

Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

April 2, 2008

Madison Plan Commission
215 Martin Luther King Blvd Rm LL-100
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent
Golf Parkway (Club Infill)
Rezoning Application (PUD)
UDC Application

Owner: Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
Contact: Craig Makela
(608) 444-0207
cmakela@cherokeecountryclub.net

Project Manager: Craig Makela
Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
(608) 444-0207
cmakela@cherokeecountryclub.net

Project Engineer: Dan Murray, PE
Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704
(608) 575-6927
dmurray@charter.net

Site Engineer: General Engineering
Scott Anderson, PE
916 Silver Lake Drive
PO Box 340
Portage, WI 53901
(608) 742-2169
sanderson@generalengineering.net

Storm Water Mgt: Montgomery Associates: Resource Solutions, LLC
Ann-Marie E Kirsch, PE
2820 Walton Commons West, Suite 135
Madison, WI 53718
(608) 223-9585
ann-marie@ma-rs.org

Surveyor: Birrenkott Surveying, Inc
Patrick Cowell
PO Box 237
1677 N Bristol St
Sun Prairie, WI 53590
(608) 837-7463
birrenkott@spwl.net

Enclosed Submittals:

- Land Use Application (PUD Zoning Requested)
- Site Plan
- Landscape Plan
- Project Narrative
- General Design Standards
- Associated Fees

Project Summary:

Cherokee Park, Inc (CPI) is seeking PUD Zoning for the property located at 92 Golf Parkway, Madison, WI. The property has been recently annexed into the city, and the CSM is currently under consideration for approval. CPI plans to construct (2) duplex homes.

Existing Conditions and Uses:

The property is currently a vacant field adjacent to Cherokee Golf Course and the Cherokee Country Clubhouse. Located across Golf Parkway is the Cherokee Townhouse and Condominium neighborhood.

Development Schedule:

CPI intends to develop the entire site to include public utilities in the summer of 2008, with construction to begin immediately following.

Character and Quality:

CPI will act as General Contractor in the building of the duplex homes and will work with Urban Design to develop a architectural flavor to fit the neighborhood.



SUBDIVISION APPLICATION

Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100

PO Box 2985; Madison, Wisconsin 53701-2985

Phone: 608.266.4635 | Facsimile: 608.267.8739

Date Stamp

**** Please read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

1a. Application Type. (Choose ONE)

- Preliminary Subdivision Plat
 Final Subdivision Plat
 Land Division/ Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

1b. Review Fees. Make checks payable to "City Treasurer."

- For Preliminary and Final Plats, an application fee of \$200, plus \$35 per lot and outlot contained on the plat drawing.
- For Certified Survey Maps, an application fee of \$200 plus \$150 per lot and outlot contained on the certified survey map.

2. Applicant Information.

Name of Property Owner: CHEROKEE PARK, INC. Representative, if any: CRAIG MAKELA

Street Address: 13 CHEROKEE CIRCLE City/State: MADISON, WI Zip: 53704

Telephone: (608) 241-8788 Fax: (608) 241-8909 Email: CMAKELA@CHEROKEE COUNTRY CLUB
EXT. 102 .NET

Firm Preparing Survey: BIRRENKOTT SURVEYING, INC. Contact: PATRICK COWELL

Street Address: P.O. Box 237 City/State: SUN PRAIRIE, WI Zip: 53590

Telephone: (608) 837-7463 Fax: (608) 837-1081 Email: BIRRENKOTT@SPWL.NET

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner Survey Firm

3a. Project Information.

Parcel Address: 5000 N. SHERMAN AVE in the City or Town of: CITY OF MADISON

Tax Parcel Number(s): 0809-244-9540-1 School District: WAINAKEE SCHOOL DIST.

Existing Zoning District(s): 0809-244-9501-B A-1EX, B-1, RE-1 Development Schedule: FALL '08

Proposed Zoning District(s) (if any): PUD Provide a Legal Description of Site on Reverse Side

3b. For Surveys Located Outside the Madison City Limits and in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

In order for an extraterritorial request to be accepted, a copy of the approval letters from both the town and Dane County must be submitted.

Is the subject site proposed for annexation? No Yes If YES, approximate timeframe: _____

4. Survey Contents and Description. Complete table as it pertains to the survey; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	/		
Retail/Office			
Industrial			
Outlots Dedicated to City			
Homeowner Assoc. Outlots			
Other (state use)			
TOTAL	/		

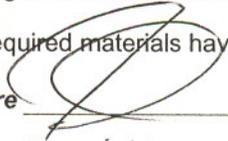
Describe the use of the lots and outlots on the survey
LOT 1 OF THIS CSM IS BE
USED FOR DEVELOPMENT OF
RESIDENTIAL BUILDINGS.

5. Required Submittals. Your application is required to include the following (check all that apply):

- Surveys** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as it pertains to the proposed subdivision as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23 (7)(a) and (d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed land division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" case file. In addition, an **8-1/2 X 11 inch reduction of each sheet** must also be submitted.
- Report of Title and Supporting Documents:** All plats and certified surveys submitted to the City of Madison for approval shall include a Report of Title satisfactory to the Real Estate Division as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of the City of Madison standard 60/30 year Report of Title shall be obtained from a local, reputable title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The owner or applicant must deliver a **third copy** of the Report of Title to the survey firm preparing the plat or CSM. The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For Residential Preliminary Plats ONLY:** If the proposed project will result in **ten (10) or more dwelling units**, it is required to comply with the City's Inclusionary Zoning requirements under Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY ZONING DWELLING UNIT PLAN APPLICATION** explaining the project's conformance with these ordinance requirements shall be submitted with your application.
- For Surveys Creating Residential Lots:** The applicant shall include a certified copy of the accepted option or offer, including all terms of the purchase and any other information that may be deemed necessary by the Real Estate Division to assist them in determining Fair Market Value for the purpose of establishing park fees.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the town in which the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without it first having been approved by the **town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Real Estate Division at 267-8719, ext. 305 for a determination as soon as possible.
- Completed application and required Fee (from Section 1b on front):** \$ _____ Make all checks payable to "City Treasurer."
- Electronic Application Submittal:** All applicants are required to submit a copy of the completed application form, legal description and preliminary and/or final plats or certified survey map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Unit at 266-4635 for assistance.

The signer attests that this application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name CRAIG MALELA

Signature 

Date 3/7/08

Interest In Property On This Date Project Manager - CPI,

For Office Use Only

Date Rec'd: _____

PC Date _____

Alder. District: _____

Amount Paid: \$ _____



EXISTING TREELINE, TYP.

APPROXIMATE EXISTING SANITARY SEWER EASEMENT LINE

EXISTING SANITARY SEWER LINE

15TH HOLE GREEN

COUNTRY CLUB

EXISTING BUILDING

EXISTING BUILDING

PROPOSED DUPLEX

PROPOSED DUPLEX

EXISTING LIGHTPOLES AND WALK TO BE REMOVED

EXISTING POOL

EXISTING 10" CALIPER MAPLE TREE, TYP.

EXISTING WALK

REMOVE FENCE AS NECESSARY

EXISTING EDGE OF PAVEMENT, TYP.

