URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____ _____

Zoning District 11/28/22 11:47 a.m. RECEIVED _____

Urban Design District _____ _____

Submittal reviewed by _____

Legistar # _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 4205 Portage Road

Title: The Winston

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested January 11, 2023

☐ New development ☐ Alteration to an existing or previously-approved development

_ Informational ☐ Initial approval [X] Final approval

3. Project Type

☐ Project in an Urban Design District

☐ Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)

☐ Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)

☐ Planned Development (PD)

- ☐ General Development Plan (GDP)
- ☐ Specific Implementation Plan (SIP)

☑ Planned Multi-Use Site or Residential Building Complex

Signage

☐ Comprehensive Design Review (CDR)

☐ Signage Variance (i.e. modification of signage height, area, and setback)

☐ Signage Exception

Other

☐ Please specify

_____

4. Applicant, Agent, and Property Owner Information

Applicant name Terrence Wall — Company T. Wall Enterprises Development, LLC

Street address 1818 Parmenter St. — City/State/Zip Middleton, WI 53562

Telephone 608-826-4000 — Email legal@twallenterprises.com

Project contact person Nick Patterson — Company T. Wall Enterprises Development, LLC

Street address 1818 Parmenter St. — City/State/Zip Middleton, WI 53562

Telephone 608-220-8940 — Email nick@twallenterprises.com

Property owner (if not applicant) Interstate Overlook, LLC

Street address 1818 Parmenter St. — City/State/Zip Middleton, WI 53562

Telephone 608-826-4000 — Email legal@twallenterprises.com

5. Required Submittal Materials

- ☐ **Application Form**
- ☐ **Letter of Intent**
  - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
  - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- ☐ **Development Plans** (Refer to checklist on Page 4 for plan details)
- ☐ **Filing fee**
- ☐ **Electronic Submittal***
- ☐ **Notification to the District Alder**
  - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Heather Stouder, Kevin Firchow, & Jenny Kirchgatter on June 2nd.

2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration. Interstate Overlook, LLC

Name of applicant Terrence Wall, president of Its Manager Relationship to property Owner

Authorizing signature of property owner _____ Date June 13, 2022

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than $1,000.

Please consult the schedule below for the appropriate fee for your request:

- ☑ Urban Design Districts: $350 *(per §35.24(6) MGO).*
- ☐ Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : $150 *(per §33.24(6)(b) MGO)*
- ☐ Comprehensive Design Review: $500 *(per §31.041(3)(d)(1)(a) MGO)*
- ☐ Minor Alteration to a Comprehensive Sign Plan: $100 *(per §31.041(3)(d)(1)(c) MGO)*
- ☐ All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: $300 *(per §31.041(3)(d)(2) MGO)*

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

T. Wall Enterprises
Development LLC

City of Madison
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

November 28, 2022

RE: The Winston – Conditional Use for a Multi-Family Development

Dear Commission and Committee Member:

Winston at Churchill, LLC ("The Winston") submitted a proposal for a multi-family development located at 4205 Portage Road in August. We received zoning comments from staff and design feedback from the Urban Design Commission in October. The Winston is pleased to present an updated proposal for a multi-family development that addresses the feedback we have received.

The Winston is proposing the following for the neighborhood and the city:

1. **Additional Housing**: This development will provide 483 units. This proposal is the missing middle-income housing; it is not low income, but it is not high income either. This development will contain units that are of high quality with a variety of unit types. Plenty of studios for individuals on a budget, but also one's, two's, and three-bedroom units for people who need more space.

2. **Tax Base**: The property, which was formerly located in the Town of Burke, is now serviced by the City of Madison. The property is currently not an income producing property for the City of Madison but when developed will provide an additional $50 million in additional tax base. Which equates to more than $1 million in taxes per year that go to the City and school district.

3. **Revitalize East Madison**: The Winston will create a diverse community which will bring in individuals that will help to build up East Madison. Individuals that will bolster the local workforce of American Center, UW Health, East Towne Mall, and the East Washington corridor. In turn, The Winston will bring millions of dollars of discretionary income to support local businesses that have been struggling from the aftermath of Covid.

P.O. Box 620037 Middleton, WI 53562 608-220-8940 nick@twallenterprises.com

4. **Thoughtful Design**: An incredible amount of thought and design has been placed to ensure the development is respectful to the scale and character of a traditional urban district. The earth tone color palette, traditional and

   contemporary materials, and arrangement defines the scale and aesthetic that is complementary to the overall context and urban district design approach. The development received great feedback from Urban Design Committee in an informational meeting. The development has addressed that feedback with a more simplified façade, reduced material variations, and reduced the size of timbers and brackets at the corner elements. Natural stone, wood, fiber cement siding, and architectural metal panels will contribute to the overall quality of construction and design. The overall master plan focuses on creating an inner courtyard with greenspace and screened parking. This design approach creates a street friendly presence and additional screening of parking areas.

5. **Signage**: Each building is proposed with mounted vertical and/or horizontal signage. The signage will be a complimentary material to the building façade and materials. A monument sign is shown on the corner of Portage Road and Diloreto Avenue and another monument sign on the corner of Portage Road and West Creekwood Lane.

Development Overview

Building Name	STUDIO	1 BD / 1 BATH	2 BD / 2 BATH	3 BD / 2 BATH	Total Units	Total Parking
Building A	40	39	25	4	108	112
Building B	16	27	32	3	78	78
Building C	35	36	16	8	95	98
Building D	31	32	16	4	83	105
Building E	51	44	21	3	119	158
Total	173	178	110	22	483	551

P.O. Box 620037 Middleton, WI 53562 608-220-8940 nick@twallenterprises.com

T. Wall Enterprises
Development LLC

Changes to address UDC & staff feedback

1. **Zoning:** Staff requested that dwelling units be decreased on Lots 1 and 2 to 186 dwelling units but more units can be added to Lots 3 and 4 per open space requirements. (Initially, the development contained 220 units on Lots 1 and 2.) The dwelling units have been reduced to 186 dwelling units on Lots 1 and 2 and increased from 264 to 297 dwelling units on Lots 3 and 4.
2. **Bicycle Parking:** The amount of bicycle parking has increased to meet parking requirements.
3. **Landscaping:**
    a. Planting beds have been simplified with angles that better frame the buildings.
    b. Additional plant species have been added to create a more diverse landscape plan.
    c. Existing Spruce trees along the interstate will be transplanted and maintained along the interstate. The existing Spruce trees are fully grown and will provide a denser buffer than the White Pines originally proposed.
4. **Wall Pack/Louvers:** Wall packs and HVAC Louvers have been relocated for the purpose of integrating them into doors and windows of unit patios. Louvers located at patios will be framed out to match the shape and size of patio doors and match the color of surrounding building materials. The louvers will be shielded by the balconies. Wall packs will be framed with the windows to better integrate to the façade.

Project Team

Owner/Developer:
Winston at Churchill, LLC
1818 Parmenter St., Ste 400
Middleton, WI 53562

Architect:
JLA Architects
800 W Broadway, Ste 200
Monona, WI 53713

Civil Engineer:
Vierbicher Associates
999 Fourier Dr, Ste 201
Madison, WI 53717

Geotechnical Engineer:
CGC, Inc
2921 Perry St
Madison, WI 53713

T. Wall Enterprises
Development LLC

Landscape Architect:
Bruce Company
2830 Parmenter St.
Middleton, WI 53562

This is a very exciting undertaking and is a step in the right direction to close the housing gap in the City of Madison. The Winston is a major investment in the community that will provide benefits to East Madison and the greater community.

Thank you for your consideration.

Sincerely,

Nick Patterson
Project Manager
T. Wall Enterprises Development, LLC

THE WINSTON

MADISON, WI



CONDITIONAL USE SUBMITTAL

NOVEMBER 28, 2022

JLA ARCHITECTS

JLA PROJECT NUMBER: 19-1104

SHEET INDEX

SHEET DISCIPLINE AND NUMBER	

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
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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

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	

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

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

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							
BEDROOMS	1	1	1	2	2	3												
6	0	0	0	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	PER UNIT	PER BR
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

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							
BEDROOMS	1	1	1	2	2	3												
6	0	0	0	0	0	0	0			0	0	0						
5	0	0	0	0	0	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	PER UNIT	PER BR
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

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							
BEDROOMS	1	1	1	2	2	3												
6	0	0	0	0	0	0	0			0	0	0						
5	0	0	0	0	0	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	PER UNIT	PER BR
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

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

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						
5	0	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	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**

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						
5	0	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**

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

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING DATA

SHEET NUMBER

G003



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

JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

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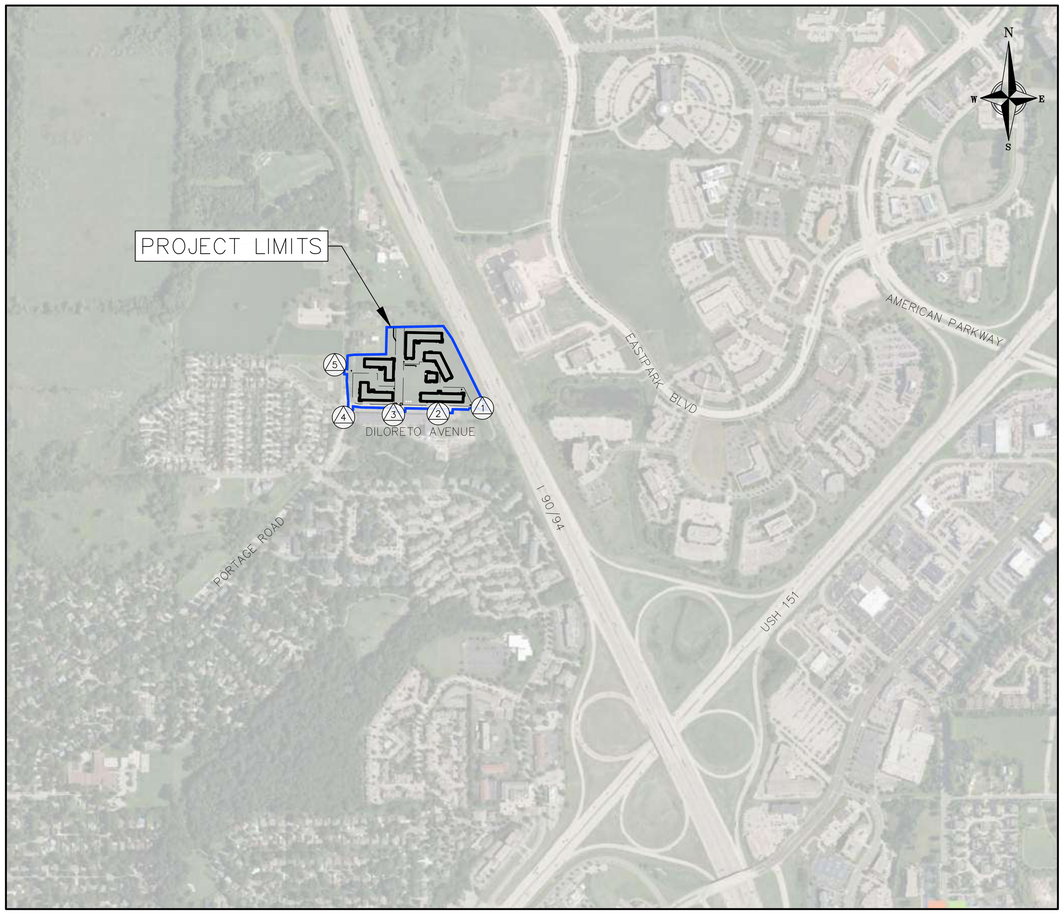
THE WINSTON

SITE IMPROVEMENTS

CITY OF MADISON





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.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

NOT FOR CONSTRUCTION

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	NOTES & LEGENDS
C3	EXISTING CONDITIONS
C4	DEMOLITION PLAN
C5	OVERALL SITE & UTILITY PLAN
C6	SITE PLAN – BUILDING A
C7	SITE PLAN – BUILDING B
C8	SITE PLAN – BUILDING C
C9	SITE PLAN – BUILDING D & CLUBHOUSE
C10	SITE PLAN – BUILDING E
C11	UTILITY PLAN – BUILDING A
C12	UTILITY PLAN– BUILDING B
C13	UTILITY PLAN – BUILDING C
C14	UTILITY PLAN – BUILDING D & CLUBHOUSE
C15	UTILITY PLAN – BUILDING E
C16	OVERALL GRADING & EROSION CONTROL PLAN
C17	GRADING PLAN – BUILDING A
C18	GRADING PLAN – BUILDING B
C19	GRADING PLAN – BUILDING C
C20	GRADING PLAN – BUILDING D & CLUBHOUSE
C21	GRADING PLAN – BUILDING E
C22–C26	SITE DETAILS

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planners | engineers | advisors

Title Sheet
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

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

C1

21 Nov 2022 - 2:18p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_TitleNotesDetails.dwg by: bhan

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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

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

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 (820)
- EXISTING MINOR CONTOURS (818)
- PROPOSED MAJOR CONTOURS (820)
- PROPOSED MINOR CONTOURS (818)
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS (2.92%)
- EXISTING SPOT ELEVATIONS (1048.61)
- PROPOSED SPOT ELEVATIONS (1048.61)
- 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

STMH	STORM MANHOLE
FI	FIELD INLET
CI	CURB INLET
CB	CATCH BASIN
EW	ENDWALL
SMH	SANITARY MANHOLE

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

TC	TOP OF CURB
FF	FINISHED FLOOR
FL	FLOW LINE
SW	TOP OF WALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOT FOR CONSTRUCTION

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.

vierbicher planners engineers advisors

Notes & Legends

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS		
NO.	DATE	REMARKS

REVISIONS		
NO.	DATE	REMARKS

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

C2

21 Nov 2022 - 2:19p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_TitleNotesDetails.dwg by: bhan

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CSM #12494 – LOT 1
V.10 CSM's, P.23–24, DOC. #1529109
Owner of Record: Gisela Rabuck

CSM #12909 – LOT 1
V.82 CSM's, P.85–86, DOC. #4658523
Owner of Record: Kohn Trust

CSM #12909 – LOT 2
V.82 CSM's, P.85–86, DOC. #4658523
NO BUILDINGS OBSERVED

CSM #14072 – LOT 1
V.94 CSM's, P.215–227, DOC. #5183613
Owner of Record: Hidden Creek Residences LLC, etal.

CSM #14072 – LOT 2
V.94 CSM's, P.215–227, DOC. #5183613
Owner of Record: Hidden Creek 2 Residences LLC

CSM #14072 – LOT 3
V.94 CSM's, P.215–227, DOC. #5183613
Owner of Record: Hidden Creek 3 Residences LLC

CSM #11065 – LOT 2
V.66 CSM's, P.34–36, DOC. #3081107
Owner of Record: Michael J. Dioretto etal

CHURCHILL HEIGHTS – OUTLOT 1
V.66 CSM's, P.62–63, DOC. #3634659
Owner of Record: Churchill Heights Park

PORTAGE ROAD
PUBLIC (RELOCATED ROAD
WIDTH VARIES

INTERSTATE HIGHWAY 39 – 90 – 94
REFERENCE LINE PER PLAT OF RIGHT OF WAY REQUIRED
PROJECT I.90-94-2(212)122, LAKE DELTON–MADISON ROAD –
INTERSTATE HIGHWAY 90-94, DANE COUNTY, SHEET 4/12

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.

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.

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

GRAPHIC SCALE FEET
0 20 40 80

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

N88°46'45"E 431.07' (N88°47'59"E 431.02')
N01°09'46"E 212.10' (N01°10'02"E 212.18')
N88°47'23"E 268.14' (N88°47'59"E 268.18')
S35°08'29"E 112.79' (CONVEYANCE 112.79')
S26°18'31"E 614.80' (CONVEYANCE 614.72')
N88°49'46"W 1048.99' (N88°49'30"W 1048.95')
110'
VARIES
26'
27'
ANGLED HATCHING DEPICTS "NO VEHICULAR ACCESS"
PERPETUAL EASEMENT FOR PUBLIC STREET PURPOSES, DOC. #5190217
EXISTING 20' WIDE UNDERGROUND ELECTRIC & COMMUNICATIONS LINES FACILITIES EASEMENT TO WISCONSIN POWER & LIGHT COMPANY AND CHARTER CABLE PARTNERS, LLC, DOC. #3636733
EXISTING 1–ROD (16.5') WIDE EASEMENT TO WISCONSIN TELEPHONE COMPANY, DOC. #1774837
¾"ø SOLID IRON ROD FOUND 12" BELOW SURFACE – SET ¾"ø ROD AT SURFACE
DRAINAGE SWALES
UNDERGROUND GAS MARKINGS IN THIS AREA WERE LOST DUE TO BUILDING CONSTRUCTION. GAS LINE LOCATION IS ESTIMATED.

21" CMP IE=889.89
21" CMP IE=889.46
EX ENDWALL IE=888.60
EX STMH RIM=889.39 IE=885.17 NW IE=885.04 S
EX SMH RIM=890.12 IE=879.77 N IE=879.67 S
EX ENDWALL IE=885.76
EX STMH RIM=886.09 IE=882.54
EX ENDWALL IE=884.94
STUB W/ CAP DESIGN IE=884.85
STUB W/ CAP DESIGN IE=892.24
EX SMH RIM=897.44 IE=887.03 S IE=886.95 E IE=886.85 W
EX SMH RIM=904.14 IE=893.52 W IE=893.67 S
EX FIN TC=903.88 IE=901.33 E IE=901.23 W
EX STMH RIM=885.86 IE=878.90
EX SMH RIM=885.86 IE=874.93 N IE=874.81 S IE=874.85 E
EX FIN RIM=885.78 IE=882.18
EX STMH RIM=885.43 IE=881.21 S IE=881.21 NE IE=881.46 N
EX ENDWALL IE=884.94
EX FIN RIM=887.19 IE=885.11 E IE=884.99 W
EX ENDWALL IE=884.94
EX CIN TC=893.18 IE=890.53 E IE=890.53 W
EX CIN TC=894.91 IE=892.01 N– IE=892.01 E IE=891.81 W

NOT FOR CONSTRUCTION

vierbicher
planners engineers advisors

REVISIONS
NO. DATE REMARKS

REVISIONS
NO. DATE REMARKS

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

Existing Conditions
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

C3

21 Nov 2022 - 2:22p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_ExCon.dwg by: bhan

© Vierbicher Associates, Inc.

CSM #2494 - LOT 1
V.10 CSM's, P.23-24, DOC. #1529109
Owner of Record: Gisela Rabuck

CSM #12909 - LOT 1
V.82 CSM's, P.85-86, DOC. #4658523
Owner of Record: Kohn Trust

CSM #12909 - LOT 2
V.82 CSM's, P.85-86, DOC. #4658523

CSM #11065 - LOT 2
V.66 CSM's, P.34-36, DOC. #3481161
Owner of Record: Michael J. Diloreto etal

CSM #14072 - LOT 1
V.94 CSM's, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek Residences LLC, etal.

CSM #14072 - LOT 2
V.94 CSM's, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek 2 Residences LLC

CSM #14072 - LOT 3
V.94 CSM's, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek 3 Residences LLC

CHURCHILL HEIGHTS - OUTLOT 1
V.66 CSM's, P.62-63, DOC. #3634659
Owner of Record: Madison Parks
"Churchill Heights Park"

PORTAGE ROAD
PUBLIC (RELOCATED ROAD
WIDTH VARIES

INTERSTATE HIGHWAY 39 - 90 - 94
REFERENCE LINE PER PLAT OF RIGHT OF WAY REQUIRED
PROJECT I.D. 1390-34-2121, 122, LAKE DELTON-MADISON ROAD -
INTERSTATE HIGHWAY 90-94, DANE COUNTY, SHEET 4/12

N88°46'45"E 431.07'
(N88°47'39"E 431.02')

N01°13'46"E 212.10'
(N01°12'21"E 212.18')

N88°47'23"E 268.14'
(N88°47'39"E 268.58')

¾"ø SOLID IRON ROD
FOUND 12" BELOW SURFACE
SET ¾"ø ROD AT SURFACE

S35°08'29"E 112.79'
(CONCRETE, 112.79')

S26°18'31"E 614.80'
(CONCRETE, 614.72')

N88°49'46"W 1048.99'

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.

NO BUILDINGS OBSERVED

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

SAWCUT AND REMOVE PAVEMENT (TYP.)

REMOVE TREES (TYP.)

REMOVE 12" STORM SEWER

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.

NOT FOR CONSTRUCTION

GRAPHIC SCALE FEET
0 20 40 80

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

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planners engineers advisors

Demolition Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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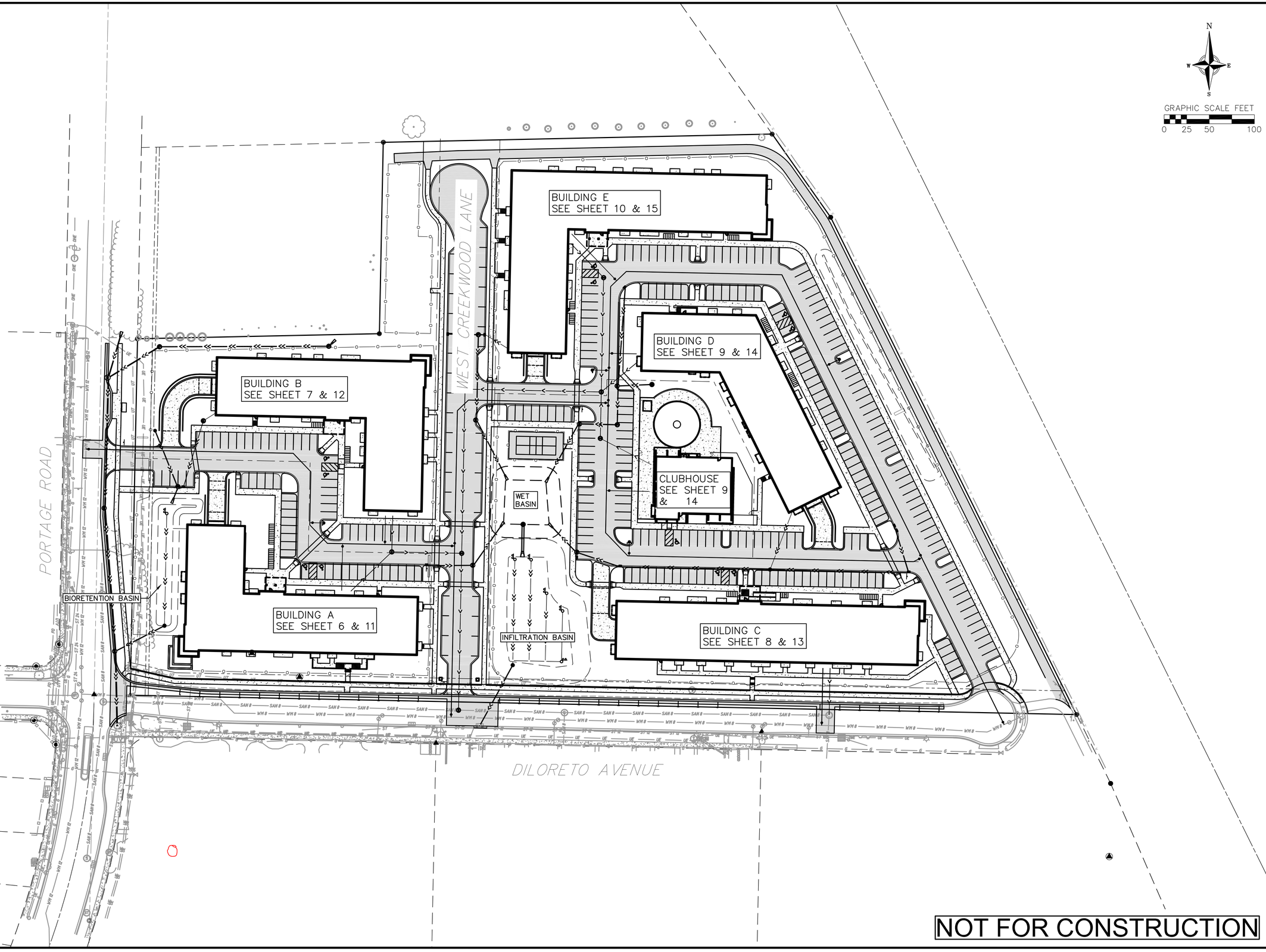

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GRAPHIC SCALE FEET
0 25 50 100

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Overall Site & Utility Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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BUILDING B
(SEE SHEET 7)

7 BIKE STALLS

30" CURB & GUTTER (TYP.)

MONUMENT SIGN

STOP SIGN

VEHICLE GATE

PROPOSED PROPERTY LINE (TYP.)

18" CURB & GUTTER (TYP.)

CONCRETE SIDEWALK (TYP.)

9 BIKE STALLS

PORTAGE ROAD

CONCRETE RETAINING WALL

CURBED SIDEWALK

11 BIKE STALLS

ASPHALT PARKING (TYP.)

PROPOSED PROPERTY LINE (TYP.)

ASPHALT DRIVE (TYP.)

PAVEMENT MARKINGS (TYP.)

VEHICLE GATE

STOP SIGN

BIORETENTION BASIN

MAIN LEVEL ENTRY CANOPY

WEST CREEKWOOD LANE

WET BASIN

BUILDING A

CONCRETE SIDEWALK (TYP.)

INFILTRATION BASIN

RETAINING WALL WITH RAILING

PEDESTRIAN GATE (TYP.)

STOP SIGN

MONUMENT SIGN

DILORETO AVENUE

GRAPHIC SCALE FEET
0 10 20 40

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

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PORTAGE ROAD

WEST CREEKWOOD LANE

DOG AREA

18" CURB & GUTTER (TYP.)

CONCRETE SIDEWALK (TYP.)

PEDESTRIAN GATE (TYP.)

PROPERTY LINE (TYP.)

PROPOSED PROPERTY LINE (TYP.)

BUILDING E (SEE SHEET 10)

CONCRETE RETAINING WALL

CONCRETE SIDEWALK (TYP.)

BUILDING B

CURBED SIDEWALK

7 BIKE STALLS

18" CURB & GUTTER (TYP.)

MONUMENT SIGN

STOP SIGN

PAVEMENT MARKINGS (TYP.)

MAIN LEVEL ENTRY CANOPY

CONCRETE SIDEWALK (TYP.)

9 BIKE STALLS

18" CURB & GUTTER (TYP.)

30" CURB & GUTTER (TYP.)

VEHICLE GATE

CURBED SIDEWALK

PROPOSED PROPERTY LINE (TYP.)

ASPHALT DRIVE (TYP.)

ASPHALT PARKING (TYP.)

BUILDING A (SEE SHEET 6)

PICKLEBALL COURT

WET BASIN

GRAPHIC SCALE FEET
0 10 20 40

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Site Plan - Building B

THE WINSTON
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DANE COUNTY, WI

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CLUBHOUSE (SEE SHEET 9)

BUILDING D (SEE SHEET 9)

BUILDING C

WET BASIN

INFILTRATION BASIN

CONCRETE SIDEWALK

CURBED SIDEWALK

PROPOSED PROPERTY LINE (TYP.)

ASPHALT PARKING (TYP.)

R3' TYP.

CONCRETE VALLEY GUTTER (TYP.)

PAVEMENT MARKINGS (TYP.)

MAIN LEVEL ENTRY CANOPY

ASPHALT DRIVE (TYP.)

18" CURB & GUTTER (TYP.)

6 BIKE STALLS

RAMP

4 BIKE STALLS

10 BIKE STALLS

PEDESTRIAN GATE (TYP.)

VEHICLE GATE

STOP SIGN

MONUMENT SIGN

30" CURB & GUTTER (TYP.)

CONCRETE SIDEWALK (TYP.)

EXISTING PROPERTY LINE (TYP.)

DILORETO AVENUE

GRAPHIC SCALE FEET
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Site Plan - Building C

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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BUILDING E
(SEE SHEET 10)

ASPHALT PARKING (TYP.)

18"

24'

ASPHALT DRIVE (TYP.)

18" CURB & GUTTER (TYP.)

18" CURB & GUTTER (TYP.)

18'

5'

22'

122'

7'

15.1'

CURBED SIDEWALK

CURBED SIDEWALK (TYP.)

9'

9'

9'

8 BIKE STALLS

FENCE (TYP.)

18'

24'

LANDSCAPE BERM

20'

STOP SIGN

10'

10'

10'

8 BIKE STALLS

R3'
TYP.

7'

15.2'

PAVEMENT
MARKINGS
(TYP.)

ASPHALT TRAIL

24'

STOP SIGN

FENCE
AROUND
POOL

BUILDING D

18'

VEHICLE GATE

7'

SIGN

CURBED SIDEWALK

60'

8'

CONCRETE SIDEWALK

POOL

PAVEMENT
MARKINGS
(TYP.)

PROPERTY LINE (TYP.)

30'

PICKLEBALL
COURT

6.5'

10'

19'

19'

10'

122'

CURBED SIDEWALK (TYP.)

R3'
TYP.

CLUBHOUSE

CONCRETE VALLEY
GUTTER (TYP.)

DOG AREA

18'

24'

18'

24.8'

CONCRETE
RETAINING
WALL

7'

WET BASIN

11'

18.1'

50.9'

R10'

R30'

7'

9'

R15'

R8'

20'

R8'

18'

R15'

9'

9'

CURBED SIDEWALK

24'

CONCRETE WATERWAY (TYP.)

ASPHALT DRIVE (TYP.)

STOP SIGN

20'

R10'

18'

5'

7'

ASPHALT PARKING (TYP.)

