THE WINSTON

MADISON, WI

CONDITIONAL USE SUBMITTAL

NOVEMBER 28, 2022

JLA ARCHITECTS

JLA PROJECT NUMBER: 19-1104

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SHEET DISCIPLINE AND NUMBER	

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ASP-100	ARCHITECTURAL SITE PLAN

CIVIL

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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

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THE WINSTON

CONDITIONAL USE SUBMITTAL

PROGRESS DOCUMENTS

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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

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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

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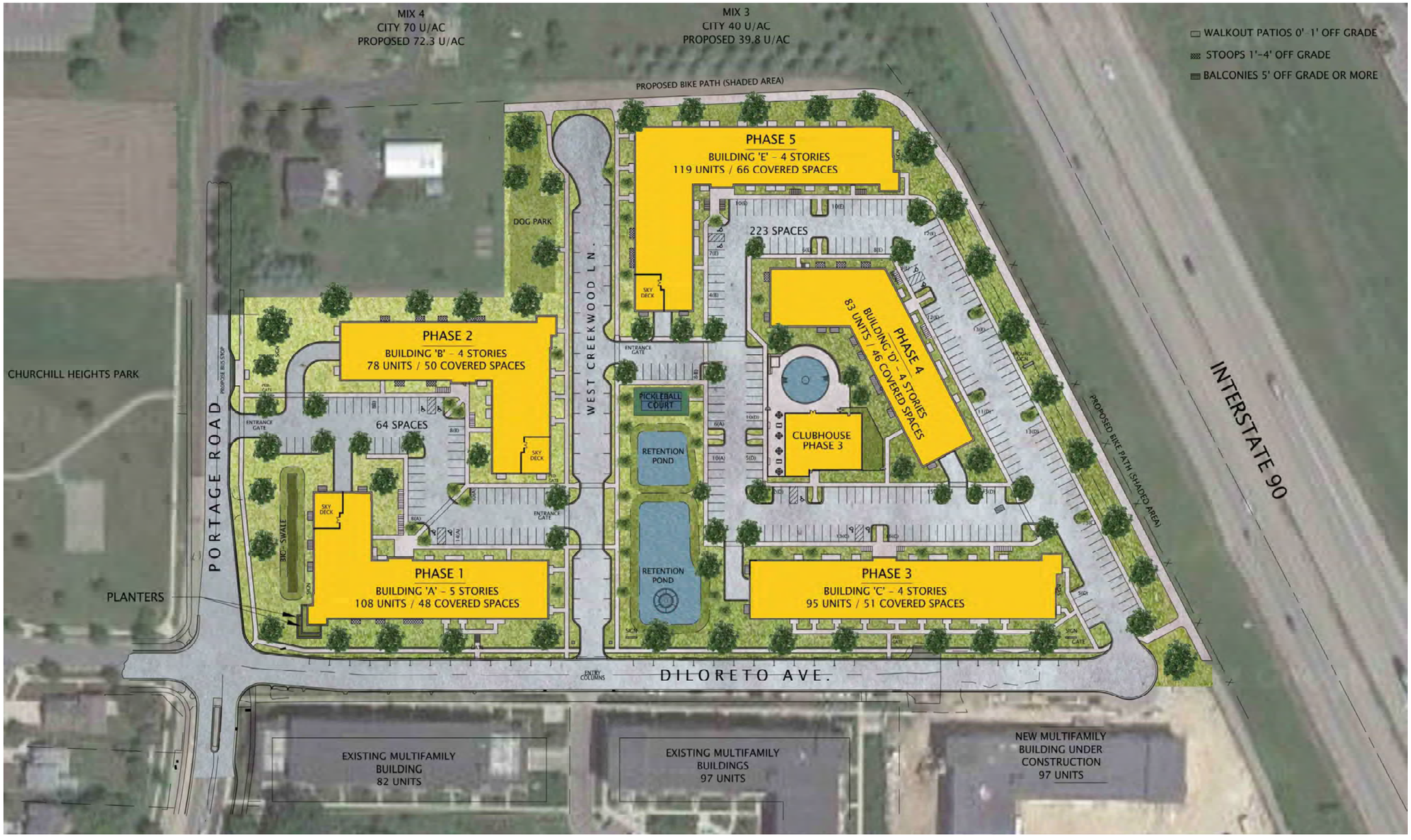
SHEET TITLE

BUILDING DATA

SHEET NUMBER

G003



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

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
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SHEET TITLE

ARCHITECTURAL SITE PLAN

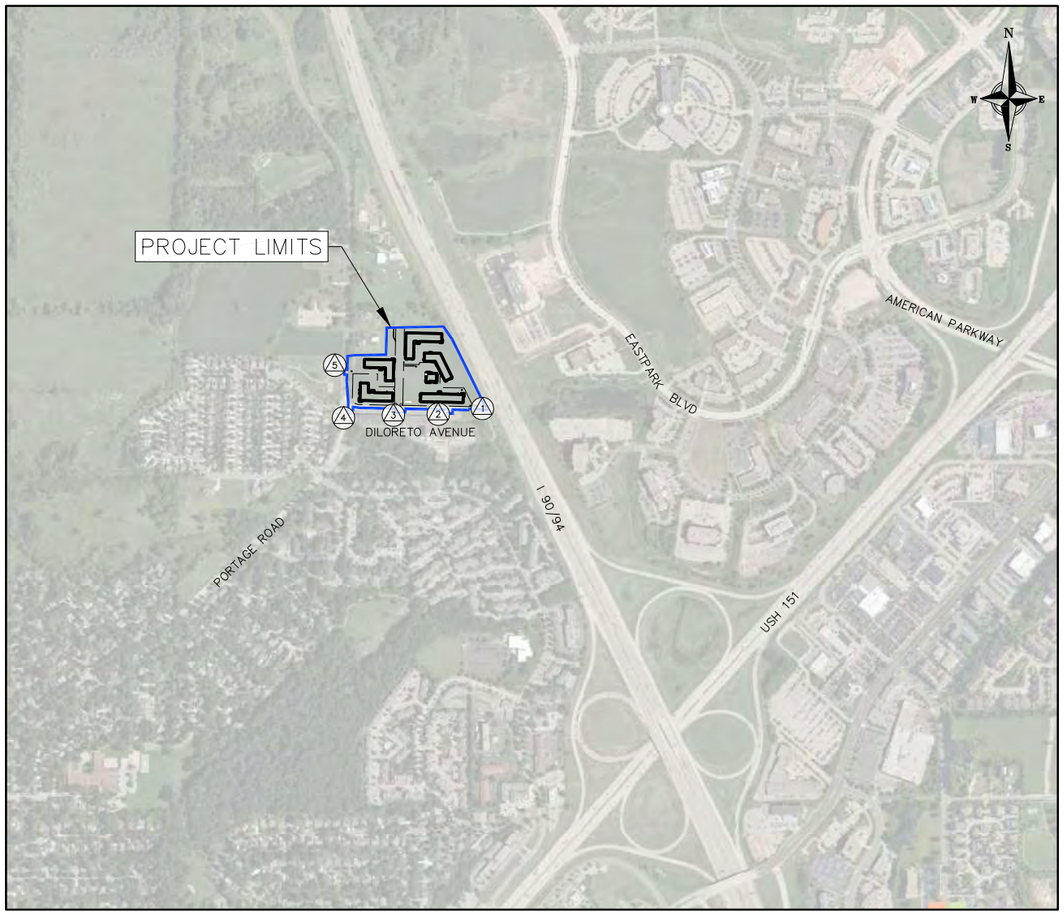
SHEET NUMBER

ASP-100

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

vierbicher 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

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

PROPOSED UTILITY LEGEND

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

ABBREVIATIONS

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.

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Notes & Legends

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS

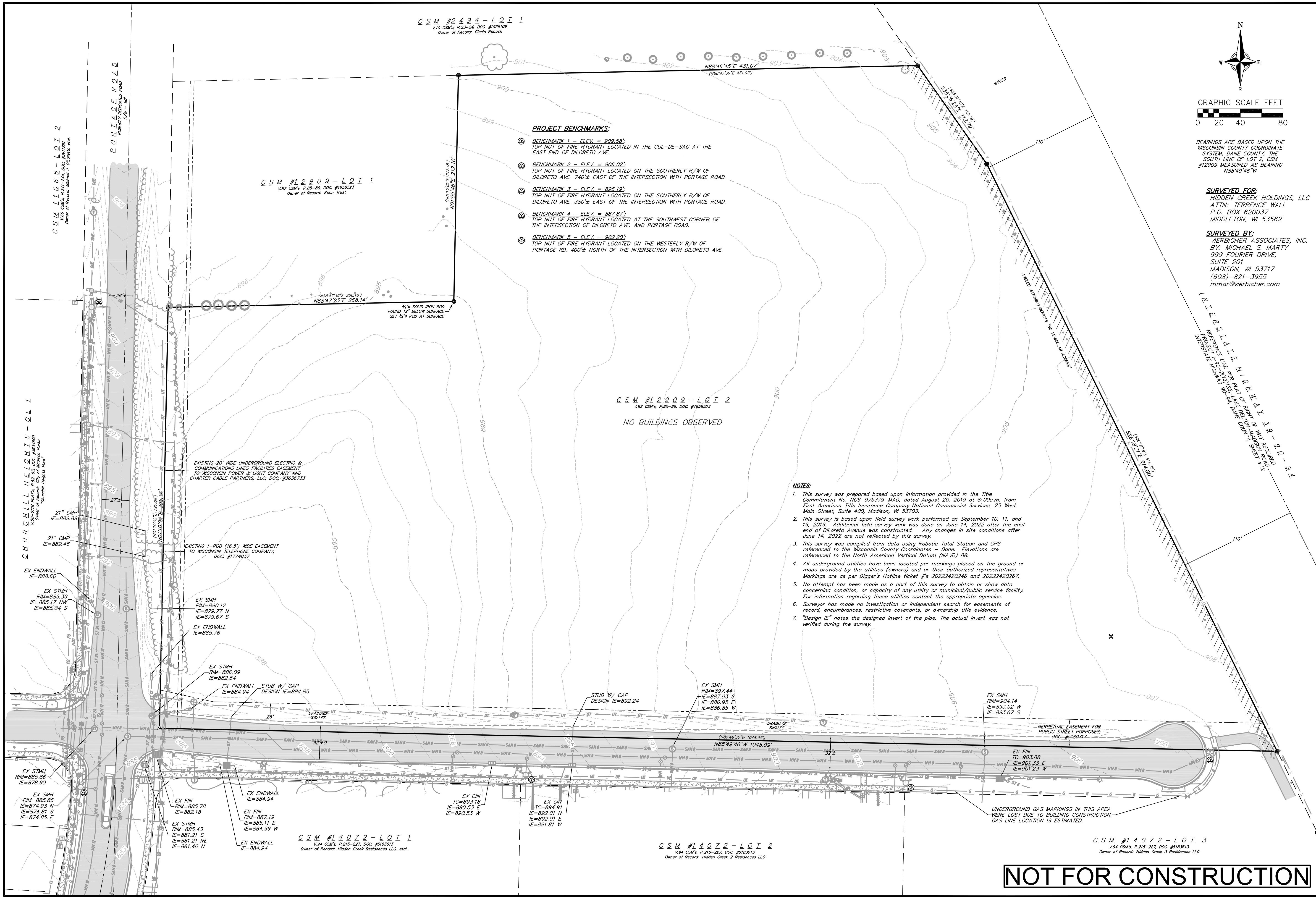
NO.	DATE	REMARKS

REVISIONS

NO.	DATE	REMARKS

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

C2



CSM #2494 - LOT 1
V.10 CSM's, P.23-24, DOC. #1529109
Owner of Record: Gisela Rabuck
N88°46'45"E 431.07'
(N88°47'39"E 431.02')
CSM #12909 - LOT 1
V.82 CSM's, P.85-86, DOC. #4658523
Owner of Record: Kohn Trust
N01°09'46"E 212.10'
N88°47'23"E 268.14'
(N88°47'39"E 268.18')
3/4" SOLID IRON ROD FOUND 12" BELOW SURFACE - SET 3/4" ROD AT SURFACE
PORTAGE ROAD
PUBLICLY DEDICATED ROAD
R/W = 80'
CSM 11065 - LOT 2
CHURCHILL HEIGHTS - OL 1
CSM #12909 - LOT 2
V.82 CSM's, P.85-86, DOC. #4658523
NO BUILDINGS OBSERVED
S35°06'25"E 112.79'
S26°18'31"E 614.80'
110'
INTERSTATE HIGHWAY 39-90-94
ANGLED HATCHING DEPICTS NO VEHICULAR ACCESS
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
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
PERPETUAL EASEMENT FOR PUBLIC STREET PURPOSES, DOC. #5180717
N88°49'46"W 1048.99'
(N88°49'30"W 1048.95')
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 ENDWALL IE=884.94
EX FIN RIM=887.19 IE=885.11 E IE=884.99 W
EX STMH RIM=885.43 IE=881.21 S IE=881.21 NE IE=881.46 N
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
UNDERGROUND GAS MARKINGS IN THIS AREA WERE LOST DUE TO BUILDING CONSTRUCTION. GAS LINE LOCATION IS ESTIMATED.
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
DRAINAGE SWALES
GRAPHIC SCALE FEET
0 20 40 80
N
S
E
W

