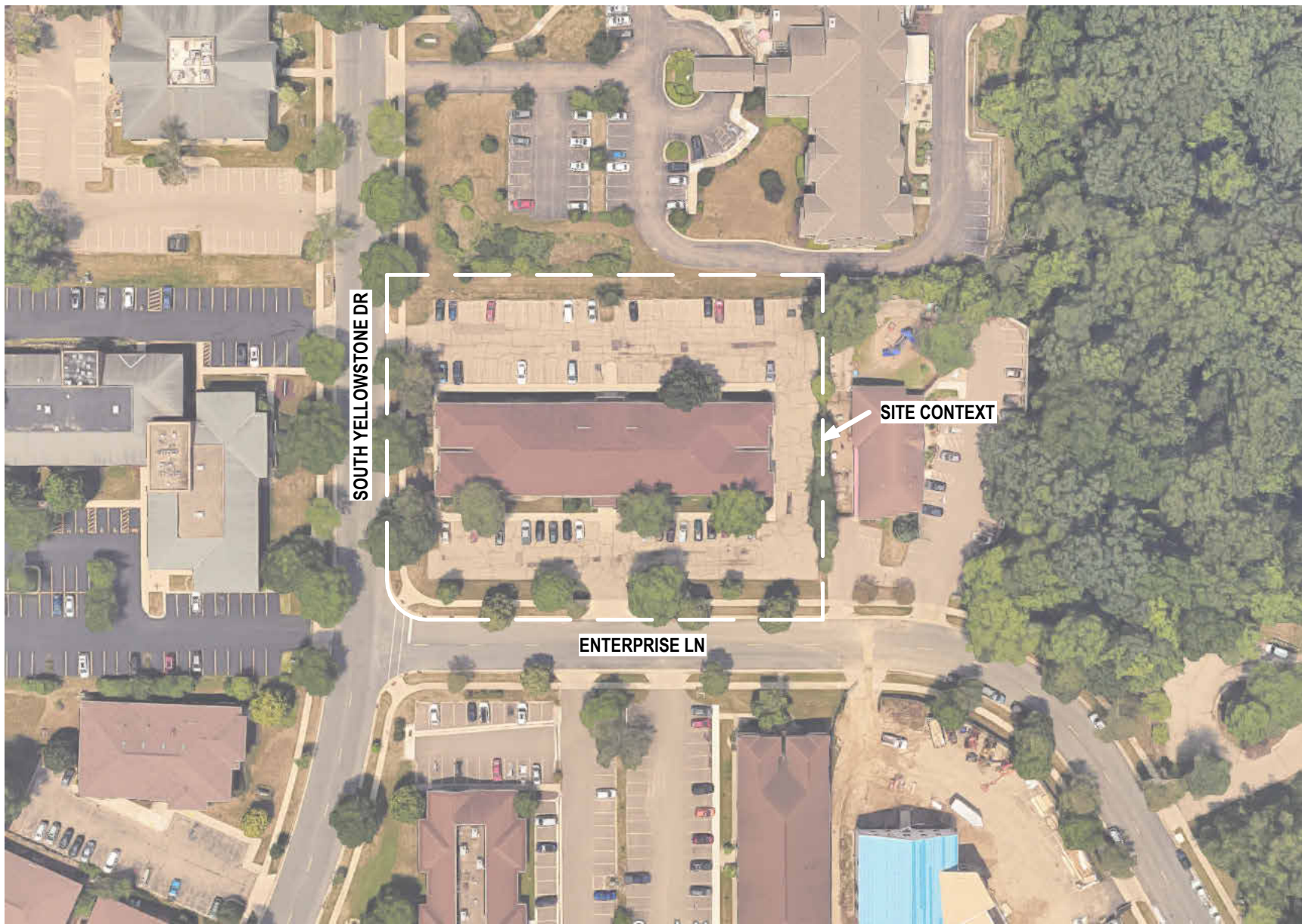
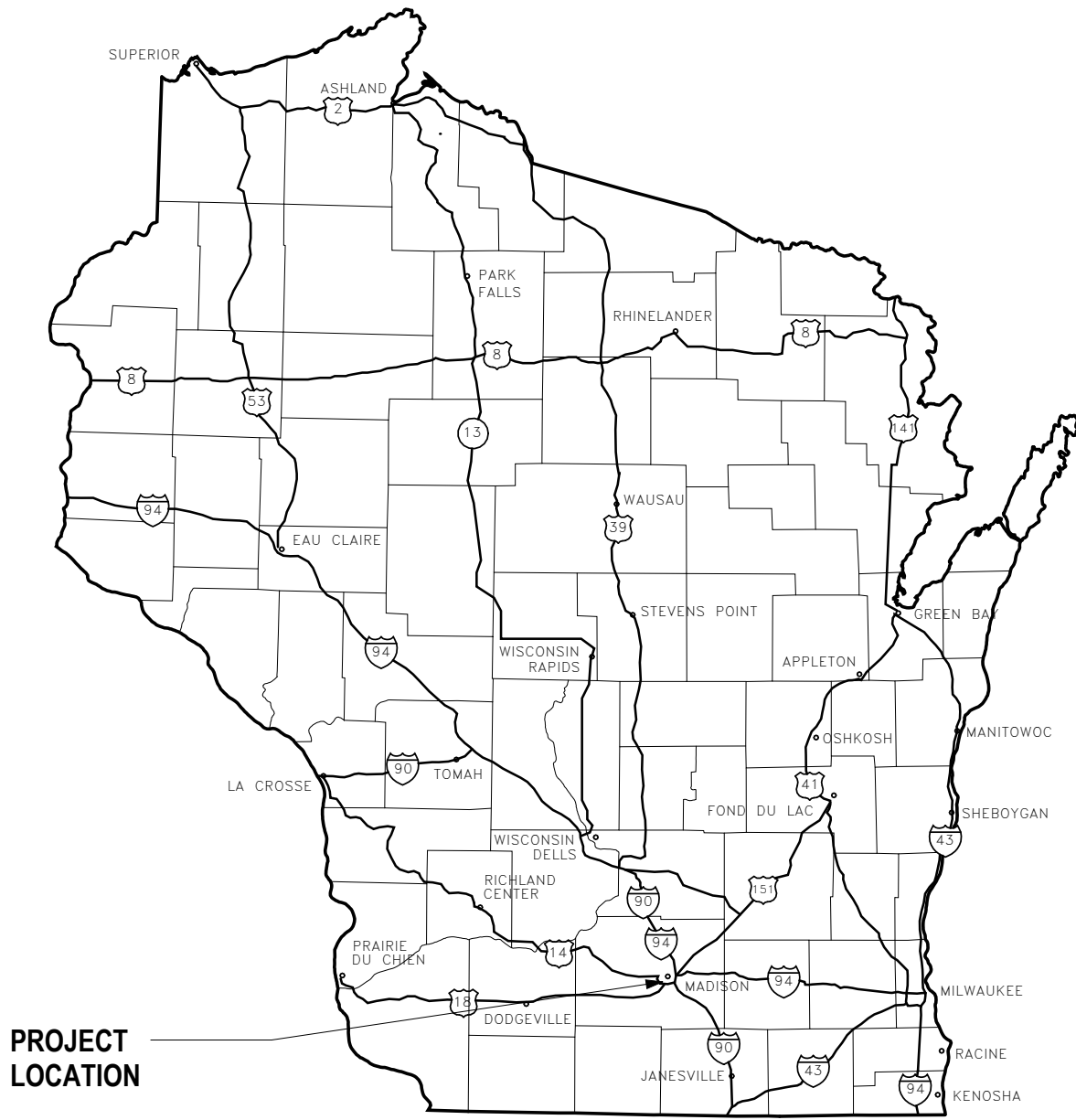


ODANA HEIGHTS APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



PROJECT LOCATION



STATE MAP



SITE MAP

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

PROJECT/BUILDING DATA	
BUILDING AREAS	
BASEMENT	22,581 SF
FIRST FLOOR	31,586 SF
SECOND FLOOR	25,767 SF
THIRD FLOOR	25,767 SF
FOURTH FLOOR	25,767 SF
FIFTH FLOOR	25,767 SF
SIXTH FLOOR	25,767 SF
TOTAL BUILDING AREA	= 183,412 SF
COMMERCIAL AREA = 650 SF	
LOT AREA = 64,790 SF (1.487 ACRES)	
* BUILDING GROSS AREA IS MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS AT EACH FLOOR LEVEL. UNENCLOSED BALCONIES, ALCOVES, CANOPIES, AND ROOFS ARE EXCLUDED.	
UNIT COUNT	
1 BEDROOM UNITS	60
2 BEDROOM UNITS	70
TOTAL UNITS	130
PARKING COUNTS	
SURFACE PARKING STALLS	43
GARAGE PARKING STALLS	130
TOTAL PARKING STALLS	173
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)	
BIKE PARKING COUNTS	
ON-GRADE SPACES (SHORT TERM) (130 UNITS/10)	13
INTERIOR SPACES (LONG TERM)	132
TOTAL BIKE PARKING SPACES	145
YARD SETBACKS	
FRONT 0' OR 5' (20' MAX TO ENTRANCE)	
SIDE 15'	
REAR 30'	
KEY ZONING REQUIREMENTS	
LOT COVERAGE: 74% (SUBURBAN EMPLOYMENT MAX: 75%)	
TWO STORY PERCENTAGE OF BUILDING FOOTPRINT: 77% (TOD MINIMUM 75%)	

Architecture :

Developer:

Civil Engineering:

Landscape Architecture

Dimension IV - Madison Design Group

MSP Real Estate

JSD

RaSmith

6515 Grand Teton Plaza, Suite 120

7901 West National Avenue

16745 West Bluemound Road

West Allis, WI 53214

Waukesha, WI 53188

Brookfield, WI 53005-5938

p: 608.829.4444

p: 414.259.2108

p: 608.848.5060

p: 262.781.1000

www.dimensionivmadison.com

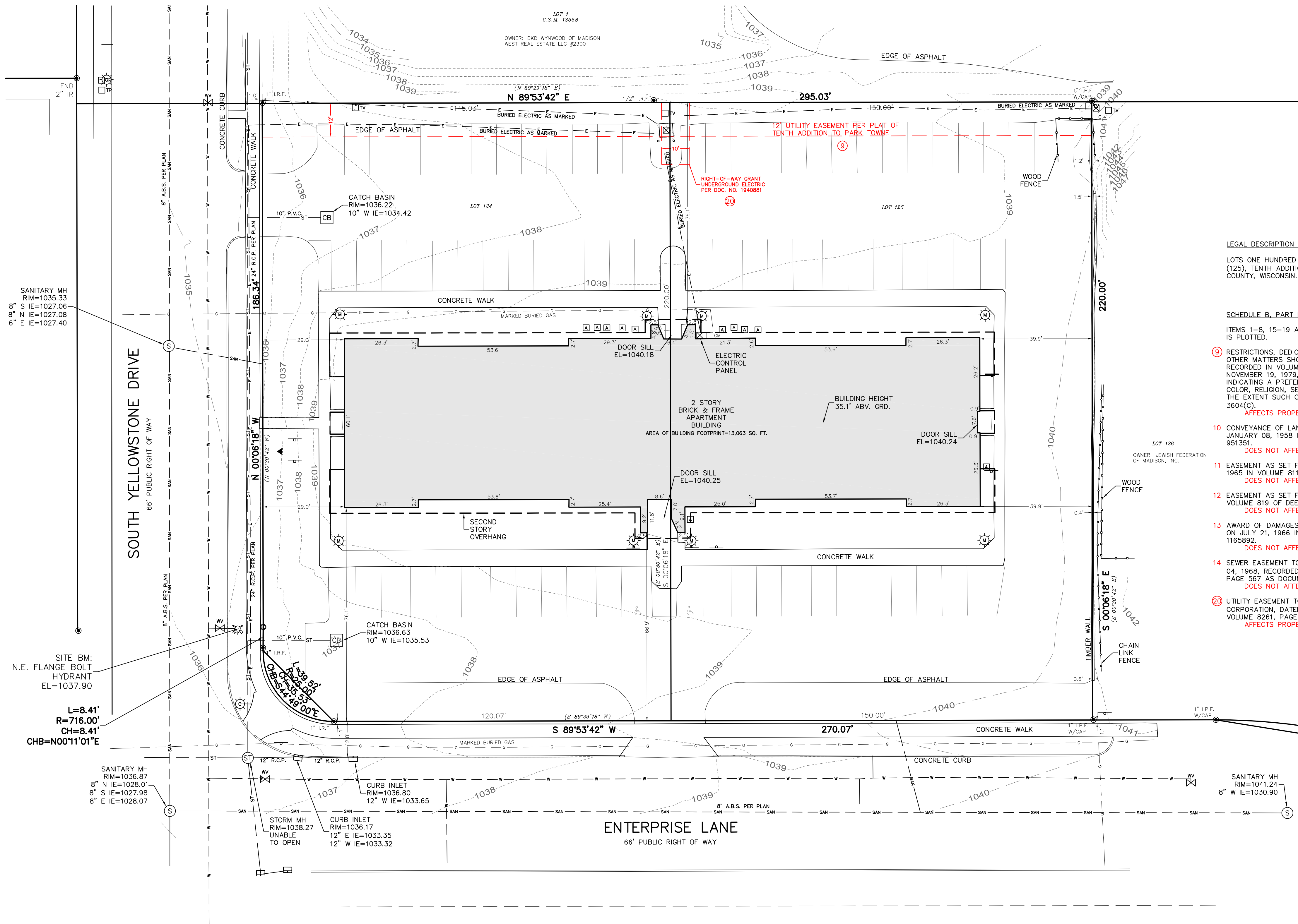
www.msprealestateinc.com

www.jsdinc.com

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



LEGAL DESCRIPTION PER TITLE POLICY

LOTS ONE HUNDRED TWENTY FOUR (124) AND ONE HUNDRED TWENTY FIVE (125), TENTH ADDITION TO PARK TOWNE, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

SCHEDULE B, PART II-EXCEPTIONS

ITEMS 1-8, 15-19 AND 21-22 ARE NOT SURVEY RELATED THEREFORE NOTHING IS PLOTTED.

⑨ RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TENTH ADDITION TO PARK TOWNE, AS RECORDED IN VOLUME 52 OF PLATS, PAGE 11 AS DOCUMENT NO. 1649154 ON NOVEMBER 19, 1979, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
AFFECTS PROPERTY AS PLOTTED HEREON

10 CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY PURPOSES RECORDED ON JANUARY 08, 1958 IN VOLUME 314 OF MISC., PAGE 437 AS DOCUMENT NO. 951351.
DOES NOT AFFECT PROPERTY - NOTHING PLOTTED

11 EASEMENT AS SET FORTH IN WARRANTY DEED RECORDED ON DECEMBER 28, 1965 IN VOLUME 811, PAGE 429 AS DOCUMENT NO. 1150707.
DOES NOT AFFECT PROPERTY - NOTHING PLOTTED

12 EASEMENT AS SET FORTH IN WARRANTY DEED RECORDED ON JUNE 24, 1966 IN VOLUME 819 OF DEEDS, PAGE 579 AS DOCUMENT NO. 1163945.
DOES NOT AFFECT PROPERTY - NOTHING PLOTTED

13 AWARD OF DAMAGES BY STATE HIGHWAY COMMISSION OF WISCONSIN RECORDED ON JULY 21, 1966 IN VOLUME 448 OF MISC., PAGE 151 AS DOCUMENT NO. 1165892.
DOES NOT AFFECT PROPERTY - NOTHING PLOTTED

14 SEWER EASEMENT TO MADISON METROPOLITAN SEWERAGE DISTRICT, DATED JUNE 04, 1968, RECORDED/FILED SEPTEMBER 26, 1968 IN VOLUME 57 OF RECORDS, PAGE 567 AS DOCUMENT NO. 1224442.
DOES NOT AFFECT PROPERTY - NOTHING PLOTTED

20 UTILITY EASEMENT TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION, DATED MAY 02, 1986, RECORDED/FILED JUNE 09, 1986 IN VOLUME 8261, PAGE 2 AS DOCUMENT NO. 1940881.
AFFECTS PROPERTY AS PLOTTED HEREON

MISCELLANEOUS NOTES

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1268385-MAD, WITH A COMMITMENT DATE: JULY 01, 2025 AT 7:30 AM 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.
- 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.
- THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 64,778 SQUARE FEET OR 1.4871 ACRES.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 76, OF WHICH 74 ARE REGULAR PARKING SPACES AND 2 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. 5502500415G, WITH A DATE OF IDENTIFICATION OF JANUARY 1, 2009 WHICH IS NOT PRINTED, IN COMMUNITY NO. 550083, 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.
- ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SITE BENCHMARK AS SHOWN HEREON.

