

THE WINSTON

MADISON, WI



CONDITIONAL USE SUBMITTAL

NOVEMBER 28, 2022



JLA
ARCHITECTS

JLA PROJECT NUMBER:

19-1104

SHEET INDEX

SHEET DISCIPLINE AND NUMBER	
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GENERAL

G000	COVER
G001	SHEET INDEX
G002	BUILDING UNIT MATRIX
G003	BUILDING UNIT MATRIX
ASP-100	ARCHITECTURAL SITE PLAN

CIVIL

1	TITLE SHEET
2	NOTES & LEGENDS
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	OVERALL SITE & UTILITY PLAN
6	SITE PLAN - BUILDING A
7	SITE PLAN - BUILDING B
8	SITE PLAN - BUILDING C
9	SITE PLAN - BUILDING D & CLUBHOUSE
10	SITE PLAN - BUILDING E
11	UTILITY PLAN - BUILDING A
12	UTILITY PLAN - BUILDING B
13	UTILITY PLAN - BUILDING C
14	UTILITY PLAN - BUILDING D & CLUBHOUSE
15	UTILITY PLAN - BUILDING E
16	OVERALL GRADING & EROSION CONTROL PLAN
17	GRADING PLAN - BUILDING A
18	GRADING PLAN - BUILDING B
19	GRADING PLAN - BUILDING C
20	GRADING PLAN - BUILDING D & CLUBHOUSE
21	GRADING PLAN - BUILDING E
22	SITE DETAILS
23	SITE DETAILS
24	SITE DETAILS
25	SITE DETAILS
26	SITE DETAILS

LANDSCAPE

L1	OVERALL LANDSCAPE
L2	WEST QUADRANT
L3	NORTH QUADRANT
L4	SOUTHEAST QUADRANT
L5	SCHEDULES AND NOTES
L6	PLANT PICTURES

ARCHITECTURAL SITE

ASP-100	ARCHITECTURAL SITE PLAN
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ARCHITECTURAL - BLDG A

SD100-A	BUILDING A - LL FLOOR PLAN
SD101-A	BUILDING A - 1ST FLOOR PLAN
SD102-A	BUILDING A - 2ND-4TH FLOOR PLAN
SD103-A	BUILDING A - 5TH FLOOR PLAN
SD104-A	BUILDING A - 5TH FLOOR PLAN
SD200-A	BUILDING A - EXTERIOR ELEVATIONS
SD201-A	BUILDING A - EXTERIOR ELEVATIONS
SD202-A	BUILDING A - EXTERIOR ELEVATIONS B&W
SD203-A	BUILDING A - EXTERIOR ELEVATIONS B&W
SD300-A	BUILDING SECTIONS

SHEET DISCIPLINE AND NUMBER	
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ARCHITECTURAL - BLDG B

SD100-B	BUILDING B - LL FLOOR PLAN
SD101-B	BUILDING B - 1ST FLOOR PLAN
SD102-B	BUILDING B - 2ND-3RD FLOOR PLAN
SD104-B	BUILDING B - ROOF PLAN
SD200-B	BUILDING B - EXTERIOR ELEVATIONS
SD201-B	BUILDING B - EXTERIOR ELEVATIONS
SD202-B	BUILDING B - EXTERIOR ELEVATIONS B&W
SD203-B	BUILDING B - EXTERIOR ELEVATIONS B&W
SD300-B	BUILDING B SECTIONS

ARCHITECTURAL - BLDG C

SD100-C	BUILDING C - LL FLOOR PLAN
SD101-C	BUILDING C - FIRST FLOOR PLAN
SD102-C	BUILDING C - 2ND-4TH FLOOR PLAN
SD103-C	BUILDING C - ROOF PLAN
SD200-C	BUILDING C - EXTERIOR ELEVATIONS
SD201-C	BUILDING C - EXTERIOR ELEVATIONS
SD202-C	BUILDING C - EXTERIOR ELEVATIONS B&W
SD202-C	BUILDING C - EXTERIOR ELEVATIONS B&W
SD300-C	BUILDING C SECTIONS

ARCHITECTURAL - BLDG D

SD100-D	BUILDING D - LL FLOOR PLAN
SD101-D	BUILDING D - FIRST FLOOR PLAN
SD102-D	BUILDING D - 2ND-4TH FLOOR PLAN
SD103-D	BUILDING D - ROOF PLAN
SD200-D	BUILDING D - EXTERIOR ELEVATIONS
SD201-D	BUILDING D - EXTERIOR ELEVATIONS
SD202-D	BUILDING D - EXTERIOR ELEVATIONS
SD203-D	BUILDING D - EXTERIOR ELEVATIONS B&W
SD204-D	BUILDING D - EXTERIOR ELEVATIONS B&W
SD205-D	BUILDING D - EXTERIOR ELEVATIONS B&W
SD300-D	BUILDING D SECTIONS

ARCHITECTURAL - CLUBHOUSE

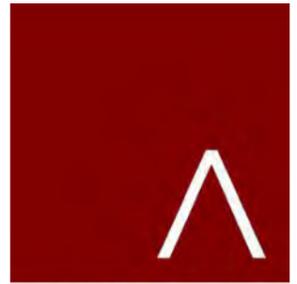
SD100-CH	CLUBHOUSE - FLOOR PLAN
SD101-CH	CLUBHOUSE - ROOF PLAN
SD200-CH	CLUBHOUSE - EXTERIOR ELEVATIONS
SD201-CH	CLUBHOUSE - EXTERIOR ELEVATIONS
SD202-CH	CLUBHOUSE - EXTERIOR ELEVATIONS B&W
SD203-CH	CLUBHOUSE - EXTERIOR ELEVATIONS B&W
SD300-CH	CLUBHOUSE - BUILDING SECTIONS

ARCHITECTURAL - BLDG E

SD100-E	BUILDING E - LL FLOOR PLAN
SD101-E	BUILDING E - 1ST FLOOR PLAN
SD102-E	BUILDING E - 2ND-4TH FLOOR PLAN
SD103-E	BUILDING E - ROOF PLAN
SD200-E	BUILDING E - EXTERIOR ELEVATIONS
SD201-E	BUILDING E - EXTERIOR ELEVATIONS
SD202-E	BUILDING E - EXTERIOR ELEVATIONS B&W
SD203-E	BUILDING E - EXTERIOR ELEVATIONS B&W
SD300-E	BUILDING E SECTIONS

ARCHITECTURAL

	EXTERIOR MATERIALS BOARD
	LIGHTING PLAN



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PROGRESS DOCUMENTS

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REVISION SCHEDULE		
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SHEET TITLE

SHEET INDEX

SHEET NUMBER

G001

BUILDING 'A'																		
UNIT NAME	(A) STUDIO	(B) 1 BD	(C) 1 BD +	(D) 2 BD	(E) 2 BD +	(F) 3 BD	(1) TOTAL UNITS	(1) TOTAL BEDROOMS	AREA			(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO	
	A	B	C	D	E	F			LEASEABLE	COMMON	TOTAL						PER UNIT	PER BR
BEDROOMS	1	1	1	2	2	3												
6	0	0	0	0	0	0	0											
5	8	7	1	3	1	1	21	27	16,849	3,638	20,487	20,487	82.2%					
4	8	7	1	4	1	1	22	29	18,106	3,638	21,744	21,744	83.3%					
3	8	7	1	4	1	1	22	29	18,106	3,638	21,744	21,744	83.3%					
2	8	7	1	4	1	1	22	29	18,106	3,638	21,744	21,744	83.3%					
1 ⁽²⁾	8	6	1	5	1	0	21	27	17,032	4,360	21,392	21,392	79.6%					
LL							0			0	0	0		21,025	48	64		
TOTALS	40	34	5	20	5	4	108	141	88,199	18,912	107,111	107,111	82.3%	21,025	48	64	1.04	0.79
PERCENT	37.0%	31.5%	4.6%	18.5%	4.6%	3.7%												

817	Average N.S.F. per unit
992	Average G.S.F per unit
(gross areas of above grade levels only)	

438	Average S.F. per space
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BUILDING 'B'																		
UNIT NAME	(A) STUDIO	(B) 1 BD	(C) 1 BD +	(D) 2 BD	(E) 2 BD +	(F) 3 BD	(1) TOTAL UNITS	(1) TOTAL BEDROOMS	AREA			(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO	
	A	B	C	D	E	F			LEASEABLE	COMMON	TOTAL						PER UNIT	PER BR
BEDROOMS	1	1	1	2	2	3												
6	0	0	0	0	0	0	0											
5	0	0	0	0	0	0	0						#DIV/0!					
4	4	7	0	6	1	1	19	28	16,788	3,626	20,414	20,414	82.2%					
3	4	7	0	7	1	1	20	30	18,210	3,626	21,836	21,836	83.4%					
2	4	7	0	7	1	1	20	30	18,210	3,626	21,836	21,836	83.4%					
1 ⁽²⁾	4	6	0	7	2	0	19	28	17,044	4,349	21,393	21,393	79.7%					
LL							0			0	0	0		21,025	50	28		
TOTALS	16	27	0	27	5	3	78	116	70,252	15,227	85,479	85,479	82.2%	21,025	50	28	1.00	0.67
PERCENT	20.5%	34.6%	0.0%	34.6%	6.4%	3.8%												

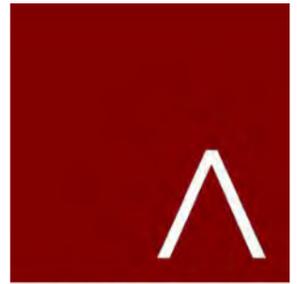
901	Average N.S.F. per unit
1,096	Average G.S.F per unit

421	Average S.F. per space
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BUILDING 'C'																		
UNIT NAME	(A) STUDIO	(B) 1 BD	(C) 1 BD +	(D) 2 BD	(E) 2 BD +	(F) 3 BD	(1) TOTAL UNITS	(1) TOTAL BEDROOMS	AREA			(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO	
	A	B	C	D	E	F			LEASEABLE	COMMON	TOTAL						PER UNIT	PER BR
BEDROOMS	1	1	1	2	2	3												
6	0	0	0	0	0	0	0											
5	0	0	0	0	0	0	0						#DIV/0!					
4	9	9	0	4	0	2	24	32	19,311	2,569	21,880	21,880	88.3%					
3	9	9	0	4	0	2	24	32	19,311	2,569	21,880	21,880	88.3%					
2	9	9	0	4	0	2	24	32	19,311	2,569	21,880	21,880	88.3%					
1 ⁽²⁾	8	9	0	4	0	2	23	31	18,325	3,238	21,563	21,563	85.0%					
LL							0			0	0	0		21,193	51	47		
TOTALS	35	36	0	16	0	8	95	127	76,258	10,945	87,203	87,203	87.4%	21,193	51	47	1.03	0.77
PERCENT	36.8%	37.9%	0.0%	16.8%	0.0%	8.4%												

803	Average N.S.F. per unit
918	Average G.S.F per unit
(gross areas of above grade levels only)	

416	Average S.F. per space
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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
BUILDING DATA

SHEET NUMBER
G002

BUILDING 'D'																	
UNIT NAME	(A) STUDIO	(B) 1 BD	(C) 1 BD +	(D) 2 BD	(E) 2 BD +	(F) 3 BD	(1) TOTAL UNITS	(1) TOTAL BEDROOMS	AREA			(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO
	A	B	C	D	E	F			LEASEABLE	COMMON	TOTAL						
BEDROOMS	1	1	1	2	2	3											
6	0	0	0	0	0	0	0	0	0	0	0						
5	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!					
4	8	7	1	4	0	1	21	27	16,982	2,525	19,507	19,507	87.1%				
3	8	7	1	4	0	1	21	27	16,982	2,525	19,507	19,507	87.1%				
2	8	7	1	4	0	1	21	27	16,982	2,525	19,507	19,507	87.1%				
1 ⁽²⁾	7	7	1	4	0	1	20	26	16,067	3,042	19,109	19,109	84.1%				
LL							0			0	0			18,777	46	59	PER UNIT PER BR
TOTALS	31	28	4	16	0	4	83	107	67,013	10,617	77,630	77,630	86.3%	18,777	46	59	1.27 0.98
PERCENT	37.3%	33.7%	4.8%	19.3%	0.0%	4.8%											

807	Average N.S.F. per unit
935	Average G.S.F per unit
(gross areas of above grade levels only)	

408	Average S.F. per space
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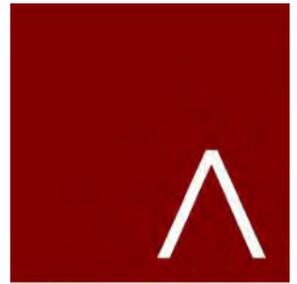
BUILDING 'E'																	
UNIT NAME	(A) STUDIO	(B) 1 BD	(C) 1 BD +	(D) 2 BD	(E) 2 BD +	(F) 3 BD	(1) TOTAL UNITS	(1) TOTAL BEDROOMS	AREA			(4) GROSS AREA (S.F.)	EFFICIENCY	(5) PARKING AREA (S.F.)	(6) COVERED PARKING	SURFACE PARKING	PARKING RATIO
	A	B	C	D	E	F			LEASEABLE	COMMON	TOTAL						
BEDROOMS	1	1	1	2	2	3											
6	0	0	0	0	0	0	0	0	0	0	0						
5	0	0	0	0	0	0	0	0	0	0	0						
4	13	10	1	4	1	1	30	37	23,368	4,282	27,650	27,650	84.5%				
3	13	10	1	4	1	1	30	37	23,368	4,282	27,650	27,650	84.5%				
2	13	10	1	4	1	1	30	37	23,368	4,282	27,650	27,650	84.5%				
1 ⁽²⁾	12	10	1	4	2	0	29	35	21,200	4,950	26,150	26,150	81.1%				
LL							0							25,703	66	92	PER UNIT PER BR
TOTALS	51	40	4	16	5	3	119	146	91,304	17,796	109,100	109,100	83.7%	25,703	66	92	1.33 1.08
PERCENT	42.9%	33.6%	3.4%	13.4%	4.2%	2.5%											

767	Average N.S.F. per unit
917	Average G.S.F per unit
(gross areas of above grade levels only)	

389	Average S.F. per space
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BIKE PARKING DATA

Building	Total Bike Parking Stalls	Interior Bike Parking (Floor)	Interior Bike Parking (Hanging)	Exterior Bike Parking
A	124	81	21	22
B	88	60	12	16
C	109	67	22	20
D	91	56	19	16
E	132	82	26	24



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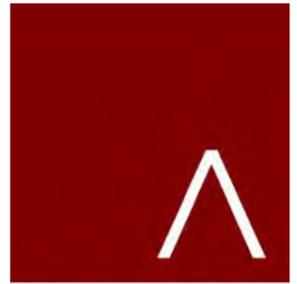
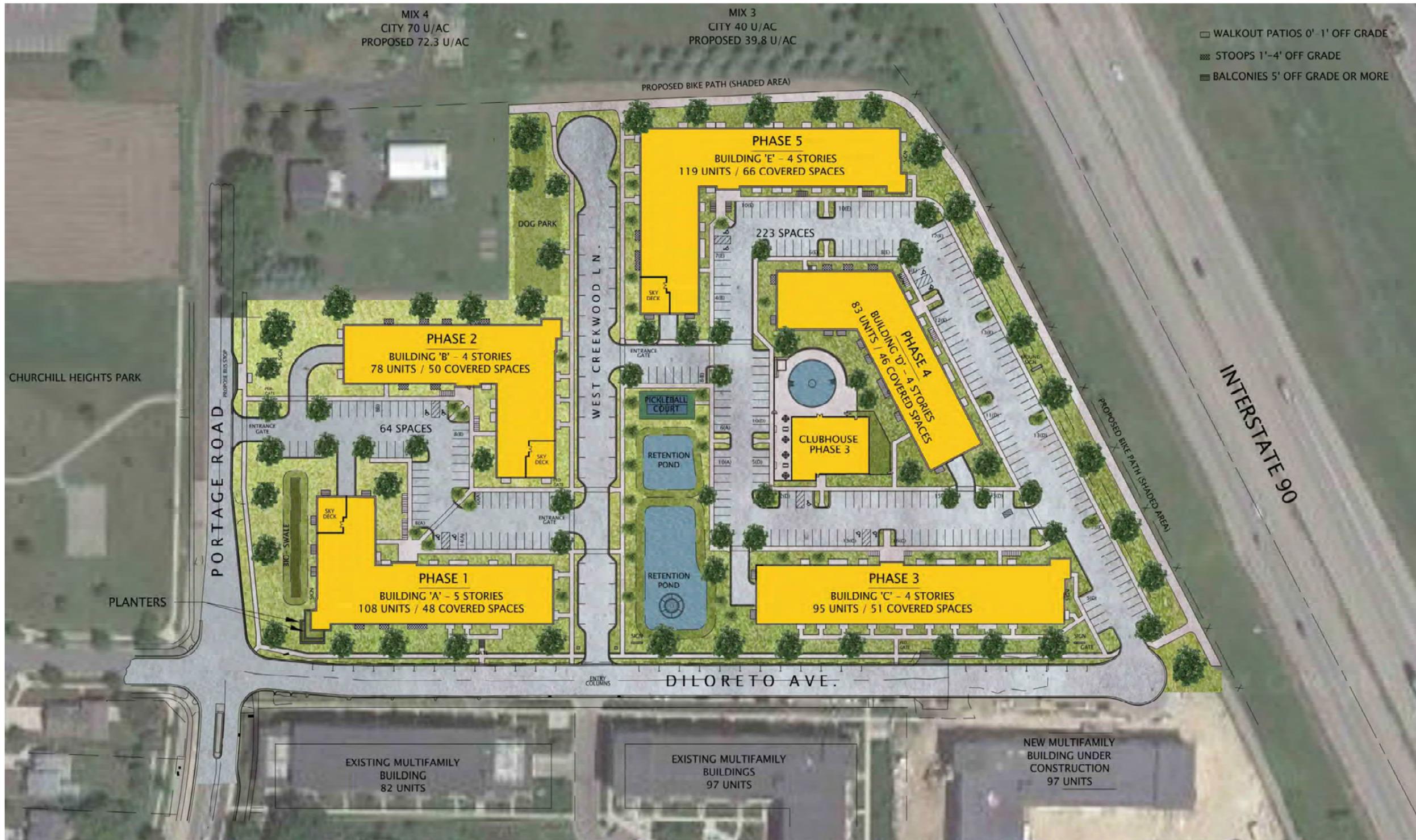
Mark	Description	Date

SHEET TITLE:

BUILDING DATA

SHEET NUMBER:

G003



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SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
ASP-100

1 ARCHITECTURAL SITE PLAN
1" = 50'-0"



21 Nov 2022 - 2:17p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_TitleNotesDetail.dwg by: bhon

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING BORING

SURVEY LEGEND

- BENCHMARK
FOUND CHISELED "X"
PUBLIC LAND CORNER AS NOTED
FOUND NAIL
FOUND 1" Ø IRON PIPE
FOUND 2" Ø IRON PIPE
FOUND P.K. NAIL
FOUND 1 1/4" Ø IRON ROD
FOUND 3/4" Ø IRON ROD
FOUND RAILROAD SPIKE
SET CHISELED "X"
SET NAIL
SET P.K. NAIL
SET 1 1/4" Ø IRON ROD
SET 3/4" Ø IRON ROD
SET RAILROAD SPIKE
GENERAL CONTROL POINT

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS
EROSION MAT CLASS
TRACKING PAD
RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS table with symbols for STMH, FI, CI, CB, EW, SMH.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS table with symbols for TC, FF, FL, SW, TW, BW.

