



July 31, 2013

Urban Design Commission
c/o Al Martin
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701-2985

Re: Mill Creek Estates Condominiums
Major Alteration to Conditional Use Permit

Dear Mr. Martin:

This letter of intent accompanies an application for initial and final approval from the UDC for a major alteration to the Conditional Use Permit (CUP) for Mill Creek Condominiums, located at 2502 Jeffy Trail in the Hawk's Creek subdivision. This 5.3-acre parcel is currently zoned as a Planned Residential Development (SR-V2). Due to changes in the housing market since the original approval of this CUP, it is necessary for us to revisit the site plan for this parcel and re-evaluate the types and density of housing units.

The original site plan included a variety of two and four unit building types with the bulk of the site consisting of four unit buildings. Since the approval of the original CUP, four structures have been constructed on site including one 4-unit building in the northeastern corner of the site, and three 2-unit buildings to the south of Mill Creek Drive.

The proposed amendments to the existing CUP include revising the unit type and density on the site. The approved CUP includes five duplexes, (three of which have already been constructed) and four four-unit buildings (one of which has already been constructed). In this amended application, the remaining two-unit buildings will be retained, but the four-unit buildings will be replaced with a mixture of one and two-unit buildings. These amendments adjust the original density from 30 units (5.6 dwelling units/acre) to 27 units (5.1 dwelling units/acre). The primary infrastructure of the site remains the same as the original CUP with the new duplex units distributed throughout the site.

The proposed duplexes include three different footprints and layouts and maintain the architectural styling of the existing buildings on the site. New duplex units will include three bedrooms per dwelling unit with private access and attached garages to accommodate two vehicles per unit. The single unit buildings will have three bedrooms and a two-car garage. All other amenities and stormwater management features will remain the same but will be adjusted for the new building footprints proposed.

Photographs of a completed duplex unit have been included in our plan set.

September 26, 2012
Page 2 of 2

If you should have any questions about our application materials, please do not hesitate to contact one of our team members:

Sincerely,
Vierbicher

Timothy L. Schleeper, PE

M:\Key Construction\35107392_Mill Creek Estates\ENGINEERING\Task 5 Plan Prep for CUP Submittal to City\UDC Letter of Intent (2013-07-31).docx



MILL CREEK ESTATES CONDOMINIUMS

2ND ADDITION TO HAWK'S CREEK CITY OF MADISON, WISCONSIN



PROJECT LOCATION

SHEET NO.	DESCRIPTION
G001	TITLE SHEET
C101	EXISTING CONDITIONS PLAN
C102	SITE PLAN
C103	OVERALL UTILITY PLAN
C201	GRADING AND EROSION CONTROL PLAN
C202	TALL WATER P&P UTILITY PLAN
C501-C504	CONSTRUCTION DETAILS
C601	OPEN SPACE EXHIBIT
A101-A105	ARCHITECTURAL PLANS
L101-L103	LANDSCAPE PLANS

TITLE SHEET
MILL CREEK ESTATES CONDOMINIUMS
2nd ADDITION TO HAWK'S CREEK
CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN
DATE 7-30-13
DRAFTER ACAR
CHECKED TSCH
PROJECT NO. 35107392



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

SITE BENCHMARKS

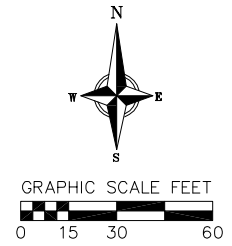
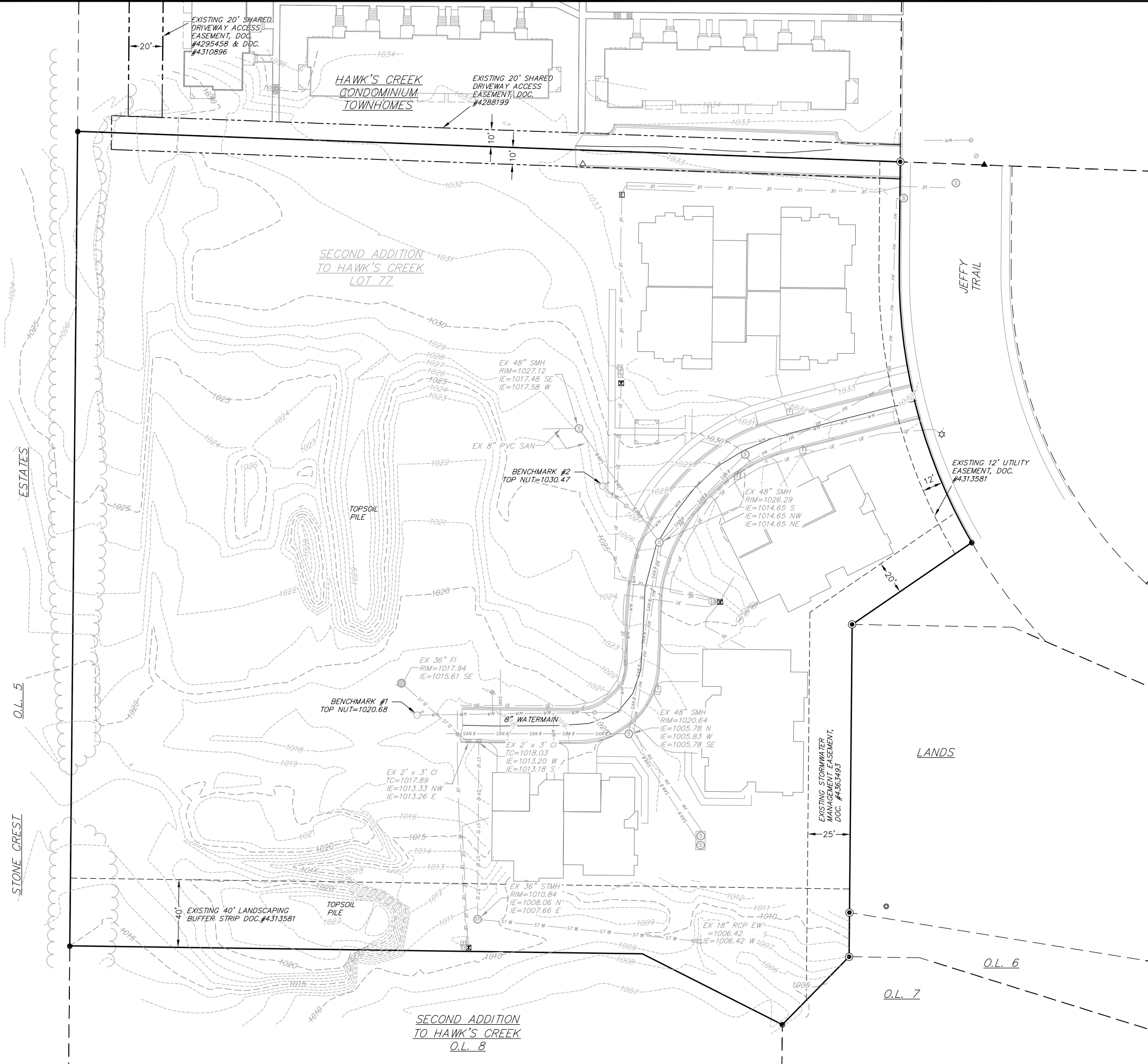
BENCHMARK #1
EXISTING HYDRANT
(SEE SHEET C101)
ELEV = 1020.68

BENCHMARK #2
EXISTING HYDRANT
(SEE SHEET C101)
ELEV = 1030.47

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

G
001



- SURVEY LEGEND**
- ⊕ FOUND 1 1/4" ϕ IRON ROD
 - ⦿ FOUND 3/4" ϕ IRON ROD
 - Δ SET P.K. NAIL CONTROL POINT
- TOPOGRAPHIC LEGEND**
- ☐ EXISTING MAILBOX
 - ☑ EXISTING SIGN
 - ☒ EXISTING CURB INLET
 - ☒ EXISTING ENDWALL
 - ⊙ EXISTING FIELD INLET
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER MAIN VALVE
 - ⊙ EXISTING CURB STOP
 - ⊙ EXISTING GAS VALVE
 - ⊙ EXISTING ELECTRIC PEDESTAL
 - ⊙ EXISTING TRANSFORMER
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING TV PEDESTAL
 - ⊙ EXISTING TELEPHONE PEDESTAL
 - ⊙ EXISTING RETAINING WALL
 - EXISTING UNDERGROUND ELECTRIC LINE
 - 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)
 - 820--- EXISTING MAJOR CONTOUR
 - 818--- EXISTING MINOR CONTOUR

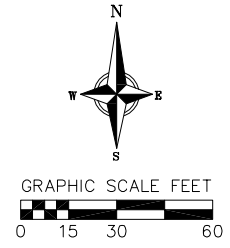
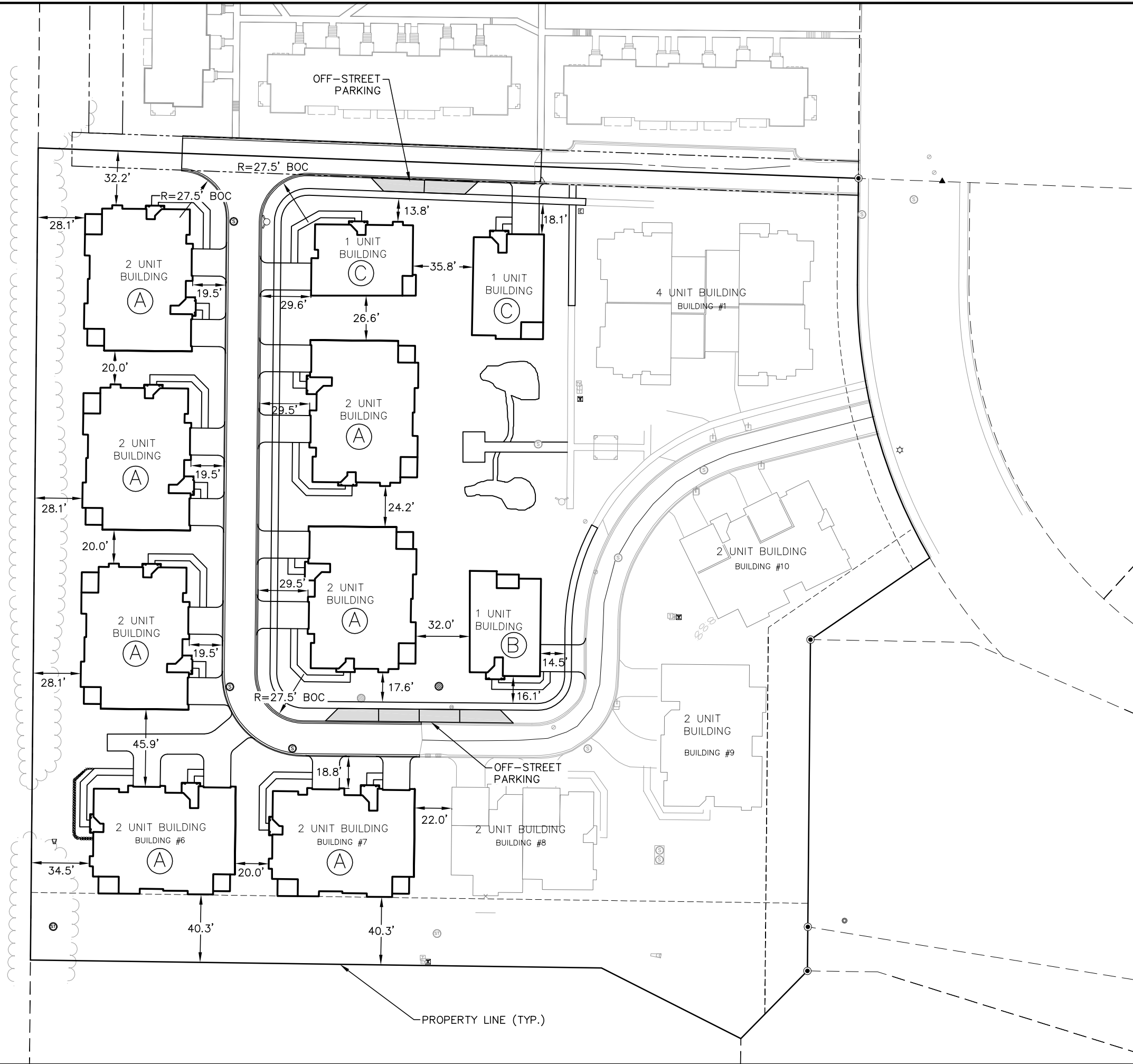
TOPO NOTES:

- Underground utility locations were located by marks on the ground per Diggers Hotline ticket no. 20132606718. Vierbicher makes no warranty of what was and was not marked.
- This is NOT to be used as a boundary survey.
- The datum used was perpetuated from previous construction phases and is believed to be NAVD88.

EXISTING CONDITIONS PLAN
 MILL CREEK ESTATES CONDOMINIUMS
 2nd ADDITION TO HAWK'S CREEK
 CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
 DATE 7-30-13
 DRAFTER ACAR
 CHECKED TSCH
 PROJECT NO. 35107392



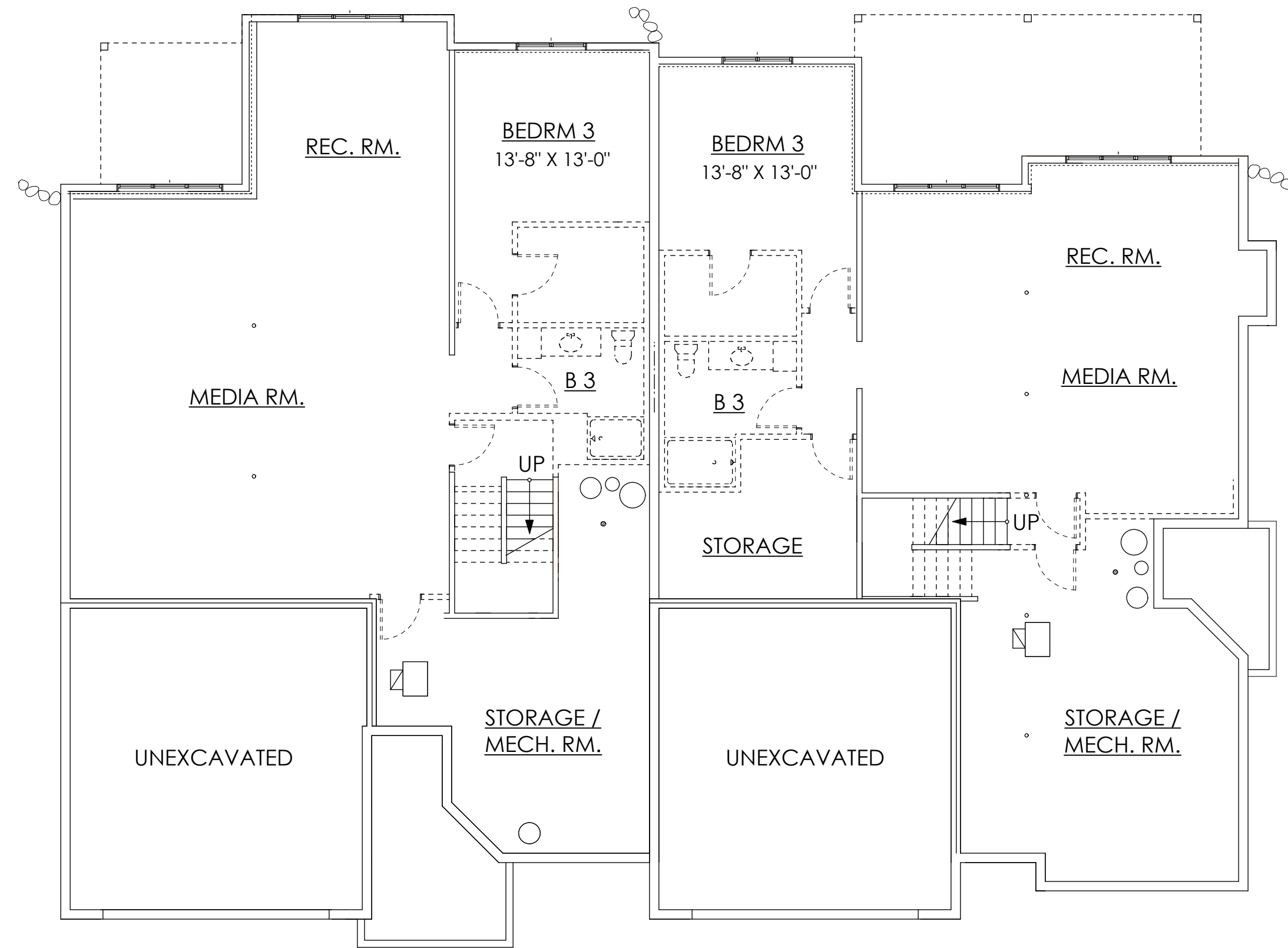
SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT

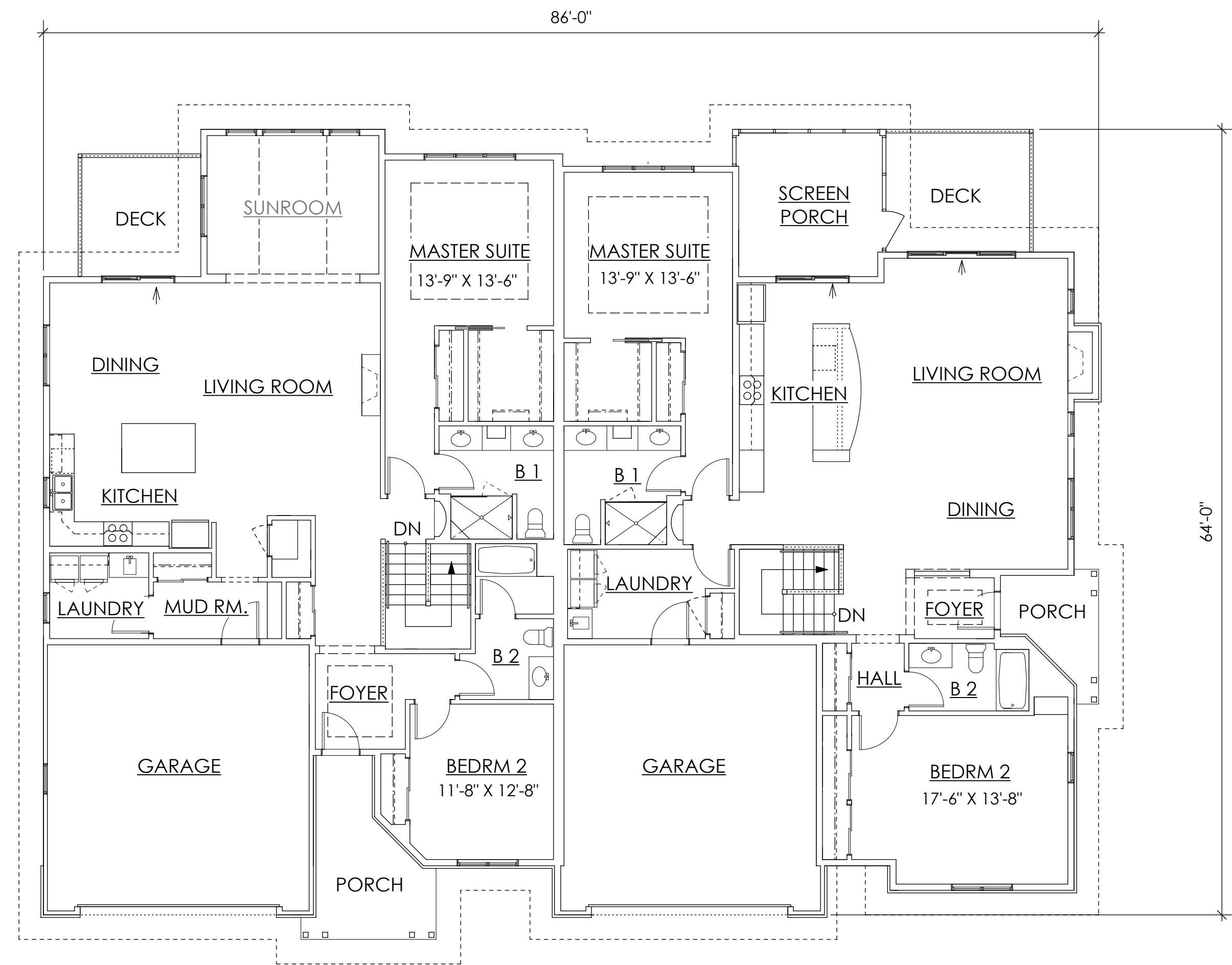
SITE PLAN
 MILL CREEK ESTATES CONDOMINIUMS
 2nd ADDITION TO HAWK'S CREEK
 CITY OF MADISON, DANE COUNTY, WISCONSIN

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LOWER LEVEL PLAN
0 4' 8' 16' 32'



FIRST FLOOR PLAN
0 4' 8' 16' 32'

BUILDING TYPE 'A' - FLOOR PLANS



PROJECT
**Mill Creek
Estates
Condominiums**
Madison, WI 53719

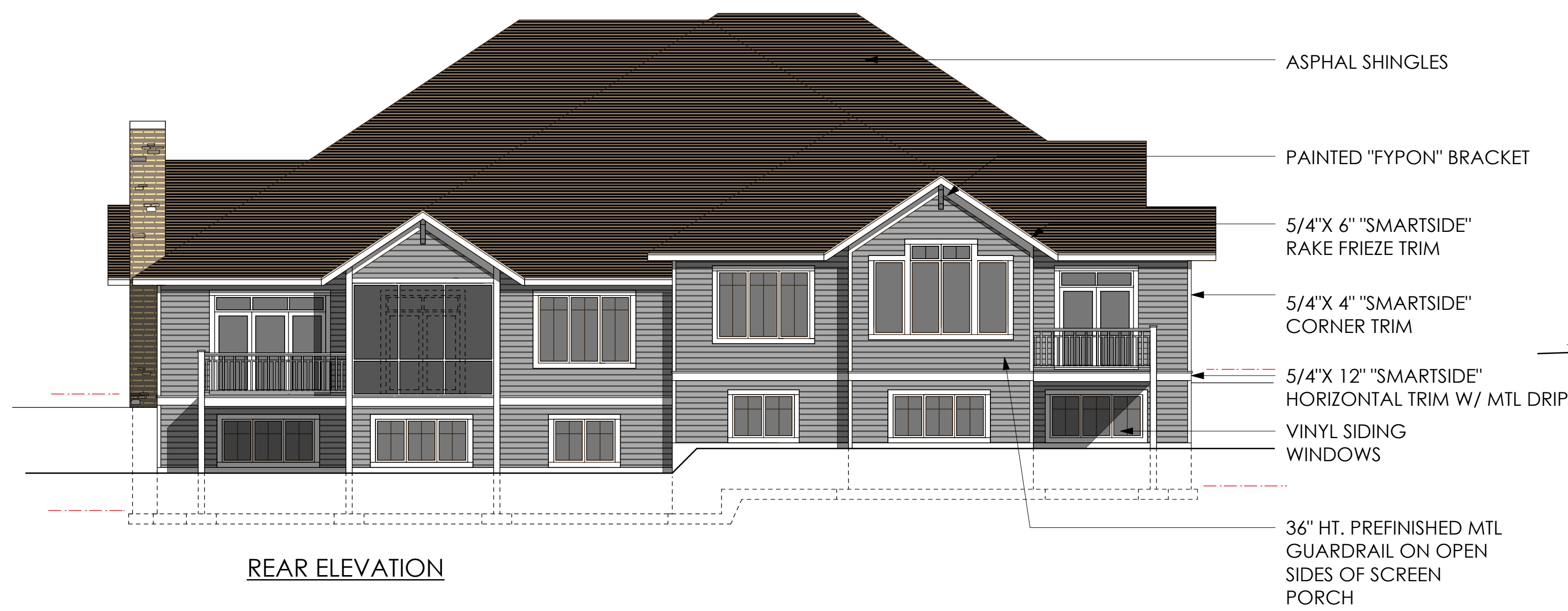


ARCHITECT
**FERCH
ARCHITECTURE**
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Madison, WI 53711
608-238-6900
david@fercharchitecture.com

