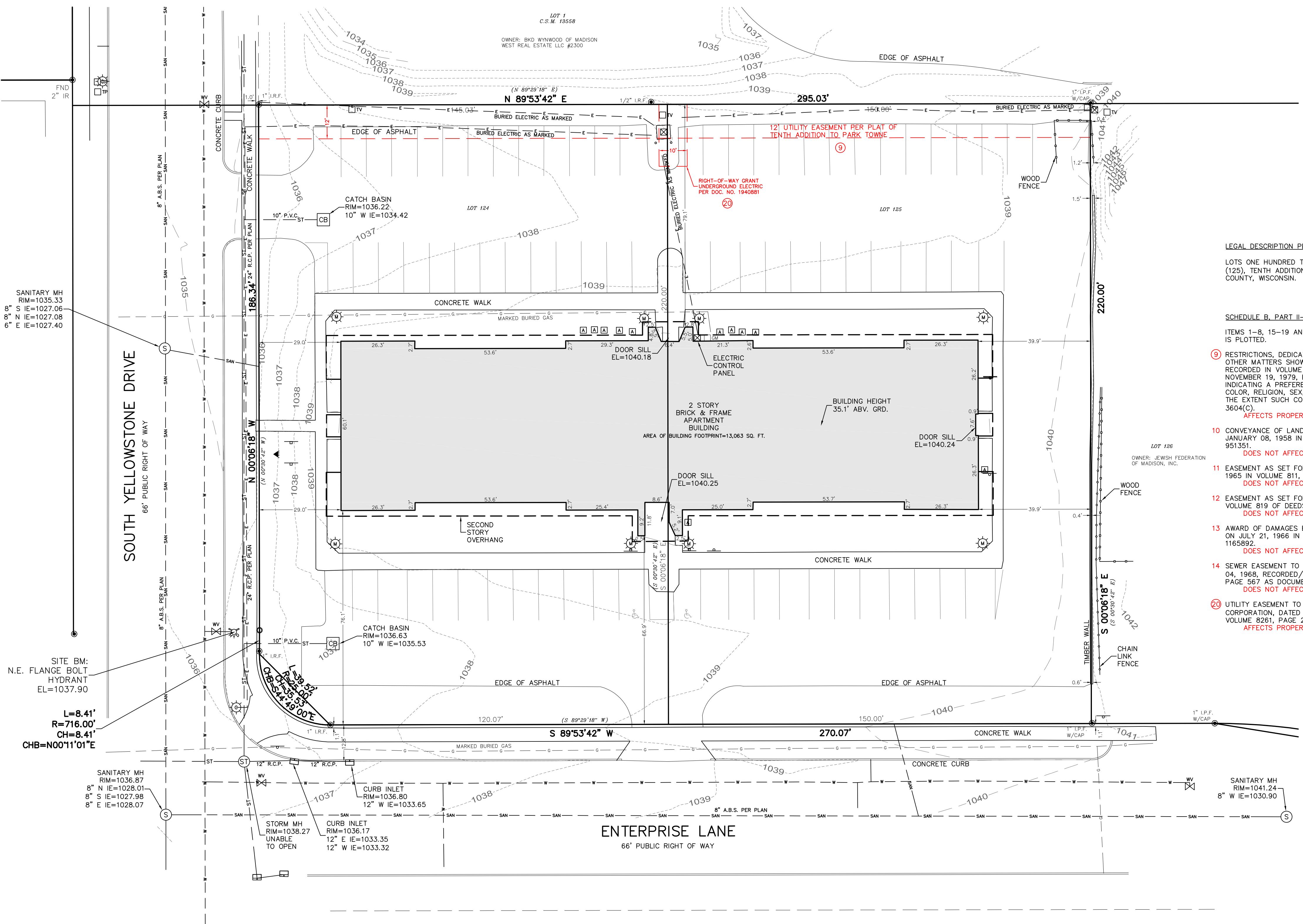
16745 West Bluemound Road  
Brookfield, WI 53005-5938

p: 262.781.1000 [www.rasmith.com](http://www.rasmith.com)

### LIST OF DRAWINGS

SHEET NO.	SHEET NAME
G0.1	COVER SHEET
AL.0	SURVEY
AL.1	EXISTING SITE PHOTOS
C1.0	DEMO PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	FIRE APPARATUS PLAN
L1.0	LANDSCAPE PLAN
SLC	SITE LIGHTING PLAN AND FIXTURES
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	FIFTH FLOOR PLAN
A1.6	SIXTH FLOOR PLAN
A1.7	ROOF PLAN
A1.8	BICYCLE PARKING STALL DETAILS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A4.1	PERSPECTIVE VIEWS
A4.2	PERSPECTIVE VIEWS
A4.3	PERSPECTIVE VIEWS
A5.0	MATERIAL PALETTE
A6.0	ENLARGED UNIT PLANS

**CAPITOL SURVEY ENTERPRISES**  
2015 LA CHANDELLE CT.  
BROOKFIELD, WI 53045  
PH: (262) 786-6600  
FAX: (414) 786-6608  
[WWW.CAPITOLSURVEY.COM](http://WWW.CAPITOLSURVEY.COM)



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#### LEGEND

**GRAPHIC SCALE**

(IN FEET)  
1 INCH = 20 FT.

ALTA/NSPS LAND TITLE SURVEY

**FOR  
MSP YELLOWSTONE EAST  
437 S. YELLOWSTONE DR.**

DRAWN BY:	<b>DHS</b>	DATE:	<b>AUGUST 6, 2025</b>
CHECKED BY:	<b>MJB</b>	DRAWING NO.	<b>AL - O</b>
CSE JOB NO.:	<b>25-094</b>	SHEET	<b>1</b> OF <b>1</b>

# ODANA HEIGHTS APARTMENTS

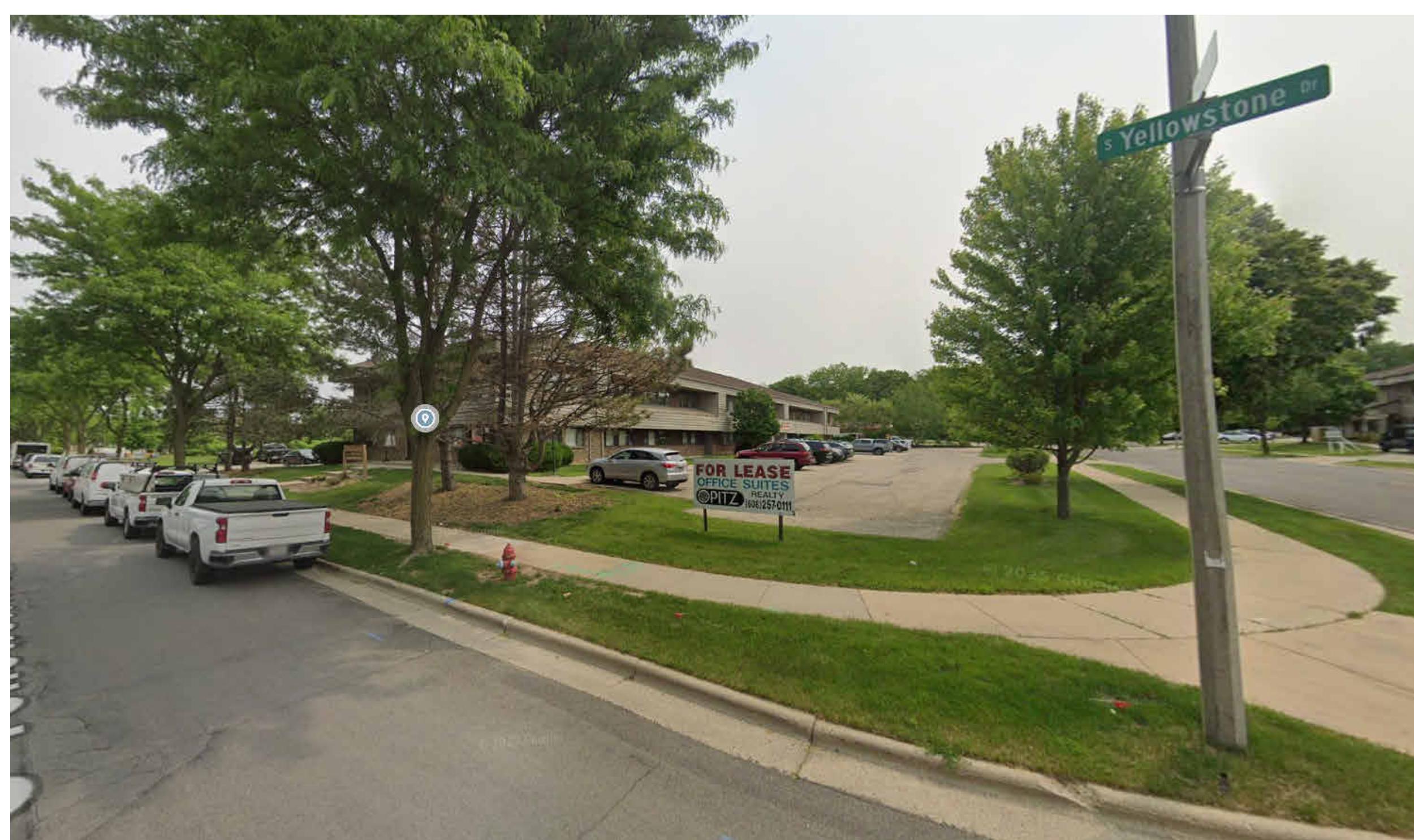
437 YELLOWSTONE DRIVE, MADISON, WI



## **VIEW FROM ENTERPRISE LN LOOKING NORTHWEST**



## **VIEW FROM ENTERPRISE LN LOOKING NORTHEAST**



## VIEW FROM YELLOWSTONE DR LOOKING NORTHEAST



## **VIEW FROM YELLOWSTONE DR LOOKING SOUTHEAST**

# PLAN COMMISSION SUBMITTAL

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DATE OF ISSUE: 01/05/2026

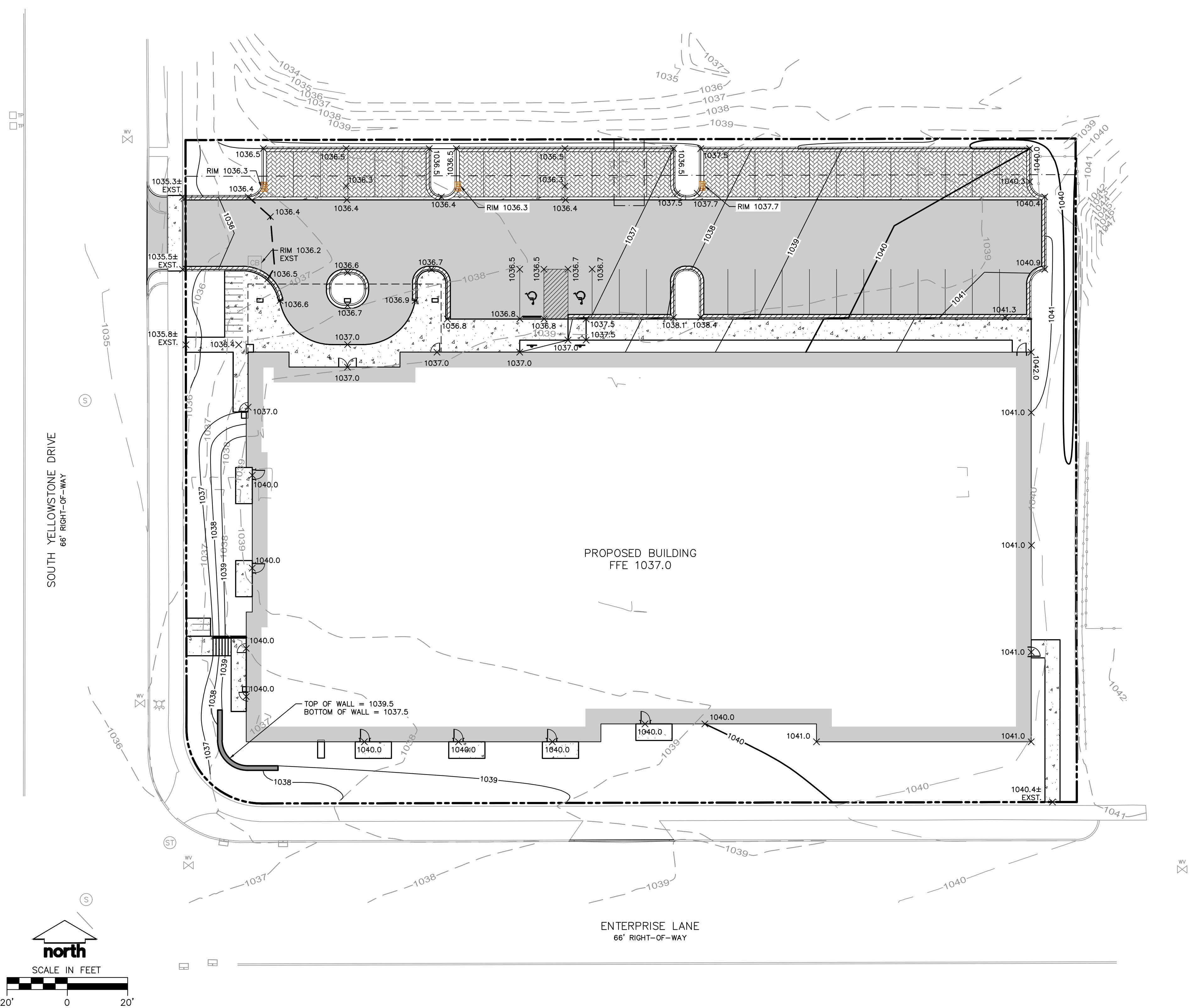
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PROJECT # 25085

## EXISTING SITE PHOTOS







## **LEGEND**

— — — — —	PROPERTY LINE
— — — — —	EASEMENT LINE
— — — — —	BUILDING OUTLINE
— — — — —	EDGE OF PAVEMENT
— — — — —	STANDARD CURB AND GUTTER
— — — — —	REJECT CURB AND GUTTER
— — — — —	ASPHALT PAVEMENT
— 4" . 4 4" . —	CONCRETE PAVEMENT
— — — — —	PERMEABLE PAVERS
— — — — —	PROPOSED 1 FOOT CONTOUR
— — — — —	PROPOSED 5 FOOT CONTOUR
— — — .959. — — —	EXISTING 1 FOOT CONTOUR
— — — — —	EXISTING 5 FOOT CONTOUR
— — — — —	GRADE BREAK
— — — — —	SPOT ELEVATION
	PROPOSED STORM SEWER CATCH BASIN
— — — — —	RETAINING WALL
— — — — —	RAILING

## **GRADING AND EARTHWORK NOTES**

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY TERRACON, TITLED 437 YELLOWSTONE APARTMENTS, ISSUE DATE OCTOBER 31ST, 2025. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
  - 10.1. FILL AND BACKFILL MATERIALS
    - 10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
  - 10.2. IMPORTED FILL MATERIAL
    - 10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
  - 10.3. GRANULAR FILL
    - 10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 10.4. BUILDING STRUCTURAL FILL
    - 10.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN

signed By:	
viewed By:	
proved By:	
MEET TITLE:	

# GRADING PLAN

200

**STREET NUMBER:**

C3.0

3.0

**PROJECT NO:**

PROJECT NO. \_\_\_\_\_

## LITY NOTES

ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.

OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.

VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.

NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.

NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.

COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.

LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.

UTILITY (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.

THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.

**STORM SEWER SPECIFICATIONS:**

**PIPE:**

- HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
- POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.

**INLETS AND CATCH BASINS:**

- INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.
- POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
- FRAME AND GRATE/LIDS:**
  - CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
  - SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
  - GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

**BACKFILL AND BEDDING:**

- STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
- LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

**FIELD TILE CONNECTIONS:**

- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

16.1.2. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B887 FOR WATER SERVICES LESS THAN 2" IN DIAMETER

17.2. WATER SERVICES CONNECTIONS

- SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
- SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.

17.3. JOINT RESTRAINT:

- WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.

17.4. BEDDING AND COVER MATERIAL:

- PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.
- BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.

17.5. BACKFILL:

- BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
- LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

18. SEPARATION DISTANCES

- WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
  - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
  - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

19. SANITARY SEWER SPECIFICATIONS:

19.1. PIPE:

- POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15' AND SDR 26 FOR DEPTHS 16'-25' DEPENDENT ON LOCAL JURISDICTION.
- CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.

19.2. BEDDING AND COVER MATERIAL:

- MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A)."
- MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

19.3. BACKFILL:

- MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
- LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

## UTILITY NOTES, CONTINUED

6. WATER MAIN & WATER LATERAL SPECIFICATIONS:

16.1. PIPE:

16.1.1. DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.

16.1.2. COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER

17.2. WATER SERVICES CONNECTIONS

17.2.1. SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.

17.2.2. SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.

17.3. JOINT RESTRAINT:

17.3.1. WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.

17.4. BEDDING AND COVER MATERIAL:

17.4.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE STANDARD SPECIFICATIONS.

17.4.2. BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.

17.5. BACKFILL:

17.5.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.

17.5.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

8. SEPARATION DISTANCES

- WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
  - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
  - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

9. SANITARY SEWER SPECIFICATIONS:

19.1. PIPE:

19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212. ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS **3'-15'** AND SDR 26 FOR DEPTHS **16'-25'** DEPENDENT ON LOCAL JURISDICTION.

19.1.2. CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.

19.2. BEDDING AND COVER MATERIAL:

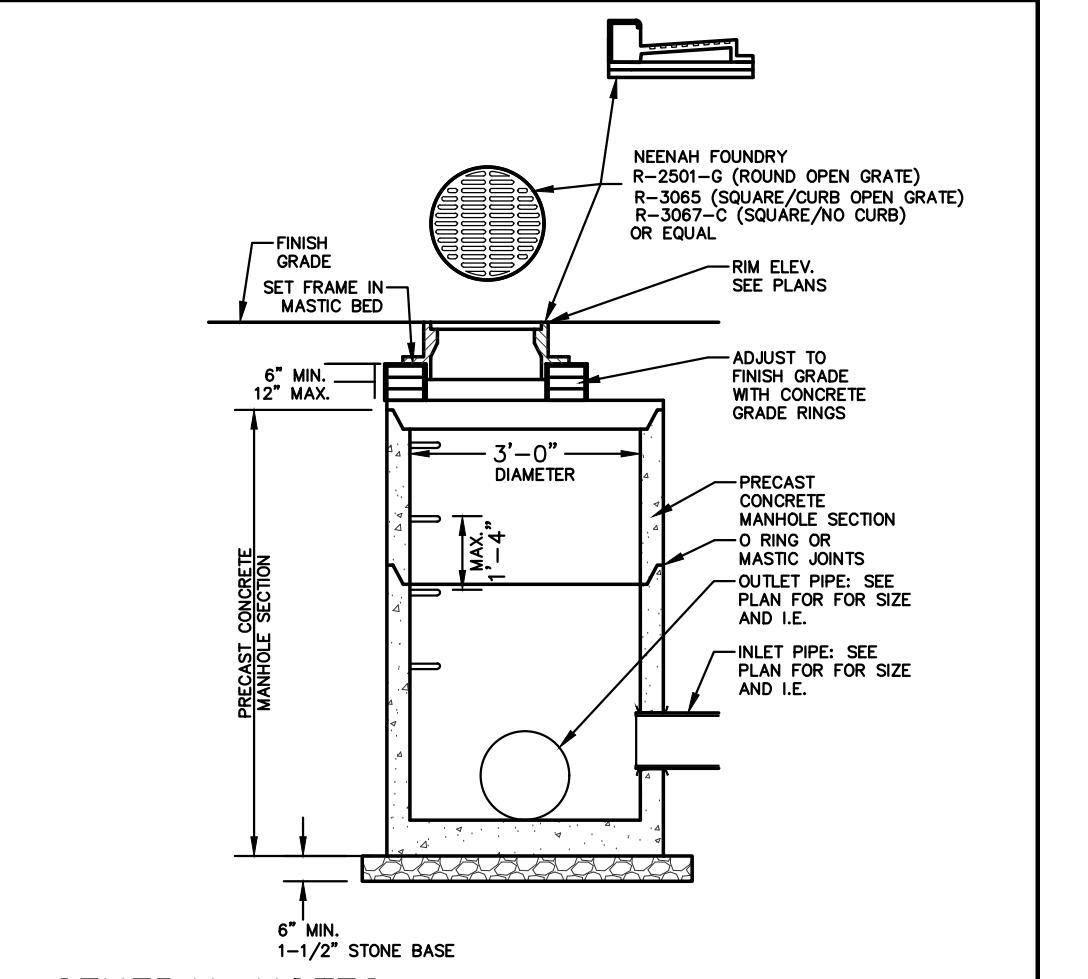
19.2.1. MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).

19.2.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

19.3. BACKFILL:

19.3.1. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.

19.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

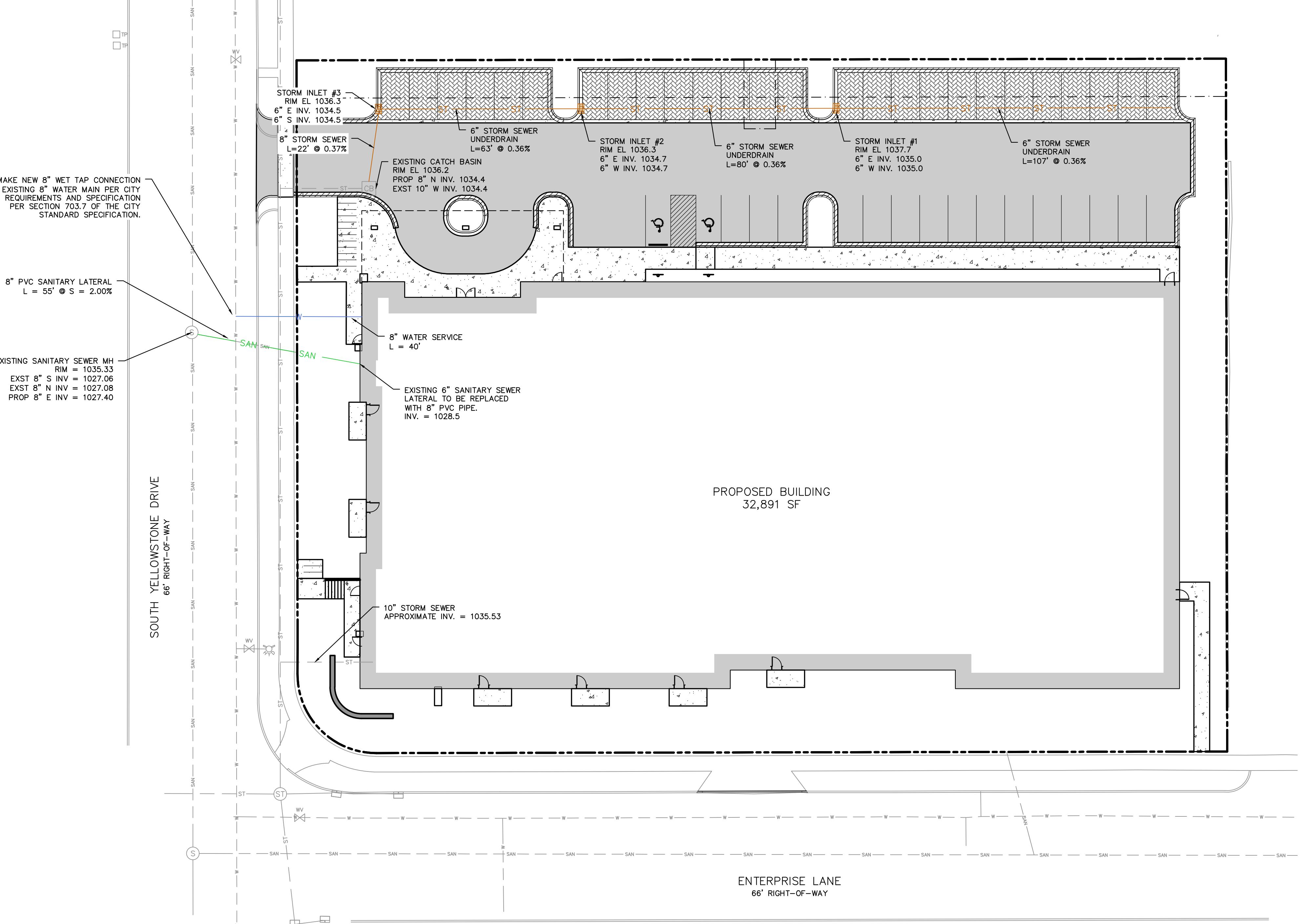


## GENERAL NOTES:

INLET CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.  
PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP  
SLABS TO BE IN-BELL TYPE.  
JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.  
USE MORTAR FOR PIPE CONNECTIONS.

# **ORM SEWER INLET**

100



## LEGEND

— — — — —	PROPERTY LINE
- - - - -	EASEMENT LINE
— — — — —	BUILDING OUTLINE
- - - - -	BUILDING OVERHANG
— — — — —	EDGE OF PAVEMENT
— — — — —	STANDARD CURB AND GUTTER
— / / / / / / / —	REJECT CURB AND GUTTER
— — — — —	ASPHALT PAVEMENT
— 4° 4° 4° 4° —	CONCRETE PAVEMENT
— / / / / / / / —	PERMEABLE PAVERS
(S) — SAN — (S)	SANITARY SEWER
— W —	WATERMAIN
(D) — ST — (D)	STORM SEWER
grid icon	PROPOSED STORM SEWER CATCH BASIN
— — — — —	RETAINING WALL
— X —	RAILING
— S —	SIGN

PLAN MODIFICATIONS:	#	Date:	Description:
1	01/05/2026		Land Use Submittal
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Designed By:

Reviewed By:

Approved By:

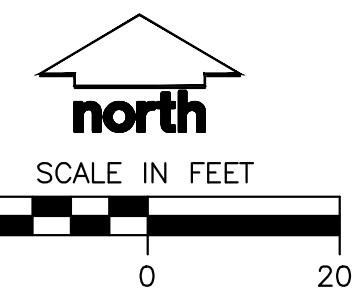
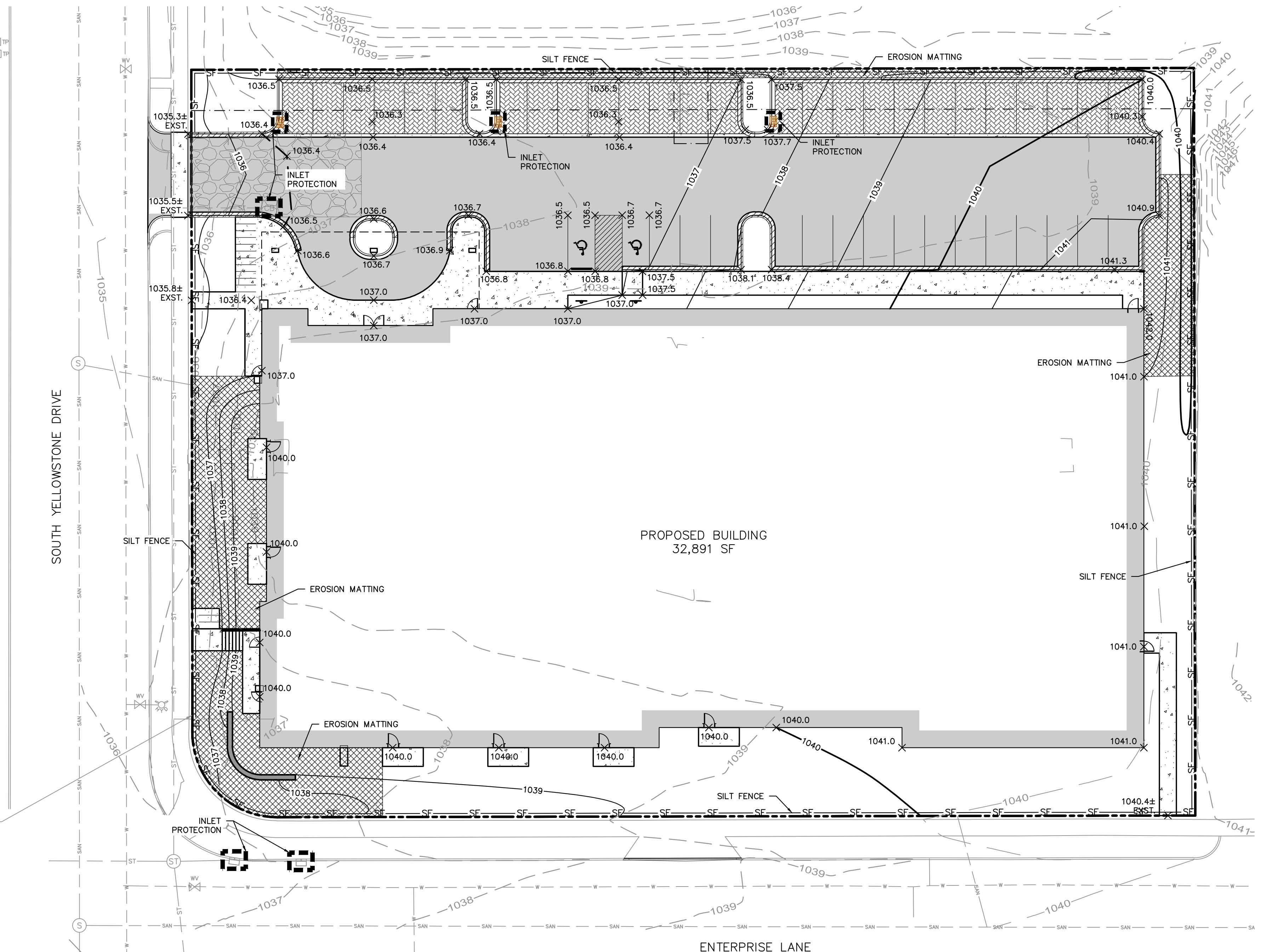
Sheet Title:

EROSION CONTROL PLAN

Sheet Number:

C5.0

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LEGEND	
PROPERTY LINE	
EASEMENT LINE	
BUILDING OUTLINE	
BUILDING OVERHANG	
EDGE OF PAVEMENT	
STANDARD CURB AND GUTTER	
REJECT CURB AND GUTTER	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
PERMEABLE PAVERS	
PROPOSED 1 FOOT CONTOUR	
PROPOSED 5 FOOT CONTOUR	
EXISTING 1 FOOT CONTOUR	
EXISTING 5 FOOT CONTOUR	
GRADE BREAK	
SILT FENCE	
CONSTRUCTION ENTRANCE	
SPOT ELEVATION	
INLET PROTECTION	
EROSION MATTING	

**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WISCONSIN TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES THAT MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EROSION MATTING) PRIOR TO ANY GRAVING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL ENTRANCES OTHER THAN THE APPROVED CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF SELECTED CRUSHED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRAILING OF MUD OR DRY SEDIMENT/OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER, STONE DITCH CHECKS FENCE FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOPOFFS. IF STOPOFF REMAINS UNDISTURBED FOR MORE THAN 14 DAYS, CONTRACTOR SHALL PERFORM TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AS REQUIRED IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFER".
11. EROSION CONTROL FOR UTILITY CONSTRUCTION STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.:

  - 11.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - 11.2. BACKFILL COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER CONSTRUCTION.
  - 11.3. DITCH CHARGES WHICH REQUIRE A SEPARATION BAR, OR TERNING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPROVED BY A WISCONSIN APPROVED STABILIZATION PRODUCT. STABILIZATION OF A COMBINATION OF SLOPES AND GROOVES SHALL BE REQUIRED WITHIN 10 DAYS OF REACHING THE GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WISCONSIN TECHNICAL STANDARD 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1088.
14. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTES OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE WASTE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
15. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

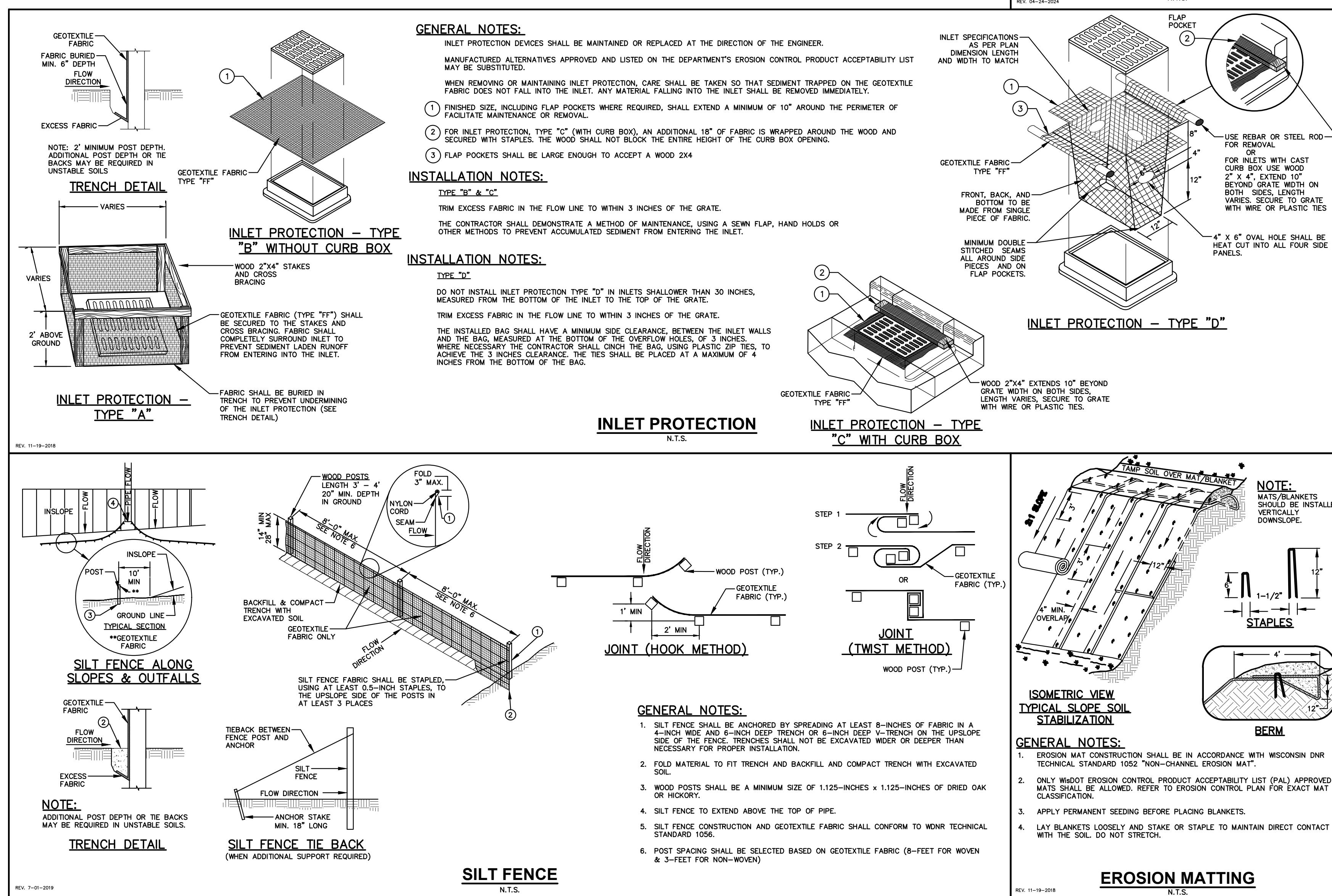
  - 15.1. THE CONSTRUCTION ACTIVITY HAS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
  - 15.2. THE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED (I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY). IN THAT EVENT, STABILIZATION MEASURES DO NOT NEED TO BE INITIATED UNTIL THE SEVENTH (7) DAY OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
  - 15.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ON THE CONSTRUCTION ACTIVITY AND WHETHER CONSTRUCTION ACTIVITY IS TEMPORARILY OR PERMANENTLY CEASED. THE STABILIZATION MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:

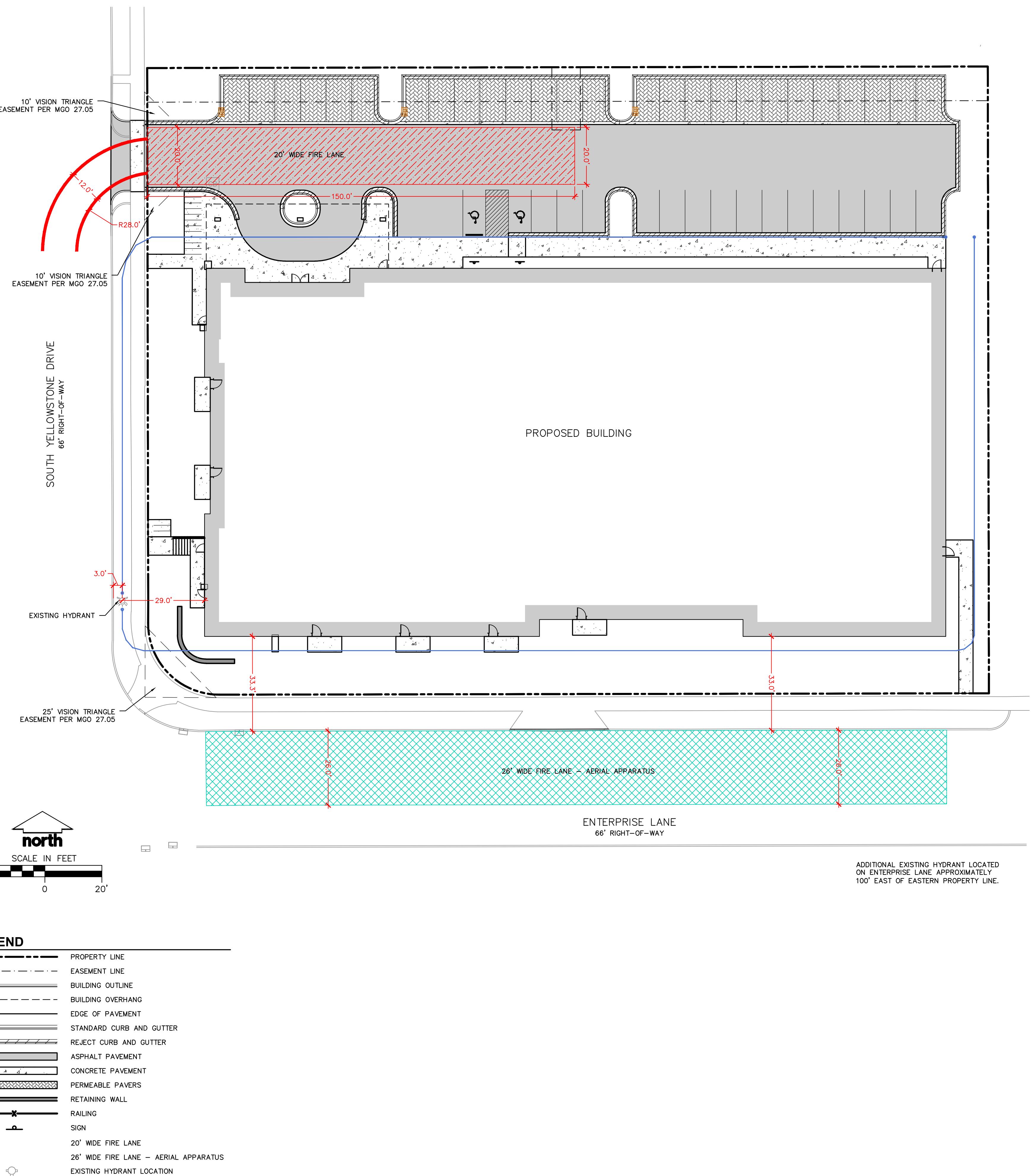
    - 15.3.1. PERMANENT SEEDING IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
    - 15.3.2. 100% COVERAGE OF SPRING OATS (100 LBS/ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150 LBS/ACRE) IN FALL HYDRO-MULCHING WITH A TACKIFER
    - 15.3.3. WOVEN AND NON-WOVEN GEOTEXTILES
    - 15.3.4. EROSION MATTING
    - 15.3.5. SODDING
    - 15.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER

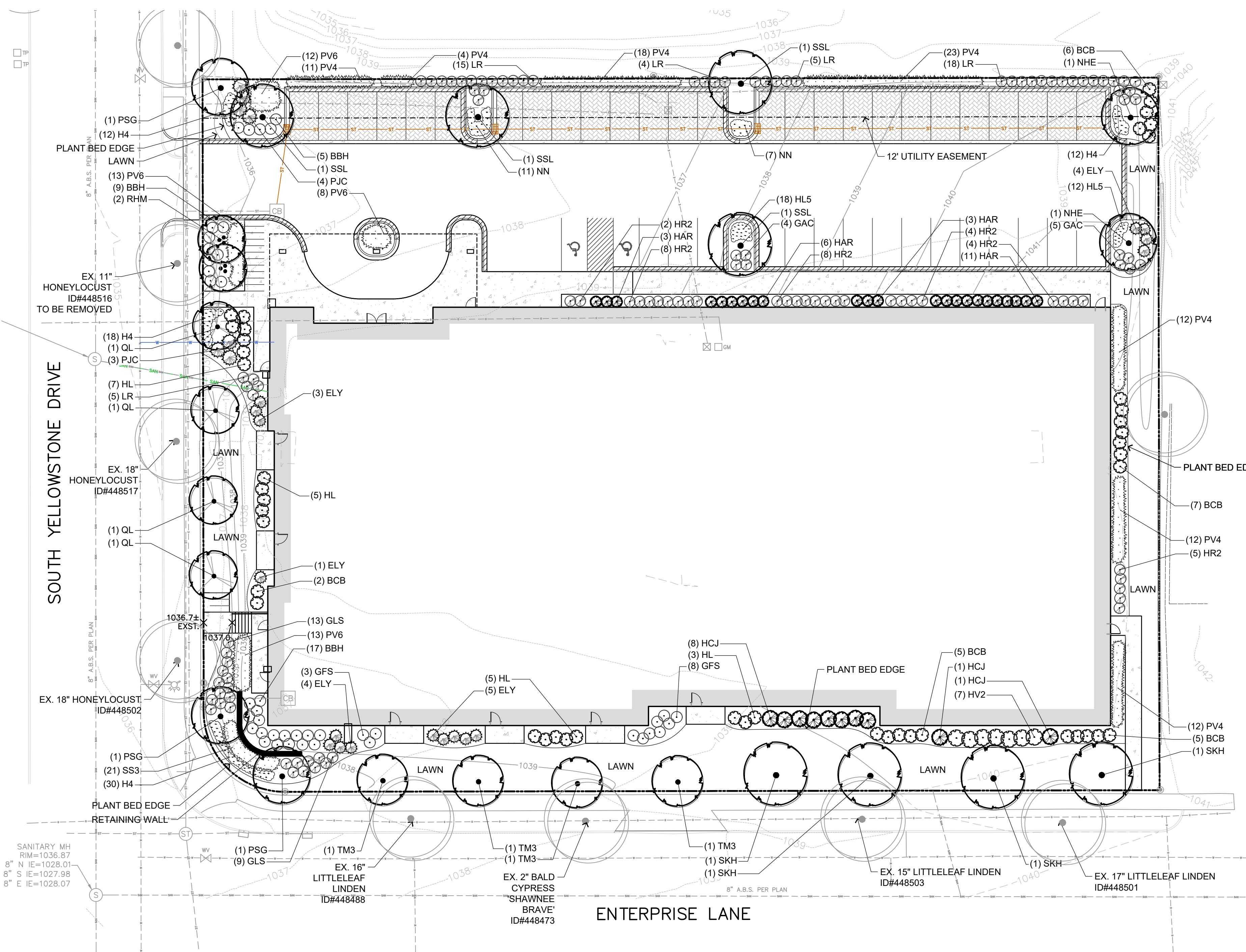
  - 16. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL DISTURBING CONSTRUCTION ACTIVITY AT THAT CONSTRUCTION SITE IS COMPLETE AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTINUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
  - 17. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