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W E
S

GRAPHIC SCALE FEET
0 10 20 40

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

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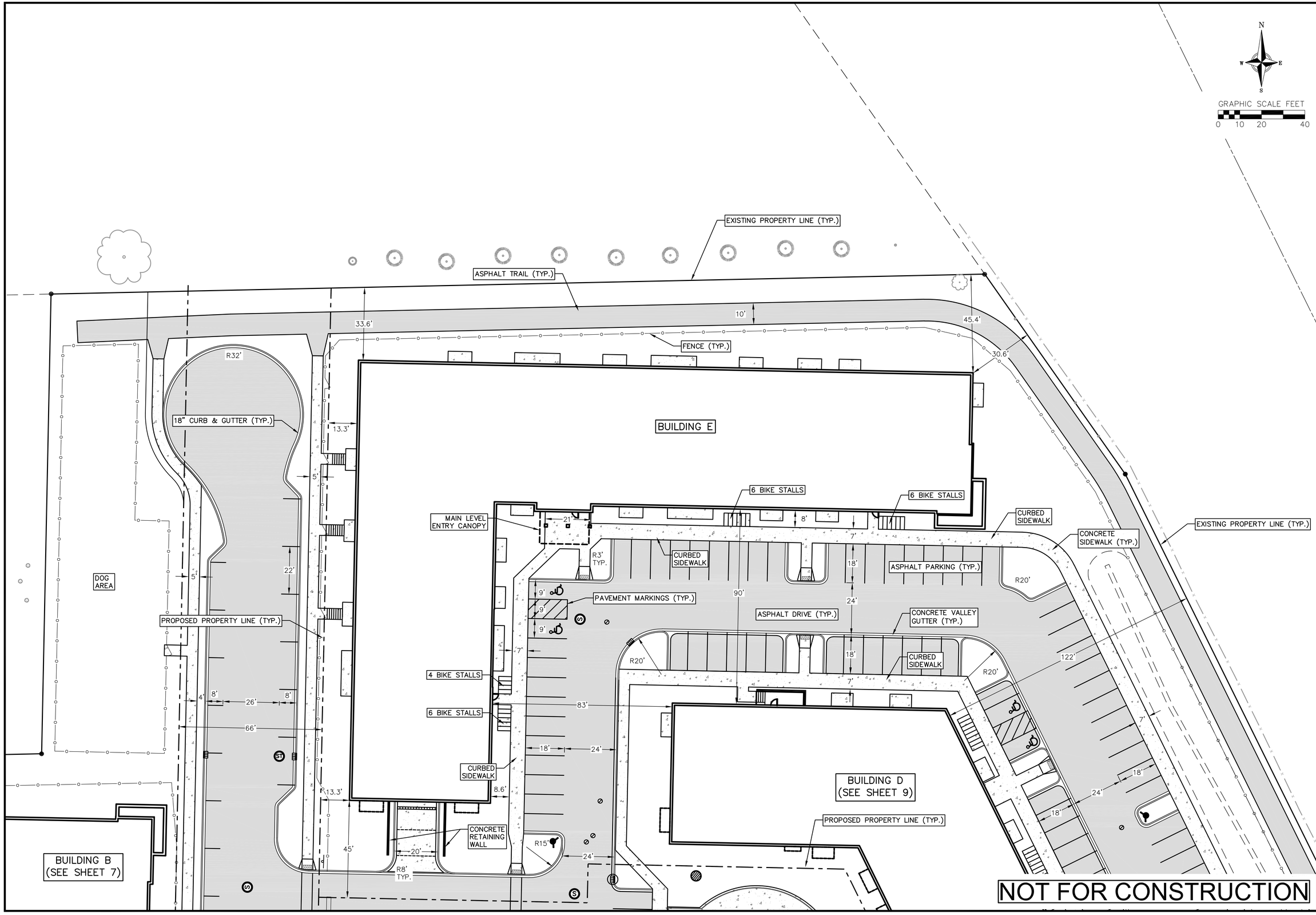

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Site Plan - Building E

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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BUILDING B
(SEE SHEET 12)

16'–12" PVC STORM @ 1.00%

S38: 30" CONC FI
RIM=894.68
IE=891.05 S

145'–18" RCP STORM @ 2.00%

CONNECT TO EX.
8"WATER MAIN
8" VALVE

PORTAGE ROAD

S35: 48" CONC STMH
RIM=895.73
IE=891.66 S
IE=891.76 NE

68'–12" RCP STORM @ 1.00%

77'–12" PVC STORM @ 1.02%

S34: 2' x 3' CI
TC=893.32
OIL & GREASE FILTER
IE=890.53 W
IE=890.87 N

19'–12" RCP STORM @ 2.00%

6'–12" RCP STORM @ 1.00%

IE=890.00
12" RCP EW

S5: 48" CONC CB
TC=893.29
OIL & GREASE FILTER
IE=890.37 S
IE=890.47 E
IE=890.37 N

S22: 48" CONC CB
TC=894.63
IE=886.29 S
IE=886.29 N

TRENCH DRAIN
TO PUMP SYSTEM

15'–12" PVC STORM @ 1.00%

BIORETENTION BASIN

6" PERFORATED UNDERDRAIN

159'–18" RCP STORM @ 2.00%

S26: 36" CONC FI
RIM=890.50
IE=886.50 SW
IE=886.50 N

61'–12" RCP
STORM @ 4.72%

BUILDING A

S21: 48" CONC CB
TC=887.65
IE=883.11 S
IE=883.11 N
IE=883.61 NE

83'–18" RCP STORM @ 2.00%

REMOVE EXISTING 12" PIPE
AND CONNECT TO EXISTING
STORM SEWER

8" WATER MAIN (TYP.)

6" VALVE
HYDRANT

8" BUILDING
LATERAL
8" VALVE

6" BUILDING LATERAL
6" VALVE

8" WATER LATERAL.
CONFIRM SIZE AND LOCATION
WITH PLUMBING PLANS

8" SANITARY LATERAL
CONFIRM SIZE, INVERT, AND
LOCATION WITH PLUMBING PLANS

63'–8" PVC SAN @ 0.52%

78'–8" PVC SAN @ 0.52%

40'–8" PVC SAN @ 0.52%

S103: 48" CONC SMH
RIM=898.62
IE=885.60 E
IE=885.70 SW
IE=885.70 N

(2) 8" VALVES

S4: 2' x 3' CI
TC=898.80
OIL & GREASE FILTER
IE=894.81 E

S102: 48" CONC SMH
RIM=897.55
IE=885.09 S
IE=885.19 W
IE=885.19 N

IE=886.31 S
IE=886.41 E

182'–8" PVC SAN @ 0.61%

WEST CREEKWOOD LANE

174'–8" PVC SAN @ 0.52%

8" WATER MAIN

S1: 48" CONC
TC=897.34
OIL & GREASE
IE=894.65 SE
IE=894.65 N

74'–12" RCP STORM @ 0.85%

74'–12" RCP STORM @ 1.50%

IE=894.00
12" RCP EW

IE=894.00
12" RCP EW

WET BASIN

IE=894.00
12" RCP EW

IE=894.00
12" RCP EW

58'–12" RCP STORM @ 0.50%

43'–12" RCP STORM @ 0.57%

6'–12" RCP STORM @ 1.00%

S7: 2' x 3' CI
TC=899.29
OIL & GREASE FILTER
IE=894.41 N

S3: 48" CONC CB
TC=897.65
OIL & GREASE FILTER
IE=894.29 NE
IE=894.29 W

52'–12" RCP STORM @ 1.00%

INFILTRATION BASIN

6" PERFORATED
UNDERDRAIN

S15: 36" CONC FI
RIM=894.00
IE=892.50 SW
IE=892.50 N

77'–12" RCP STORM @ 0.64%

CONNECT TO EX.
8"WATER MAIN
8" VALVE

CONNECT TO EXISTING STORM SEWER

S101: 48" CONC SMH
RIM=884.88
IE=884.19 N
IE=884.09 E
IE=884.09 W

DILORETO AVENUE

GRAPHIC SCALE FEET
0 10 20 40

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

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W E
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GRAPHIC SCALE FEET
0 10 20 40

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53'–15" RCP STORM @ 10.42%

IE=897.70
15" EW

S24: 48" CONC STMH
RIM=898.29
IE=890.33 SW
IE=890.33 E

S25: 48" CONC STMH
RIM=895.82
IE=893.80 W
IE=893.80 NE

S31: 2' x 3' CI
TC=897.45
OIL & GREASE FILTER
IE=895.07 E

188'–12" RCP STORM @ 1.85%

IE=894.00
12" RCP EW

35'–12" RCP STORM @ 0.53%

10'–12" RCP STORM @ 2.00%

66'–15" RCP STORM @ 1.50%

S23: 60" CONC CB
TC=899.94
IE=889.19 S
IE=889.34 NE
IE=892.19 N

TRENCH DRAIN
TO PUMP SYSTEM

BUILDING B

BUILDING E
(SEE SHEET 15)

S107: 48" CON
RIM=903.59
IE=887.78 S
IE=887.88 NW

S2: 2' x 3' CI
TC=897.57
OIL & GREASE FILTER
IE=894.88 W
IE=895.38 SE

29'–12" PVC STORM @ 1.00%

95'–12" RCP STORM @ 0.21%

S105: 48" CONC S
RIM=901.14
IE=887.18 W
IE=887.28 S
IE=887.28 N
IE=887.28 NE

151'–8" PVC SAN @ 0.51%

S104: 48" CONC SMH
RIM=897.78
IE=886.31 S
IE=886.41 E

16'–12" PVC STORM @ 1.00%

S38: 30" CONC FI
RIM=894.68
IE=891.05 S

S1: 48" CONC CB
TC=897.34
OIL & GREASE FILTER
IE=894.65 SE
IE=894.65 N

51'–8" PVC SA

43'–12" RCP STORM @ 1

S10: 48" CONC CB
TC=900.13
OIL & GREASE FILTER
IE=895.11 SW
IE=895.21 E

145'–18" RCP STORM @ 2.00%

S35: 48" CONC STMH
RIM=895.73
IE=891.66 S
IE=891.76 NE

8" WATER MAIN (TYP.)

74'–12" RCP STORM @ 0.57%

74'–12" RCP STORM @ 1.50%

68'–12" RCP STORM @ 1.00%

77'–12" PVC STORM @ 1.02%

S34: 2' x 3' CI
TC=893.32
OIL & GREASE FILTER
IE=890.53 W
IE=890.87 N

WEST CREEKWOOD LANE

182'–8" PVC SAN @ 0.61%

8" WATER MAIN (TYP.)

8" WATER LATERAL.
CONFIRM SIZE AND LOCATION
WITH PLUMBING PLANS

IE=894.00
12" RCP EW

IE=894.00
12" RCP EW

8" SANITARY LATERAL
CONFIRM SIZE, INVERT, AND
LOCATION WITH PLUMBING PLANS

19'–12" RCP STORM @ 2.00%

6'–12" RCP STORM @ 1.00%

IE=890.00
12" RCP EW

S5: 48" CONC CB
TC=893.29
OIL & GREASE FILTER
IE=890.37 S
IE=890.47 E
IE=890.37 N

40'–8" PVC SAN @ 0.52%

6" VALVE
HYDRANT

S103: 48" CONC SMH
RIM=898.62
IE=885.60 E
IE=885.70 SW
IE=885.70 N

IE=894.00
12" RCP EW

IE=894.00
12" RCP EW

WET BASIN

(2) 8" VALVES

S22: 48" CONC CB
TC=894.63
IE=886.29 S
IE=886.29 N

15'–12" PVC STORM @ 1.00%

8" BUILDING
LATERAL
8" VALVE

58'–12" RCP STORM @ 0.50%

43'–12" RCP STORM @ 0.57%

78'–8" PVC SAN @ 0.52%

6'–12" RCP STORM @ 1.00%

BUILDING A
(SEE SHEET 11)

S4: 2' x 3' CI
TC=898.80
OIL & GREASE FILTER
IE=894.81 E

S3: 48" CONC CB
TC=897.65
OIL & GREASE FILTER
IE=894.29 NE
IE=894.29 W

S7: 2' x 3' CI
TC=899.29
OIL & GREASE FILTER
IE=894.41 N

S102: 48" CONC SMH
RIM=897.55
IE=885.09 S
IE=885.19 W
IE=885.19 N

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

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CLUBHOUSE
(SEE SHEET 14)

BUILDING D
(SEE SHEET 14)

IE=894.00
12" RCP EW

IE=894.00
12" RCP EW

IE=894.00
12" RCP EW

894.00
" RCP EW

WET BASIN

58'–12" RCP STORM @ 0.50%

43'–12" RCP STORM @ 0.57%

6'–12" RCP STORM @ 1.00%

S3: 48" CONC CB
TC=897.65
OIL & GREASE FILTER
IE=894.29 NE
IE=894.29 W

S7: 2' x 3' CI
TC=899.29
OIL & GREASE FILTER
IE=894.41 N

52'–12" RCP STORM @ 1.00%

INFILTRATION BASIN

S9: 48" CONC CB
TC=899.41
OIL & GREASE FILTER
IE=894.35 S
IE=894.35 E
IE=894.25 NW

6" VALVE
HYDRANT

52'–12" RCP STORM @ 0.72%

166'–12" RCP STORM @ 1.50%

S8: 2' x 3' CI
TC=899.95
OIL & GREASE FILTER
IE=894.72 W
IE=894.72 E

S11: 36" CONC FI
RIM=902.22
OIL & GREASE FILTER
IE=897.21 W
IE=897.21 E
IE=897.71 N

69'–12" PVC STORM @ 1.00%

6'–12" RCP STORM @ 1.00%

49'–12" RCP STORM @ 1.00%

154'–12" RCP STORM @ 2.00%

S32: 2' x 3' CI
TC=904.72
OIL & GREASE FILTER
IE=900.83 SE

S13: 2' x 3' CI
TC=904.99
OIL & GREASE FILTER
IE=900.77 S
IE=900.77 NW

8" TEE
(2) 8" VALVES

S12: 2' x 3' CI
TC=904.97
OIL & GREASE FILTER
IE=900.29 W
IE=900.29 N

36' – 12" PVC STORM @ 1.00%

R10'

BUILDING C

8" SANITARY LATERAL
CONFIRM SIZE, INVERT, AND
LOCATION WITH PLUMBING PLANS

8" WATER LATERAL
CONFIRM SIZE AND LOCATION
WITH PLUMBING PLANS

8" WATER LATERAL

S15: 36" CONC FI
RIM=894.00
IE=892.50 SW
IE=892.50 N

77'–12" RCP STORM @ 0.64%

52'–8" PVC SAN @ 0.52%

CORE EXISTING MANHOLE
IE=893.67

LIVE TAP EXISTING
8" WATER MAIN
8" VALVE

LIVE TAP EXISTING
8" WATER MAIN
8" VALVE

DILORETO AVENUE

N
W E
S

GRAPHIC SCALE FEET
0 10 20 40

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Utility Plan - Building C

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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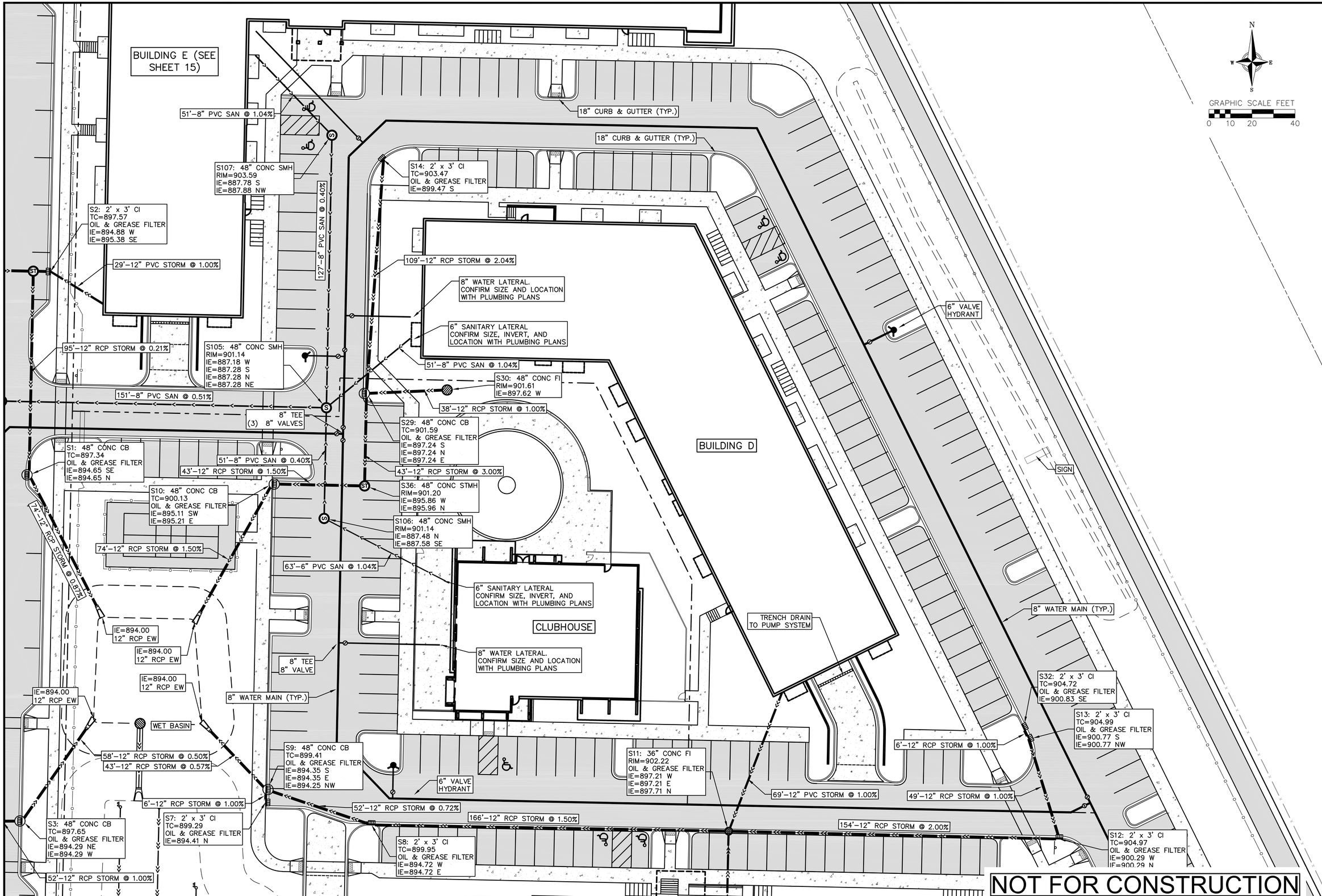

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Utility Plan -Building D & Clubhouse

THE WINSTON
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DANE COUNTY, WI

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N
W E
S

GRAPHIC SCALE FEET
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BUILDING E

8" WATER LATERAL
CONFIRM SIZE AND LOCATION
WITH PLUMBING PLANS

6" SANITARY LATERAL
CONFIRM SIZE, INVERT, AND
LOCATION WITH PLUMBING PLANS

51'–8" PVC SAN @ 1.04%

8" WATER MAIN

S107: 48" CONC SMH
RIM=903.59
IE=887.78 S
IE=887.88 NW

S14: 2' x 3' CI
TC=903.47
OIL & GREASE FILTER
IE=899.47 S

127'–8" PVC SAN @ 0.40%

S2: 2' x 3' CI
TC=897.57
OIL & GREASE FILTER
IE=894.88 W
IE=895.38 SE

S31: 2' x 3' CI
TC=897.45
OIL & GREASE FILTER
IE=895.07 E

29'–12" PVC STORM @ 1.00%

TRENCH DRAIN
TO PUMP SYSTEM

109'–12" RCP STORM @ 2.04%

BUILDING D
(SEE SHEET 14)

35'–12" RCP STORM @ 0.53%

STORM @ 2.00%

6" VALVE
HYDRANT

95'–12" RCP STORM @ 0.21%

S105: 48" CONC SMH
RIM=901.14
IE=887.18 W
IE=887.28 S
IE=887.28 N
IE=887.28 NE

51'–8" PVC SAN @ 1.04%

S30: 48" CONC FI
RIM=901.61
IE=897.62 W

38'–12" RCP STORM @ 1.00%

BUILDING B
(SEE SHEET 12)

S104: 48" CONC SMH
RIM=897.78
IE=886.31 S
IE=886.41 E

151'–8" PVC SAN @ 0.51%

S29: 48" CONC CB

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Utility Plan - Building E

THE WINSTON
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N
W E
S

GRAPHIC SCALE FEET
0 25 50 100

PORTAGE ROAD

DILORETO AVENUE

BUILDING B2
FF=906.00
LL=896.00

BUILDING B1
FF=900.50
LL=890.50

BUILDING A
FF=900.50
LL=890.50

BUILDING D
FF=909.00
LL=899.00

CLUBHOUSE
FF=903.50

BUILDING C
FF=908.50
LL=898.50

SILT FENCE (TYP.)

TRACKING PAD

LIMITS OF DISTURBANCE (TYP.)

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Overall Grading & Erosion Control Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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PORTAGE ROAD

DILORETO AVENUE

WEST CREEKWOOD LANE

BUILDING B
(SEE SHEET 18)

BUILDING A
FIRST FLOOR = 900.50
LOWER LEVEL = 890.50

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

WET BASIN
TOP OF BASIN = 898.00
WATER SURFACE = 893.00
BOTTOM – 887.00
OVERFLOW = 897.50

INFILTRATION BASIN
TOP OF BASIN = 898.00
INFILTRATION SURFACE = 893.00
OVERFLOW = 897.50

LIMITS OF DISTURBANCE (TYP.)

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GRAPHIC SCALE FEET
0 10 20 40

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Building A Grading Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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PORTAGE ROAD

WEST CREEKWOOD LANE

LIMITS OF DISTURBANCE (TYP.)

BUILDING B
FIRST FLOOR = 899.50
LOWER LEVEL = 889.50

BUILDING A
(SEE SHEET 17)

BUILDING E
(SEE SHEET 21)

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

GRAPHIC SCALE FEET
0 10 20 40

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Building B Grading Plan

THE WINSTON
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WET BASIN
TOP OF BASIN = 898.00
WATER SURFACE = 893.00
BOTTOM – 887.00
OVERFLOW = 897.50

INFILTRATION BASIN
TOP OF BASIN = 898.00
INFILTRATION SURFACE = 893.00
OVERFLOW = 897.50

BUILDING D
(SEE SHEET 20)

CLUBHOUSE
(SEE SHEET 20)

BUILDING C
FIRST FLOOR = 908.50
LOWER LEVEL = 898.50

8 STEPS

LIMITS OF DISTURBANCE (TYP.)

DILORETO AVENUE

NOT FOR CONSTRUCTION

GRAPHIC SCALE FEET
0 10 20 40

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Building C Grading Plan

THE WINSTON
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DANE COUNTY, WI

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BUILDING E
(SEE SHEET 21)

BUILDING D
FIRST FLOOR = 909.00
LOWER LEVEL = 899.00

CLUBHOUSE
FIRST FLOOR = 903.50

BUILDING C
(SEE SHEET 18)

WET BASIN
TOP OF BASIN = 898.00
WATER SURFACE = 893.00
BOTTOM – 887.00
OVERFLOW = 897.50

INFILTRATION BASIN
TOP OF BASIN = 898.00
INFILTRATION SURFACE = 893.00
OVERFLOW = 897.50

7 STEPS

6 STEPS

LIMITS OF DISTURBANCE (TYP.)

GRAPHIC SCALE FEET
0 10 20 40

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Building D & Clubhouse Grading Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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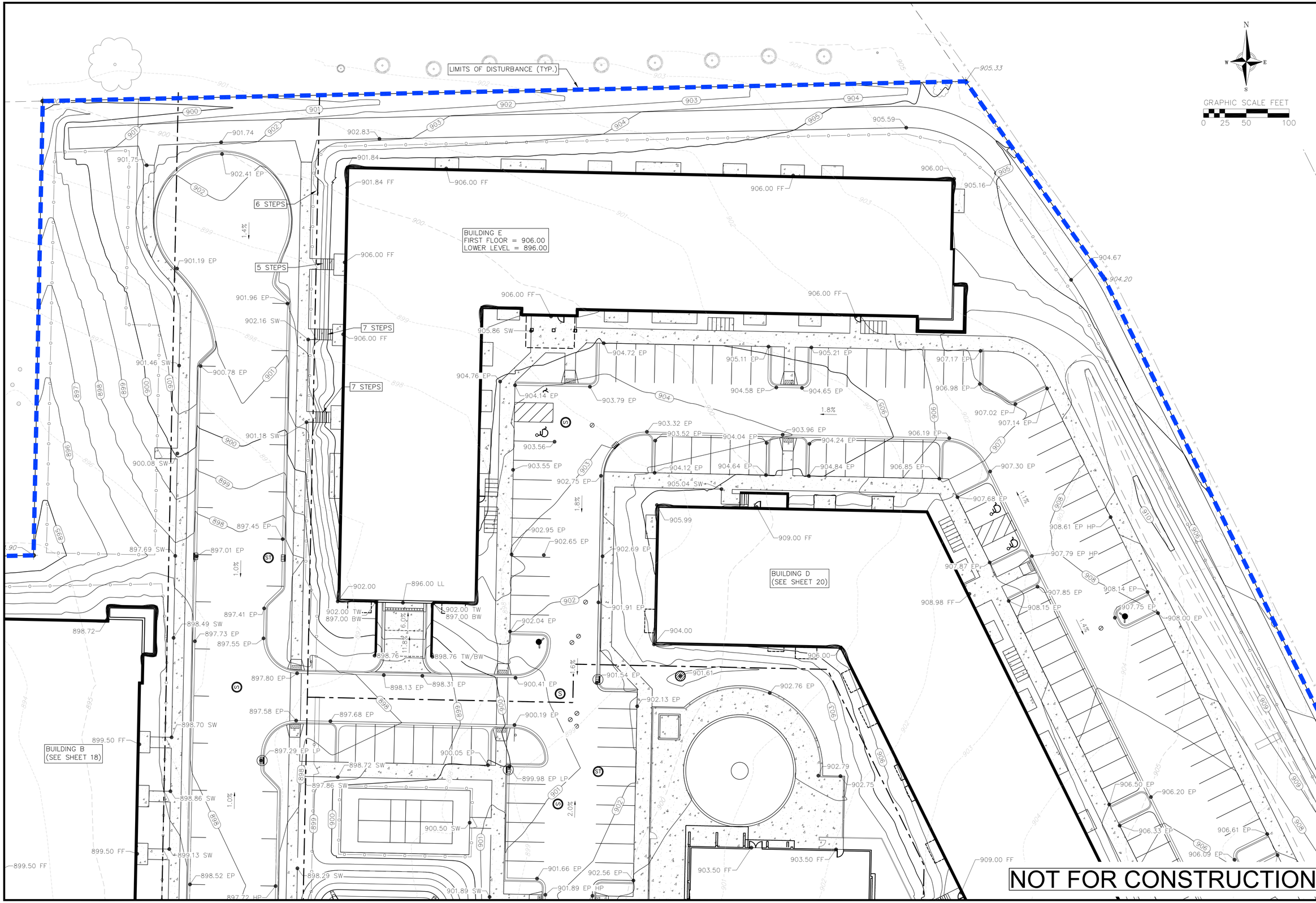

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Building E Grading Plan

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DANE COUNTY, WI

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EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY & COUNTY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. 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.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. 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.
5. 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.
6. 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.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. 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.
9. 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).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. 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.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. 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.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. 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.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
26. THE COUNTY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

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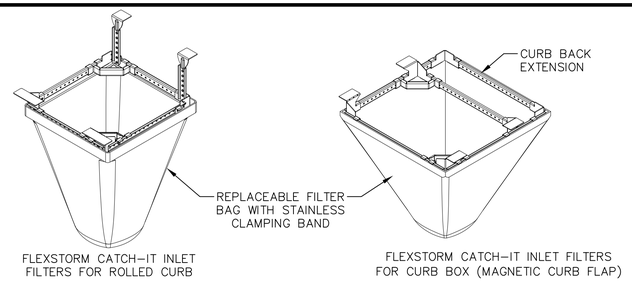
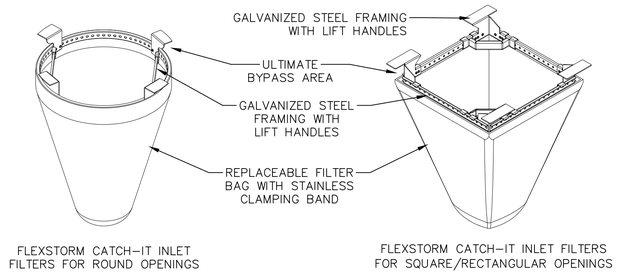
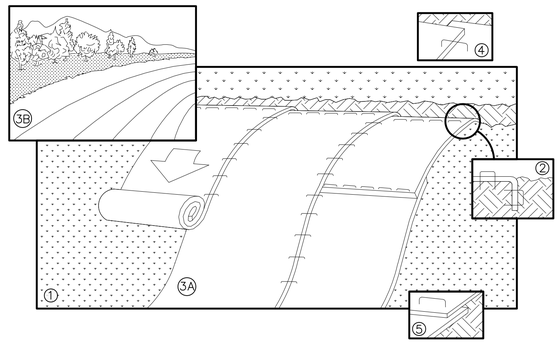




NOTES:

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

1/1 FRAMED INLET PROTECTION
NOT TO SCALE



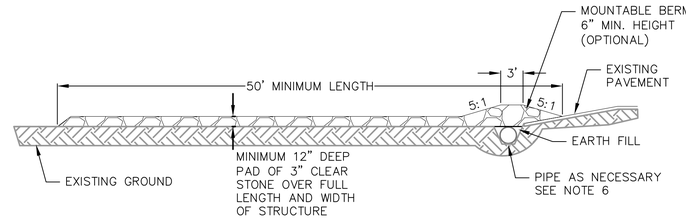
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. 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.
2. 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.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. 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.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

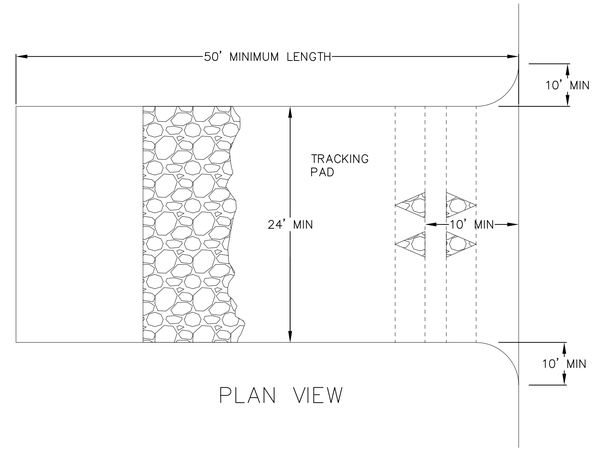
1/1 EROSION MAT
NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL-DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL-STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH – MINIMUM OF 50'
3. WIDTH – 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. 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.
5. STONE – CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. 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.
7. 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.

1/1 TRACKING PAD
NOT TO SCALE

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Site Details

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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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.