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

GENERAL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 2.0% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
12. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
13. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
14. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN.
15. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

NOT FOR CONSTRUCTION

Table with columns for REVISIONS, NO., DATE, REMARKS. Includes a date entry of 11/21/2022 and a project number of 190233.

CSM #2494-LOI 1
V10 CSM, P.23-24, DOC. #1529109
Owner of Record: Gisela Robuck

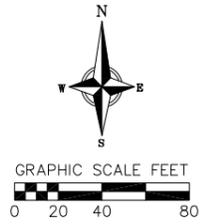
CSM #12909-LOI 1
V.82 CSM, P.85-86, DOC. #4658523
Owner of Record: Kahn Trust

CSM #12909-LOI 2
V.82 CSM, P.85-86, DOC. #4658523
NO BUILDINGS OBSERVED

CSM #14072-LOI 1
V.84 CSM, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek Residences LLC, et al.

CSM #14072-LOI 2
V.84 CSM, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek 2 Residences LLC

CSM #14072-LOI 3
V.84 CSM, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek 3 Residences LLC



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF LOT 2, CSM #12909 MEASURED AS BEARING N88°49'46"W

SURVEYED FOR:
HIDDEN CREEK HOLDINGS, LLC
ATTN: TERENCE WALL
P.O. BOX 620037
MIDDLETON, WI 53562

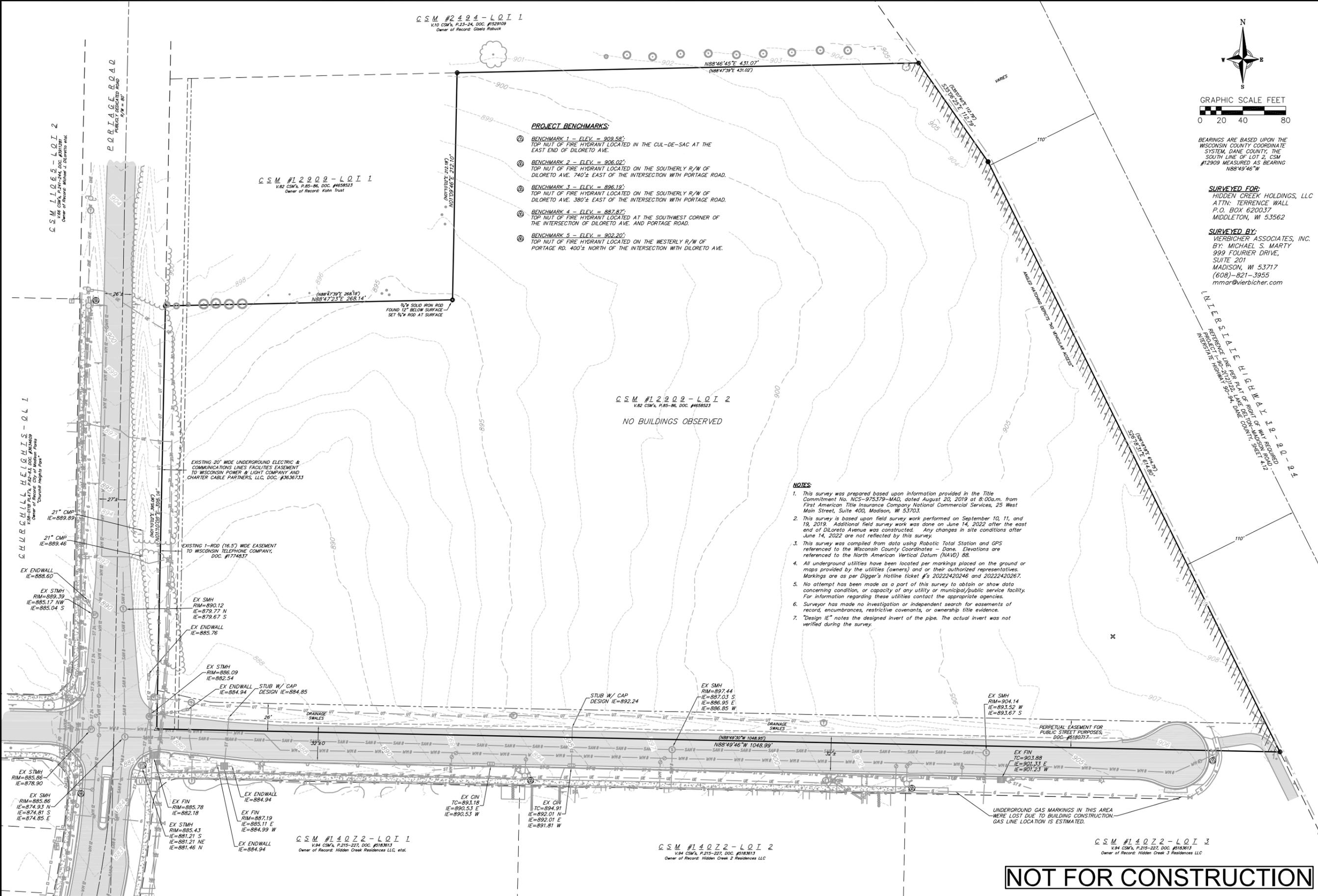
SURVEYED BY:
VIERBLICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierblicher.com

PROJECT BENCHMARKS:

- 1. BENCHMARK 1 - ELEV. = 908.58'; TOP NUT OF FIRE HYDRANT LOCATED IN THE CUL-DE-SAC AT THE EAST END OF DILORETO AVE.
- 2. BENCHMARK 2 - ELEV. = 906.02'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 740± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
- 3. BENCHMARK 3 - ELEV. = 896.19'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 380± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
- 4. BENCHMARK 4 - ELEV. = 887.87'; TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF DILORETO AVE. AND PORTAGE ROAD.
- 5. BENCHMARK 5 - ELEV. = 902.20'; TOP NUT OF FIRE HYDRANT LOCATED ON THE WESTERLY R/W OF PORTAGE RD. 400± NORTH OF THE INTERSECTION WITH DILORETO AVE.

NOTES:

1. This survey was prepared based upon information provided in the Title Commitment No. NCS-975379-MAD, dated August 20, 2019 at 8:00a.m. from First American Title Insurance Company National Commercial Services, 25 West Main Street, Suite 400, Madison, WI 53703.
2. This survey is based upon field survey work performed on September 10, 11, and 19, 2019. Additional field survey work was done on June 14, 2022 after the east end of DiLoreto Avenue was constructed. Any changes in site conditions after June 14, 2022 are not reflected by this survey.
3. This survey was compiled from data using Robotic Total Station and GPS referenced to the Wisconsin County Coordinates - Dane. Elevations are referenced to the North American Vertical Datum (NAVD) 88.
4. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are as per Digger's Hotline ticket #'s 20222420246 and 20222420267.
5. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
7. "Design IE" notes the designed invert of the pipe. The actual invert was not verified during the survey.



Existing Conditions
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE	11/21/2022
DRAFTER	BBAR
CHECKED	TSCH
PROJECT NO.	190233

NOT FOR CONSTRUCTION

C3

CSM #2494-LOI 1
V10 CSM, P.23-24, DOC. #1529109
Owner of Record: Gisela Robuck

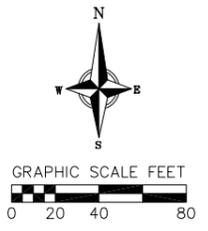
CSM #12909-LOI 1
V.82 CSM, P.85-86, DOC. #4658523
Owner of Record: Kahn Trust

CSM #12909-LOI 2
V.82 CSM, P.85-86, DOC. #4658523
NO BUILDINGS OBSERVED

CSM #14072-LOI 1
V.94 CSM, P.215-227, DOC. #5163613
Owner of Record: Hidden Creek Residences LLC, et al.

CSM #14072-LOI 2
V.94 CSM, P.215-227, DOC. #5163613
Owner of Record: Hidden Creek 2 Residences LLC

CSM #14072-LOI 3
V.94 CSM, P.215-227, DOC. #5163613
Owner of Record: Hidden Creek 3 Residences LLC



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY; THE SOUTH LINE OF LOT 2, CSM #12909 MEASURED AS BEARING N88°49'46"W

SURVEYED FOR:
HIDDEN CREEK HOLDINGS, LLC
ATTN: TERRENCE WALL
P.O. BOX 620037
MIDDLETON, WI 53562

SURVEYED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@vierbicher.com

INTERSTATE HIGHWAY 3-9-0-9-4
RELOCATE FIRE HYDRANT TO THE PROPERTY LINE OF THE ADJACENT LOT TO THE WEST AS SHOWN ON SHEET 412
RELOCATE TO THE PROPERTY LINE OF THE ADJACENT LOT TO THE WEST AS SHOWN ON SHEET 412

PROJECT BENCHMARKS:

- 1 BENCHMARK 1 - ELEV. = 909.58'; TOP NUT OF FIRE HYDRANT LOCATED IN THE CUL-DE-SAC AT THE EAST END OF DILORETO AVE.
- 2 BENCHMARK 2 - ELEV. = 906.02'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 740'± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
- 3 BENCHMARK 3 - ELEV. = 896.19'; TOP NUT OF FIRE HYDRANT LOCATED ON THE SOUTHERLY R/W OF DILORETO AVE. 380'± EAST OF THE INTERSECTION WITH PORTAGE ROAD.
- 4 BENCHMARK 4 - ELEV. = 887.87'; TOP NUT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF DILORETO AVE. AND PORTAGE ROAD.
- 5 BENCHMARK 5 - ELEV. = 902.20'; TOP NUT OF FIRE HYDRANT LOCATED ON THE WESTERLY R/W OF PORTAGE RD. 400'± NORTH OF THE INTERSECTION WITH DILORETO AVE.

DEMOLITION NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
8. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

RELOCATE TREES BETWEEN PROPOSED PATH AND PROPERTY LINE (TYP.)

RELOCATE TREES BETWEEN PROPOSED PATH AND PROPERTY LINE (TYP.)

RELOCATE TREES BETWEEN PROPOSED PATH AND PROPERTY LINE (TYP.)

SAWCUT AND REMOVE PAVEMENT (TYP.)

REMOVE TREES (TYP.)

REMOVE TREES (TYP.)

SAWCUT AND REMOVE PAVEMENT (TYP.)

REMOVE 12" STORM SEWER

SAWCUT AND REMOVE PAVEMENT (TYP.)

REMOVE 12" STORM SEWER

NOT FOR CONSTRUCTION

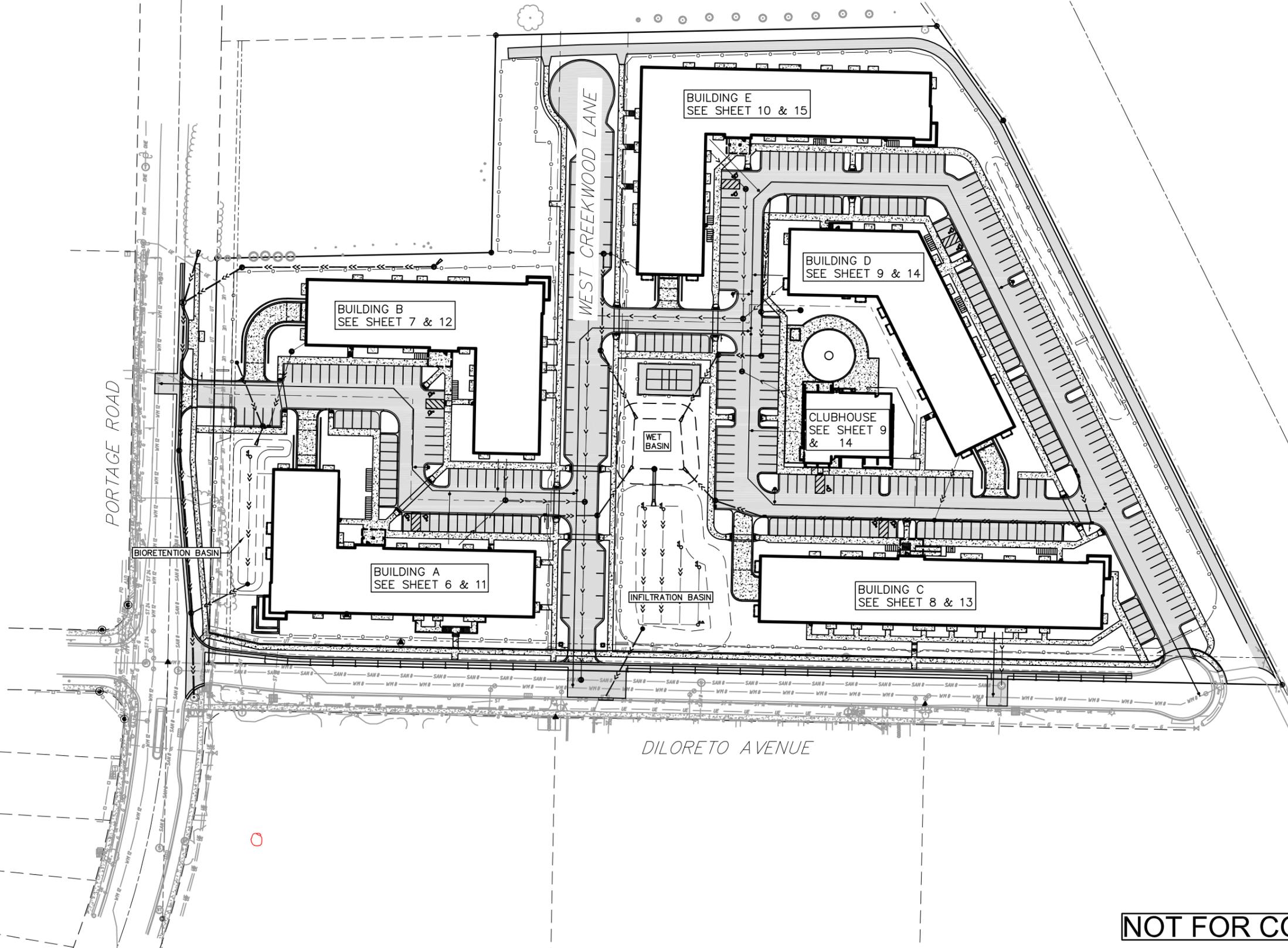
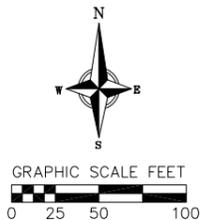
Demolition Plan
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

C4





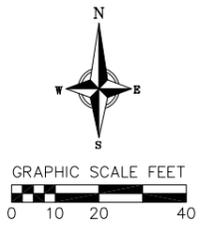
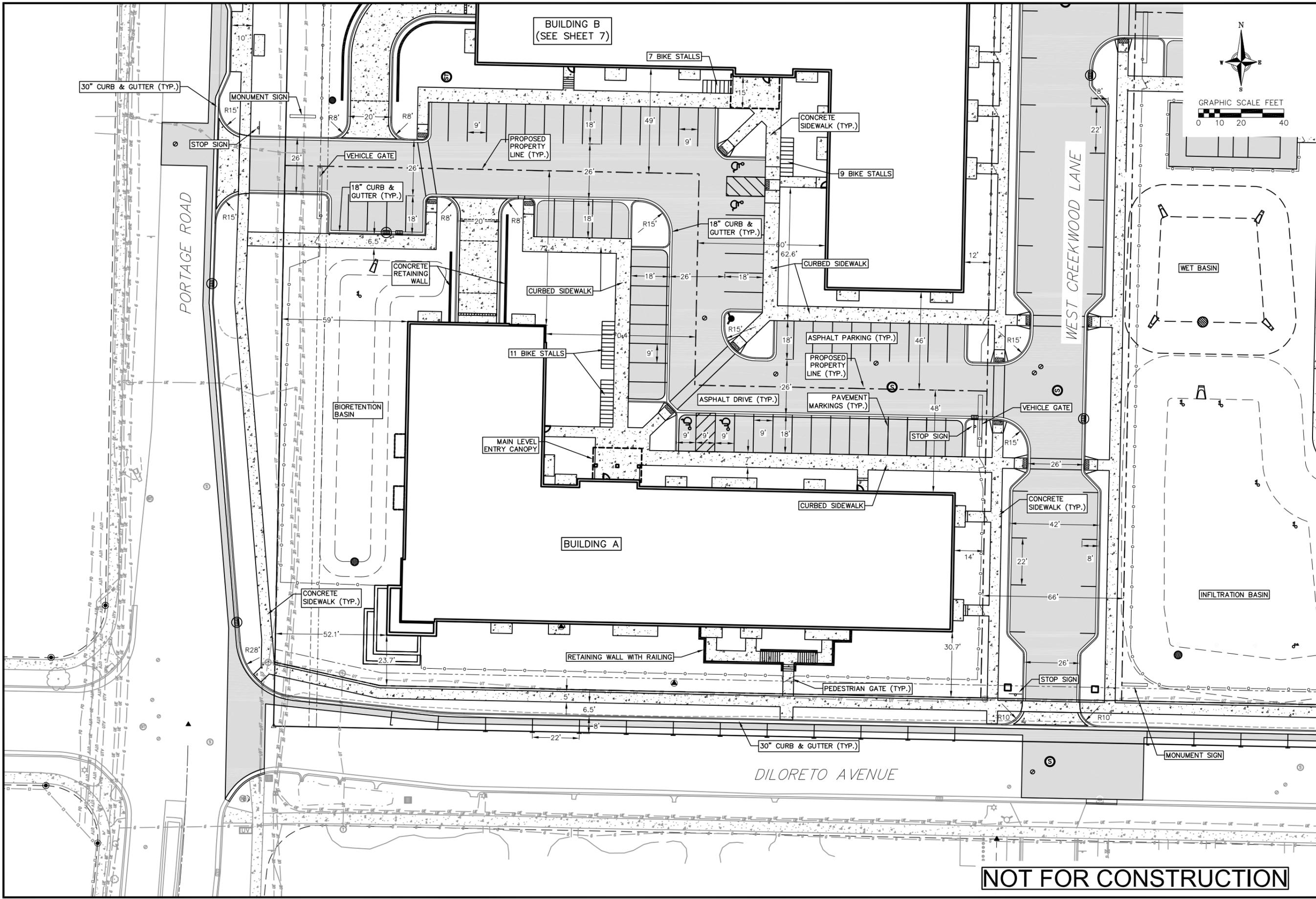
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Overall Site & Utility Plan
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233