TO: MSP REAL ESTATE, INC., A MINNESOTA CORPORATION, OPITZ REAL ESTATE LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(o)(b), 7(o)(b)(1)(c), 8, 9, 11(g), 13, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 1, 2025.

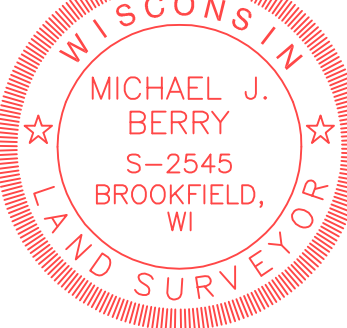
AUGUST 7, 2025

DATE

MICHAEL J. BERRY, P.L.S.

PROFESSIONAL LAND SURVEYOR S-2545

REVISED: 10/22/25 - SCHEDULE B COMMENTS



ALTA/NSPS LAND TITLE SURVEY

FOR

MSP YELLOWSTONE EAST
437 S. YELLOWSTONE DR.
MADISON, WI

DRAWN BY:	DHS	DATE:	AUGUST 6, 2025
CHECKED BY:	MJB	DRAWING NO.	AL - 0
CSE Job No.:	25-094	SHEET	1 OF 1

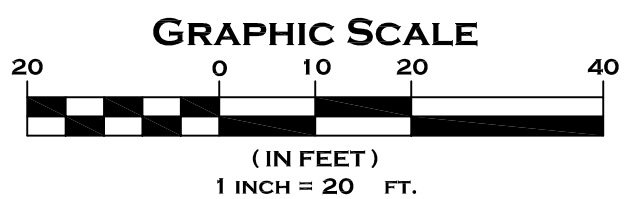
LEGEND

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— BOLLARD —
— BOLLARD LIGHT —
— YARD LIGHT —

1047.62 DS

SANITARY SEWER
STORM SEWER
WATER MAIN
BURIED GAS LINE
BURIED TELEPHONE LINE
BURIED ELECTRIC LINE
BURIED FIBER OPTIC LINE
OVERHEAD UTILITY LINES
BURIED CABLE TELEVISION LINES
COMBINATION SEWER
WOOD FENCE
METAL FENCE
EDGE OF TREES AND BRUSH
DOOR SILL ELEVATION

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APARTMENTS

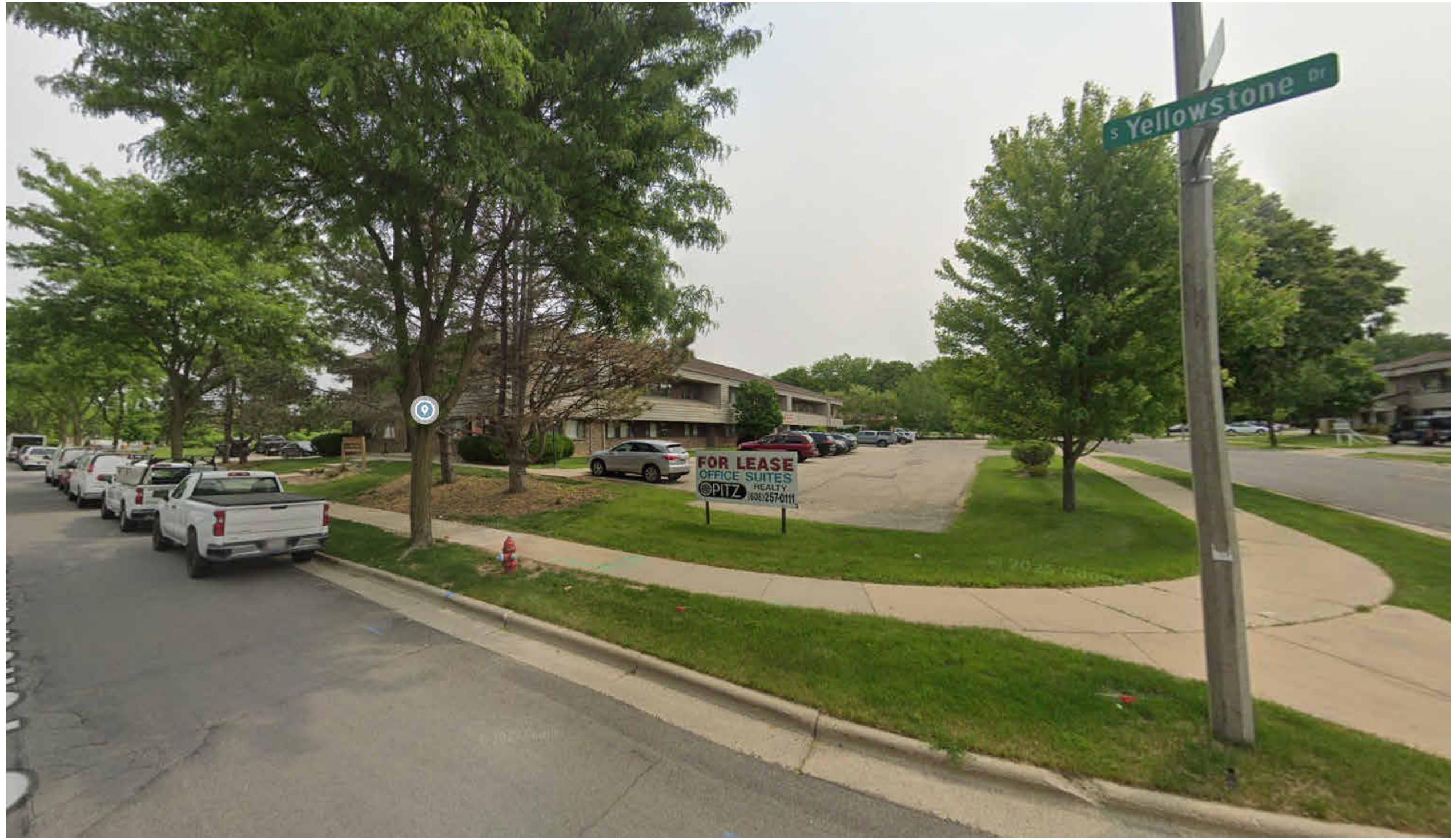
437 YELLOWSTONE DRIVE, MADISON, WI



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

DATE OF ISSUE: 01/05/2026

REVISIONS:

PROJECT # 25085

EXISTING SITE
PHOTOS

AL.1

LEGEND

---	PROPERTY LINE
- - - - -	EASEMENT LINE
X X	DEMOLITION - SAWCUT
---	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
-----	DEMOLITION - REMOVAL OF ASPHALT SURFACES
XXXXXX	DEMOLITION - REMOVAL OF CONCRETE SURFACES
-----	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
-----	DEMOLITION - REMOVAL OF UTILITIES
-----	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING
X	TREE REMOVAL

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY THE TRAFFIC ENGINEERING AND CITY ENGINEER DEPARTMENT.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SURGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFY ALL UTILITIES OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTION'S RECYCLING PLAN.
- ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
- ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
- BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILL. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ON-SITE.
- CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION, AND REMOVAL, THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.
- THE CONTRACTOR (OR OWNER'S REPRESENTATIVE) SHALL OBTAIN A PERMIT TO PLUG EACH EXISTING SANITARY SEWER LATERAL THAT SERVES THE EXISTING BUILDING BEING DEMOLISHED. PERMIT APPLICATION AND FEES ARE REQUIRED FOR EACH LATERAL TO BE PLUGGED.
- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO BE PREQUALIFIED WITH THE CITY OF MADISON. PREQUALIFICATION FORMS ARE AVAILABLE ON THE CITY'S WEBSITE AT: <https://www.cityofmadison.com/engineering/developer-contractors/contractors/how-to-get-prequalified>
- THE CONTRACTOR IS REQUIRED TO OBTAIN A CITY PERMIT TO EXCAVATE IN THE PUBLIC RIGHT-OF-WAY.
- ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTION TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. XXXX, PROJECT NO. XXXXX). IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE HUB-ULOM VILLAGER ON PARK, PRIVATE DEVELOPMENT DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

MSP Real Estate, Inc

CLIENT ADDRESS:

7901 W. National Avenue, Suite C
West Allis, WI 53214

PROJECT:

ODANA HEIGHTS

PROJECT LOCATION:

437 South Yellowstone
Madison, Dane Co
Wisconsin, 53719

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/05/2026	Land Use Submittal
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Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

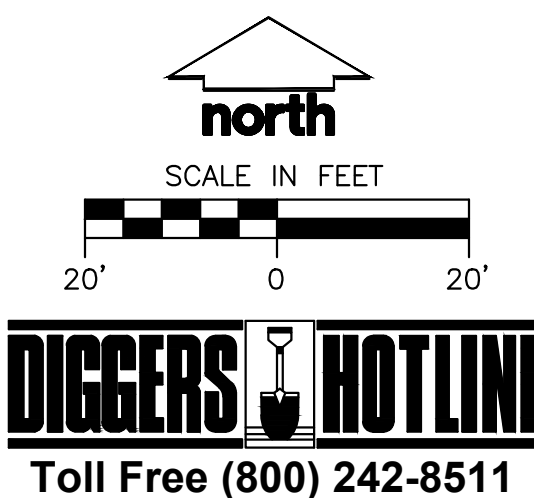
DEMO PLAN

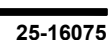
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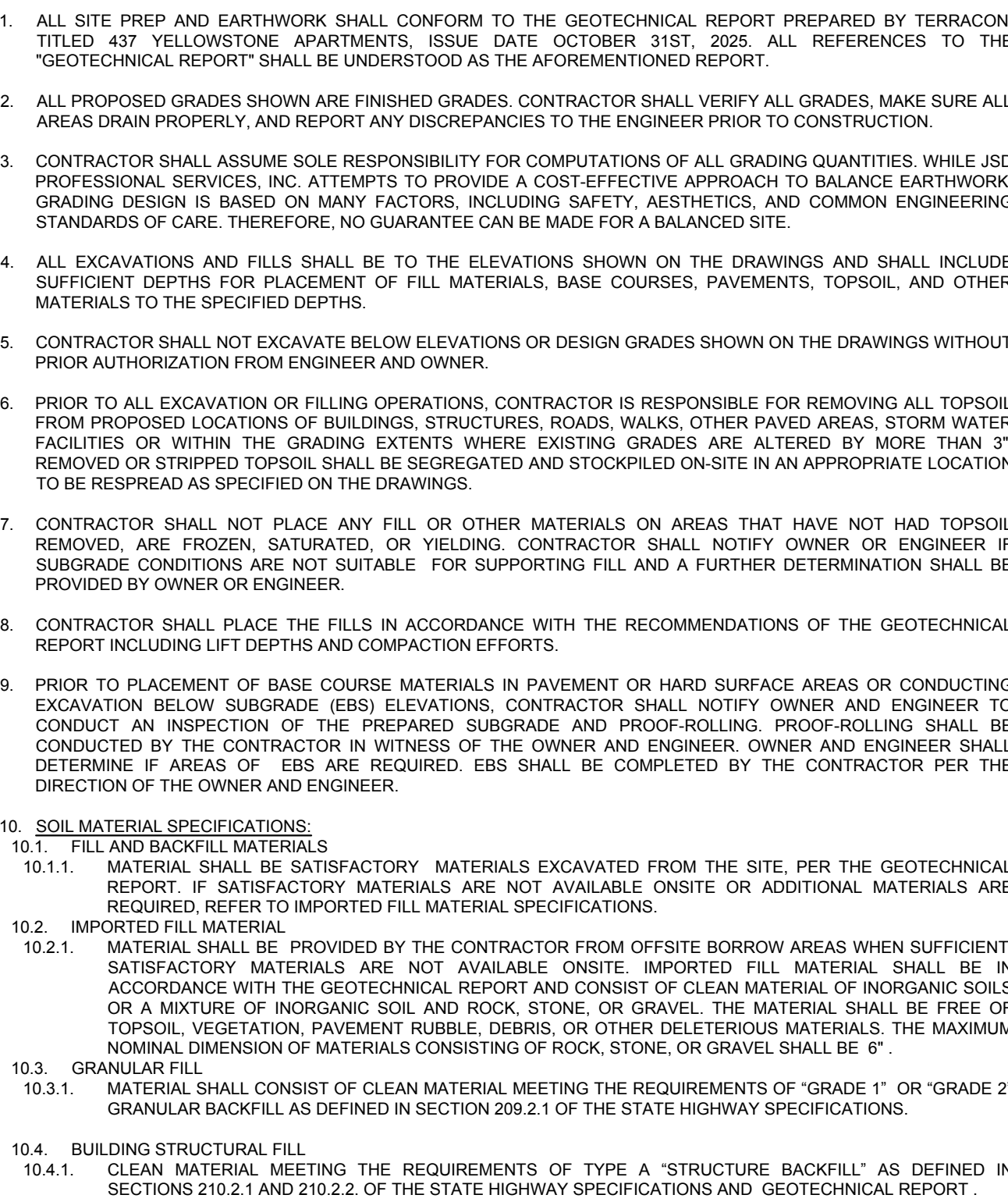
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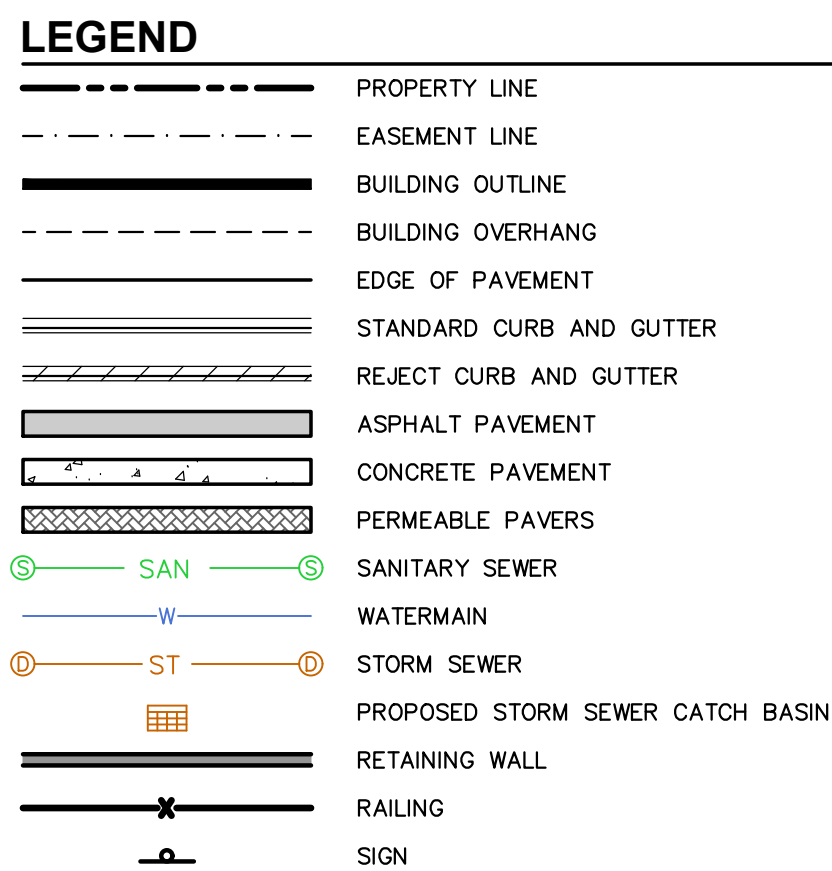
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25-16075



ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ANY INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOID DAMAGE THERE TO PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:

2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE PROTECTION AND RECOVERY PRIOR TO THE START OF CONSTRUCTION.

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

2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL PROPOSED LOCATIONS FOR ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.

2.4. NOTIFYING THE UTILITIES PRIOR TO ANY WORK TO AVOID ANY UNDERGROUND IMPROVEMENTS.

2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ADVISE OF ANY DISCREPANCIES.

2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS.

3. 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 LOCAL AND STATE JURISDICTIONAL AGENCIES.

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

5. 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.

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

7. 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.

8. 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 AFFECTED BY THE CONSTRUCTION.

9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH THE PROTECTION AS REQUIRED BY SPS 38.301(1)(H), SPS 38.302(B)(7)(C)(I), AND SPS 38.401(B). TYPES OF PIPE WORK SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.