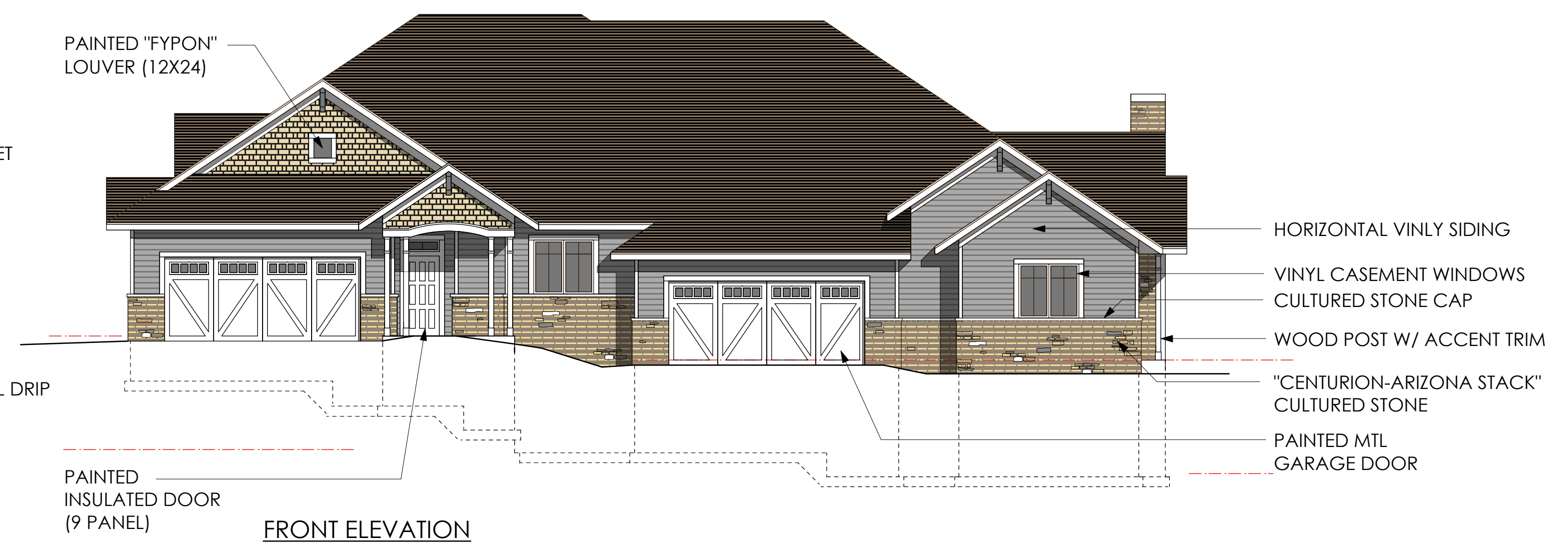
No.	Date	Revision

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01119 7/31/13

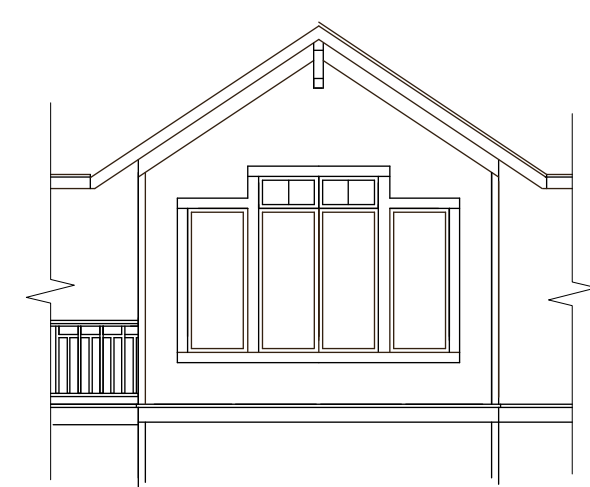
Project No. Date
SHEET NO. **A101**



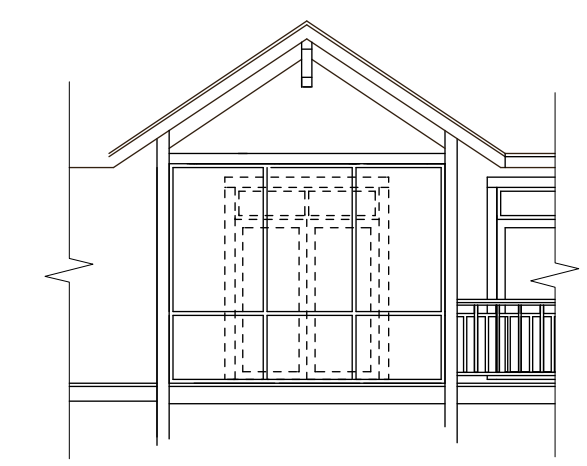
REAR ELEVATION



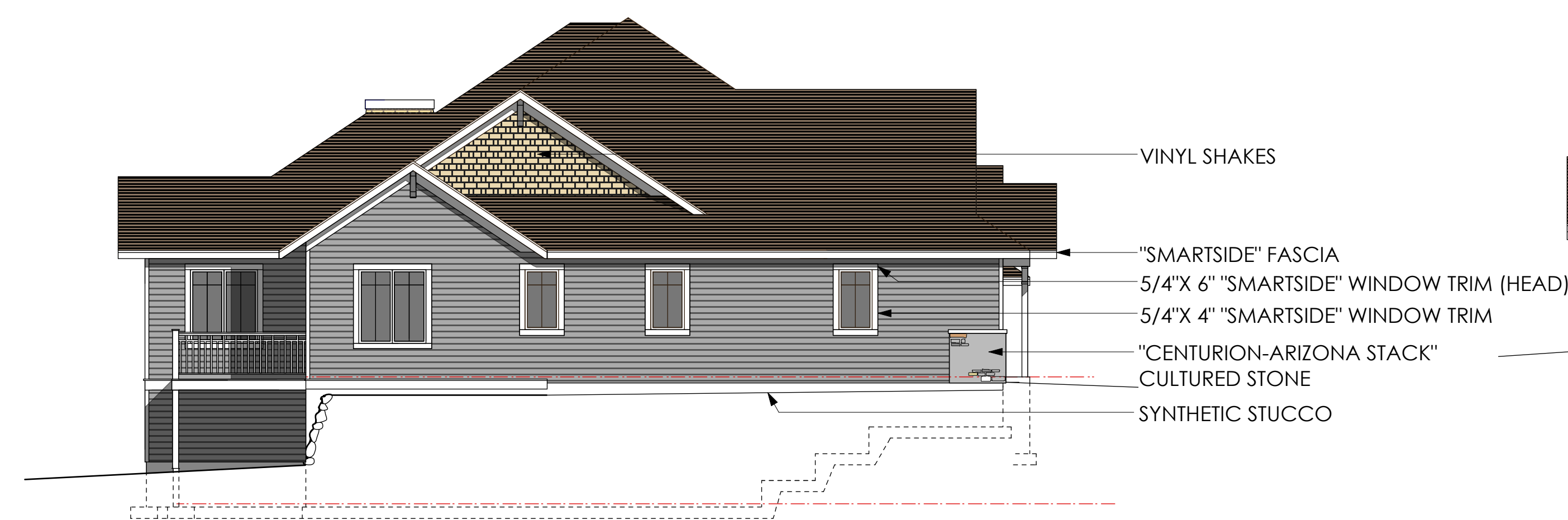
FRONT ELEVATION



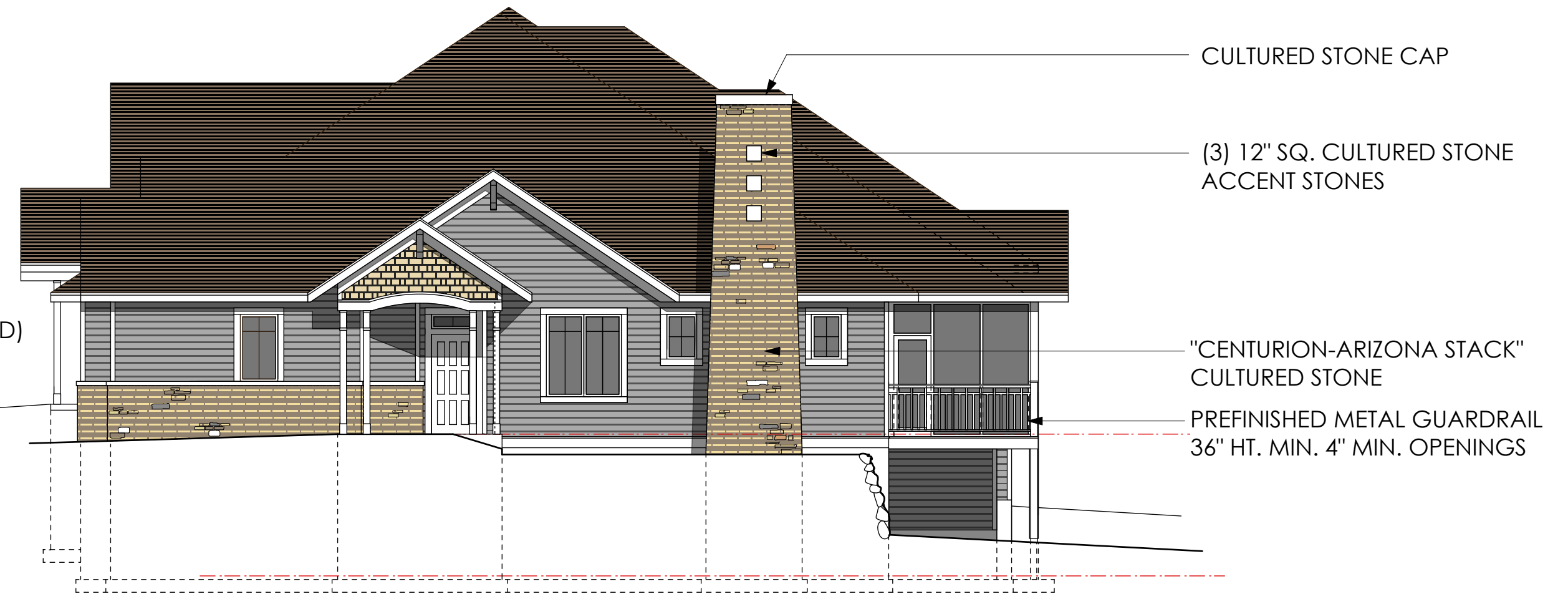
OPTIONAL SUN ROOM



OPTIONAL SCREEN PORCH



SIDE ELEVATION



SIDE ELEVATION

BUILDING TYPE 'A' - ELEVATIONS



PROJECT

Mill Creek
Estates
Condominiums
Madison, WI 53719



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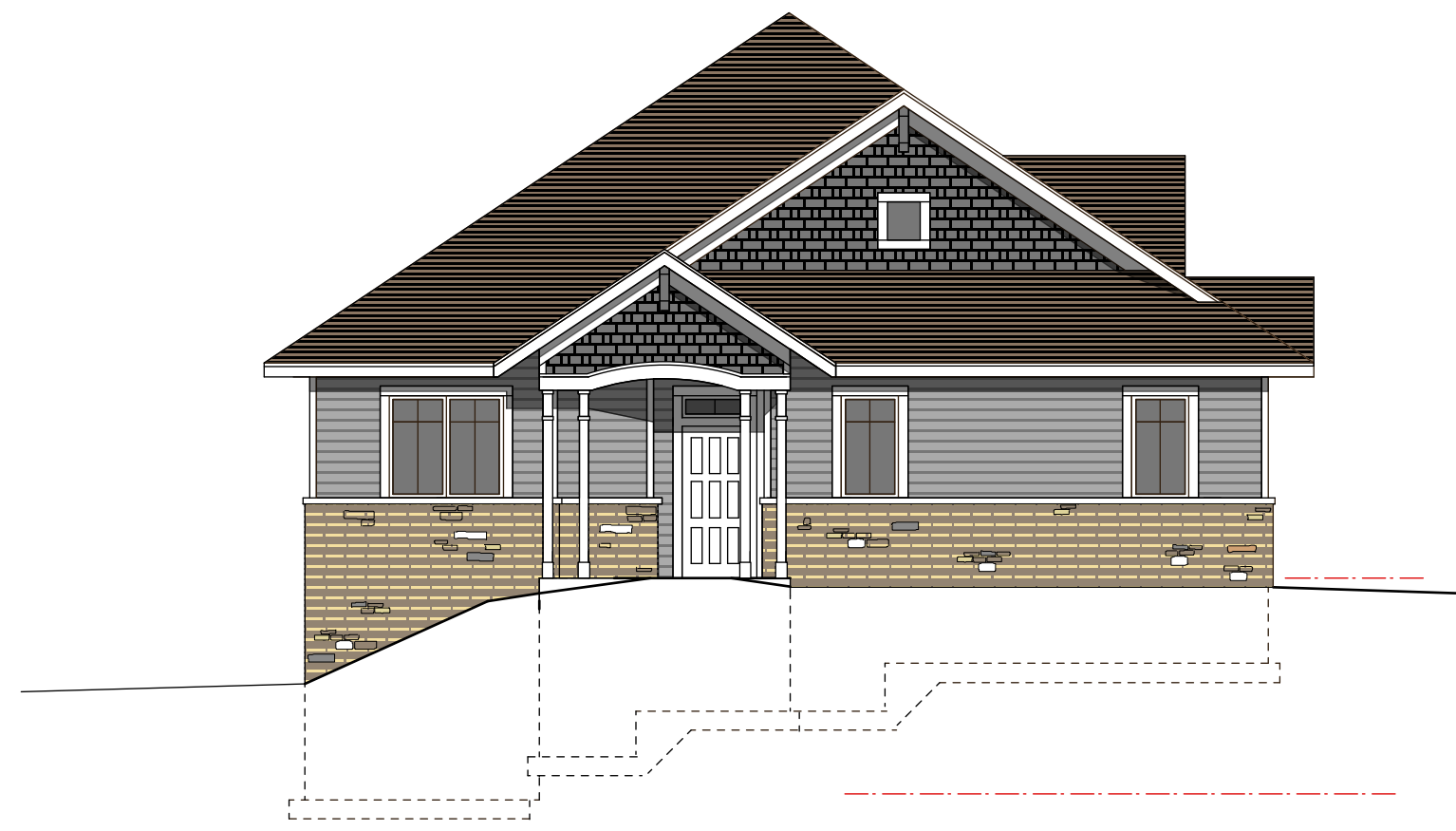
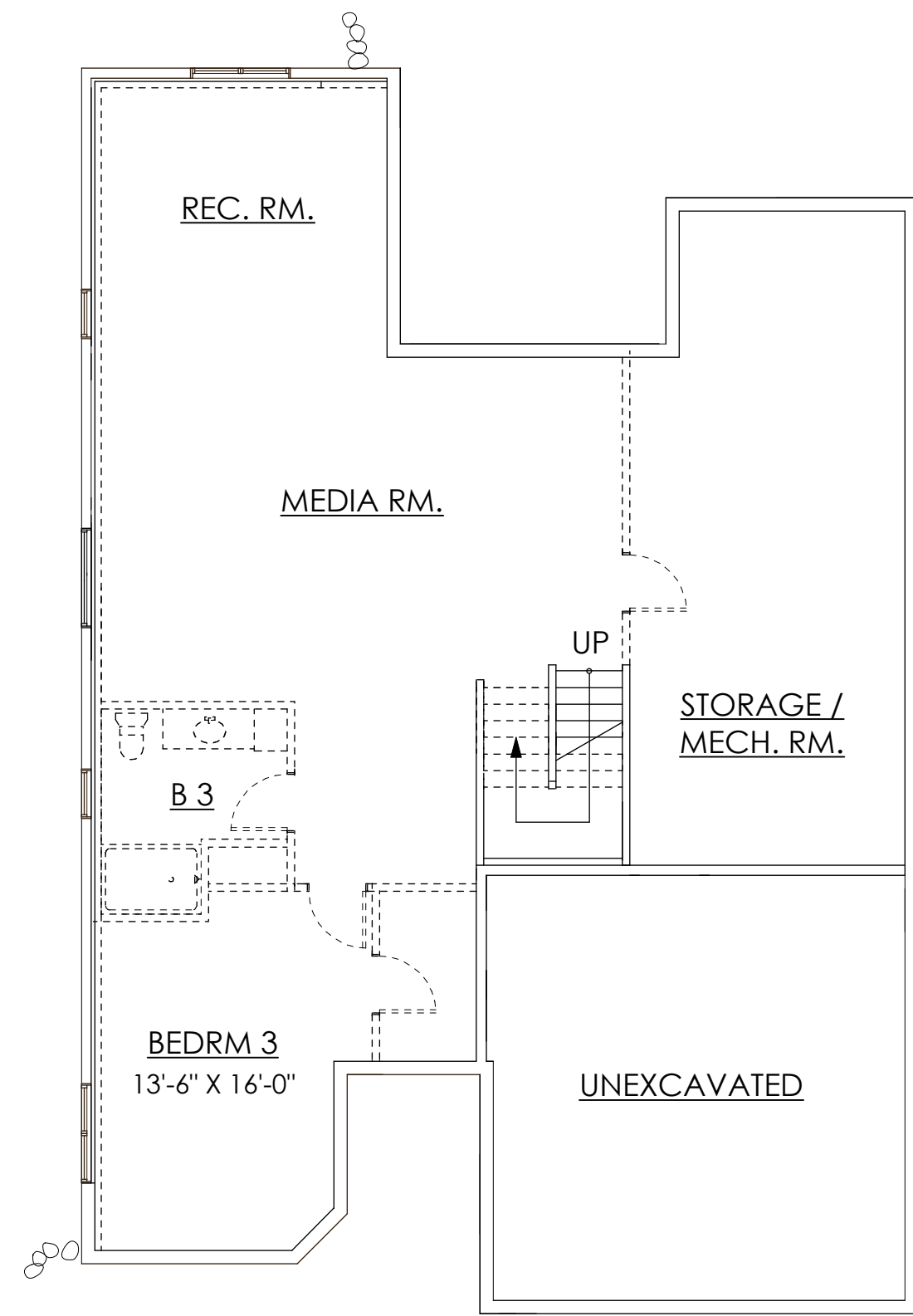
No.	Date	Revision

DATE 01119 7/31/13

Project No. Date

SHEET NO.