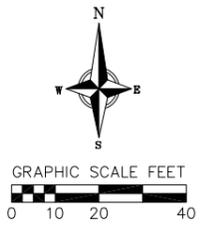
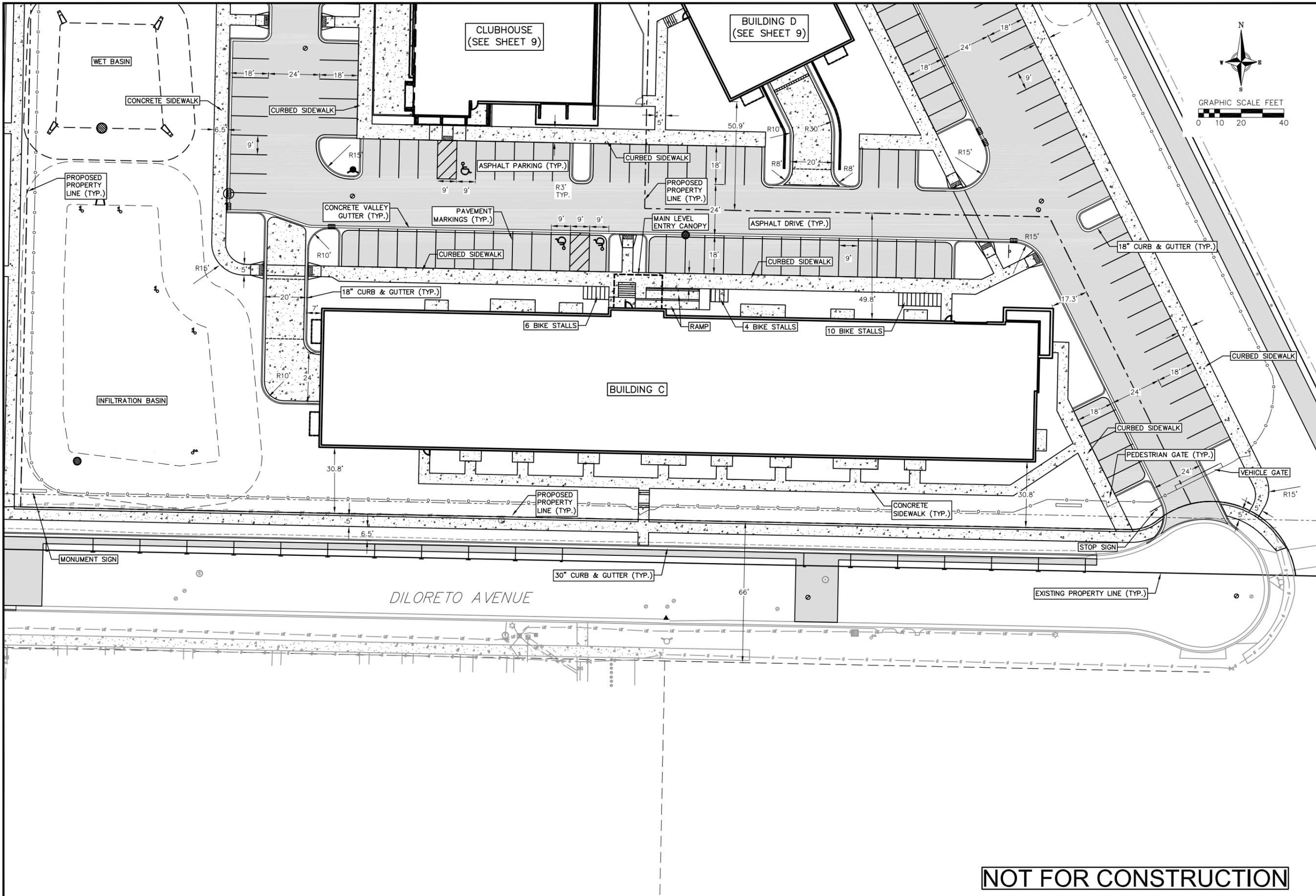
REVISIONS	NO.	DATE	REMARKS

DATE	11/21/2022
DRAFTER	BBAR
CHECKED	TSCH
PROJECT NO.	190233

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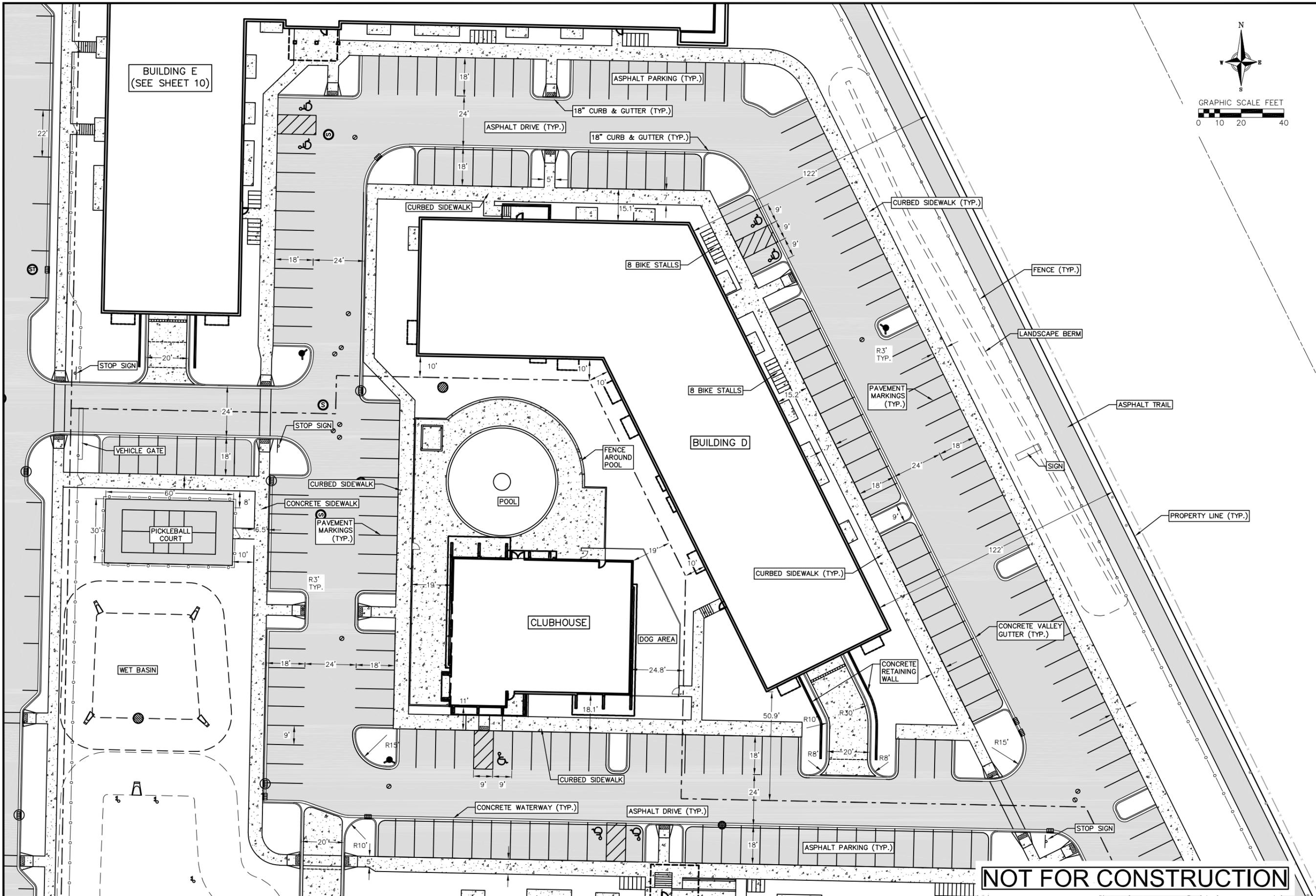
Site Plan - Building C
 THE WINSTON
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

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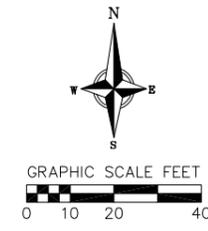
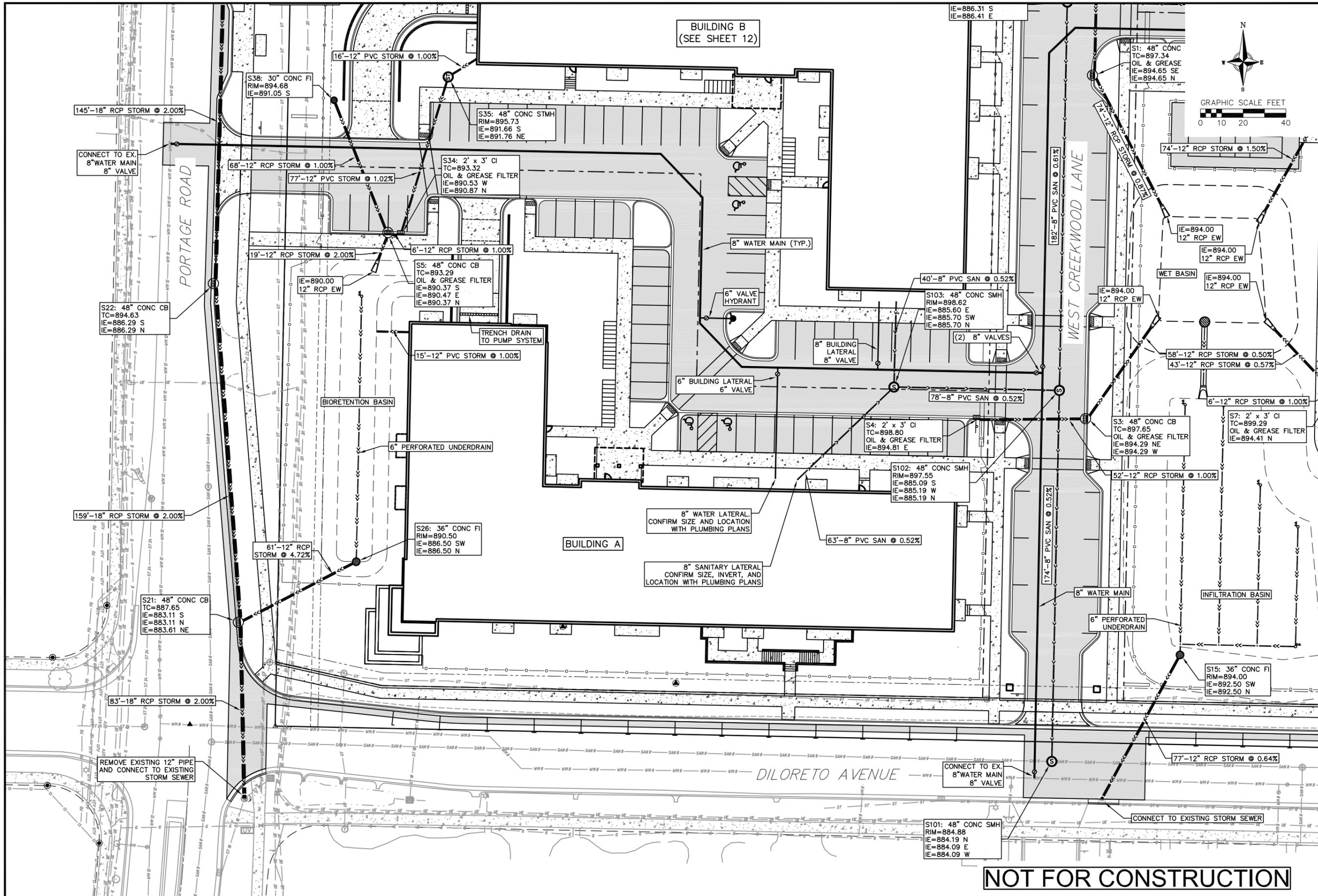
C8



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REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
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 CHECKED: TSCH
 PROJECT NO.: 190233



Vierbicher
engineers advisors

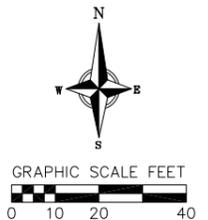
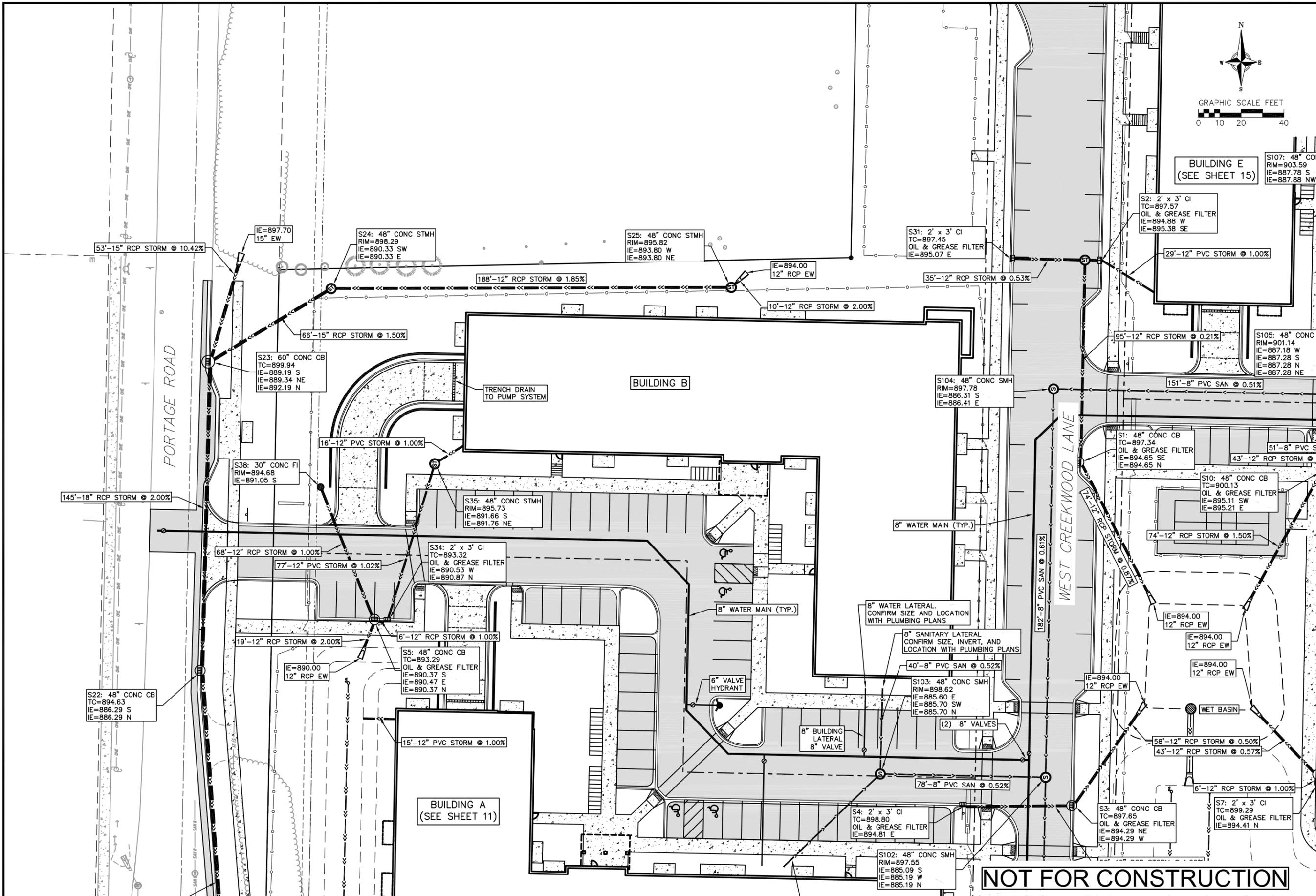
Utility Plan - Building A
THE WINSTON CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
DRAFTER: BBAR
CHECKED: TSCH
PROJECT NO.: 190233

NOT FOR CONSTRUCTION

C11



BUILDING E
(SEE SHEET 15)