**SEEDING AND RESTORATION NOTES**

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SODDED MIXTURE IS TO BE IN ACCORDANCE WITH LANDSCAPE PLANS.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE SINCE THE LAST SIGNIFICANT RAINFALL.
4. ALL SODDED AREAS OR SEDED AREAS SHALL BE TEMPORARILY SEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM IN CASES OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. **SEEDING SPECIFICATIONS:**
  - 5.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 5.2. LOW GROWING VEGETATION SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 5.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WISCONSIN CITY, WI 53192-306, WISCONSIN 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
6. **SEED PREPARATION SPECIFICATIONS:**
  - 6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
  - 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" OR MORE OTHERWISE NOTED. THE TOPSOIL SHALL BE SPREAD AND TILLED IN ACCORDANCE WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 6.3. SOW SEED AT RATES AS SPECIFIED IN THE SEED MIXTURE MANUFACTURER'S RECOMMENDATIONS.
  - 6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
7. **SEED MULCH/EROSION MATTING SPECIFICATIONS:**
  - 7.1. ALL SEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH A 3" THICK MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 7.2. ALL SEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 629 OF THE STATE HIGHWAY SPECIFICATIONS.







### PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING	MATURE SIZE
<b>DECIDUOUS CONIFER</b>							
TMS	4	Shawnee Brave™ Baldcypress	Taxodium distichum 'Mickelson'	2 1/2" CAL	B&B	Spacing as shown	50' x 18'
<b>EVERGREEN TREES</b>							
H CJ	10	Hezi Column Juniper	Juniperus chinensis 'Hezzi Columnaris'	6' HT	B&B	Spacing as shown	12' x 5'
HAR	23	Holmstrup Arborvitae	Thuja occidentalis 'Holmstrup'	5' HT	B&B	Spacing as shown	10' x 4'
<b>SHADE TREES</b>							
PSG	3	Princeton Sentry Gingko	Ginkgo biloba 'Princeton Sentry'	2 1/2" CAL	B&B	Spacing as shown	45' x 20'
SKL	4	Street Keeper Honey Locust	Gleditsia triacanthos 'Draves'	2 1/2" CAL	B&B	Spacing as shown	45' x 20'
QL	4	Regal Prince® Oak	Quercus robur 'x Robur'	2 1/2" CAL	CONT	Spacing as shown	45' x 18'
SSL	4	Sweet Street Linden	Tilia americana 'Kromme'	2 1/2" CAL	B&B	Spacing as shown	50' x 25'
NHE	2	New Horizon Elm	Ulmus x 'New Horizon'	2 1/2" CAL	B&B	Spacing as shown	35' x 20'
<b>ORNAMENTAL TREES</b>							
RHM	2	Robin Hill Serviceberry	Amelanchier x grandiflora 'Robin Hill'	7' HT, CL	B&B	Spacing as shown	20' x 15'
<b>DECIDUOUS SHRUBS</b>							
BCB	25	Glossy Black Chokeberry	Aronia melanocarpa var. elata	30' HT	CONT	Spacing as shown	5.5 x 4.5'
LR	47	Kodak® Orange Devilv	Devilvix x 'G2085544'	18' HT	CONT	Spacing as shown	3.5 x 3.5'
HR2	31	Imperial® Red Hydrangea	Hydrangea arborescens 'NCHA8'	18' HT	CONT	Spacing as shown	3.5 x 3.5'
HV2	7	Vanilla Strawberry® Paricle Hydrangea	Hydrangea paniculata 'Rouge'®	30' HT	CONT	Spacing as shown	6' x 5'
BBH	31	BeBe® Hydrangea	Hydrangea paniculata 'SMPP1QF'	18' HT	CONT	Spacing as shown	3.5 x 3.5'
HL	20	Little Quick Fire® Hydrangea	Hydrangea paniculata 'LIVOB02'	24"	CONT	Spacing as shown	4' x 4'
GJS	22	Gro-Low® Fragrant Sumac	Rhus aromatica 'Gro-Low'	15' HT	CONT	Spacing as shown	2.5 x 6'
GAC	9	Green Mound Alpine Current	Ribes alpinum 'Green Mound'	15' HT	CONT	Spacing as shown	4' x 4'
GFS	11	Goldflame Spirea	Spiraea japonica 'Goldflame'	18' HT	CONT	Spacing as shown	2.5 x 3.5'
<b>EVERGREEN SHRUBS</b>							
PJC	7	Kalley Compact Pfitzer Juniper	Juniperus chinensis 'Kalley Compact'	18' SPD	CONT	Spacing as shown	2' x 5'
ELY	17	Everlon Yew	Taxus x media 'Everlon'	15' HT	B&B	Spacing as shown	1.5' x 5'
<b>ORNAMENTAL GRASSES</b>							
PV6	46	Apache Rose Switch Grass	Panicum virgatum 'Apache Rose'	1 GAL	CONT	30' Spacing	3' x 2.5'
PV4	92	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 GAL	CONT	30' Spacing	6' x 2.5'
SS3	21	Carousel Little Bluestem Grass	Schizachyrium scoparium 'Carousel'	1 GAL	CONT	24" Spacing	2.5 x 2.5'
<b>PERENNIALS</b>							
H4	72	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	1 GAL	POT	18" Spacing	1.5 x 1.5'
HL5	30	Lime Marmalade Coral Bells	Heuchera x 'Lime Marmalade'	1 GAL	POT	15" Spacing	1.25 x 1.25'
NN	18	Junior Walker™ Clematis	Nepeta x 'Iassinenii Novanjanin'	1 GAL	POT	24" Spacing	1.5 x 2.5'

#### City of Madison Forestry Notes:

1. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alperson within whose district is affected by the street tree removal(s) prior to a tree removal permit being issued.

2. Contractor shall take precautions during construction to not disfigure, scar, or impair the health of any street tree. Contractor shall operate equipment in a manner as to not damage the branches of the street tree(s). This may require using smaller equipment and loading and unloading materials in a designated space away from trees on the construction site. Any damage or injury to existing street trees (either above or below ground) shall be reported immediately to City Forestry at (608) 266-4816. Penalties and remediation shall be required.

3. As defined by the Section 107.13 of City of Madison Standard Specifications for Public Works Construction: No excavation is permitted within 5 feet of the trunk of the street tree or when cutting roots over 3 inches in diameter. If excavation is necessary, the Contractor shall contact Madison City Forestry at (608) 266-4816 prior to excavation. City of Madison Forestry personnel shall assess the impact to the tree and to its root system prior to work commencing. Tree protection specifications can be found on the following website: <https://www.cityofmadison.com/business/pw/specs.cfm>.

4. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited.

5. On this project, street tree protection zone fencing is required. The fencing shall be erected before the demolition, grading or construction begins. The fence shall include the entire width of terrace and, extend at least 5 feet on both sides of the outside edge of the tree trunk. Do not remove the fencing to allow for deliveries or equipment access through the tree protection zone.

6. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608) 266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning.

7. For Street Trees, Contractor shall contact City Forestry (608) 266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper. Single stemmed trees only. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: <https://www.cityofmadison.com/business/pw/specs.cfm>)

### CITY OF MADISON - LANDSCAPE CODE

Zoning Code Chapter 28.142

5 Points are required per 300 SF of developed area.

17,900 SF of Developed Area Requires 300 Points - 2,358 points provided

#### (5) Development Frontage Landscaping-

(a) One Overstory tree and five shrubs shall be planted for every 30 linear feet of lot frontage. Two ornamental or two evergreen trees may be used in place of one overstory tree.

Yellowstone Drive = 234' - requires (8) overstory trees and (40) shrubs.

Enterprise Lane = 270' - requires (7) overstory, (2) ornamental, and (60) shrubs.

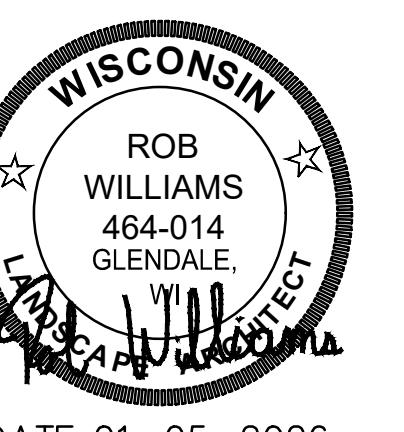
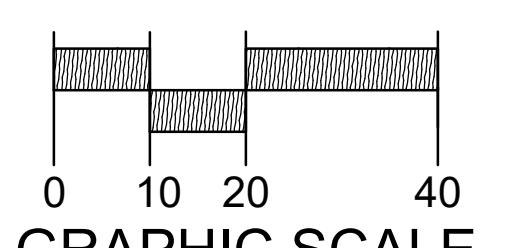
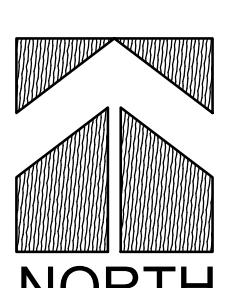
Provided (9) overstory and (73) shrubs.

#### (6) Interior Surface Parking Lot Landscaping

(a) Requires a minimum 8% total parking surface area be devoted to interior planting islands, peninsulas, or landscaping strips.

Parking lot area = 14,000 sq. ft. which requires 1,120 sq. ft. of landscaping islands.

Provided 1,140 sq. ft.



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R.A. Smith, Inc.  
DATE: 01/05/26  
SCALE: 1" = 20'  
JOB NO. 3250230  
PROJECT MANAGER:  
ROB WILLIAMS  
DESIGNED BY: REW  
CHECKED BY: REW  
SHEET NUMBER  
L100

ODANA HEIGHTS APARTMENTS  
CITY OF MADISON  
SITE LANDSCAPE PLAN

raSmith  
CREATIVITY BEYOND ENGINEERING  
16745 W. Bluemound Road  
Brookfield, WI | Appleton, WI | Madison, WI  
(262) 781-0000  
rasmith.com