A102



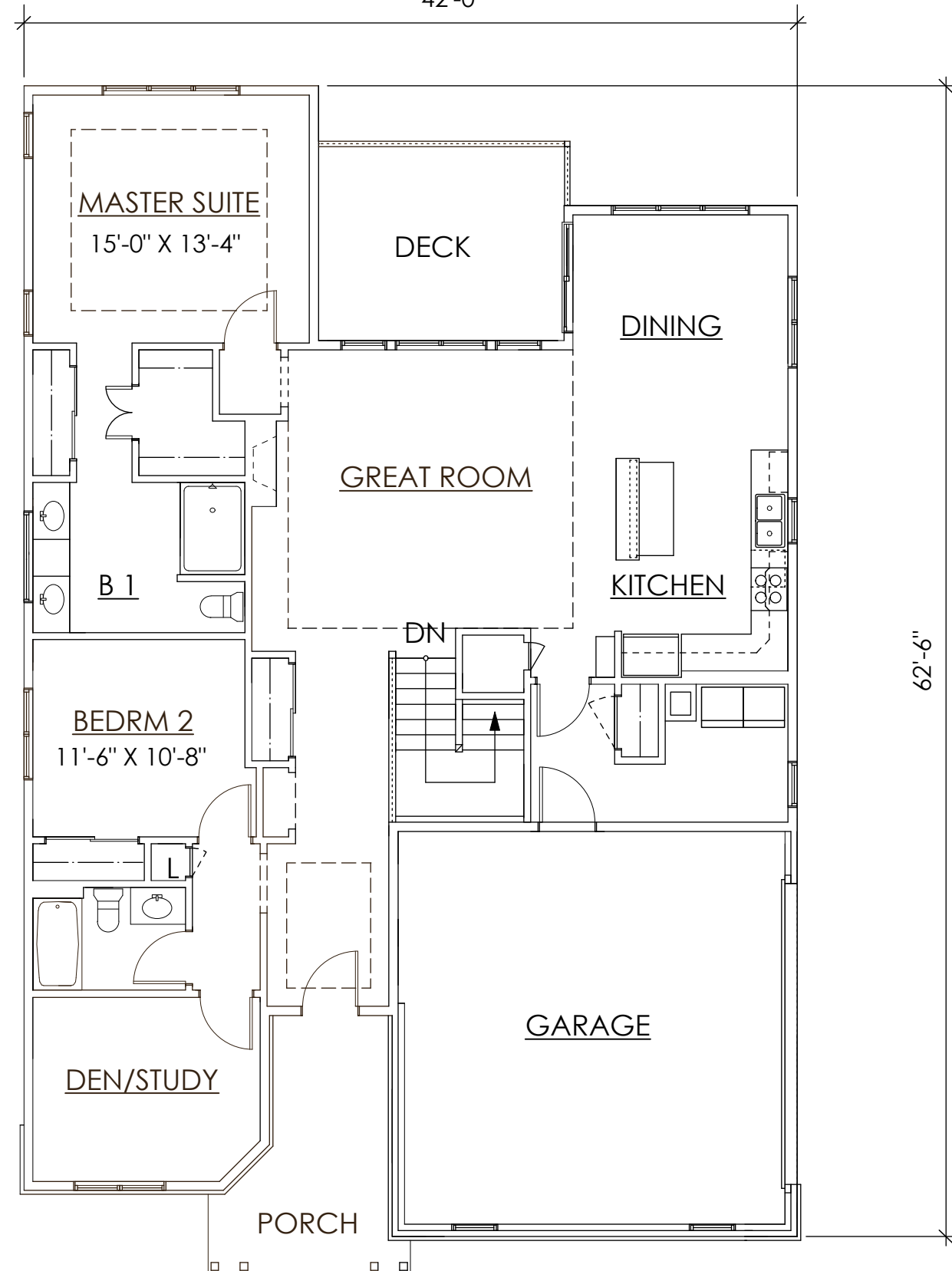
FRONT ELEVATION



SIDE ELEVATION

LOWER LEVEL PLAN

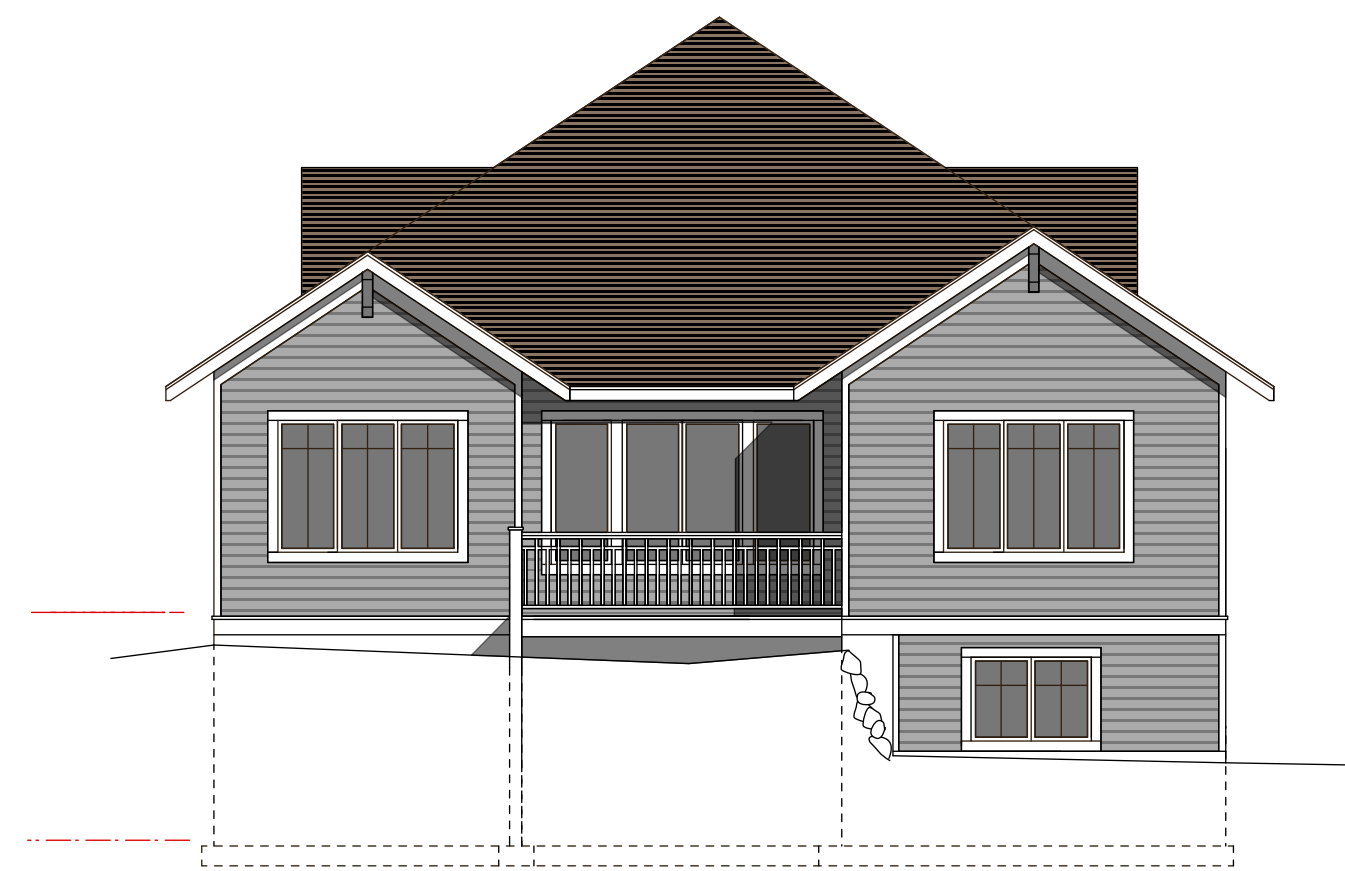
0 4' 8' 16' 32'
42'-0"



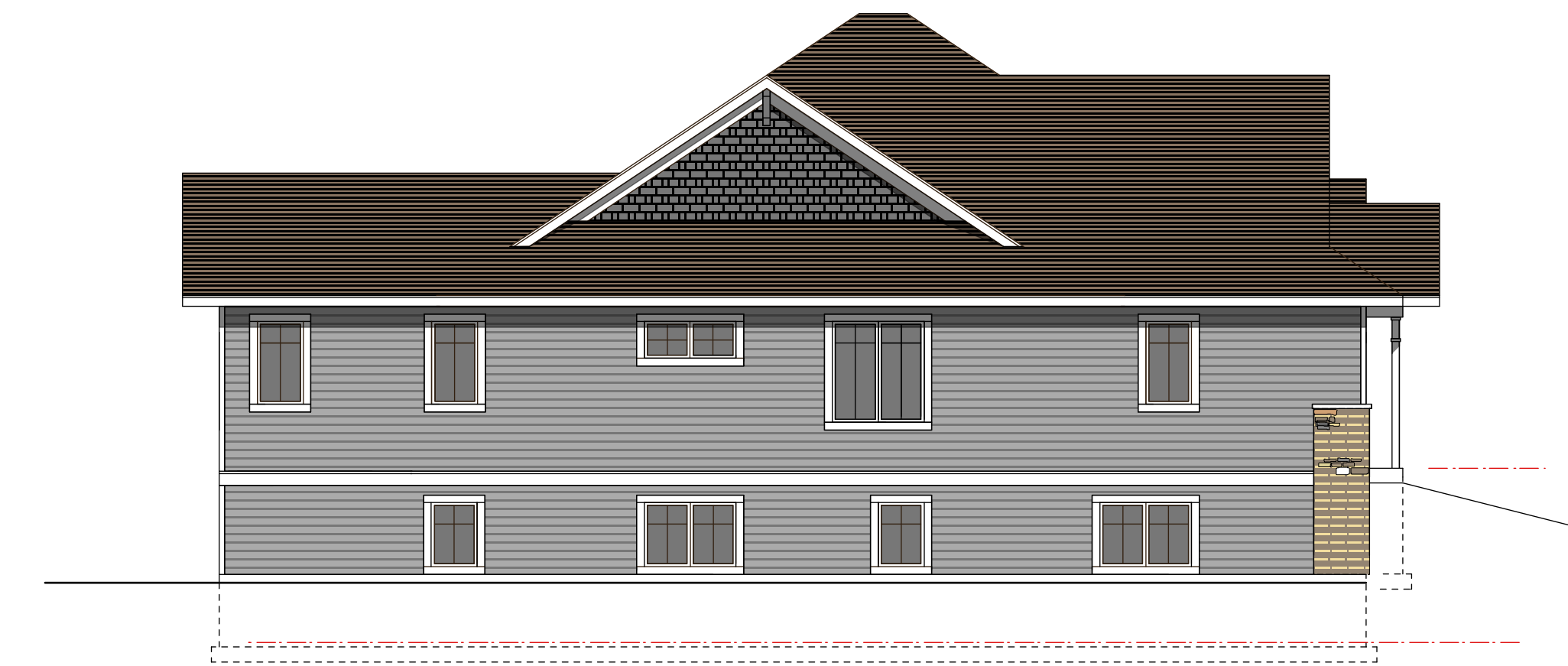
FIRST FLOOR PLAN

0 4' 8' 16' 32'

SEE SHEET A102 FOR NOTES ON EXTERIOR MATERIALS



REAR ELEVATION



SIDE ELEVATION



PROJECT

Mill Creek
Estates
Condominiums
Madison, WI 53719

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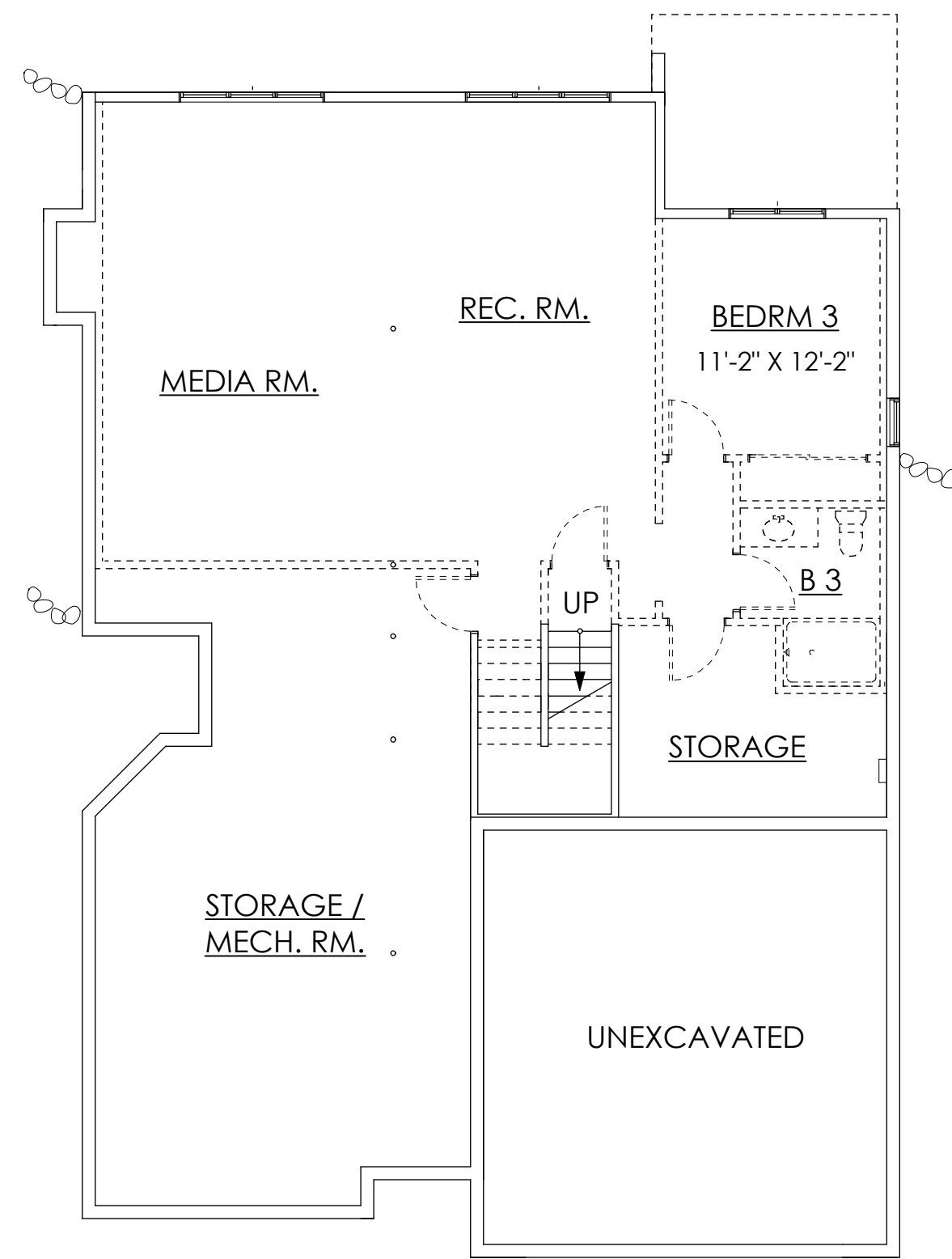
No.	Date	Revision

DATE
01119 7/31/13

Project No. Date
SHEET NO.

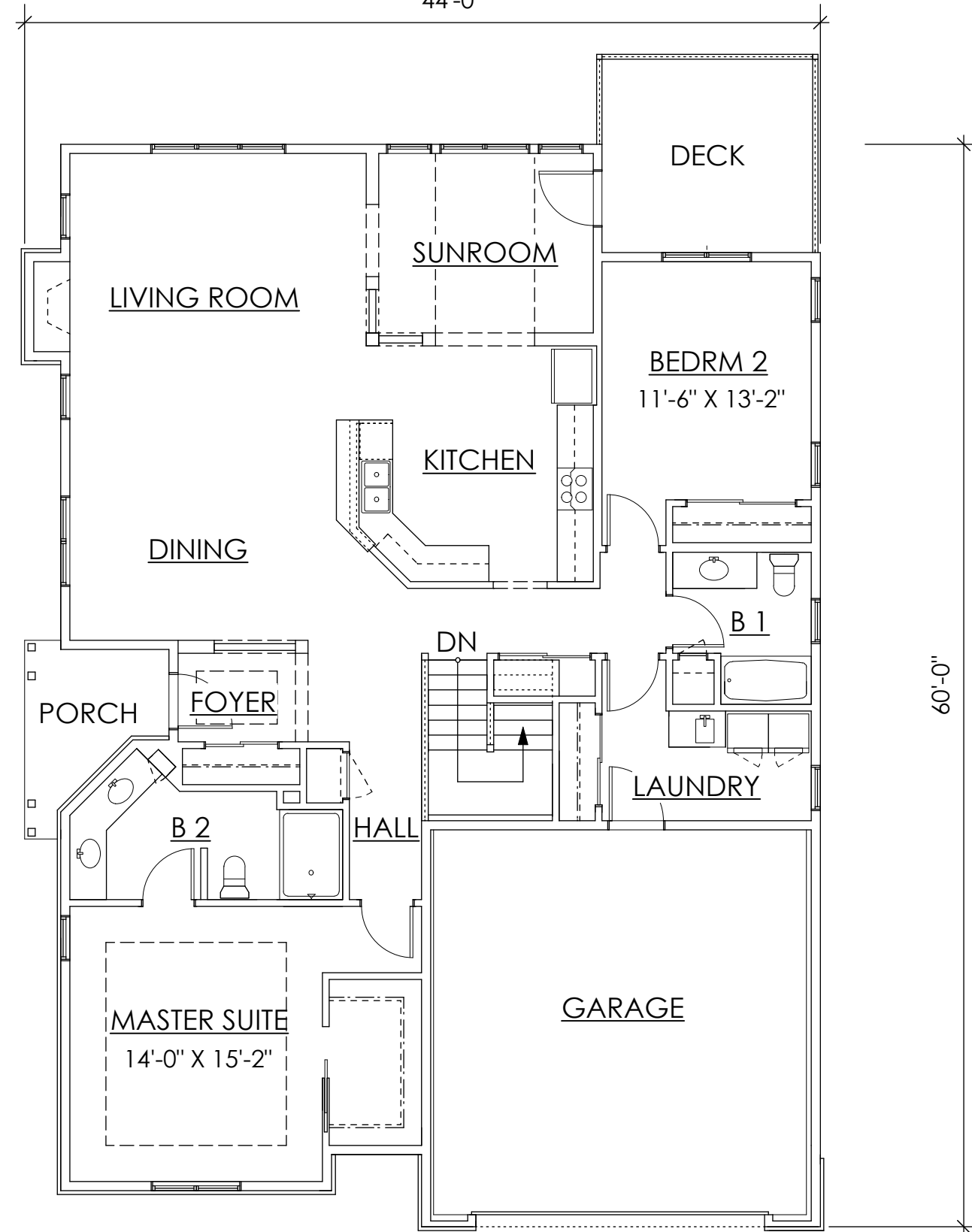
BUILDING TYPE 'B' - FLOOR PLANS & ELEVATIONS