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

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

vierbicher planners | engineers | advisors

Existing Conditions

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS		
NO.	DATE	REMARKS

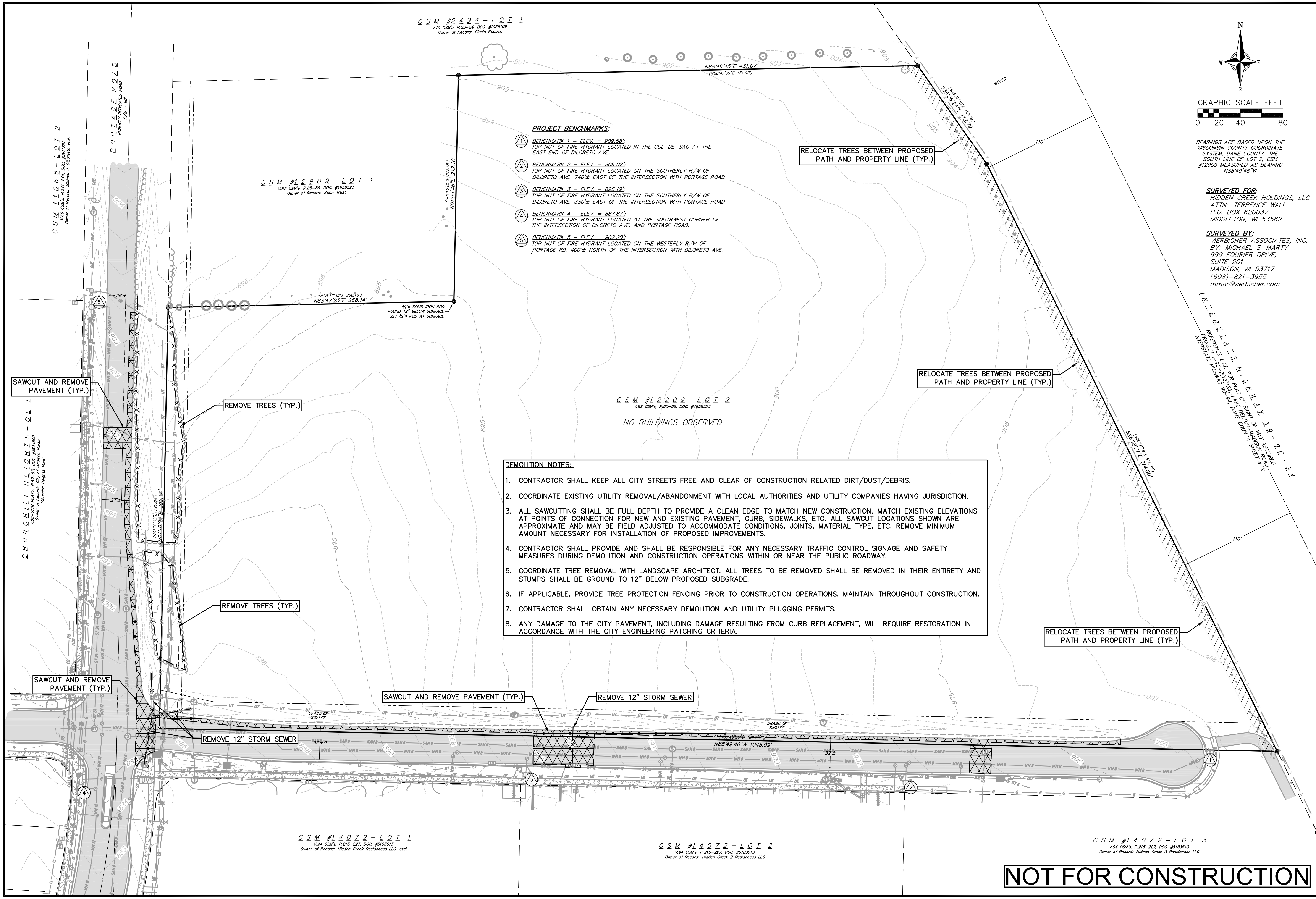
REVISIONS		
NO.	DATE	REMARKS

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

NOT FOR CONSTRUCTION

C3

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


C S M #2 4 9 4 - L O T 1
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Owner of Record: Gisela Rabuck
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Owner of Record: Kohn Trust
CSM #12909 - LOT 2
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NO BUILDINGS OBSERVED
N88°47'23"E 268.14'
N01°09'46"E 212.10'
3/4"Ø SOLID IRON ROD FOUND 12" BELOW SURFACE - SET 3/4"Ø ROD AT SURFACE
P O R T A G E R O A D
C H U R C H I L L H E I G H T S - O L 1
C S M 1 1 0 6 5 - L O T 2
I N T E R S T A T E H I G H W A Y 3 9 - 9 0 - 9 4
S26°18'31"E 614.80'
S35°06'25"E 112.79'
N88°49'46"W 1048.99'
SAWCUT AND REMOVE PAVEMENT (TYP.)
REMOVE TREES (TYP.)
REMOVE TREES (TYP.)
SAWCUT AND REMOVE PAVEMENT (TYP.)
REMOVE 12" STORM SEWER
SAWCUT AND REMOVE PAVEMENT (TYP.)
REMOVE 12" STORM SEWER
RELOCATE TREES BETWEEN PROPOSED PATH AND PROPERTY LINE (TYP.)
RELOCATE TREES BETWEEN PROPOSED PATH AND PROPERTY LINE (TYP.)
RELOCATE TREES BETWEEN PROPOSED PATH AND PROPERTY LINE (TYP.)
DRAINAGE SWALES
DRAINAGE SWALES
C S M #1 4 0 7 2 - L O T 1
V.94 CSM's, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek Residences LLC, etal.
C S M #1 4 0 7 2 - L O T 2
V.94 CSM's, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek 2 Residences LLC
C S M #1 4 0 7 2 - L O T 3
V.94 CSM's, P.215-227, DOC. #5183613
Owner of Record: Hidden Creek 3 Residences LLC
GRAPHIC SCALE FEET
0 20 40 80

PROJECT BENCHMARKS:

BENCHMARK 1 – ELEV. = 909.58':
TOP NUT OF FIRE HYDRANT LOCATED IN THE CUL–DE–SAC AT THE EAST END OF DILORETO AVE.

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.

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BENCHMARK 5 – ELEV. = 902.20':
TOP NUT OF FIRE HYDRANT LOCATED ON THE WESTERLY R/W OF PORTAGE RD. 400'± NORTH OF THE INTERSECTION WITH DILORETO AVE.

DEMOLITION NOTES:

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

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

vierbicher planners | engineers | advisors

Demolition Plan
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

NOT FOR CONSTRUCTION

C4

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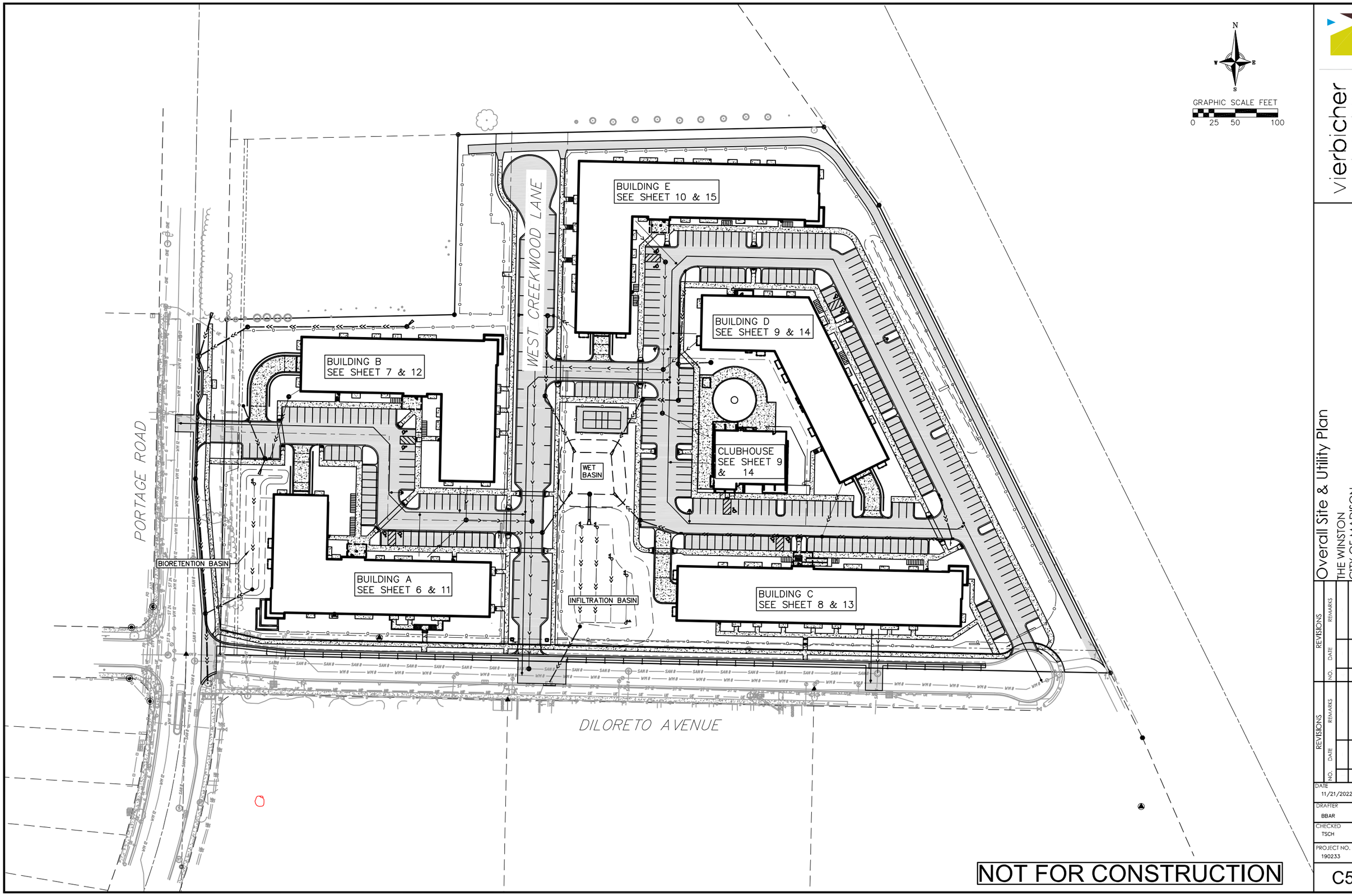

NOT FOR CONSTRUCTION

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Overall Site & Utility Plan

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

C5

BUILDING B
(SEE SHEET 7)

7 BIKE STALLS

30" CURB & GUTTER (TYP.)

MONUMENT SIGN

STOP SIGN

VEHICLE GATE

18" CURB & GUTTER (TYP.)

PROPOSED PROPERTY LINE (TYP.)

CONCRETE SIDEWALK (TYP.)

9 BIKE STALLS

PORTAGE ROAD

CONCRETE RETAINING WALL

CURBED SIDEWALK

11 BIKE STALLS

BIORETENTION BASIN

MAIN LEVEL ENTRY CANOPY

ASPHALT PARKING (TYP.)