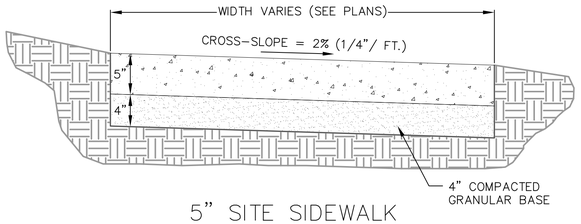
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

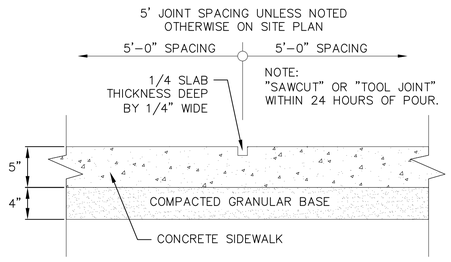
TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

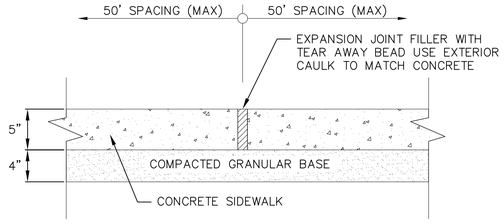
TEMPORARY AND PERMANENT:
USE ½" TO 1–½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



5" SITE SIDEWALK



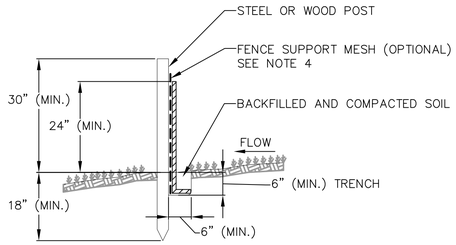
SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

1/1 5" SIDEWALK
NOT TO SCALE

NOT FOR CONSTRUCTION

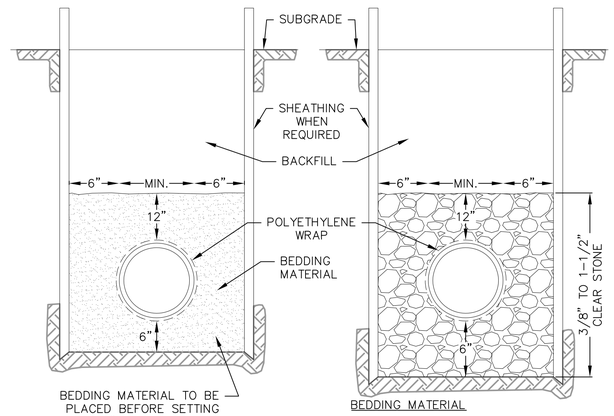


NOTES:

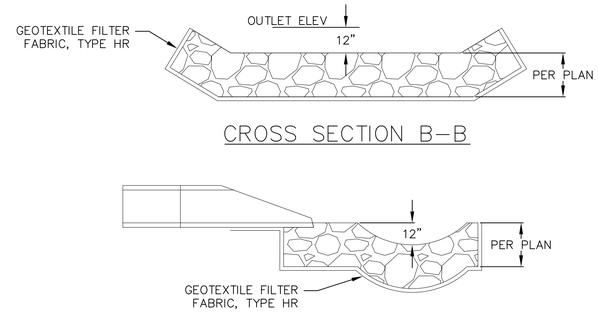
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   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

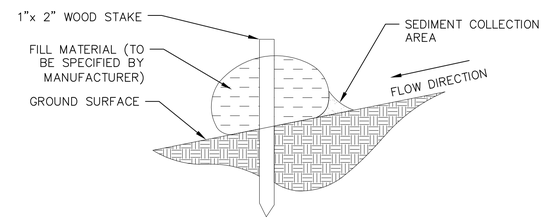
1/1 SILT FENCE
NOT TO SCALE



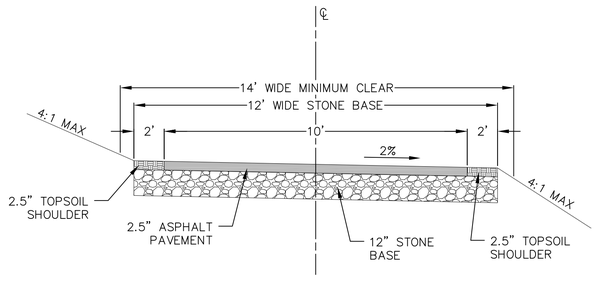
1/1 STANDARD TRENCH SECTION
NOT TO SCALE



1/1 RIP–RAP OUTLET
NOT TO SCALE



1/1 SILT SOCK
NOT TO SCALE



1/1 TRAIL TYPICAL SECTION
NOT TO SCALE

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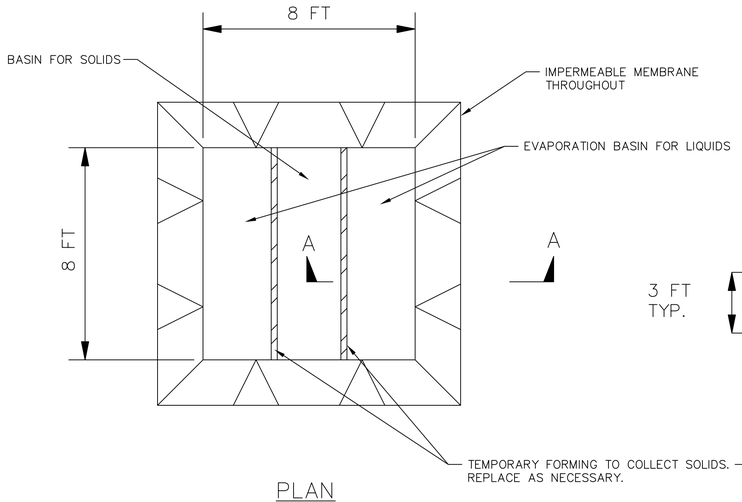
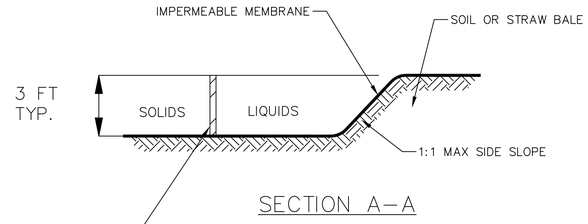
CONSTRUCTION SPECIFICATIONS

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.

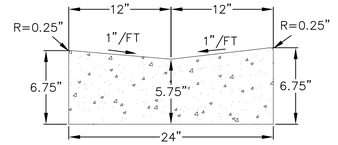


PLAN



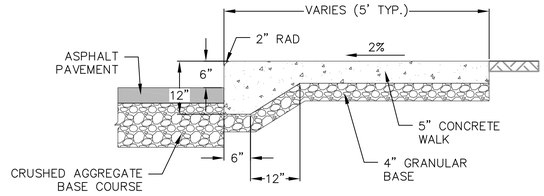
SECTION A–A

1/1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

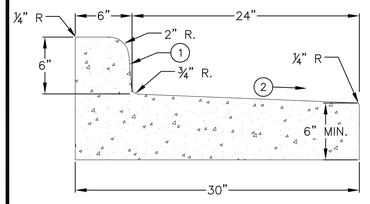


24" VALLEY GUTTER CROSS SECTION

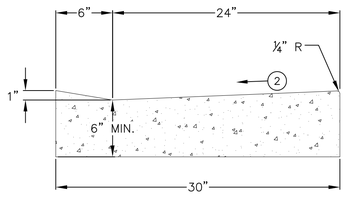
1/1 24" VALLEY GUTTER
NOT TO SCALE



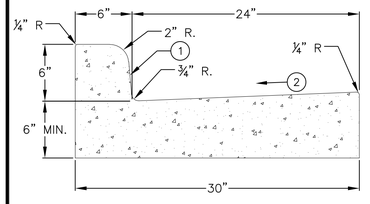
1/1 CURBED SIDEWALK SITE DETAIL
NOT TO SCALE



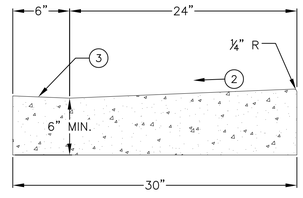
REJECT CROSS SECTION



DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION

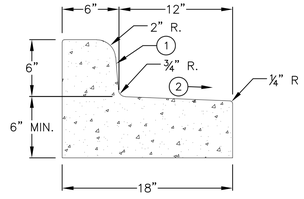


SIDEWALK RAMP CROSS SECTION

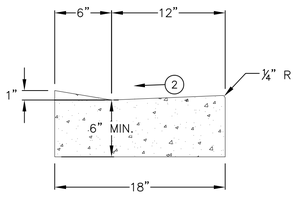
NOTES:

1. BATTER FACE OF CURB ½".
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.

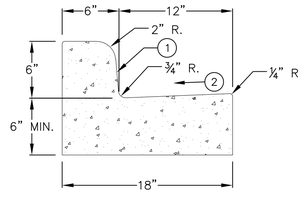
1/1 30" CONCRETE CURB AND GUTTER
NOT TO SCALE



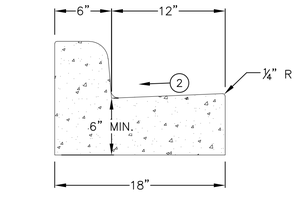
REJECT CROSS SECTION



DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION

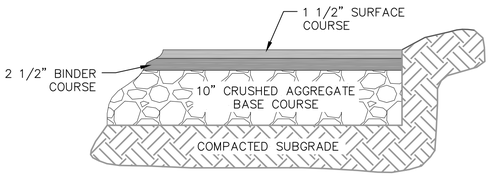


SIDEWALK RAMP CROSS SECTION

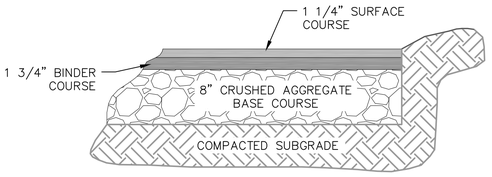
NOTES:

1. BATTER FACE OF CURB ½".
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 18" CONCRETE CURB AND GUTTER
NOT TO SCALE



BITUMINOUS PAVEMENT DRIVES



BITUMINOUS PAVEMENT PARKING LOT

1/1 SITE PAVEMENT
NOT TO SCALE

NOT FOR CONSTRUCTION

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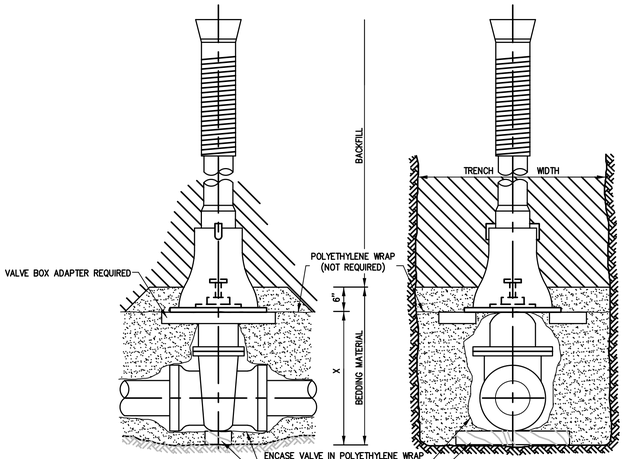
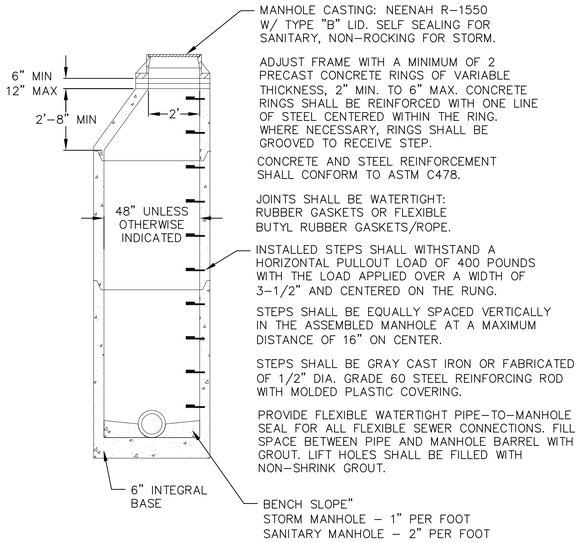


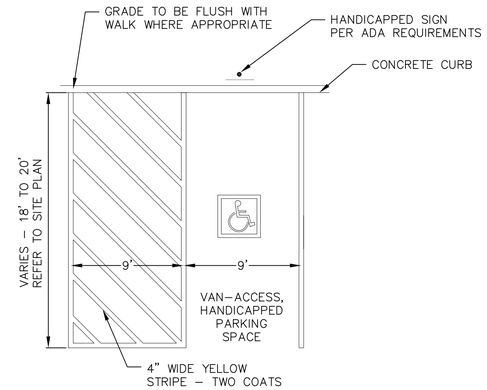
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

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."

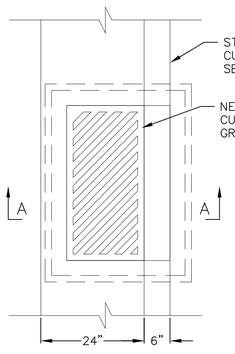
1/1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



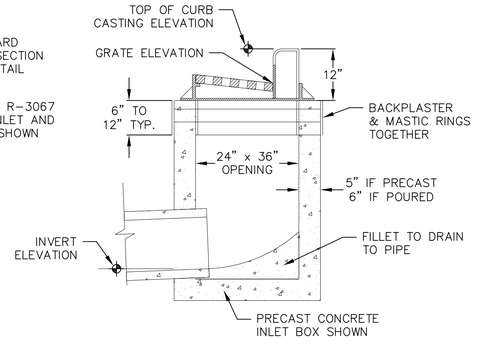
1/1 PRECAST CONCRETE MANHOLE
NOT TO SCALE



1/1 HANDICAP STRIPING
NOT TO SCALE



PLAN VIEW



SECTION A-A

NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.

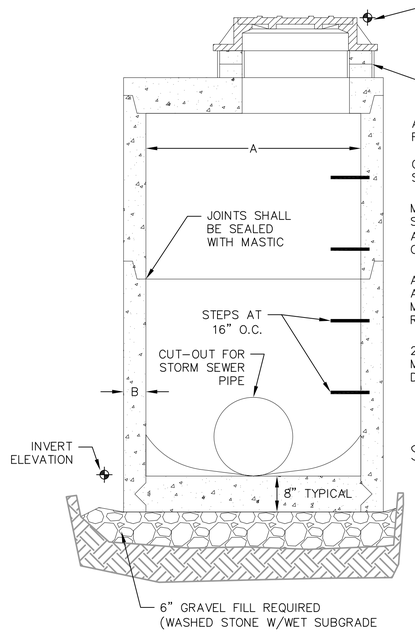
- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

- 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 RINGHS 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

1/1 RECTANGULAR STREET INLET
NOT TO SCALE



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.

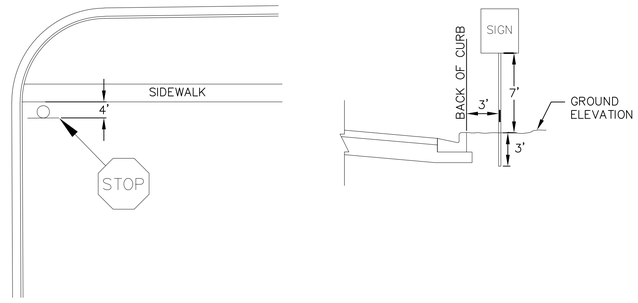
STORM MANHOLE DIMENSIONS

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

1/1 STORM SEWER MANHOLE
NOT TO SCALE

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. 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.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. 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.



1/1 STOP SIGN
NOT TO SCALE

NOT FOR CONSTRUCTION

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BIORETENTION AREA SPECIFICATIONS:

1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. 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.
3. 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.
4. 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):

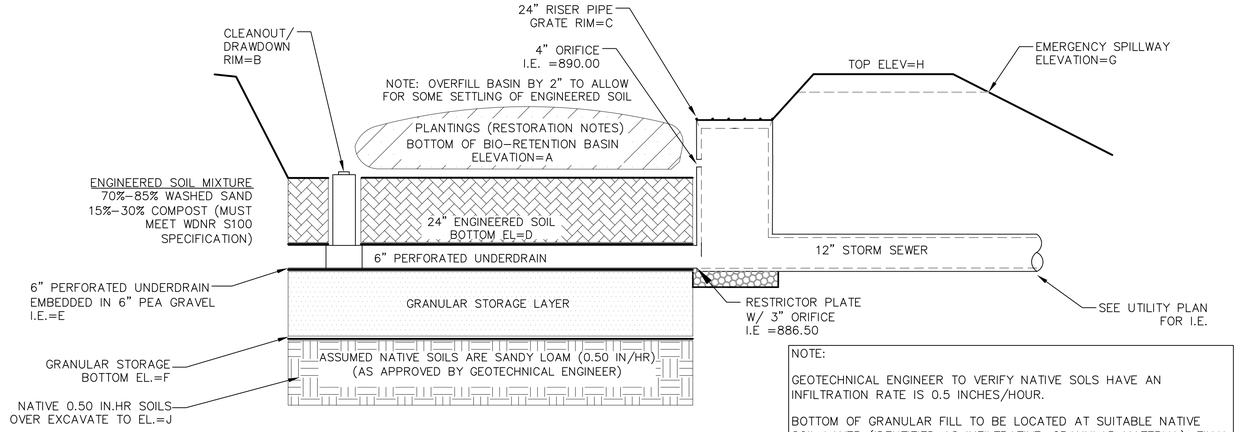
1. PLANTING IS RECOMMENDED TO TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER 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).
2. 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.
3. DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
4. 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):

1. LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
2. EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
3. 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.
4. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
5. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
6. 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)
7. PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF BIORETENTION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1004



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.

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.

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.

1/1 BIO-RETENTION BASIN
NOT TO SCALE

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):

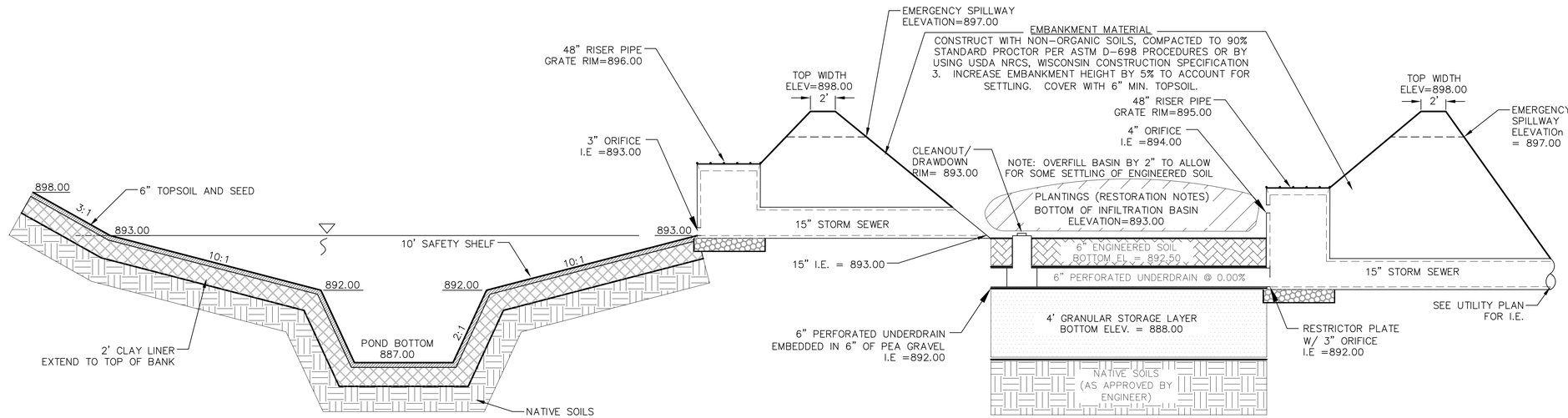
1. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
2. FERTILIZER –SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL 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).
3. 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.
4. 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):

1. 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.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
4. 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)
5. SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF INFILTRATION AREA:

1. REFER TO DNR TECHNICAL STANDARD 1003



CLAY LINER CRITERIA

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

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SAND OR GRAVEL

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

NOT FOR CONSTRUCTION

vierbicher planners engineers advisors

Site Details
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS			
NO.	DATE	REMARKS	

REVISIONS			
NO.	DATE	REMARKS	

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

C26

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

Plant Material List

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 Thlf 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

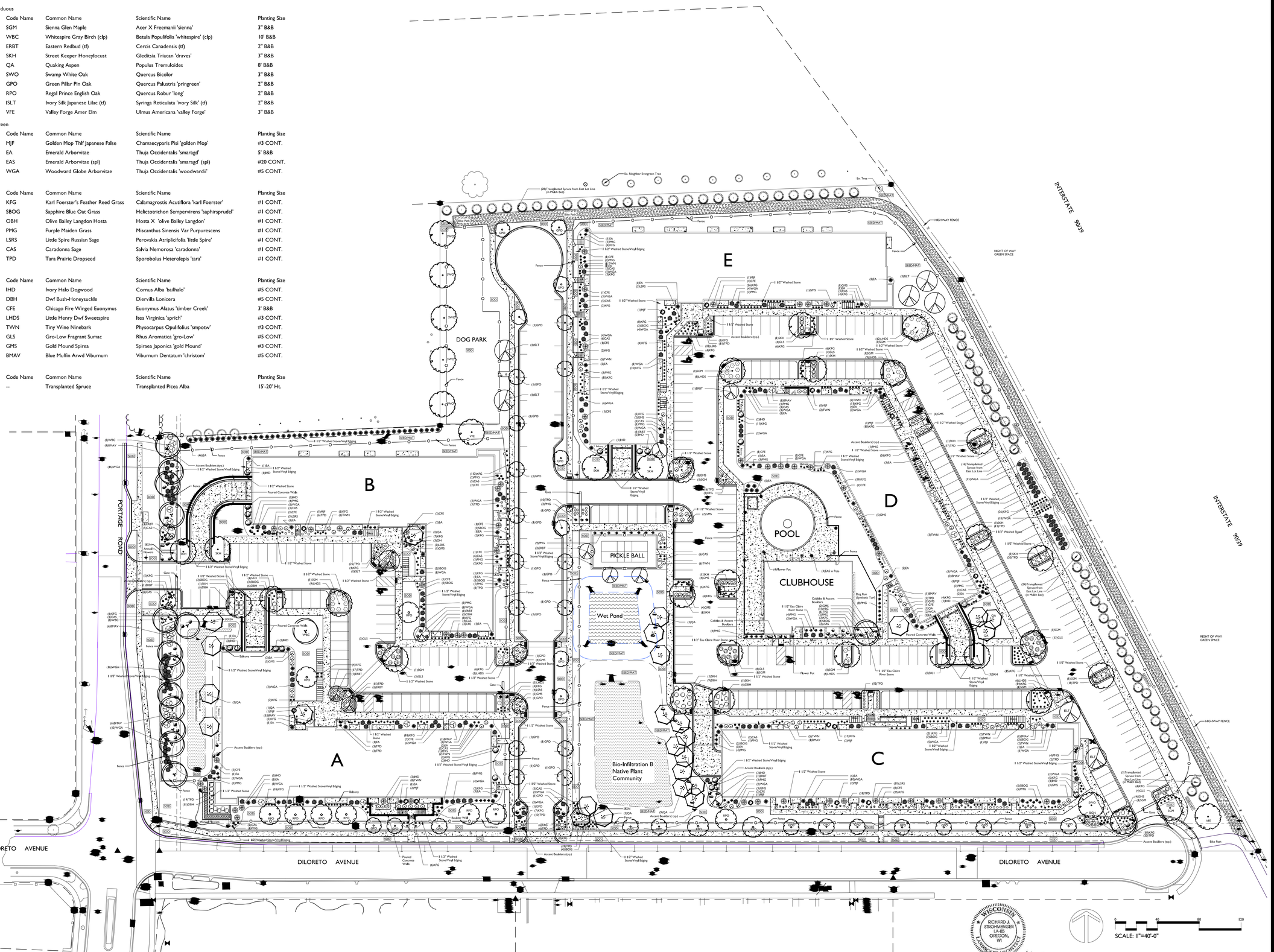
Quantity	Code Name	Common Name	Scientific Name	Planting Size
475	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
50	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#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 Sweetspire	Itea Virginica 'sprich'	#3 CONT.
44	TWN	Tiny Wine Ninebark	Physocarpus Opulifolius 'smpotw'	#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.



RICHARD J. STROHMENGER
LA-85
OREGON, WI
LANDSCAPE ARCHITECT

SCALE: 1"=40'-0"

the bruce company
OF WISCONSIN, INC.
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:
Revised:
Revised:
Revised:
Revised:

L1

OVERALL LANDSCAPE

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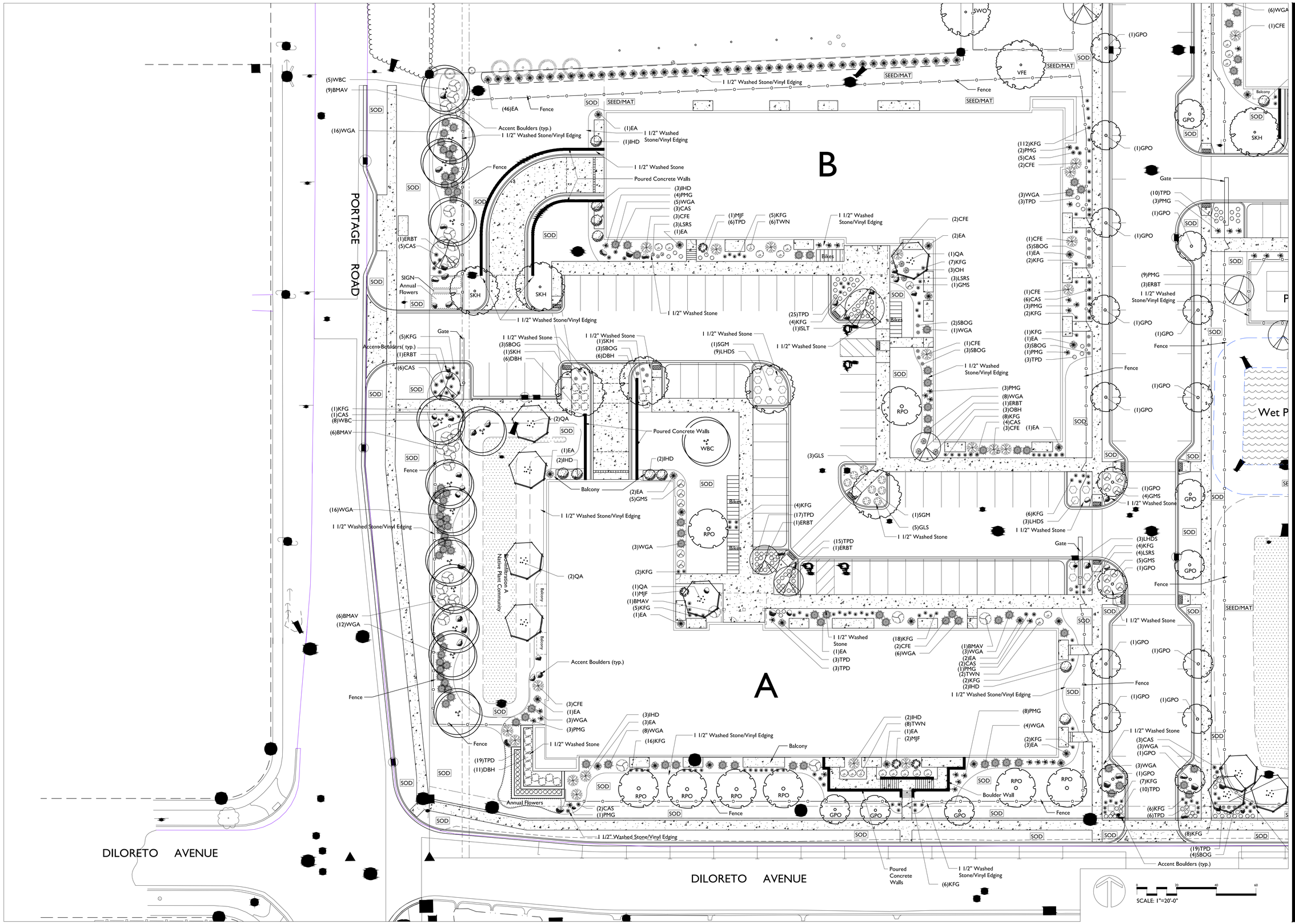
\\VOYAGER\CADFILES\2022 CAD\STEVE SHORT\WINSTON AT CHURCHILL\WINSTON 22CC2.DWG Created: 11/16/2022, Saved: 11/23/2022, Printed: 11/23/2022