A103



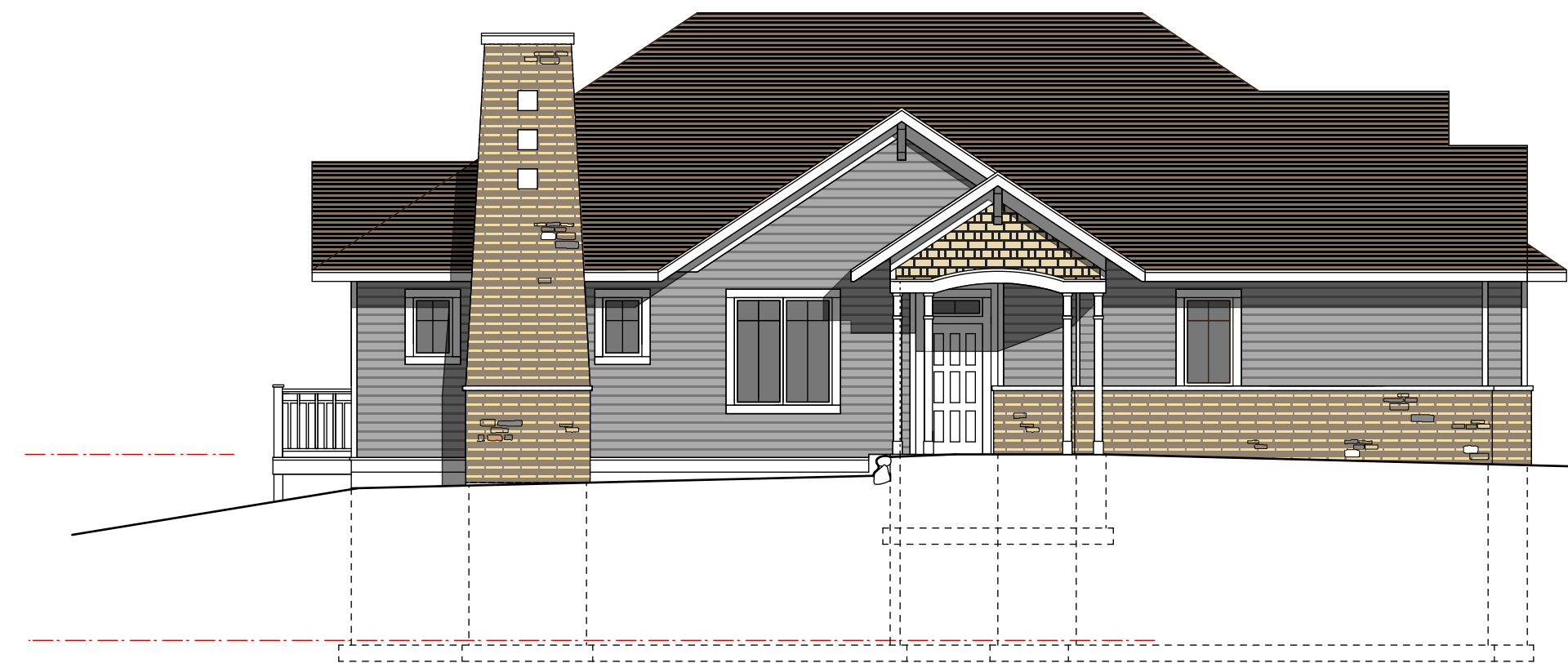
LOWER LEVEL PLAN

0 4' 8' 16' 32' 44'-0"

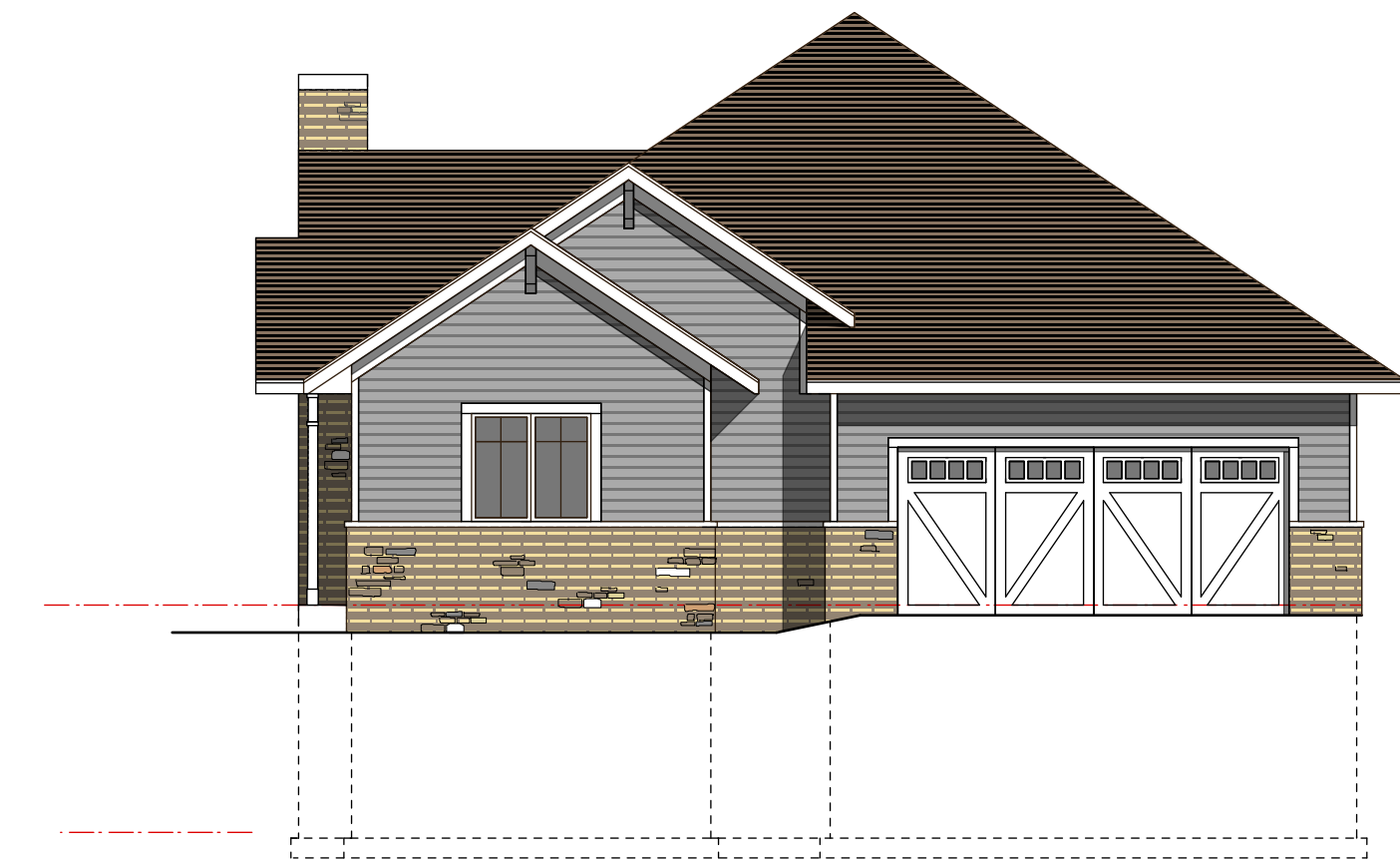


FIRST FLOOR PLAN

0 4' 8' 16' 32'

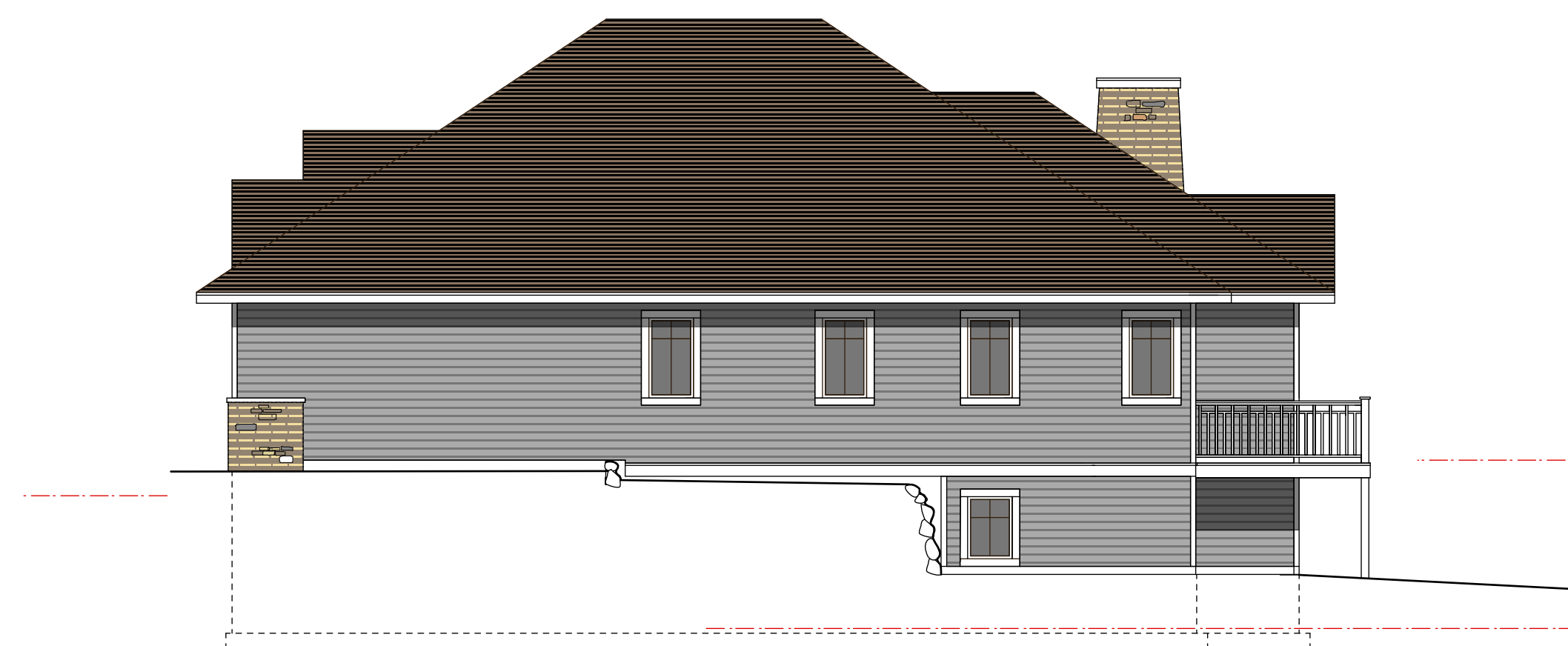


SIDE ELEVATION



FRONT ELEVATION

SEE SHEET A102 FOR NOTES ON EXTERIOR MATERIALS



SIDE ELEVATION



REAR ELEVATION



PROJECT

Mill Creek Estates
Condominiums
Madison, WI 53719

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No.	Date	Revision

DATE 01119 7/31/13

Project No. Date

SHEET NO.

BUILDING TYPE 'C' - FLOOR PLANS & ELEVATIONS

A104



EXISTING
BUILDING
TYPE 'A'



PROJECT
Mill Creek
Estates
Condominiums
Madison, WI 53719



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No.	Date	Revision

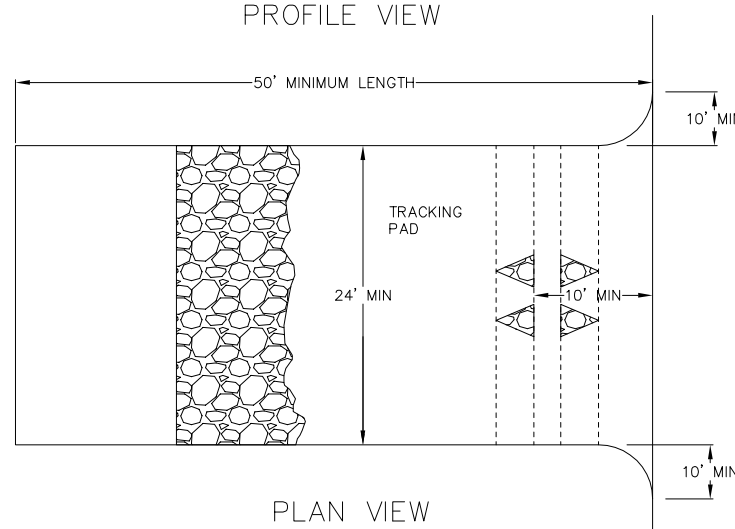
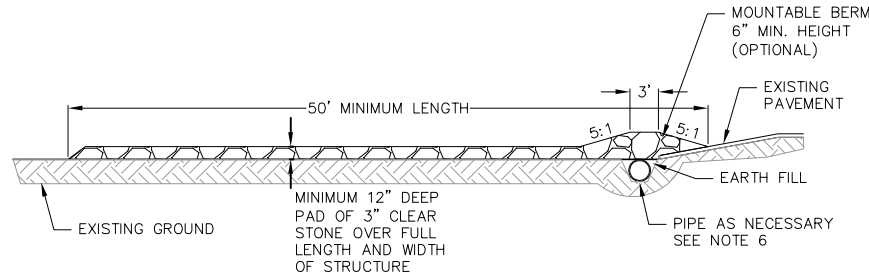
DATE
01119 7/31/13

Project No. Date
SHEET NO.

A105

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON 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, INLET PROTECTION, 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 CITY. 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 14-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. 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 CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
11. 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.
12. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
13. 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.
14. 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.
15. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
16. 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.
17. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
18. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
19. 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.
20. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
21. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



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 GROUNDWATER 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 TRACKING PAD NOT TO SCALE

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE, TRACKING PAD, AND TYPE-D INLET PROTECTION
2. STRIP TOPSOIL AND STOCKPILE
3. ROUGH GRADE STREETS AND LOTS.
4. SEED LOT AREAS AND INSTALL DRIVE-OVER VELOCITY CHECKS (IF NECESSARY)
5. CONSTRUCT UNDERGROUND UTILITIES
6. INSTALL INLET PROTECTION
7. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED.
8. RESTORE TERRACES.
9. REMOVE SILT FENCE AND EROSION CONTROL MEASURES AFTER DISTURBED AREAS ARE RESTORED AND VEGETATION IS ESTABLISHED.

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.

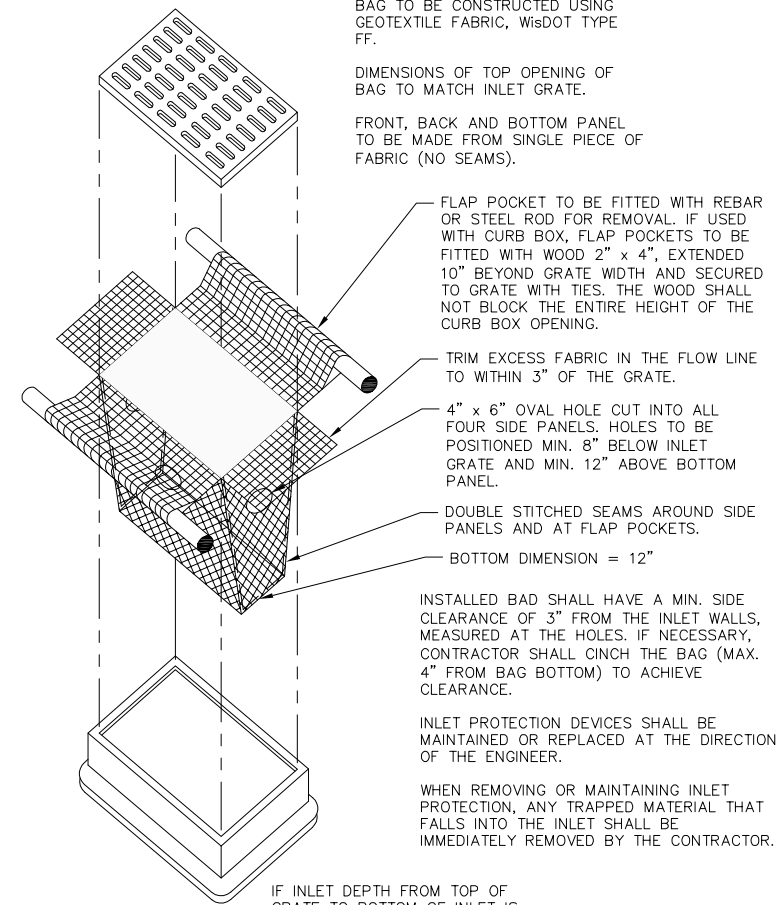
- PERMANENT:**
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

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

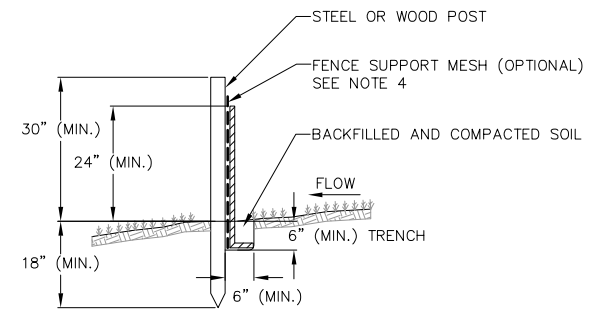
MULCHING RATES:

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



IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WISDOT TYPE C INLET PROTECTION.