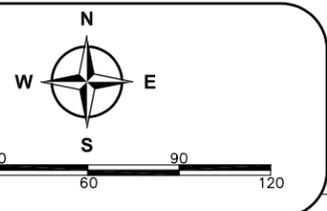
EXISTING DRIVEWAY SLAB TO BE REMOVED

GOLF PARKWAY

EXISTING BUILDING

EXISTING BUILDING

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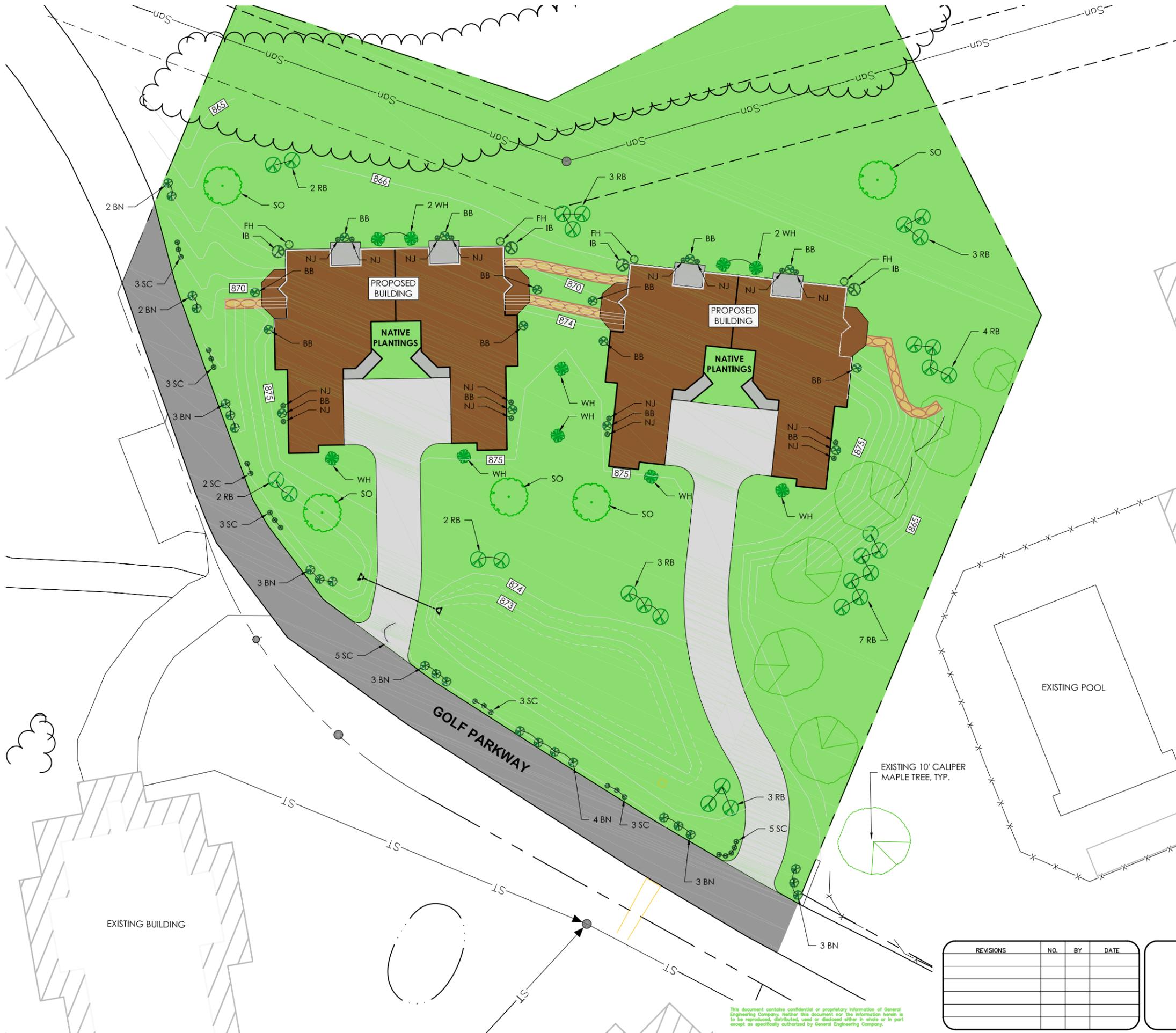
PROPOSED SITE PLAN
Country Club Infill
Cherokee Park, Inc.

City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY
 916 Silver Lake Drive
 P.O. Box 340
 Portage, WI 53901
 608-742-2169
 608-742-2592 Fax
 gec@generalengineering.net

DATE 4-15-08
 BY SJA
 GEC FILE NO. 1205-225D

SHEET TITLE
C1.1



PLANTS TO BE USED LIST COUNTRY CLUB INFILL

KEY	COMMON NAME (BOTANICAL NAME)	SIZE
BB	BURNING BUSH (Euonymus atropurpureus)	5'-6' ht.
BN	BLADDERNUT (Staphylea trifolis)	5'-6' ht.
FH	FALSE HEATHER (Hudsonia tomentosa)	15"-18"
IB	INDIGO BUSH (Amorpha fruticosa)	4'-5' ht.
NJ	NEW JERSEY TEA (Ceanothus americanus)	15"-18"
RB	RIVER BIRCH (Betula nigra)	10'-12' ht.
SC	SHRUBBY CINQUEFOIL (Potentilla fruticosa)	15"-18"
SO	SWAMP WHITE OAK (Quercus macrocarpa)	2.5" cal.
WH	WITCH HAZEL (Hamamelis virginiana)	5'-6' ht.

ALL PLANTS ARE NATIVE TO DANE COUNTY ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

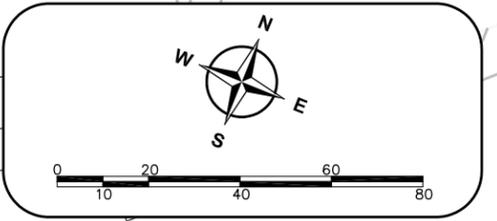
RAINGARDEN & NATIVE VEGETATION PLANTING SCHEDULE

RAIN GARDEN AREAS SHALL BE PLANTED WITH THE FOLLOWING KITS PROVIDED FROM AGRECOL:
 50% SHORT STATURE KIT
 50% RAIN GARDEN RENEWAL KIT
 OR AS APPROVED BY ENGINEER

NATIVE VEGETATION BUFFERS SHALL BE PLANTED WITH SHORT STATURE KIT FROM AGRECOL ON 1-FOOT CENTERS OR AS APPROVED BY ENGINEER

- NOTES:**
1. BUILDING DOWN SPOUTS SHALL BE CONVEYED TO RAIN GARDEN & DETENTION AREA TO THE SOUTH.
 2. GARAGE DOWN SPOUT SHALL BE CONVEYED TO RAIN GARDENS TO THE SOUTH.
 3. AN ENGINEER SHALL BE PRESENT AT ALL TIMES DURING THE FINAL GRADING AND INSTALLATION OF PLANTS TO THE PROPOSED RAINGARDENS.