ASPHALT DRIVE (TYP.)

PAVEMENT MARKINGS (TYP.)

WEST CREEKWOOD LANE

WET BASIN

INFILTRATION BASIN

BUILDING A

CONCRETE SIDEWALK (TYP.)

RETAINING WALL WITH RAILING

PEDESTRIAN GATE (TYP.)

30" CURB & GUTTER (TYP.)

MONUMENT SIGN

DILORETO AVENUE

GRAPHIC SCALE FEET
0 10 20 40

NOT FOR CONSTRUCTION

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planners engineers advisors

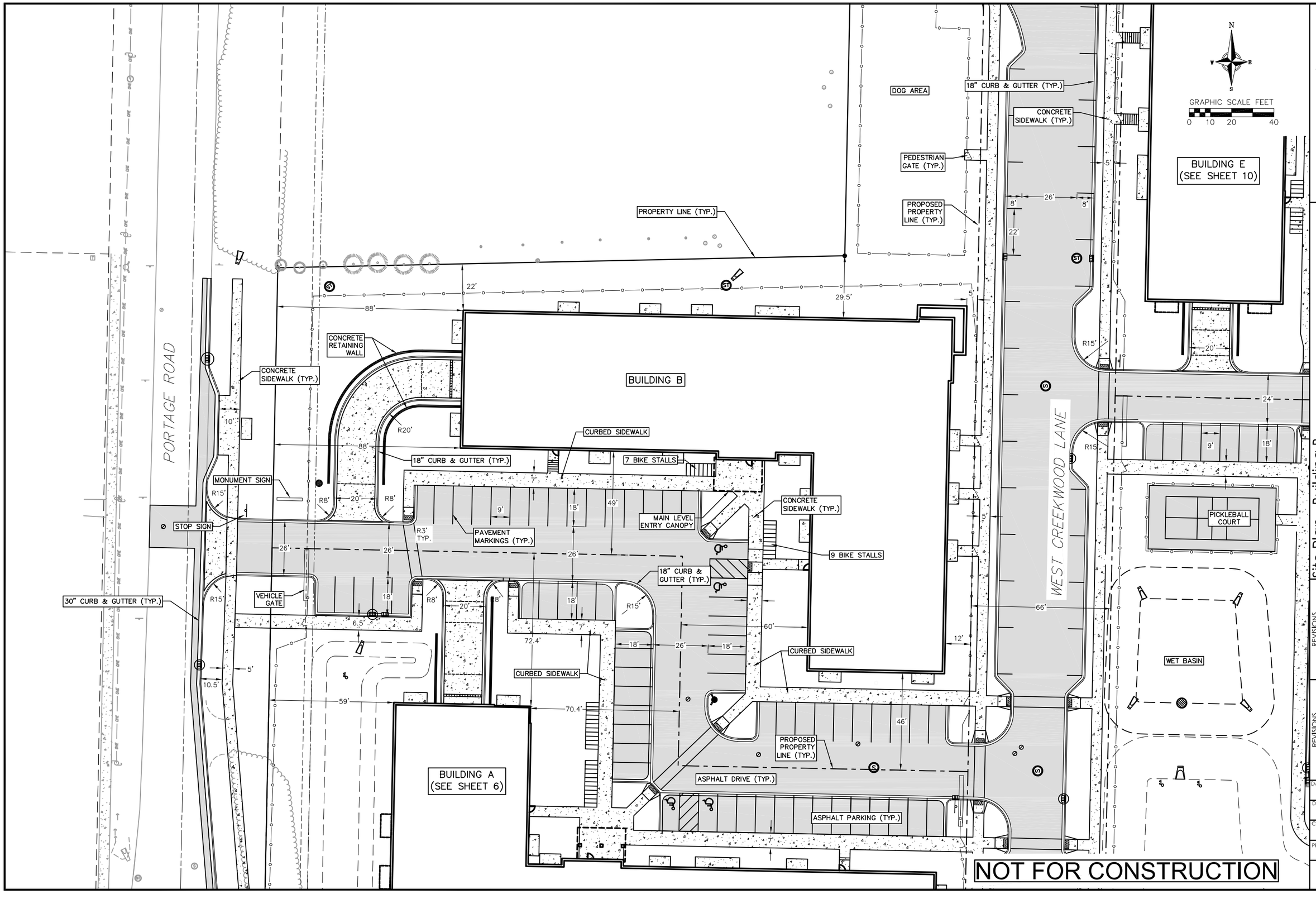
Site Plan - Building A

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

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

C6



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

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

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

C7

21 Nov 2022 - 2:47p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_BaseEng.dwg by: bhan

WET BASIN
CONCRETE SIDEWALK
CURBED SIDEWALK
PROPOSED PROPERTY LINE (TYP.)
CONCRETE VALLEY GUTTER (TYP.)
PAVEMENT MARKINGS (TYP.)
INFILTRATION BASIN
CLUBHOUSE (SEE SHEET 9)
BUILDING D (SEE SHEET 9)
ASPHALT PARKING (TYP.)
MAIN LEVEL ENTRY CANOPY
ASPHALT DRIVE (TYP.)
18" CURB & GUTTER (TYP.)
6 BIKE STALLS
RAMP
4 BIKE STALLS
10 BIKE STALLS
BUILDING C
PROPOSED PROPERTY LINE (TYP.)
CONCRETE SIDEWALK (TYP.)
MONUMENT SIGN
30" CURB & GUTTER (TYP.)
DILORETO AVENUE
EXISTING PROPERTY LINE (TYP.)
STOP SIGN
PEDESTRIAN GATE (TYP.)
VEHICLE GATE

GRAPHIC SCALE FEET
0 10 20 40

NOT FOR CONSTRUCTION

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planners engineers advisors

Site Plan - Building C
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

C8

BUILDING E
(SEE SHEET 10)

ASPHALT PARKING (TYP.)
18" CURB & GUTTER (TYP.)
ASPHALT DRIVE (TYP.)
18" CURB & GUTTER (TYP.)
CURBED SIDEWALK
CURBED SIDEWALK (TYP.)
8 BIKE STALLS
8 BIKE STALLS
FENCE (TYP.)
LANDSCAPE BERM
PAVEMENT MARKINGS (TYP.)
ASPHALT TRAIL
STOP SIGN
STOP SIGN
VEHICLE GATE
CURBED SIDEWALK
CONCRETE SIDEWALK
PAVEMENT MARKINGS (TYP.)
PICKLEBALL COURT
POOL
FENCE AROUND POOL
BUILDING D
SIGN
PROPERTY LINE (TYP.)
CURBED SIDEWALK (TYP.)
CLUBHOUSE
DOG AREA
CONCRETE VALLEY GUTTER (TYP.)
CONCRETE RETAINING WALL
WET BASIN
CURBED SIDEWALK
CONCRETE WATERWAY (TYP.)
ASPHALT DRIVE (TYP.)
STOP SIGN
ASPHALT PARKING (TYP.)

GRAPHIC SCALE FEET
0 10 20 40

NOT FOR CONSTRUCTION

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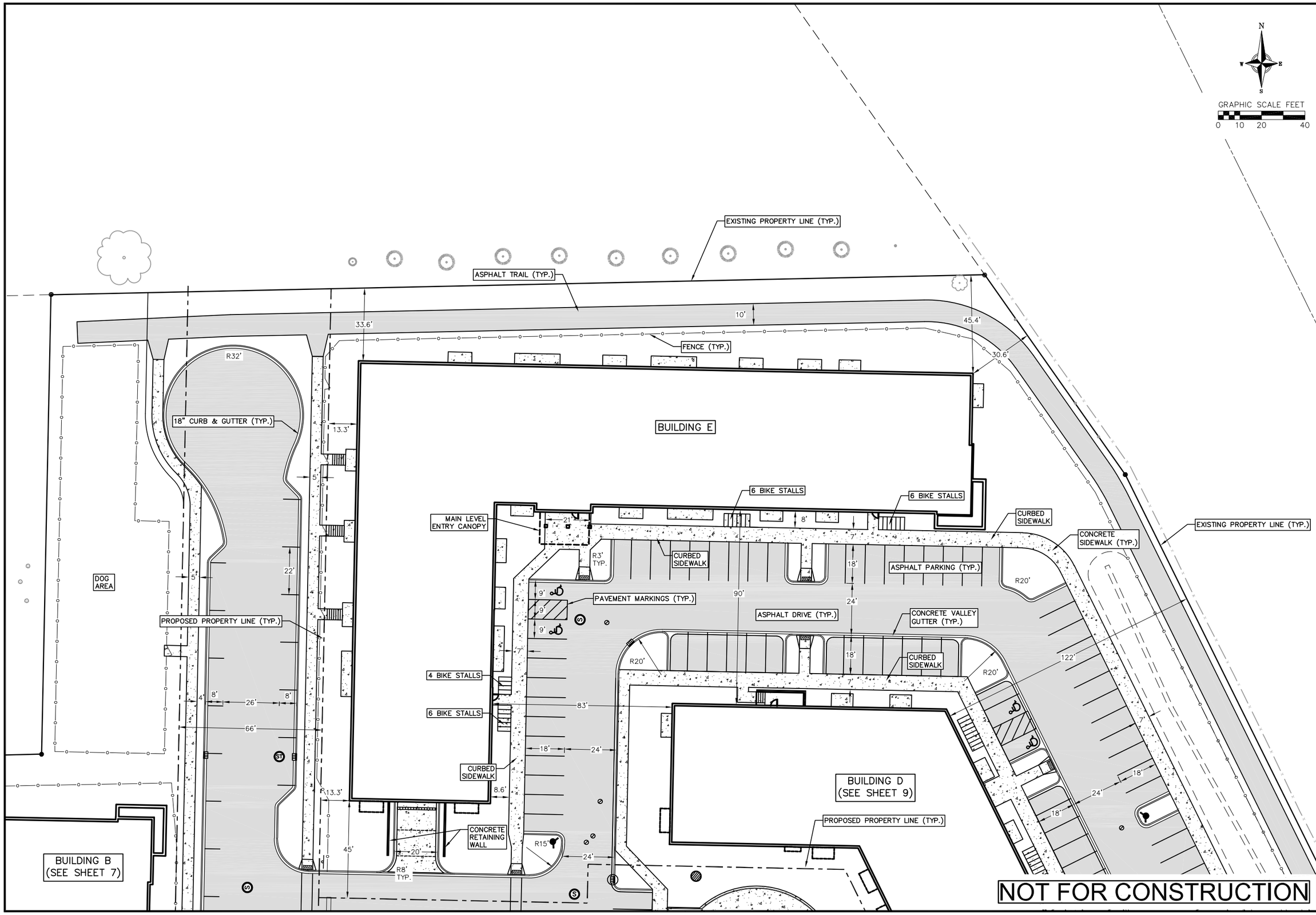
Site Plan - Building D & Clubhouse
THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

REVISIONS			
NO.	DATE	REMARKS	
NO.	DATE	REMARKS	

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

C9



21 Nov 2022 - 2:25p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_BoseEng.dwg by: bhan

vierbicher
planners engineers advisors

Site Plan - Building E

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

C10

BUILDING B
(SEE SHEET 12)

IE=886.31 S
IE=886.41 E

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

74'-12" RCP STORM @ 0.87%

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%

182'-8" PVC SAN @ 0.61%

WEST CREEKWOOD LANE

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

8" BUILDING LATERAL
8" VALVE

6" BUILDING LATERAL
6" VALVE

78'-8" PVC SAN @ 0.52%

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

174'-8" PVC SAN @ 0.52%

8" WATER MAIN

6" PERFORATED UNDERDRAIN

INFILTRATION BASIN

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

63'-8" PVC SAN @ 0.52%

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

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

BUILDING A

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

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

8" WATER MAIN (TYP.)