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L2
WEST

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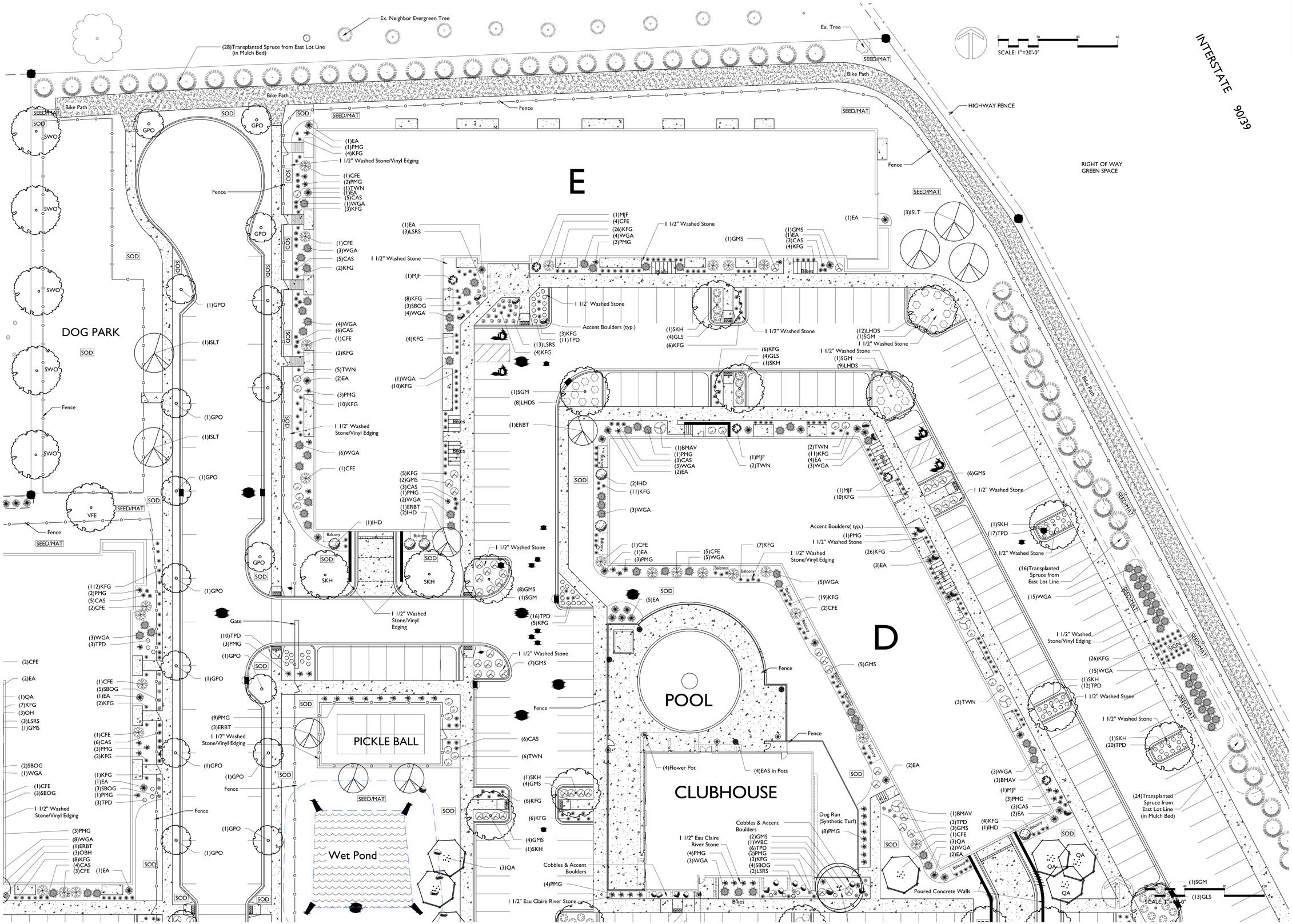
Ex. Neighbor Evergreen Tree
(28)Transplanted Spruce from East Lot Line (in Mulch Bed)
Ex. Tree
SEED/MAT
Bike Path
HIGHWAY FENCE
INTERSTATE 90/39
RIGHT OF WAY GREEN SPACE
SCALE: 1"=20'-0"
0 10 20 40 60
E
D
DOG PARK
POOL
CLUBHOUSE
PICKLE BALL
Wet Pond
Fence
SOD
SWO
GPO
VFE
SKH
Balcony
Bikes
Gate
Accent Boulders (typ.)
Poured Concrete Walls
Dog Run (Synthetic Turf)
Cobbles & Accent Boulders
1 1/2" Washed Stone
1 1/2" Washed Stone/Vinyl Edging
1 1/2" Eau Claire River Stone
(1)EA
(3)LSRS
(1)MJF
(4)CFE
(26)KFG
(4)WGA
(2)PMG
(1)GMS
(1)EA
(3)CAS
(4)KFG
(3)ISLT
(8)KFG
(3)SBOG
(4)WGA
(4)KFG
(13)LSRS
(4)KFG
(3)KFG
(11)TPD
(1)SKH
(4)GLS
(6)KFG
(12)LHDS
(1)SGM
(9)LHDS
(1)WGA
(10)KFG
(1)SGM
(8)LHDS
(1)ERBT
(1)BMAV
(1)PMG
(3)CAS
(3)WGA
(2)EA
(1)MJF
(2)TWN
(2)TWN
(11)KFG
(4)EA
(3)WGA
(6)GMS
(1)MJF
(10)KFG
(5)KFG
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(3)CAS
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(2)WGA
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(2)IHD
(2)IHD
(11)KFG
(3)WGA
(1)IHD
(1)CFE
(1)EA
(3)PMG
(5)CFE
(5)WGA
(7)KFG
(5)WGA
(19)KFG
(2)CFE
(5)EA
(16)TPD
(5)KFG
(8)GMS
(1)SGM
(1)SKH
(17)TPD
(16)Transplanted Spruce from East Lot Line
(15)WGA
(26)KFG
(15)WGA
(1)SKH
(12)TPD
(1)SKH
(20)TPD
(24)Transplanted Spruce from East Lot Line (in Mulch Bed)
(1)SGM
(13)GLS
(1)GPO
(1)ISLT
(1)CFE
(2)KFG
(5)TWN
(2)EA
(3)PMG
(10)KFG
(6)WGA
(112)KFG
(2)PMG
(5)CAS
(2)CFE
(3)WGA
(3)TPD
(2)CFE
(2)EA
(1)QA
(7)KFG
(3)OH
(3)LSRS
(1)GMS
(1)CFE
(5)SBOG
(1)EA
(2)KFG
(6)CAS
(3)PMG
(2)SBOG
(1)WGA
(1)CFE
(3)SBOG
(3)PMG
(8)WGA
(1)ERBT
(3)OBH
(8)KFG
(4)CAS
(3)CFE
(1)EA
(9)PMG
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(1)PMG
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(6)KFG
(6)KFG
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(1)SKH
(3)QA
(4)PMG
(2)GMS
(1)WBC
(6)TPD
(2)PMG
(3)KFG
(4)SBOG
(2)LSRS
(4)KFG
(1)IHD
(6)CAS
(6)TWN
(4)Flower Pot
(4)EAS in Pots
(2)EA
(3)WGA
(3)BMAV
(1)MJF
(3)PMG
(3)CAS
(2)EA
(1)BMAV
(3)TPD
(3)GMS
(1)CFE
(3)QA
(2)WGA
(2)EA
(5)GMS
(26)KFG
(3)EA
(3)TWN
(1)SKH
(12)TPD
(1)SKH
(20)TPD
(1)SKH
(17)TPD
(1)MJF
(10)KFG
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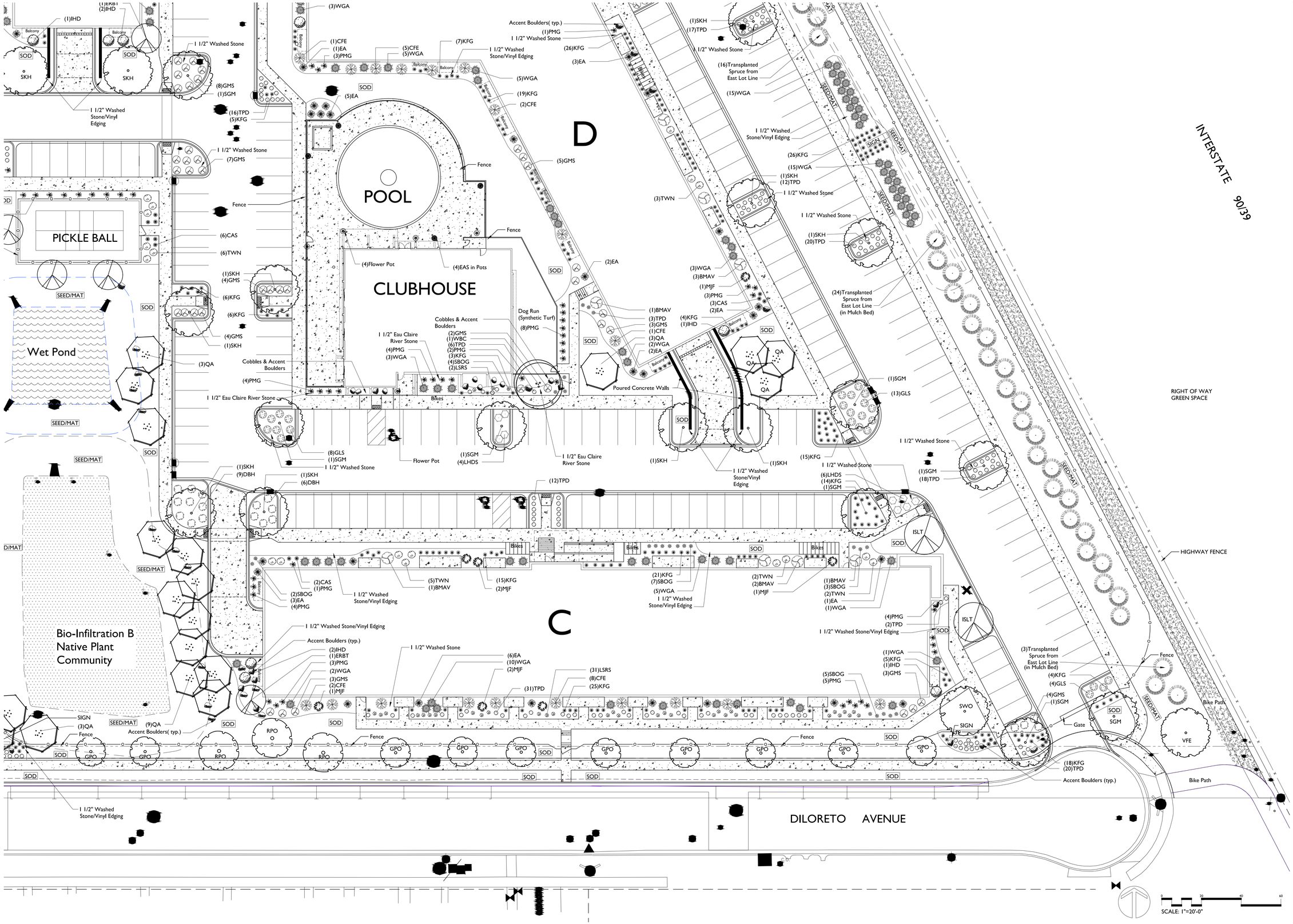

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THE WINSTON

CREEKSIDE DRIVE
MADISON, WISCONSIN

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

Revised: 11/23/22 RS
Revised:
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L4
SOUTHEAST

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BIO-RETETION / INFILTRATION DEVICE A PLANT LIST

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing (Total Basin Area = 2,326 SF) (Planting schedule based on 12" on center 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	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
128	FALSE SUNFLOWER	HELIOPSIS HELIANTHODIES	2.5" POT	12" O.C. Rect. Spacing
128	WILD IRIS	IRIS VIRGINIANA SHREVEI	2.5" POT	12" O.C. Rect. Spacing
128	CARDINAL FLOWER	LOBELIA CARDINALIS	2.5" POT	12" O.C. Rect. Spacing
128	BERGAMOT	MONARDA FISTULOSA	2.5" POT	12" O.C. Rect. Spacing
160	SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
128	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

BIO-RETETION / INFILTRATION DEVICE B PLANT LIST

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing (Total Basin Area = 7,050 SF) (Planting schedule based on 12" on center 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	ECHINACEA PURPUREA	2.5" POT	12" O.C. Rect. Spacing
416	FALSE SUNFLOWER	HELIOPSIS HELIANTHODIES	2.5" POT	12" O.C. Rect. Spacing
448	WILD IRIS	IRIS 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 SUBTOMENTOSA	2.5" POT	12" O.C. Rect. Spacing
416	STIFF GOLDENROD	SOLIDAGO RIGIDA	2.5" POT	12" O.C. Rect. Spacing

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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 Thlf 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 Sweetspire	Itea Virginica 'sprich'	#3 CONT.
44	TWN	Tiny Wine Ninebark	Physocarpus Opulifolius 'smpotw'	#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.

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 Landscpe Units x 1 landscape point for additional _0_ acres..... 0 points
TOTAL LANDSCAPE POINTS REQURED.....3,472 points

PLANT TYPE or ELEMENT	Point Value	NEW Qty.	NEW Points Achieved	EXISTING Qty.	EXISTING 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.					TOTAL POINTS PROVIDED
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 D575 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 bruce company OF WISCONSIN INC.
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:
Revised:
Revised:
Revised:
Revised:

L5
NOTES & SCHEDULES

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SGM-Sienna Glen Maple Fall



WBC-Whitespire Birch



ERBT-Eastern Redbud



QA-Quaking Aspen Fall



SKH-Street Keeper Honeylocust



GPO-Green Pillar Pin Oak



RPO-Regal Prince English Oak



SWO-Swamp White Oak



VFE-Valley Forge Amer Elm



ISLT-Ivory Silk Tree Lilac Tree Form



EA-Emerald Arborvitae



EAS-Emerald Arborvitae-spiral



WGA-Woodward Globe Arborvitae



CFE-Chicago Fire Winged Euonymus



BMAV-Blue Muffin Arrowwood Viburnum



KFG-Karl Foerster's Feather Reed Grass



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

Plant Material List

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
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44	TWN	Tiny Wine Ninebark	Physocarpus Opulifolius 'smpotw'	#3 CONT.
41	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#5 CONT.
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THE WINSTON
CREEKSIDE DRIVE
MADISON, WISCONSIN

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Revised: 11/23/22 RS
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L6
PLANT PICTURES

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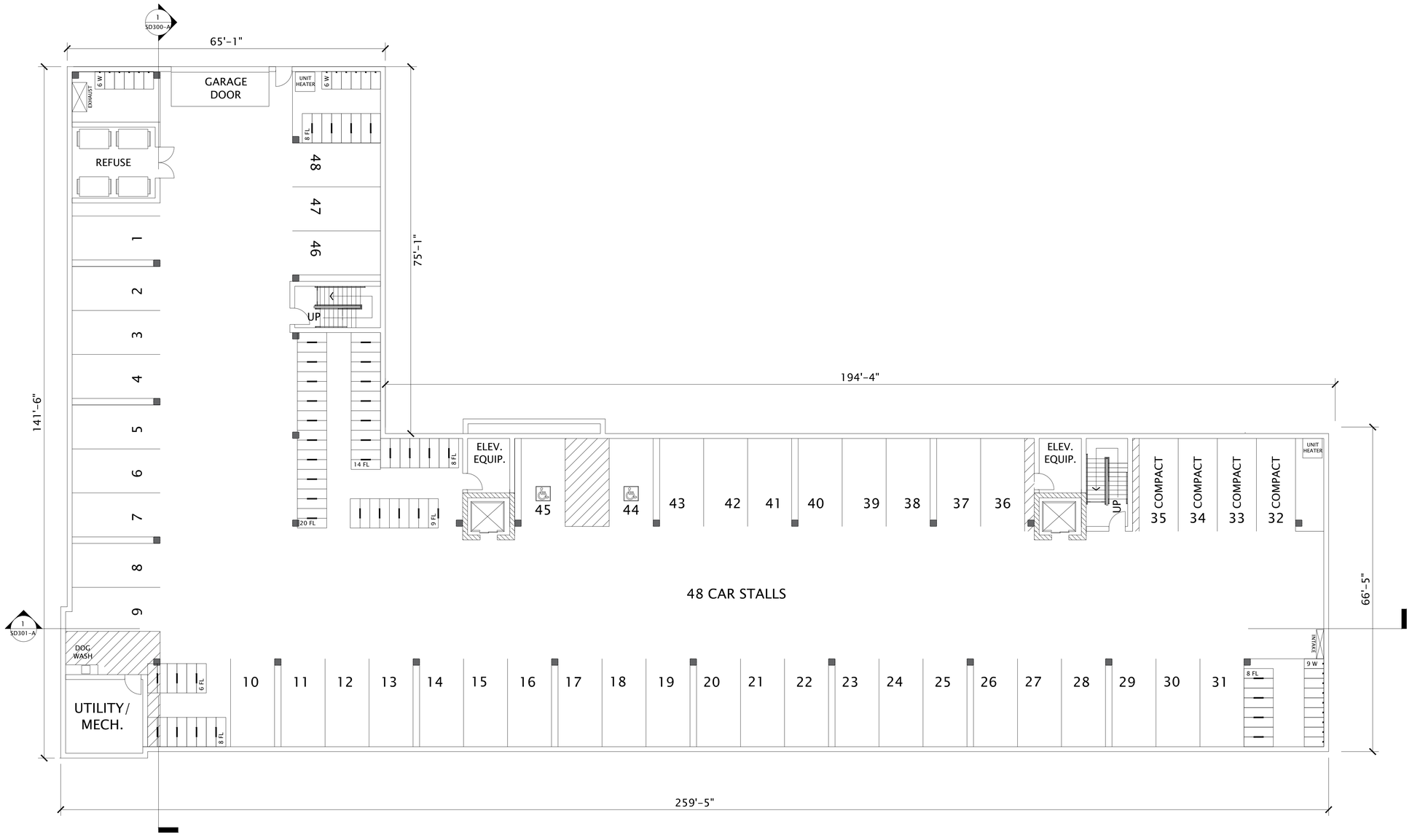
\\ROYVAGER\CADFILES\2022 CAD\STEVE SHORT\WINSTON AT CHURCHILL\WINSTON 22C2.DWG Created: 11/16/2022, Saved: 11/23/2022, Printed: 11/23/2022



1 BUILDING A - LL FLOOR PLAN
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7/28/2022 10:32:24 AM

JLA ARCHITECTS
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JLA-AP.COM

JLA PROJECT NUMBER: 19-1104-01

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

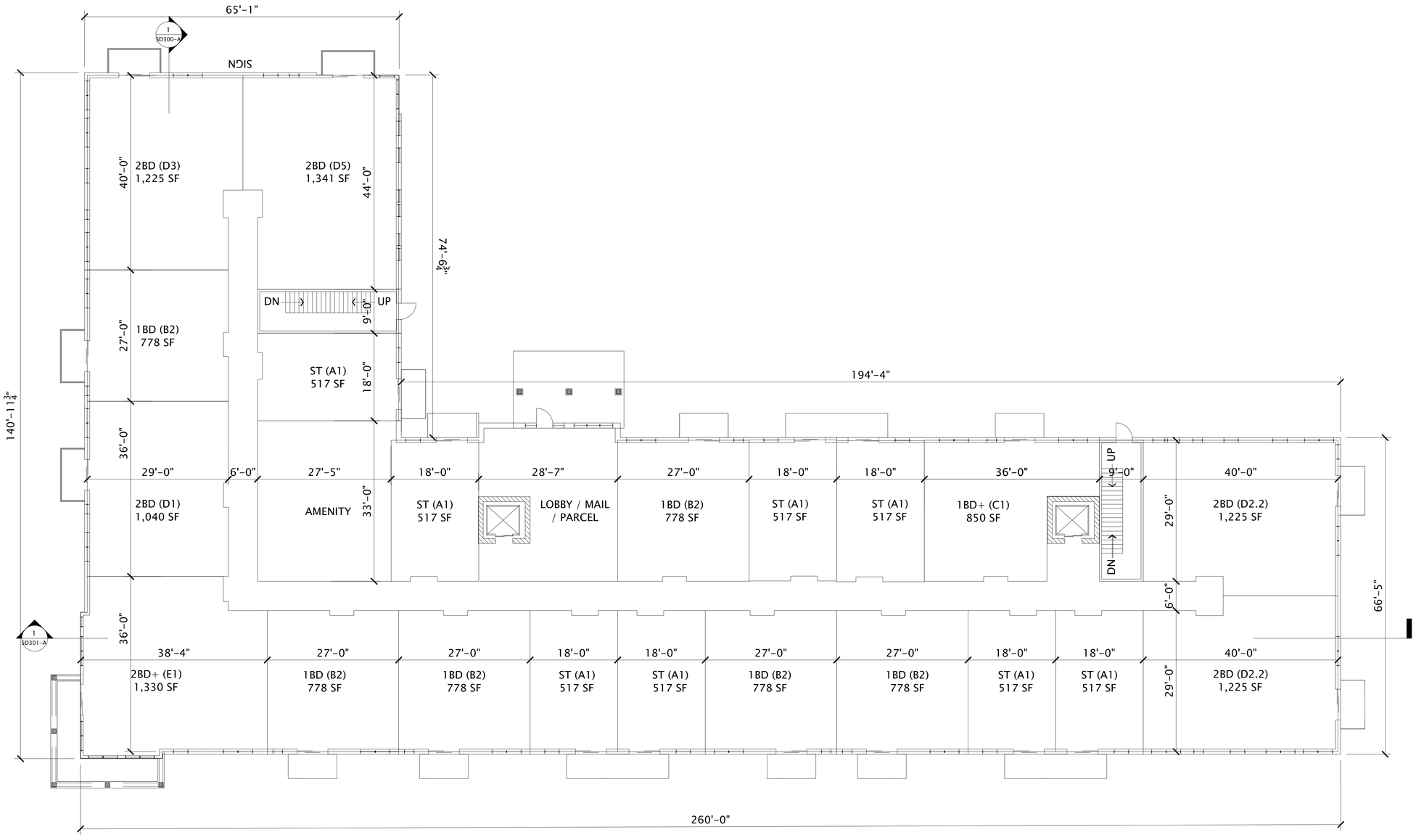
Mark	Description	Date

SHEET TITLE

BUILDING A - LL FLOOR PLAN

SHEET NUMBER

SD100-A



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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

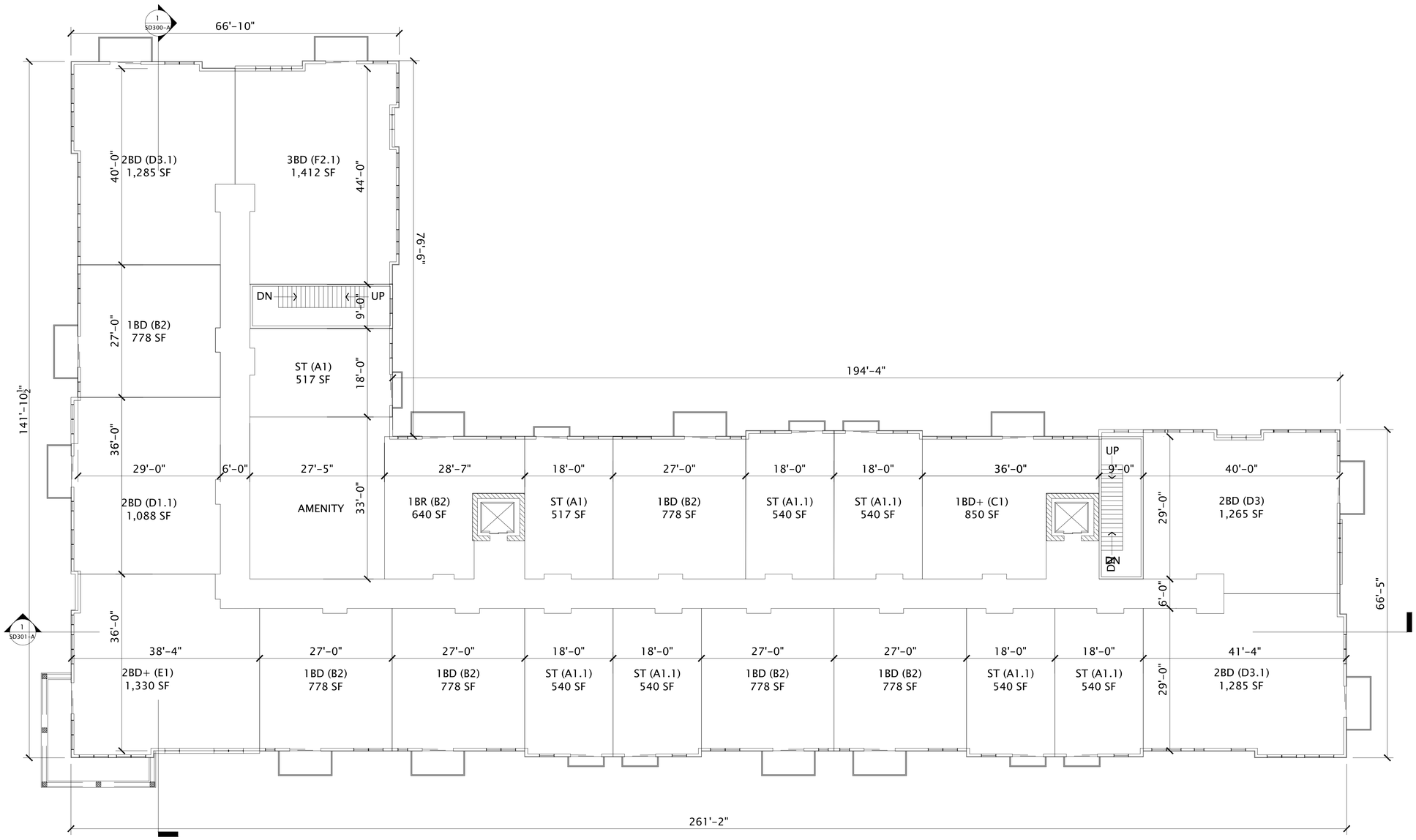
Mark	Description	Date

SHEET TITLE

BUILDING A -
1ST FLOOR PLAN

SHEET NUMBER

SD101-A



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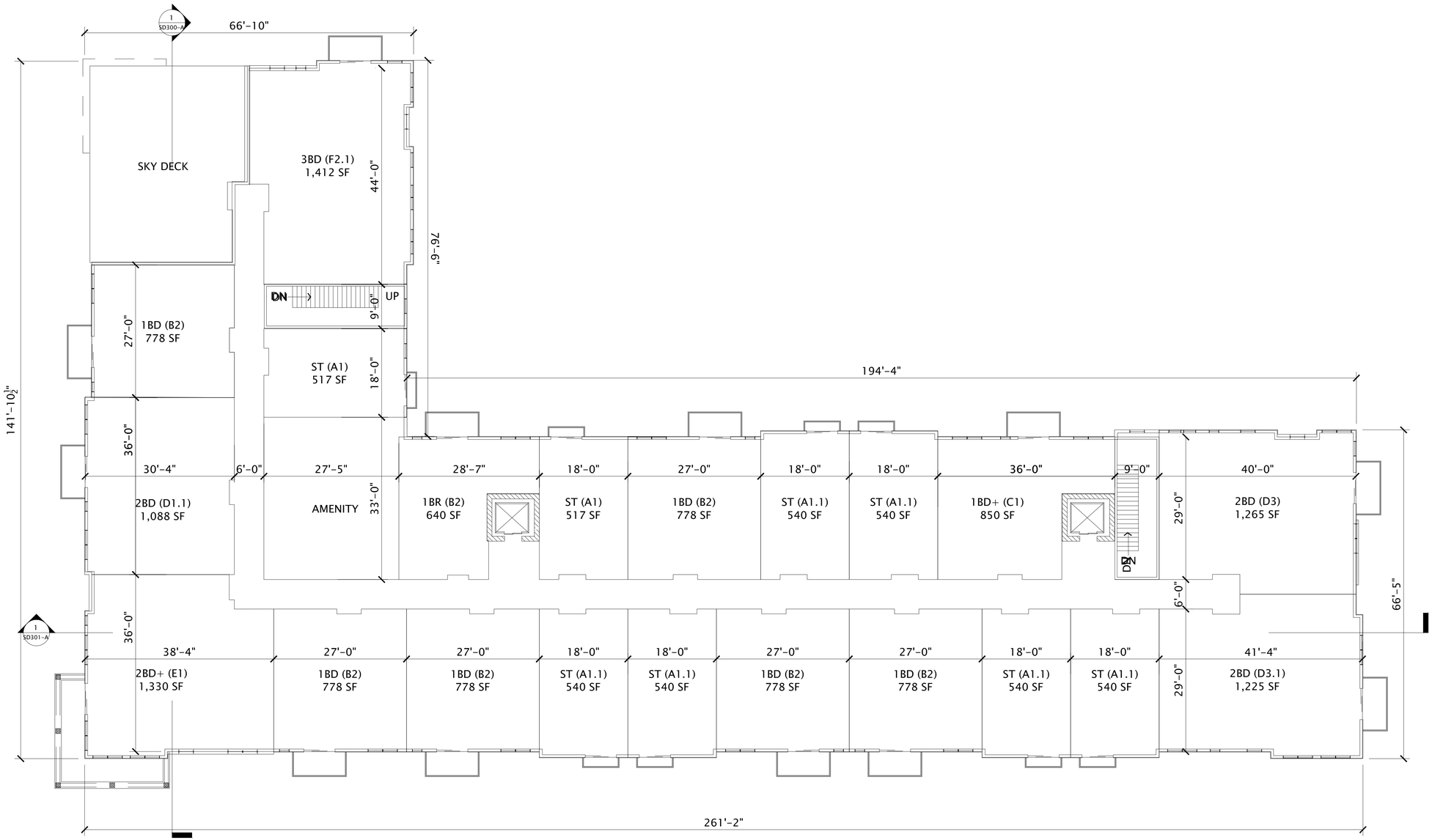
Mark	Description	Date

SHEET TITLE

BUILDING A - 2ND-4TH FLOOR PLAN

SHEET NUMBER

SD102-A



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DATE OF ISSUANCE AUGUST 17, 2022

REVISION SCHEDULE

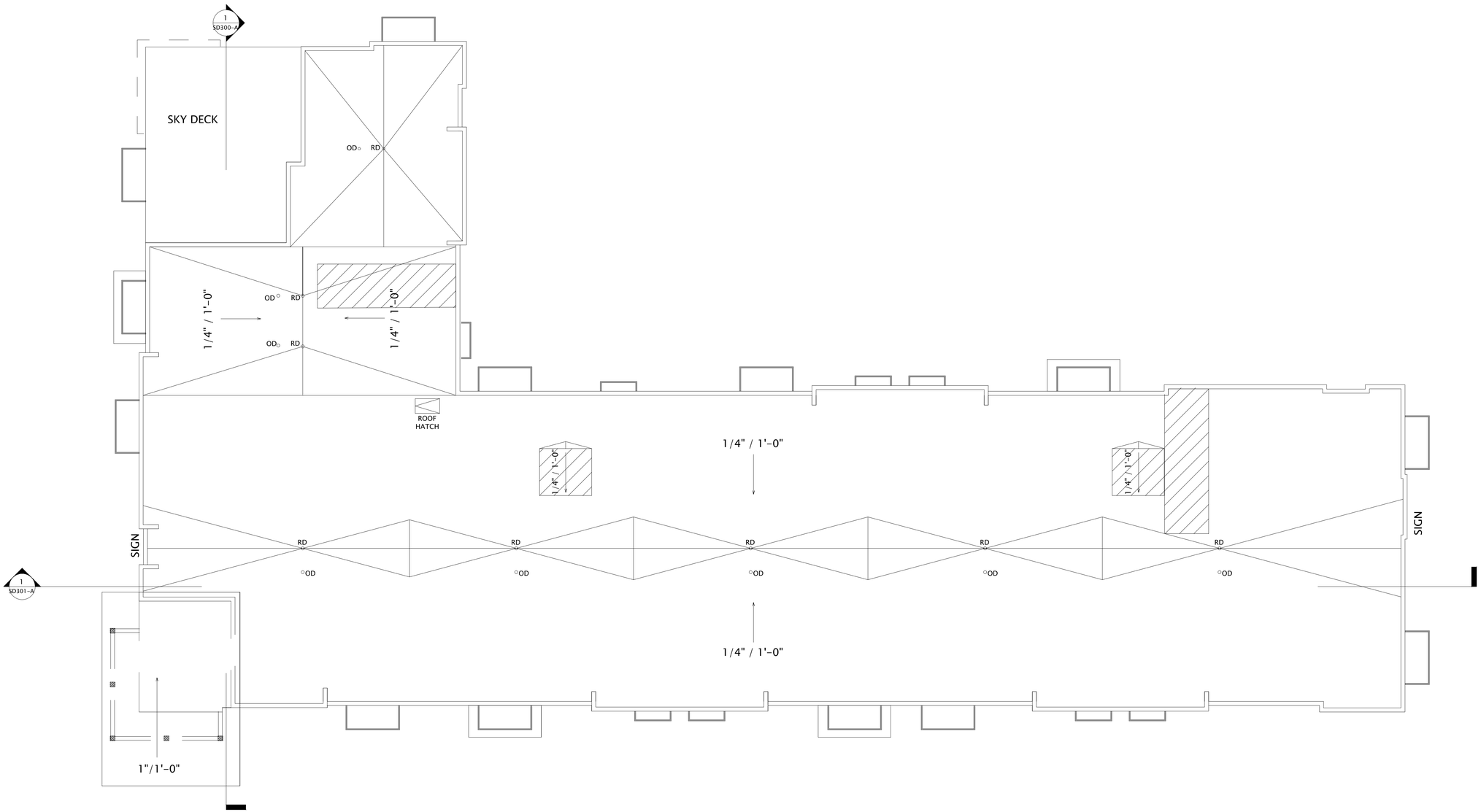
Mark	Description	Date

SHEET TITLE

BUILDING A -
5TH FLOOR PLAN

SHEET NUMBER

SD103-A



1 BUILDING A - ROOF PLAN
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7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING A - ROOF PLAN