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

11. 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.

12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITY WHICH IS NOT SHOWN ON THESE PLANS SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S DISCREPANCY AT THE CONTRACTOR'S EXPENSE.

13. 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.

14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN 18" OF COVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TYPE 38.401(B)(1) PROTECTION. THE CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 38.301(1)(G). FOR PROTECTION FROM FROST.

15. STORM SEWER SPECIFICATIONS:

15.1. PIPE

15.1.1. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED FOR EARS OR EQUAL WITH VOLTAGEHIT JOINTS, AND SHALL MEET THE REQUIREMENTS OF ASTM D 3035.

15.1.2. POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034. SDR 35 FOR PIPE SIZES 8"-15" AND SDR 35 FOR MANHOLE COVERS. SDR 35 FOR PIPE SIZES 18" AND 24". SDR 35 FOR MANHOLE COVERS. SDR D312, ASTM 1786 SCHEDULE 40 FOR PIPE DIAMETERS 4"-8". SDR 35 SHALL BE USED FOR DEPTHS 3'-5" AND SDR 26 FOR DEPTHS 18"-28" DEPENDENT ON LOCAL JURISDICTION.

15.2. INLETS AND CATCH BASINS

15.2.1. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3 & 3.5 AND DETAIL DRAWINGS FILE NO. 28 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

15.2.2. POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D7931, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LOCAL GRATE SPECIFICATIONS.

15.2.3. FRAME AND GRATULIDS:

15.2.3.1. ALL FRAME AND GRATULIDS SHALL BE NENHAR R-3067 WITH TYPE "B" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

15.2.3.2. ALL FRAME AND GRATULIDS SHALL BE NENHAR 1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.

15.2.3.3. GRATE FRAME AND GRATULIDS SHALL BE NENHAR R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED.

15.3. BACKFILL AND BEDDING:

15.3.1. ALL INLETS AND CATCH BASINS TO 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 PAVEMENT, TO AND LESS THAN 6" FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.

15.3.2. ALL UNPAVED AREAS MAY BE BEDDED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3 OF THE STANDARD SPECIFICATIONS.

15.4. PIPE CONNECTIONS:

15.4.1. ALL FIELD LIE ENCOUNTED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TIE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AND

16. 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 OF THE STANDARD SPECIFICATIONS.

16.1.2. POLYETHYLENE PIPE X TUBING SHALL CONFORM TO ASTM DESIGNATION B88 FOR WATER SERVICES LESS THAN 2" IN DIAMETER.

17.2. WATER SERVICES CONNECTIONS

17.2.1. WATER SERVICES EXCEEDING 12" 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. WATER SERVICES 12" IN DIAMETER AND SMALLER SHALL BE MADE BY CUTTING AND CUTTING IN TAP CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.

17.3. JOINT RESTRAINT:

17.3.1. WATER SERVED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.2 (b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL JOINTS AND CONNECTIONS.

17.4. BEDDING AND COVER MATERIAL:

17.4.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE. BEDDING SHALL CONFORM TO LOCAL JURISDICTIONAL REQUIREMENTS.

17.4.2. COVER SHALL BE CRUSHED STONE CHIPS OR CRUSHED STONE. COVER SHALL CONFORM TO LOCAL JURISDICTIONAL REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTIONAL 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 TO A POINT BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 9" FROM THE EDGE OF PAVEMENT SHALL BE BACKFILLED WITH GRAVEL. GRAVEL SHALL BE 1/2" TO 3/4" IN SIZE.

17.5.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.

18. SEPARATION DISTANCES

18.1. WHERE PAVEMENT WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER MAIN SHALL BE 5 FEET OF THE SANITARY SEWER OR SANITARY LATERAL.

18.2. WHERE WATER MAIN SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING

18.3. WHERE WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

19. SANITARY SEWER SPECIFICATIONS:

19.1. PIPE:

19.1.1. POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL, TO TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212 ASTM 1785 SCHEDULE 40, WITH 12" DIAMETERS & 24" SPAN SHALL BE USED FOR DEPTHS 2' AND 3' AND FOR DEPTHS 3' AND 4'.

19.1.2. PIPE SHALL BE 12" IN DIAMETER UNLESS OTHERWISE SPECIFIED BY THE LOCAL JURISDICTION.

19.2. JOINT:

19.2.1. JOINTS SHALL BE MADE BY RUBBER GASKETS SHALL CONFORM TO CHAPTER 3.2.2 OF THE STANDARD SPECIFICATIONS. FERRUCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.

19.3. BEDDING AND COVER MATERIAL:

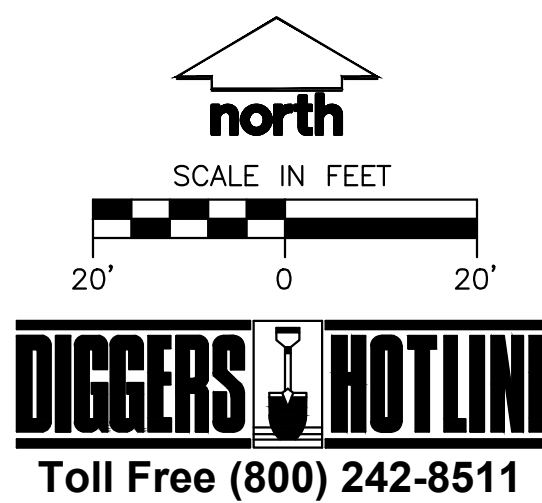
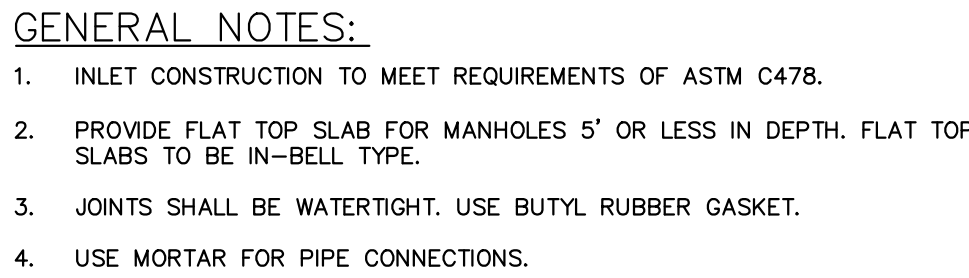
19.3.1. MATERIAL SHALL BE SUBMITTED TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL BE IDENTICAL TO SECTION 17.4."

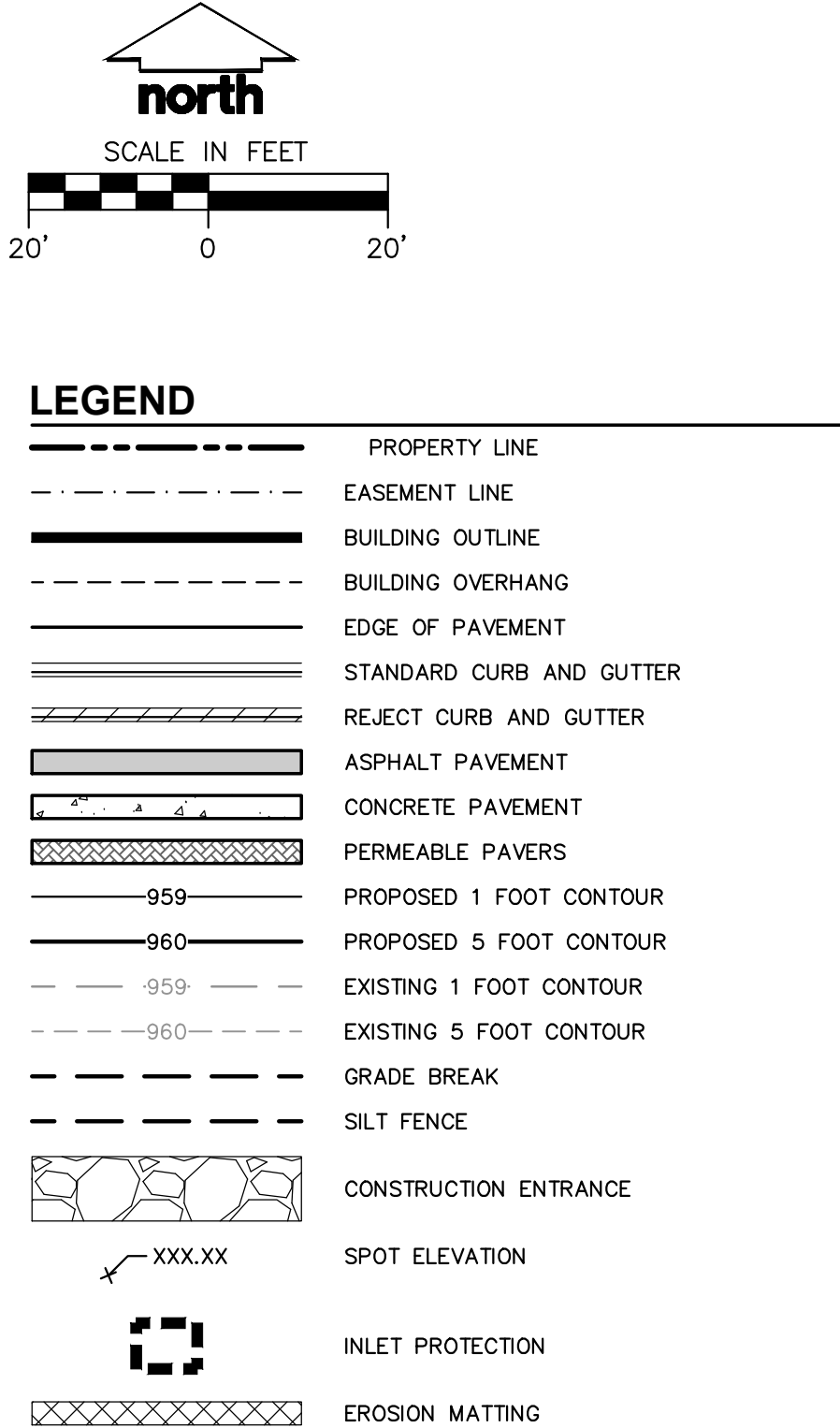
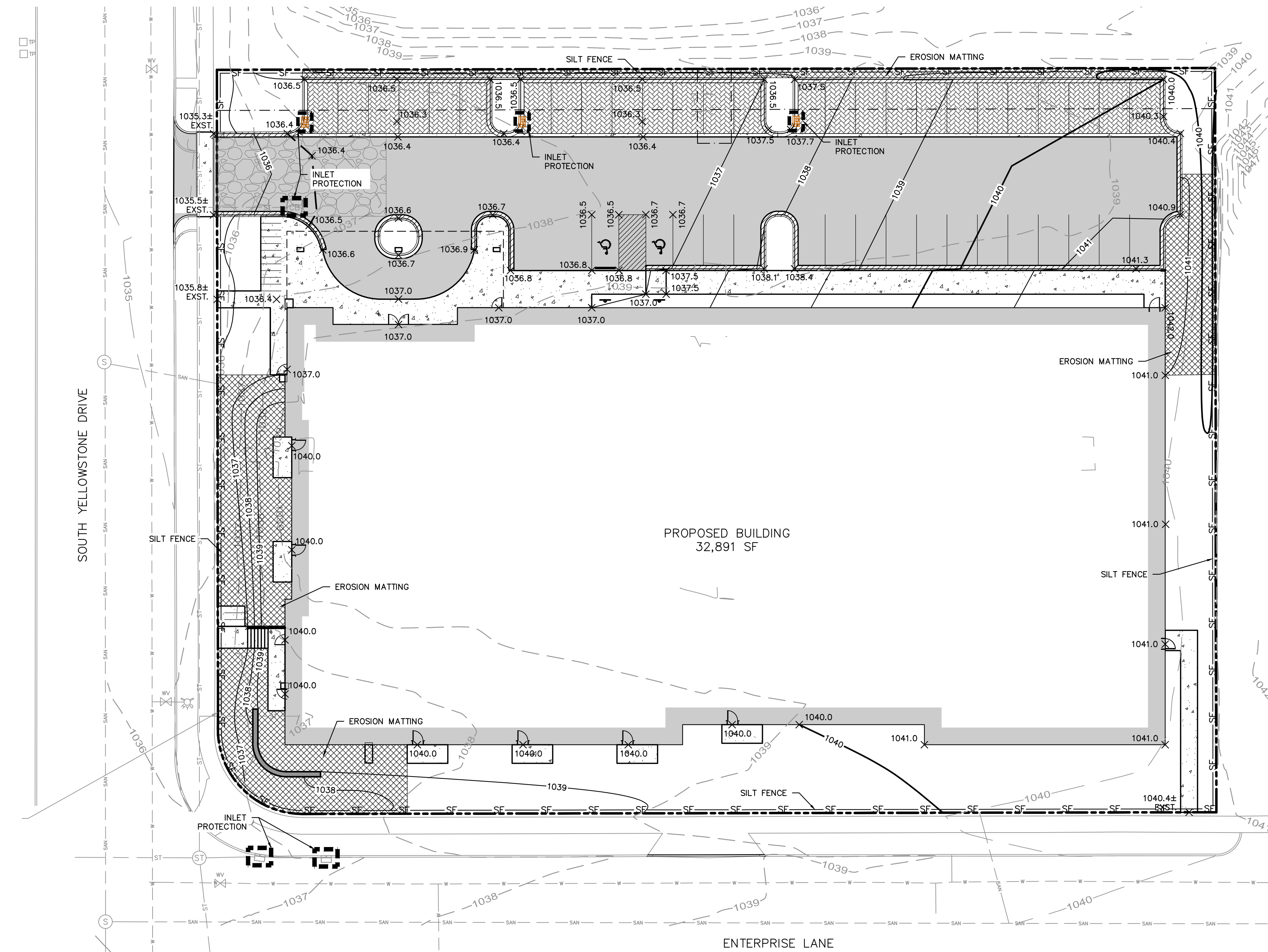
19.3.2. MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR BELOW SPRINKLING OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY COVER BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SUE SUPPORT."

19.4. BACKFILL:

19.4.1. 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 9" BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 9" FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.

19.4.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.



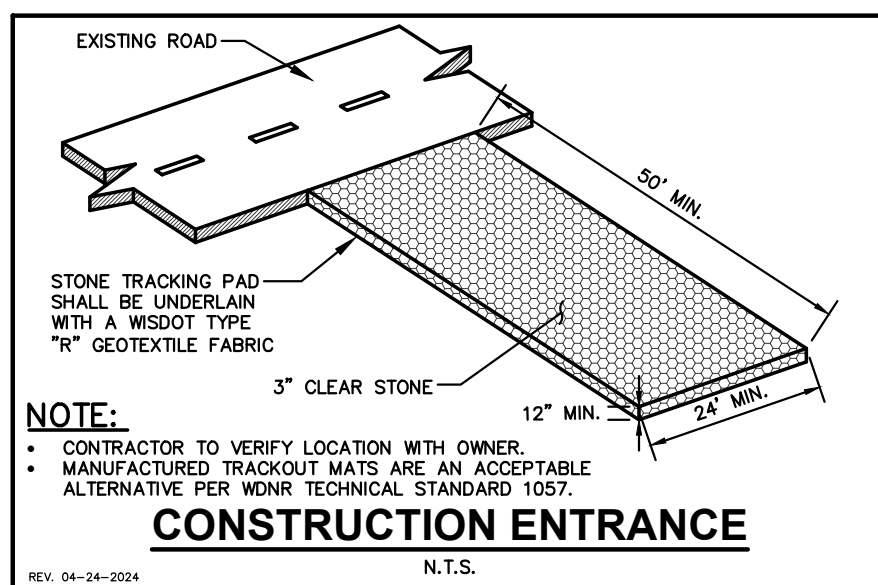


EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATIONS TO THE APPROVED EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL MEASURES SHALL BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 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.
- 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.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP 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.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER, STONE DITCH CHECKS, FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER".
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - 1.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - 1.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - 1.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WNR TECHNICAL STANDARD 1068.
- A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ON-SITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE 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 IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
- 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 UNTIL STABILIZATION MEASURES ARE INITIATED. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECIPITATED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 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) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON-SITE CONDITIONS. WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION.
 - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100LBS/ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS/ACRE) IN FALL.
 - HYDRO-MULCHING WITH A TACKIFIER.
 - WOVEN AND NON-WOVEN GEOTEXTILES.
 - EROSION MATTING.
 - SODDING.
 - OTHER MEASURES AS APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

SEEDING AND RESTORATION NOTES

- CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SOODED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOODED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SOODED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
- SEEDING SPECIFICATIONS:
 1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
 2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
 3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53084, TEL: 408-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
- SEED PREPARATION SPECIFICATIONS:
 1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
 2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
 3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURER'S RECOMMENDATIONS.
 4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
- SEED MULCHING/EROSION MATTING SPECIFICATIONS:
 1. ALL SEEDING AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED RESISTANT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
 2. ALL SEEDING 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 628 OF THE STATE HIGHWAY SPECIFICATIONS.