NOT FOR CONSTRUCTION

vierbicher
engineers advisors

Utility Plan - Building B
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

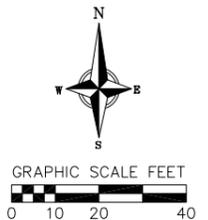
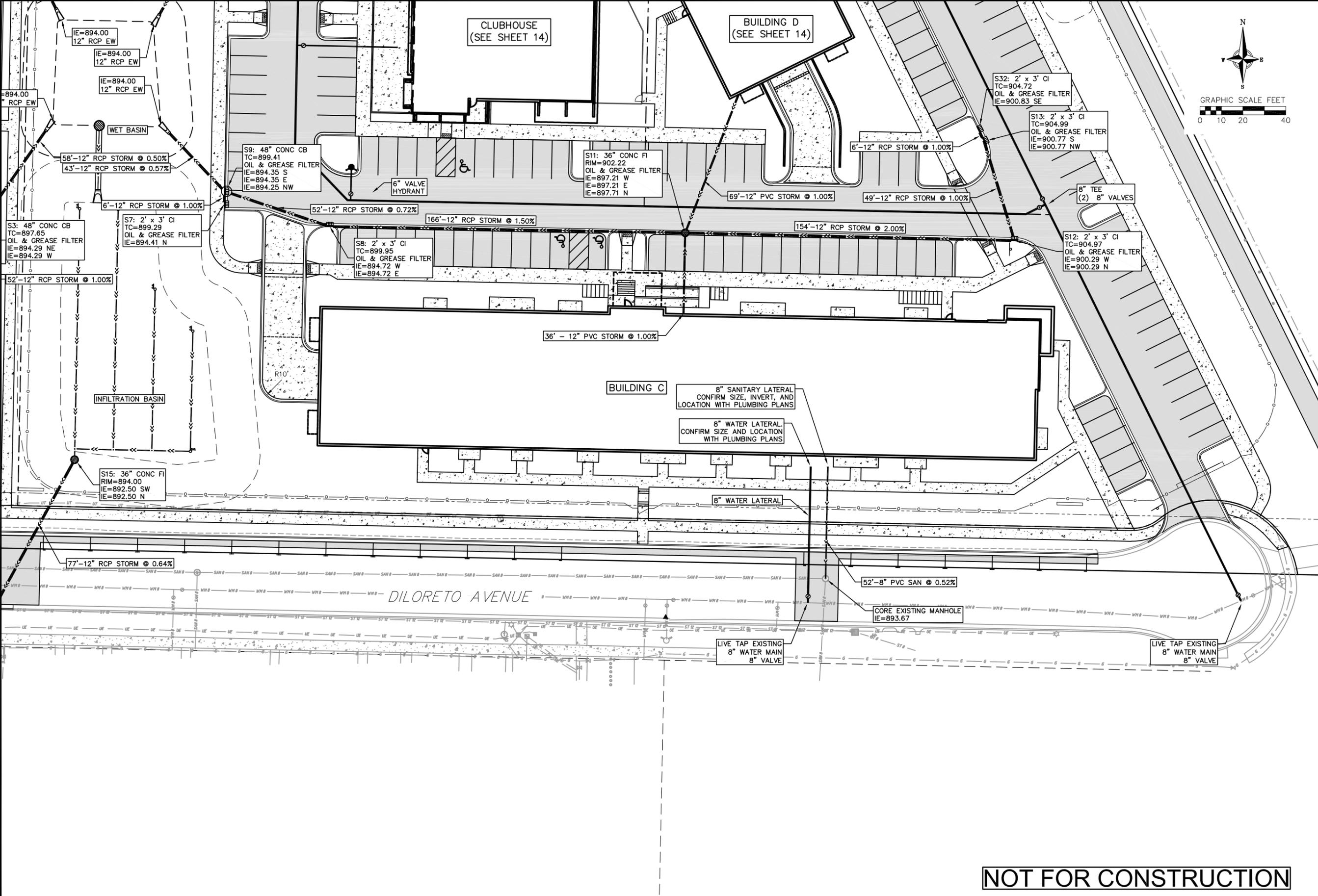
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DATE: 11/21/2022
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 CHECKED: TSCH
 PROJECT NO.: 190233

C12

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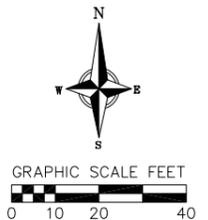
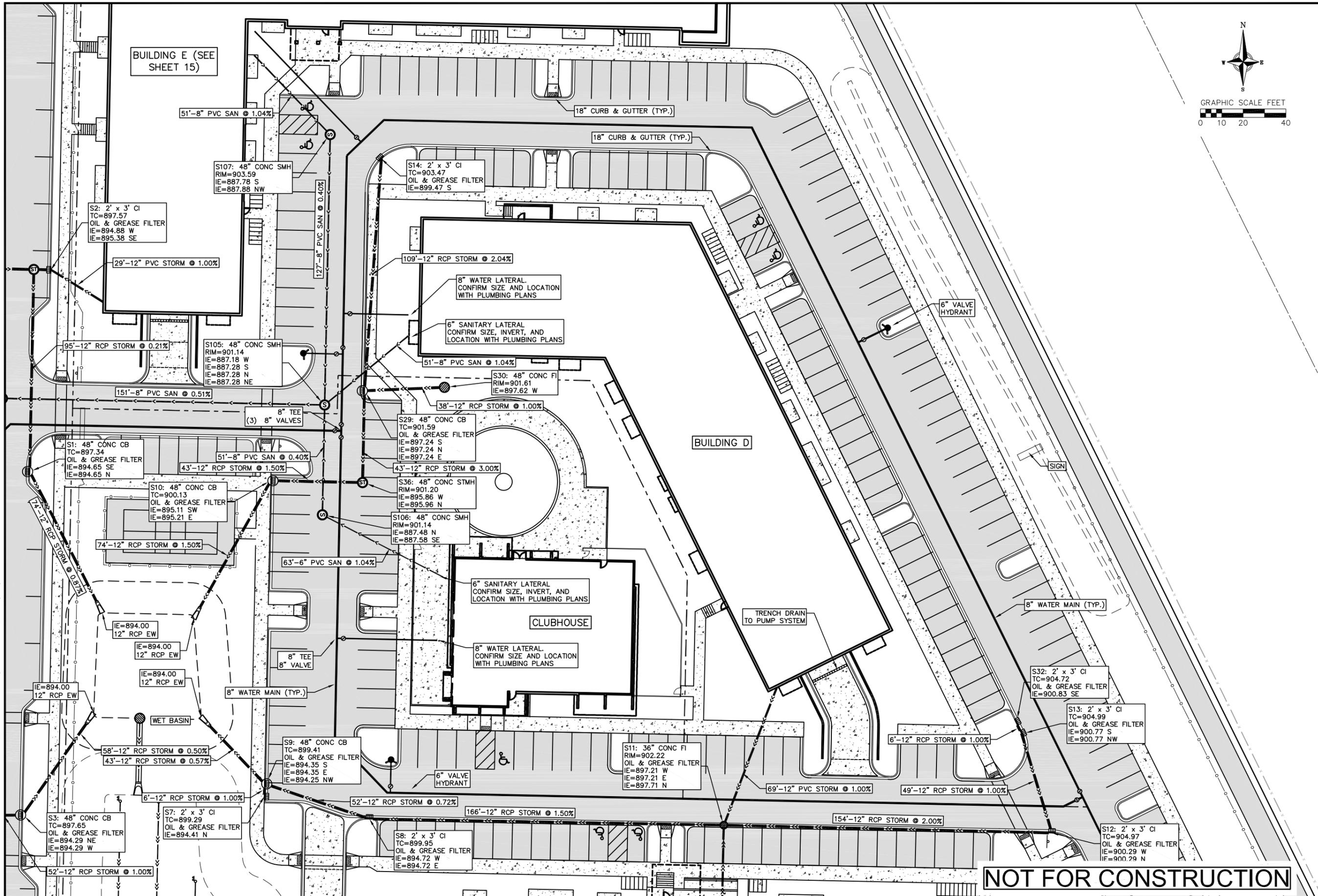
Utility Plan - Building C
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

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C13



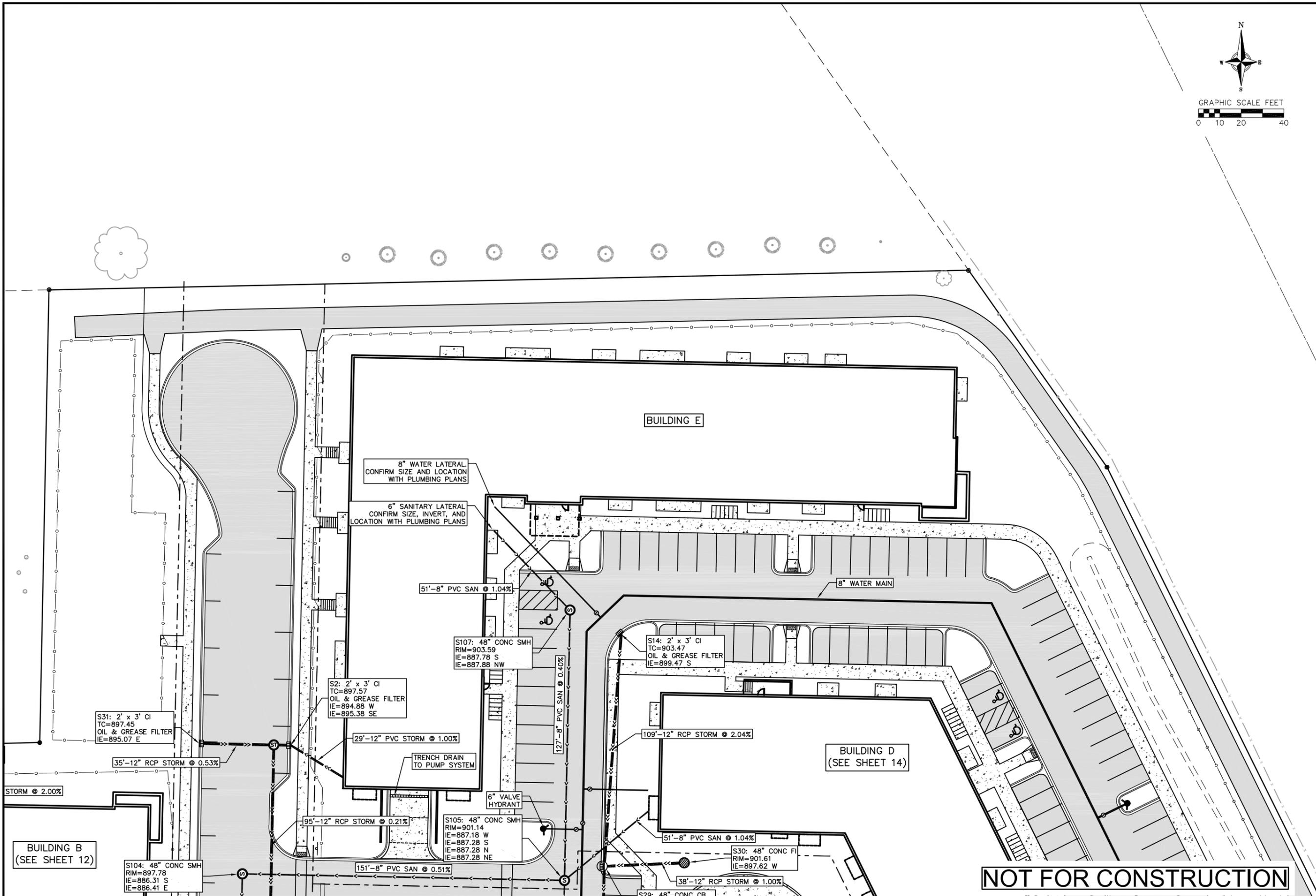
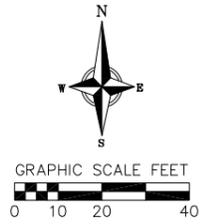
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Utility Plan - Building D & Clubhouse
 THE WINSTON
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233



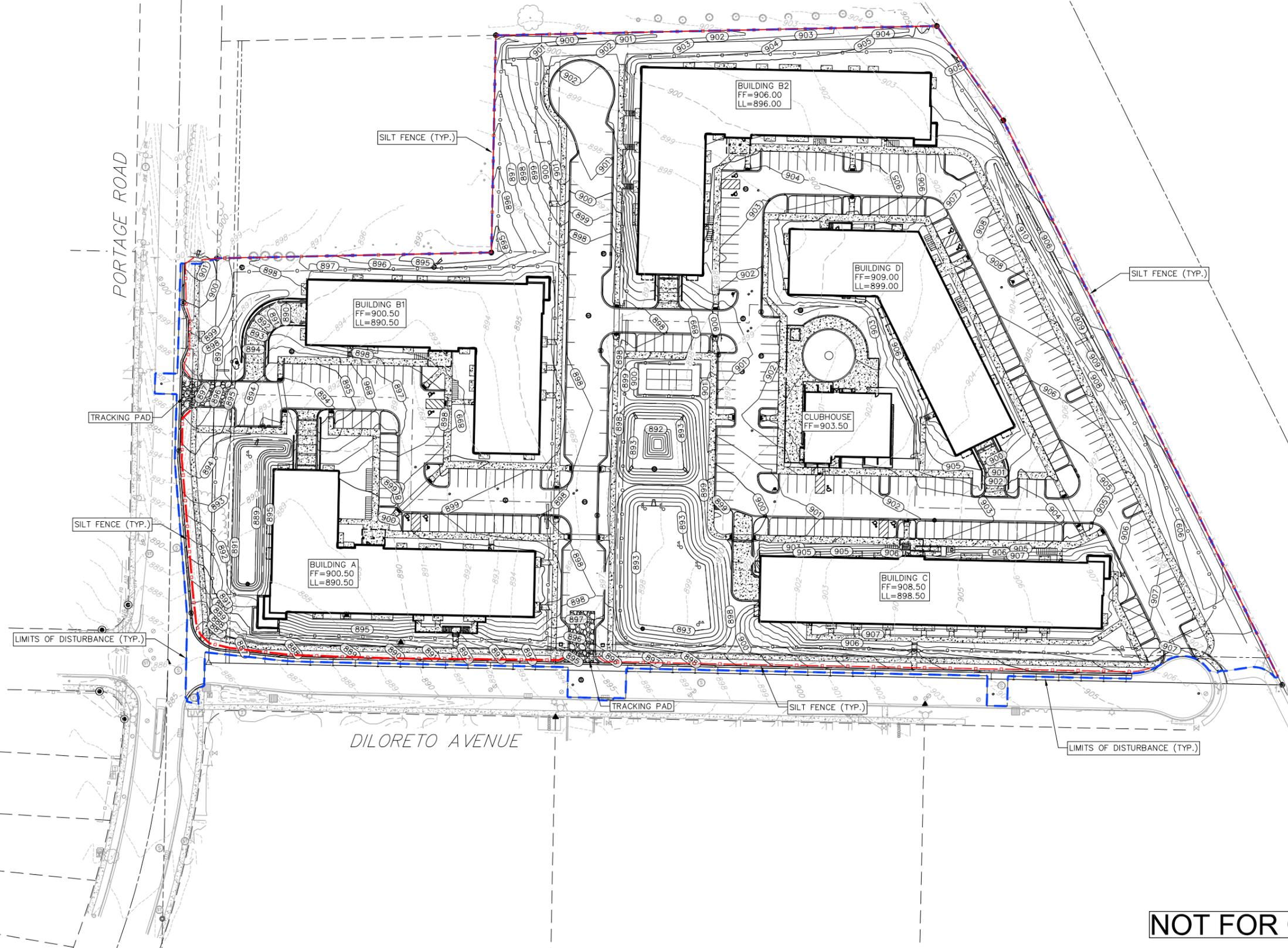
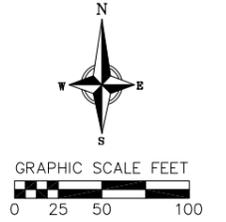
NOT FOR CONSTRUCTION

Utility Plan - Building E

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233



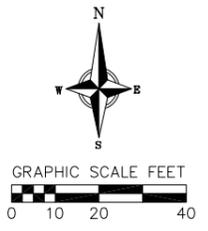
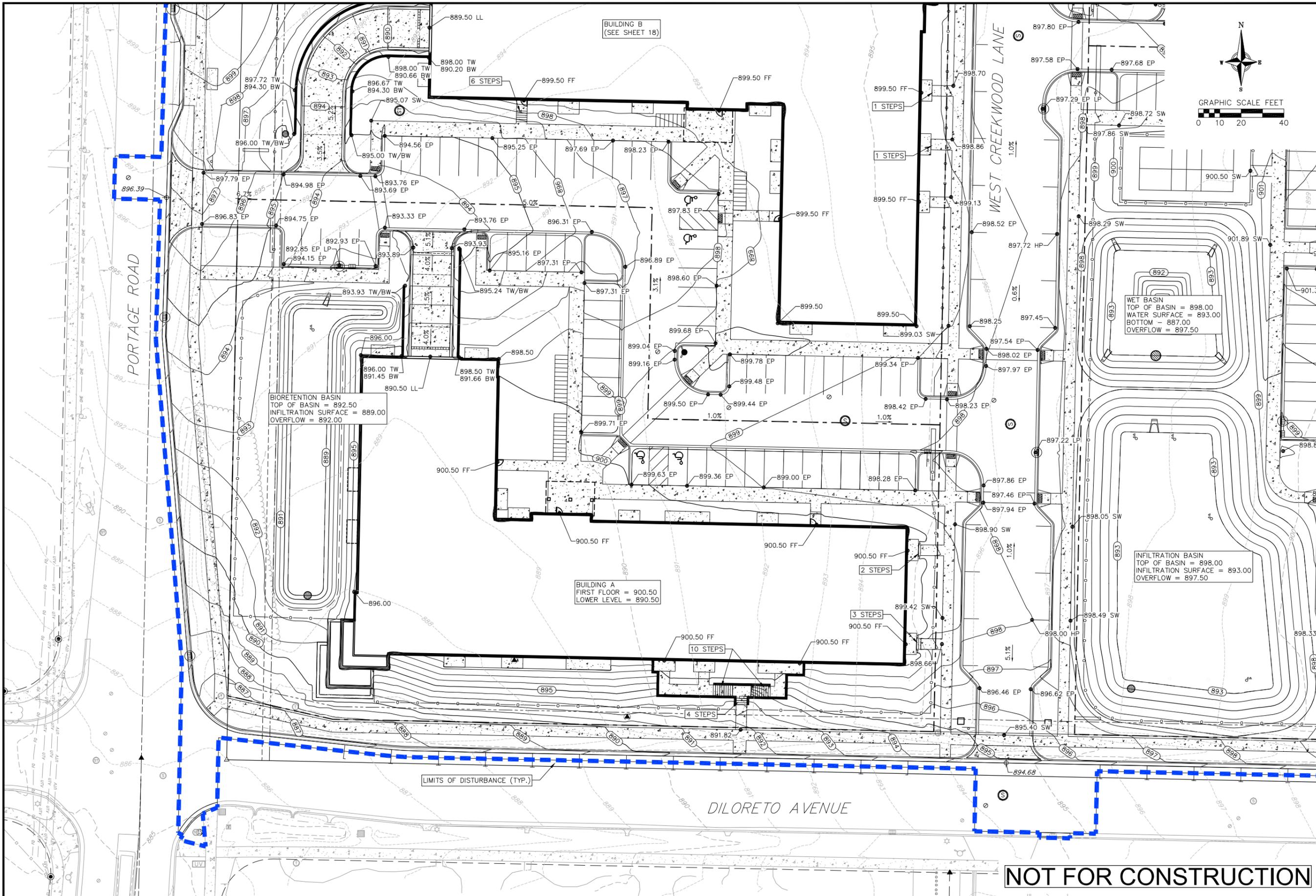
Overall Grading & Erosion Control Plan