SHEET NUMBER

SD104-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING A - NORTH
3/64"=1'-0"



2 BUILDING A - SOUTH
3/64"=1'-0"

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JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING A - EAST
3/64"=1'-0"



2 BUILDING A - WEST
3/64"=1'-0"

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JLA PROJECT NUMBER: 19-1104

THE WINSTON

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES; INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING A - NORTH 1
3/64"=1'-0"



2 BUILDING A - SOUTH 1
3/64"=1'-0"

JLA ARCHITECTS
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THE WINSTON

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING A - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD202-A

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
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BUILDING A - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING A - EAST 1
3/64"=1'-0"



2 BUILDING A - WEST 1
3/64"=1'-0"

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MADISON | MILWAUKEE | DENVER
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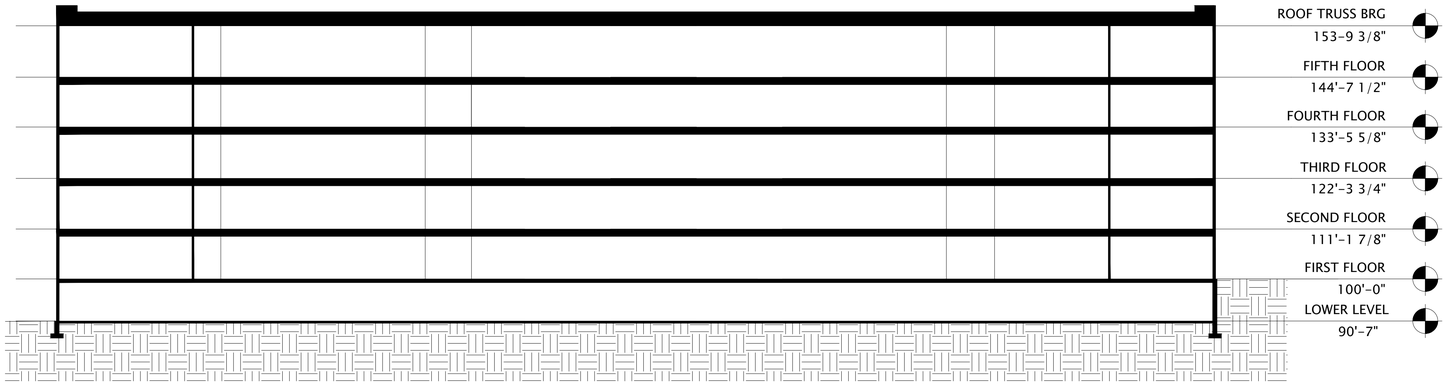
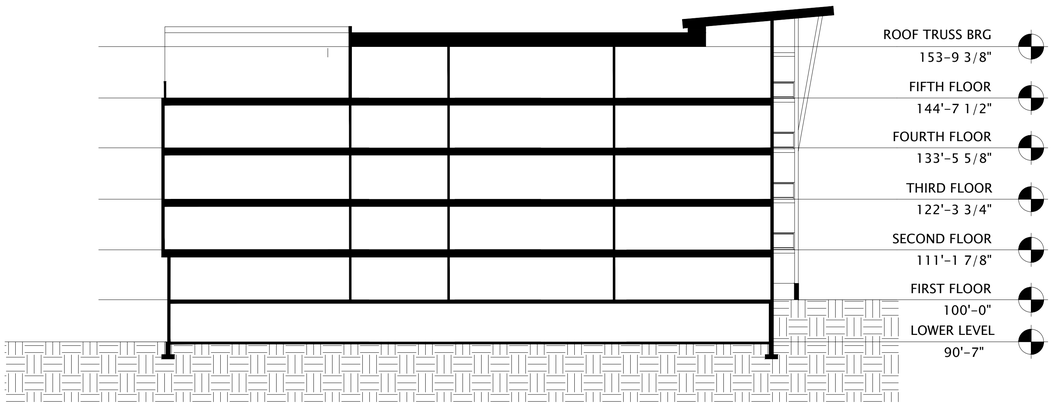
BUILDING A - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD203-A



1 BUILDING A - SECTION 1
1/32"=1'-0"



2 BUILDING A - SECTION 2
1/32"=1'-0"

7/29/2022 10:32:24 AM

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JLA PROJECT NUMBER: 19-1104-01

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

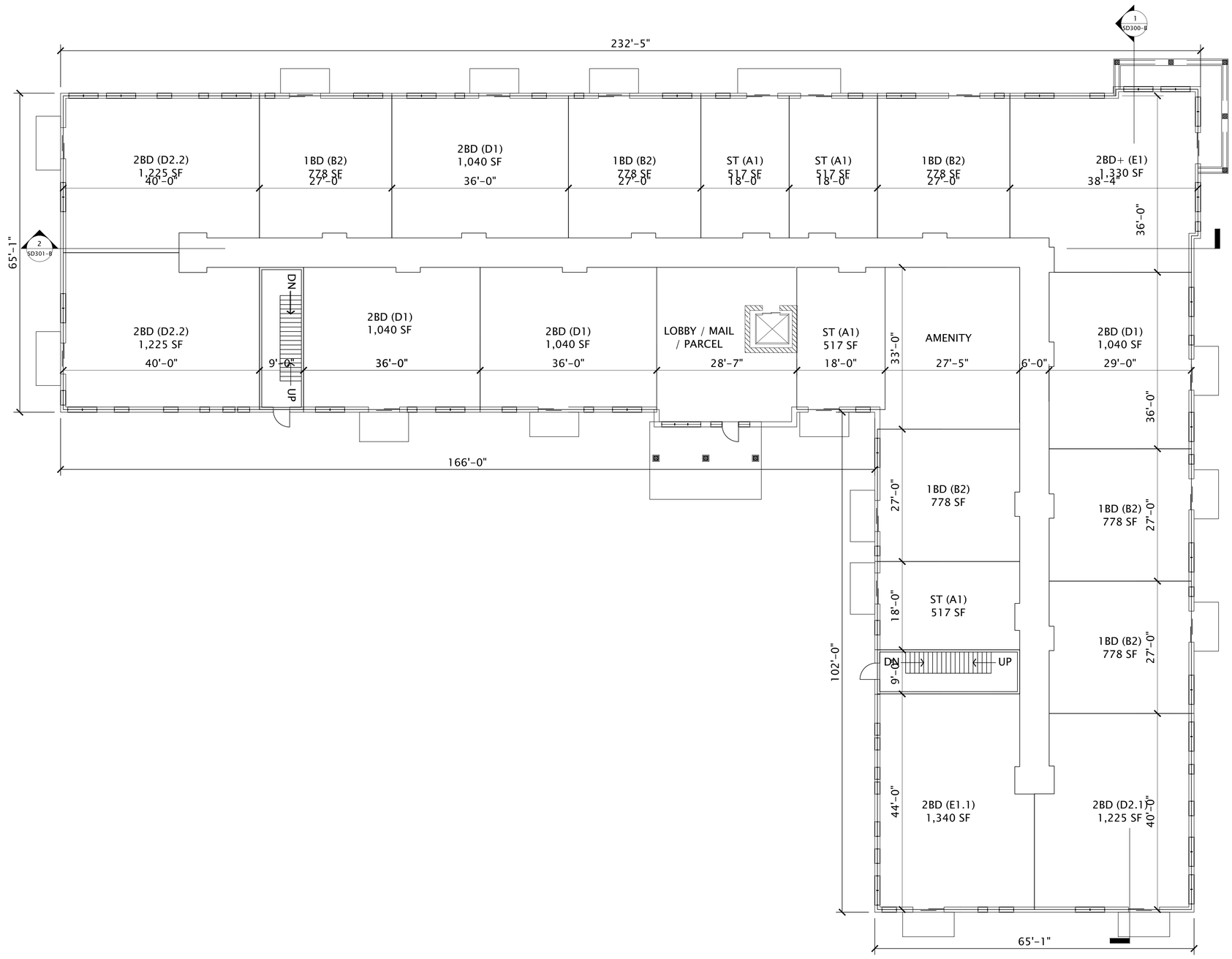
Mark	Description	Date

SHEET TITLE

BUILDING A - SECTIONS

SHEET NUMBER

SD300-A



1 BUILDING B - 1ST FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

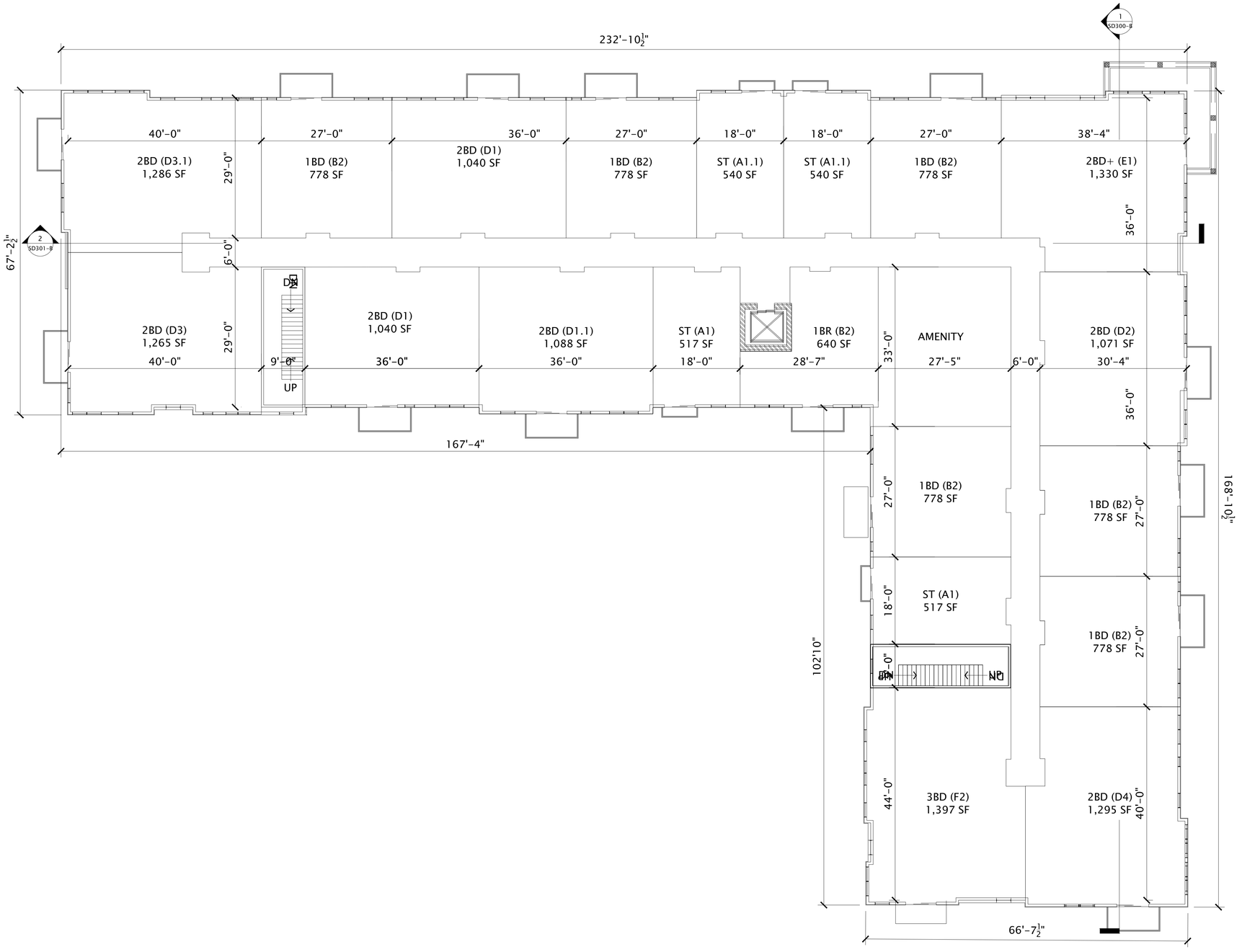
Mark	Description	Date

SHEET TITLE

BUILDING B - FIRST FLOOR PLAN

SHEET NUMBER

SD101-B



1 BUILDING B - 2ND-3RD FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

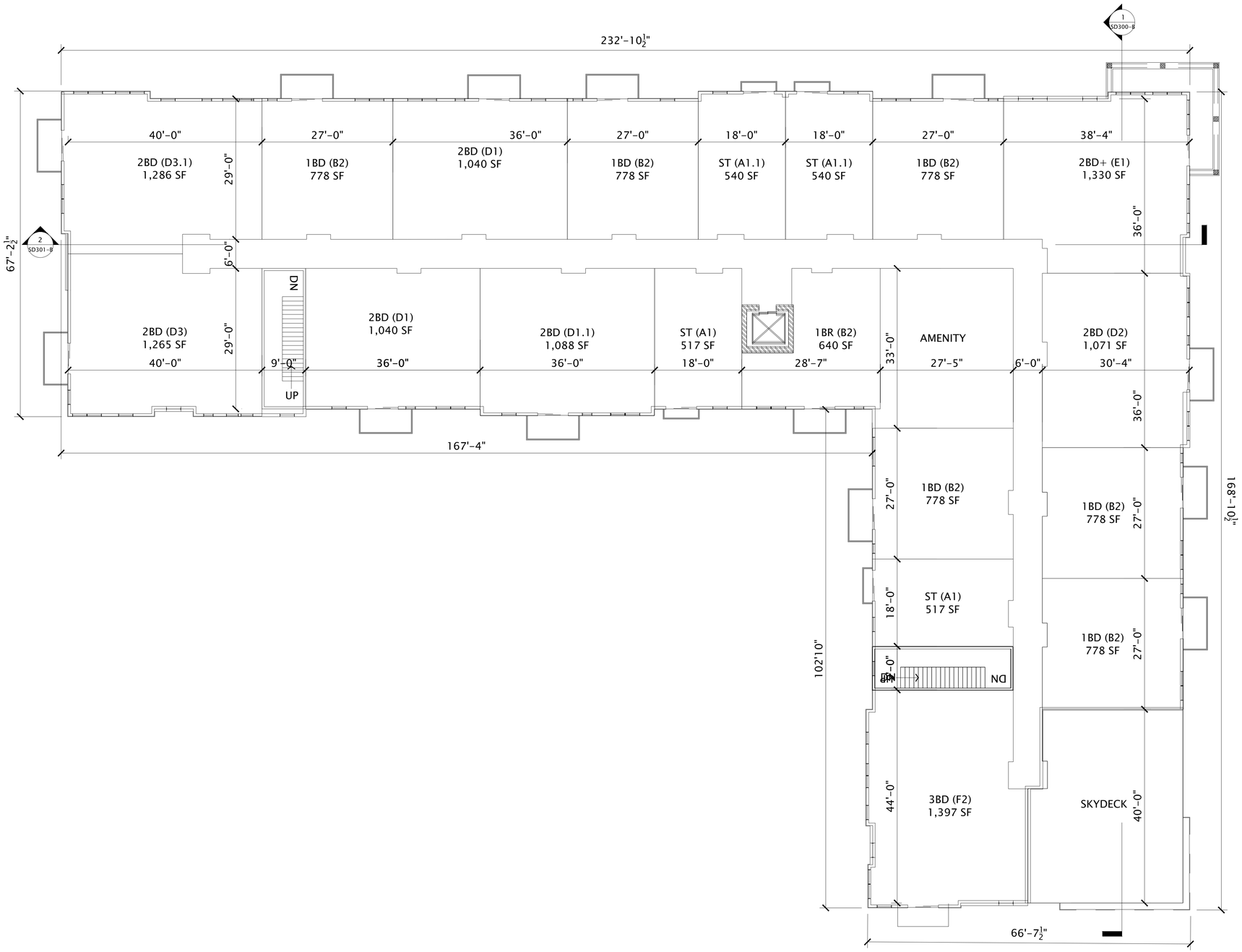
Mark	Description	Date

SHEET TITLE

BUILDING B - 2ND-3RD FLOOR PLAN

SHEET NUMBER

SD102-B



1 BUILDING B - 4TH FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

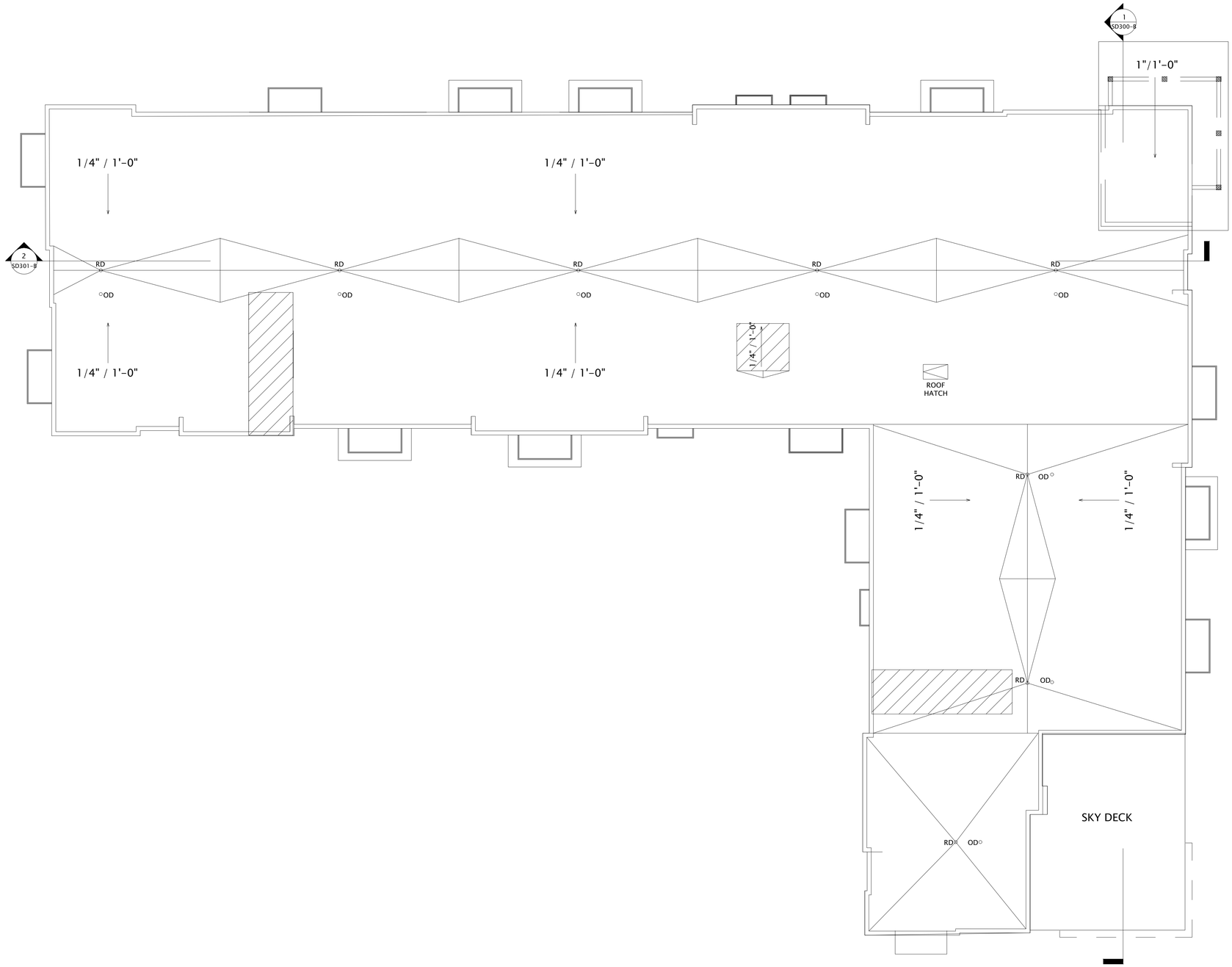
Mark	Description	Date

SHEET TITLE

BUILDING B - 4TH FLOOR PLAN

SHEET NUMBER

SD103-B



1 BUILDING B - ROOF PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING B - ROOF PLAN

SHEET NUMBER

SD104-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - NORTH
3/64"=1'-0"



2 BUILDING B - SOUTH
3/64"=1'-0"

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - EAST
3/64"=1'-0"



2 BUILDING B - WEST
3/64"=1'-0"

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING B - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - NORTH 1
3/32" = 1'-0"



2 BUILDING B - SOUTH 1
3/32" = 1'-0"

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING B - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD202-B

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING B - SIGNAGE AREA	
SIGNAGE TYPE	AREA
WEST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING B - EAST 1
3/32" = 1'-0"



2 BUILDING B - WEST 1
3/32" = 1'-0"

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REVISION SCHEDULE

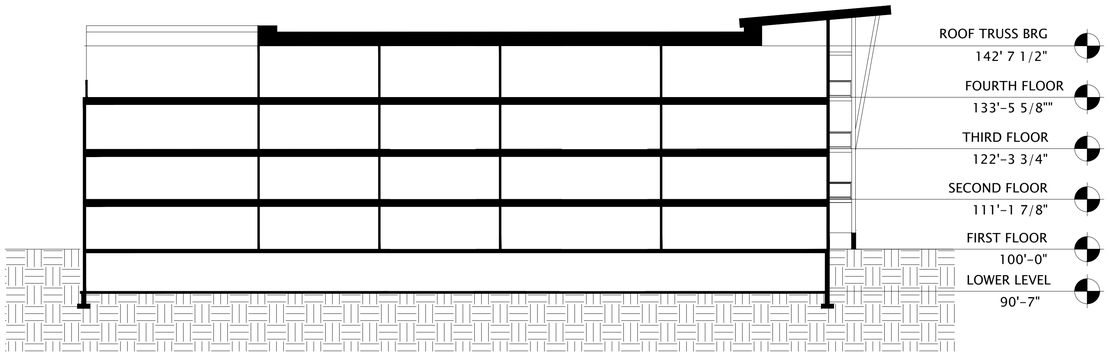
Mark	Description	Date

SHEET TITLE

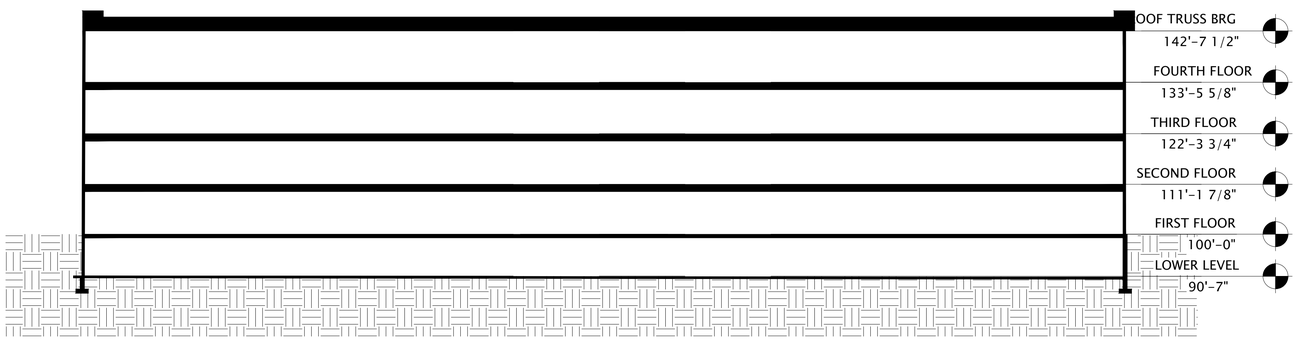
BUILDING B - EXTERIOR ELEVATIONS BW

SHEET NUMBER

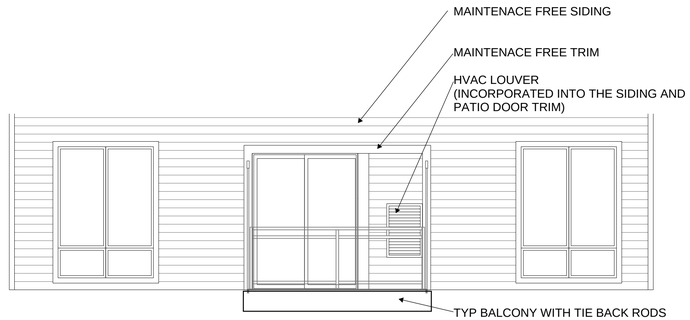
SD203-B



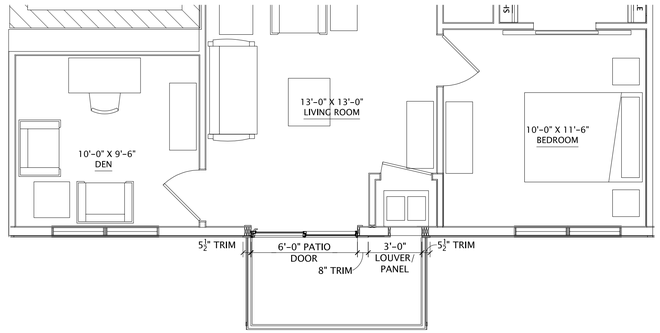
1 BUILDING B - SECTION 1
1/32"=1'-0"



2 BUILDING B - SECTION 2
1/32"=1'-0"



1 ENLARGED BALCONY ELEVATION



1 ENLARGED BALCONY PLAN

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Mark	Description	Date

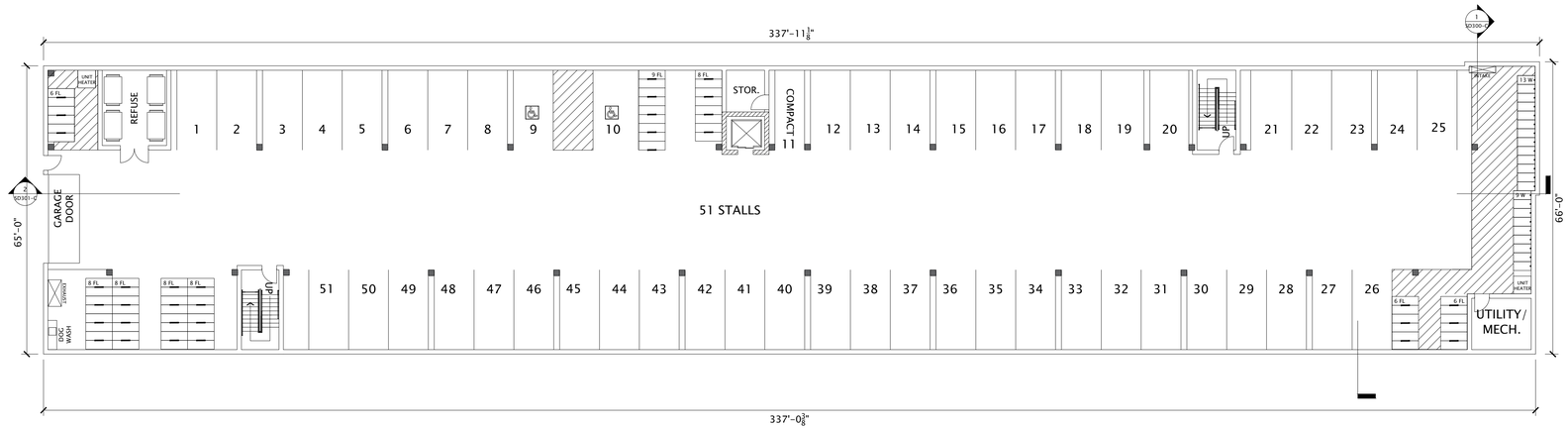
SHEET TITLE

BUILDING B - SECTIONS

SHEET NUMBER

SD300-B

7/28/2022 10:32:24 AM



1 BUILDING C - LL FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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JLA PROJECT NUMBER: 19-1104-01