6'-12" RCP STORM @ 1.00%

19'-12" RCP STORM @ 2.00%

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

IE=890.00
12" RCP EW

6" VALVE
HYDRANT

TRENCH DRAIN
TO PUMP SYSTEM

15'-12" PVC STORM @ 1.00%

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

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%

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

PORTAGE ROAD

DILORETO AVENUE

N
W E
S

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

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PORTAGE ROAD

WEST CREEKWOOD LANE

BUILDING A
(SEE SHEET 11)

BUILDING B

BUILDING E
(SEE SHEET 15)

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

188'–12" RCP STORM @ 1.85%

IE=894.00
12" RCP EW

10'–12" RCP STORM @ 2.00%

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

35'–12" RCP STORM @ 0.53%

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%

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

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

95'–12" RCP STORM @ 0.21%

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

TRENCH DRAIN
TO PUMP SYSTEM

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

151'–8" PVC SAN @ 0.51%

16'–12" PVC STORM @ 1.00%

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

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

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 @ 0.87%

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

8" WATER MAIN (TYP.)

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

182'–8" PVC SAN @ 0.61%

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%

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

IE=890.00
12" RCP EW

40'–8" PVC SAN @ 0.52%

IE=894.00
12" RCP EW

6" VALVE
HYDRANT

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

WET BASIN

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

(2) 8" VALVES

8" BUILDING
LATERAL
8" VALVE

15'–12" PVC STORM @ 1.00%

58'–12" RCP STORM @ 0.50%

43'–12" RCP STORM @ 0.57%

78'–8" PVC SAN @ 0.52%

6'–12" RCP STORM @ 1.00%

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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C12

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

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

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C13

BUILDING E (SEE SHEET 15)

51'–8" PVC SAN @ 1.04%

18" CURB & GUTTER (TYP.)

18" CURB & GUTTER (TYP.)

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

29'–12" PVC STORM @ 1.00%

109'–12" RCP STORM @ 2.04%

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

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

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

151'–8" PVC SAN @ 0.51%

8" TEE
(3) 8" VALVES

38'–12" RCP STORM @ 1.00%

S29: 48" CONC CB
TC=901.59
OIL & GREASE FILTER
IE=897.24 S
IE=897.24 N
IE=897.24 E

BUILDING D

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

51'–8" PVC SAN @ 0.40%

43'–12" RCP STORM @ 1.50%

43'–12" RCP STORM @ 3.00%

S36: 48" CONC STMH
RIM=901.20
IE=895.86 W
IE=895.96 N

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

74'–12" RCP STORM @ 0.87%

S106: 48" CONC SMH
RIM=901.14
IE=887.48 N
IE=887.58 SE

74'–12" RCP STORM @ 1.50%

63'–6" PVC SAN @ 1.04%

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

CLUBHOUSE

TRENCH DRAIN
TO PUMP SYSTEM

8" WATER MAIN (TYP.)

SIGN

IE=894.00
12" RCP EW

IE=894.00
12" RCP EW

8" TEE
8" VALVE

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

IE=894.00
12" RCP EW

8" WATER MAIN (TYP.)

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

IE=894.00
12" RCP EW

WET BASIN

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

58'–12" RCP STORM @ 0.50%

43'–12" RCP STORM @ 0.57%

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

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

6'–12" RCP STORM @ 1.00%

6" VALVE
HYDRANT

69'–12" PVC STORM @ 1.00%

49'–12" RCP STORM @ 1.00%

6'–12" RCP STORM @ 1.00%

52'–12" RCP STORM @ 0.72%

166'–12" RCP STORM @ 1.50%

154'–12" RCP STORM @ 2.00%

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

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

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

52'–12" RCP STORM @ 1.00%

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

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C14

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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%

109'–12" RCP STORM @ 2.04%

BUILDING D
(SEE SHEET 14)

TRENCH DRAIN
TO PUMP SYSTEM

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

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%

38'–12" RCP STORM @ 1.00%

S29: 48" CONC CB

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Utility Plan - Building E

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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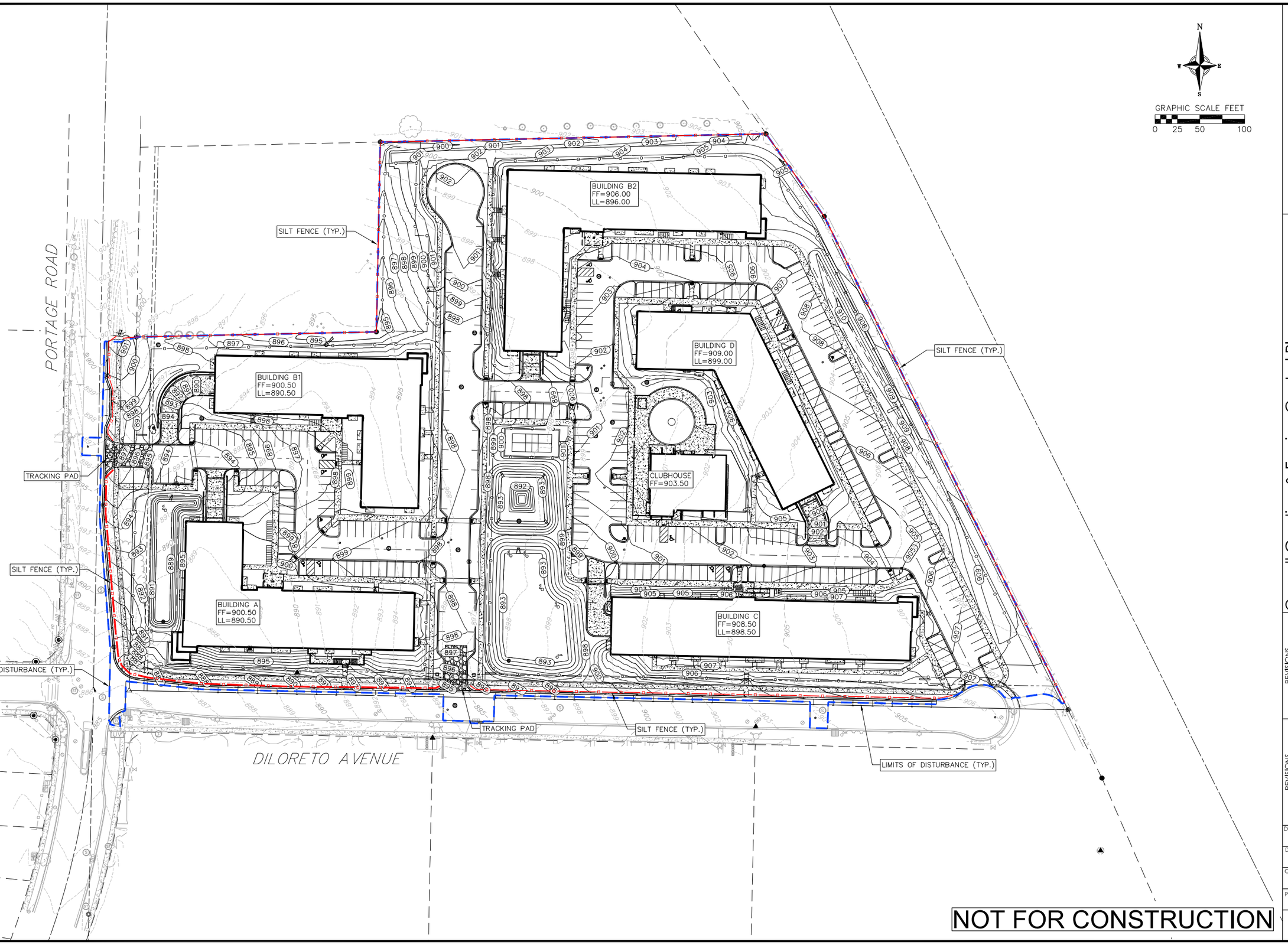
190233

C15



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Overall Grading & Erosion Control Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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C16

21 Nov 2022 - 2:29p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_Grading.dwg by: bhan

PORTAGE ROAD

WEST CREEKWOOD LANE

DILORETO AVENUE

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.)

GRAPHIC SCALE FEET
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Building A Grading Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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PROJECT NO. 190233

C17

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PORTAGE ROAD

WEST CREEKWOOD LANE

LIMITS OF DISTURBANCE (TYP.)

BUILDING B
FIRST FLOOR = 899.50
LOWER LEVEL = 889.50

BUILDING E
(SEE SHEET 21)

BUILDING A
(SEE SHEET 17)

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
CITY OF MADISON
DANE COUNTY, WI

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REVISIONS
NO. DATE REMARKS

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PROJECT NO. 190233

C18

21 Nov 2022 - 2:29p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_Grading.dwg by: bhan

N
W E
S

GRAPHIC SCALE FEET
0 10 20 40

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

CLUBHOUSE
(SEE SHEET 20)

BUILDING D
(SEE SHEET 20)

BUILDING C
FIRST FLOOR = 908.50
LOWER LEVEL = 898.50

8 STEPS

LIMITS OF DISTURBANCE (TYP.)

DILORETO AVENUE

NOT FOR CONSTRUCTION

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Building C Grading Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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REVISIONS
NO. DATE REMARKS

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PROJECT NO.
190233

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Building D & Clubhouse Grading Plan

THE WINSTON
CITY OF MADISON
DANE COUNTY, WI

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C20

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GRAPHIC SCALE FEET
0 10 20 40

LIMITS OF DISTURBANCE (TYP.)

BUILDING D
FIRST FLOOR = 909.00
LOWER LEVEL = 899.00

CLUBHOUSE
FIRST FLOOR = 903.50

BUILDING E
(SEE SHEET 21)

BUILDING C
(SEE SHEET 18)

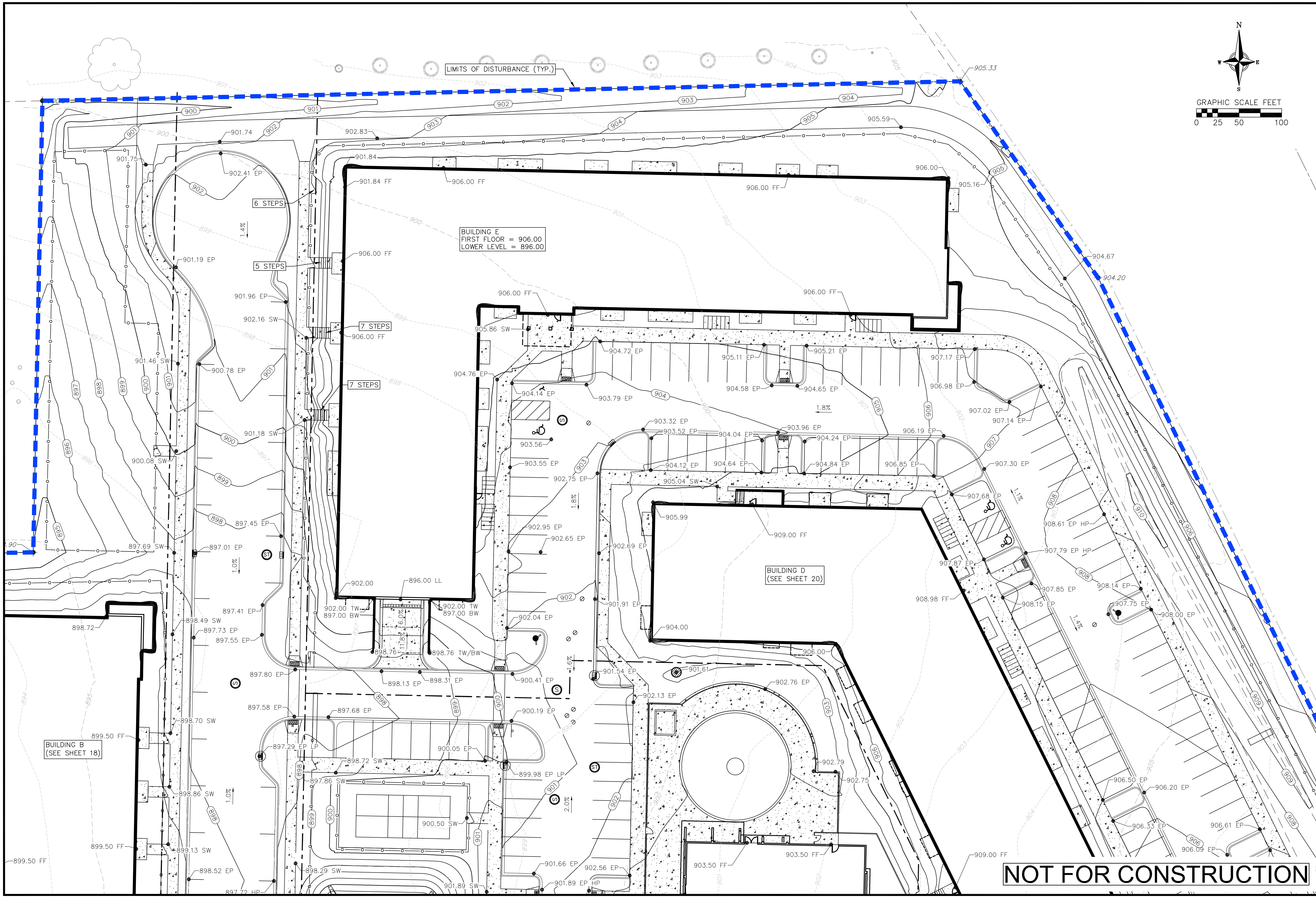
WET BASIN
TOP OF BASIN = 898.00
WATER SURFACE = 893.00
BOTTOM = 887.00
OVERFLOW = 897.50