COUNTRY CLUB



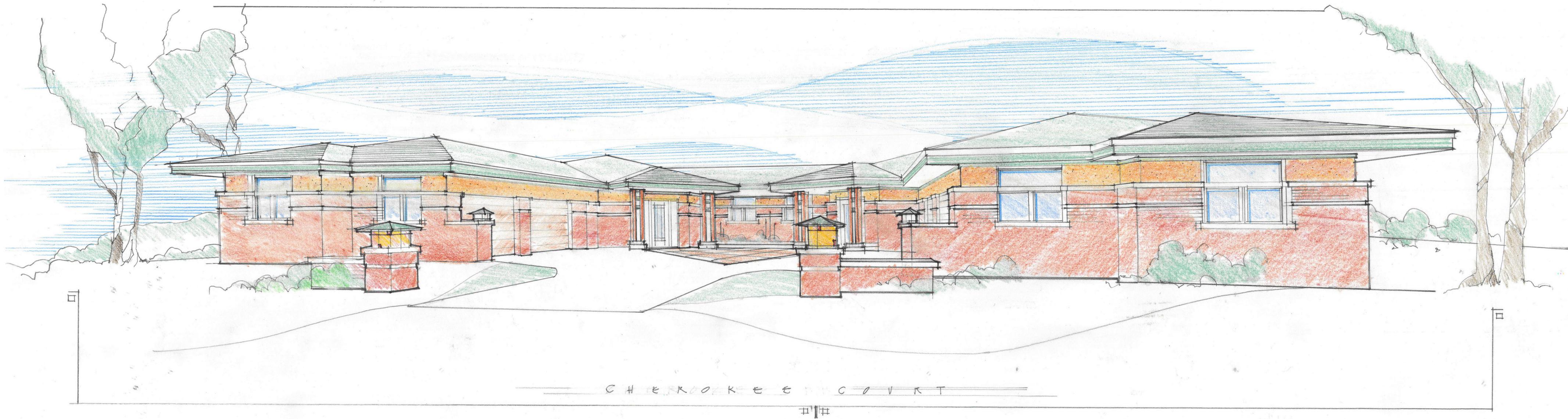
REVISIONS	NO.	BY	DATE

**PROPOSED
LANDSCAPE PLAN
Country Club Infill
Cherokee Park, Inc.**

City of Madison
Dane County, WI

GENERAL ENGINEERING COMPANY	916 Silver Lake Drive P.O. Box 340 Portage, WI 53901 608-742-2169 608-742-2592 Fax gec@generalengineering.net
	DATE 4-15-08 BY SRR GEC FILE NO. 1205-225D
SHEET TITLE 2.0	

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Member
 Wisconsin
 Utility System Interchange

To Obtain Location of
 Participants Underground
 Facilities Before You
 Dig in Wisconsin

CALL DIGGERS HOTLINE
 1-800-242-8511

Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate

- NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
 2. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE, LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 3. CLASS I, TYPE B EROSION MAT SHALL BE INSTALLED IN ALL SWALES ONCE FINAL GRADES HAVE BEEN ESTABLISHED.
 4. CLASS I, TYPE A EROSION MAT SHALL BE INSTALLED ON ALL 3:1 SLOPES.

BOULDER RETAINING WALL SCHEDULE

B1: TOW ELEV: 875.5'
 BOW ELEV: 870.0'
 HEIGHT: 5.5'±

B2: TOW ELEV: 870.0'
 BOW ELEV: 866.5'
 HEIGHT: 3.5'±

B3: TOW ELEV: 872.0'±
 BOW ELEV: 865.0'±
 HEIGHT: 7.0'±

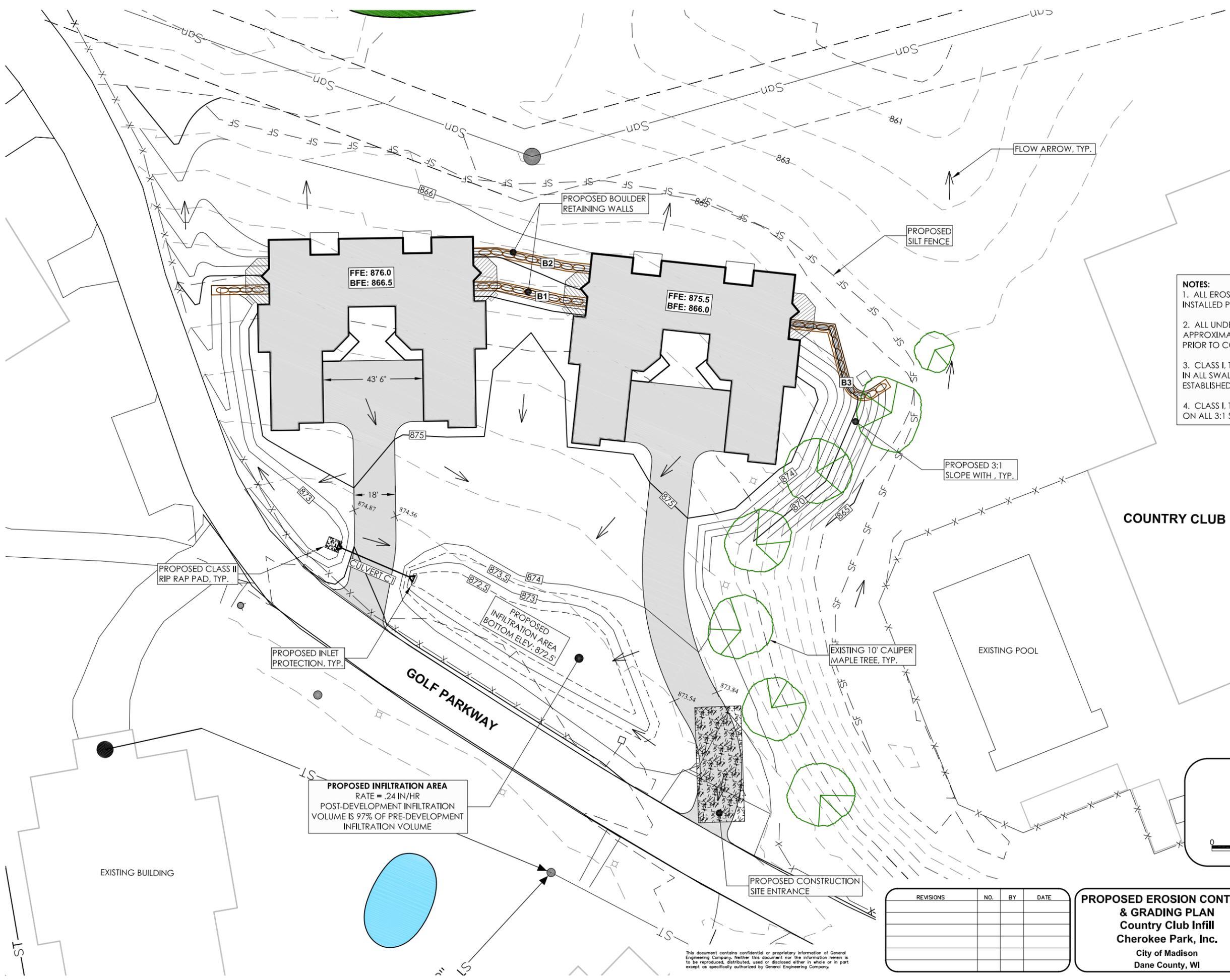
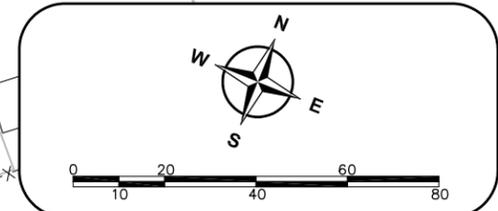
SEE SHEET C3.0 FOR DETAILS