THE WINSTON CITY OF MADISON DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

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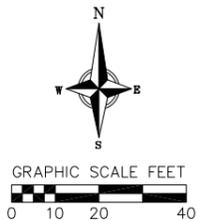
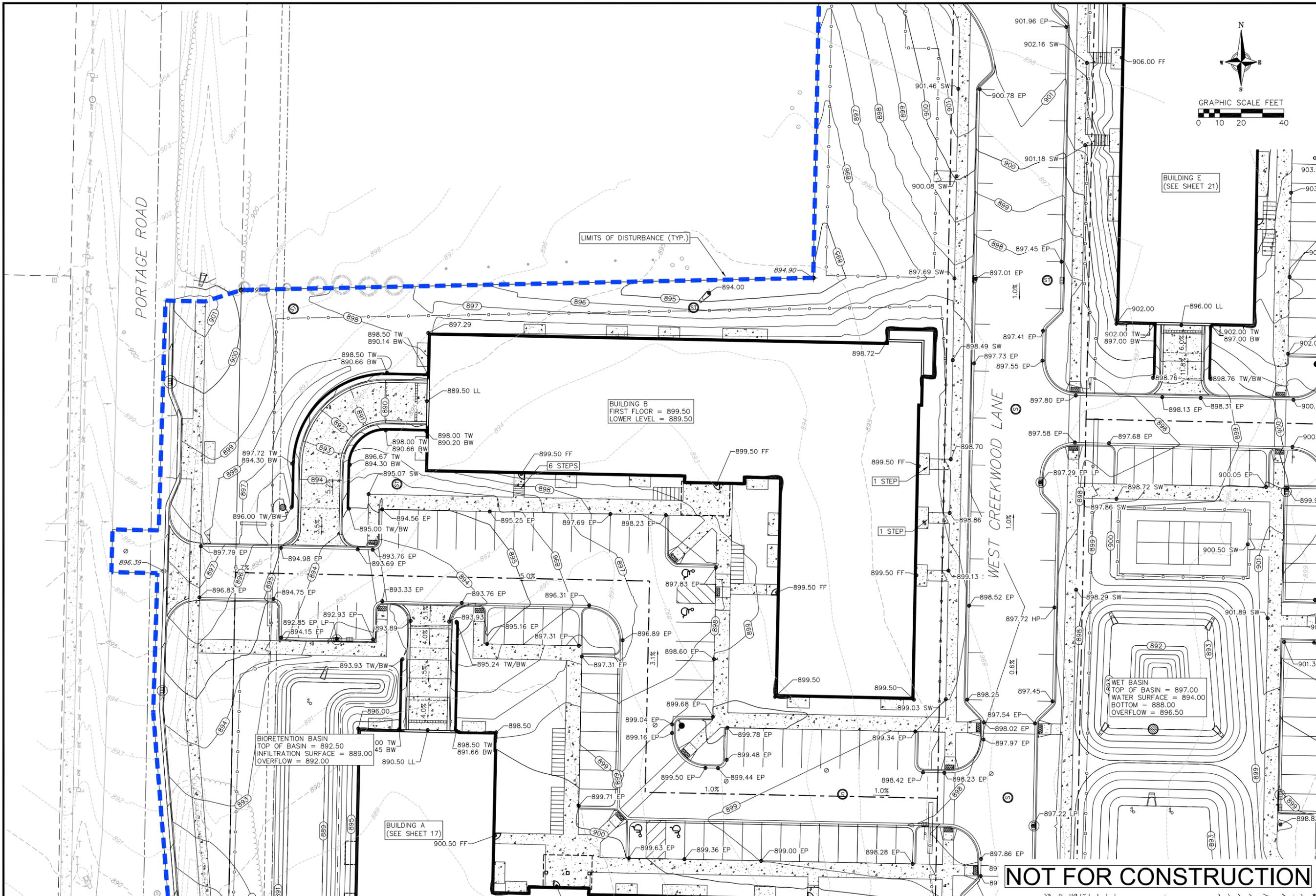


Building A Grading Plan
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

NOT FOR CONSTRUCTION



LIMITS OF DISTURBANCE (TYP.)

BUILDING B
FIRST FLOOR = 899.50
LOWER LEVEL = 889.50

BIORETENTION BASIN
TOP OF BASIN = 892.50
INFILTRATION SURFACE = 889.00
OVERFLOW = 892.00

WET BASIN
TOP OF BASIN = 897.00
WATER SURFACE = 894.00
BOTTOM = 888.00
OVERFLOW = 896.50

BUILDING A
(SEE SHEET 17)

BUILDING E
(SEE SHEET 21)

NOT FOR CONSTRUCTION

Building B Grading Plan

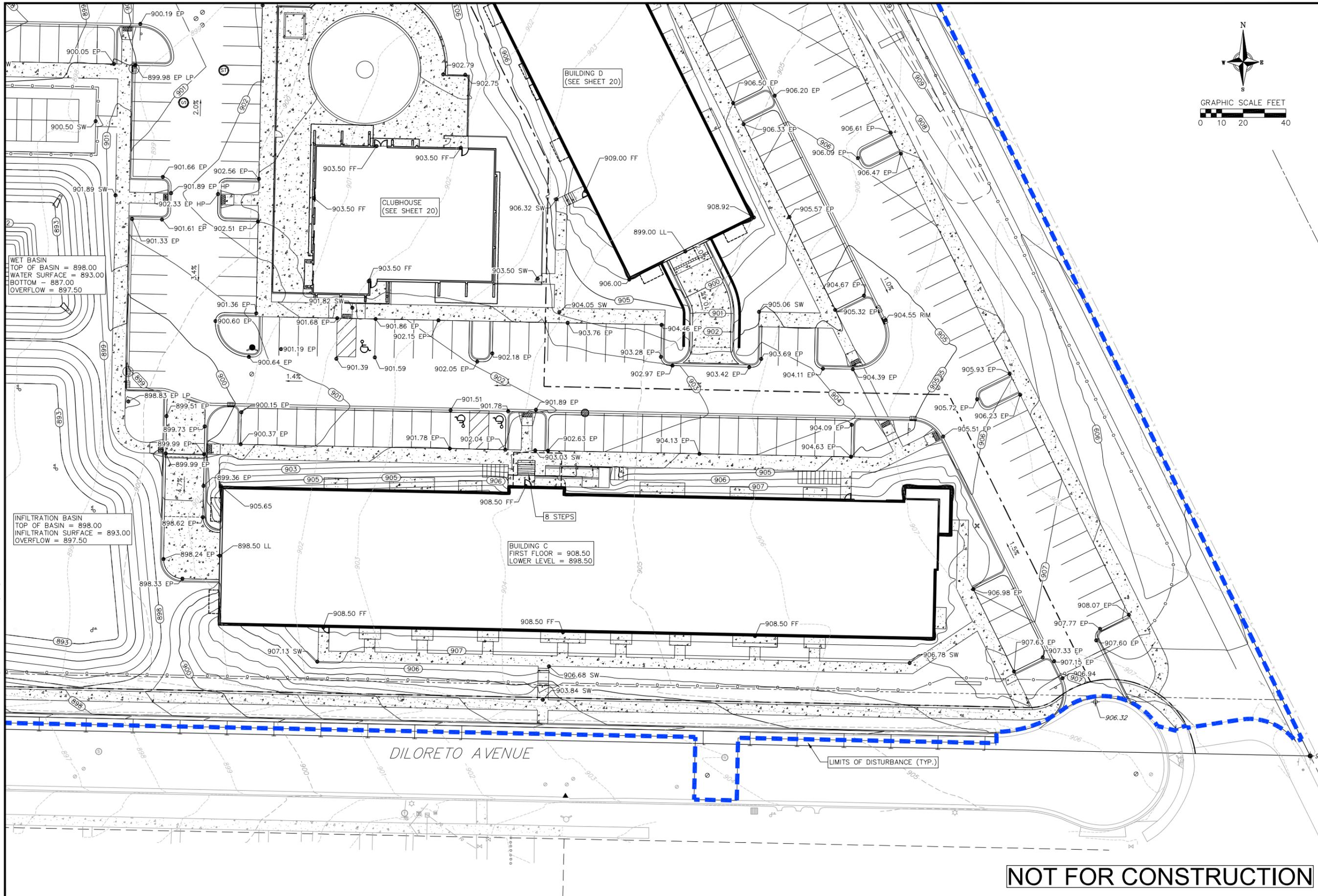
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

NO.	DATE	REVISIONS	REMARKS
1	11/21/2022		
2			
3			
4			
5			

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

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21 Nov 2022 - 2:27p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_Grading.dwg by: bnan



Building C Grading Plan
 THE WINSTON
 CITY OF MADISON
 DANE COUNTY, WI

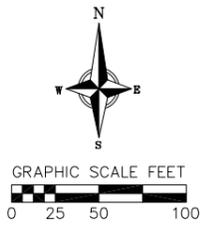
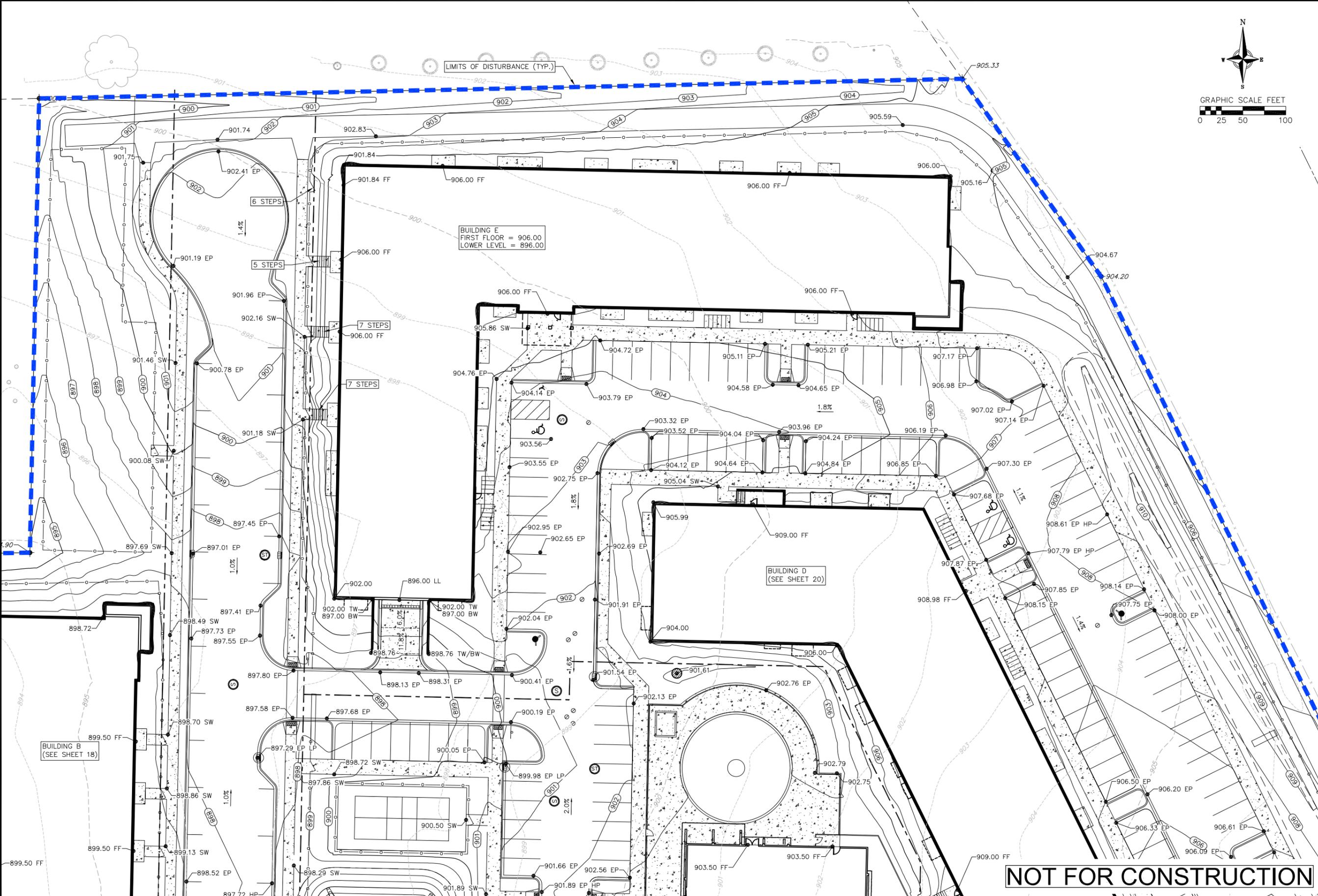
REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
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 PROJECT NO.: 190233

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Building E Grading Plan
 THE WINSTON
 CITY OF MADISON
 DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
 DRAFTER: BBAR
 CHECKED: TSCH
 PROJECT NO.: 190233

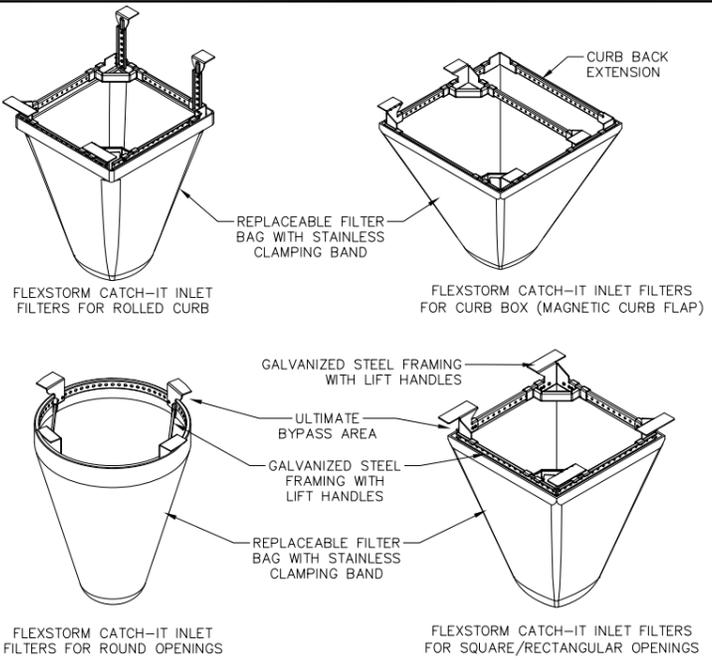
NOT FOR CONSTRUCTION

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© Vierblicher Associates, Inc.