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

6 STEPS

7 STEPS

21 Nov 2022 - 2:30p M:\T wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_Grading.dwg by: bhan



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Building E Grading Plan

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

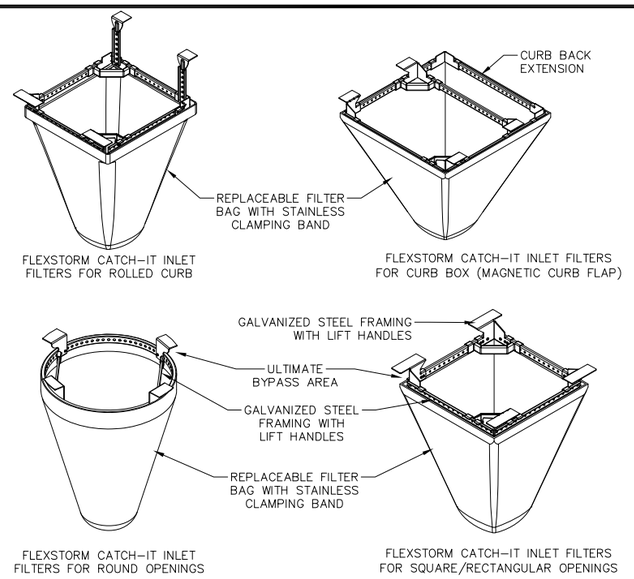
C21

21 Nov 2022 - 2:30p M:\T Wall Enterprises LLC\190233_Hidden Creek Holdings\CADD\190233_Grading.dwg by: bhan

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.

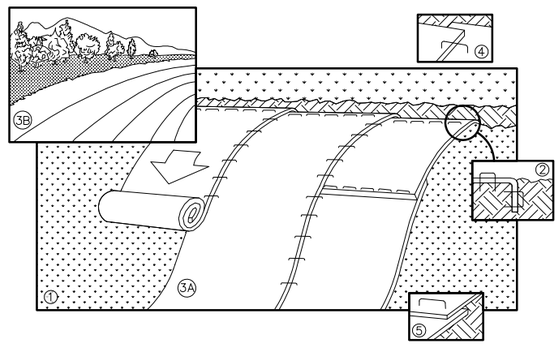
NOT FOR CONSTRUCTION



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



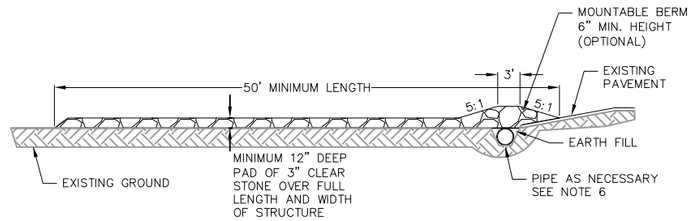
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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.

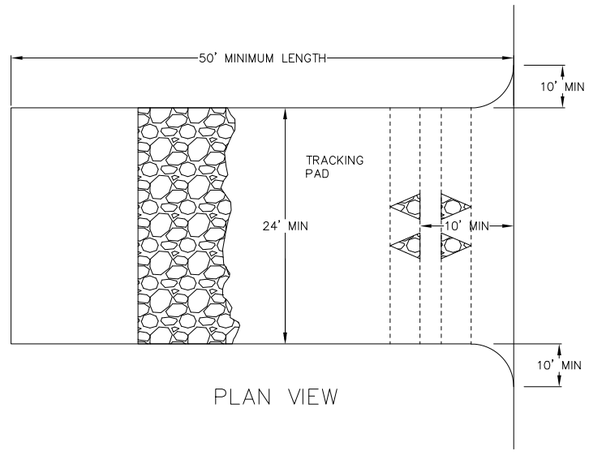
1/1 EROSION MAT
NOT TO SCALE

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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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.

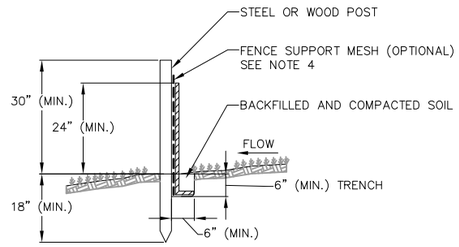
FERTILIZING RATES:

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

NOT FOR CONSTRUCTION

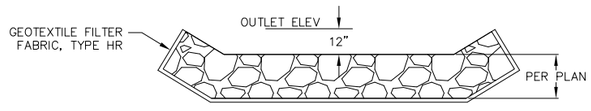


NOTES:

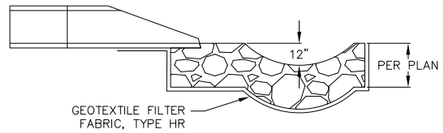
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

   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

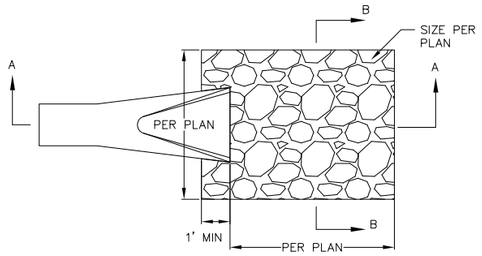
1/1 SILT FENCE
NOT TO SCALE



CROSS SECTION B-B

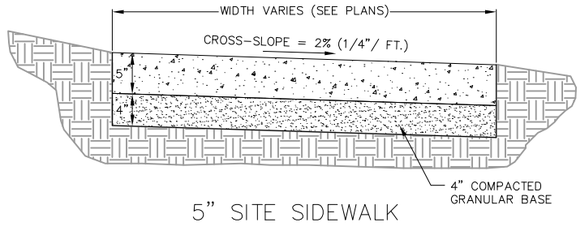


CROSS SECTION A-A

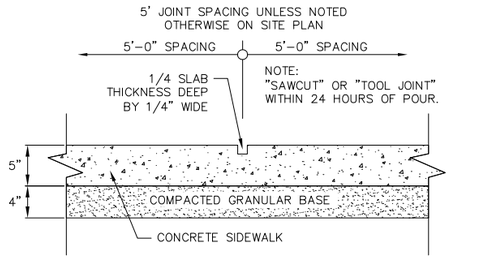


PLAN VIEW

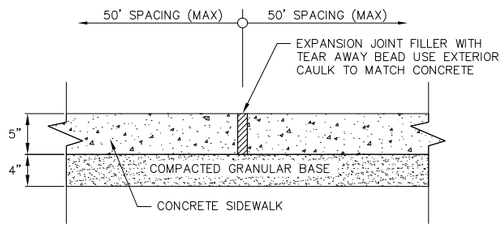
1/1 RIP-RAP OUTLET
NOT TO SCALE



5" SITE SIDEWALK

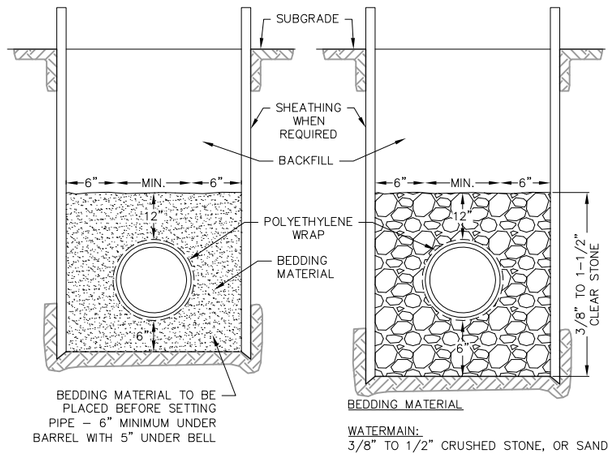


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

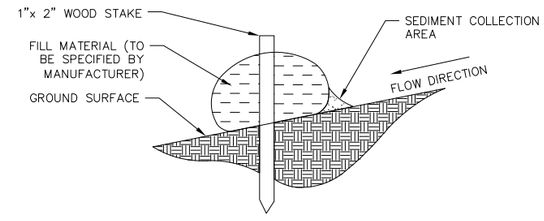
1/1 5" SIDEWALK
NOT TO SCALE



DRY TRENCH CONDITION

WET OR UNSTABLE CONDITION

1/1 STANDARD TRENCH SECTION
NOT TO SCALE



1/1 SILT SOCK
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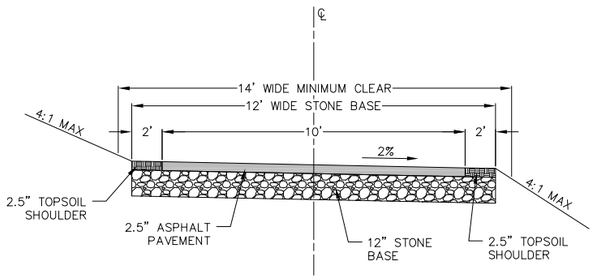

1/1 TRAIL TYPICAL SECTION
NOT TO SCALE

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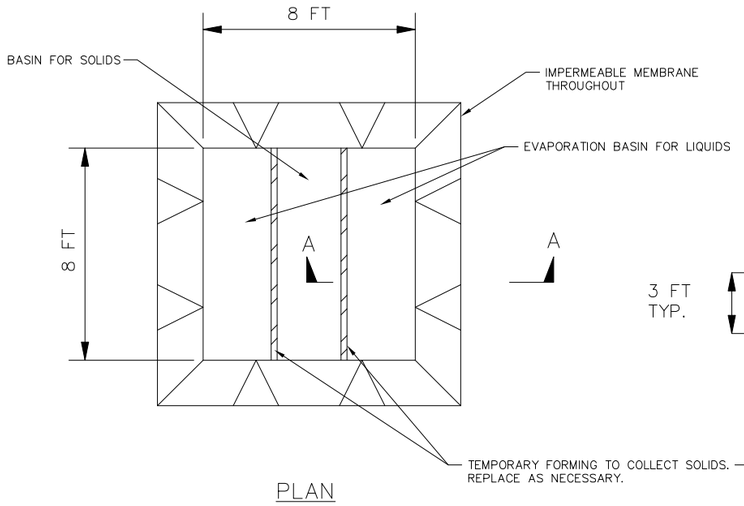
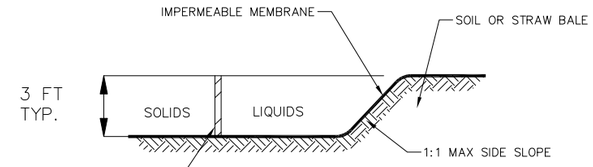
CONSTRUCTION SPECIFICATIONS

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.