CULVERT SCHEDULE

C2: 12" RCP, 47' @ 0.5%
 IN ELEV: 873.00'
 OUT ELEV: 872.80'

LENGTHS INCLUDE ENDWALLS

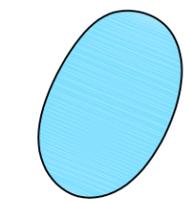
← = FLOW ARROW



COUNTRY CLUB

EXISTING POOL

PROPOSED INFILTRATION AREA
 RATE = .24 IN/HR
 POST-DEVELOPMENT INFILTRATION
 VOLUME IS 97% OF PRE-DEVELOPMENT
 INFILTRATION VOLUME



REVISIONS	NO.	BY	DATE

**PROPOSED EROSION CONTROL
 & GRADING PLAN**
Country Club Infill
Cherokee Park, Inc.
 City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY

916 Silver Lake Drive
 P.O. Box 340
 Portage, WI 53901
 608-742-2169
 608-742-2592 Fax
 gec@generalengineering.net

DATE 4-15-08
 BY SJA
 GEC FILE NO. 1205-225D

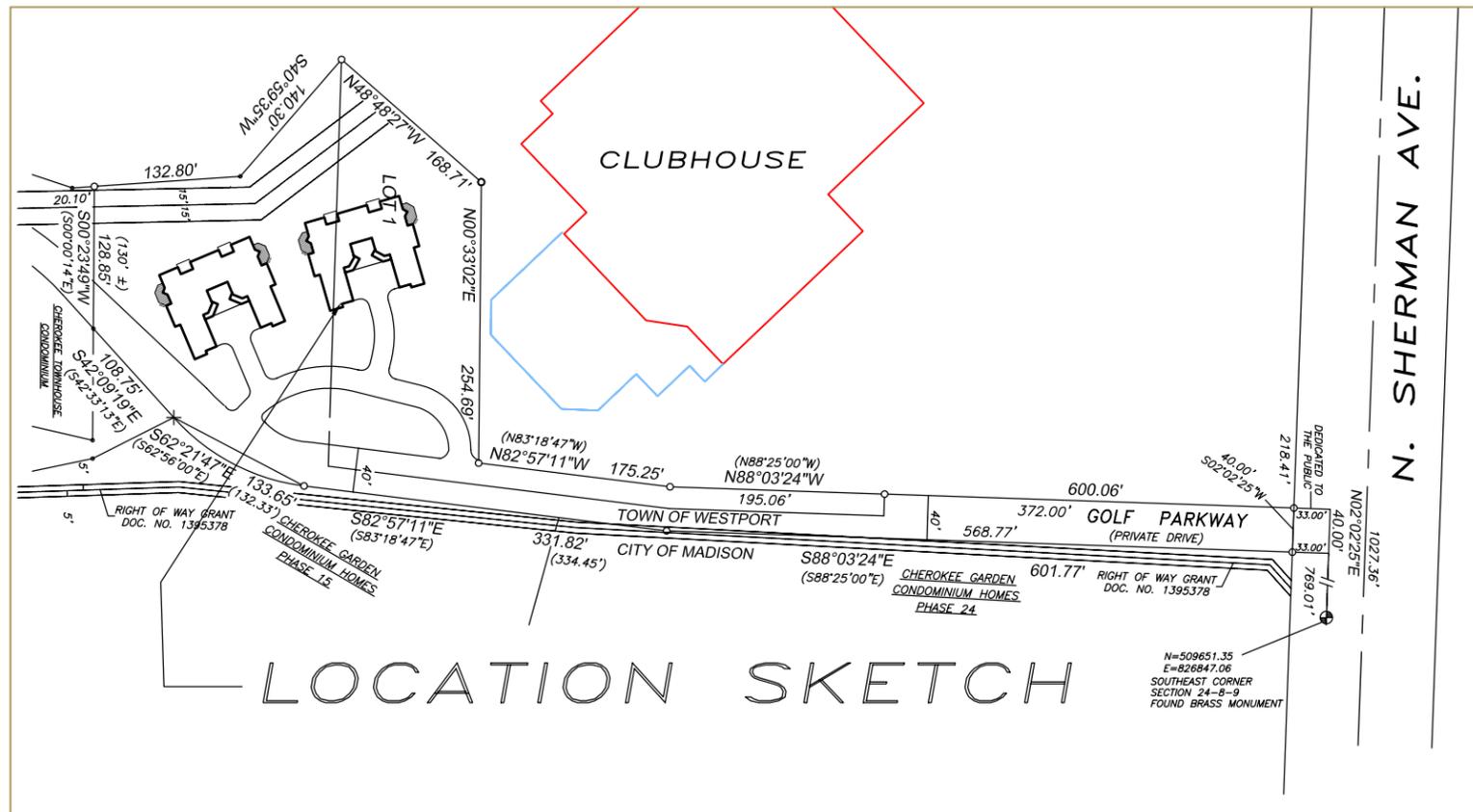
SHEET TITLE
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COUNTRY CLUB INFILL CHEROKEE PARK INC.

LOT INFORMATION:

LOT AREA	132580 S.F
TOTAL IMPERVIOUS BUILDING AREA	14016 S.F.
TOTAL IMPERVIOUS DRIVE/WALK AREA	9622 S.F.
TOTAL IMPERVIOUS AREA	23638 S.F.



LOCATION SKETCH

ZONING ADMINISTRATOR _____
 CITY ENGINEER _____
 TRAFFIC ENGINEER _____
 WATER UTILITY MANAGER _____
 FIRE MARSHAL _____
 PLANNING DEPARTMENT _____

ARCHITECT

LINVILLE ARCHITECTS, LLC
 ED LINVILLE, AIA
 408 EAST WILSON STREET
 MADISON, WI 53703

ARCHITECTURAL DRAWINGS

CHARLIE ETHRIDGE
 5000 NORTH SHERMAN AVENUE
 MADISON, WISCONSIN 53704

DEVELOPER:

CHEROKEE PARK INC.
 5000 NORTH SHERMAN AVENUE
 MADISON, WISCONSIN 53704

CONSTRUCTION PROJECT MANAGER

CRAIG MAKELA Phone 249-1000
 5000 NORTH SHERMAN AVENUE
 MADISON, WISCONSIN 53704

SUPERVISING ENGINEER:

DANIEL L. MURRAY P.E.
 5000 NORTH SHERMAN AVENUE
 MADISON, WISCONSIN 53704

SITE DEVELOPMENT:

GENERAL ENGINEERING COMPANY
 SCOTT ANDERSON P.E. Phone 742-2169
 916 SILVER LAKE DRIVE
 PORTAGE, WISCONSIN 53901

STORMWATER MANAGMENT:

Montgomery Associates Resource Solutions, LLC.
 2820 Walton Commons West, Suite 135
 MADISON, WISCONSIN 53718

SURVEYOR:

BIRRENKOTT SURVEYING
 1677 N. BRISTOL STREET
 SUN PRAIRIE, WISCONSIN 53590

INDEX TO DRAWINGS

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- A3 FIRST FLOOR PLAN
- A4 DUPLEX ELEVATIONS
- A5 DUPLEX ELEVATIONS
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- C1.1 PROPOSED SITE PLAN
- C2.0 PROPOSED EROSION CONTROL AND GRADING PLAN
- C3.0 BOULDER WALL DETAILS
- C4.0 STORM SEWER CONSTRUCTION DETAILS
- C5.0 EROSION CONTROL DETAILS
- C5.1 EROSION CONTROL SPECIFICATIONS
- C6.0 PROPOSED LANDSCAPE PLAN

NUMBER OF STORIES

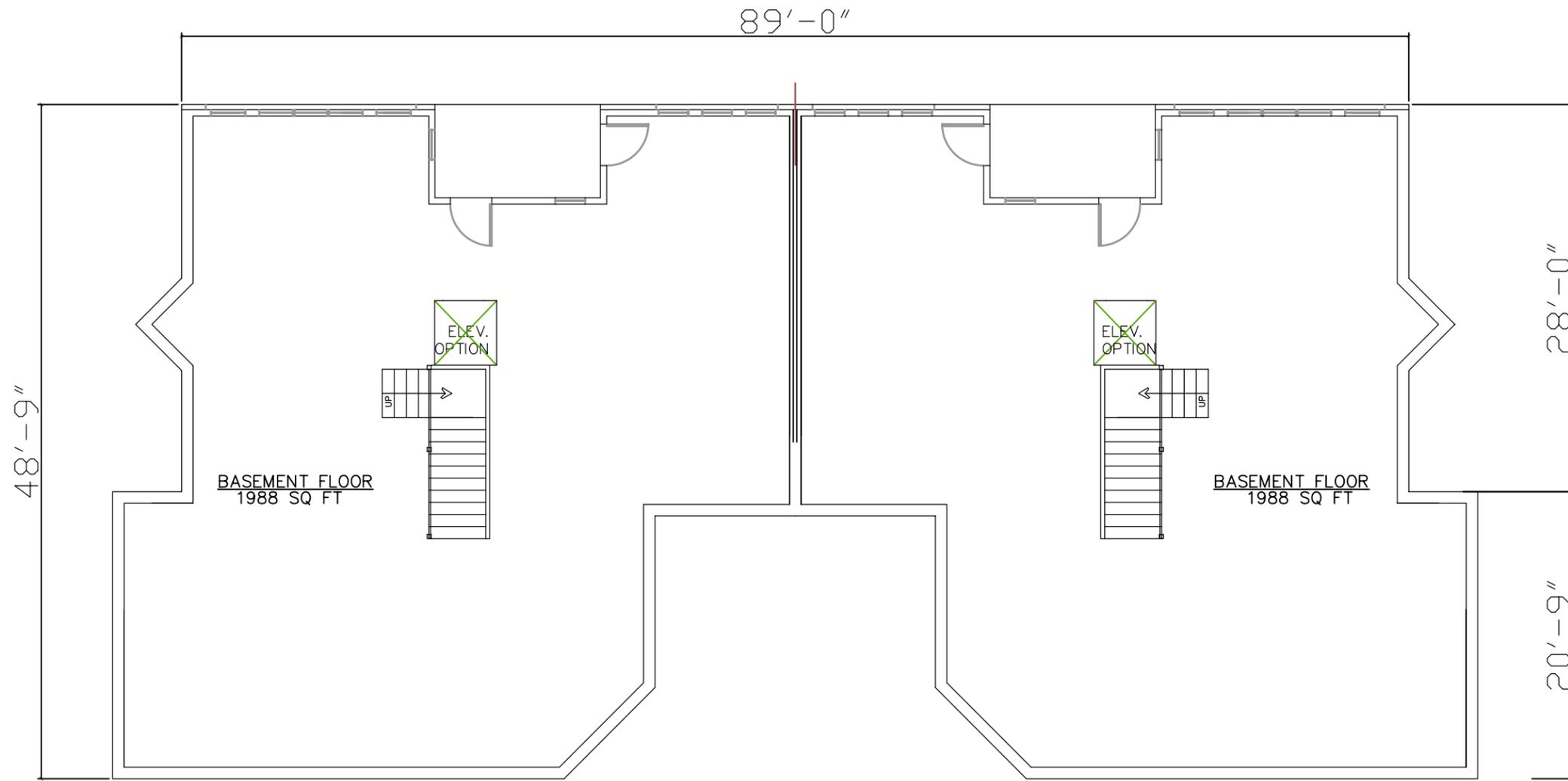
BLDG A	1
BLDG B	1

MARCH 26, 2008
 PROJECT NO. 0000

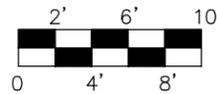


5000 NORTH SHERMAN AVENUE
 MADISON, WISCONSIN 53704
 PHONE (608) 249-1000

CHEROKEE
 PARK INCORPORATED



BASEMENT PLAN



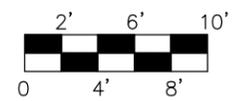
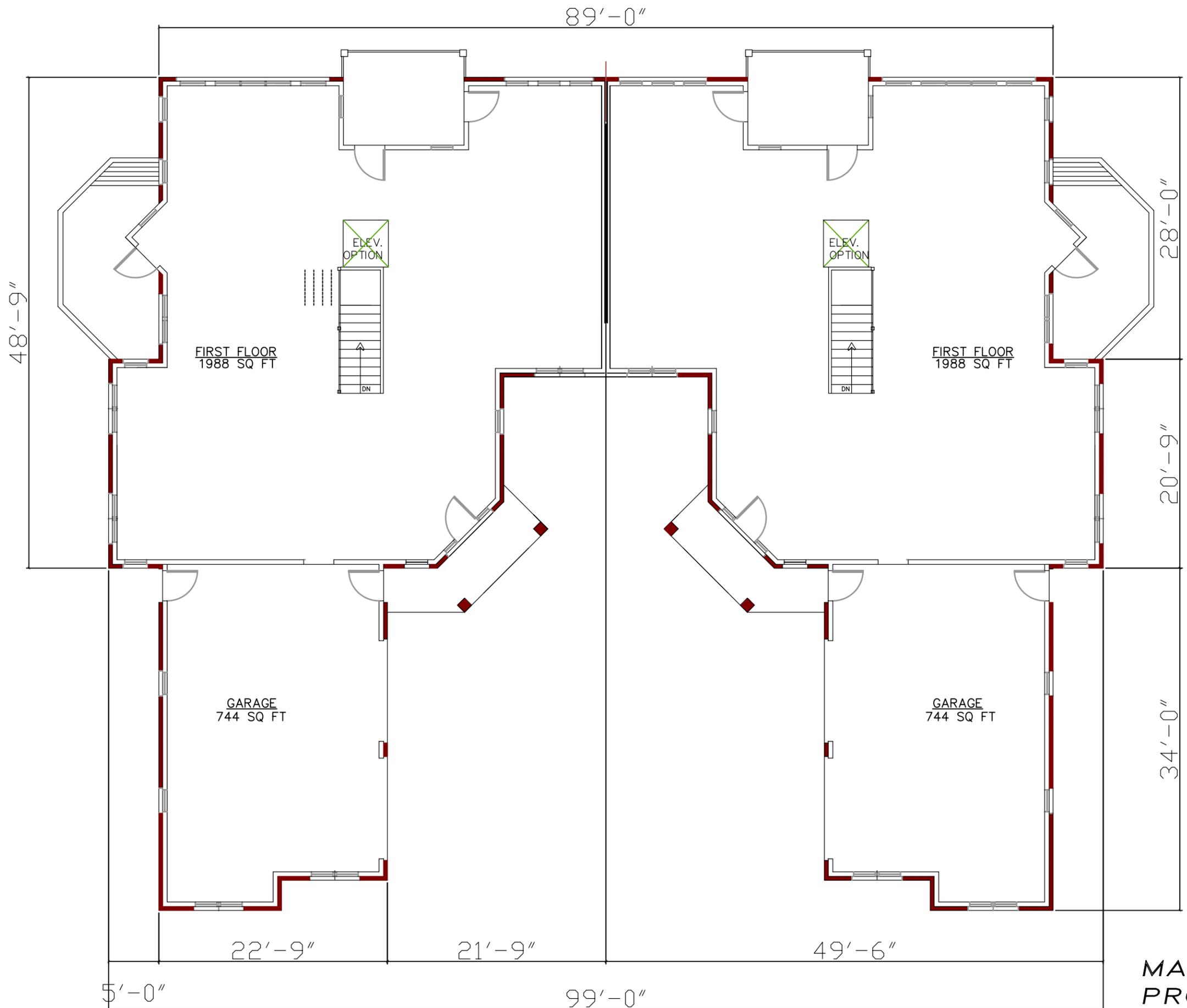
MARCH 26, 2008
PROJECT NO. 0000