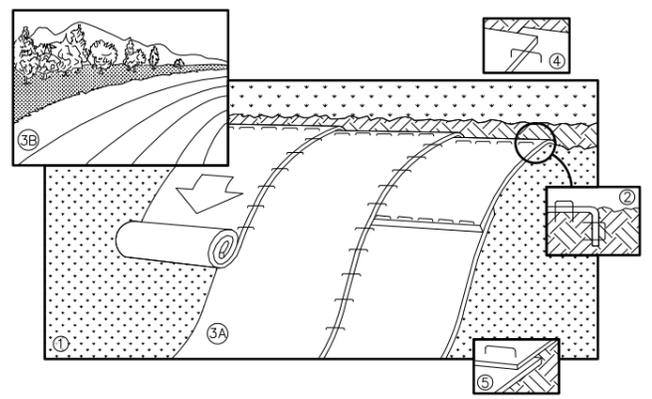
EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY & COUNTY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND:** ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING:** WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE TOWN HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- CHANNEL EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
- THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



- NOTES:
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 - WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

1 FRAMED INLET PROTECTION
1 NOT TO SCALE

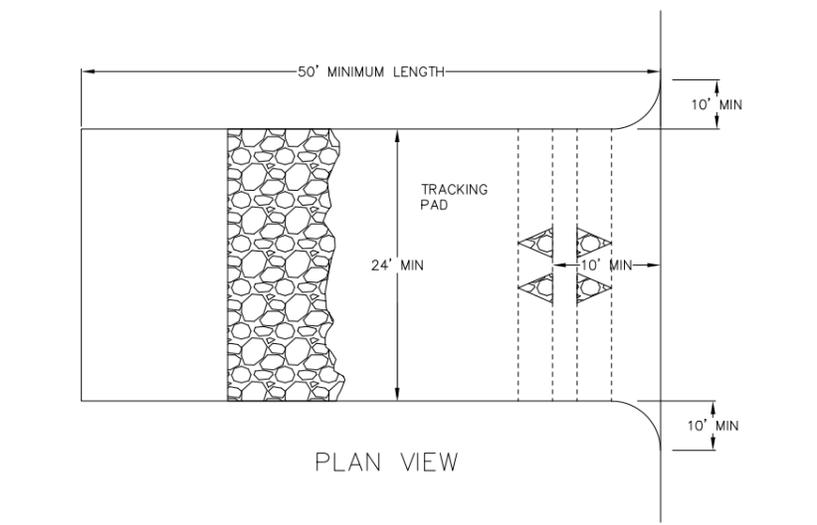
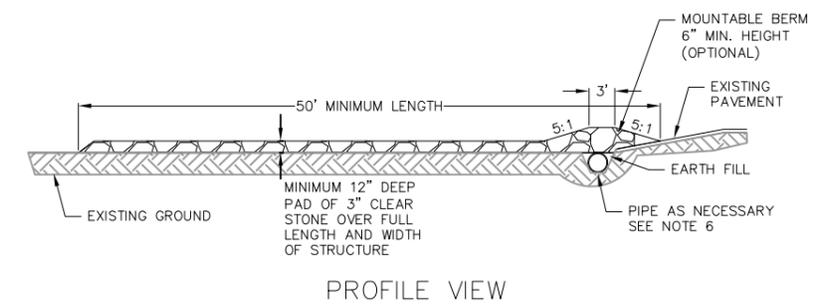


- NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
 - WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
 - ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
1 NOT TO SCALE

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD
- STRIP TOPSOIL-DETENTION BASINS
- ROUGH GRADE DETENTION BASINS
- SEED DETENTION BASINS
- STRIP TOPSOIL-STREETS & LOTS
- ROUGH GRADE STREETS & LOTS
- SEED LOT AREAS
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION
- CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
- RESTORE TERRACES
- REMOVE TRACKING PAD, AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

1 TRACKING PAD
1 NOT TO SCALE

NOT FOR CONSTRUCTION

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Site Details
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
DRAFTER: BBAR
CHECKED: TSCH
PROJECT NO.: 190233

C22

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

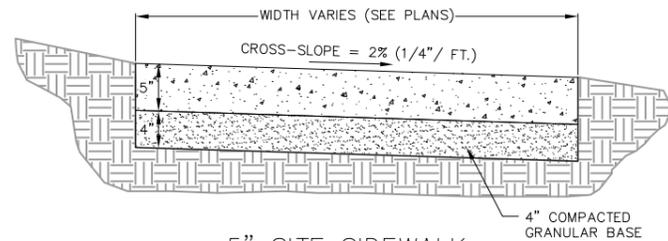
TEMPORARY AND PERMANENT:

1. USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

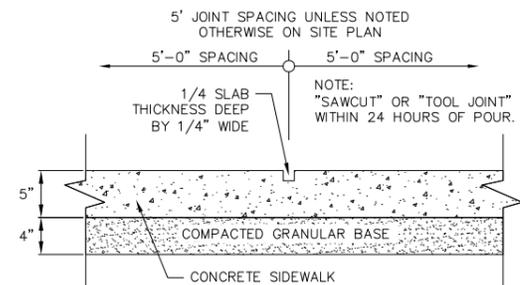
TEMPORARY AND PERMANENT:

1. USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

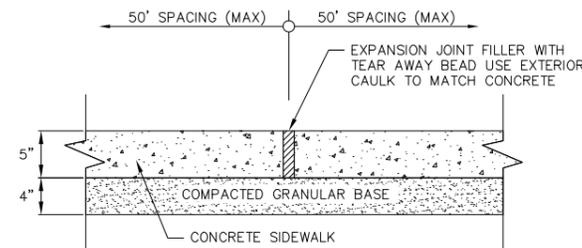


5" SITE SIDEWALK

1 5" SIDEWALK
1 NOT TO SCALE



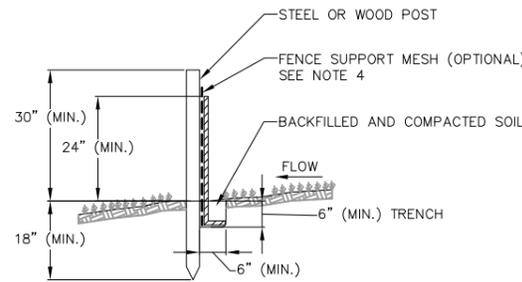
SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

1 5" SIDEWALK
1 NOT TO SCALE

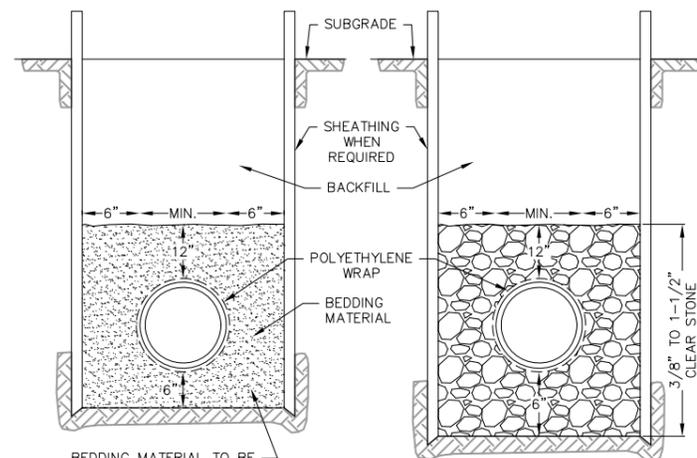
NOT FOR CONSTRUCTION



NOTES:

1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

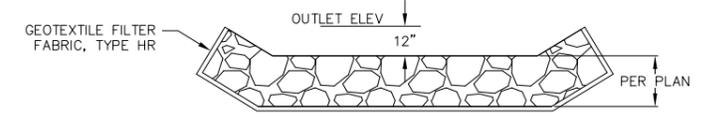
1 SILT FENCE
1 NOT TO SCALE



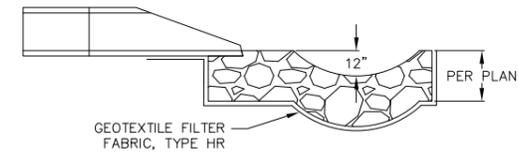
DRY TRENCH CONDITION

WET OR UNSTABLE CONDITION

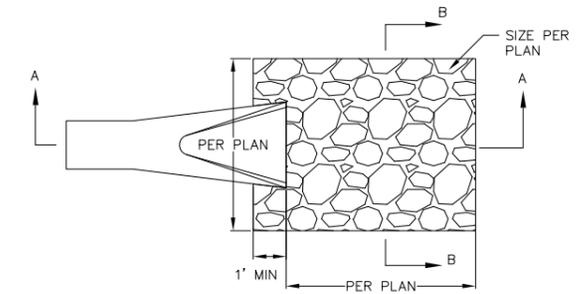
1 STANDARD TRENCH SECTION
1 NOT TO SCALE



CROSS SECTION B-B

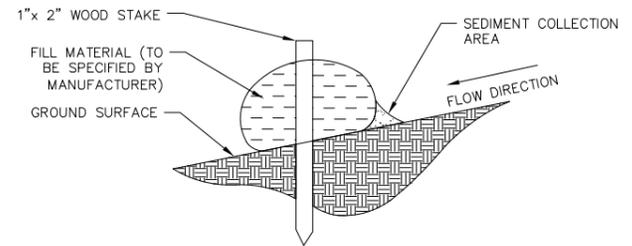


CROSS SECTION A-A

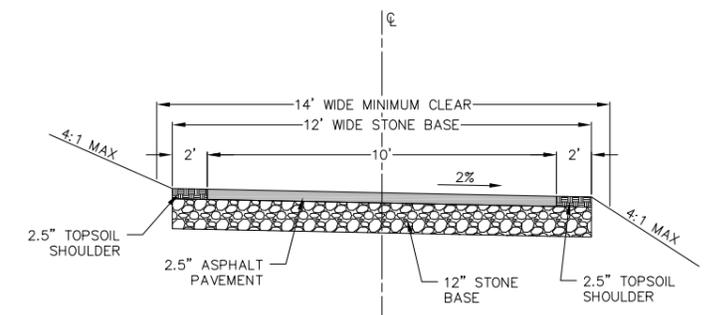


PLAN VIEW

1 RIP-RAP OUTLET
1 NOT TO SCALE



1 SILT SOCK
1 NOT TO SCALE



1 TRAIL TYPICAL SECTION
1 NOT TO SCALE



vierblicher
engineers advisors

Site Details

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

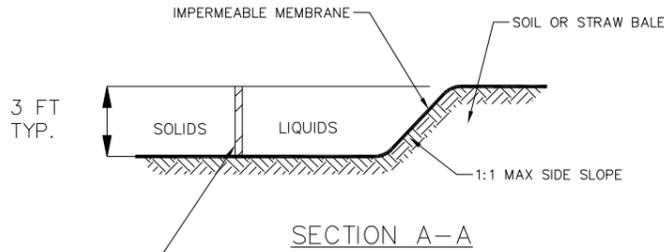
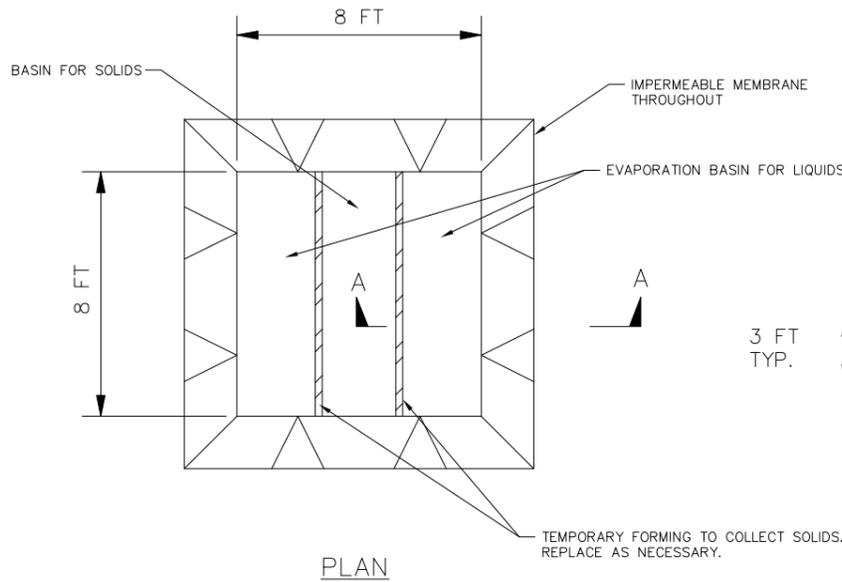
REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
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PROJECT NO.: 190233

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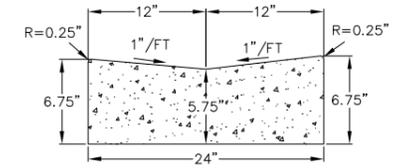
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



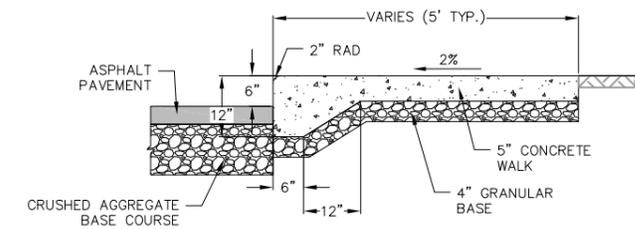
PLAN

1 1
1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

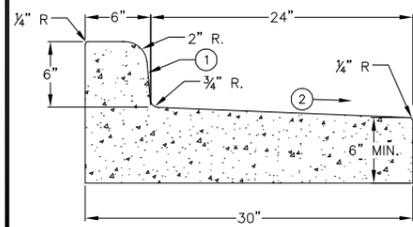


24" VALLEY GUTTER
CROSS SECTION

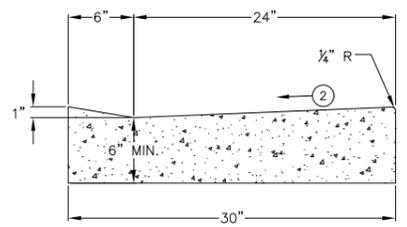
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1 24" VALLEY GUTTER
NOT TO SCALE



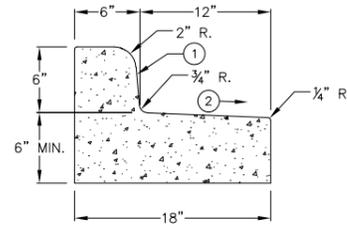
1 1
1 CURBED SIDEWALK SITE DETAIL
NOT TO SCALE



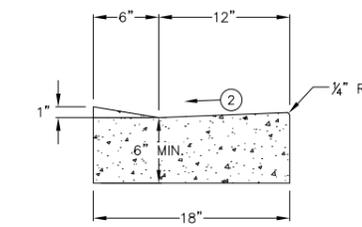
REJECT CROSS SECTION



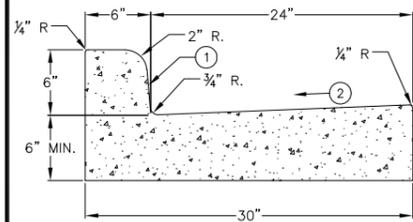
DRIVEWAY CROSS SECTION



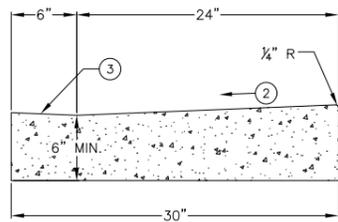
REJECT CROSS SECTION



DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION

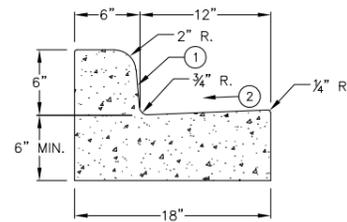


SIDEWALK RAMP
CROSS SECTION

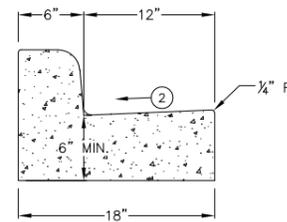
NOTES:

1. BATTER FACE OF CURB 1/2".
2. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
3. USE 4% SLOPE UNLESS OTHERWISE NOTED. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11% MAXIMUM.

1 1
1 30" CONCRETE CURB AND GUTTER
NOT TO SCALE



STANDARD CROSS SECTION

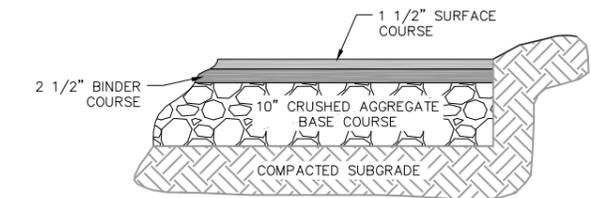


SIDEWALK RAMP
CROSS SECTION

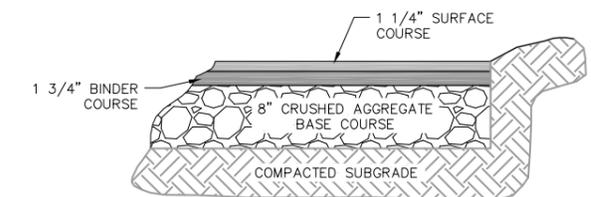
NOTES:

1. BATTER FACE OF CURB 1/2".
2. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
3. USE 4% SLOPE UNLESS OTHERWISE NOTED. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11% MAXIMUM.

1 1
1 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



BITUMINOUS PAVEMENT DRIVES



BITUMINOUS PAVEMENT
PARKING LOT

1 1
1 SITE PAVEMENT
NOT TO SCALE

NOT FOR CONSTRUCTION



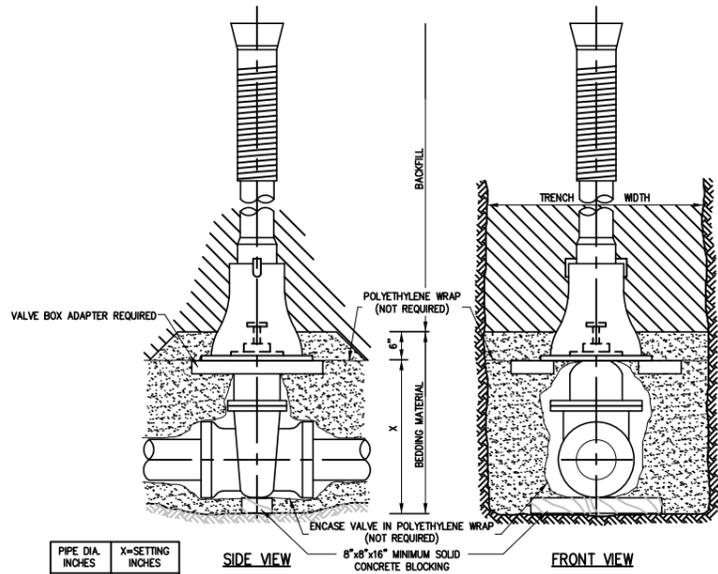
vierbicher
engineers advisors

Site Details
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE
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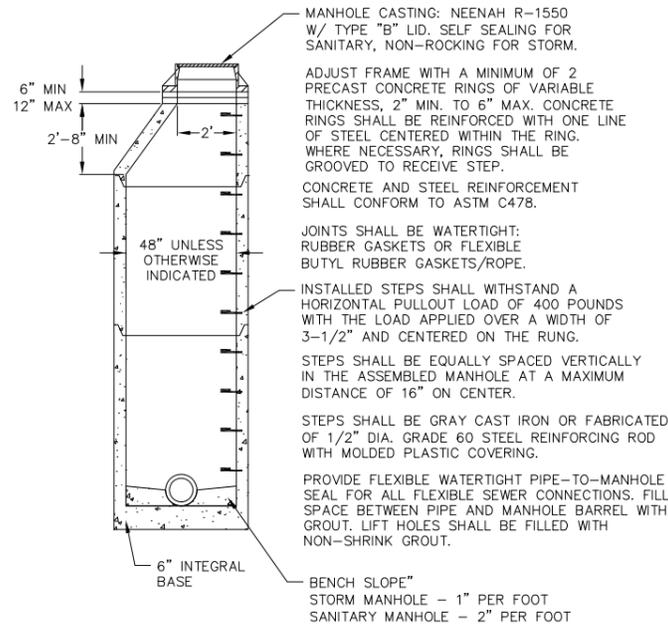
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PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

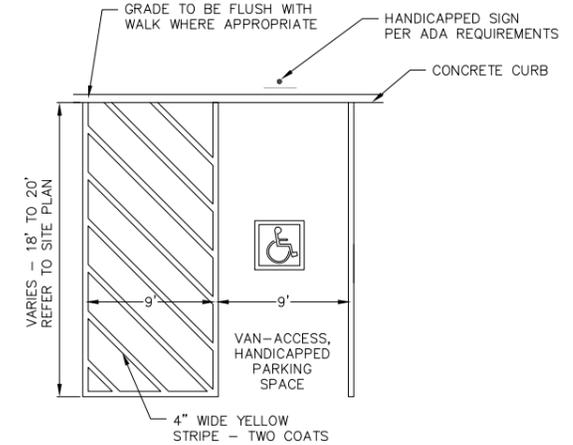
VALVES SHALL BE AMERICAN FLOW CONTROL'S SERIES 2500 DUCTILE IRON, RESILIENT WEDGE, OR EQUAL. VALVE BOXES SHALL CONFORM TO CHAPTER 8.29.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION, SPECIFIED FOR 7-FOOT BURY (OR AS REQUIRED FOR VARYING DEPTHS), AND INCLUDE A VALVE BOX ADAPTOR, ADAPTOR INC, OR EQUAL. VALVE BOX COVER SHALL BE MARKED "WATER."