GENERAL NOTES:

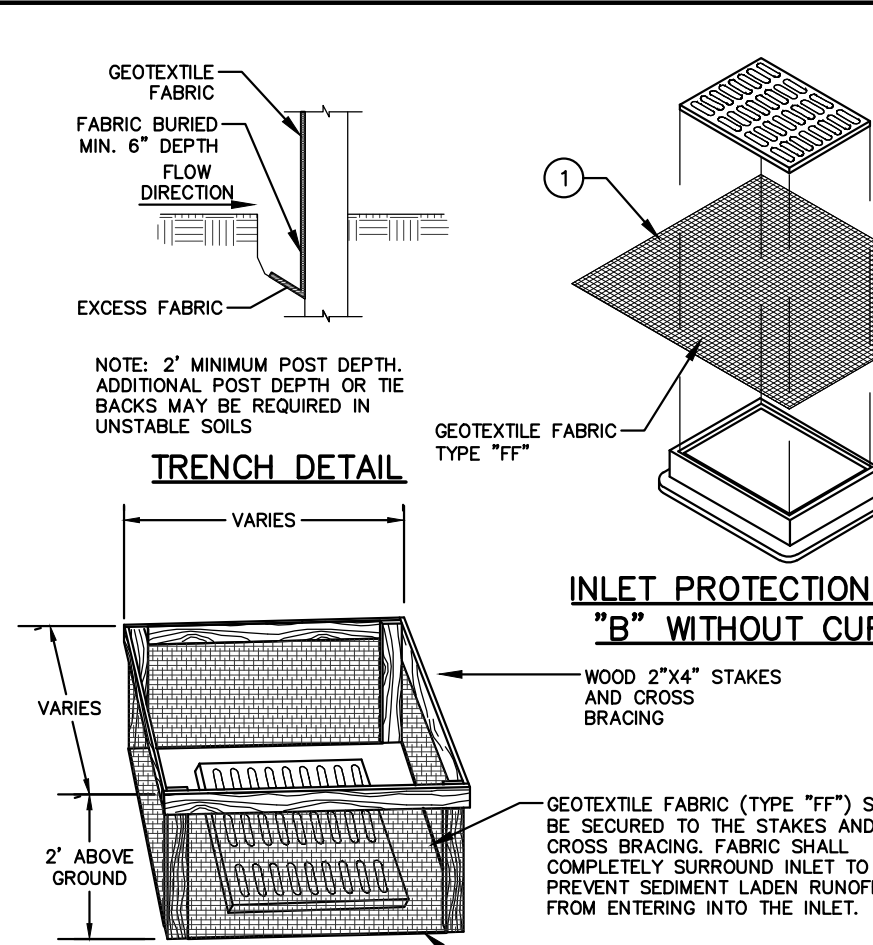
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACULTY MAINTENANCE OR REMOVAL.
 - FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4.

INSTALLATION NOTES:

- TYPE "B" & "C": TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE "D": DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES. MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. TO ACHIEVE THE 3 INCHES CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

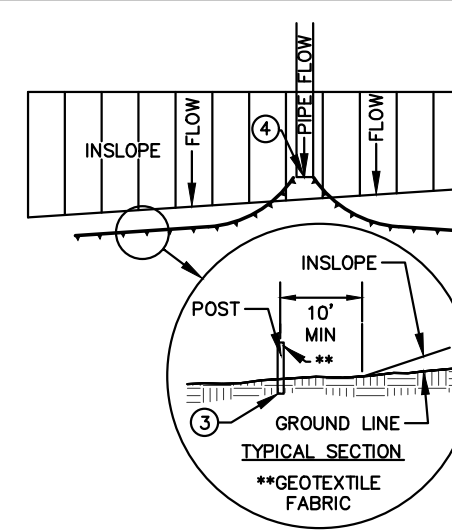
INLET PROTECTION

N.T.S.



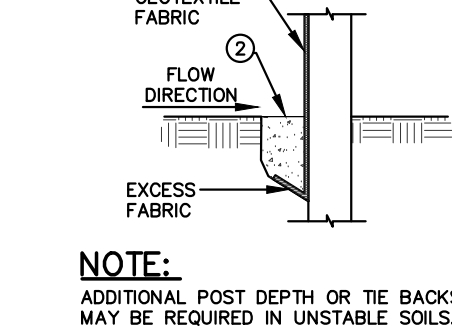
INLET PROTECTION - TYPE "A"

N.T.S.



INLET PROTECTION - TYPE "B" WITHOUT CURB BOX

N.T.S.



INLET PROTECTION - TYPE "C" WITH CURB BOX

N.T.S.

INLET PROTECTION - TYPE "D"

N.T.S.

INLET PROTECTION - TYPE "E"

N.T.S.

INLET PROTECTION - TYPE "F"

N.T.S.

INLET PROTECTION - TYPE "G"

N.T.S.

GENERAL NOTES:

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2-INCHES x 1-1/2-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WNR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN).

SILT FENCE

N.T.S.

SILT FENCE THE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

N.T.S.

SILT FENCE THE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

N.T.S.

SILT FENCE THE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

N.T.S.

SILT FENCE THE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

N.T.S.

INLET PROTECTION - TYPE "D"

N.T.S.

INLET PROTECTION - TYPE "E"

N.T.S.

INLET PROTECTION - TYPE "F"

N.T.S.

INLET PROTECTION - TYPE "G"

N.T.S.

INLET PROTECTION - TYPE "H"

N.T.S.

INLET PROTECTION - TYPE "I"

N.T.S.

INLET PROTECTION - TYPE "J"

N.T.S.

INLET PROTECTION - TYPE "K"

N.T.S.

INLET PROTECTION - TYPE "L"

N.T.S.

INLET PROTECTION - TYPE "M"

N.T.S.

INLET PROTECTION - TYPE "N"

N.T.S.

INLET PROTECTION - TYPE "O"

N.T.S.

INLET PROTECTION - TYPE "P"

N.T.S.

INLET PROTECTION - TYPE "Q"

N.T.S.

INLET PROTECTION - TYPE "R"

N.T.S.

INLET PROTECTION - TYPE "S"

N.T.S.

INLET PROTECTION - TYPE "T"

N.T.S.

INLET PROTECTION - TYPE "U"

N.T.S.

INLET PROTECTION - TYPE "V"

N.T.S.

INLET PROTECTION - TYPE "W"

N.T.S.

INLET PROTECTION - TYPE "X"

N.T.S.

INLET PROTECTION - TYPE "Y"

N.T.S.

INLET PROTECTION - TYPE "Z"

N.T.S.

INLET PROTECTION - TYPE "AA"

N.T.S.

INLET PROTECTION - TYPE "AB"

N.T.S.

INLET PROTECTION - TYPE "AC"

N.T.S.

INLET PROTECTION - TYPE "AD"

N.T.S.

INLET PROTECTION - TYPE "AE"

N.T.S.

INLET PROTECTION - TYPE "AF"

N.T.S.

INLET PROTECTION - TYPE "AG"

N.T.S.

INLET PROTECTION - TYPE "AH"

N.T.S.

INLET PROTECTION - TYPE "AI"

N.T.S.

INLET PROTECTION - TYPE "AJ"

N.T.S.

INLET PROTECTION - TYPE "AK"

N.T.S.

INLET PROTECTION - TYPE "AL"

N.T.S.

INLET PROTECTION - TYPE "AM"

N.T.S.

INLET PROTECTION - TYPE "AN"

N.T.S.

INLET PROTECTION - TYPE "AO"

N.T.S.

INLET PROTECTION - TYPE "AP"

N.T.S.

INLET PROTECTION - TYPE "AQ"

N.T.S.

INLET PROTECTION - TYPE "AR"

N.T.S.

INLET PROTECTION - TYPE "AS"

N.T.S.

INLET PROTECTION - TYPE "AT"

N.T.S.

INLET PROTECTION - TYPE "AU"

N.T.S.

INLET PROTECTION - TYPE "AV"

N.T.S.

INLET PROTECTION - TYPE "AW"

N.T.S.

INLET PROTECTION - TYPE "AX"

N.T.S.

INLET PROTECTION - TYPE "AY"

N.T.S.

INLET PROTECTION - TYPE "AZ"

N.T.S.

INLET PROTECTION - TYPE "BA"

N.T.S.

INLET PROTECTION - TYPE "BB"

N.T.S.

INLET PROTECTION - TYPE "BC"

N.T.S.

INLET PROTECTION - TYPE "BD"

N.T.S.

INLET PROTECTION - TYPE "BE"

N.T.S.

INLET PROTECTION - TYPE "BF"

N.T.S.

INLET PROTECTION - TYPE "BG"

N.T.S.

INLET PROTECTION - TYPE "BH"

N.T.S.

INLET PROTECTION - TYPE "BI"

N.T.S.

INLET PROTECTION - TYPE "BJ"

N.T.S.

INLET PROTECTION - TYPE "BK"

N.T.S.

INLET PROTECTION - TYPE "BL"

N.T.S.

INLET PROTECTION - TYPE "BM"

N.T.S.

INLET PROTECTION - TYPE "BN"

N.T.S.

INLET PROTECTION - TYPE "BO"

N.T.S.

INLET PROTECTION - TYPE "BP"

N.T.S.

INLET PROTECTION - TYPE "BQ"

N.T.S.

INLET PROTECTION - TYPE "BR"

N.T.S.

INLET PROTECTION - TYPE "BS"

N.T.S.

INLET PROTECTION - TYPE "BT"

N.T.S.

INLET PROTECTION - TYPE "BU"

N.T.S.

INLET PROTECTION - TYPE "BV"

N.T.S.

INLET PROTECTION - TYPE "BW"

N.T.S.

INLET PROTECTION - TYPE "BX"

N.T.S.

INLET PROTECTION - TYPE "BY"

N.T.S.

INLET PROTECTION - TYPE "BZ"

N.T.S.

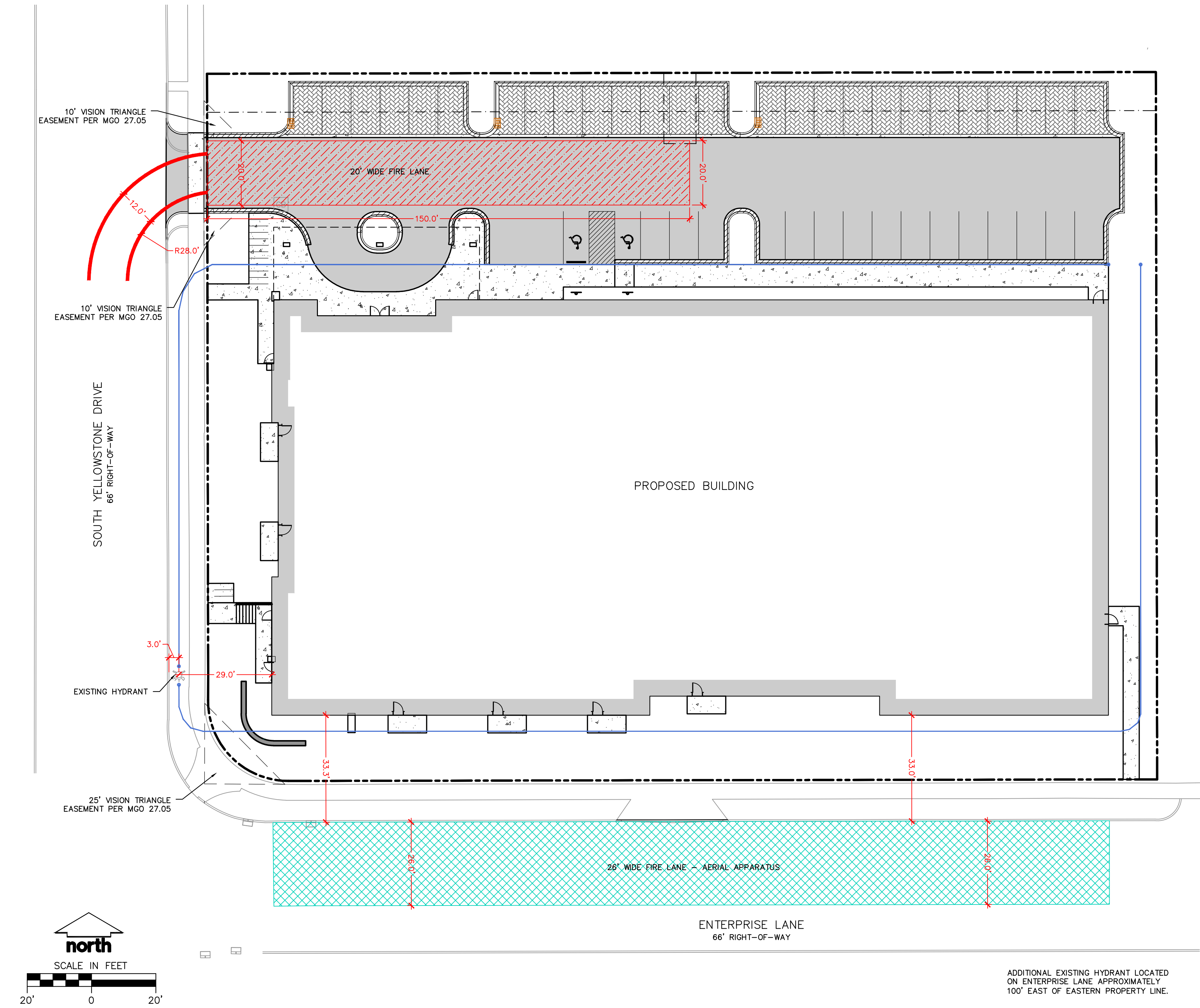
INLET PROTECTION - TYPE "CA"

N.T.S.

INLET PROTECTION - TYPE "CB"

N.T.S.