5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000

CHEROKEE
PARK INCORPORATED

A2



FIRST FLOOR PLAN

MARCH 26, 2008
PROJECT NO. 0000



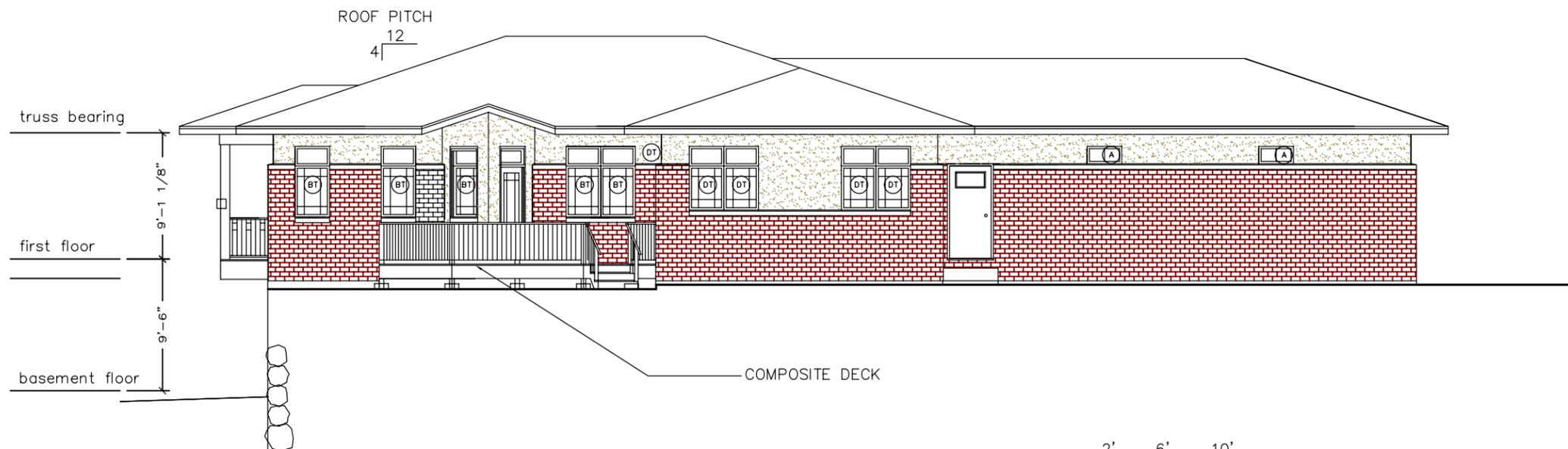
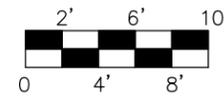
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CHEROKEE
PARK INCORPORATED

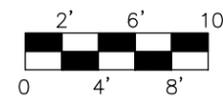
A3



STREET ELEVATION



SIDE ELEVATION



5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000

CHEROKEE
PARK INCORPORATED

MARCH 26, 2008
PROJECT NO. 0000

A4



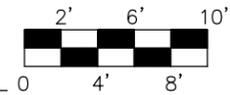
5000 NORTH SHERMAN AVENUE
MADISON, WISCONSIN 53704
PHONE (608) 249-1000

CHEROKEE
PARK INCORPORATED

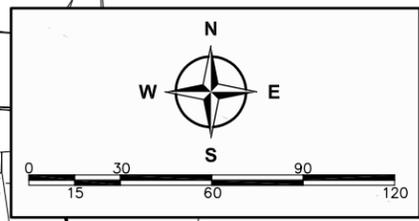
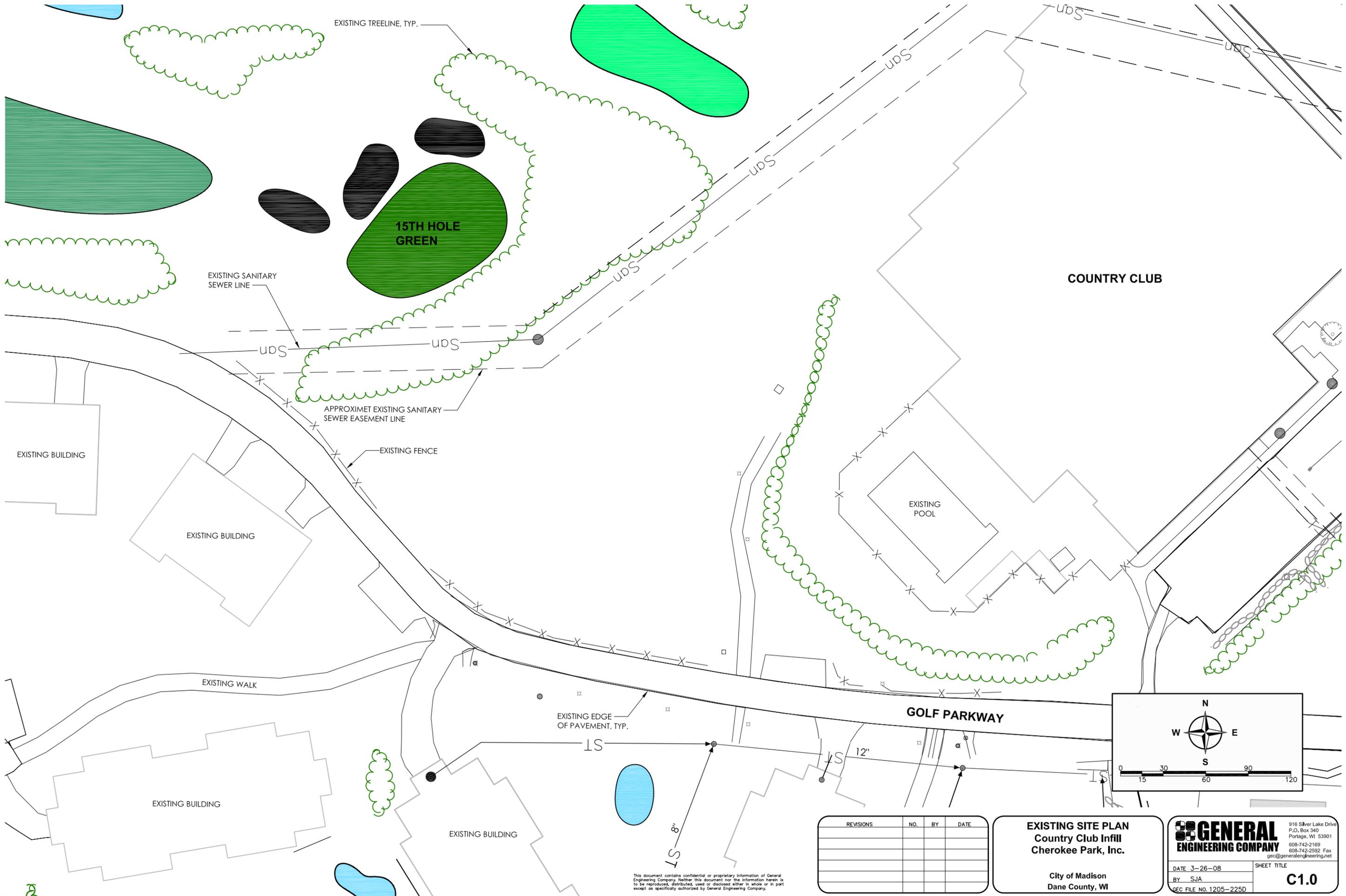
A5