Cedarburg, WI | Naperville, IL | Irvine, CA

L100

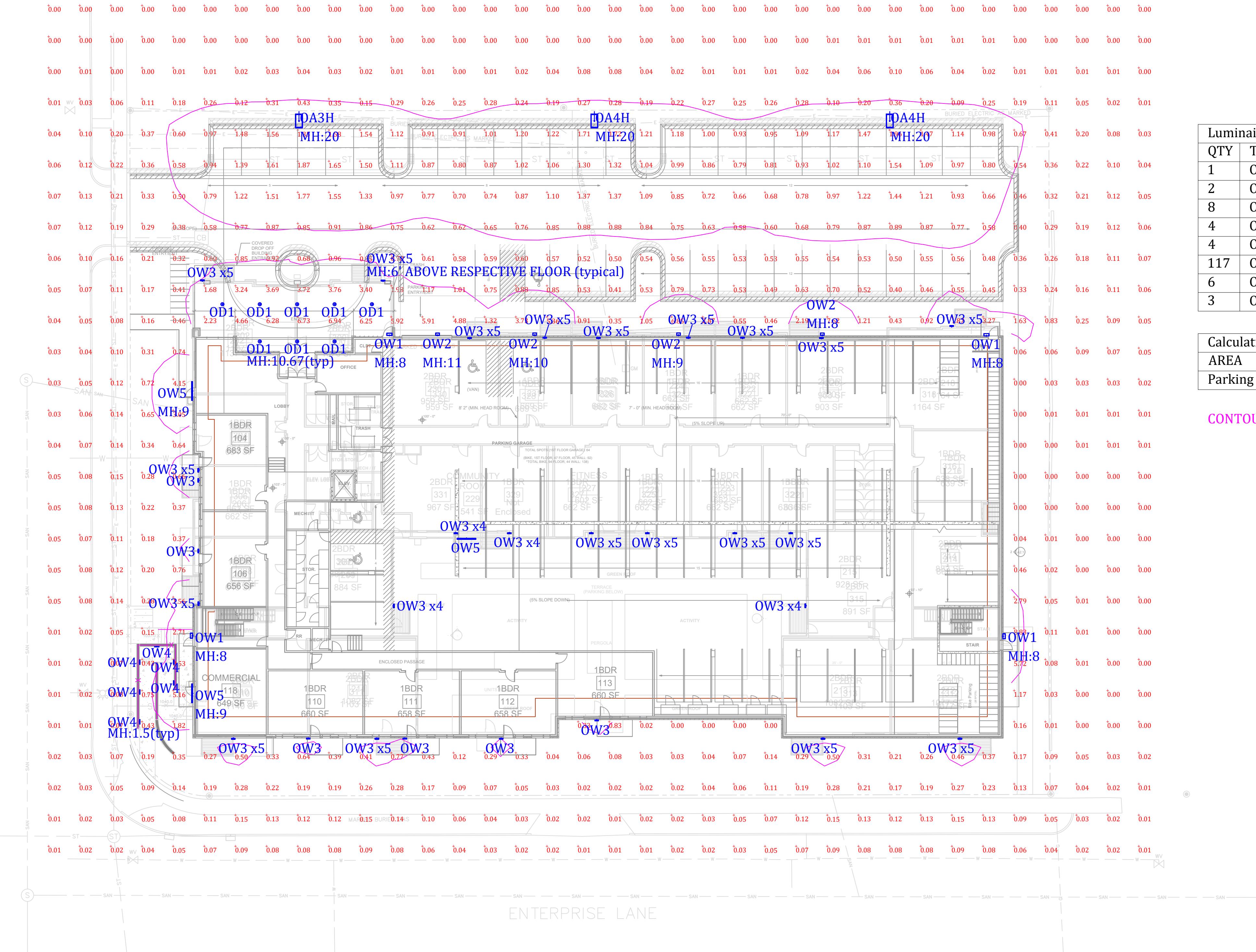


All County  
Electric Supply

# 437 South Yellowstone

MADISON, WI

## SITE LIGHTING CALCULATIONS



Luminaire Schedule			PART NUMBER	LLF
QTY	TYPE	MFR		
1	OA3H	Lumark	PRV-PA1A-7xx-U-T3-SA-(finish)-HSS + 17' POLE + 3' BASE	0.950
2	OA4H	Lumark	PRV-PA1A-7xx-U-T4W-SA-(finish)-HSS + 17' POLE + 3' BASE	0.950
8	OD1	Halo	RL56LS9FSD2W1EWH + H750ICAT @ 1200LM	0.900
4	OW1	Mule	MERU-LED-ACEM-DB-IH	0.950
4	OW2	AFX	POLW0708LAJD2xx @ 15W	0.950
117	OW3	ET2	E23214-xx	0.950
6	OW4	GM Lighting	GSL-H-xx	0.950
3	OW5	Luminaire	BLD 36IN NODIM 15W xxK MVOLT DP (finish) + REMOTE INVERTER AS NEEDED	0.950

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Parking Lot	0.94	2.0	0.4	2.35	5.00

CONTOUR = 0.50 FC AT 4' AFG

project info

sheet name

scale

1" = 20'-0"

date

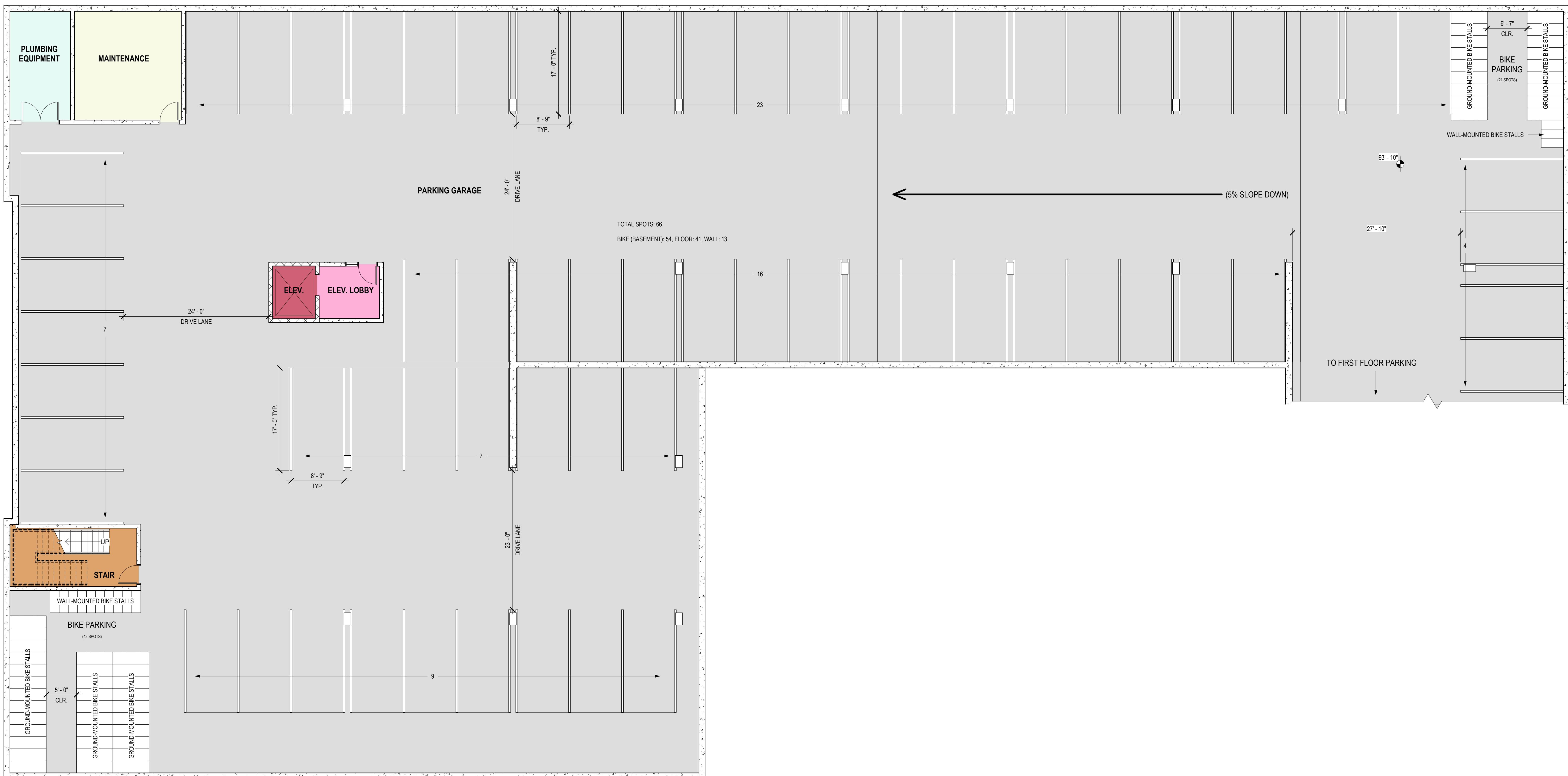
12 / 22 / 2025

designer

JS

# ODANA HEIGHTS APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



# PLAN COMMISSION SUBMITTAL

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DATE OF ISSUE: 01/05/2026

**REVISIONS:**

---

PROJECT # 25085

# BASEMENT PLAN

# 1 BASEMENT PLA 1/8" - 11-0"

# A1.0

# ODANA HEIGHTS APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



# PLAN COMMISSION SUBMITTAL

---

DATE OF ISSUE: 01/05/2026

## REVISIONS:

---

PROJECT # 25085

## FIRST FLOOR PLAN

# A1.1



ODANA HEIGHTS  
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI

**PLAN COMMISSION  
SUBMITTAL**

DATE OF ISSUE: 01/05/2026

REVISIONS:

PROJECT # 25085

**SECOND FLOOR  
PLAN**

**A1.2**



# ODANA HEIGHTS APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



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DATE OF ISSUE: 01/05/2026

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PROJECT # 25085

# FOURTH FLOOR PLAN





**ODANA HEIGHTS  
APARTMENTS**

437 YELLOWSTONE DRIVE, MADISON, WI

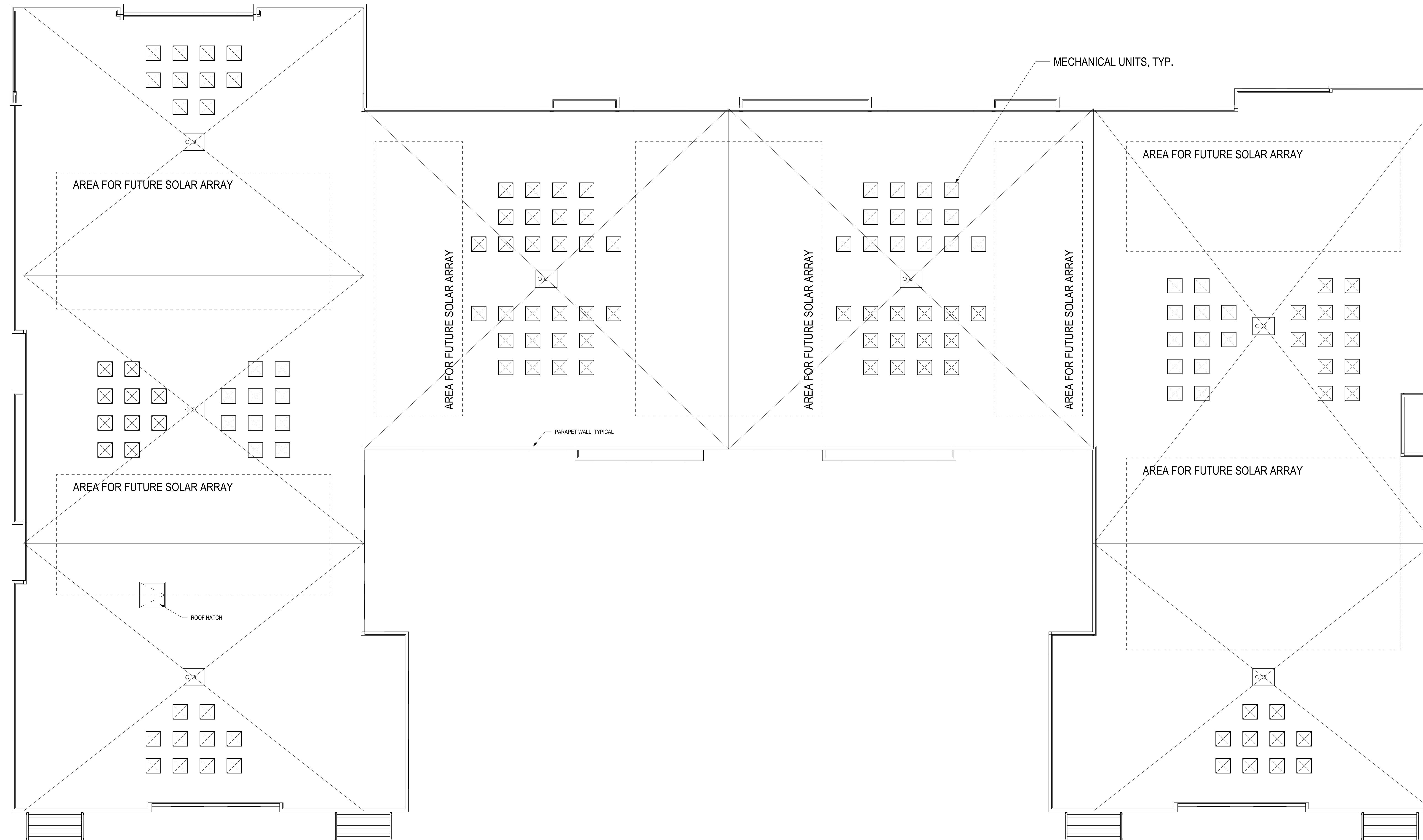
**PLAN COMMISSION  
SUBMITTAL**

DATE OF ISSUE: 01/05/2026

REVISIONS:

PROJECT # 25085

**A1.7**



# ODANA HEIGHTS APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI

# PLAN COMMISSION SUBMITTAL

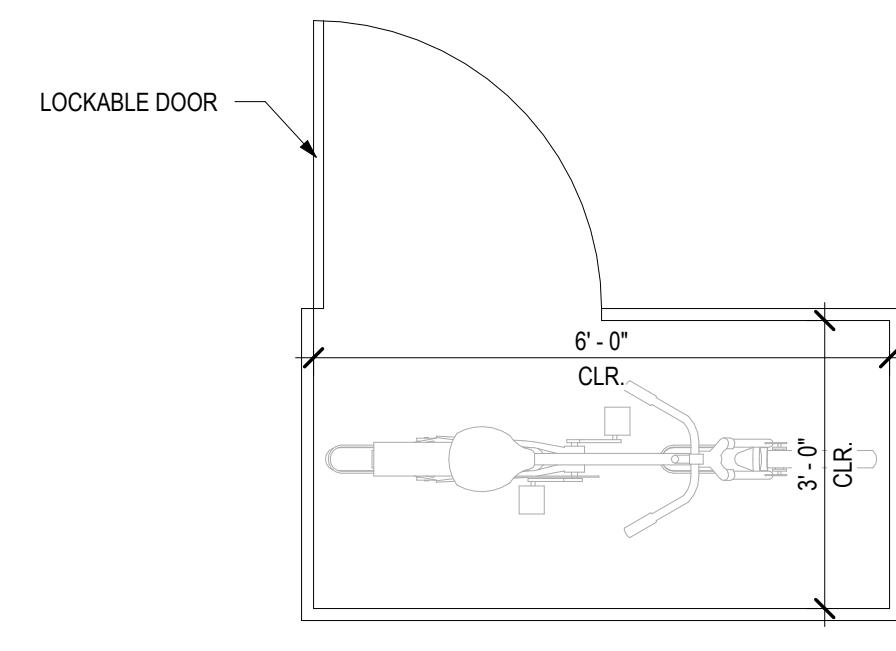
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DATE OF ISSUE: 01/05/2026