File: USDINCnew\project\325161675\DWG\Chl Sheets\25-16075 Chl Docs.dwg Layout: Chl Fire Apparatus User: Christopher Jackson Printed: Dec 29, 2025 3:46pm Xref's:



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
	RETAINING WALL
	RAILING
	SIGN
	20' WIDE FIRE LANE
	26' WIDE FIRE LANE - AERIAL APPARATUS
	EXISTING HYDRANT LOCATION



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BOISSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

MSP Real Estate, Inc

CLIENT ADDRESS:

7901 W. National Avenue, Suite C
West Allis, WI 53214

PROJECT:

ODANA HEIGHTS

PROJECT LOCATION:

437 South Yellowstone
Madison, Dane Co
Wisconsin, 53719

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:

FIRE APPARATUS PLAN

SHEET NUMBER:

C6.0

JSD PROJECT NO:

25-16075

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MADISON, WI

SITE LIGHTING CALCULATIONS

project info

sheet name

scale

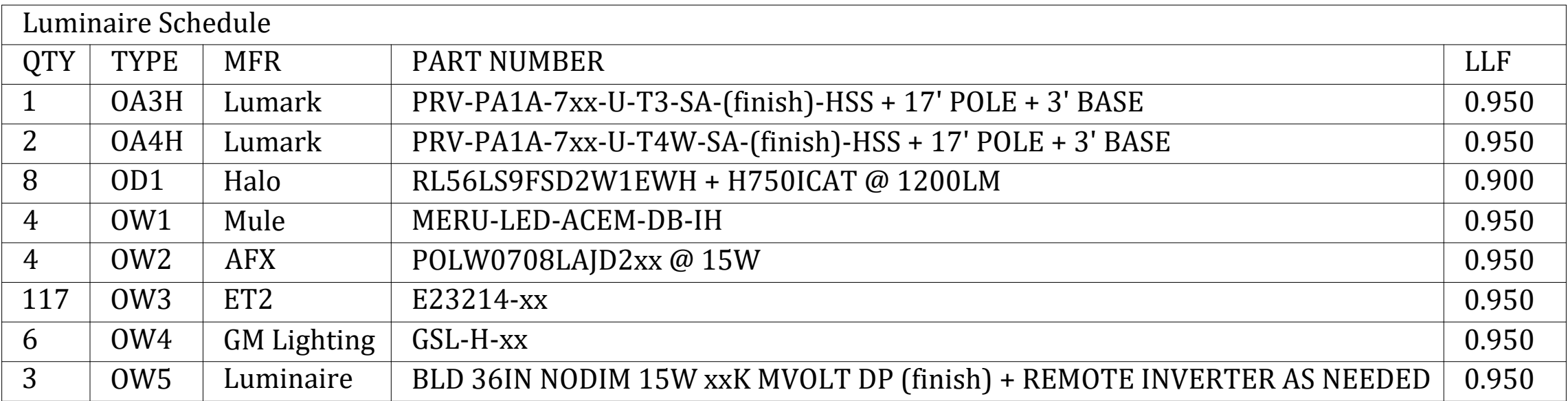
$$1'' = 20'-0''$$

date

12 / 22 / 2025

designer

JS

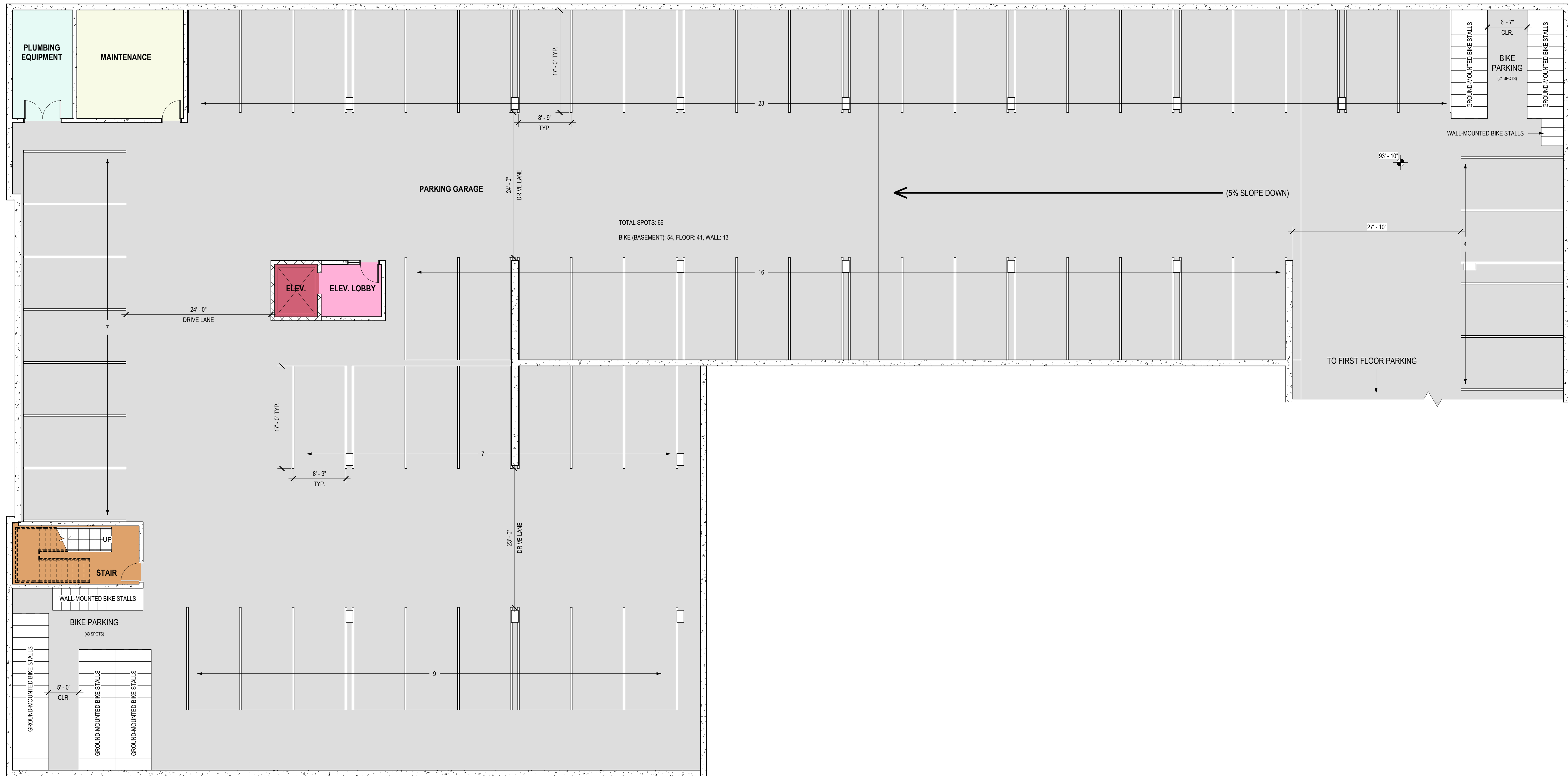


Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Parking Lot	0.94	2.0	0.4	2.35	5.00

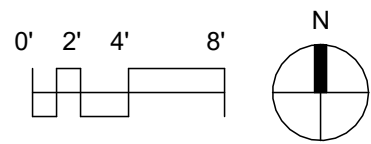
CONTOUR = 0.50 FC AT 4' AFG

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



1 BASEMENT PLAN
1/8" = 1'-0"



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REVISIONS:

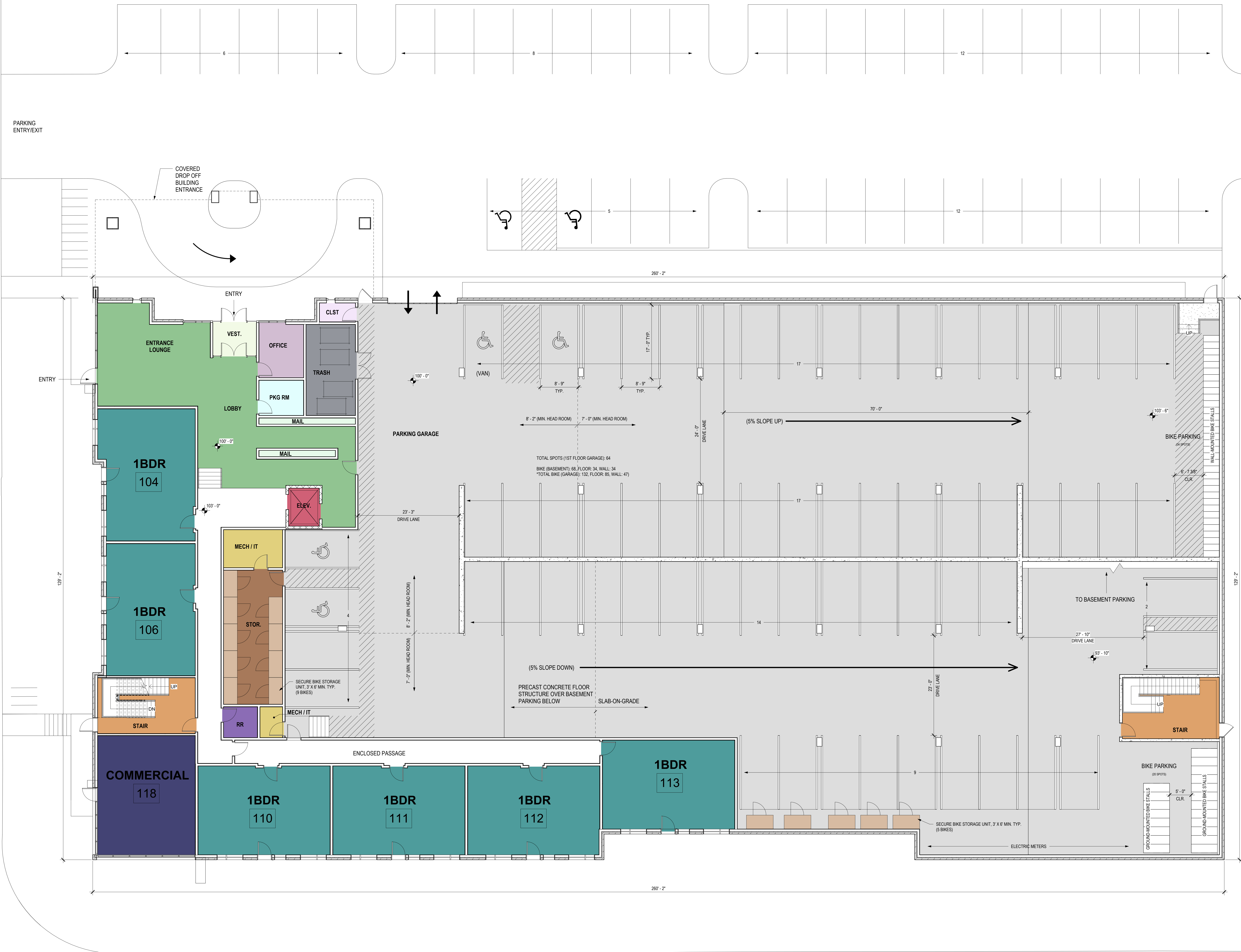
PROJECT # 25085

BASEMENT PLAN

A1.0

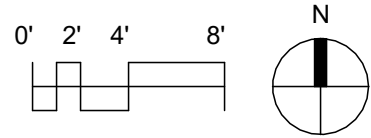
ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



1/5/2025 11:19:14 AM Autodesk Docs (NSP 437 Yellowstone Drive) - NSP 437 Yellowstone.dwg

1 FIRST FLOOR PLAN
1/8" = 1'-0"



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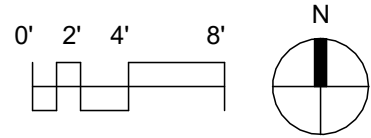
FIRST FLOOR PLAN

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



1 SECOND FLOOR PLAN
1/8" = 1'-0"



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REVISIONS:

PROJECT # 25085

SECOND FLOOR
PLAN

A1.2

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



15/02/2026 11:19:17 AM Autodesk Docs: MSP-437 Yellowstone25085-MSP-437 Yellowstone.rvt

1 THIRD FLOOR PLAN
1/8" = 1'-0"

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PROJECT # 25085

THIRD FLOOR
PLAN

A1.3

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



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FOURTH FLOOR
PLAN

A1.4

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI

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PROJECT #	25085

FIFTH FLOOR PLAN

A1.5



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



1 SIXTH FLOOR PLAN
1/8" = 1'-0"

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DATE OF ISSUE: 01/05/2026

REVISIONS:

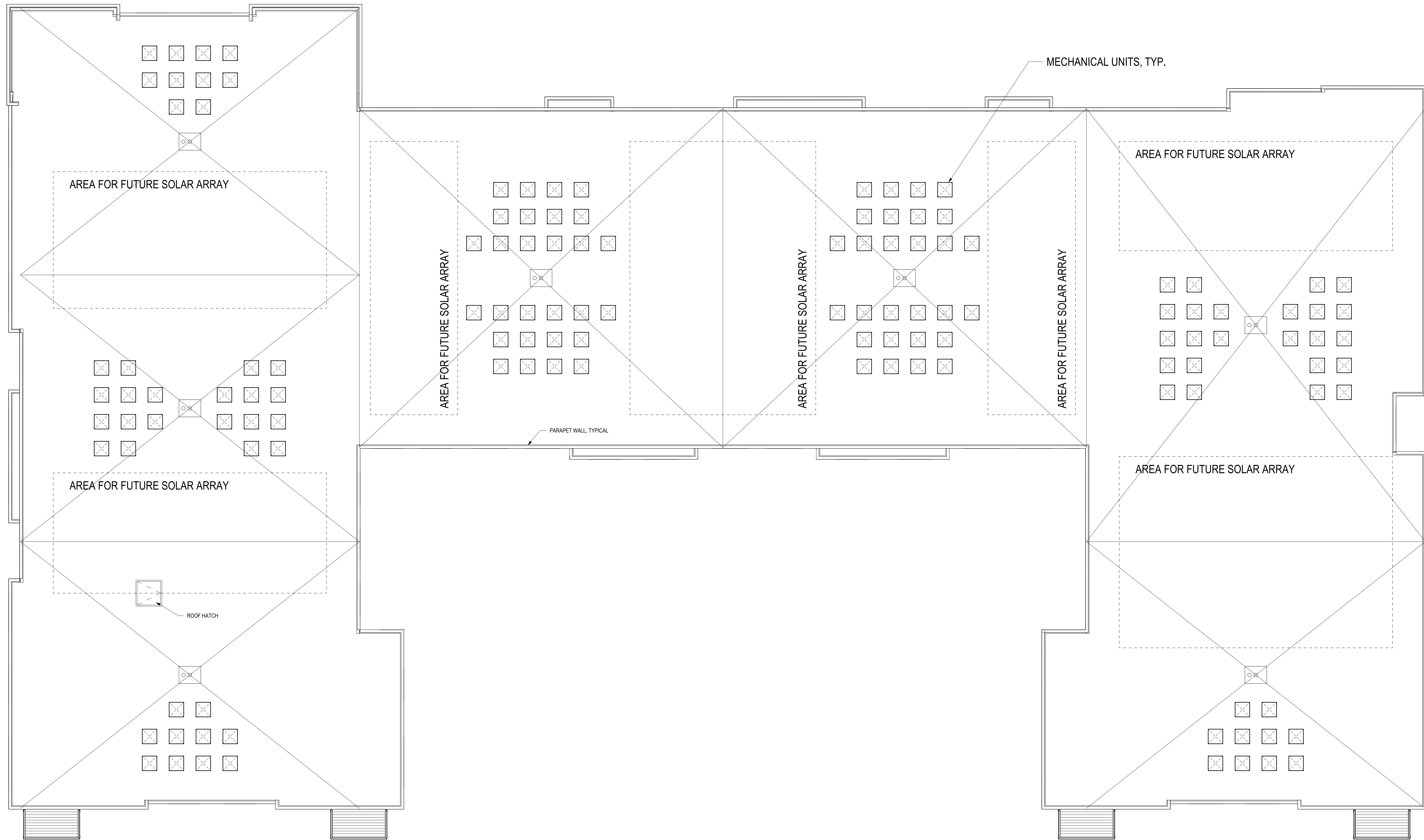
PROJECT # 25085

SIXTH FLOOR
PLAN

A1.6

**ODANA HEIGHTS
APARTMENTS**

437 YELLOWSTONE DRIVE, MADISON, WI



**PLAN COMMISSION
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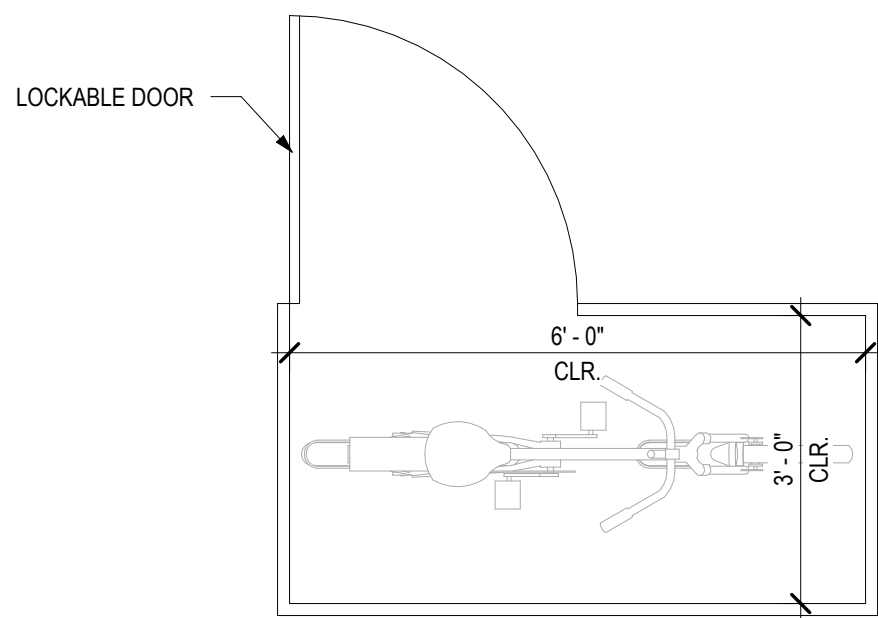
REVISIONS:

PROJECT # 25085

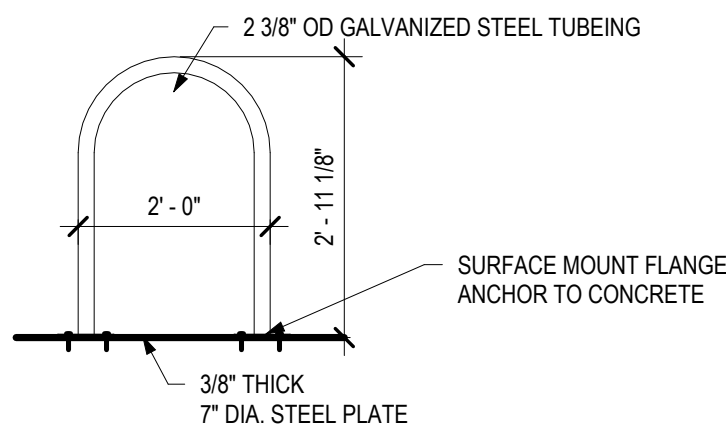
ROOF PLAN

A1.7

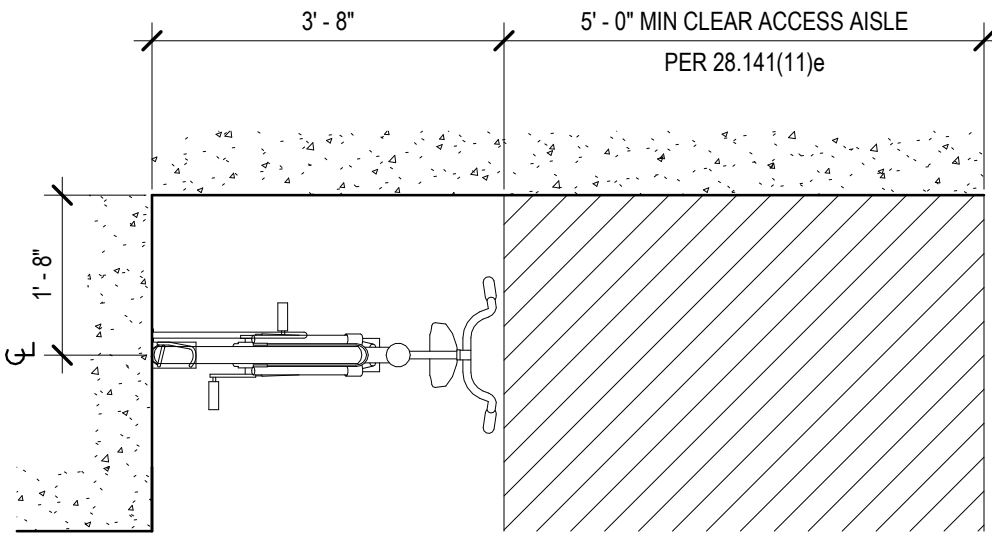
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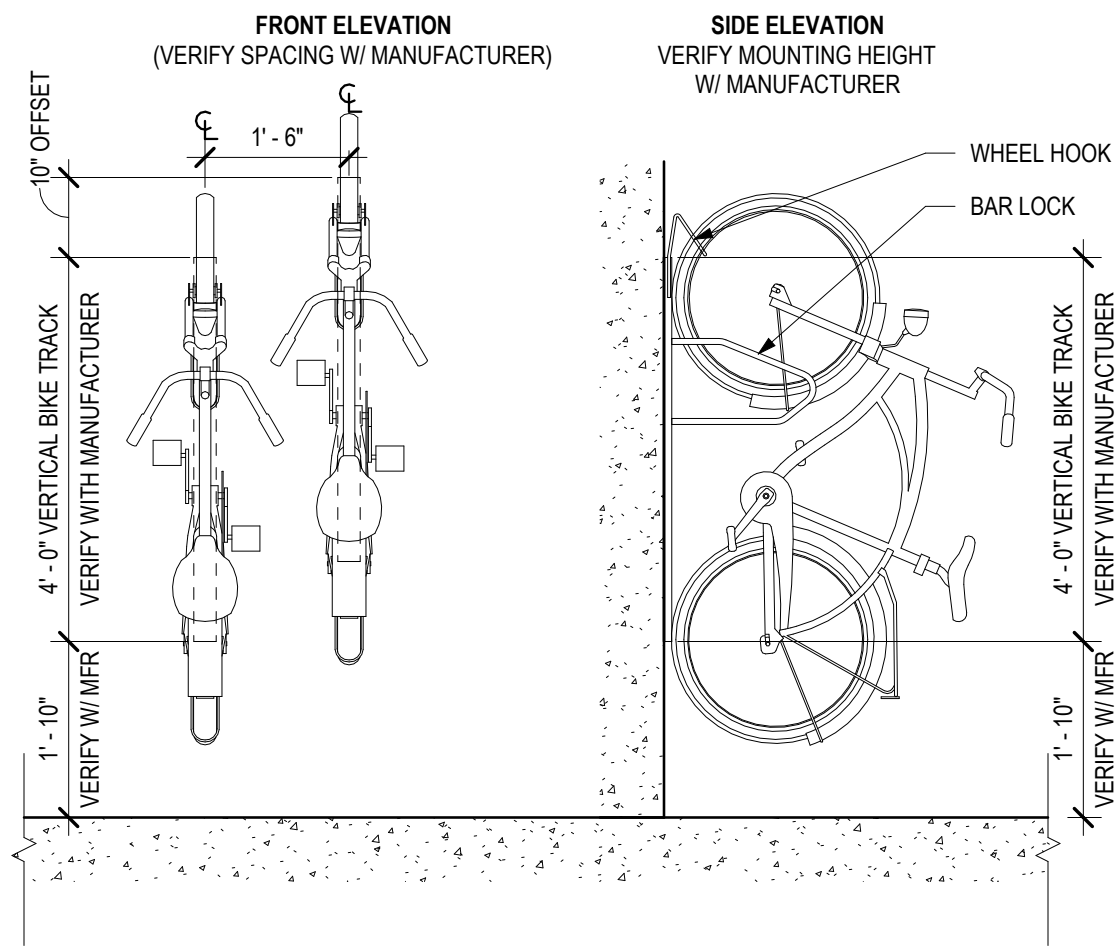
5 BIKE PARKING - 3' X 6' BIKE LOCKER
1/2" = 1'-0"



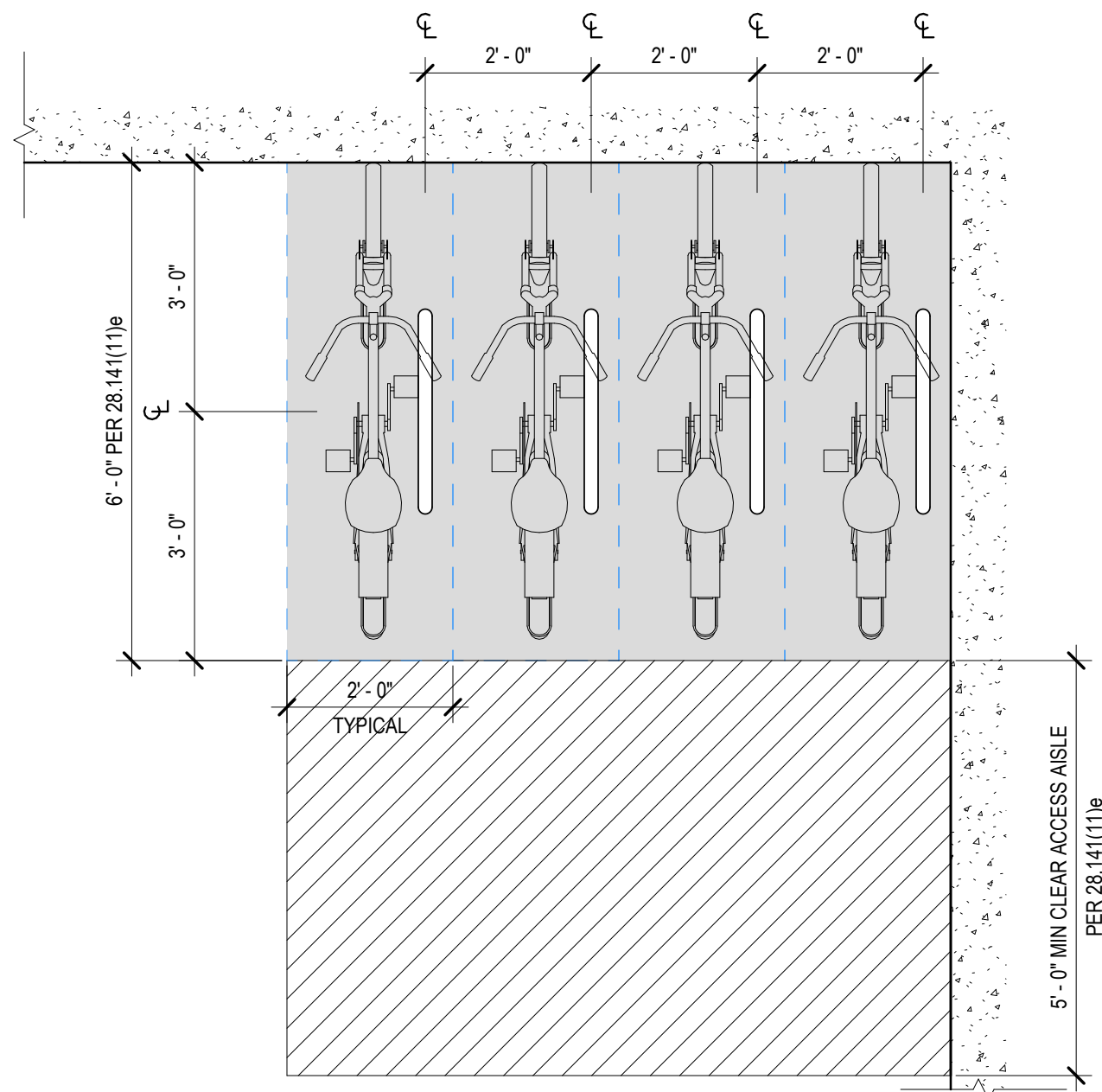
4 BIKE STALL - RACK
1/2" = 1'-0"



3 BIKE STALLS - VERTICAL MOUNT PLAN
1/2" = 1'-0"



2 BIKE PARKING - VERITICAL MOUNTED
1/2" = 1'-0"



1 BIKE PARKING - GROUND MOUNT PLAN
1/2" = 1'-0"

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI

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BICYCLE PARKING
STALL DETAILS

A1.8

**ODANA HEIGHTS
APARTMENTS**

437 YELLOWSTONE DRIVE, MADISON, WI



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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**EXTERIOR
ELEVATIONS**

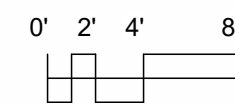
A2.0

**ODANA HEIGHTS
APARTMENTS**

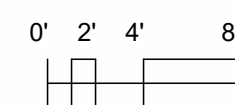
437 YELLOWSTONE DRIVE, MADISON, WI



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



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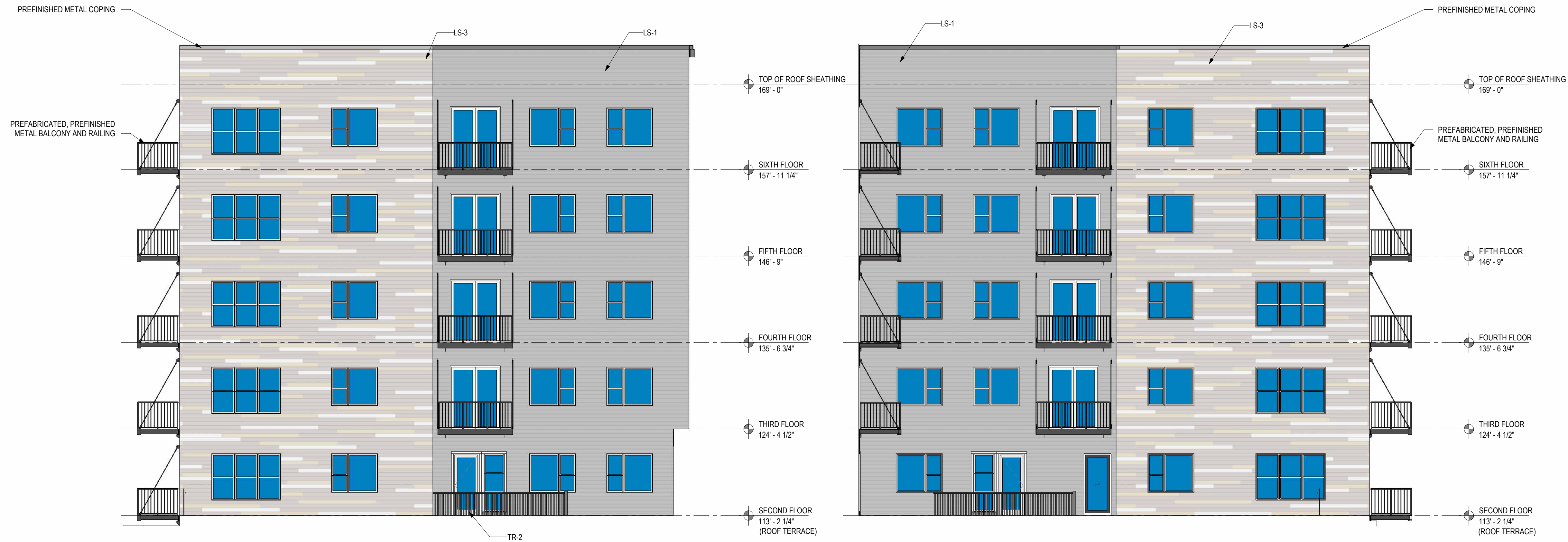
PROJECT # 25085

**EXTERIOR
ELEVATIONS**

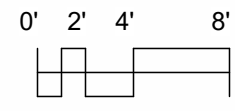
A2.1

ODANA HEIGHTS
APARTMENTS

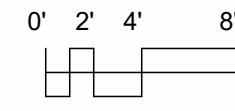
437 YELLOWSTONE DRIVE, MADISON, WI



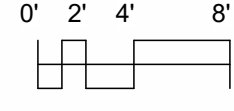
3 TERRACE WEST ELEVATION
1/8" = 1'-0"



2 TERRACE EAST ELEVATION
1/8" = 1'-0"



1 TERRACE SOUTH ELEVATION
1/8" = 1'-0"



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EXTERIOR
ELEVATIONS

A2.2

1/5/2026 11:20:44 AM Autodesk Docs MSP# 437 Yellowstone25085 MSP# 437 Yellowstone.ctb

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



VIEW FROM THE NORTHWEST

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PERSPECTIVE
VIEWS

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



ENTRANCE VIEW FROM THE NORTHWEST

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PERSPECTIVE
VIEWS

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI



VIEW FROM THE SOUTHWEST

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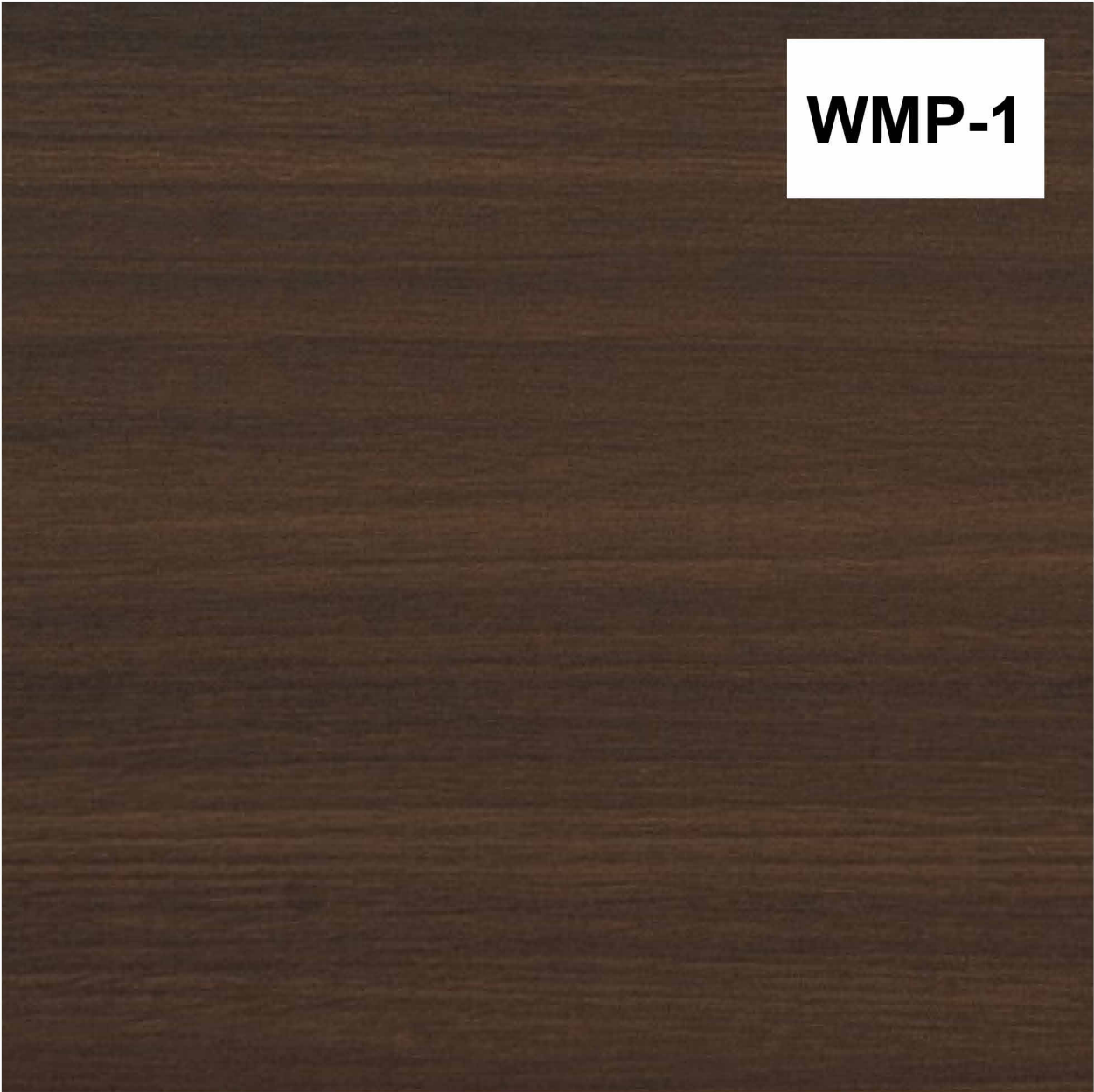
PROJECT # 25085