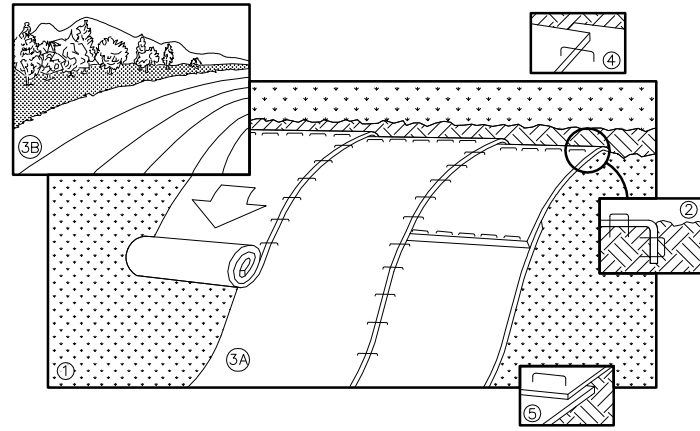
2 INLET PROTECTION TYPE D NOT TO SCALE



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

3 SILT FENCE NOT TO SCALE



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

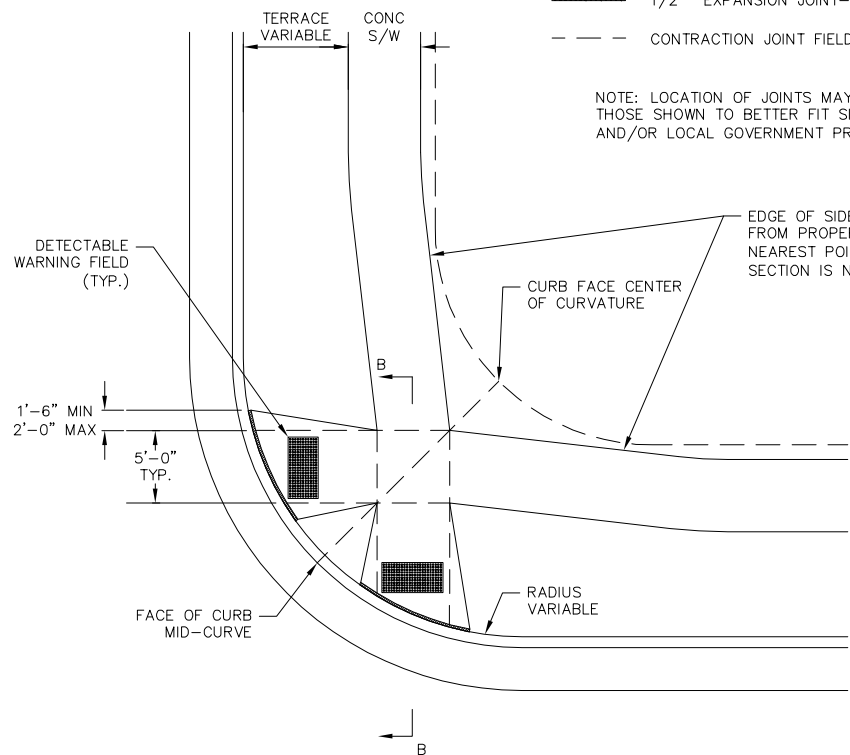
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT 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 EROSION MAT
C502 NOT TO SCALE

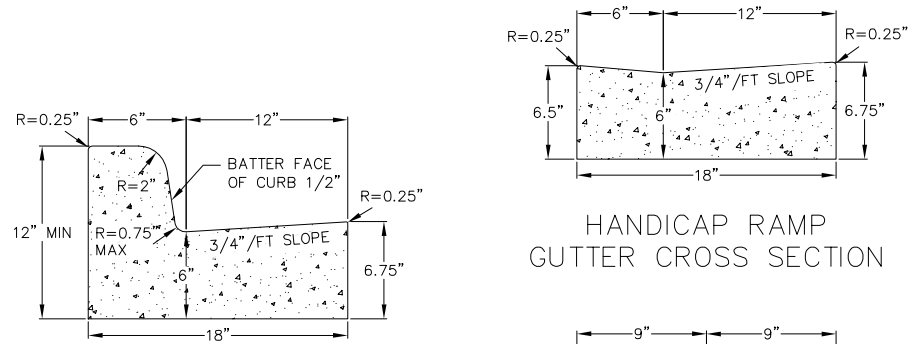
LEGEND

- 1/2" EXPANSION JOINT-SIDEWALK
- CONTRACTION JOINT FIELD LOCATED

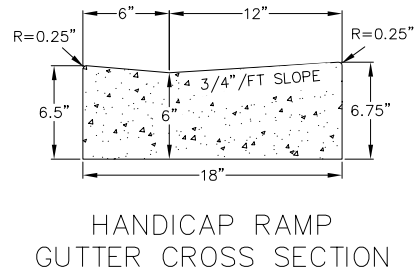
NOTE: LOCATION OF JOINTS MAY BE VARIED FROM THOSE SHOWN TO BETTER FIT SITE CONDITIONS AND/OR LOCAL GOVERNMENT PREFERENCE.



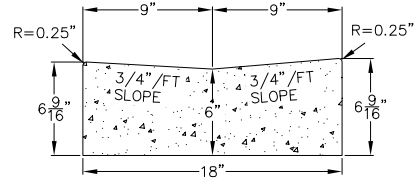
5 CURB RAMP DETAIL
C502 NOT TO SCALE



STANDARD VERTICAL FACE CURB AND GUTTER CROSS SECTION

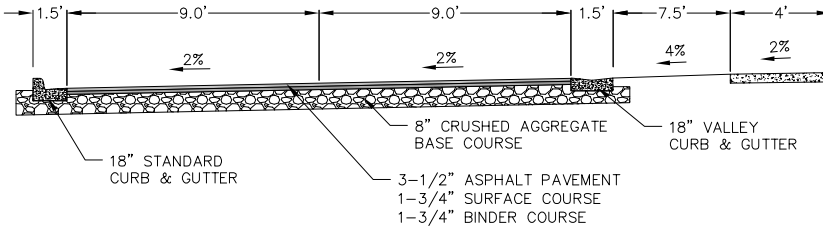


HANDICAP RAMP GUTTER CROSS SECTION



VALLEY/RIBBON CURB & GUTTER CROSS SECTION

2 18" CONCRETE CURB AND GUTTER
C502 NOT TO SCALE



3 TYPICAL SECTION
C502 NOT TO SCALE

GENERAL NOTES:

DETAILS OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

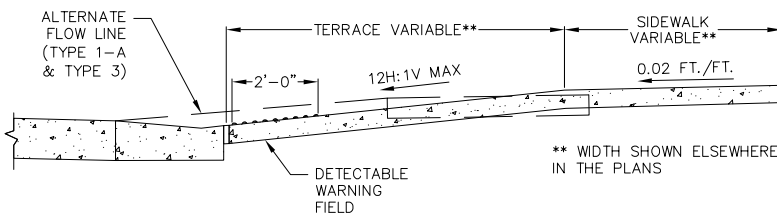
RAMPS SHALL BE BUILT AT 12H:1V OR FLATTER, WHEN NECESSARY. THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES SHALL BE APPROVED BY THE CITY ENGINEER. THE COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SAFETY YELLOW.

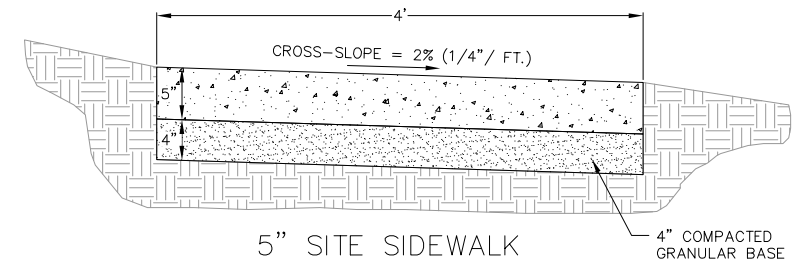
SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COURSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

USE TRUNCATED DOME PATTERN AT ALL PEDESTRIAN RAMPS.

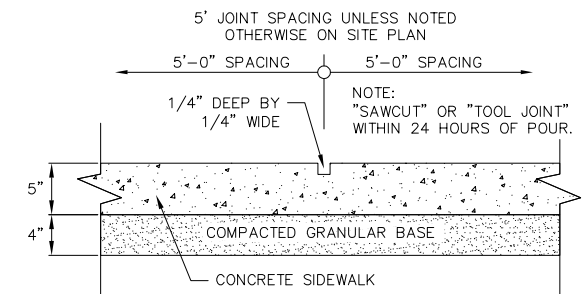
ALL PANELS WILL BE EPOXY-COATED METAL. PLASTIC PANELS WILL NOT BE ALLOWED.



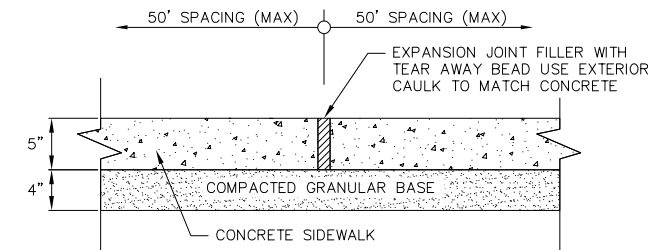
SECTION B-B



5" SITE SIDEWALK

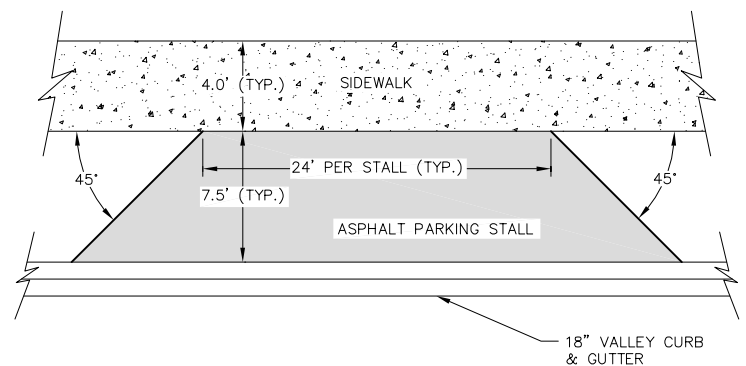


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

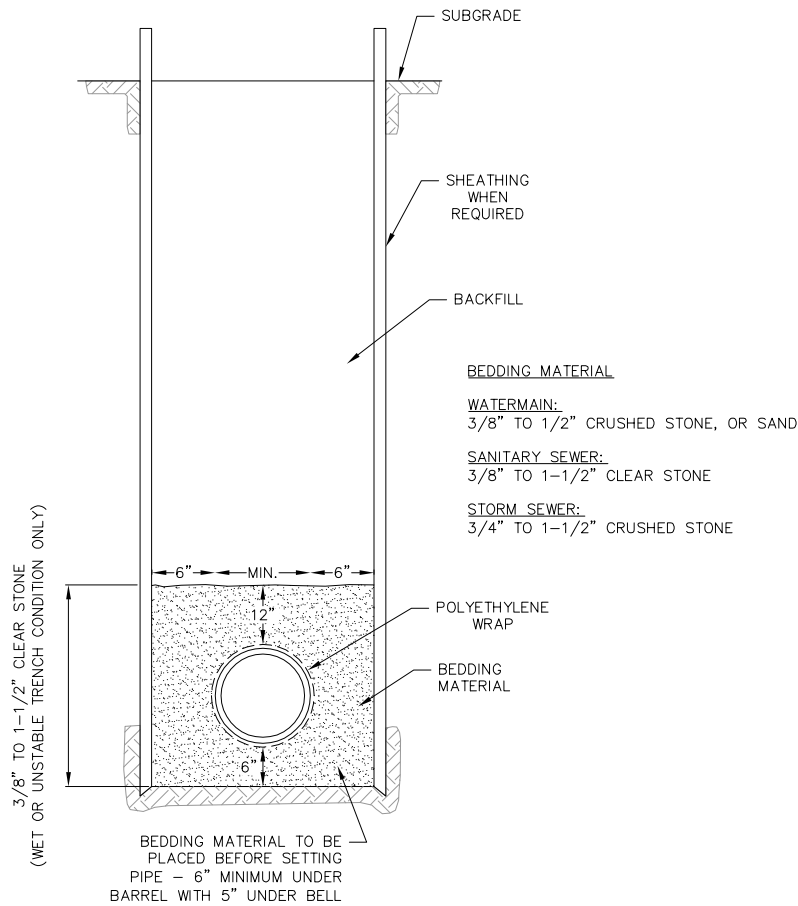
4 5" SIDEWALK
C502 NOT TO SCALE



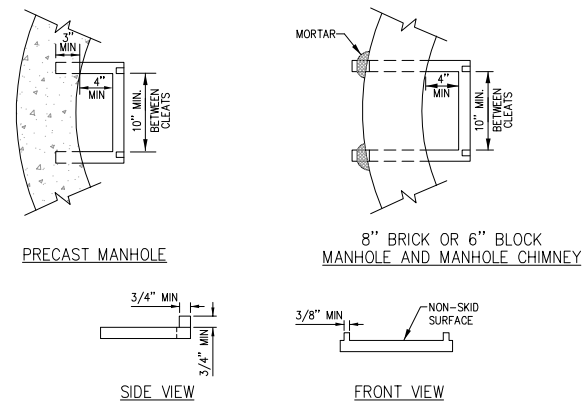
6 ASPHALT PARKING STALL DETAIL
C502 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

SCALE	AS SHOWN
DATE	7-30-13
DRAFTER	ACAR
CHECKED	TSCH
PROJECT NO.	35107392



1 STANDARD TRENCH SECTION
C503 NOT TO SCALE



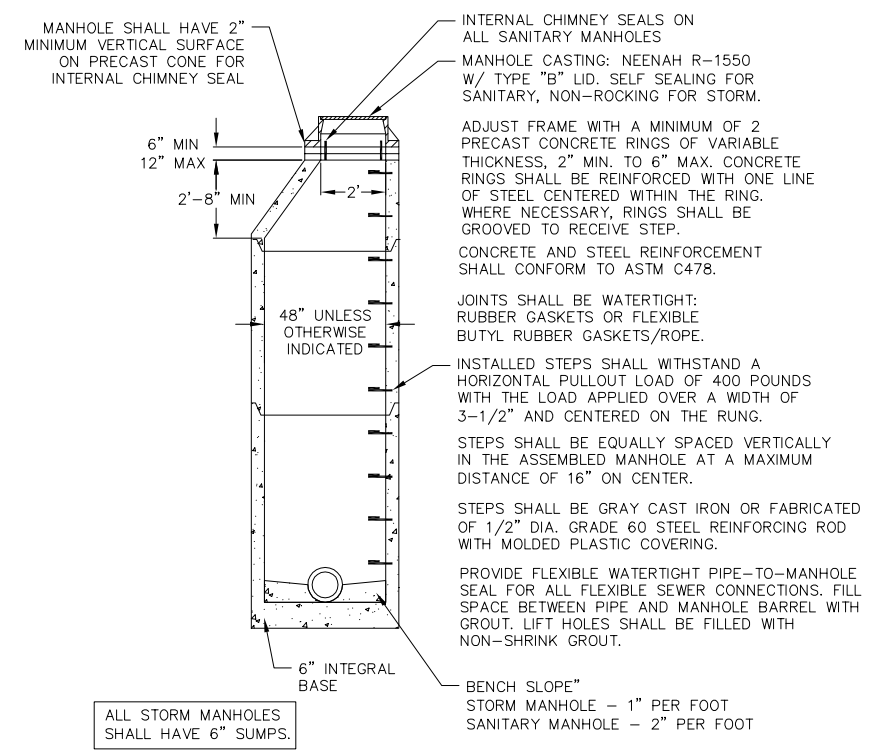
PROVIDE CERTIFIED TEST DATA THAT THE STEPS CAN WITHSTAND AN 800-POUND VERTICAL LOAD WITHOUT MORE THAN 3/8" PERMANENT SET WHEN TESTED IN ACCORDANCE WITH SECTION 10 A.S.T.M. C497.