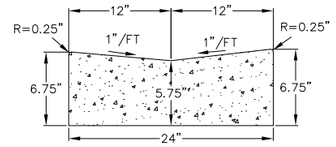


PLAN



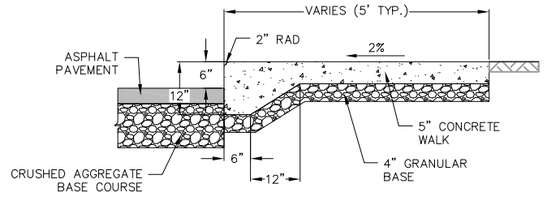
SECTION A–A

1/1 TEMPORARY CONCRETE WASHOUT
NOT TO SCALE

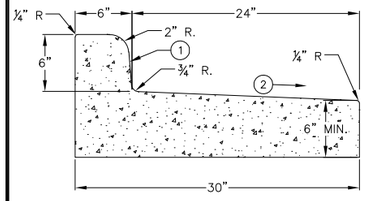


24" VALLEY GUTTER
CROSS SECTION

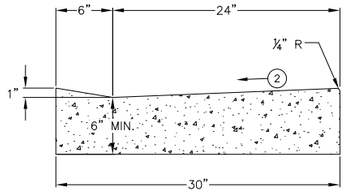
1/1 24" VALLEY GUTTER
NOT TO SCALE



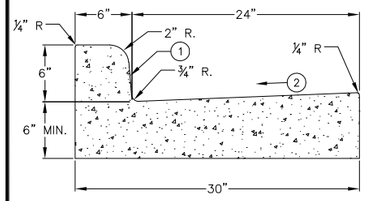
1/1 CURBED SIDEWALK SITE DETAIL
NOT TO SCALE



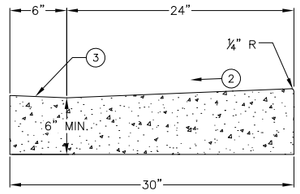
REJECT CROSS SECTION



DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION

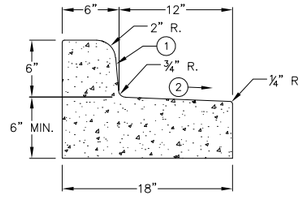


SIDEWALK RAMP CROSS SECTION

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



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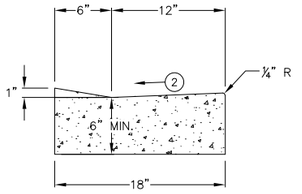
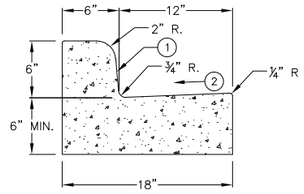
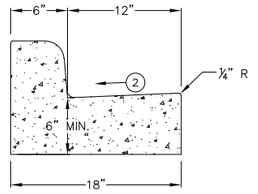


DRIVEWAY CROSS SECTION



STANDARD CROSS SECTION

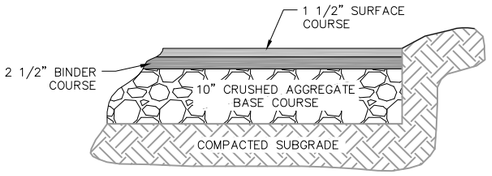


SIDEWALK RAMP CROSS SECTION

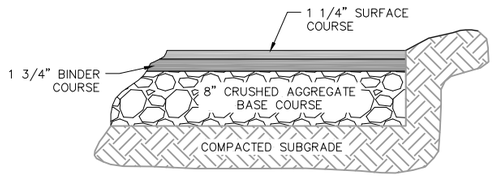
NOTES:

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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Site Details

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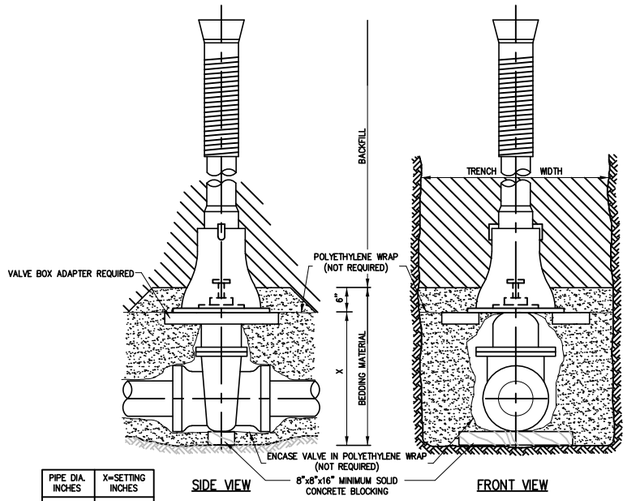
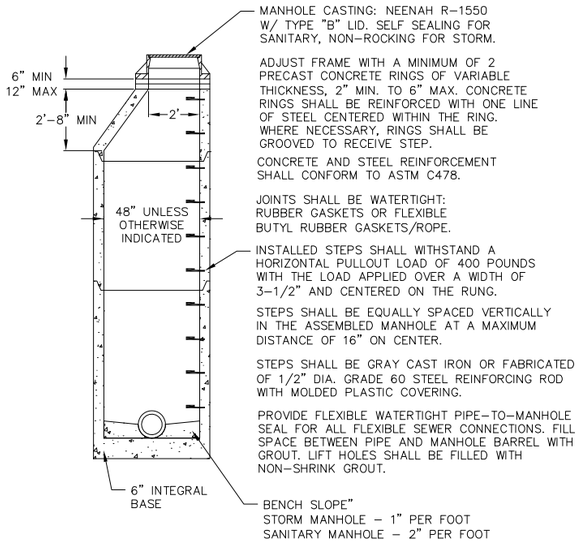


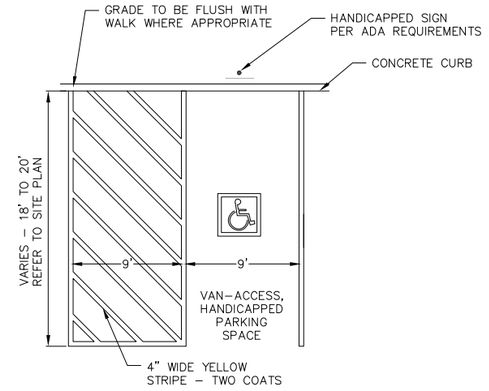
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

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."

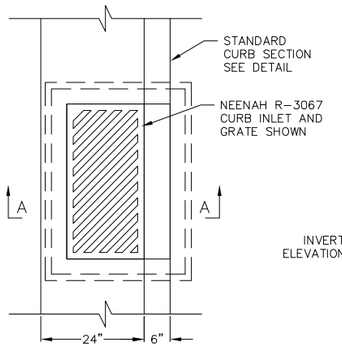
1/1 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



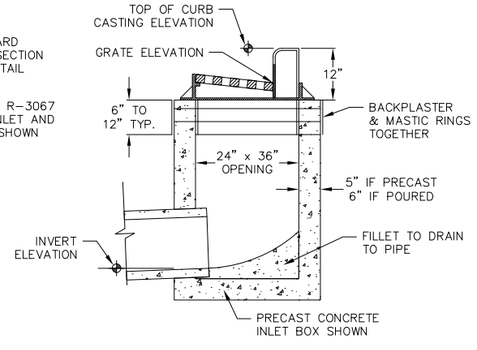
1/1 PRECAST CONCRETE MANHOLE
NOT TO SCALE



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.

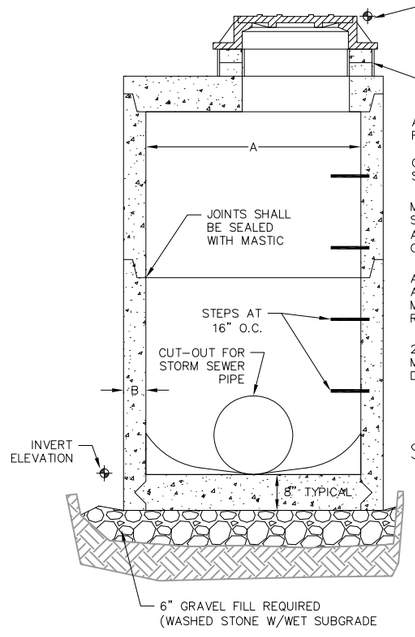
- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

- 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.

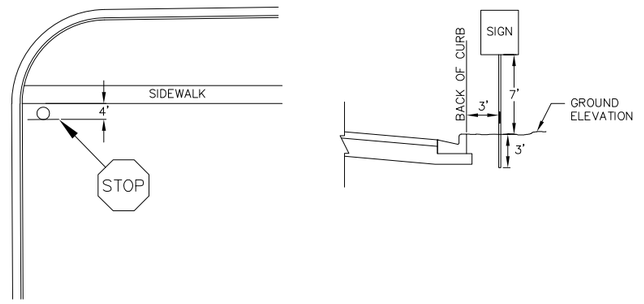
STORM MANHOLE DIMENSIONS

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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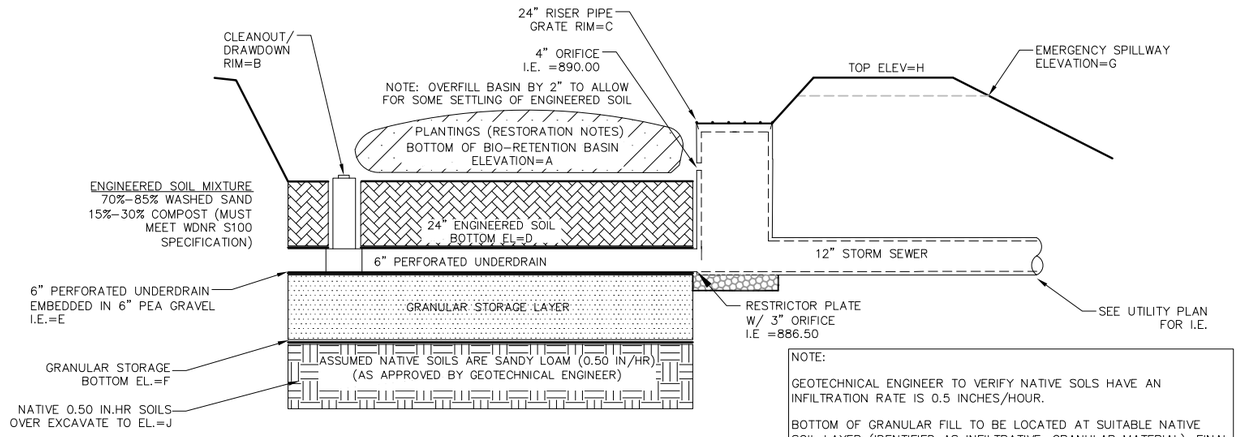
BIORETENTION AREA SPECIFICATIONS:
1. BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
2. HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE 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.

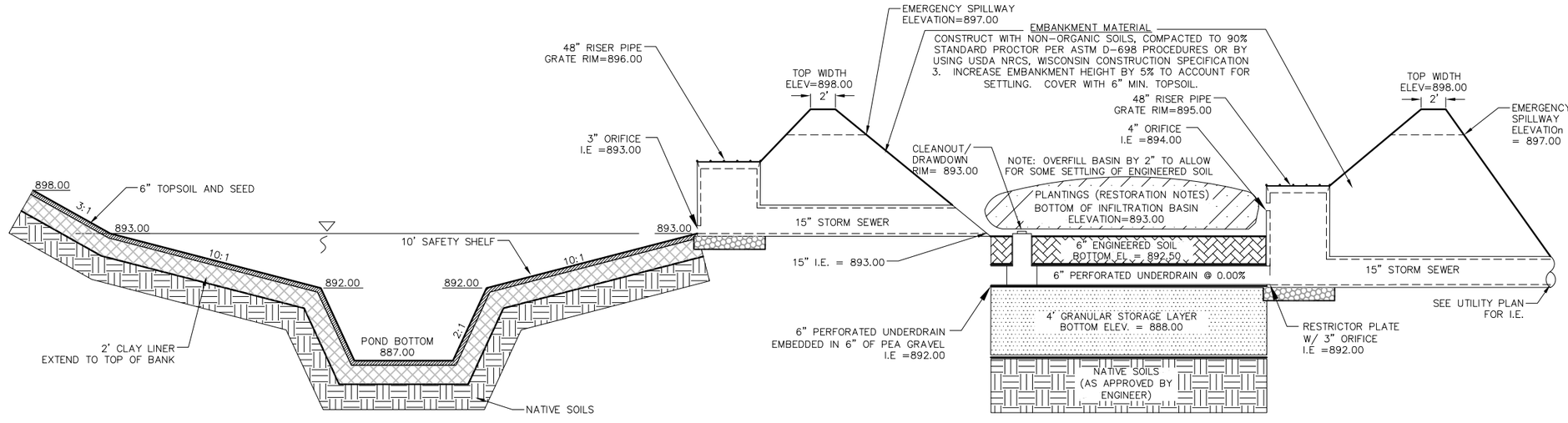
NATIVE SEEDING –NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.