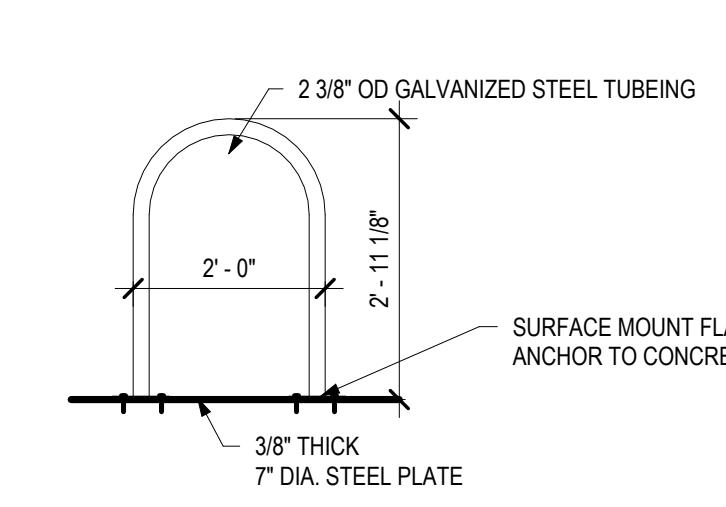
# BICYCLE PARKING STALL DETAILS

# A1.8

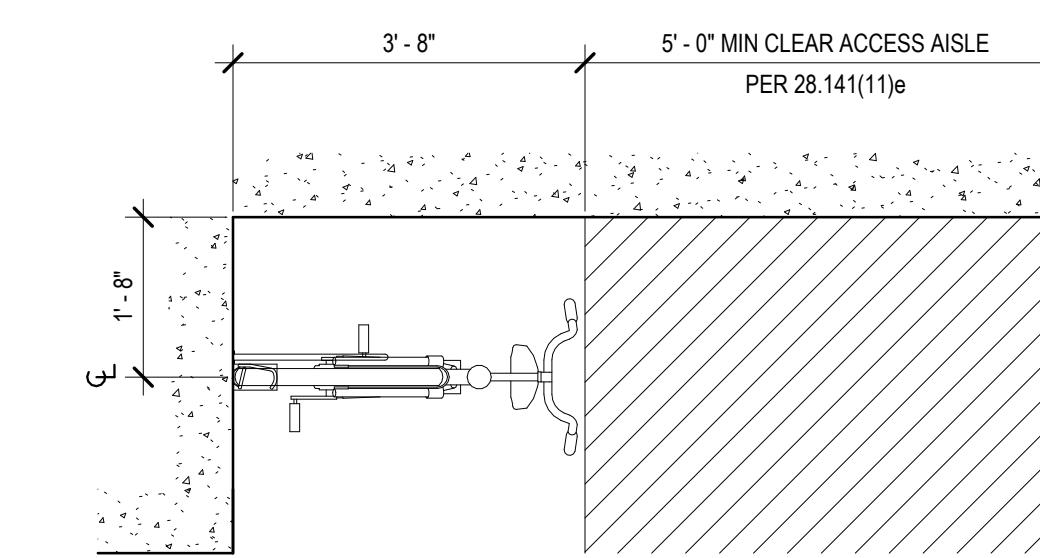
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# BIKE PARKING - 3' X 6' BIKE LOCKER

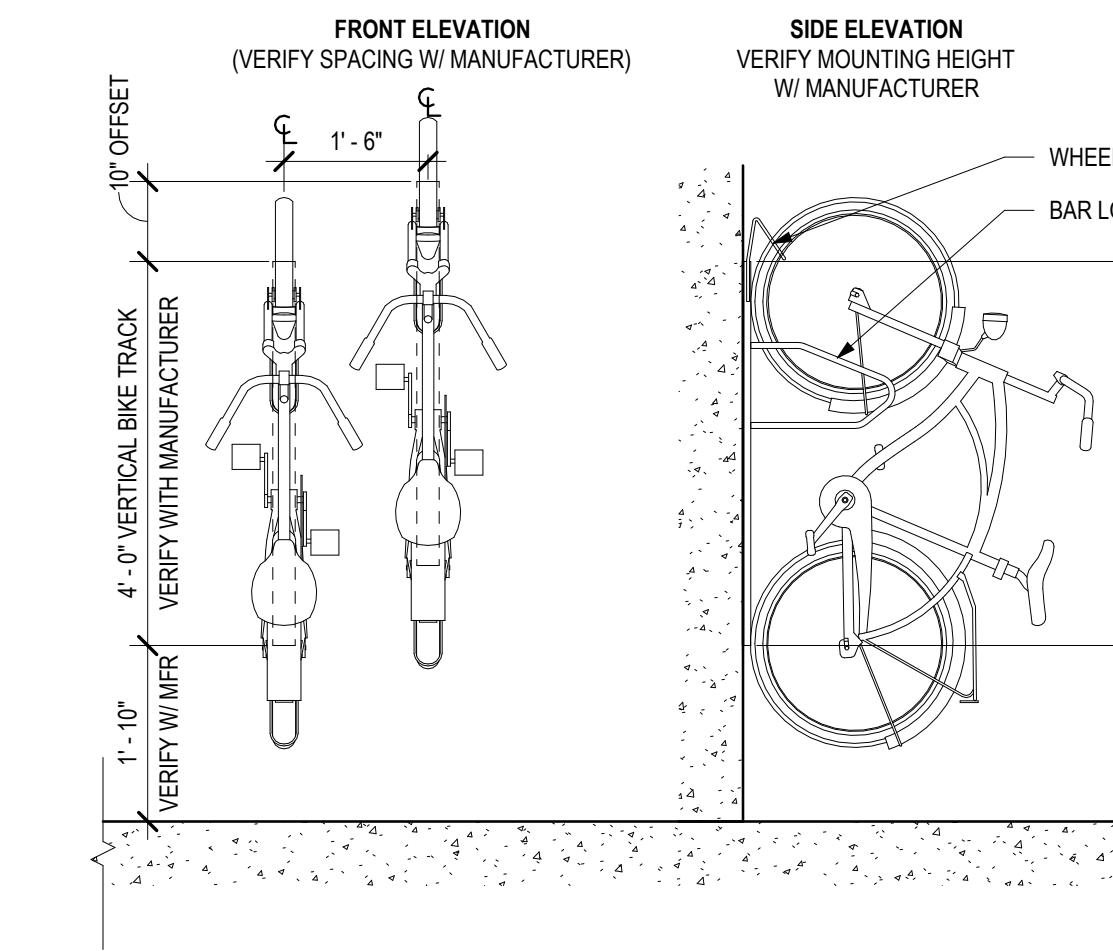


## 4 BIKE STALL - RACK



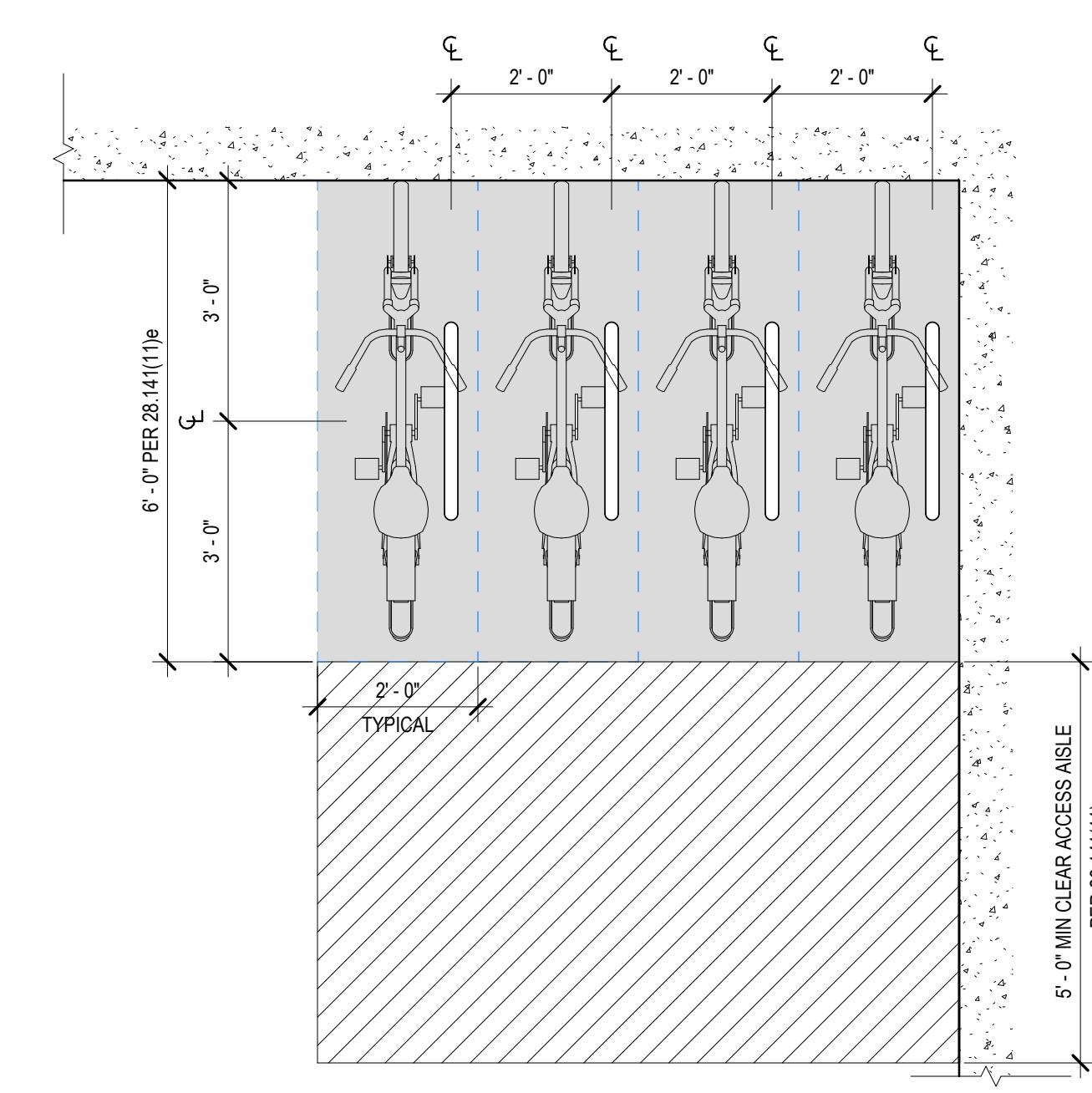
# 3 BIKE STALLS - VERTICAL MOUNT PLAN

1/2" = 1'-0"



# 2 BIKE PARKING - VERTICAL MOUNTED

1/2" = 1'-0"



# BIKE PARKING - GROUND MOUNT PLAN

**ODANA HEIGHTS  
APARTMENTS**

437 YELLOWSTONE DRIVE, MADISON, WI



2 WEST ELEVATION

1/8" = 1'-0"

0' 2' 4' 8'

Autodesk Docs:MSP 437 Yellowstone.nsf - 25085 - 15/2026 11:19:50 AM



1 NORTH ELEVATION

1/8" = 1'-0"

0' 2' 4' 8'

**PLAN COMMISSION  
SUBMITTAL**

DATE OF ISSUE: 01/05/2026

REVISIONS:

PROJECT # 25085

EXTERIOR  
ELEVATIONS

**A2.0**

**ODANA HEIGHTS  
APARTMENTS**

437 YELLOWSTONE DRIVE, MADISON, WI



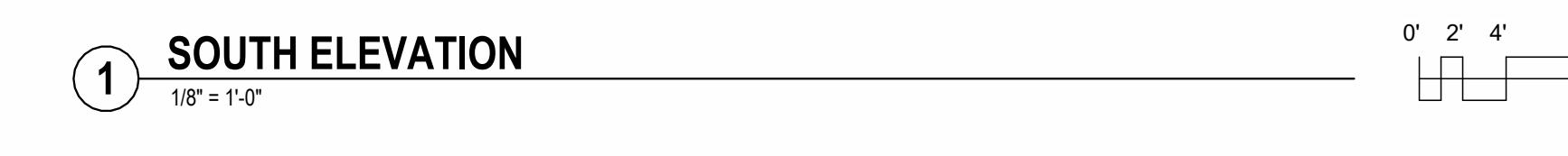
**PLAN COMMISSION  
SUBMITTAL**

DATE OF ISSUE: 01/05/2026

REVISIONS:


PROJECT # 25085

**EXTERIOR  
ELEVATIONS**



**A2.1**



**ODANA HEIGHTS  
APARTMENTS**

437 YELLOWSTONE DRIVE, MADISON, WI



**PLAN COMMISSION  
SUBMITTAL**

DATE OF ISSUE: 01/05/2026

REVISIONS:

PROJECT # 25085

**EXTERIOR  
ELEVATIONS**

**A2.2**

# ODANA HEIGHTS APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



## VIEW FROM THE NORTHWEST

# PLAN COMMISSION SUBMITTAL

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DATE OF ISSUE: 01/05/2026

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PROJECT # 25085

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# PERSPECTIVE VIEWS

# A4.1



## ENTRANCE VIEW FROM THE NORTHWEST

# PLAN COMMISSION SUBMITTAL

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DATE OF ISSUE: 01/05/2026

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PROJECT # 25085

# PERSPECTIVE VIEWS



## **VIEW FROM THE SOUTHWEST**

# PLAN COMMISSION SUBMITTAL

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DATE OF ISSUE: 01/05/2026

## VISIONS:

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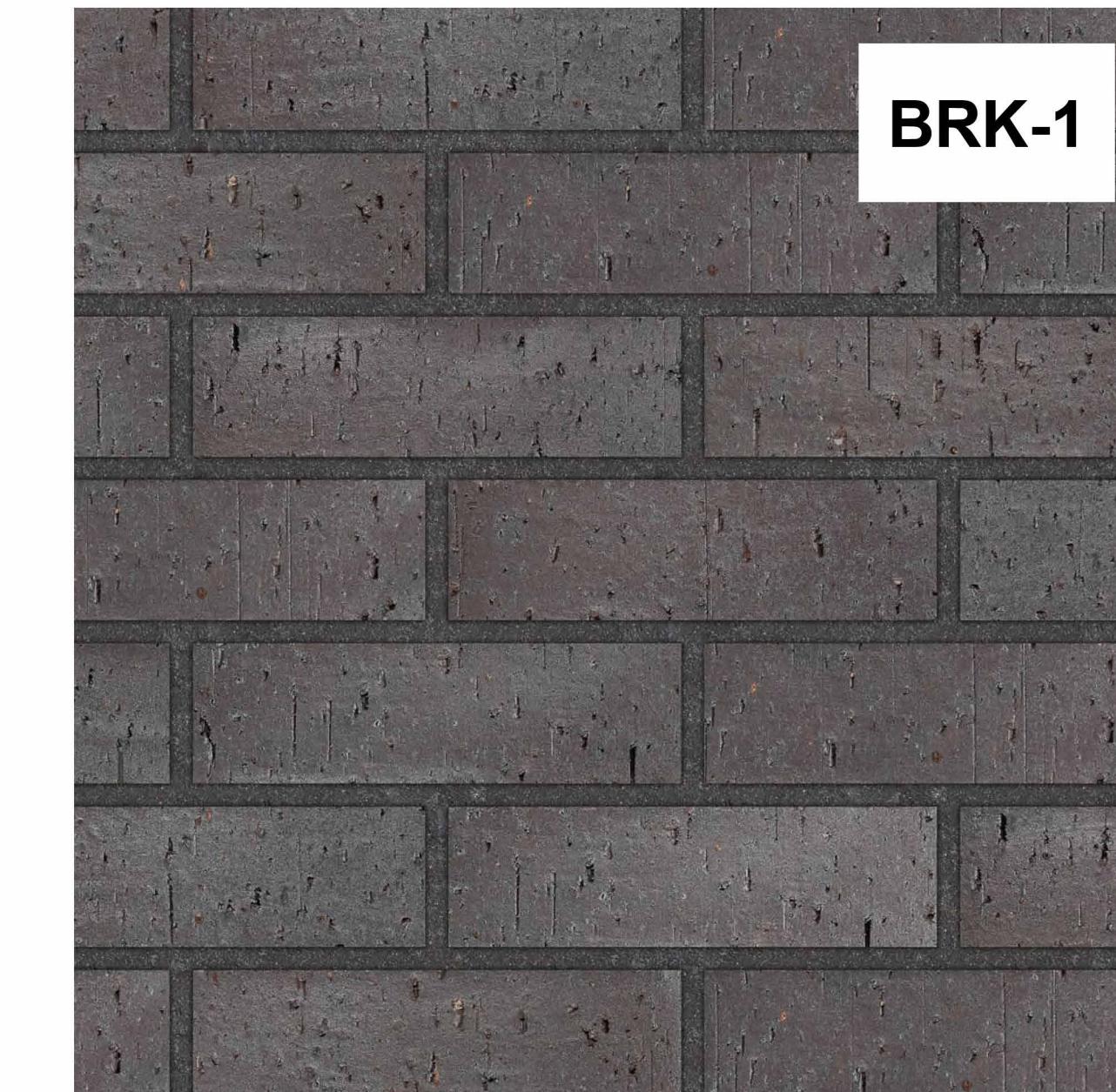
# PERSPECTIVE VIEWS

# WOOD TONE METAL PLANK SIDING

## LUX - WALNUT



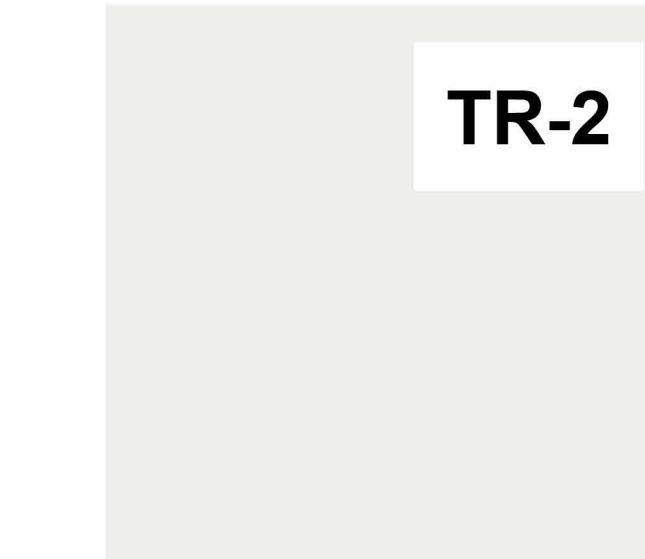
# BRICK VENEER CLOUD CERAMICS - MIDNIGHT IS



# DOOR, WINDOW, & BALCONY TRIM **BLACK**



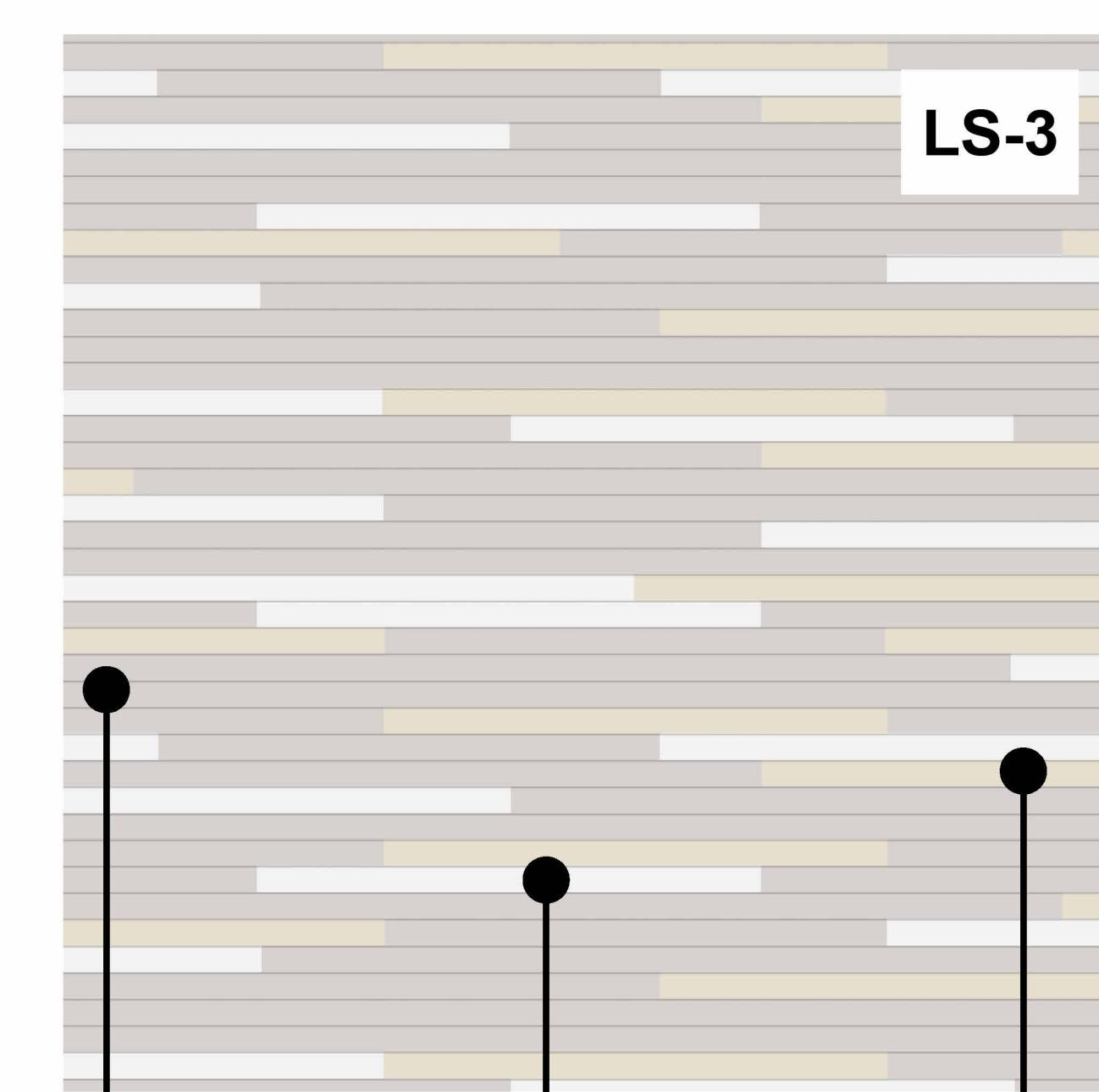
# DOOR & WINDOW TRIM **WHITE**



# LAP SIDING **JAMES HARDIE - LIGHT MIST**



# 3 COLOR BLEND LAP SIDING JAMES HARDIE



# LAP SIDING

## JAMES HARDIE - MIDNIGHT BLACK



# PANEL SIDING

## **JAMES HARDIE - MIDNIGHT BLACK**



# ODANA HEIGHTS APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI

# LIGHT MIST

70%

# ARCTIC WHITE

# COBBLE STONE

15%

# PLAN COMMISSION SUBMITTAL

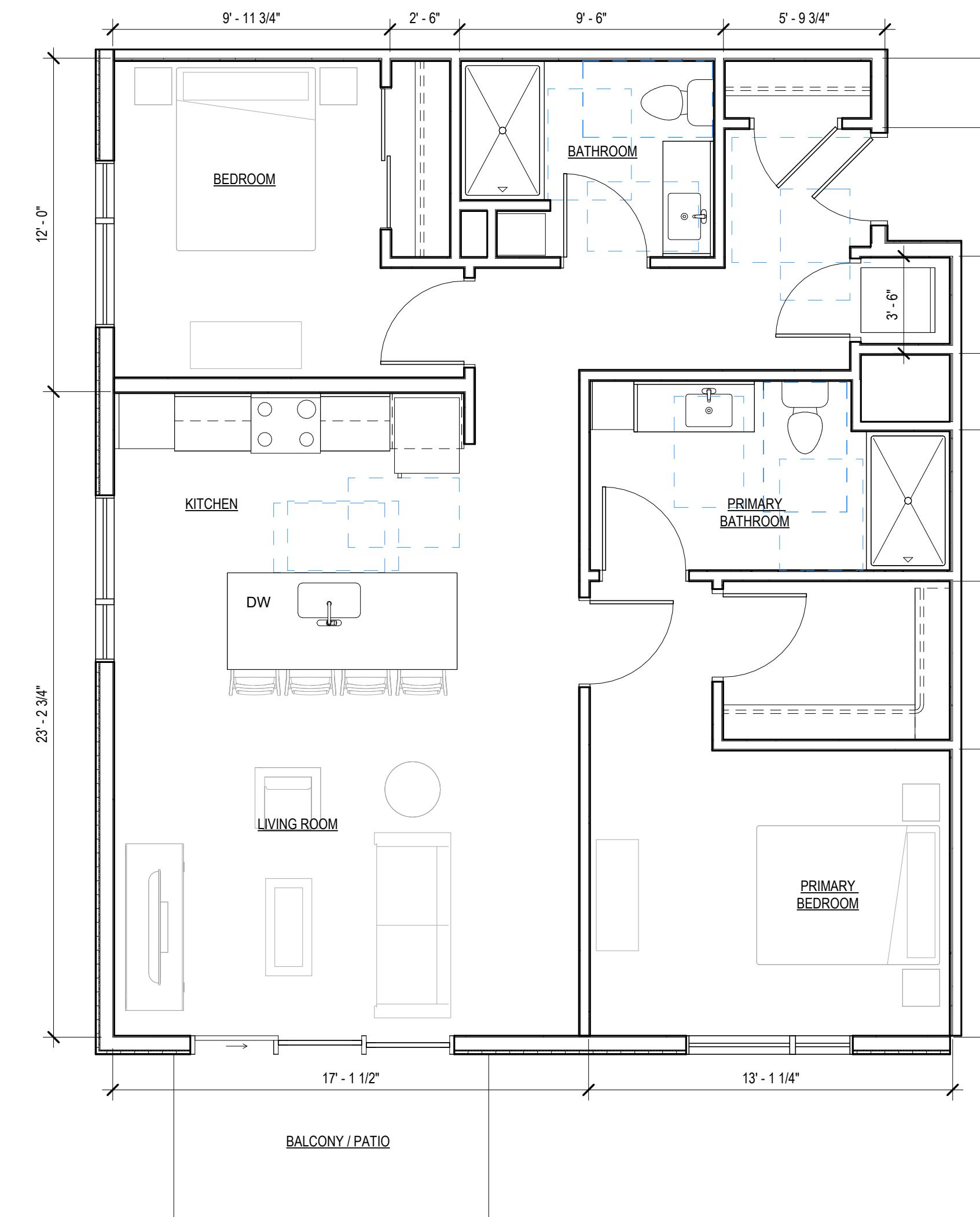
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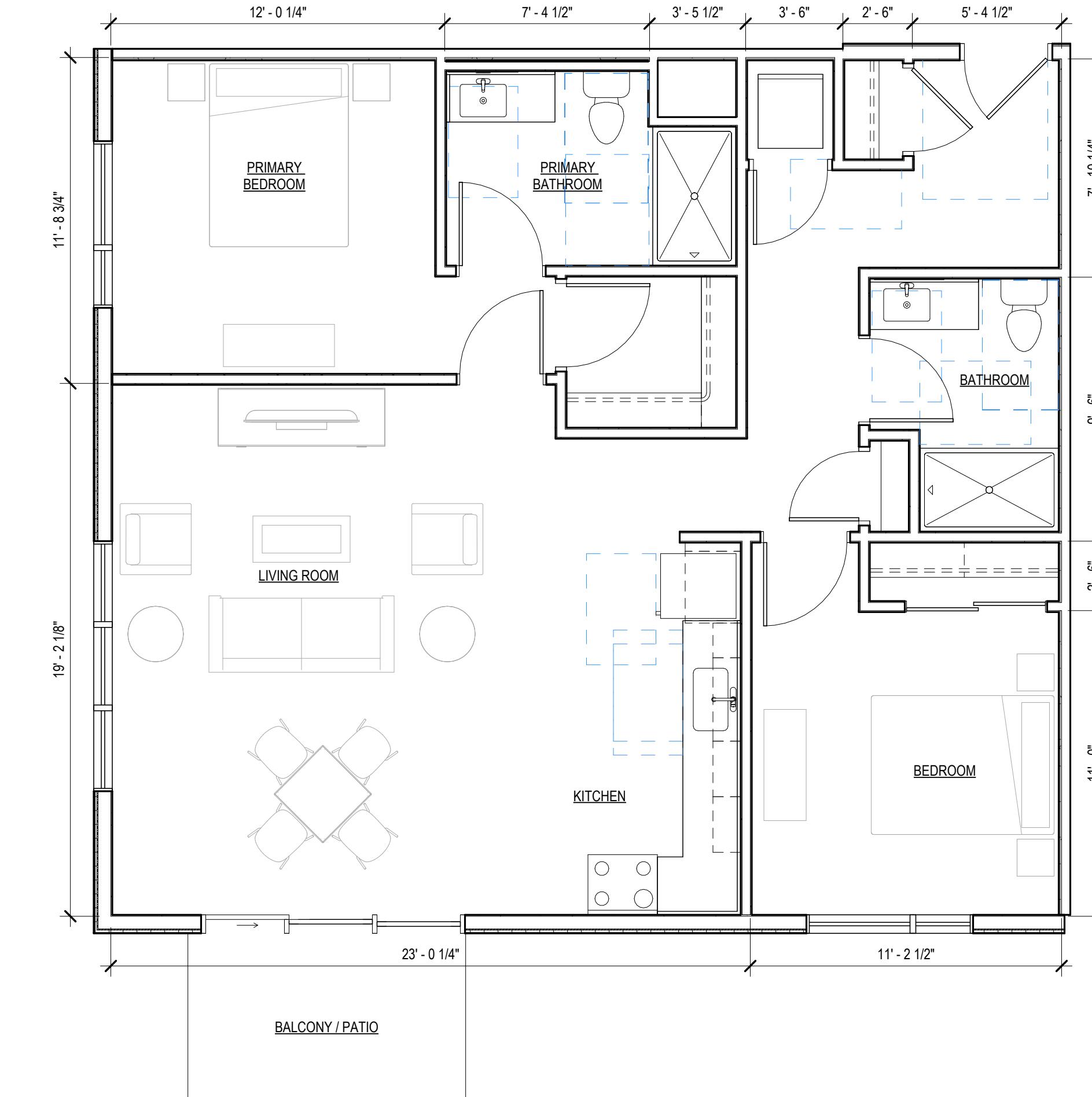
PROJECT # 25085