PERSPECTIVE
VIEWS

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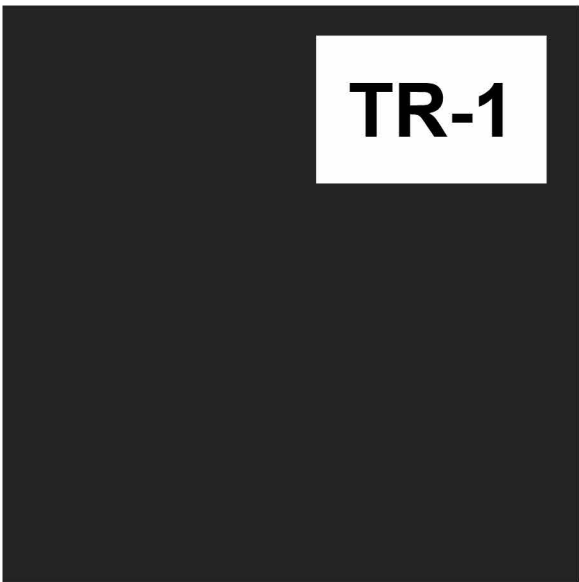
WOOD TONE METAL PLANK SIDING
LUX - WALNUT



BRICK VENEER
CLOUD CERAMICS - MIDNIGHT IS



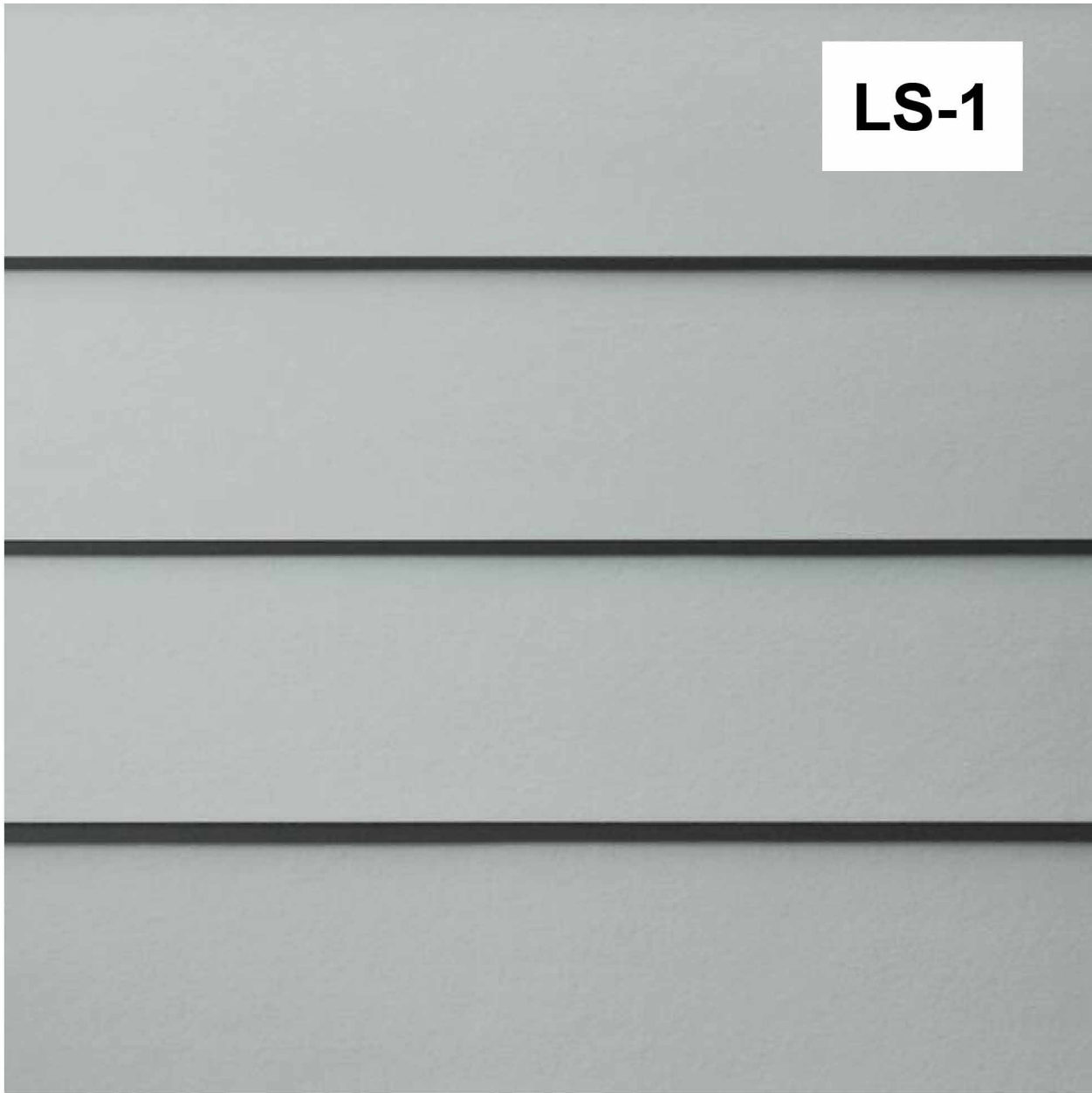
DOOR, WINDOW, &
BALCONY TRIM
BLACK



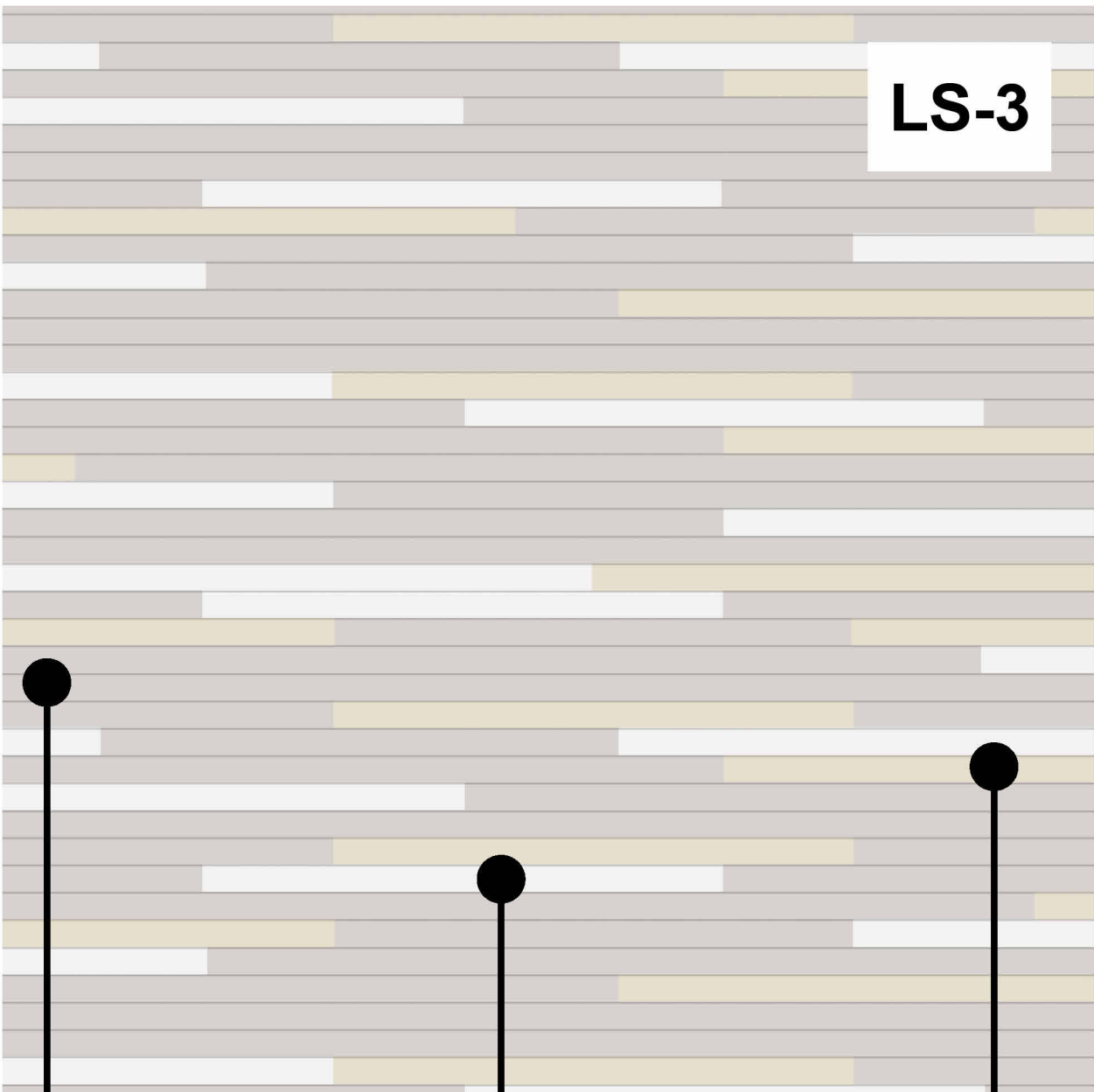
DOOR & WINDOW TRIM
WHITE



LAP SIDING
JAMES HARDIE - LIGHT MIST



3 COLOR BLEND LAP SIDING
JAMES HARDIE



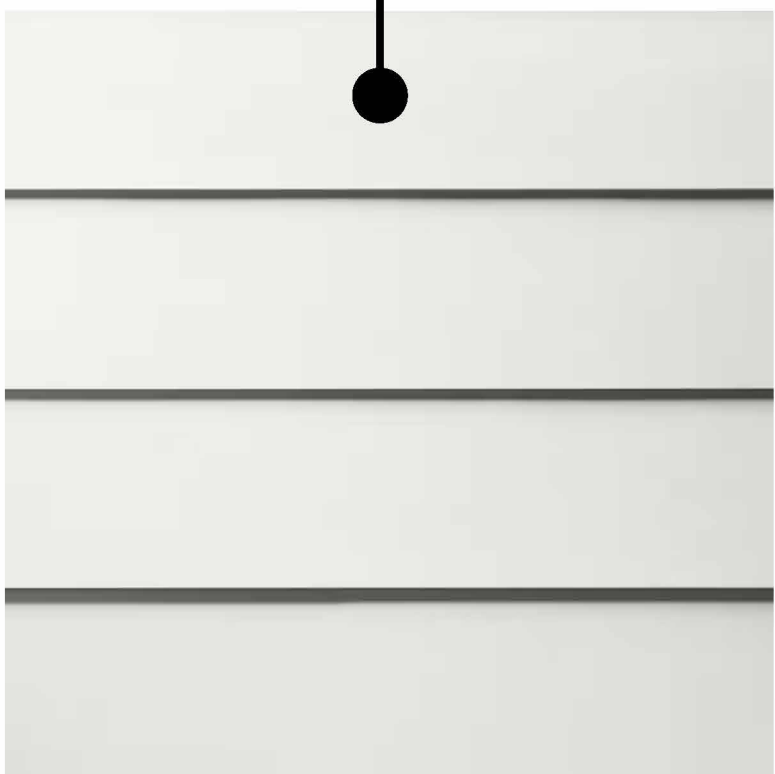
LAP SIDING
JAMES HARDIE - MIDNIGHT BLACK



PANEL SIDING
JAMES HARDIE - MIDNIGHT BLACK



LIGHT MIST
70%



ARCTIC WHITE
15%



COBBLE STONE
15%

ODANA HEIGHTS
APARTMENTS

437 YELLOWSTONE DRIVE, MADISON, WI

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DATE OF ISSUE: 01/05/2026

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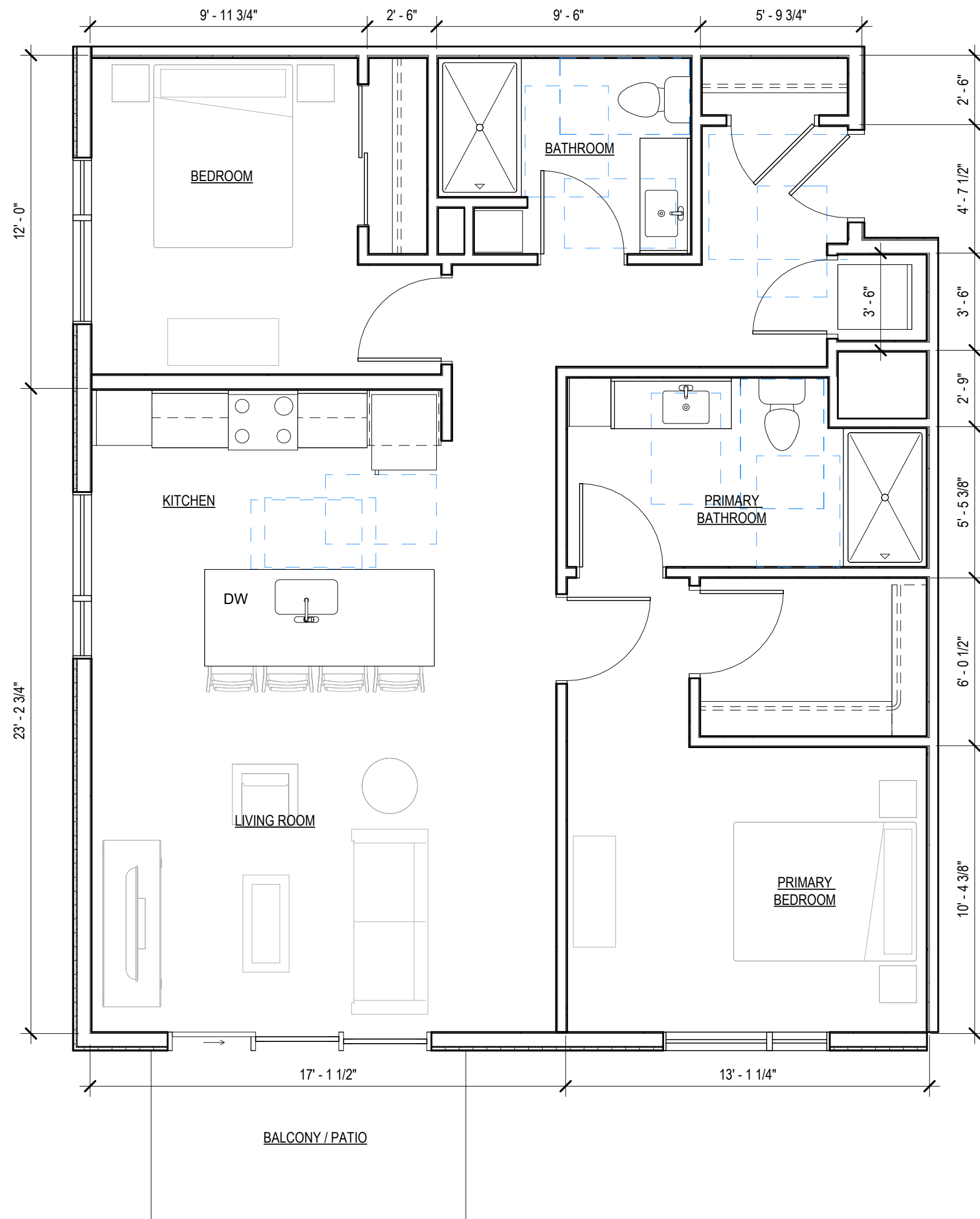
PROJECT # 25085