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:

GEOTECHNICAL ENGINEER TO VERIFY NATIVE SOLS HAVE AN INFILTRATION RATE IS 0.5 INCHES/HOUR.

BOTTOM OF GRANULAR FILL TO BE LOCATED AT SUITABLE NATIVE SOIL LAYER (IDENTIFIED AS INFILTRATIVE, GRANULAR MATERIAL). FINAL DEPTH OF DEVICE TO BE DETERMINED VISUALLY BY GEOTECHNICAL ENGINEER IN THE FIELD WHEN THE AREA IS EXCAVATED.

STORAGE LAYER
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
- USDA COARSE SAND (0.02 – 0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:
- COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

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

NOT FOR CONSTRUCTION

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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

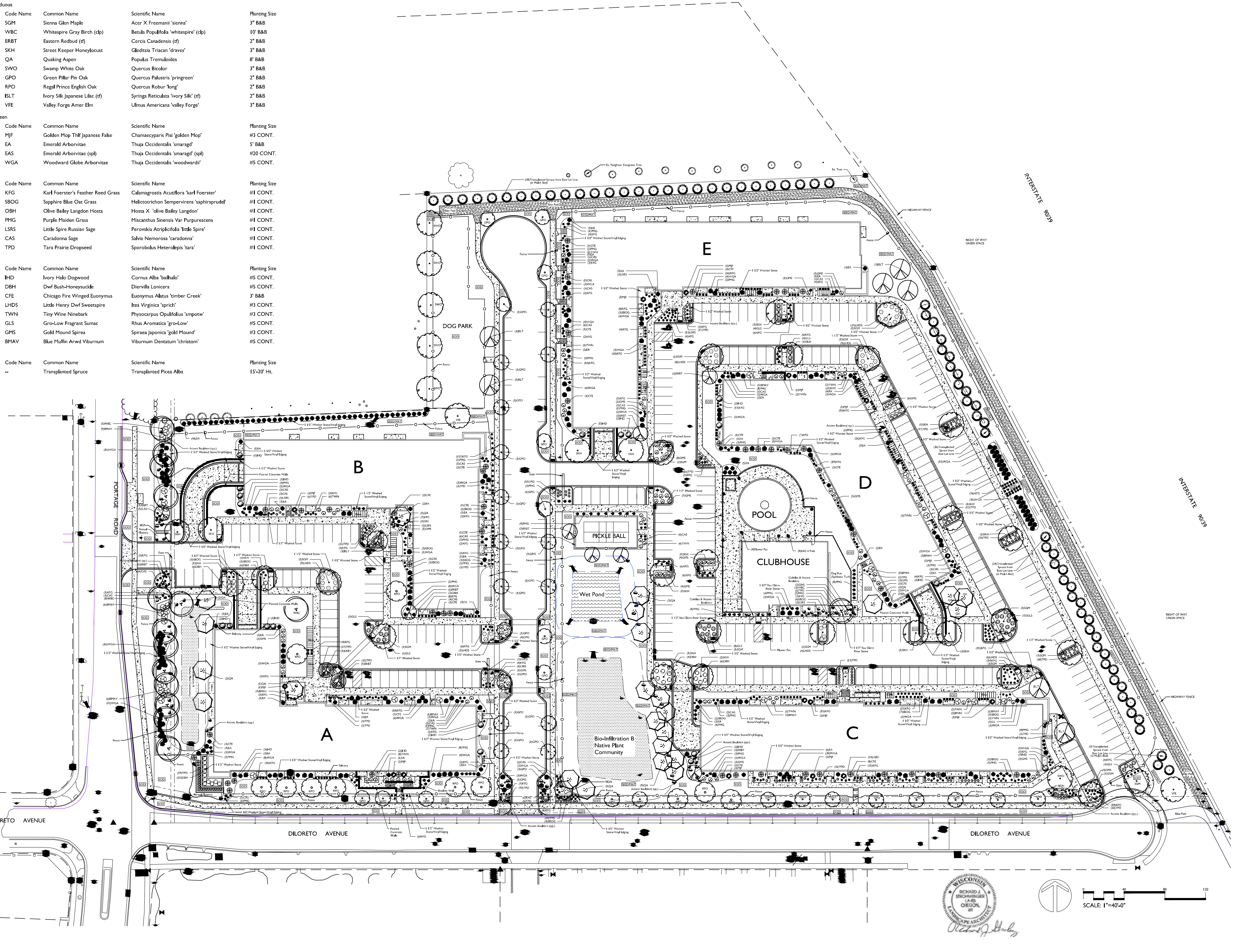
Quantity	Code Name	Common Name	Scientific Name	Planting Size
475	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
50	SBOG	Sapphire Blue Oat Grass	Helictotrichon Sempervirens 'saphirsprudel'	#1 CONT.
6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#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.



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:
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Revised:

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

L1
OVERALL LANDSCAPE

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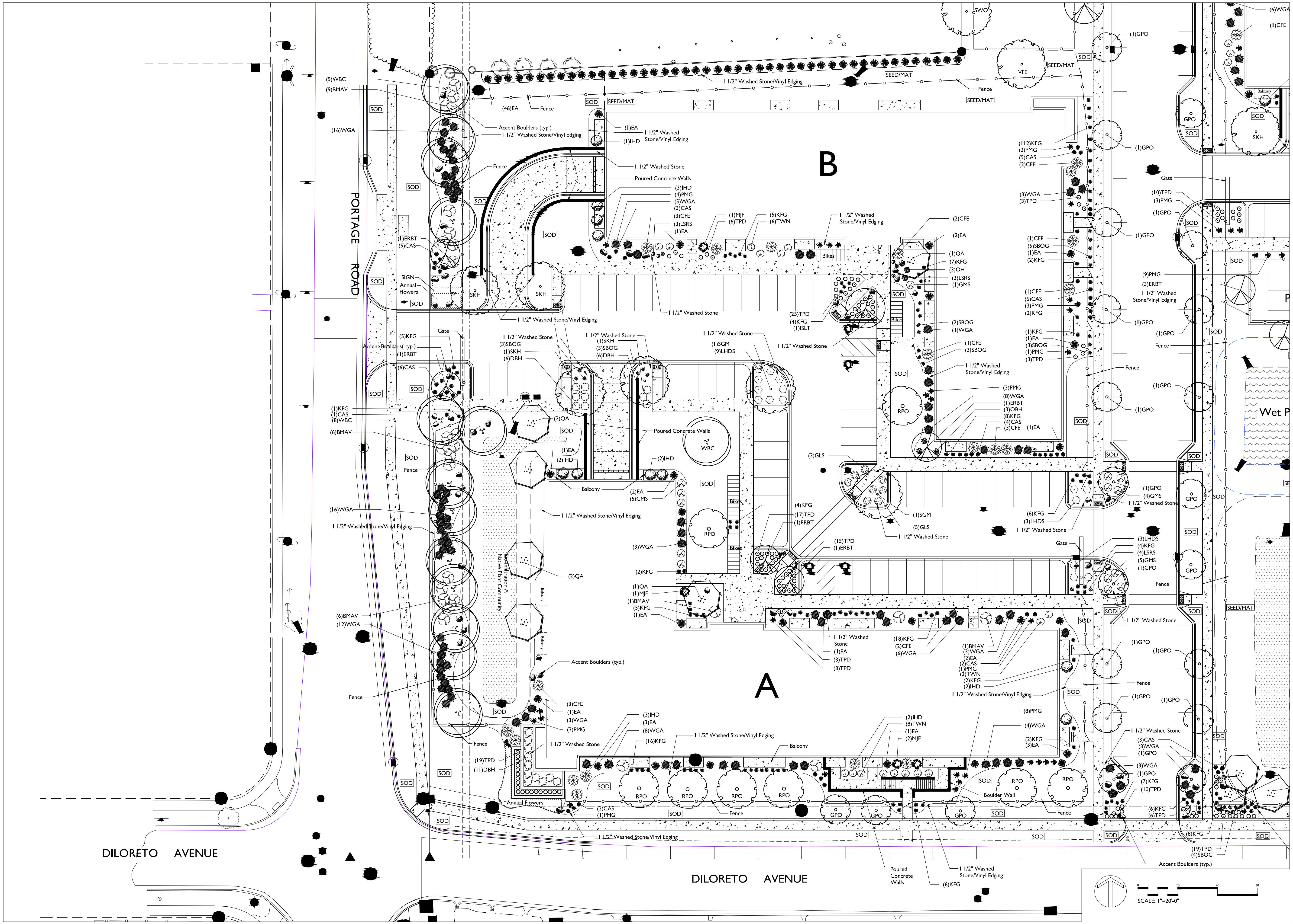

the bruce company
OF WISCONSIN INC.

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
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L2
WEST

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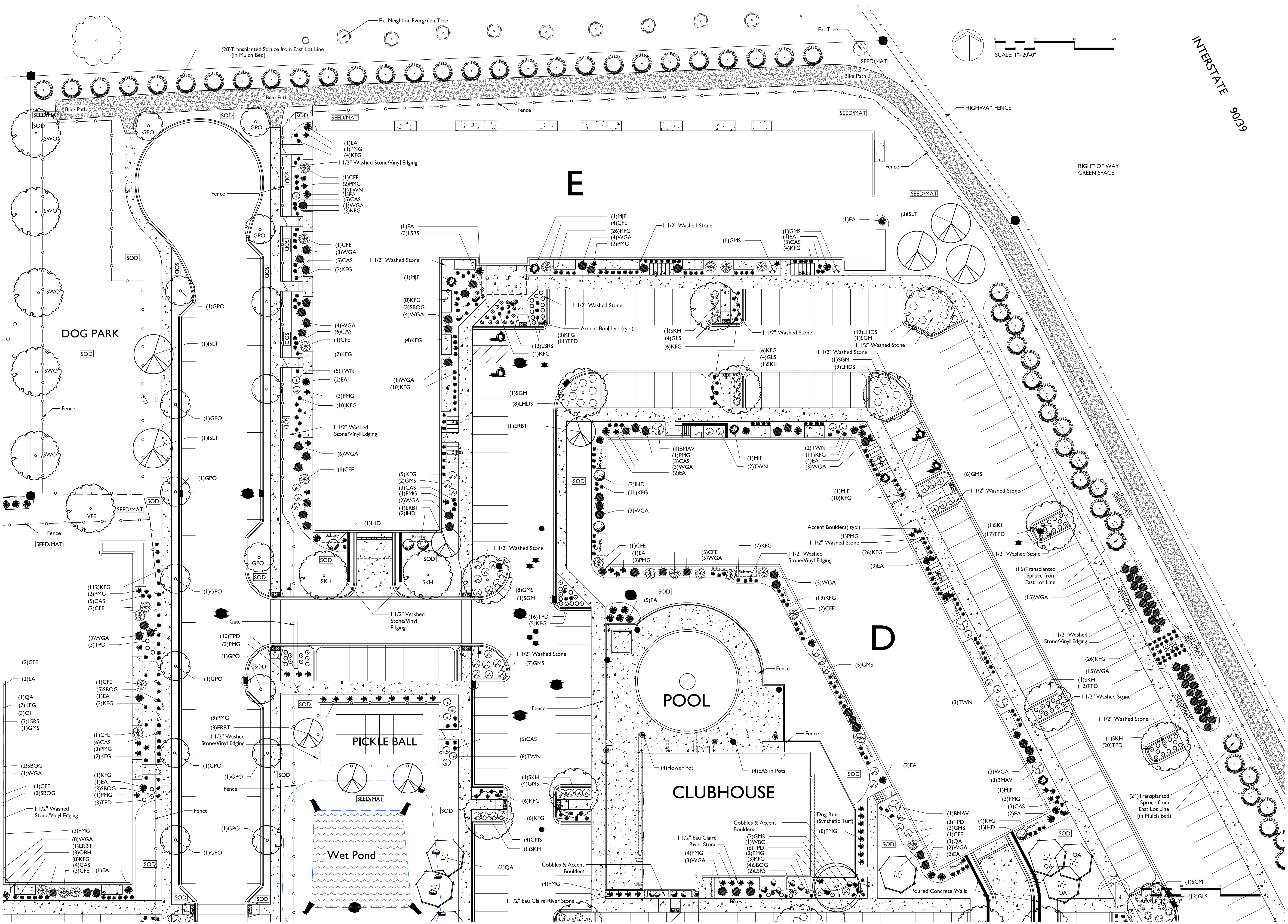