REAR / GOLF COURSE ELEVATION



MARCH 26, 2008
PROJECT NO. 0000



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EXISTING SITE PLAN
Country Club Infill
Cherokee Park, Inc.

City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY

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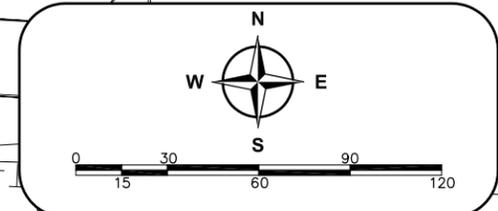
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Country Club Infill
Cherokee Park, Inc.

City of Madison
 Dane County, WI

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 P.O. Box 340
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 608-742-2169
 608-742-2592 Fax
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DATE 3-26-08
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Member of the National Association of Professional Engineers
 To Obtain Location of Participants Underground Facilities Before You Dig in Wisconsin
CALL DIGGERS HOTLINE
 1-800-242-8511
 Wis Statute 182.0175 (1974)
 Requires Min. 3 Work Days
 Notice Before You Excavate

- NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
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 4. CLASS I, TYPE A EROSION MAT SHALL BE INSTALLED ON SLOPES AS INDICATED.

BOULDER RETAINING WALL SCHEDULE

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 BOW ELEV: 870.0'
 HEIGHT: 5.5'±

B2: TOW ELEV: 870.0'
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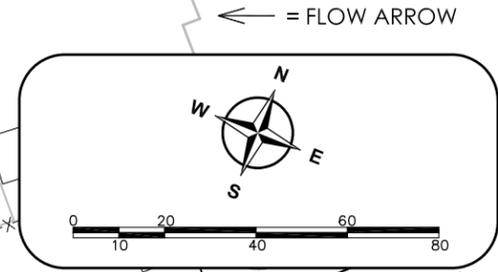
SEE SHEET C3.0 FOR DETAILS

CULVERT SCHEDULE

C1: 12" RCP, 34' @ 1.5%
 IN ELEV: 873.50'
 OUT ELEV: 873.00'

C2: 12" RCP, 47' @ 0.5%
 IN ELEV: 873.00'
 OUT ELEV: 872.80'

LENGTHS INCLUDE ENDWALLS



COUNTRY CLUB

EXISTING POOL

GOLF PARKWAY

PROPOSED CONSTRUCTION SITE ENTRANCE

EXISTING BUILDING

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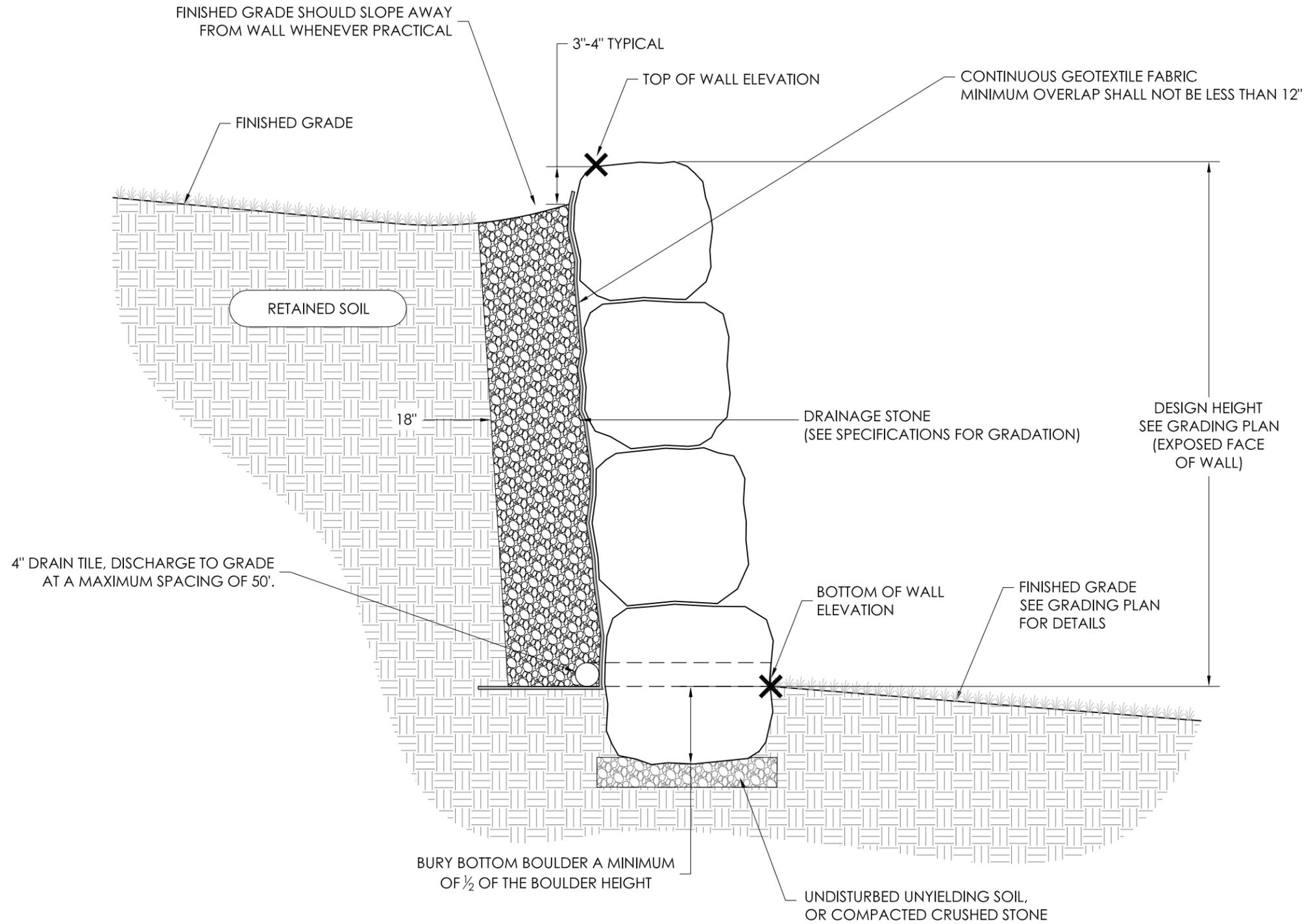
REVISIONS	NO.	BY	DATE