# MATERIAL PALETTE



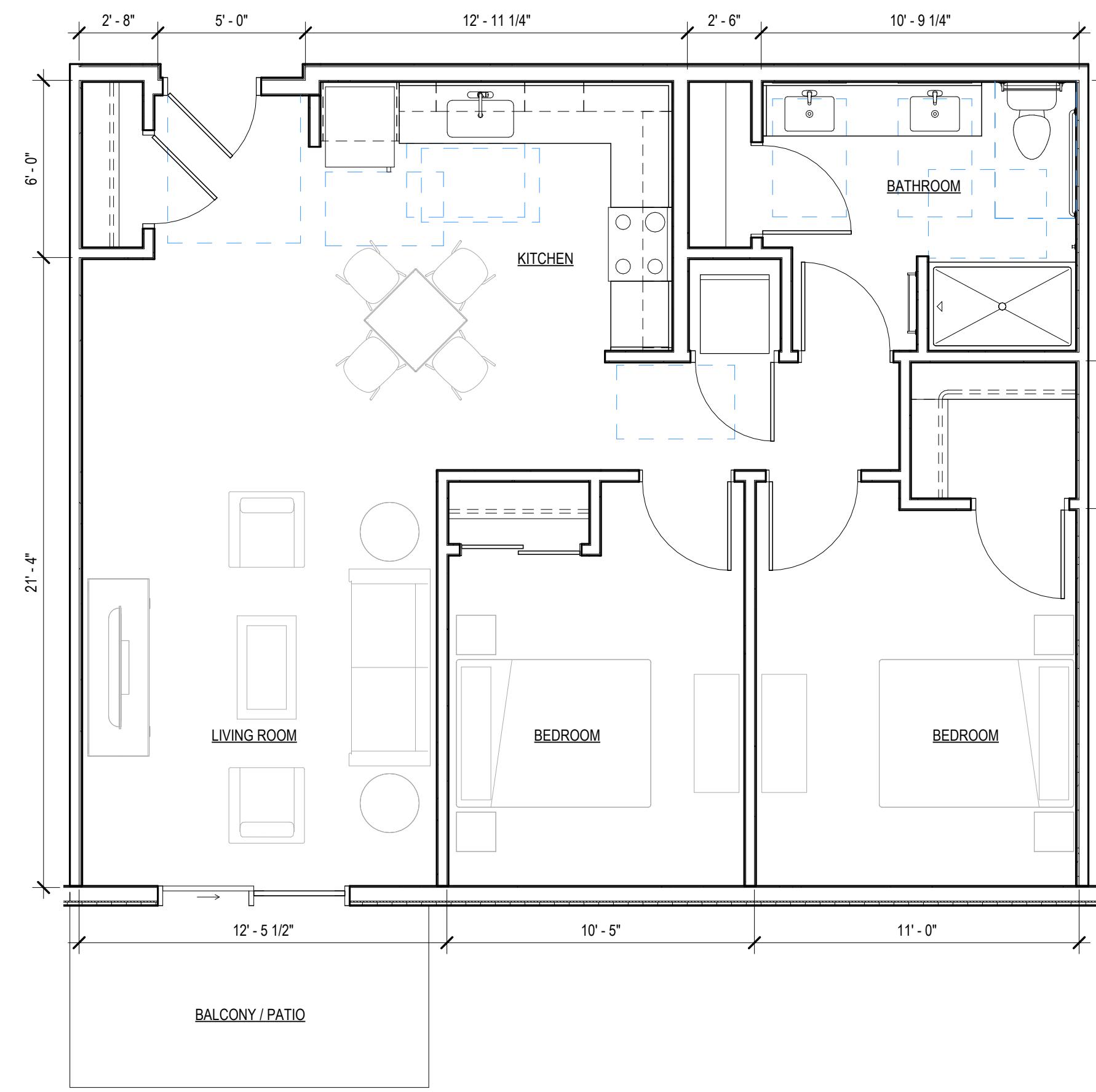
⑤ CORNER 2-BED UNIT

1/4" = 1'-0"



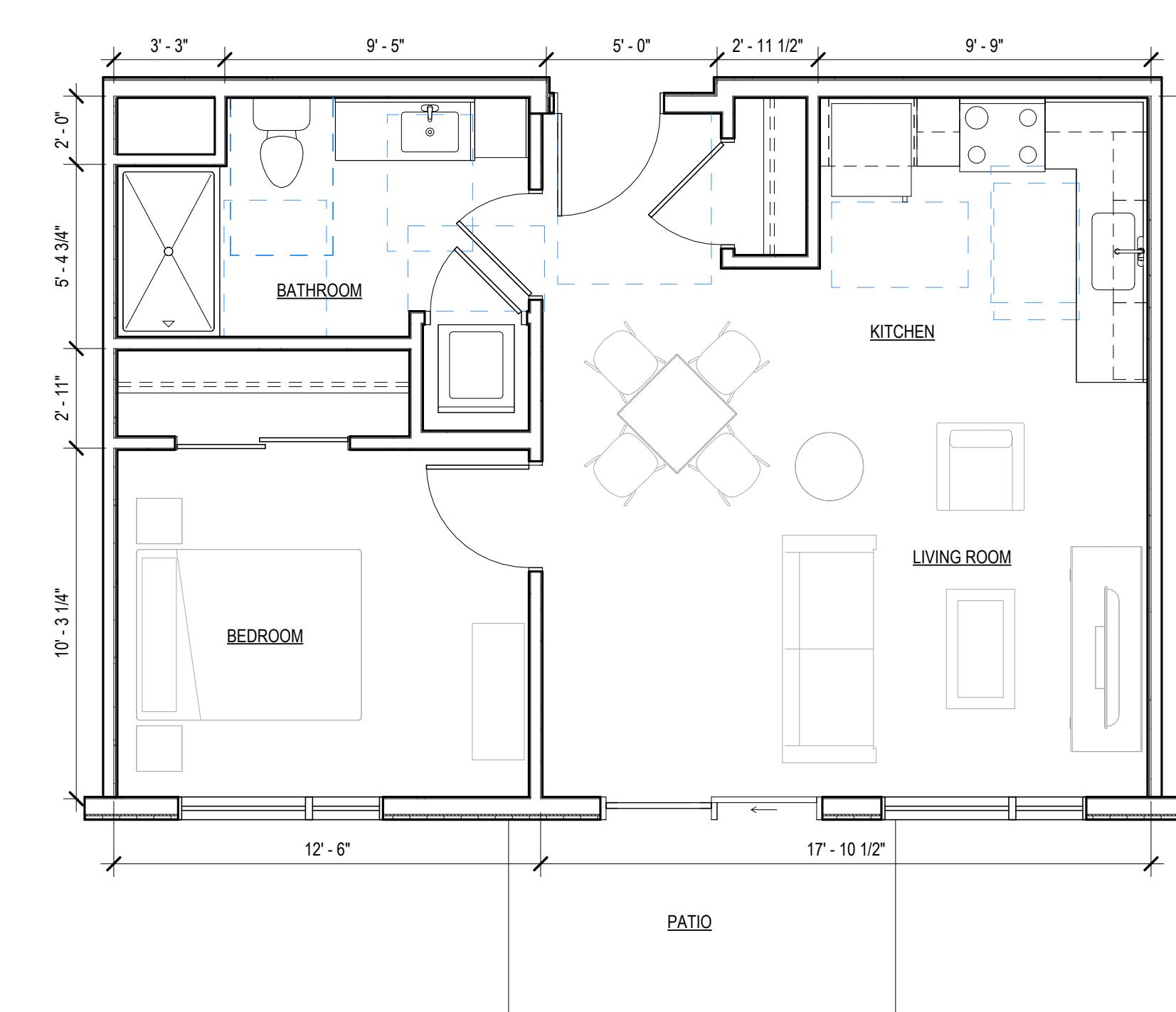
④ CORNER 2-BED UNIT

1/4" = 1'-0"



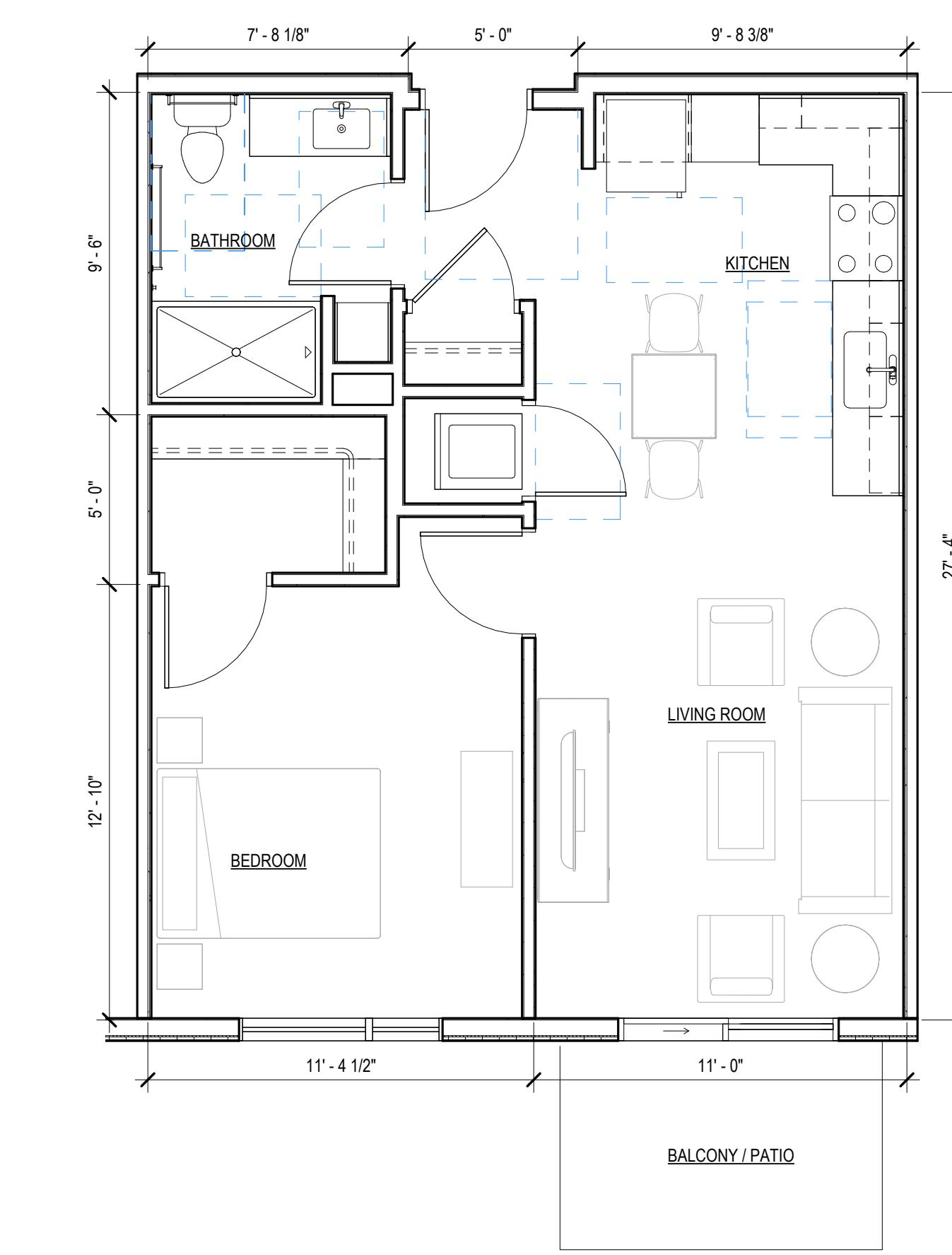
③ TYPICAL 2-BED INLINE UNIT

1/4" = 1'-0"



② TYPICAL FIRST FLOOR 1-BED UNIT

1/4" = 1'-0"



① TYPICAL 1-BED UNIT

1/4" = 1'-0"

## PLAN COMMISSION SUBMITTAL

DATE OF ISSUE: 01/05/2026

REVISIONS:

PROJECT # 25085

## ENLARGED UNIT PLANS

A6.0



# CITY OF MADISON

## LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 437 Yellowstone

Name of Project Odana Heights Apartments

Owner / Contact MSP Real Estate/ Tom Denaway

Contact Phone 763-218-4338 Contact Email tdenaway@msphousing.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 17,900

Total landscape points required 300

- (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 \_\_\_\_\_

Five (5) acres = 217,800 square feet

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

Remainder of developed area \_\_\_\_\_

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

- (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			17	595
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			4	140
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			33	330
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			203	609
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			24	96
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			279	558
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
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"				
<b>Sub Totals</b>						2358

**Total Number of Points Provided** 2358

\* 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.