PROVIDE CERTIFIED TEST DATA THAT THE INSTALLED STEPS CAN WITHSTAND A HORIZONTAL PULLOUT LOAD OF 400 POUNDS WITH THE LOAD APPLIED OVER A WIDTH OF 3-1/2" AND CENTERED ON THE RUNG.

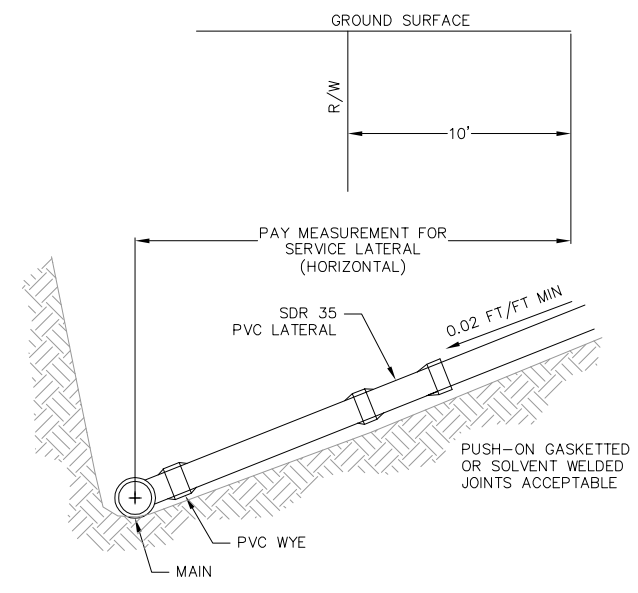
STEPS MUST BE EQUALLY SPACED VERTICALLY IN THE ASSEMBLED MANHOLE AT A MAXIMUM DESIGN DISTANCE OF 16" ON CENTER.

STEPS SHALL BE FABRICATED OF 1/2" DIA. GRADE 60 STEEL REINFORCING ROD WITH MOLDED PLASTIC COVERING.

4 MANHOLE STEP DETAILS
C503 NOT TO SCALE

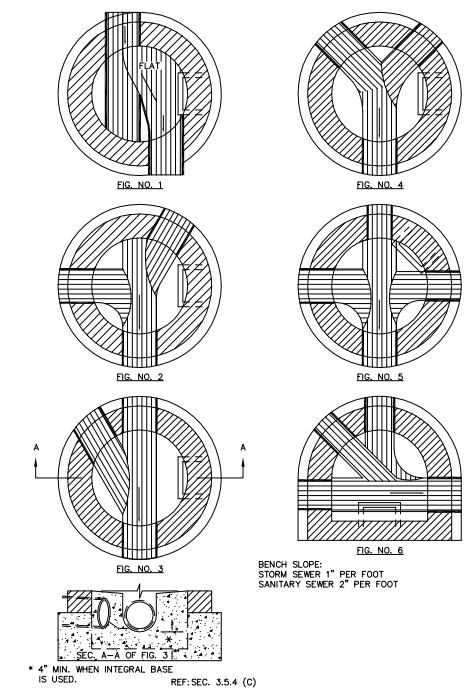


2 PRECAST CONCRETE MANHOLE
C503 NOT TO SCALE

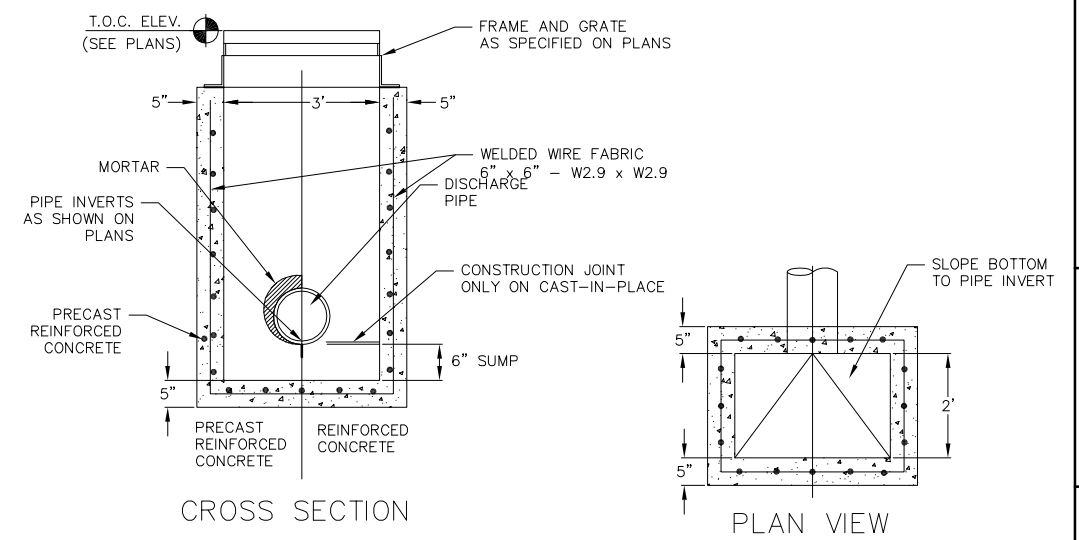


NOTE: UNLESS OTHERWISE STATED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING BODY, ALL LATERALS SHALL BE INSTALLED TO A POINT 10 BEYOND THE RIGHT-OF-WAY. CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE LENGTH OF LATERAL REQUIRED FOR INSTALLATION AND THE REQUIRED TERMINATION POINT.

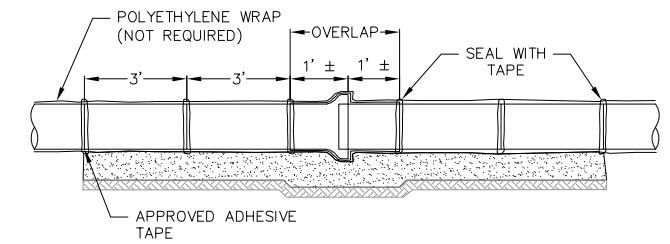
5 SANITARY SEWER LATERAL
C503 NOT TO SCALE



3 STANDARD MANHOLE INVERTS
C503 NOT TO SCALE



6 CURB INLET - TYPE 3, 2' x 3' BASIN
C503 NOT TO SCALE



7 WATERMAIN TRENCH SECTION (POLYWRAP)
C503 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 7-30-13
DRAFTER ACAR
CHECKED TSCH
PROJECT NO. 35107392

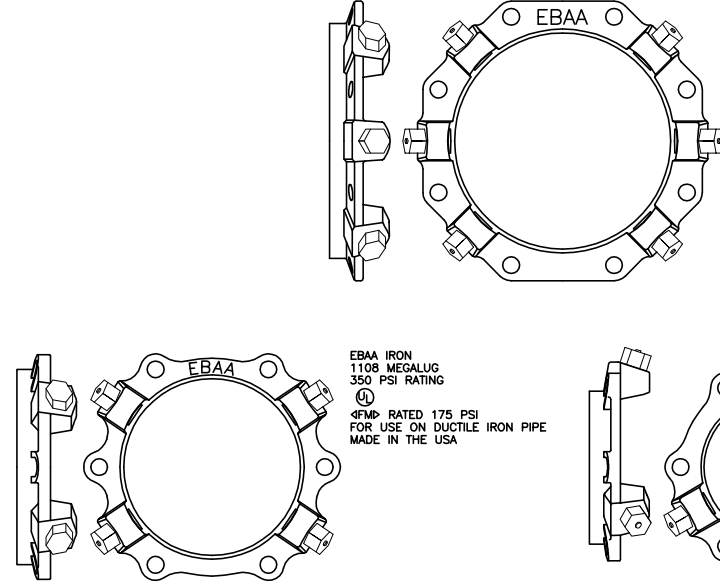
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MATERIAL SPECIFICATION

Mechanical joint restraint shall be incorporated into the design of the following gland. The restraining mechanism shall consist of individually actuated wedges that increase their resistance to pull-out as pressure or external forces increase...

NOTES:

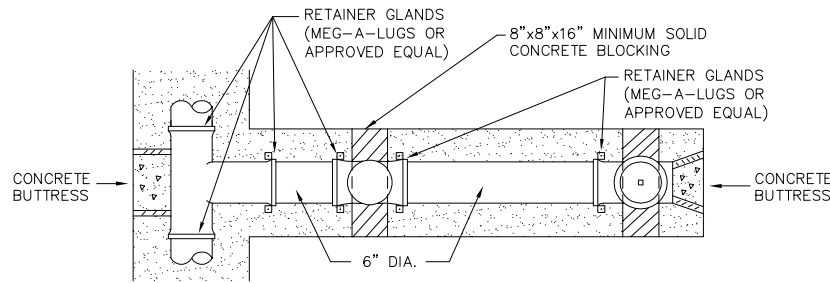
- 1. MEG-A-LUG (OR EQUAL) RETAINER GLANDS SHALL BE USED FOR ALL MECHANICAL JOINT FITTINGS, INCLUDING BUT NOT LIMITED TO TEES, CROSSSES, BENDS, VALVES, SLEEVES, HYDRANTS, AND REDUCERS.
2. ALL PUSH-ON JOINTS WITHIN 25' OF A FITTING SHALL BE RESTRAINED USING MEG-A-LUG RESTRAINT HARNESS FOR DUCTILE IRON PIPE BELLS, SERIES 1700.



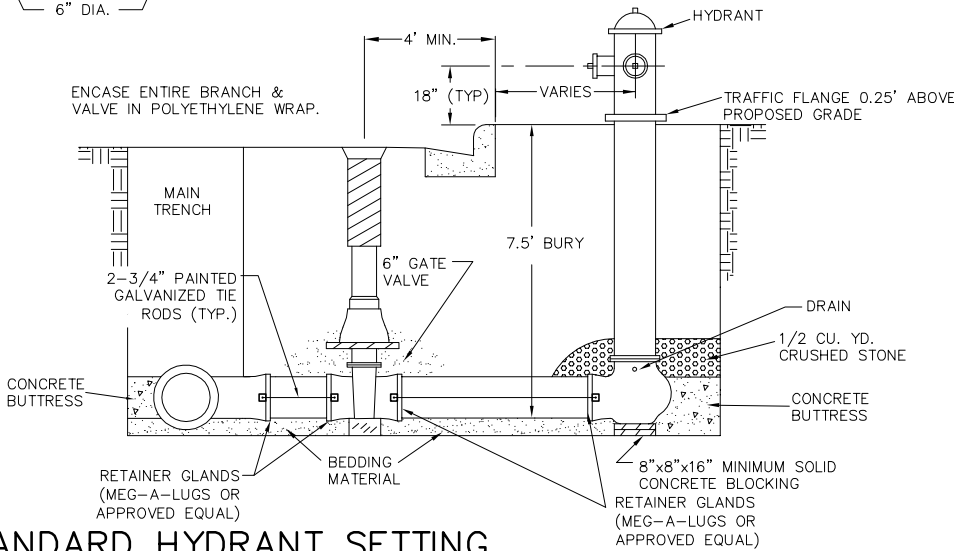
EBAA IRON 1110 MEGALUG 350 PSI RATING
UL LISTED
1/2" MP RATED 175 PSI FOR USE ON DUCTILE IRON PIPE MADE IN THE USA

EBAA IRON 1106 MEGALUG 350 PSI RATING
UL LISTED
1/2" MP RATED 175 PSI FOR USE ON DUCTILE IRON PIPE MADE IN THE USA

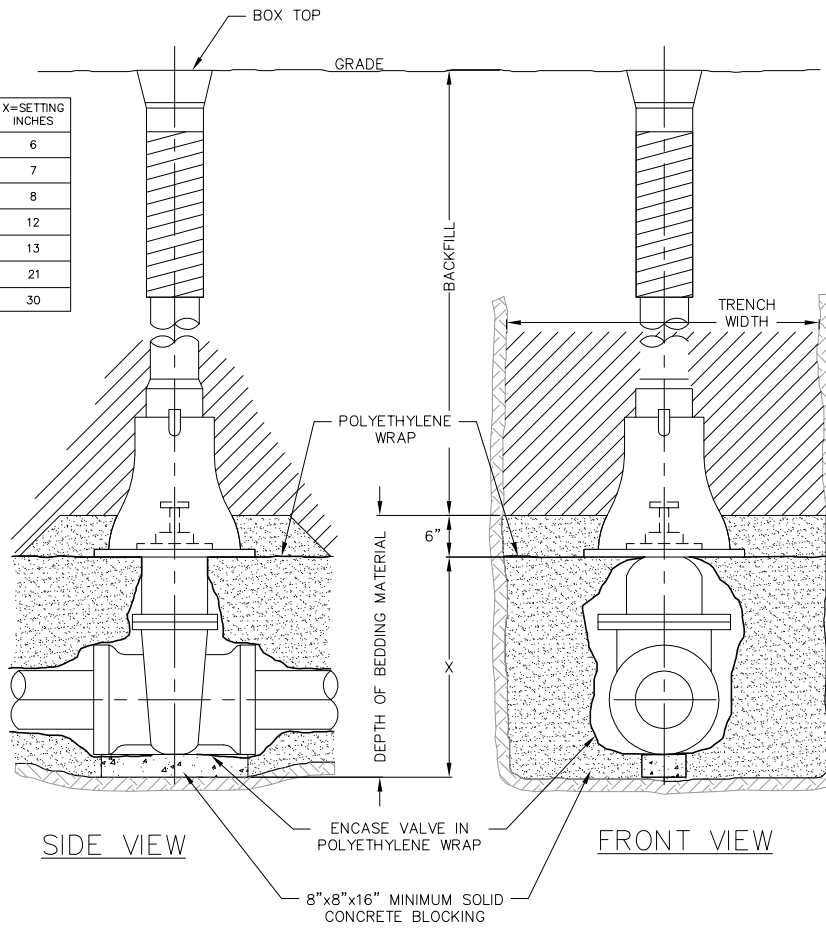
1 WATERMAIN JOINT RESTRAINT DETAILS
C504 NOT TO SCALE



2 STANDARD GATE VALVE BOX SETTING
C504 NOT TO SCALE

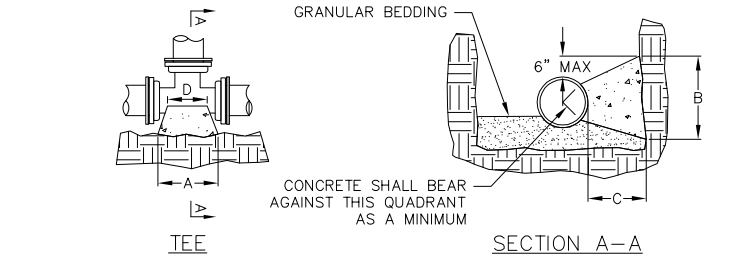
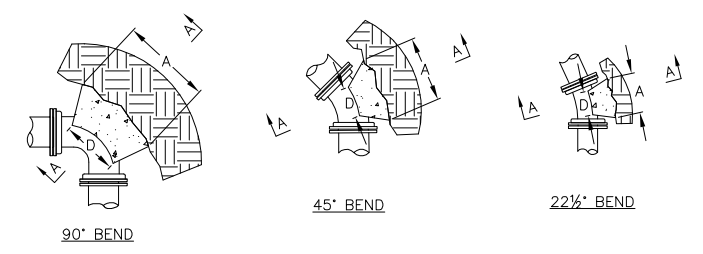


4 STANDARD HYDRANT SETTING
C504 NOT TO SCALE



C504 NOT TO SCALE

Table with 2 columns: PIPE DIA. INCHES, X=SETTING INCHES. Rows: 2 (6), 3 (7), 4 (8), 6 (12), 8 (13), 12 (21), 16 (30).