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

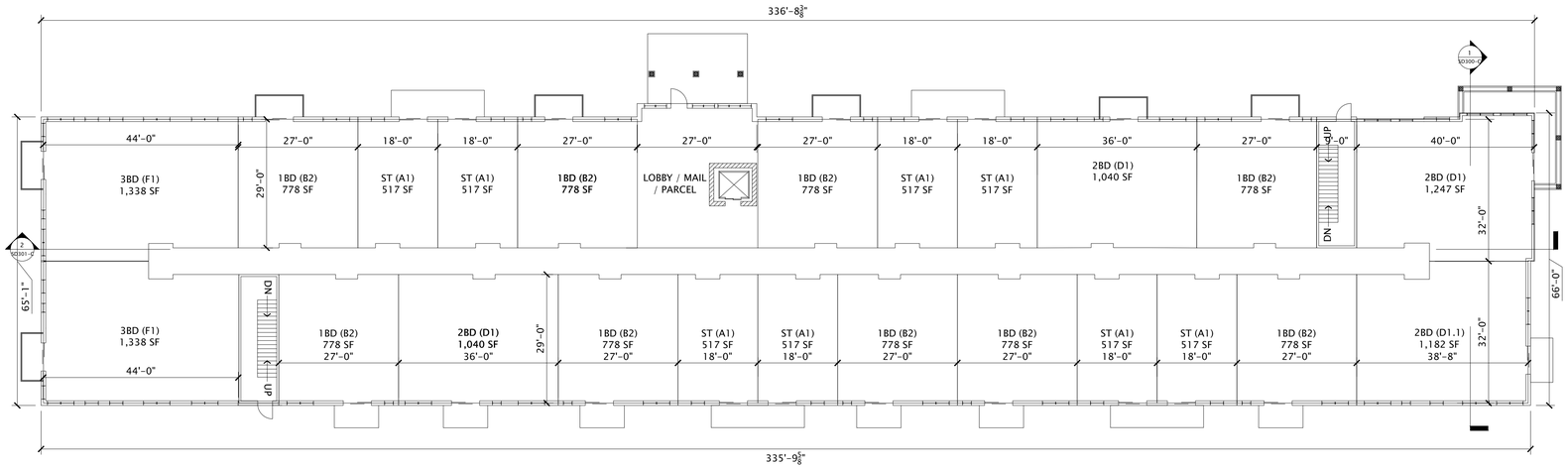
Mark	Description	Date

SHEET TITLE

BUILDING C - LL FLOOR PLAN

SHEET NUMBER

SD100-C



1 BUILDING C - 1ST FLOOR PLAN
3/64"=1'-0"

7/29/2022 10:32:24 AM

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REVISION SCHEDULE

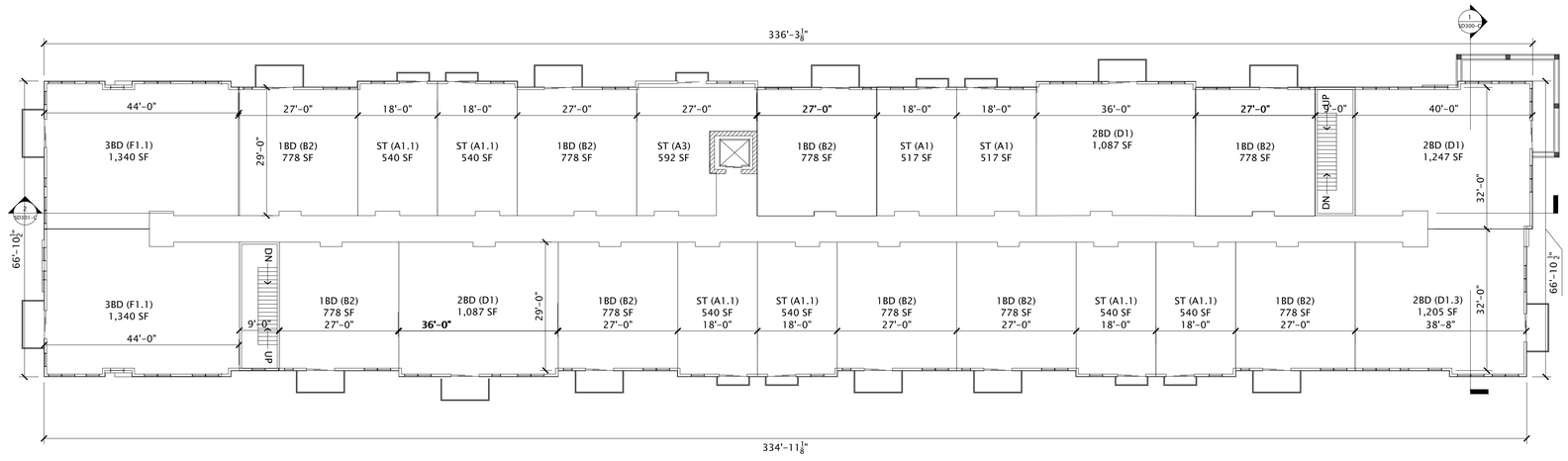
Mark	Description	Date

SHEET TITLE

BUILDING C - FIRST FLOOR PLAN

SHEET NUMBER

SD101-C



1 BUILDING C - 2ND-4TH FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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REVISION SCHEDULE

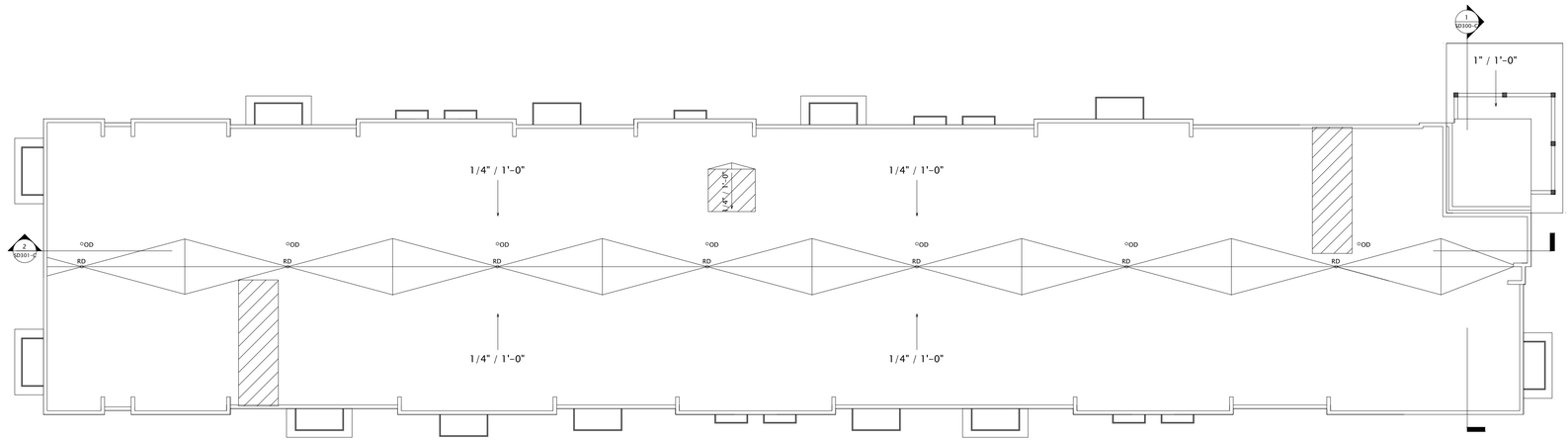
Mark	Description	Date

SHEET TITLE

BUILDING C - 2ND-4TH FLOOR PLAN

SHEET NUMBER

SD102-C



1 BUILDING C - ROOF PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING C - ROOF PLAN

SHEET NUMBER

SD103-C

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING C - NORTH
1/32"=1'-0"



2 BUILDING C - SOUTH
1/32"=1'-0"

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING C - EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-C

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING C - WEST
1/32"=1'-0"



2 BUILDING C - EAST
1/32"=1'-0"

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING C - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-C

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



2 BUILDING C - NORTH 1
1/32"=1'-0"



1 BUILDING C - SOUTH 1
1/32"=1'-0"

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THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

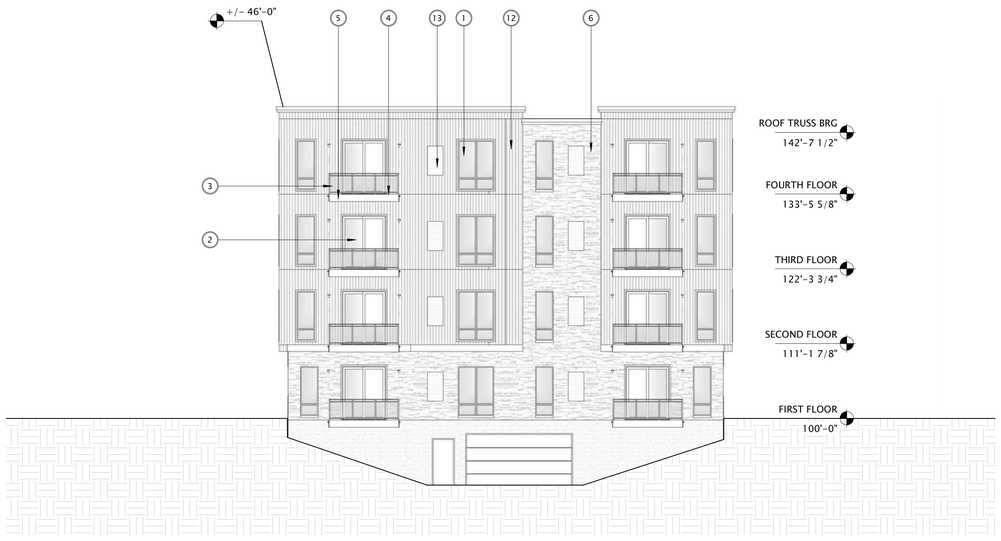
BUILDING C - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD202-C

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING C - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



2 BUILDING C - WEST 1
1/32"=1'-0"



1 BUILDING C - EAST 1
1/32"=1'-0"

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DATE OF ISSUANCE NOVEMBER 28, 2022

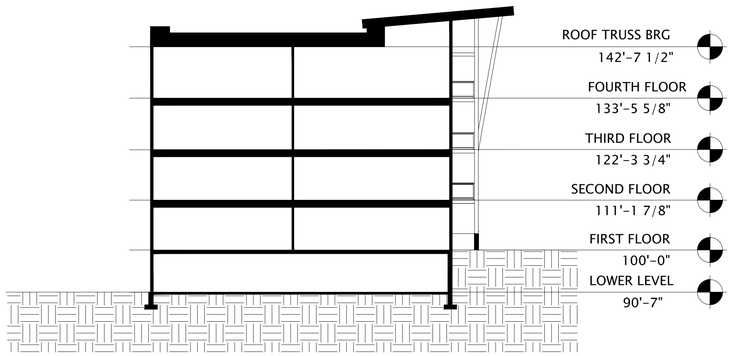
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

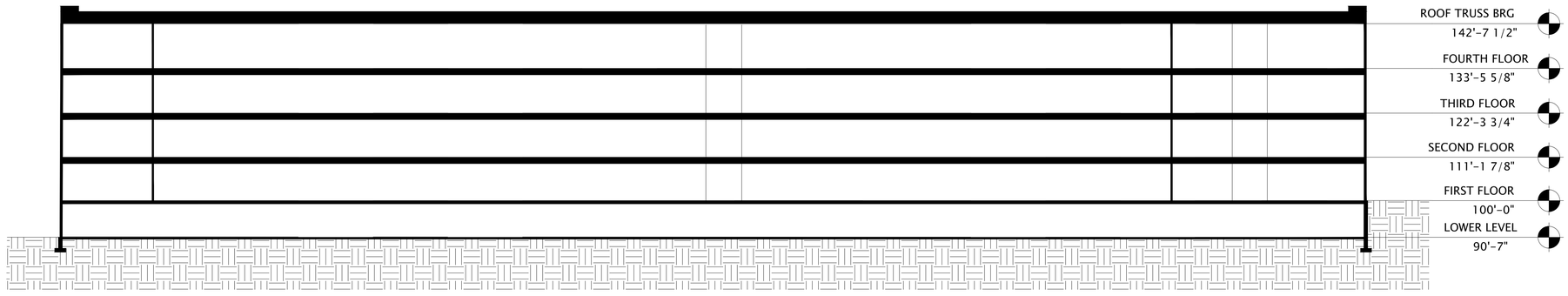
BUILDING C - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD203-C



1 BUILDING C - SECTION 1
1/32"=1'-0"



2 BUILDING C - SECTION 2
1/32"=1'-0"

7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

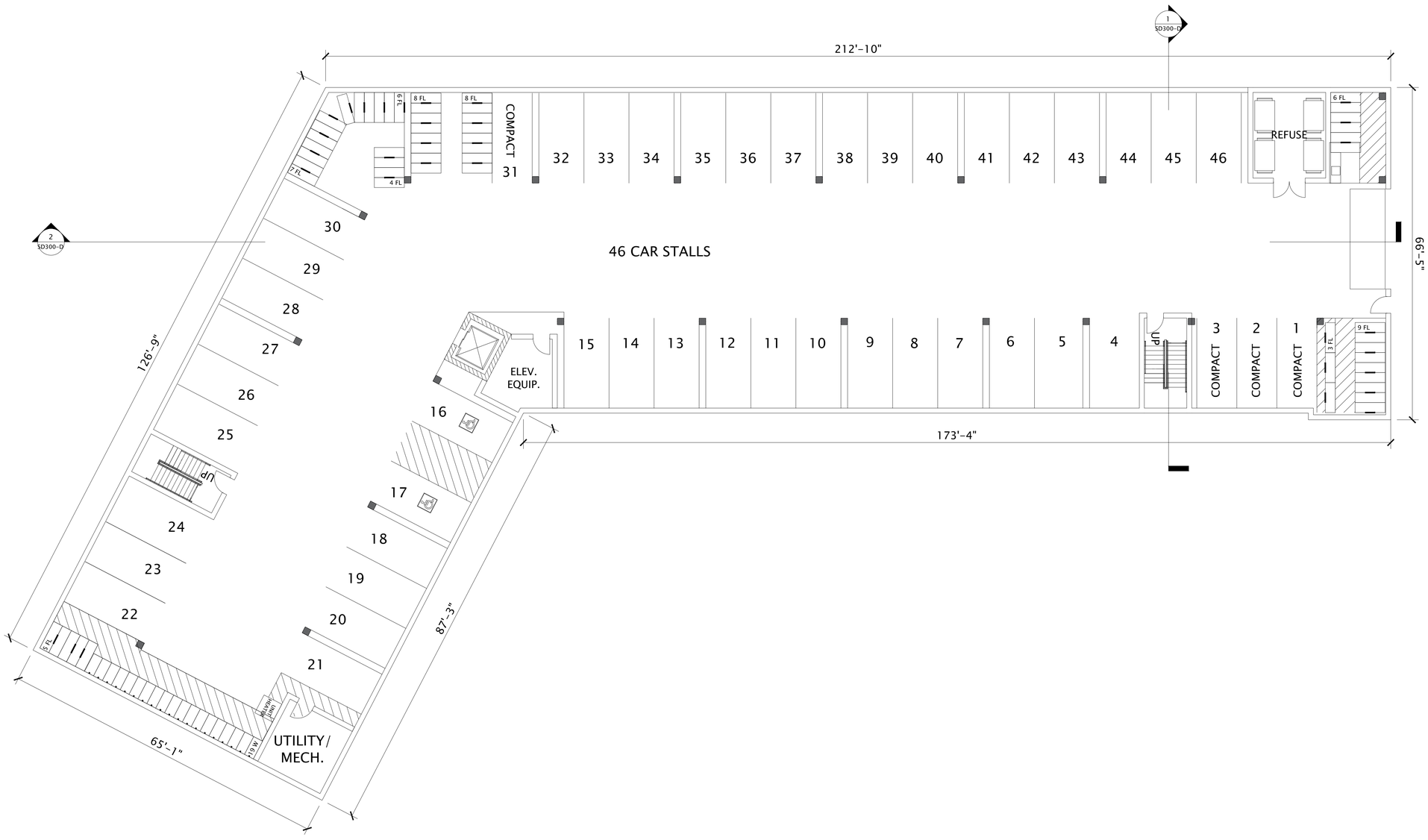
Mark	Description	Date

SHEET TITLE

BUILDING C - SECTIONS

SHEET NUMBER

SD300-C



1 BUILDING D - LL FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

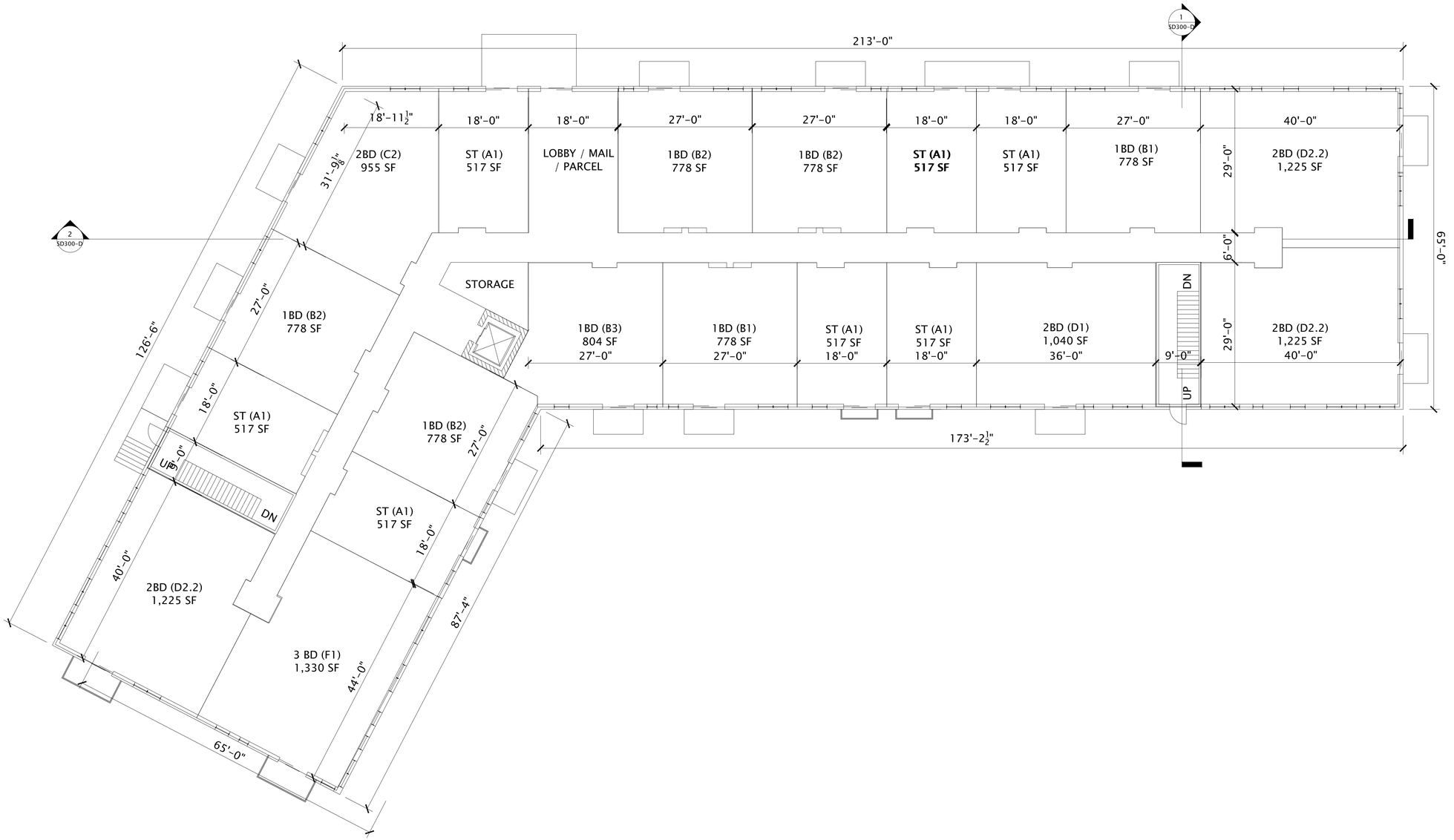
Mark	Description	Date

SHEET TITLE

BUILDING D - LL FLOOR PLAN

SHEET NUMBER

SD100-D



1 BUILDING D - 1ST FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

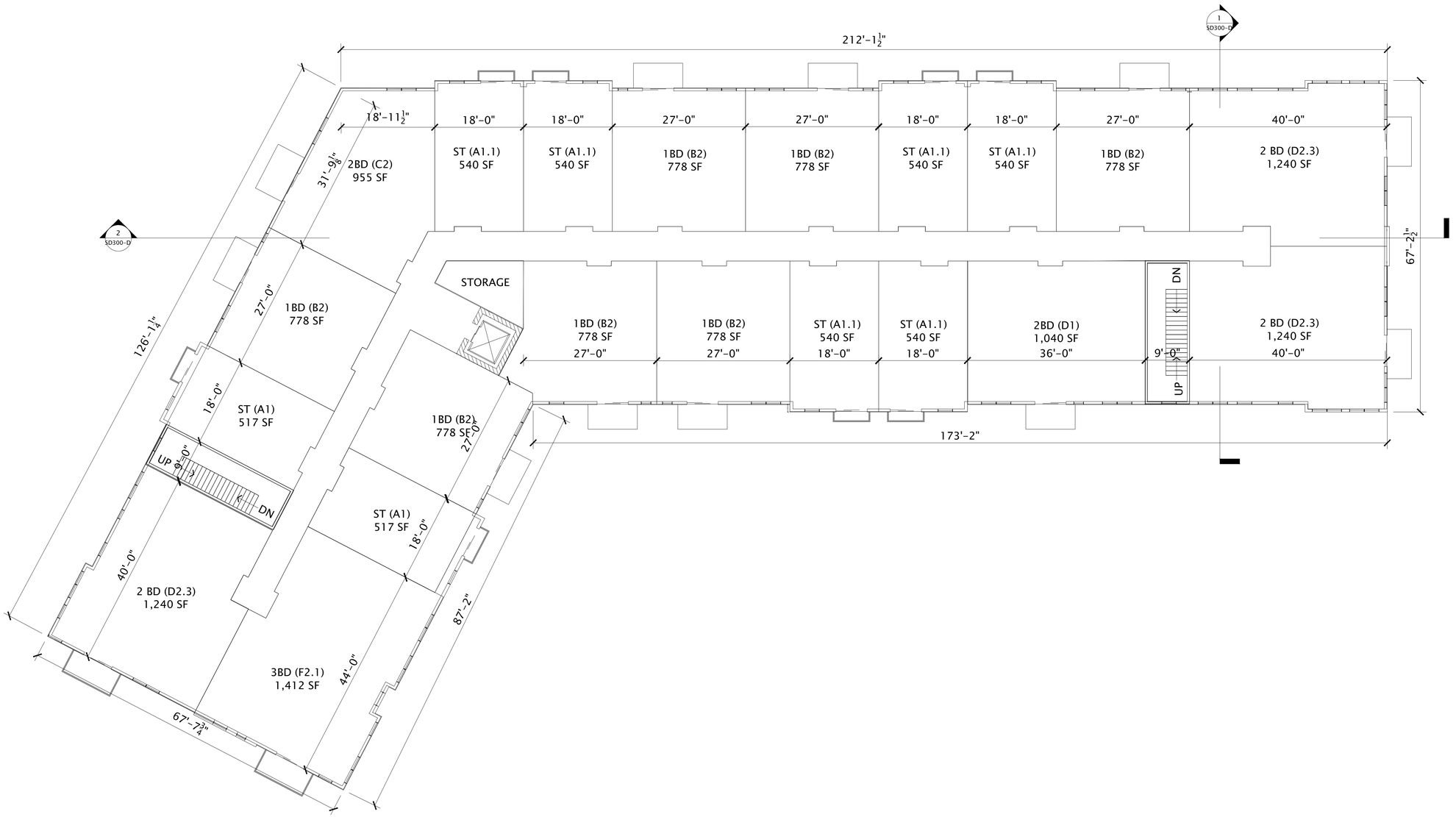
Mark	Description	Date

SHEET TITLE

BUILDING D -
1ST FLOOR PLAN

SHEET NUMBER

SD101-D



1 BUILDING D - 2ND-4TH FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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REVISION SCHEDULE

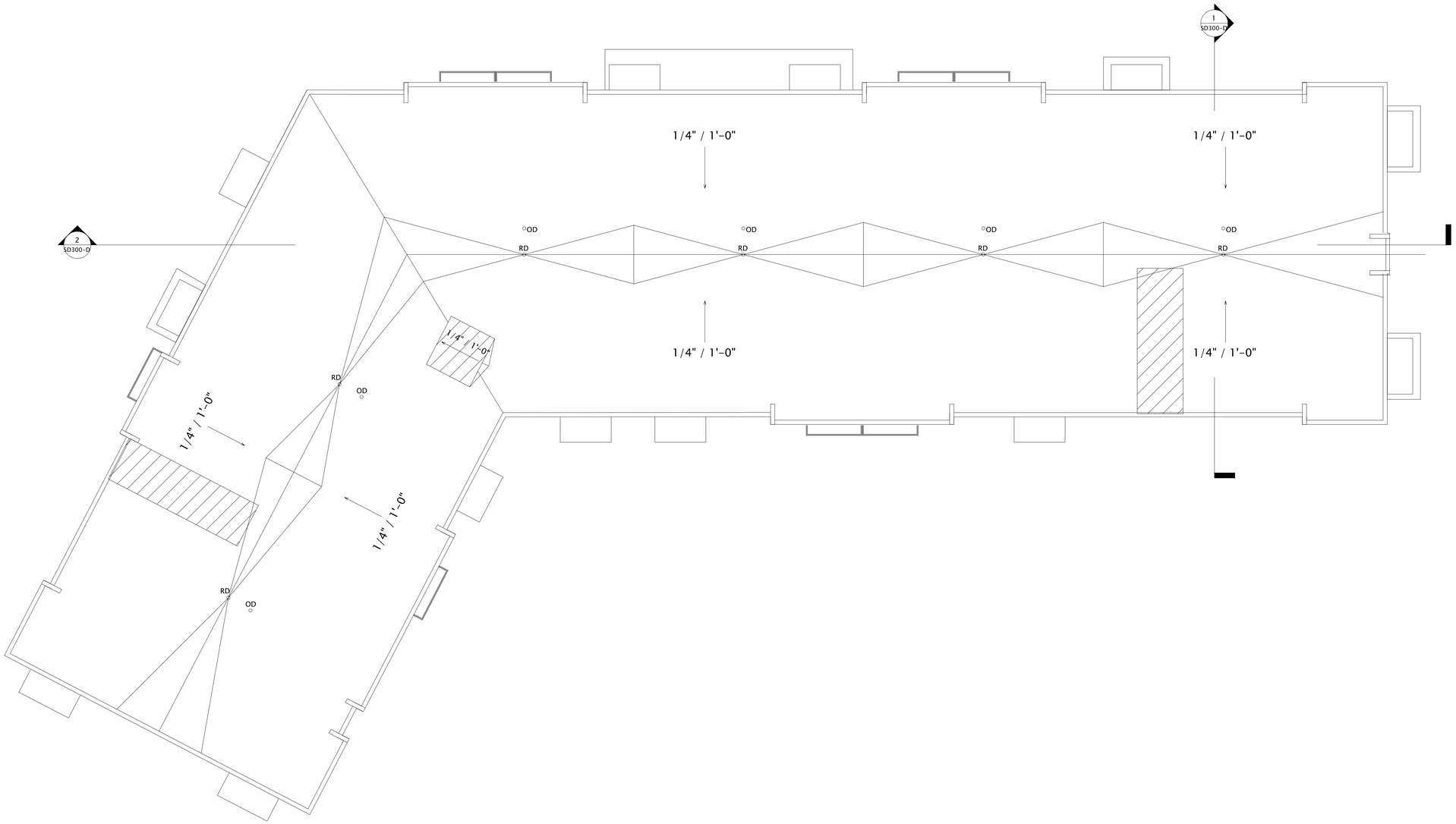
Mark	Description	Date

SHEET TITLE

BUILDING D - 2ND-4TH FLOOR PLAN

SHEET NUMBER

SD102-D



1 BUILDING D - ROOF PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING D - ROOF PLAN

SHEET NUMBER

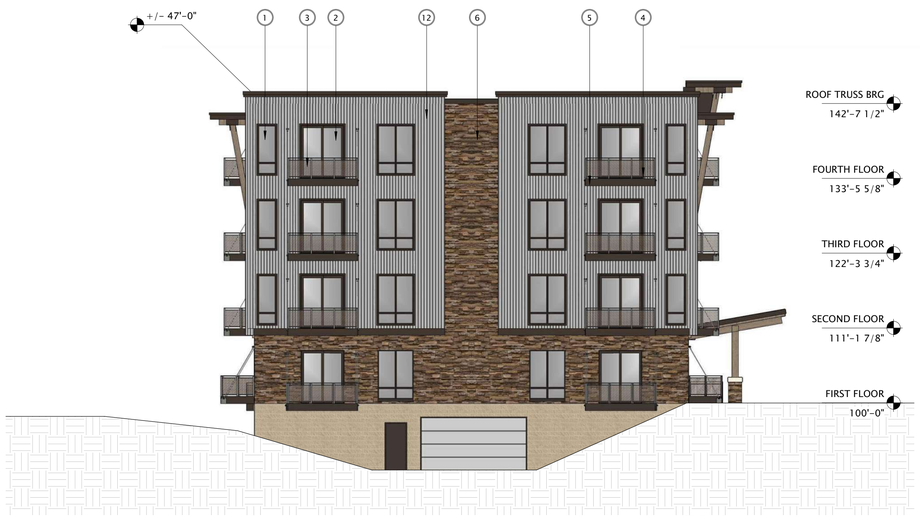
SD103-D

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



1 BUILDING D - SOUTH LONG
3/64"=1'-0"



2 BUILDING D - SOUTH SHORT
3/64"=1'-0"

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D - EXTERIOR ELEVATIONS

SHEET NUMBER

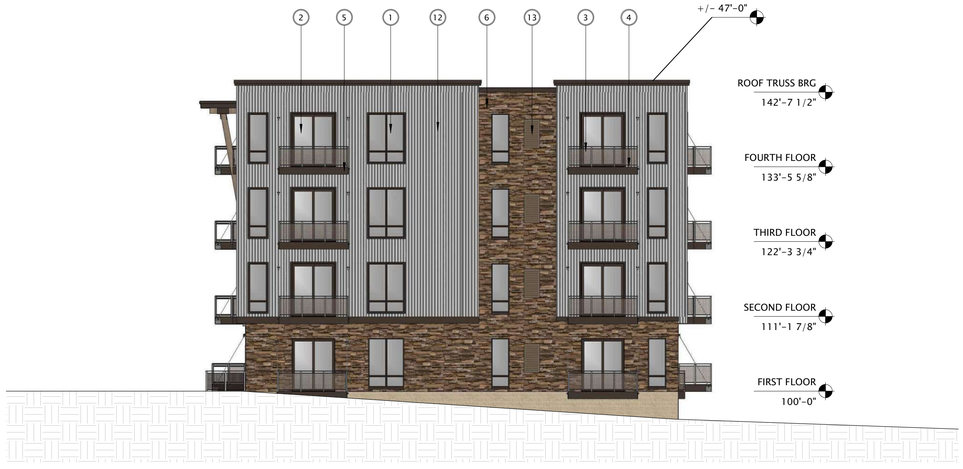
SD200-D

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



2 BUILDING D - WEST LONG
3/64"=1'-0"



3 BUILDING D - WEST SHORT
3/64"=1'-0"

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-D

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



1 BUILDING D - EAST
3/64"=1'-0"



2 BUILDING D - NORTH
3/64"=1'-0"

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PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING D - EXTERIOR ELEVATIONS

SHEET NUMBER

SD202-D

EXTERIOR MATERIALS SCHEDULE 2			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