MATERIAL
PALETTE

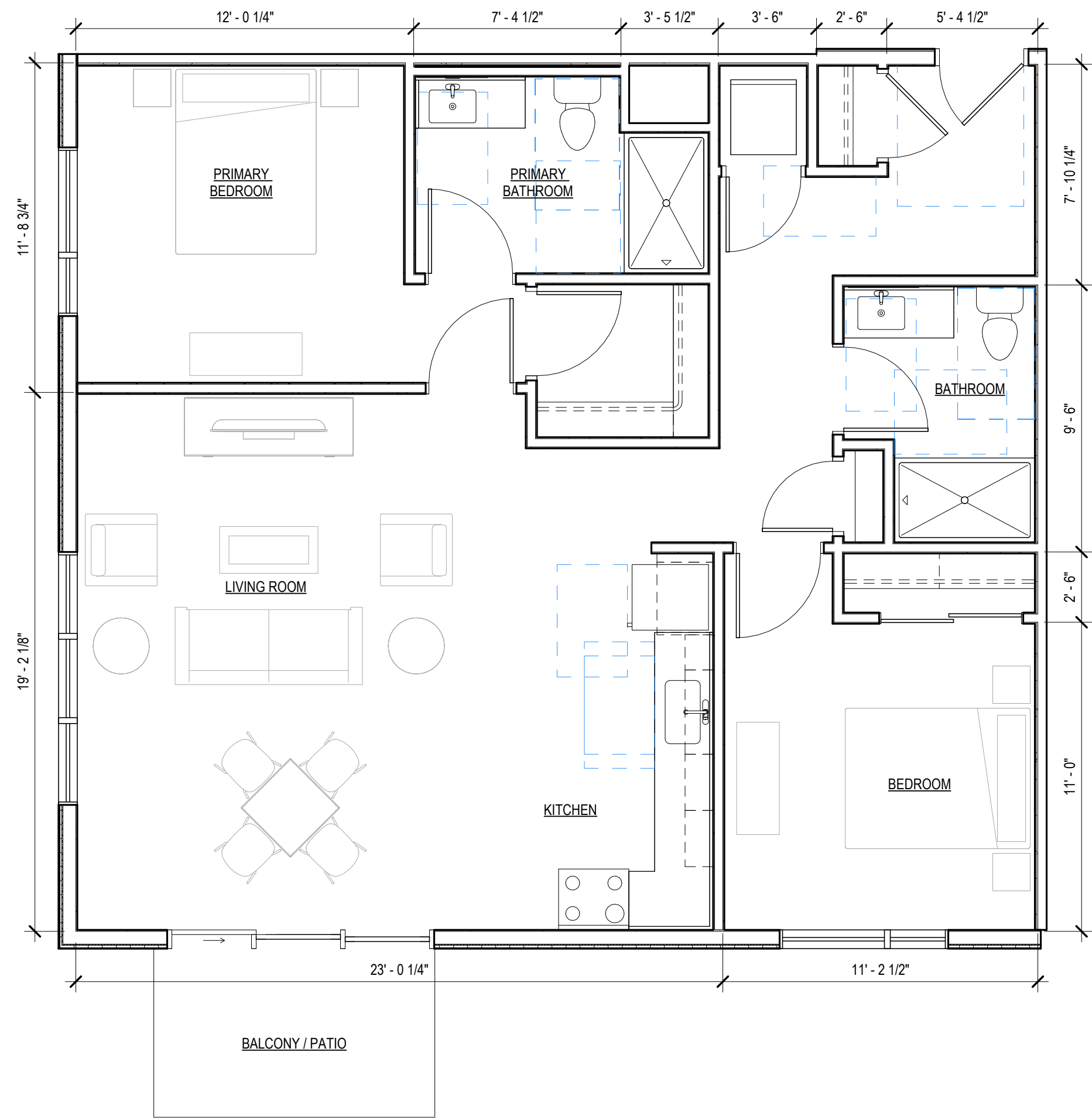
A5.0

ODANA HEIGHTS
APARTMENTS

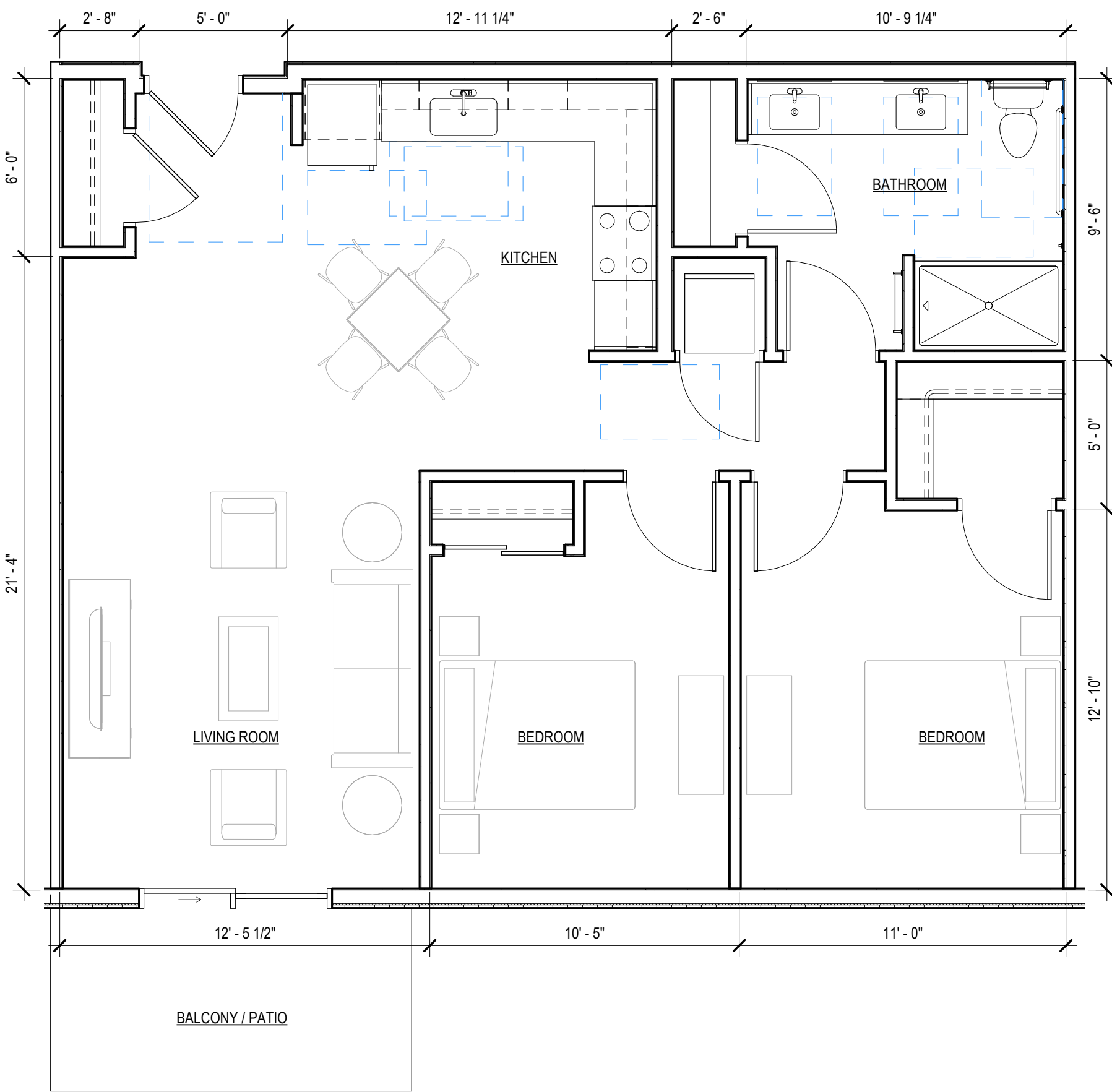
437 YELLOWSTONE DRIVE, MADISON, WI



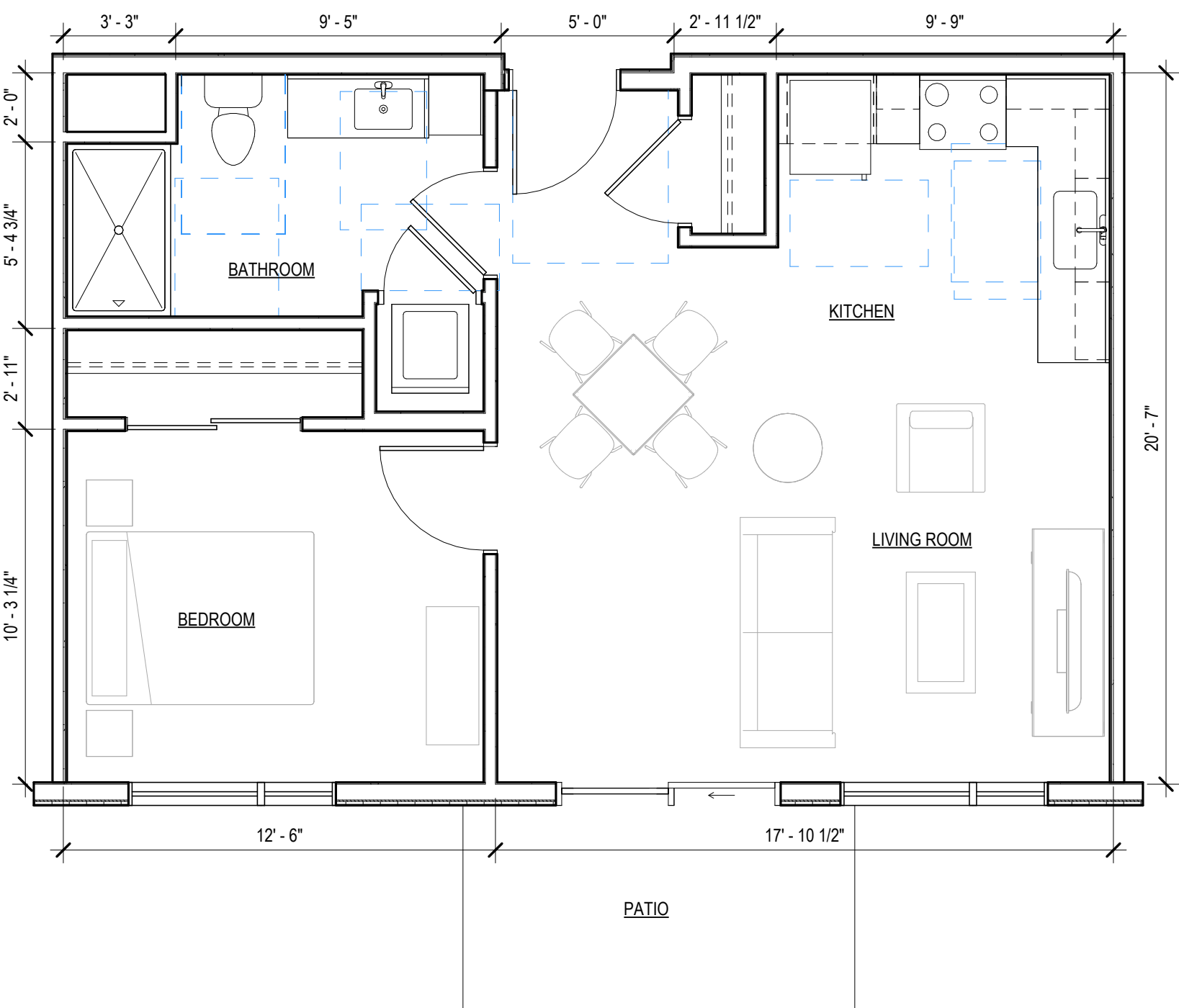
5 CORNER 2-BED UNIT
1/4" = 1'-0"



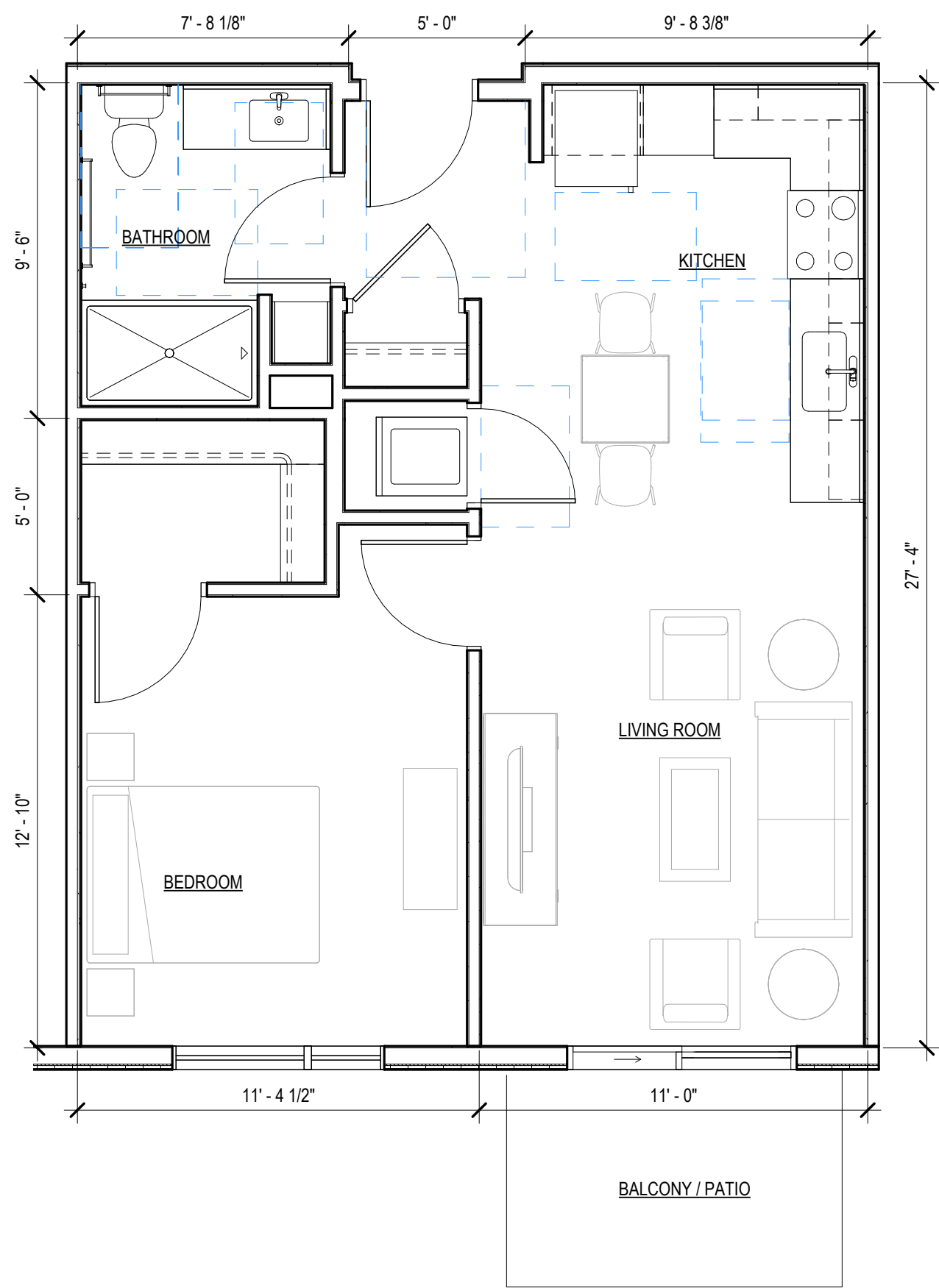
4 CORNER 2-BED UNIT
1/4" = 1'-0"



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



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"				
Sub Totals						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.