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L3

NORTH

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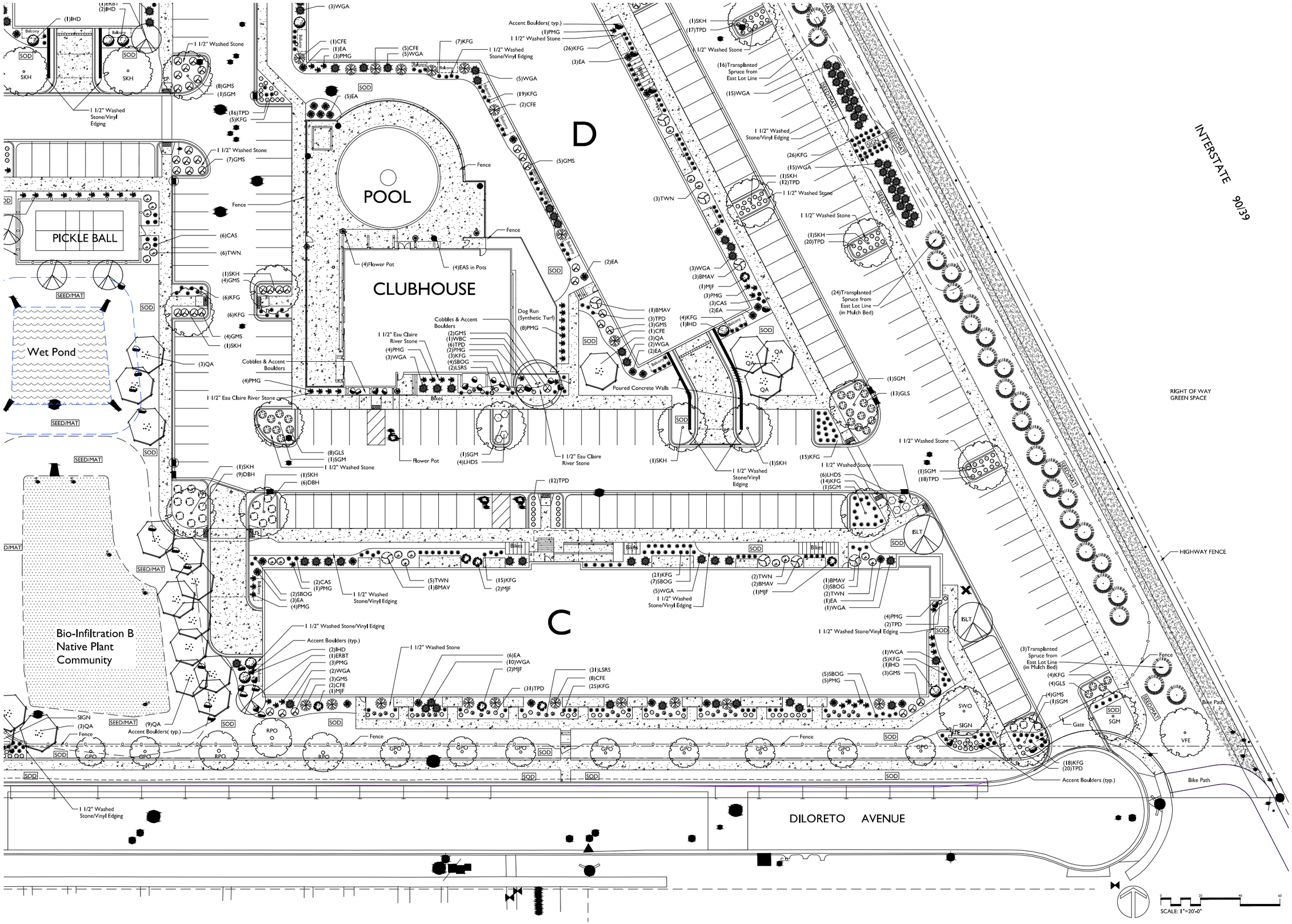

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CREEKSIDE DRIVE
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L4
SOUTHEAST

SCALE: 1"=20'-0"

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BIO-RETETION / INFILTRATION DEVICE A PLANT LIST

(Total Basin Area = 2,326 SF)
(Planting schedule based on 12" on center spacing)

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
	GRASSES AND SEDGES			
288	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
288	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
288	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
288	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
	FORBS			
128	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
160	PURPLE CONEFLOWER	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

(Total Basin Area = 7,050 SF)
(Planting schedule based on 12" on center spacing)

Quantity	Common Name	Scientific Name	Planting Size	Plant Spacing
	GRASSES AND SEDGES			
896	VIRGINIA WILD RYE	ELYMUS VIRGINICUS	2.5" POT	12" O.C. Rect. Spacing
896	SWITCH GRASS	PANICUM VIRGATUM	2.5" POT	12" O.C. Rect. Spacing
896	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	2.5" POT	12" O.C. Rect. Spacing
896	INDIAN GRASS	SORBASTRUM NUTANS	2.5" POT	12" O.C. Rect. Spacing
	FORBS			
416	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	2.5" POT	12" O.C. Rect. Spacing
448	PURPLE CONEFLOWER	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

Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
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				
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				
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				
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				
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 REQUIRED..3,472 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	128	4,480			
Tall Evergreen Tree : 5-6 feet tall	35			71	2,485	
Ornamental Tree : 1-1/2" Caliper (dbh)	15	18	270			
Upright Evergreen Shrub : 3-4 feet tall	10	112	1,120			
Shrub, deciduous : 3 gallon / 12"-24"	3	342	1,026			
Shrub, evergreen : 3 gallon / 12"-24"	4	216	864			
Ornamental grass/perennial :1gallon / 8"-18"	2	1,026	2,052			
Ornamental / Decorative fencing	4 per 10 l.f.	4,043	1,616			
Existing significant specimen tree	14 per Cal. In.					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 DS75 straw erosion control netting that is then pegged into the soil with metal staples.

G) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

H) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

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L5
NOTES & SCHEDULES

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SGM-Sienna Glen Maple Fall


WBC-Whitespire Birch


SKH-Street Keeper Honeylocust


GPO-Green Pillar Pin Oak


VFE-Valley Forge Amer Elm


ISLT-Ivory Silk Tree Lilac Tree Form


ERBT-Eastern Redbud


QA-Quaking Aspen Fall


RPO-Regal Prince English Oak


SWO-Swamp White Oak


EA-Emerald Arbovitae


EAS-Emerald Arborvitae-spiral

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
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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
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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.
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6	OBH	Olive Bailey Langdon Hosta	Hosta X 'olive Bailey Langdon'	#1 CONT.
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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.
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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.


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

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L6
PLANT PICTURES

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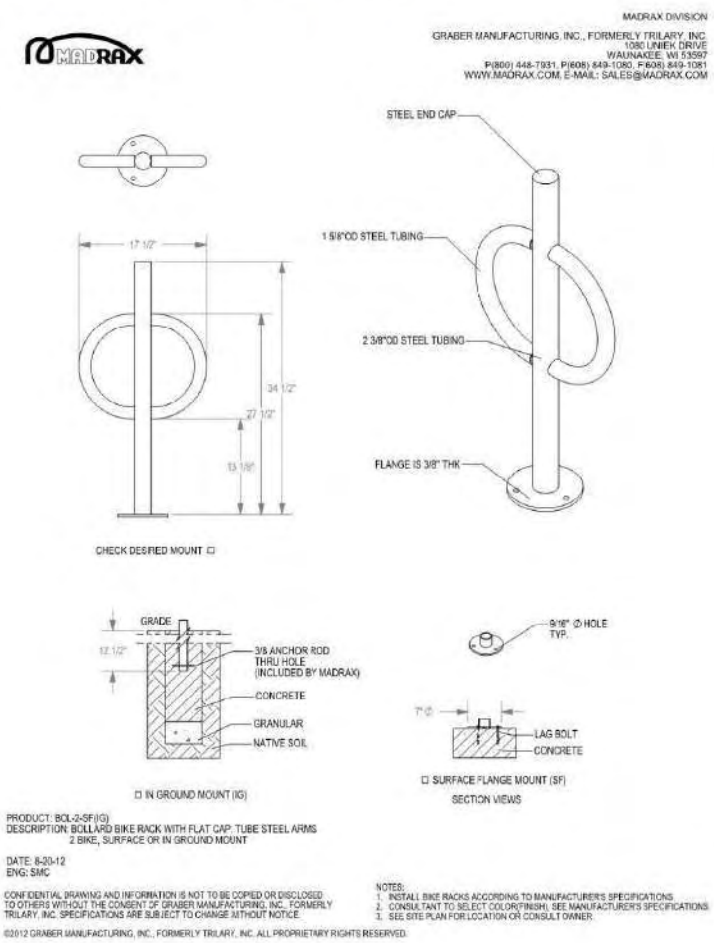
EXTERIOR BIKE RACKS:

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



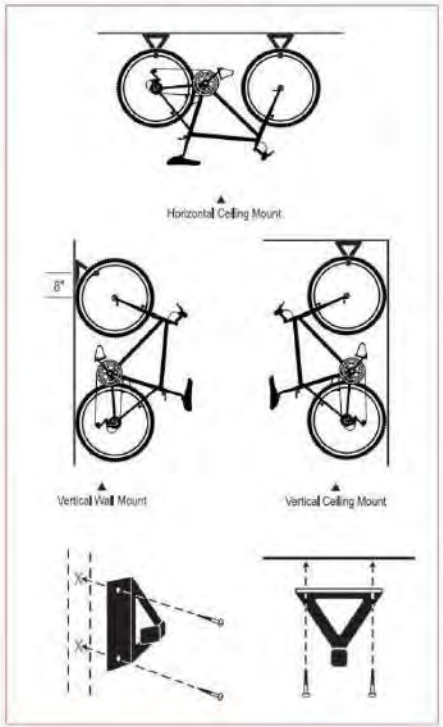
PROSTOR

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 this rack, thoroughly test this 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

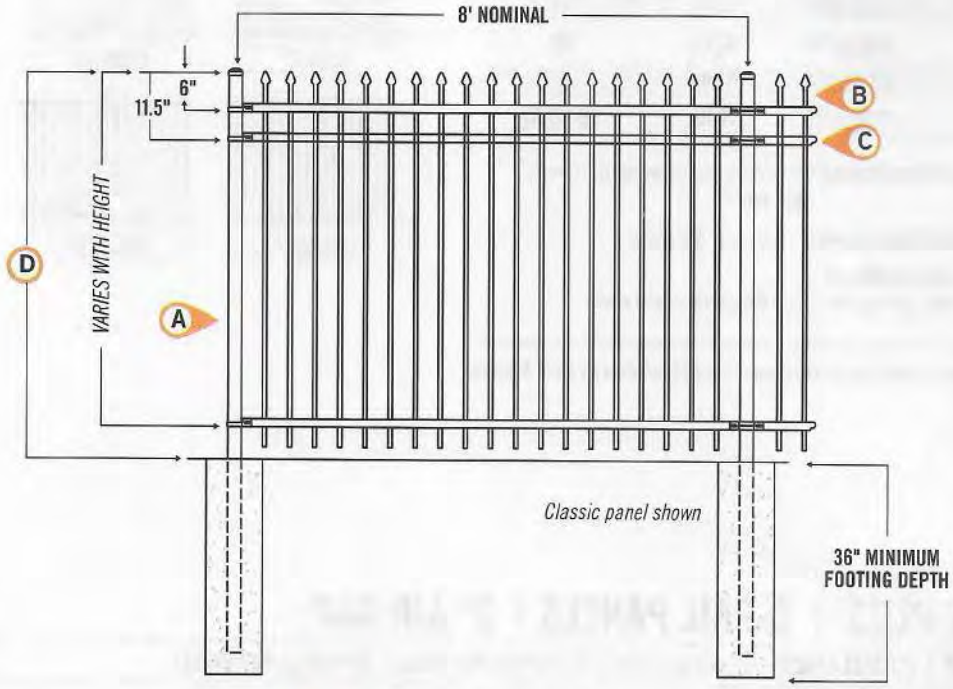
Racor PIW-1R/PIW-1W Pro Wall-Mount Bike Hanger

- 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