2 BUILDING D - SOUTH LONG 1
3/64"=1'-0"



3 BUILDING D - SOUTH SHORT 1
3/64"=1'-0"

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING D - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

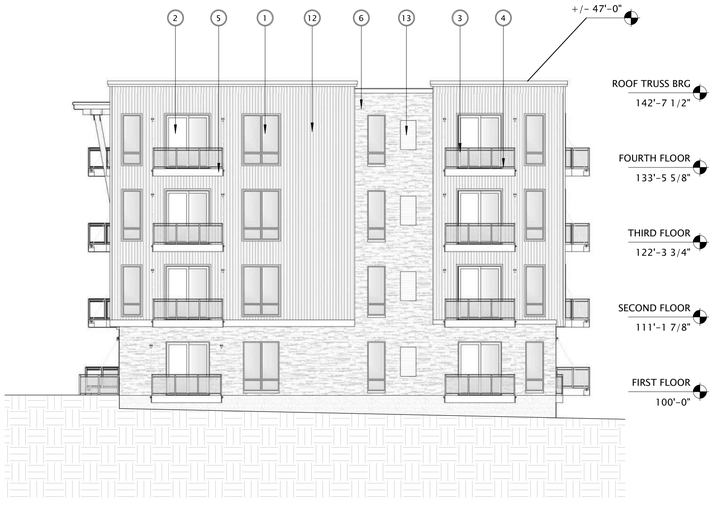
SD203-D

EXTERIOR MATERIALS SCHEDULE 3			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



2 BUILDING D - WEST LONG 1
3/64"=1'-0"



3 BUILDING D - WEST SHORT 1
3/64"=1'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING D - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD204-D

EXTERIOR MATERIALS SCHEDULE 3			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING D - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
CANOPY - RAISED	208 SF



1 BUILDING D - EAST 1
3/64"=1'-0"



2 BUILDING D - NORTH 1
3/64"=1'-0"

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JLA PROJECT NUMBER: 19-1104

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REVISION SCHEDULE

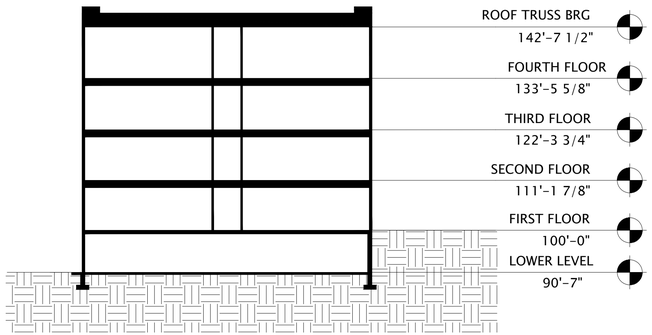
Mark	Description	Date

SHEET TITLE

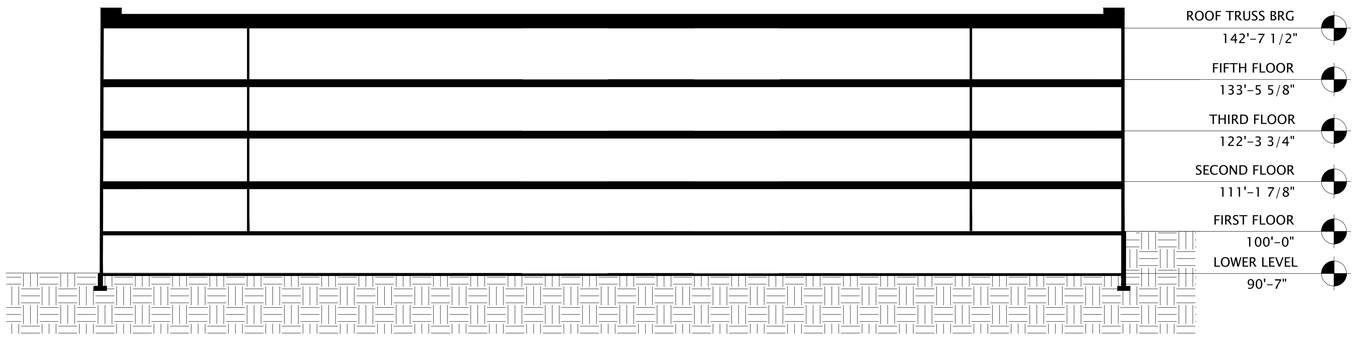
BUILDING D - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD205-D



1 BUILDING D - SECTION 1
1/16" = 1'-0"



2 BUILDING D - SECTION 2
1/16" = 1'-0"

7/28/2022 10:32:24 AM

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ARCHITECTS
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JLA PROJECT NUMBER: 19-1104-01

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

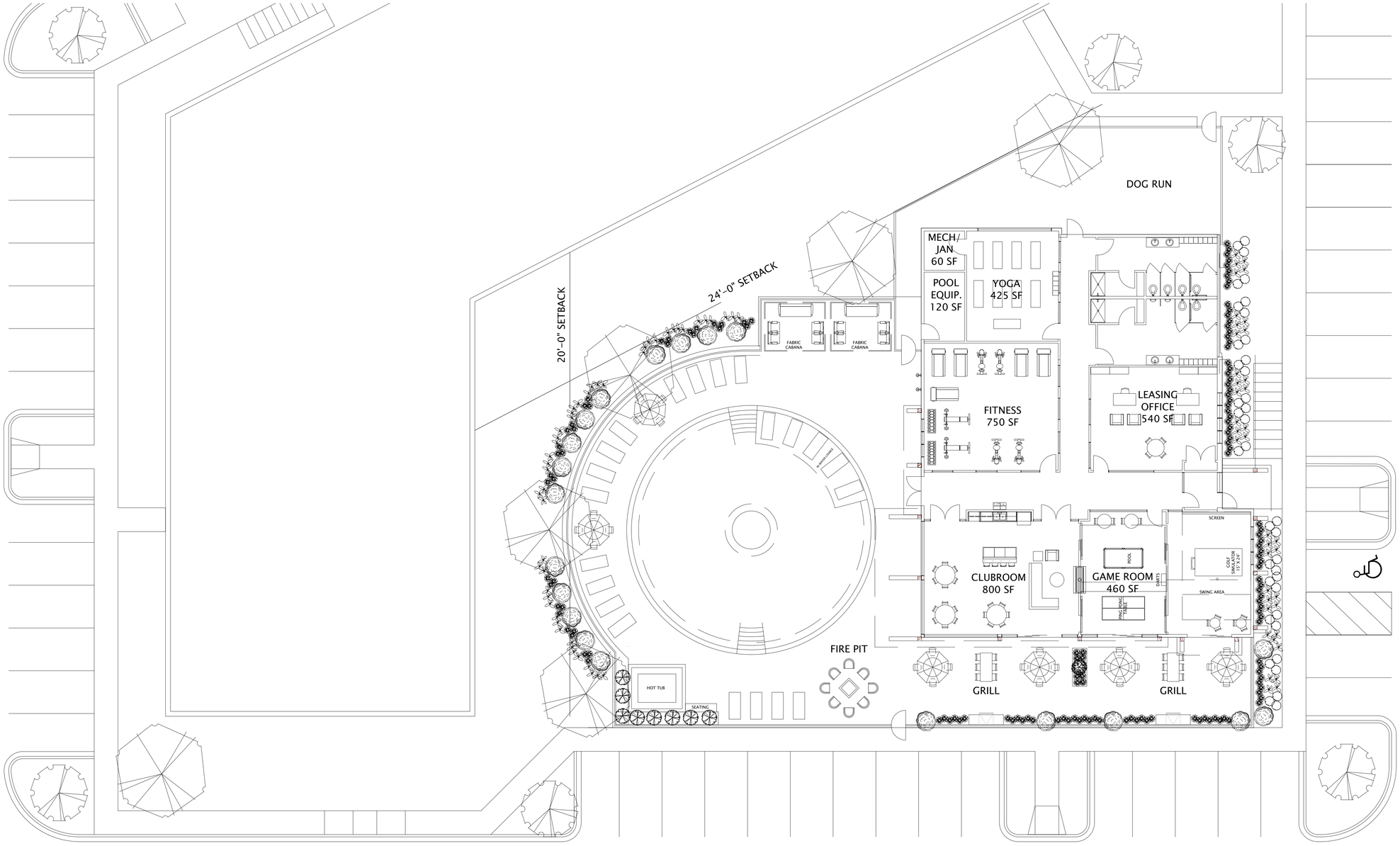
Mark	Description	Date

SHEET TITLE

BUILDING D - SECTIONS

SHEET NUMBER

SD300-D



1 CLUBHOUSE - FIRST FLOOR PLAN
1/16"=1'-0"

7/28/2022 10:32:24 AM

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JLA PROJECT NUMBER: 19-1104-01

THE WINSTON

CITY OF MADISON
SIP SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 1, 2022

REVISION SCHEDULE

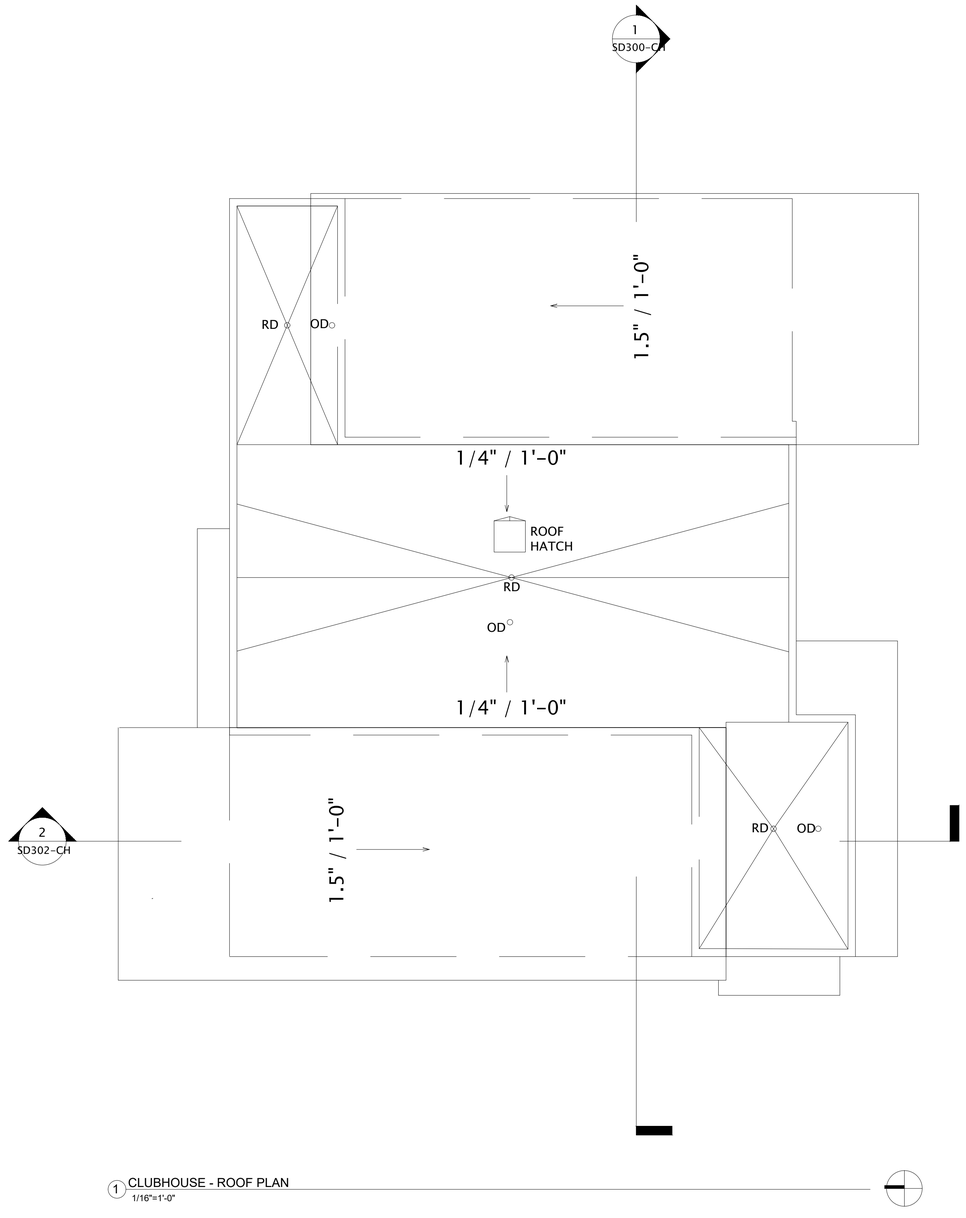
Mark	Description	Date

SHEET TITLE

CLUBHOUSE - FLOOR PLAN

SHEET NUMBER

SD100-CH



1 CLUBHOUSE - ROOF PLAN
1/16"=1'-0"

7/28/2022 10:32:24 AM

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE AUGUST 1, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

CLUBHOUSE - ROOF PLAN

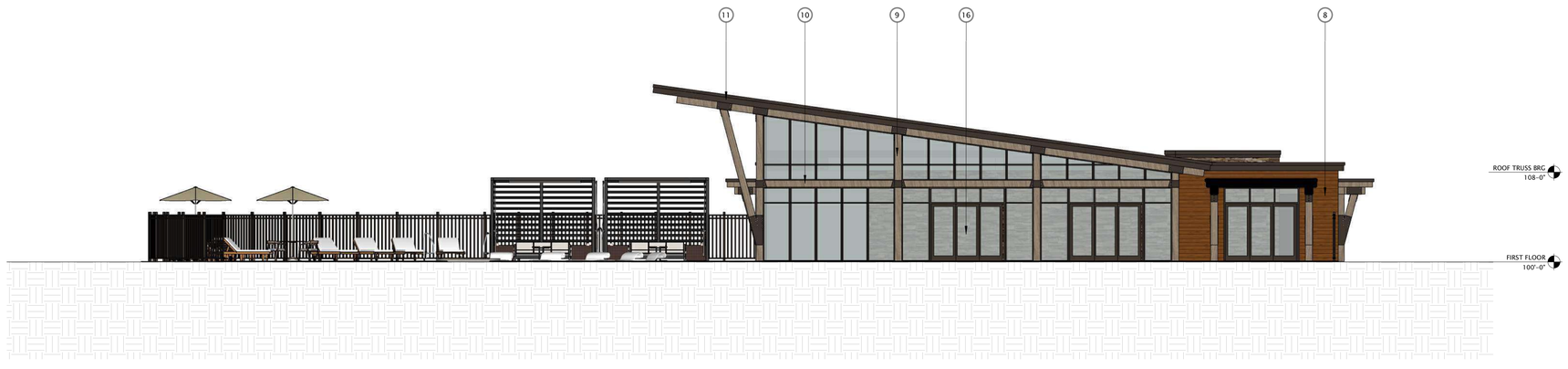
SHEET NUMBER

SD101-CH

EXTERIOR MATERIALS SCHEDULE 1			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1



1 CLUBHOUSE - EAST 1
1/16"=1'-0"



2 CLUBHOUSE - WEST 1
1/16"=1'-0"

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CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

CLUBHOUSE - EXTERIOR ELEVATIONS

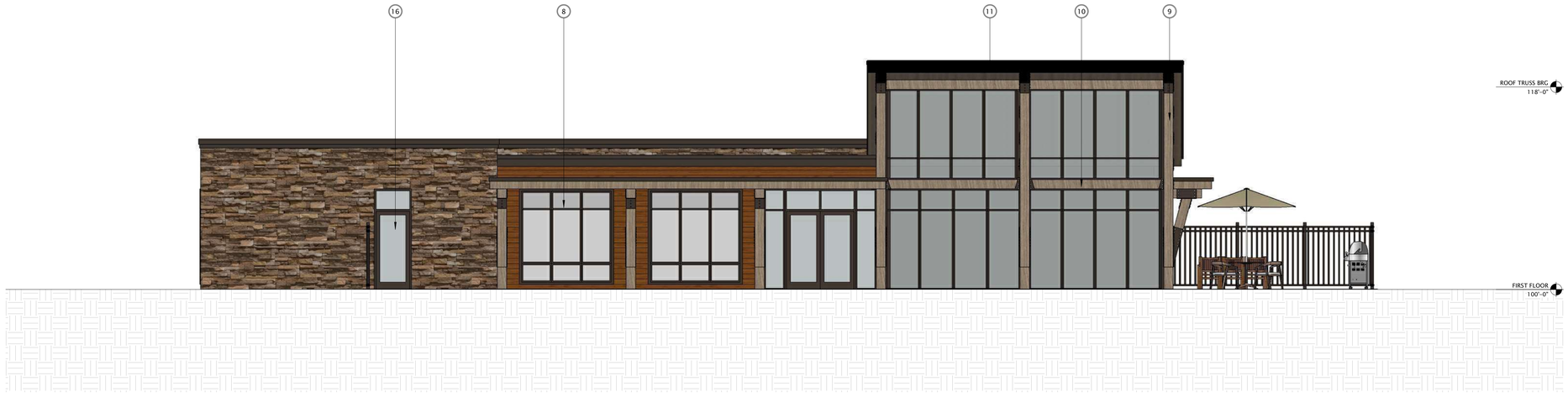
SHEET NUMBER

SD200-CH

EXTERIOR MATERIALS SCHEDULE 1			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1



1 CLUBHOUSE - NORTH 1
3/32"=1'-0"



2 CLUBHOUSE - SOUTH 1
3/32"=1'-0"

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JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

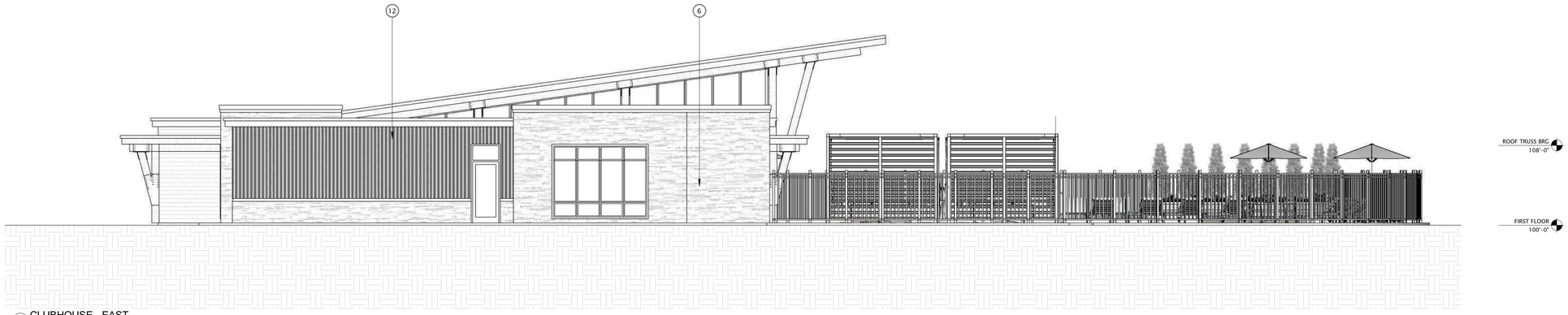
SHEET TITLE

CLUBHOUSE - EXTERIOR ELEVATIONS

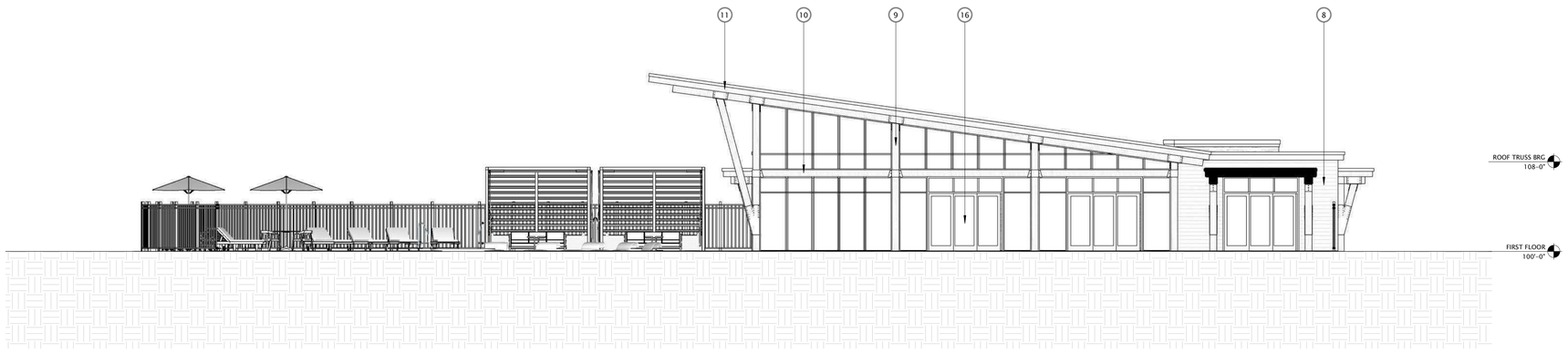
SHEET NUMBER

SD201-CH

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1



1 CLUBHOUSE - EAST
1/16"=1'-0"



2 CLUBHOUSE - WEST
1/16"=1'-0"

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THE WINSTON

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CLUBHOUSE - EXTERIOR ELEVATIONS B&W

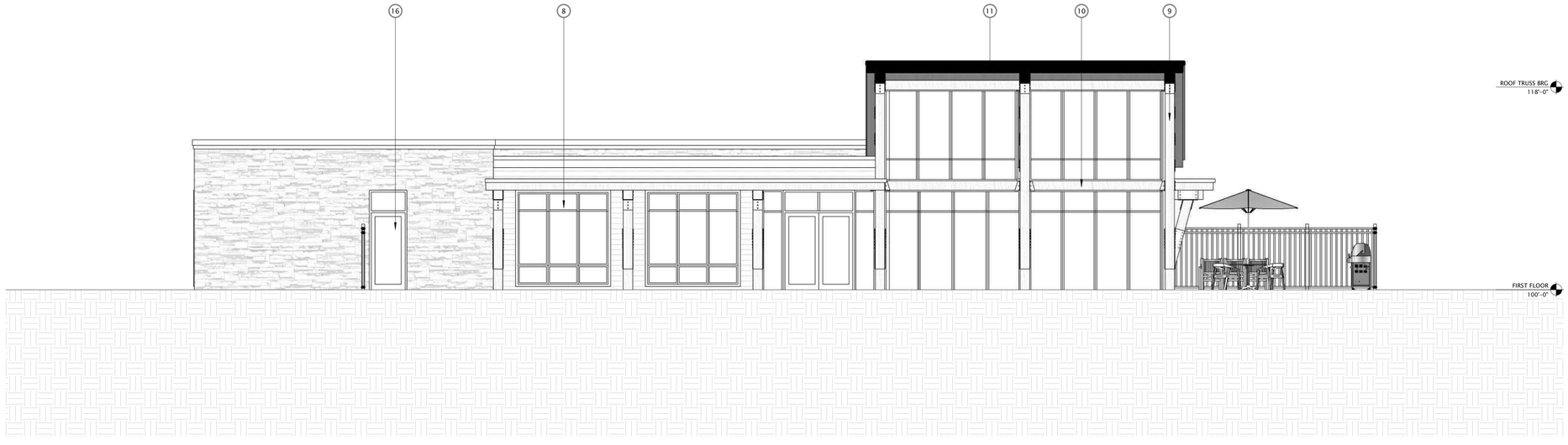
SHEET NUMBER

SD202-CH

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1



1 CLUBHOUSE - NORTH
3/32"=1'-0"



2 CLUBHOUSE - SOUTH
3/32"=1'-0"

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JLA PROJECT NUMBER: 19-1104

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DATE OF ISSUANCE NOVEMBER 28, 2022

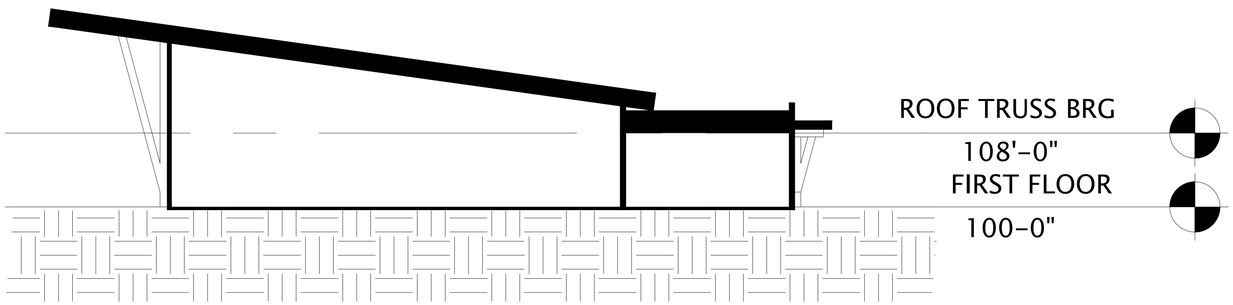
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

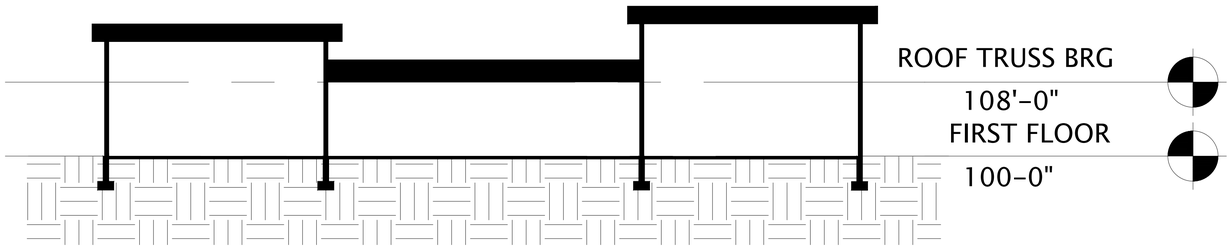
CLUBHOUSE - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD203-CH



1 CLUBHOUSE - BUILDING SECTION 1
1/16"=1'-0"



2 CLUBHOUSE - BUILDING SECTION 2
1/16"=1'-0"

7/29/2022 10:32:24 AM

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DATE OF ISSUANCE AUGUST 1, 2022

REVISION SCHEDULE

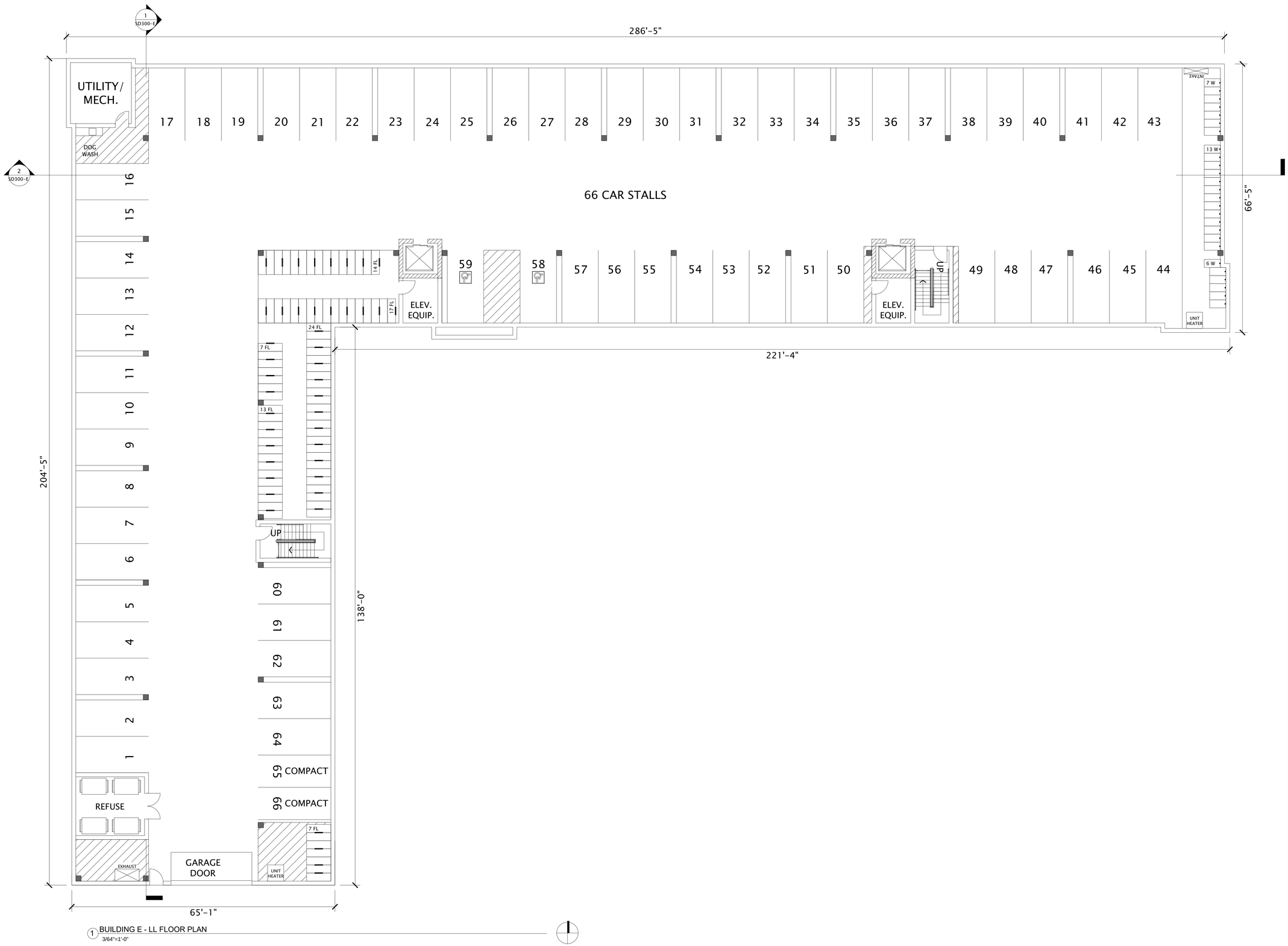
Mark	Description	Date

SHEET TITLE

CLUBHOUSE - SECTIONS

SHEET NUMBER

SD300-CH



1 BUILDING E - LL FLOOR PLAN
3/64"=1'-0"

7/20/2022 10:32:24 AM

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

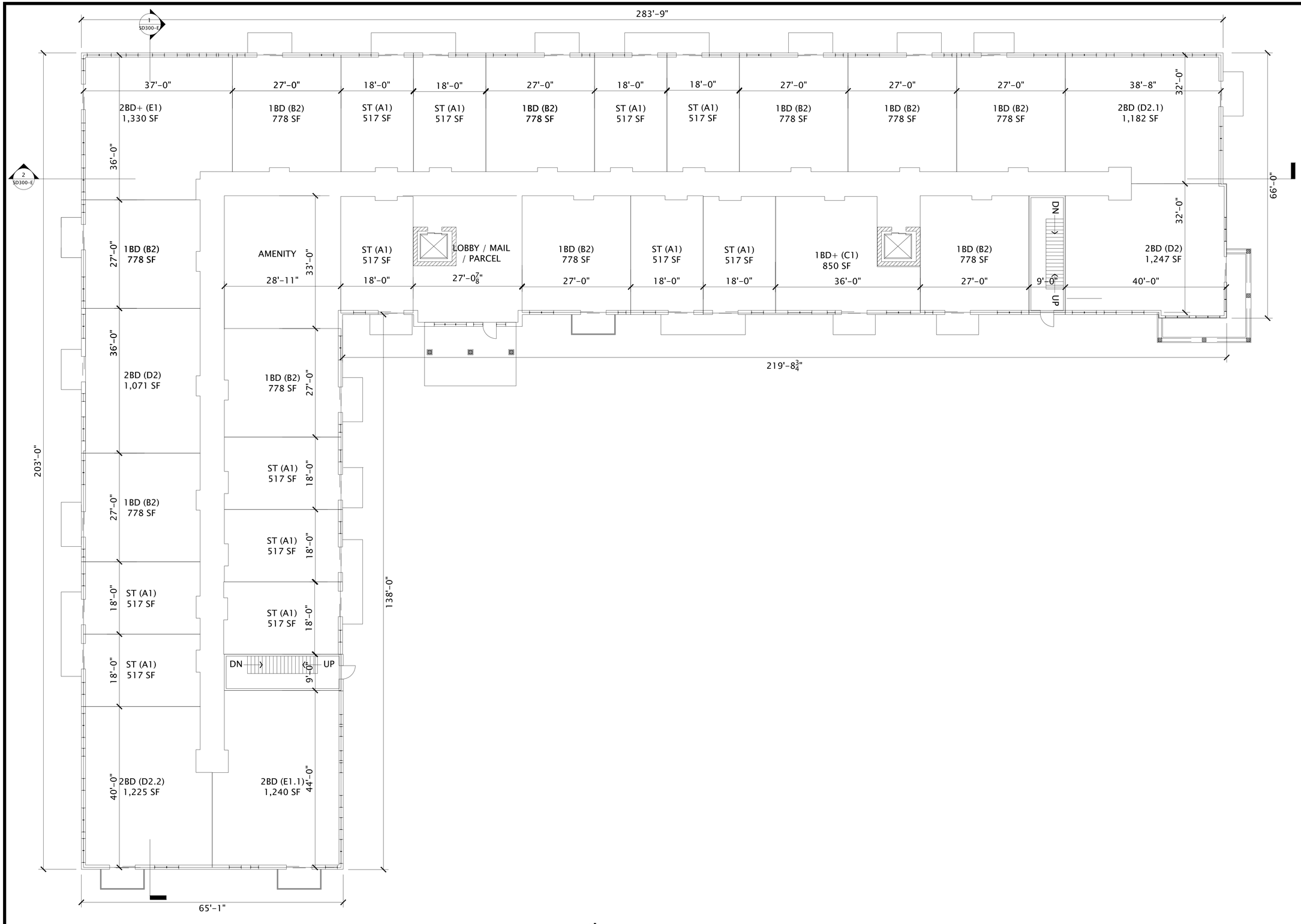
Mark	Description	Date

SHEET TITLE

BUILDING E - LL FLOOR PLAN

SHEET NUMBER

SD100-E



1 BUILDING E - 1ST FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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REVISION SCHEDULE