1 STANDARD GATE VALVE BOX SETTING
1 NOT TO SCALE

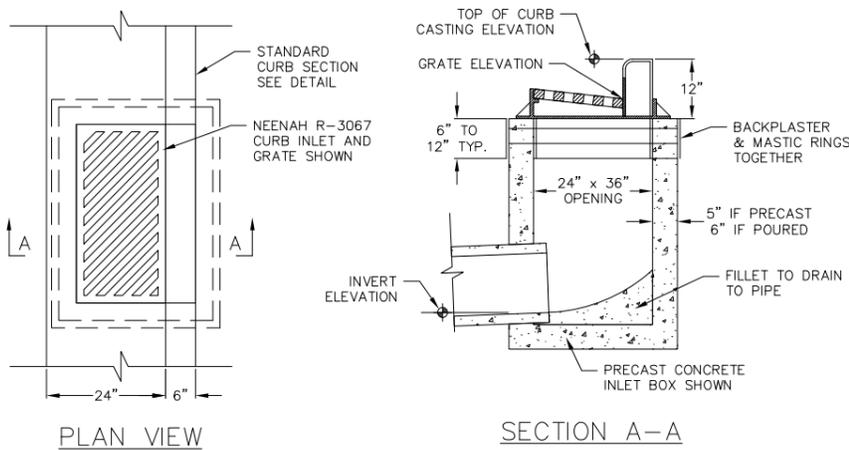


MANHOLE CASTING: NEENAH R-1550 W/ TYPE "B" LID. SELF SEALING FOR SANITARY, NON-ROCKING FOR STORM.
ADJUST FRAME WITH A MINIMUM OF 2 PRECAST CONCRETE RINGS OF VARIABLE THICKNESS, 2" MIN. TO 6" MAX. CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM C478.
JOINTS SHALL BE WATERTIGHT: RUBBER GASKETS OR FLEXIBLE BUTYL RUBBER GASKETS/ROPE.
INSTALLED STEPS SHALL WITHSTAND A HORIZONTAL PULLOUT LOAD OF 400 POUNDS WITH THE LOAD APPLIED OVER A WIDTH OF 3-1/2" AND CENTERED ON THE RUNG.
STEPS SHALL BE EQUALLY SPACED VERTICALLY IN THE ASSEMBLED MANHOLE AT A MAXIMUM DISTANCE OF 16" ON CENTER.
STEPS SHALL BE GRAY CAST IRON OR FABRICATED OF 1/2" DIA. GRADE 60 STEEL REINFORCING ROD WITH MOLDED PLASTIC COVERING.
PROVIDE FLEXIBLE WATERTIGHT PIPE-TO-MANHOLE SEAL FOR ALL FLEXIBLE SEWER CONNECTIONS. FILL SPACE BETWEEN PIPE AND MANHOLE BARREL WITH GROUT. LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT.
BENCH SLOPE*
STORM MANHOLE - 1" PER FOOT
SANITARY MANHOLE - 2" PER FOOT

1 PRECAST CONCRETE MANHOLE
1 NOT TO SCALE

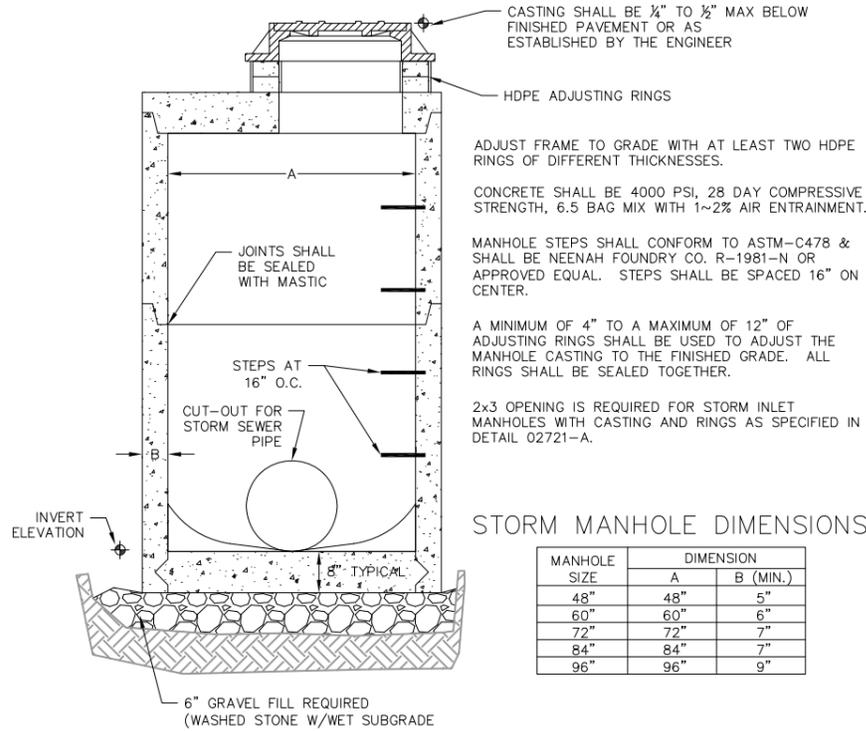


1 HANDICAP STRIPING
1 NOT TO SCALE



NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.
- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.
- THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.
- FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.
- INLETS WITH SUMPS REQUIRE A 4" DIA HOLE IN THE CENTER OF THE BOTTOM FLOOR ON THE STRUCTURE

1 RECTANGULAR STREET INLET
1 NOT TO SCALE



CASTING SHALL BE 1/4" TO 1/2" MAX BELOW FINISHED PAVEMENT OR AS ESTABLISHED BY THE ENGINEER
HDPE ADJUSTING RINGS
ADJUST FRAME TO GRADE WITH AT LEAST TWO HDPE RINGS OF DIFFERENT THICKNESSES.
CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.
MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.
A MINIMUM OF 4" TO A MAXIMUM OF 12" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER.
2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.

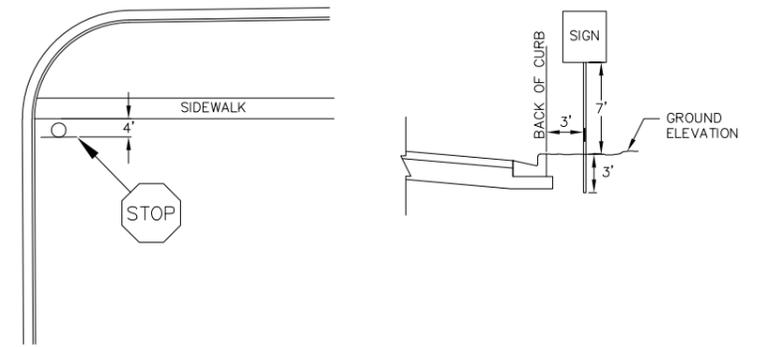
STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

1 STORM SEWER MANHOLE
1 NOT TO SCALE

SIGNAGE NOTES:

- ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SIGNS SHALL BE A DISTANCE OF 7" FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
- STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
- SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.



1 STOP SIGN
1 NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
DRAFTER: BBAR
CHECKED: TSCH
PROJECT NO.: 190233

21 Nov 2022 - 2:21p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_TitleNotesDetail.dwg by: bhan

BIORETENTION AREA SPECIFICATIONS:

- BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
- HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
- USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE), OR OTHER QUALITY, DEEP-ROOTED PLANTS FROM A LICENSED LOCAL NURSERY, AS APPROVED BY ENGINEER OR OWNER.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

- PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT SHOULD BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY).
- EROSION MAT CLASS II SHALL CONFORM TO THE CRITERIA LOCATED IN DNR TECHNICAL STANDARD 1052 (NON-CHANNEL EROSION MAT). DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
- DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
- WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS. SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

- LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
- EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
- PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
- PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF BIORETENTION AREA:

- REFER TO DNR TECHNICAL STANDARD 1004

INFILTRATION AREA SPECIFICATIONS:

INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN).

HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.

NATIVE SEEDING -NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.

CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).

RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

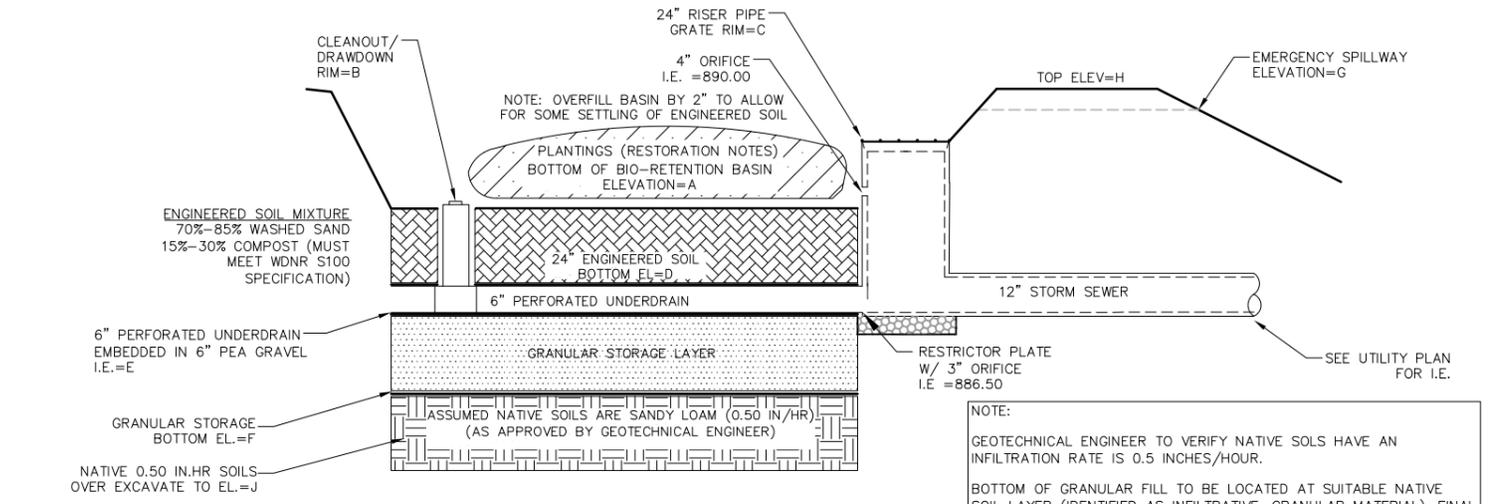
- NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
- FERTILIZER -SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
- MULCH OR EROSION MAT -MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
- WATER AS NECESSARY, DEPENDING ON WEATHER. RE-MULCH VOID AREAS, TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
- PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
- SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF INFILTRATION AREA:

- REFER TO DNR TECHNICAL STANDARD 1003



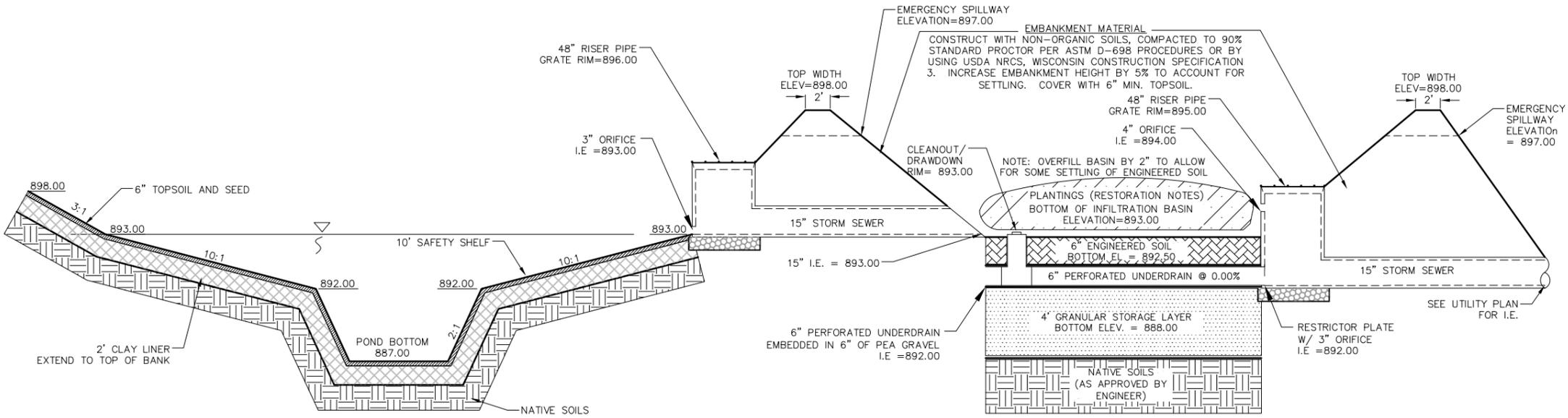
BIO-RETENTION BASIN ELEVATIONS									
	A	B	C	D	E	F	G	H	J
SOUTHWEST BIO	889.00	889.00	891.00	887.00	886.50	883.00	892.00	892.50	883.00*

*GRADATIONS SHOULD BE COLLECTED DURING CONSTRUCTION TO CHECK THAT THE TEXTURE OF THE BLENDED SOIL IS CONSISTENT WITH THE DESIGN INFILTRATION RATE OF 0.50 IN/HR.

NOTE:
GEOTECHNICAL ENGINEER TO VERIFY NATIVE SOLS HAVE AN INFILTRATION RATE IS 0.5 INCHES/HOUR.
BOTTOM OF GRANULAR FILL TO BE LOCATED AT SUITABLE NATIVE SOIL LAYER (IDENTIFIED AS INFILTRATIVE, GRANULAR MATERIAL). FINAL DEPTH OF DEVICE TO BE DETERMINED VISUALLY BY GEOTECHNICAL ENGINEER IN THE FIELD WHEN THE AREA IS EXCAVATED.

STORAGE LAYER SAND OR GRAVEL
SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
• USDA COARSE SAND (0.02 - 0.04 INCHES)
• ASTM C33 (FINE AGGREGATE CONCRETE SAND)
• WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY
GRAVEL SHALL MEET:
• COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

1 BIO-RETENTION BASIN
1 NOT TO SCALE



CLAY LINER CRITERIA

- 50% FINES (200 SIEVE) OR MORE.
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10⁻⁷ CM/SEC. OR LESS.
- AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
- AVERAGE PI OF 12 OR MORE, WITH NO VALUES LESS THAN 10.
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
- MINIMUM THICKNESS OF TWO FEET.

CONTRACTOR TO PROVIDE SAMPLE OF CLAY TO BE IMPORTED TO VERIFY IT MEETS THE STATED REQUIREMENTS.

ENGINEERED SOIL MIXTURE
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)

NOTE:
GEOTECHNICAL ENGINEER TO VERIFY NATIVE SOLS HAVE AN INFILTRATION RATE IS 0.5 INCHES/HOUR.
BOTTOM OF GRANULAR FILL TO BE LOCATED AT SUITABLE NATIVE SOIL LAYER (IDENTIFIED AS INFILTRATIVE, GRANULAR MATERIAL). FINAL DEPTH OF DEVICE TO BE DETERMINED VISUALLY BY GEOTECHNICAL ENGINEER IN THE FIELD WHEN THE AREA IS EXCAVATED.