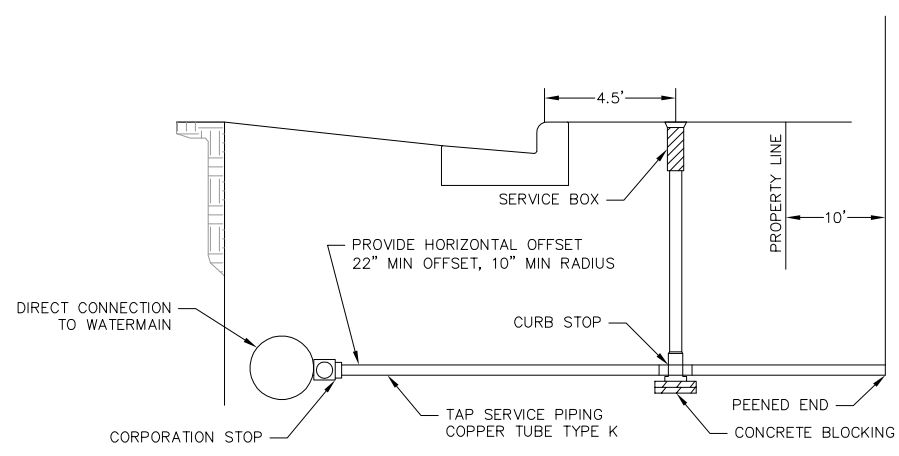
DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.
DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

CONCRETE SHALL BE CLASS "CC", SEE SECTION 03301

Table of BUTTRESS DIMENSIONS for various pipe sizes and fittings (tees, bends). Columns include pipe size, tees (A, B), 22.5 deg bend (A, B), 45 deg bend (A, B), and 90 deg bend (A, B).

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

3 BUTTRESS FOR BENDS
C504 NOT TO SCALE



NOTE: UNLESS OTHERWISE STATED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING BODY, ALL LATERALS SHALL BE INSTALLED TO A POINT 10' BEYOND THE RIGHT-OF-WAY. CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE LENGTH OF LATERAL REQUIRED FOR INSTALLATION AND THE REQUIRED TERMINATION POINT.

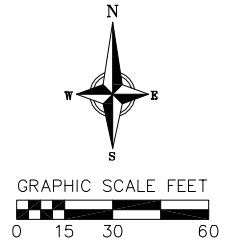
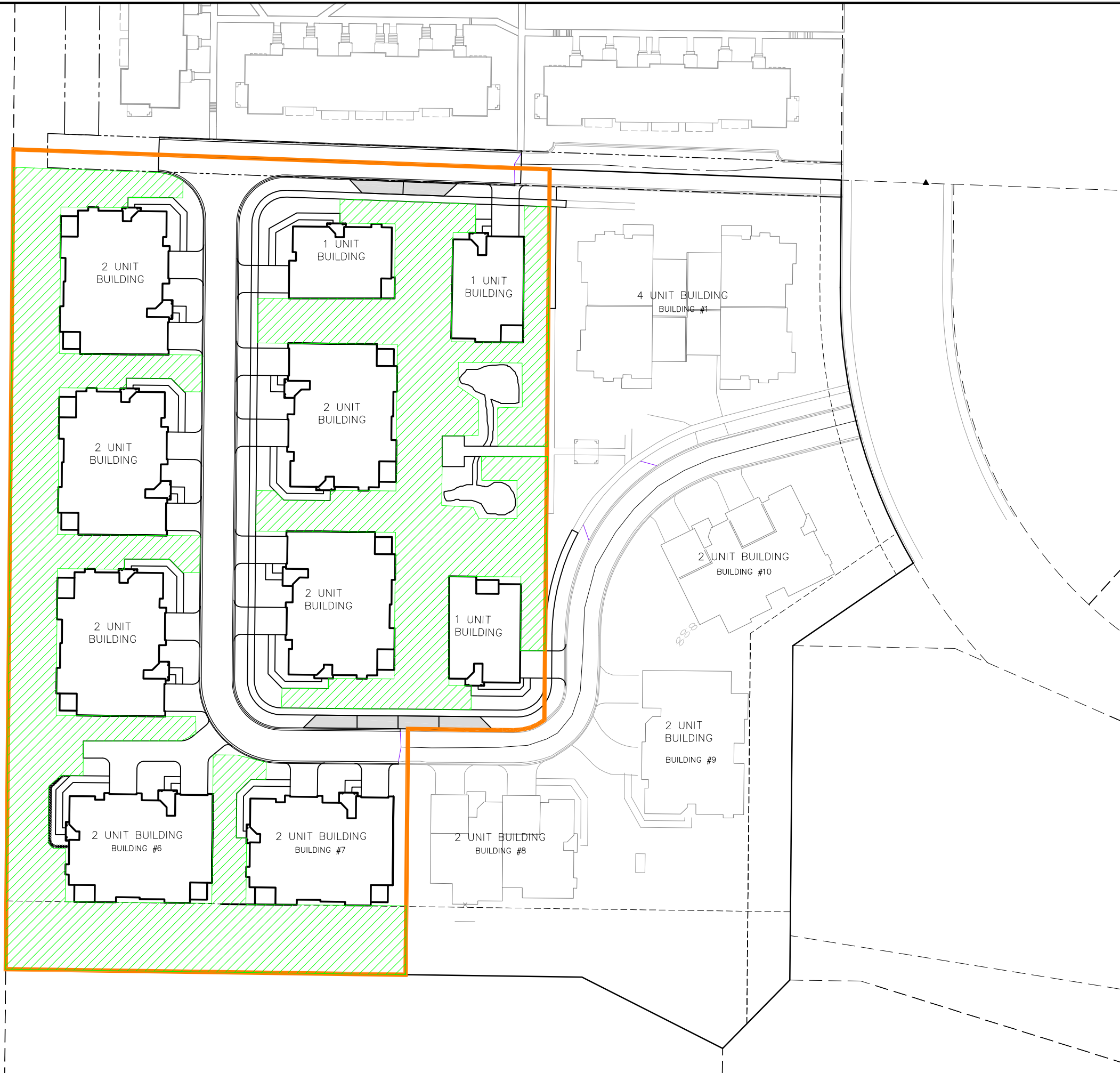
5 WATER SERVICE
C504 NOT TO SCALE

30 Jul 2013 1:50p W:\Key Construction\35107392_Mill Creek Estates\ENGINEERING\Civil 3D\Detail-7392.dwg by: acar

Vierbicher logo and contact information: engineers | advisors | planners. REEDSBURG - MADISON - WAUKESHA, WISCONSIN. 999 Foster Drive, Suite 201, Reedsburg, Wisconsin 53171. Phone: (608) 826-6332 Fax: (608) 826-6330.

CONSTRUCTION DETAILS
MILL CREEK ESTATES CONDOMINIUMS
2nd ADDITION TO HAWK'S CREEK
CITY OF MADISON, DANE COUNTY, WISCONSIN

Revisions table with columns: NO., DATE, REMARKS. Includes scale AS SHOWN, date 7-30-13, drafter ACAR, checked TSCH, project no. 35107392, and large project code C 504.



- AREA OF AMENDMENT
= 138,433 SF
- OPEN SPACE BOUNDARY
= 51,313 SF (37%)

OPEN SPACE EXHIBIT
MILL CREEK ESTATES CONDOMINIUMS
2nd ADDITION TO HAWK'S CREEK
CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE AS SHOWN

DATE 7-30-13

DRAFTER ACAR

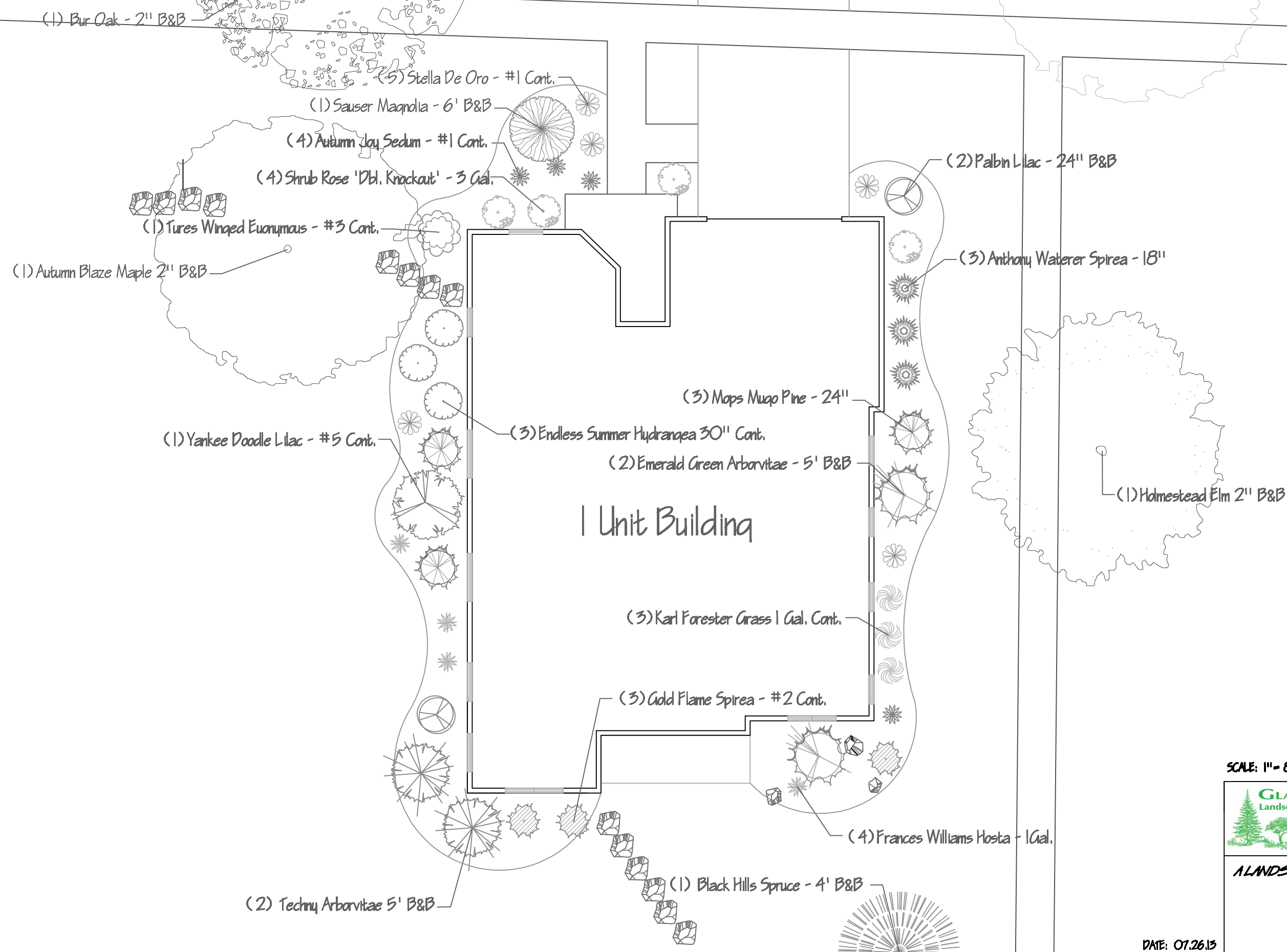
CHECKED TSCH

PROJECT NO. 35107392

C

601

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SHEET L 102



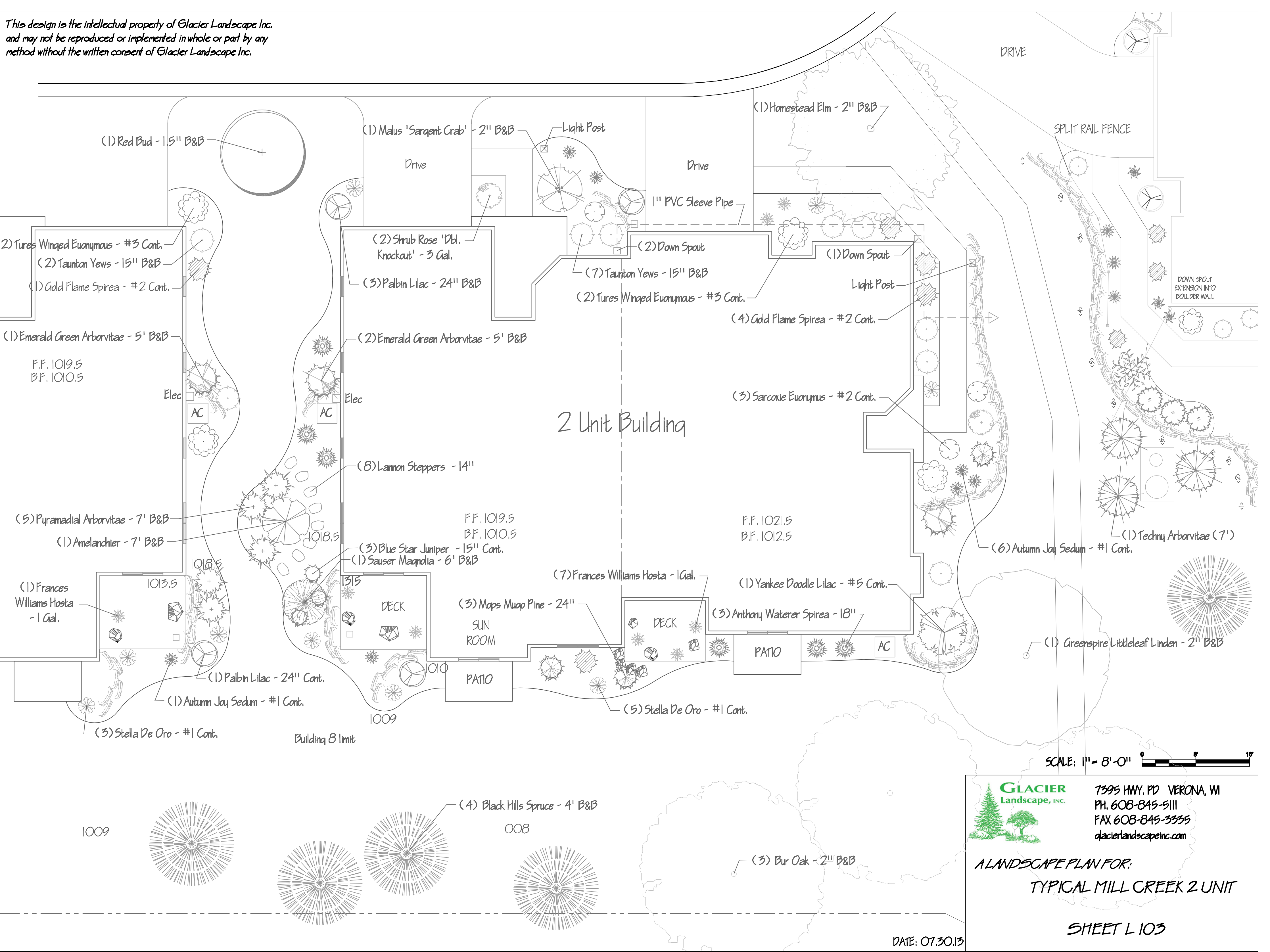
GLACIER
Landscape, INC.

7595 HWY. PD VERONA, WI
PH. 608-845-9111
FAX 608-845-3333
glacierlandscapeinc.com

A LANDSCAPE PLAN FOR:
MILL CREEK, 1 UNIT BLDG.
TAIL WATER DRIVE

DATE: 07.26.15

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SCALE: 1" = 8'-0"



7395 HWY. PD VERONA, WI
 PH. 608-845-5111
 FAX 608-845-3335
 glacierlandscapeinc.com

A LANDSCAPE PLAN FOR:
 TYPICAL MILL CREEK 2 UNIT

SHEET L 103

DATE: 07.30.13