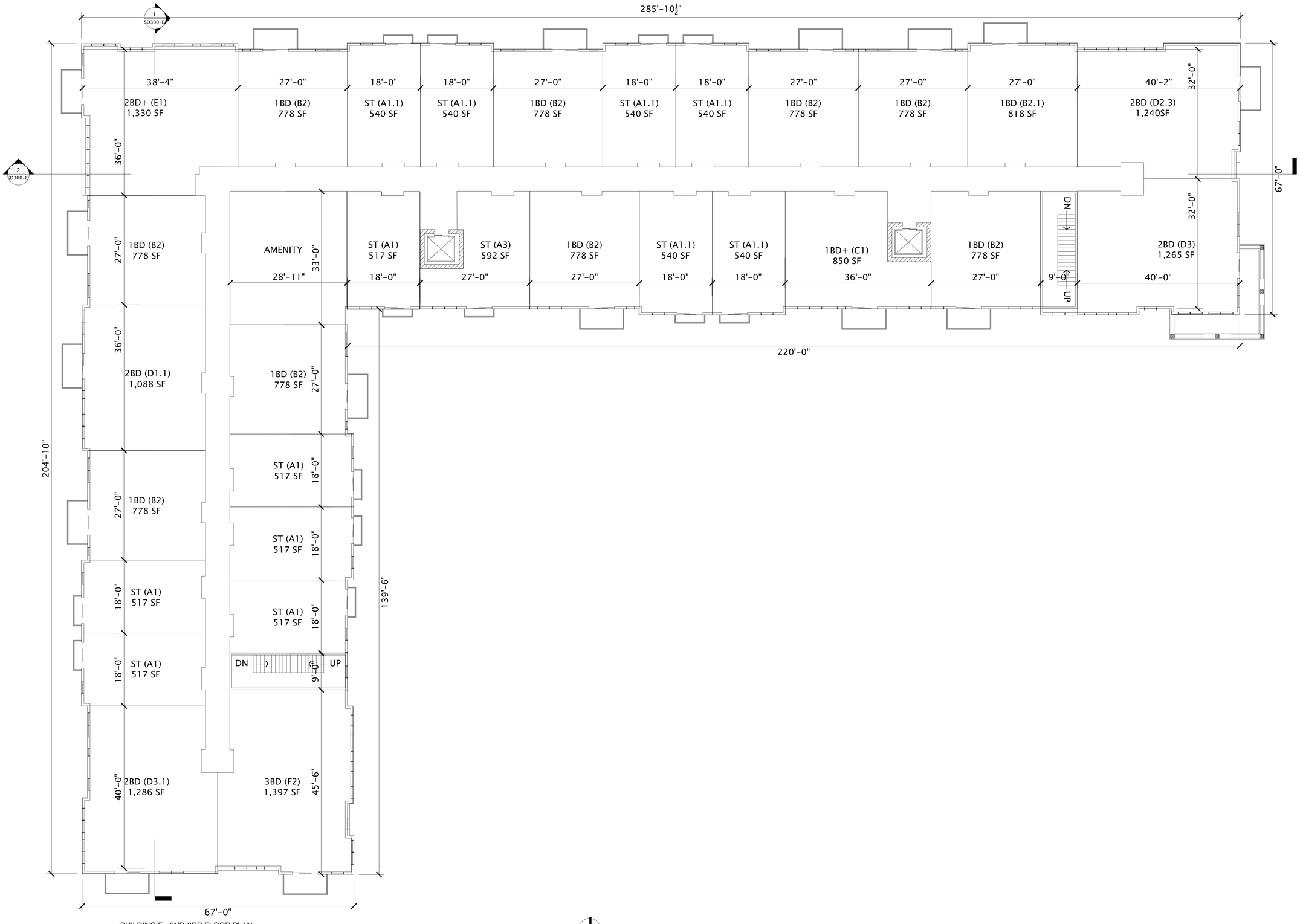
Mark	Description	Date

SHEET TITLE

BUILDING E - 1ST FLOOR PLAN

SHEET NUMBER

SD101-E



1 BUILDING E - 2ND-3RD FLOOR PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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REVISION SCHEDULE

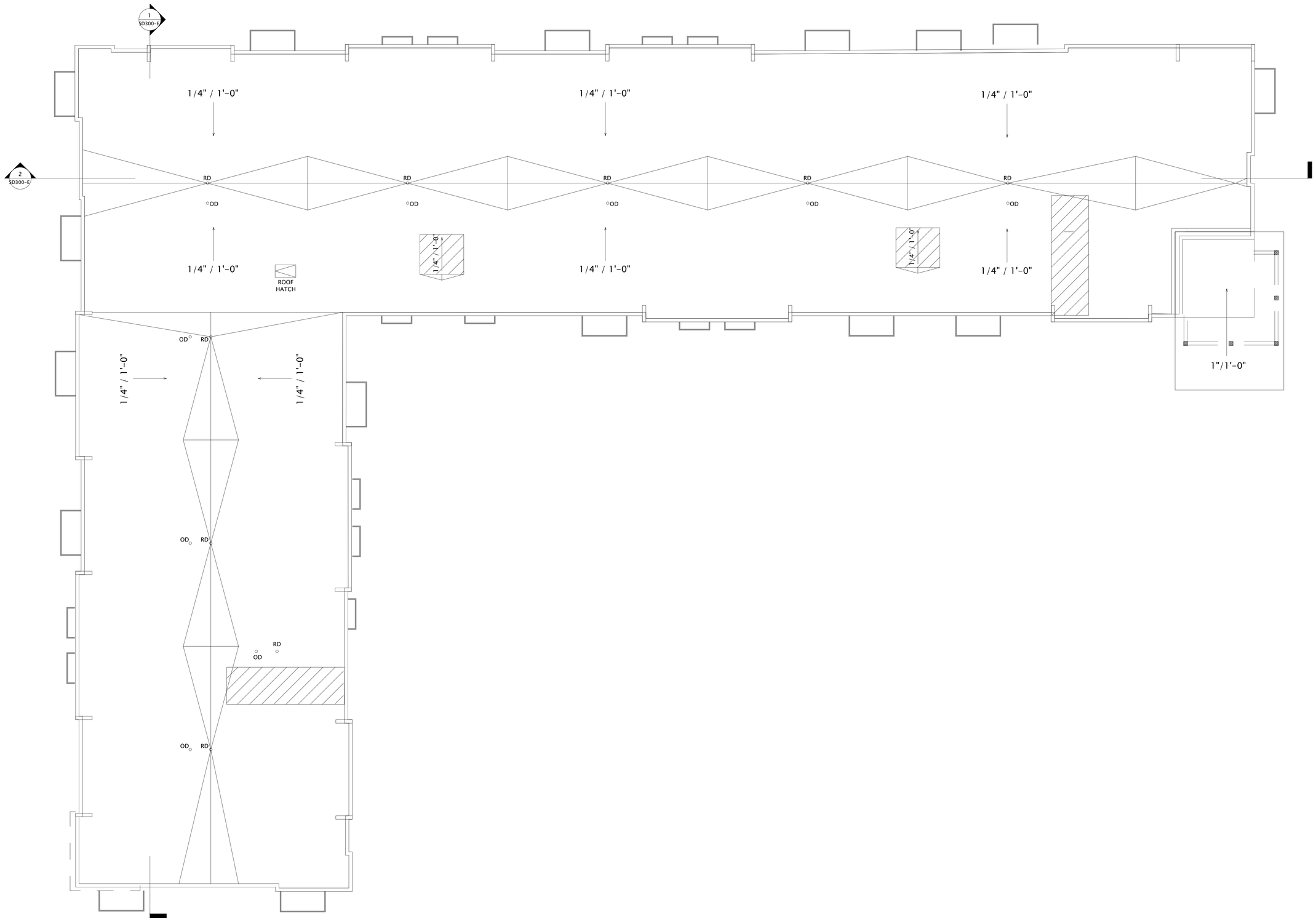
Mark	Description	Date

SHEET TITLE

BUILDING E - 2ND-4TH FLOOR PLAN

SHEET NUMBER

SD102-E



1 BUILDING E - ROOF PLAN
3/64"=1'-0"

7/28/2022 10:32:24 AM

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING E - ROOF PLAN

SHEET NUMBER

SD103-E

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING E - NORTH
3/64"=1'-0"



2 BUILDING E - SOUTH
3/64"=1'-0"

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JLA PROJECT NUMBER: 19-1104

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING E - EXTERIOR ELEVATIONS

SHEET NUMBER

SD200-E

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING E - EAST
3/64"=1'-0"



2 BUILDING E - WEST
3/64"=1'-0"

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JLA PROJECT NUMBER: 19-1104

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING E - EXTERIOR ELEVATIONS

SHEET NUMBER

SD201-E

EXTERIOR MATERIALS SCHEDULE 4			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



2 BUILDING E - NORTH 1
3/64"=1'-0"



1 BUILDING E - SOUTH 1
3/64"=1'-0"

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JLA PROJECT NUMBER: 19-1104

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING E - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD202-E

EXTERIOR MATERIALS SCHEDULE			
MARK	DESCRIPTION	TYPE / STYLE	COLOR
1	VINYL WINDOWS	LINDSAY WINDOWS & DOORS	BLACK
2	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS	BLACK
3	BALCONY RAILING	PAINTED METAL	BLACK
4	BALCONY / DECK	COMPOSITE	TBD
5	BALCONY FASCIA & TRIM	TBD	WALNUT
6	MASONRY - STONE	DRY STACKED STONE	STAKLEDGE
7	SIDING - 1 (LIGHT)	ULTRASHIELD	TEAK
8	SIDING - 1 (DARK)	ULTRASHIELD	WALNUT
9	DECORATIVE COLUMN	WOOD/WOOD COMPOSITE	TBD
10	DECORATIVE BEAM	WOOD/WOOD COMPOSITE	TBD
11	ACCENT CANOPY / ROOF	STANDING SEAM	WALNUT
12	METAL PANEL	CORRUGATED	GALVANIZED
13	RESIDENTIAL HVAC LOUVER / GRILLE	EXTRUDED ALUMINUM	PAINT TO MATCH ADJACENT MATERIALS
14	PRECAST CONCRETE BANDING	PRECAST CONCRETE - SMOOTH FACE	TBD
16	ALUMINUM ENTRANCE DOOR(S)	PREFINISHED ALUMINUM	BLACK
25	OVERHEAD GARAGE DOOR	190 SERIES: INSULATED STEEL	PAINT TO MATCH MASONRY - 1

BUILDING E - SIGNAGE AREA	
SIGNAGE TYPE	AREA
EAST ELEVATION	
WALL - RAISED	208 SF



1 BUILDING E - EAST 1
3/64"=1'-0"



2 BUILDING E - WEST 1
3/64"=1'-0"

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 19-1104

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

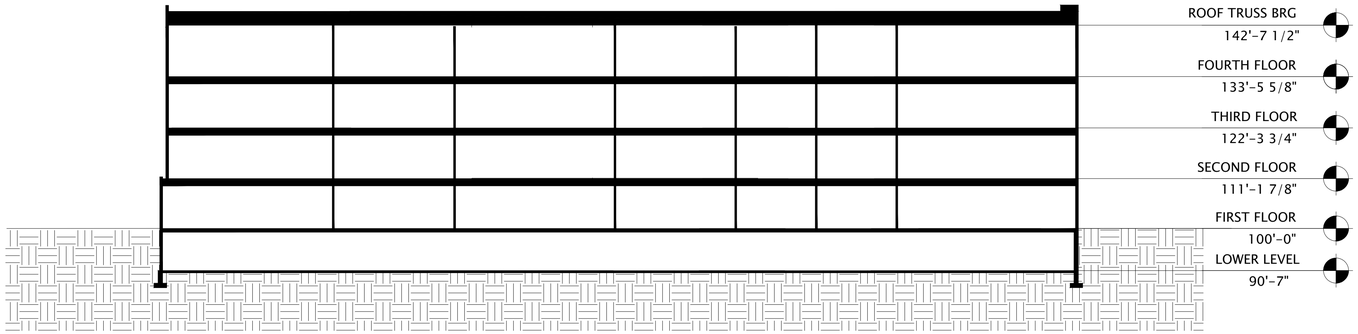
Mark	Description	Date

SHEET TITLE

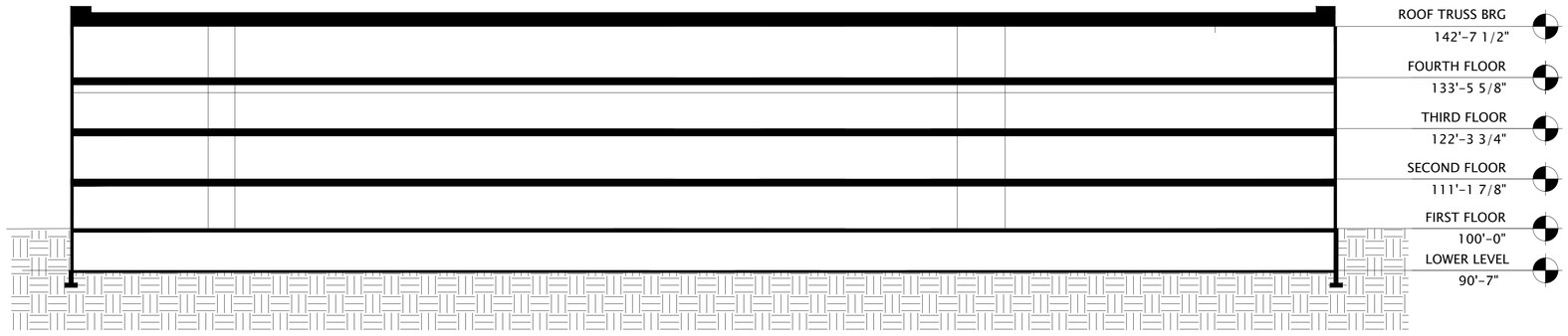
BUILDING E - EXTERIOR ELEVATIONS B&W

SHEET NUMBER

SD203-E



1 BUILDING E - SECTION 1
1/32"=1'-0"



2 BUILDING E - SECTION 2
1/32"=1'-0"

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JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 19-1104-01

THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 28, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

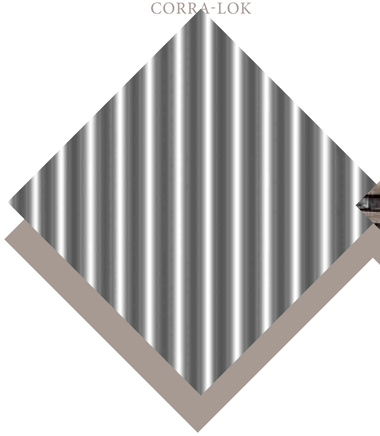
BUILDING E - SECTIONS

SHEET NUMBER

SD300-E



SILVER CORRUGATED PANEL
ATAS INTERNATIONAL, INC - CORRA-LOK



DRY STACKED STONE
HALQUIST - STAKLEDGE



WOOD BEAMS &
COLUMNS





TEAK SIDING
ULTRASHIELD



ARCTIC WHITE SIDING
JAMESHARDIE



BALCONY WIRE MESH

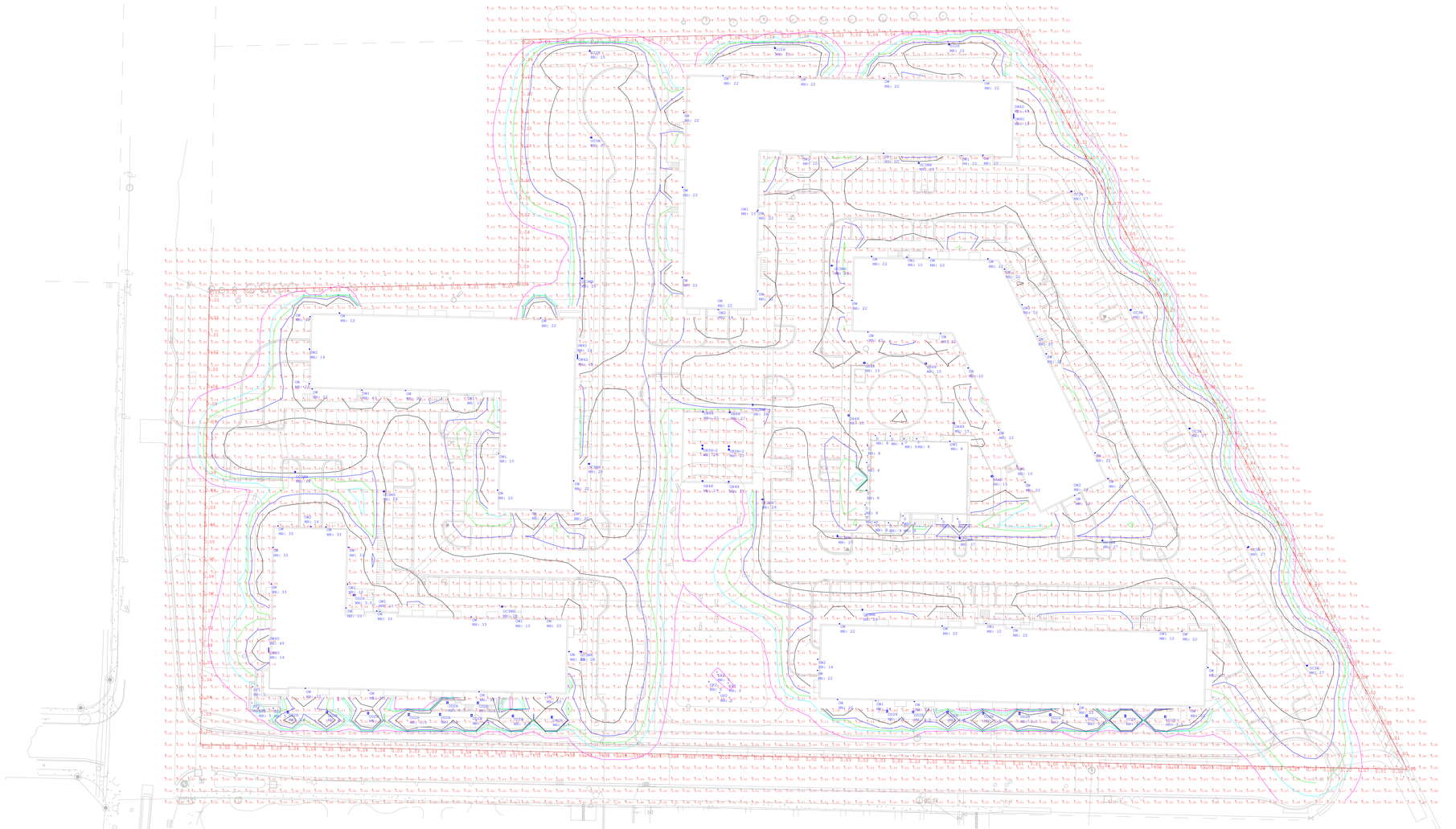


JLA ARCHITECTS

THE WINSTON

MATERIAL BOARD

T. Wall Enterprises



Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
15	D	LITHONIA	LDN4 AL01 SWW1 LO4AR LSS MOVLT (driver) (500 lumens)	0.950	6	90
5	OA4H	LITHONIA	RADPT P2 xxK ASY MVOLT (mounting) HS (finish) + 12' RND POLE + 1' BASE	0.950	38	190
4	OB4H	US ARCH	VLL-PLED-IV-FT-80LED-1050mA-xxK-(volt)-(finish)-HS + 25' POLE + 2' BASE	0.950	256.4	1025.6
2	OB5N-2	US ARCH	(2) VLL-PLED-VSQ-N-80LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 2' BASE	0.950	256.4	1025.6
11	OC3MH	US ARCH	VLL-PLED-III-M-40LED-1050mA-xxK-(volt)-(finish)-HS+ 25' POLE + 3' BASE	0.950	128.2	1410.2
5	OC3W	US ARCH	VLL-PLED-III-W-40LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 3' BASE	0.950	128.2	641
3	OC3WH	US ARCH	VLL-PLED-III-W-40LED-1050mA-xxK-(volt)-(finish)-HS+ 25' POLE + 3' BASE	0.950	128.2	384.6
1	OC5M	US ARCH	VLL-PLED-VSQ-M-40LED-1050mA-xxK-(volt)-(finish) + 25' POLE + 3' BASE	0.950	128.2	128.2
20	OD2H	US ARCH	RZRB1-PLED-II-20LED-175mA-xxK-(finish)-HS	0.950	12	240
4	OF1	WAC	5222-xx-(finish)	0.010	25	100
4	OF2	HYDREL	4426-B-18LED-WHTxxK-120-xxx-FLC-(mounting)	0.010	44	176
3	OJ2H	US ARCH	VLL-PLED-II-40LED-350mA-xxK-(volt)-(finish) + 12' POLE + 3' BASE	0.950	42.7	128.1
61	OW	FC	FCC618W UNV 9xx 50L (finish) D15 U15 (dim) (CV option)	0.950	54	3294
16	OW1	LITHONIA	WPX1 LED P1 xxK MVOLT (finish)	0.950	11	176
5	OW2	LITHONIA	WPX1 LED P2 xxK MVOLT (finish)	0.950	24	120
3	OW4D	SSL	CVLWET1.5 4 xxK 80CRI 10 CA2-18	0.950	N.A.	108
3	OW4U	SSL	CVLWET1.5 4 xxK 80CRI 10 CA2-18	0.950	N.A.	108

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Pickleball Court @ 3'	Fc	0.05	0.19	0.03	6.33	1.67
Presumed Property Line	Fc	0.07	0.47	0.00	N.A.	N.A.
A-B Parking Lot	Fc	1.28	2.4	0.3	8.00	4.27
C-D Parking Lot	Fc	1.37	2.7	0.4	6.75	3.43
E Parking Lot	Fc	1.33	2.4	0.3	8.00	4.43
East Parking Lot	Fc	1.35	2.5	0.3	8.33	4.50
Pickleball Court Parking	Fc	1.42	2.2	0.7	3.14	2.03
West Creekwood Lane	Fc	1.13	2.2	0.4	5.50	2.83

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : JT

DATE : 11-17-2022

SCALE : 1" = 50'

WINSTON @ CHURCHILL

MADISON, WI

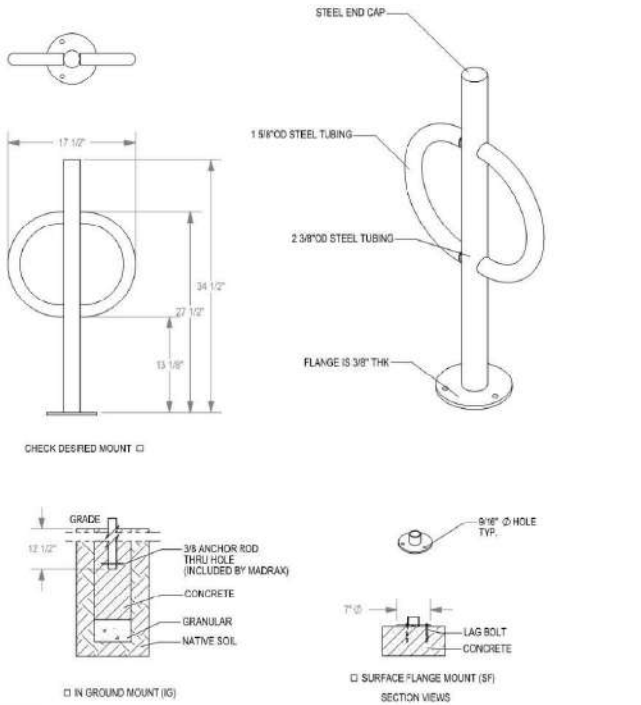
SITE LIGHTING LAYOUT

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 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



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

DATE: 8-20-12
ENG: SMC

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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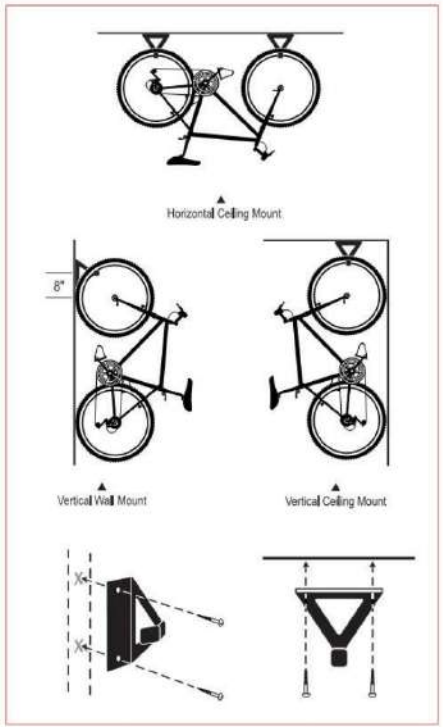
PROSTOR

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 firmly. ***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 insure 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



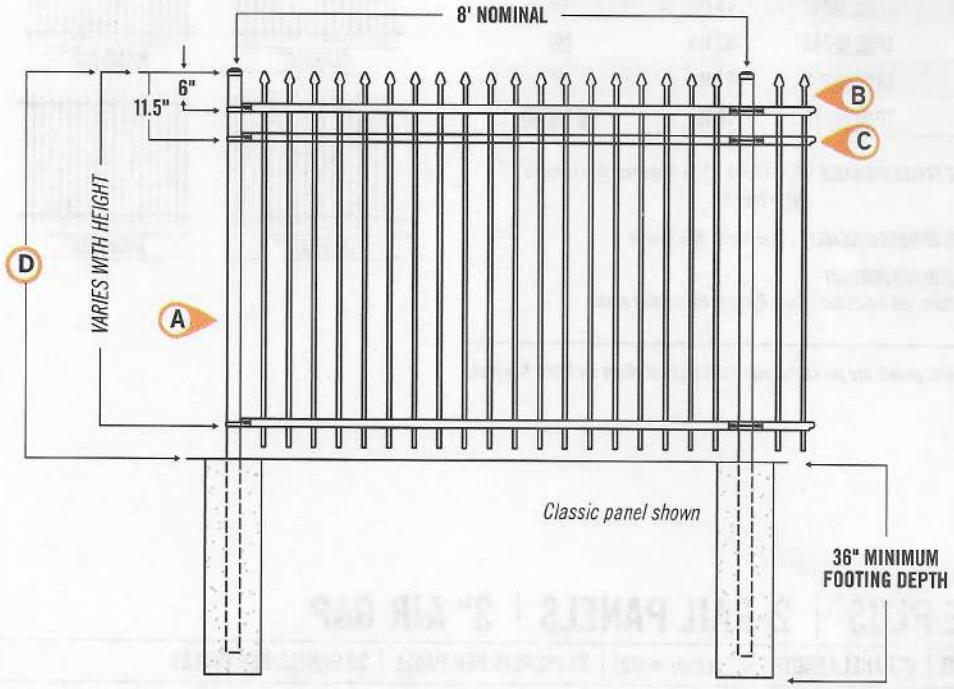
Racor PIW-1R/PIW-1W Pro Wall-Mount Bike Hanger

- 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