STORAGE LAYER SAND OR GRAVEL
SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
• USDA COARSE SAND (0.02 - 0.04 INCHES)
• ASTM C33 (FINE AGGREGATE CONCRETE SAND)
• WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY
GRAVEL SHALL MEET:
• COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

1 WET POND/INFILTRATION FACILITY CROSS-SECTION
1 NOT TO SCALE

NOT FOR CONSTRUCTION

vierbicher
engineers advisors

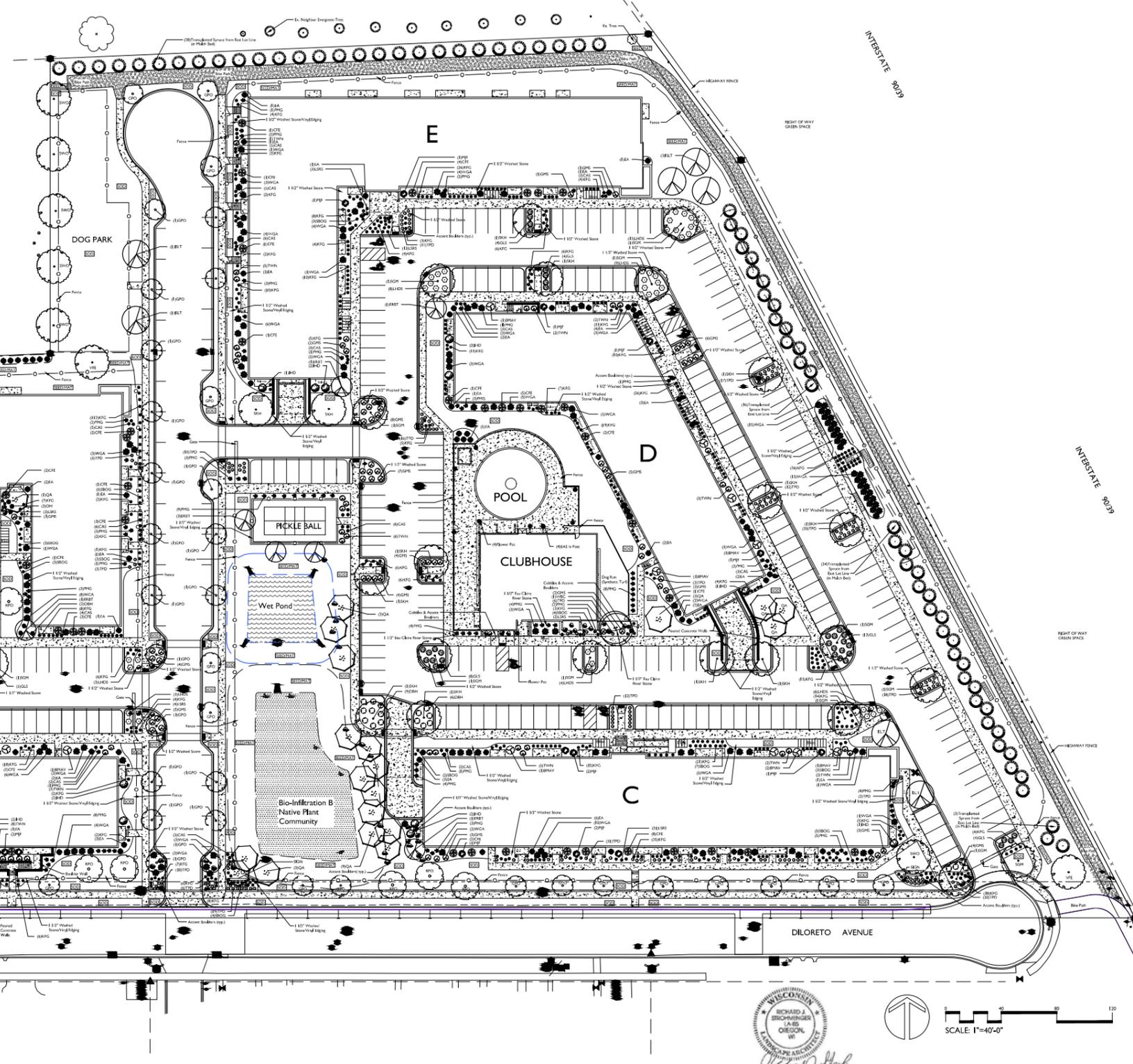
Site Details
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: 11/21/2022
DRAFTER: BBAR
CHECKED: TSCH
PROJECT NO.: 190233
C26

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
12	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	10' B&B
11	ERBT	Eastern Redbud (tr)	Cercis Canadensis (tr)	2" B&B
18	SKH	Street Keeper Honeylocust	Gleditsia Triacanth 'draves'	3" B&B
25	QA	Quaking Aspen	Populus Tremuloides	8" B&B
6	SWO	Swamp White Oak	Quercus bicolor	3" B&B
39	GPO	Green Pillar Pin Oak	Quercus Palustris 'primgreen'	2" B&B
11	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
8	ISLT	Ivory Silk Japanese Lilac (tr)	Syringa Reticulata 'Ivory Silk' (tr)	2" B&B
2	VFE	Valley Forge Amer Elm	Ulmus Americana 'valley Forge'	3" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
15	MJF	Golden Mop TMJ Japanese Falce	Chamaecyparis Pisif 'golden Mop'	#3 CONT.
108	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5" B&B
4	EAS	Emerald Arborvitae (sp)	Thuja Occidentalis 'smaragd' (sp)	#20 CONT.
201	WGGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
475	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
50	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphiresprudel'	#1 CONT.
6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
91	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
57	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'little Spire'	#1 CONT.
81	CAS	Caradonna Sage	Salvia Nemorosa 'caradonna'	#1 CONT.
266	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
19	IHD	Ivory Halo Dogwood	Cornus Alba 'balhala'	#5 CONT.
39	DBH	Dwarf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
47	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3" B&B
53	LHDS	Little Henry Dwarf Sweetspire	Ilex Virginia 'sprich'	#3 CONT.
44	TWN	Tiny Wine Ninebark	Physocarpus Opulifolius 'smotow'	#3 CONT.
41	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#5 CONT.
64	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
35	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
Existing Trees				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
71	--	Transplanted Spruce	Transplanted Picea Alba	15'-20' Ht.

Plant Material List

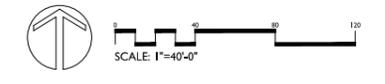


the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2830 PARMENTER STREET
 P.O. BOX 620330
 MIDDLETON, WI 53562-0330
 TEL (608) 836-7041
 FAX (608) 831-6266

THE WINSTON
 CREEKSIDE DRIVE
 MADISON, WISCONSIN

Checked By: SS
 Drawn By: 8/18/22 RS
 Revised: 11/23/22 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L1
 OVERALL LANDSCAPE
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11/23/2022 11:23:02Z Planset: 11/23/2022, Project: 11/23/2022



LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
F.O. BOX 600330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

MADISON LANDSCAPE WORKSHEET

Zoning district is SR-V2
Total square footage of developed area 128,680 SF
Total square footage of first 5 acres of developed area ÷ 300 square feet = 434 Landscape Units
Total square footage of 0 additional acres of developed area ÷ 100 square feet = 0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED
434 Landscape Units x 5 landscape points for first 5 acres..... 3,472 points
0 Landscape Units x 1 landscape point for additional 0 acres..... 0 points
TOTAL LANDSCAPE POINTS REQUIRED..... 3,472 points

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
GRASSES AND SEDGES				
288	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
288	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
288	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
288	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
FORBS				
128	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
160	PURPLE CONEFLOWER	ECHINACIA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
128	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing
128	WILD IRIS	IRE VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
128	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing
138	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
160	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTORMENTOSA	2.5" POT	12" O.C. Rect. Spacing
128	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
GRASSES AND SEDGES				
896	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
896	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
896	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
896	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
FORBS				
416	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
448	PURPLE CONEFLOWER	ECHINACIA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
416	FALSE SUNFLOWER	HELIOPSIS HELIANTHOIDES	2.5" POT	12" O.C. Rect. Spacing
448	WILD IRIS	IRE VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
416	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing
448	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
448	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTORMENTOSA	2.5" POT	12" O.C. Rect. Spacing
416	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
12	SGM	Sienna Glen Maple	Acer X Freemanii 'sienna'	3" B&B
15	WBC	Whitespire Gray Birch (clp)	Betula Populifolia 'whitespire' (clp)	10' B&B
11	ERBT	Eastern Redbud (tf)	Cercis Canadensis (tf)	2" B&B
18	SKH	Street Keeper Honeylocust	Gleditsia Triacan 'draves'	3" B&B
25	QA	Quaking Aspen	Populus Tremuloides	8' B&B
6	SWO	Swamp White Oak	Quercus Bicolor	3" B&B
39	GPO	Green Pillar Pin Oak	Quercus Palustris 'pringreen'	2" B&B
11	RPO	Regal Prince English Oak	Quercus Robur 'long'	2" B&B
8	ISLT	Ivory Silk Japanese Lilac (tf)	Syringa Reticulata 'ivory silk' (tf)	2" B&B
2	VFE	Valley Forge Amer Elm	Ulmus Americana 'valley Forge'	3" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
15	MJF	Golden Mop Thif Japanese False	Chamaecyparis Pisi 'golden Mop'	#3 CONT.
108	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
4	EAS	Emerald Arborvitae (spl)	Thuja Occidentalis 'smaragd' (spl)	#20 CONT.
201	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.
Perennial				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
475	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
50	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
91	PMG	Purple Maiden Grass	Miscanthus Sinensis Var Purpurescens	#1 CONT.
57	LSRS	Little Spire Russian Sage	Perovskia Atriplicifolia 'little Spire'	#1 CONT.
81	CAS	Caradonna Sage	Salvia Nemorosa 'caradonna'	#1 CONT.
266	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
19	IHD	Ivory Halo Dogwood	Cornus Alba 'bailhalo'	#5 CONT.
39	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
47	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B
53	LHDS	Little Henry Dwf Sweetpire	Itea Virginica 'sprich'	#3 CONT.
44	TWN	Tiny Wine Ninebark	Physocarpus Opulifolius 'smptow'	#3 CONT.
41	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#5 CONT.
64	GMS	Gold Mound Spirea	Spiraea Japonica 'gold Mound'	#3 CONT.
35	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.
Existing Trees				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
71	--	Transplanted Spruce	Transplanted Picea Alba	15'-20' Ht.

Plant Material List

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	128	4,480			
Tall Evergreen Tree : 5-6 feet tall	35			71	2,485	
Ornamental Tree : 1-1/2" Caliper (dbh)	15	18	270			
Upright Evergreen Shrub : 3-4 feet tall	10	112	1,120			
Shrub, deciduous : 3 gallon / 12"-24"	3	342	1,026			
Shrub, evergreen : 3 gallon / 12"-24"	4	216	864			
Ornamental grass/perennial : 1gallon / 8"-18"	2	1,026	2,052			
Ornamental / Decorative fencing	4 per 10 l.f.	4,043	1,616			
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			11,428	+	2,485	= 13,913

Street Frontage Landscape Required	
Street Frontage = 1,443 LF	
Canopy Trees Required: 1 per 30 LF Frontage =	48
Shrubs Required : 5 per 30 LF Frontage =	240
Street Frontage Landscape Supplied	
Proposed Canopy Trees = 61.5 (58 Shade Trees plus 7 Ornamental/Conifer Count as 3.5)	
Proposed Shrubs = 175 Shrubs and 1,226 LF of Ornamental Fence	

GENERAL NOTES

- A) Individual trees found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- B) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- C) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- D) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- E) Seed shall consist of the following mixture:
10% Palmer IV Perennial Ryegrass
20% Dragon Kentucky Bluegrass
20% Diva Kentucky Bluegrass
20% Foxy II Creeping Red Fescue
15% Vail II Perennial Ryegrass
15% Ginney Kentucky Bluegrass
- F) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.
- H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

THE WINSTON
 CREEKSIDE DRIVE
 MADISON, WISCONSIN

Checked By: SS
Drawn By: 8/18/22 RS

Revised: 11/23/22 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L5 NOTES & SCHEDULES

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SGM-Sienna Glen Maple Fall

WBC-Whitespire Birch

SKH-Street Keeper Honeylocust

GPO-Green Pillar Pin Oak

VFE-Valley Forge Amer Elm

ISLT-Ivory Silk Tree Lilac Tree Form

ERBT-Eastern Redbud

QA-Quaking Aspen Fall

RPO-Regal Prince English Oak

SWO-Swamp White Oak

EA-Emerald Arborvitae

EAS-Emerald Arborvitae-spiral

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CAS-Caradonna Sage

OBH-Olive Bailey Langdon Hosta

DBH-Dwarf Bush-Honeysuckle

GLS-Gro-Low Sumac

LHDS-Little Henry Dwarf Sweetspire

GMS-Gold Mound Spirea

SBOG-Sapphire Blue Oat Grass

TPD-Tara Prairie Dropseed

MJF-Mops Threadbranch Japanese Falsecypress

ISLT-Ivory Halo Dogwood

PMG-Purple Maiden Grass

LSRS-Little Spire Russian Sage

THE WINSTON
CREEKSIDE DRIVE
MADISON, WISCONSIN

Checked By: SS
Drawn By: 8/18/22 RS

Revised: 11/23/22 RS
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L6
PLANT PICTURES

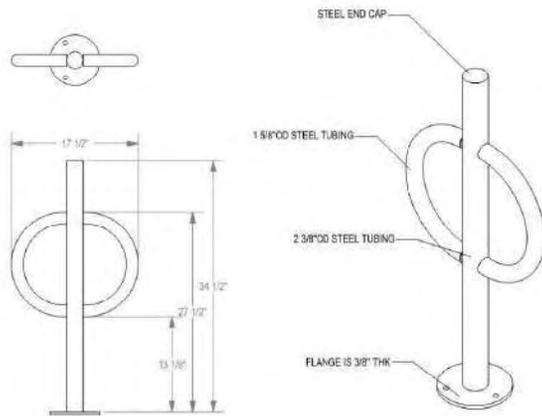
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EXTERIOR BIKE RACKS:

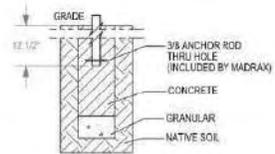
EXTERIOR BIKE RACKS SHALL BE 'MADRAX-BOL-2-SF' OR EQUAL WITH SURFACE MOUNT (SHOWN IN PHOTO) & STAINLESS STEEL FINISH. RACKS SHALL BE LOCATED AS NOTED ON THE PLANS.



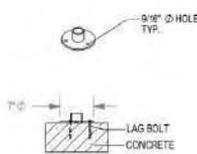
MADRAX DIVISION
 GRABER MANUFACTURING, INC., FORMERLY TRILARY, INC.
 1080 LINCOLN DRIVE
 WAUNAKEE, WI 53597
 P(800) 448-7331, P(608) 849-1080, F(608) 849-1081
 WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



CHECK DESIRED MOUNT □



□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)
 SECTION VIEWS

PRODUCT: BOL-2-SF(IG)
 DESCRIPTION: BILLBOARD BIKE RACK WITH FLAT CAP, TUBE STEEL ARMS
 2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 8-20-12
 ENG: SMC

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NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 2. CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

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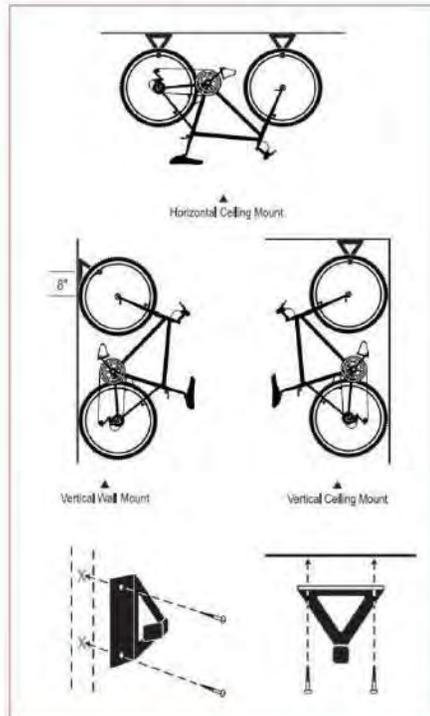


PROSTOR BIKE Hanger

Model | PIW-1R

Mounting Instructions

Rack must be mounted into wall studs or ceiling studs. Locate studs. Mark screw holes at desired location and drill 1/8" pilot holes (very important). Install hook with provided screws and tighten evenly. **Weight limit not to exceed 50 lbs.**



Warning: Please read installation instructions carefully prior to installing rack. Before using the rack, thoroughly test the fully-weighted rack (with equipment in place) to ensure the rack has been installed securely and is functioning properly. Racor, Inc. is not responsible for any damage resulting from improper installation, overloading or product failure.

Customer Service 1-800-783-7725

racor

Racor PIW-1R/PIW-1W Pro Wall-Mount Bike Hanger

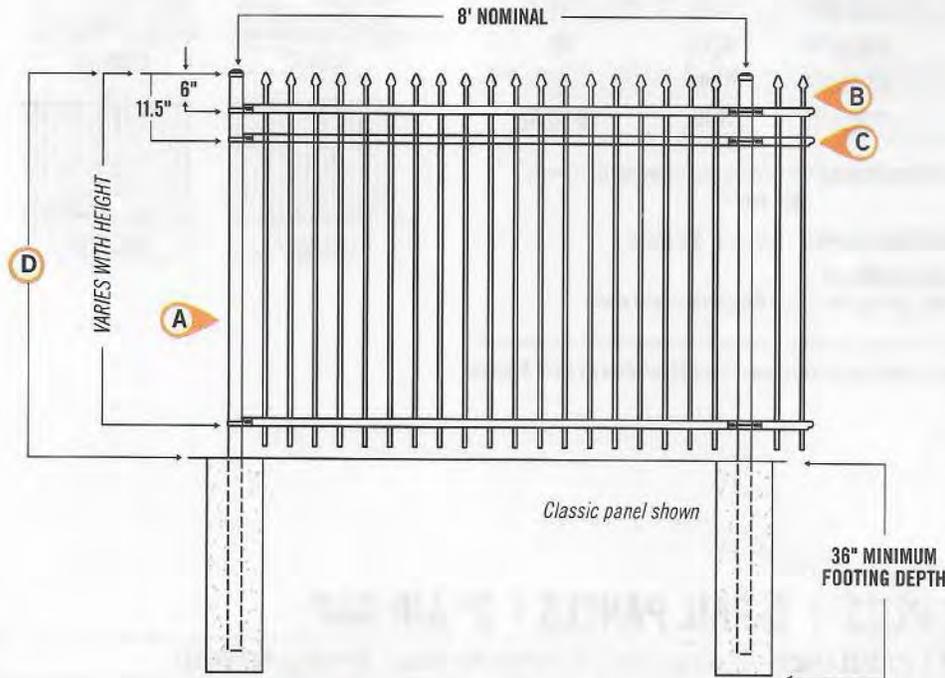


- Mounts on wall or ceiling
- Durable epoxy finish for corrosion resistance
- Cable-lock slot for optimal security
- Laser-cut, 12-gauge steel for unsurpassed durability
- Easy installation with provided hardware

MONTAGE PLUS[®] | 2 & 3-RAIL OPTIONS | 3" & 4" AIR-SPACE OPTIONS

STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE

PATENT NUMBERS: 7071439, 7282659, 7621510, 7896318,
 7980534, 8523150, 9840854, 10538939



Additional Fence Details
 Style: Ameristar Montage Plus with 3-Rail
 Fence height: 48" (6' around the pool area)
 Material: Aluminum
 Color: Matte black powder coated

- A** 2.5"sq x 16ga POSTS
- B** 0.75"sq x 18ga PICKETS
- C** 1.4375"w x 1.5"h x 14ga RAILS
- D** 3', 3.5', 4', 4.5', 5' & 6' PANEL HEIGHTS

Refer to construction specification & tables within this section for recommended post space by bracket type

Effective: 04/01/20

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