PROPOSED EROSION CONTROL & GRADING PLAN
Country Club Infill
Cherokee Park, Inc.
 City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY
 916 Silver Lake Drive
 P.O. Box 340
 Portage, WI 53901
 608-742-2169
 608-742-2592 Fax
 gec@generalengineering.net

DATE 3-26-08
 BY SJA
 GEC FILE NO. 1205-225D

SHEET TITLE
C2.0



TYPICAL BOULDER RETAINING WALL SECTION

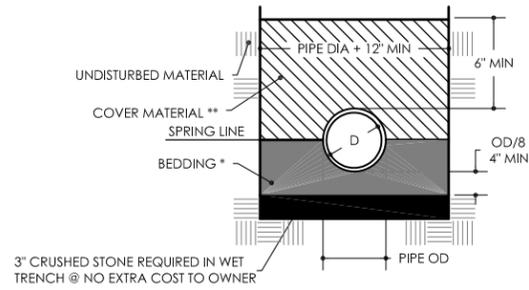
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BOULDER WALL DETAILS
Country Club Infill
Cherokee Park, Inc.

City of Madison
Dane County, WI

<p>GENERAL ENGINEERING COMPANY</p> <p>916 Silver Lake Drive P.O. Box 340 Portage, WI 53901 608-742-2169 608-742-2592 Fax gec@generalengineering.net</p>	DATE 3-26-08	SHEET TITLE
	BY SJA	C3.0
GEC FILE NO. 1205-255D		



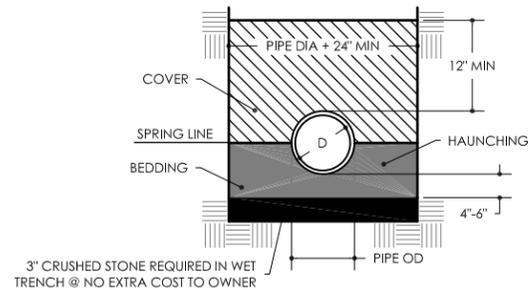
*BEDDING MATERIAL:
CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

**COVER MATERIAL:
FINELY DIVIDED MATERIAL FREE OF DEBRIS, ORGANIC MATTER,
AND LARGE STONES.

INSTALLATION:
PLACE BEDDING MATERIAL IN MAXIMUM 6" LAYERS UP TO THE SPRING
LINE OF THE PIPE. CAREFULLY PLACE COVER MATERIAL.

RIGID PIPE BEDDING (RCP)



BEDDING AND COVER MATERIAL:
CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

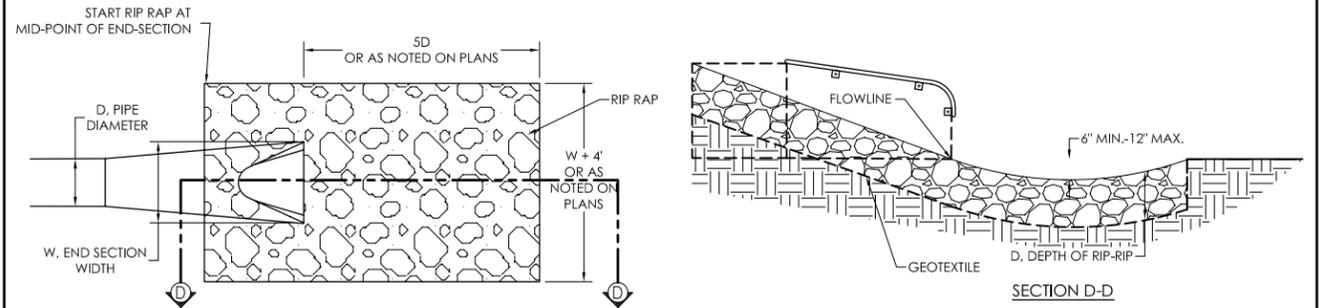
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

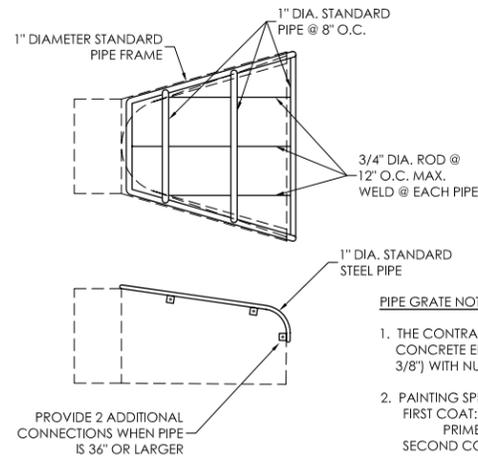
INSTALLATION:
PLACE AND COMPACT BEDDING MATERIAL AND COVER IN MAXIMUM 6" LAYERS.
WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT.
COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85%
STANDARD PROCTOR.

**FLEXIBLE PIPE BEDDING
(CORRUGATED STEEL AND POLYETHYLENE)**



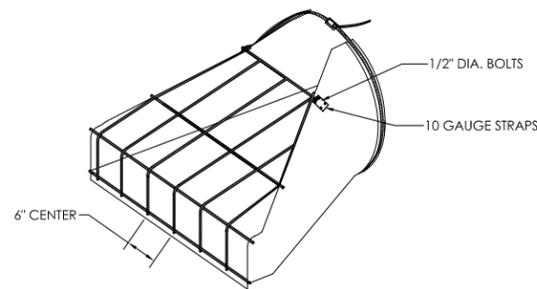
RIP RAP CLASS	WIS DOT RIP RAP EQUIVALENT	D. DEPTH
1	--	9"
2	LIGHT	18"
3	HEAVY	27"
4	EXTRA HEAVY	36"

RIP RAP AT PIPE DISCHARGE



- PIPE GRATE NOTES:**
1. THE CONTRACTOR SHALL BOLT THE PIPE GRATE TO THE CONCRETE ENDWALL WITH FOUR MACHINE BOLTS (MIN 3/8") WITH NUTS ON INSIDE WALL.
 2. PAINTING SPECIFICATIONS:
FIRST COAT: RUST-OLEUM X-60 RED BARE METAL PRIMER OR EQUAL.
SECOND COAT: RUST-OLEUM 960 ZINC CHROMATE PRIMER OR EQUAL.
THIRD COAT: RUST-OLEUM 1282 HIGH GLOSS & METALLIC FINISH OR EQUAL.

STANDARD END-SECTION GRATE - RCP



STANDARD END-SECTION GRATE-CMP

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**STORM SEWER
CONSTRUCTION DETAILS**
Country Club Infill

City of Madison
Dane County, WI

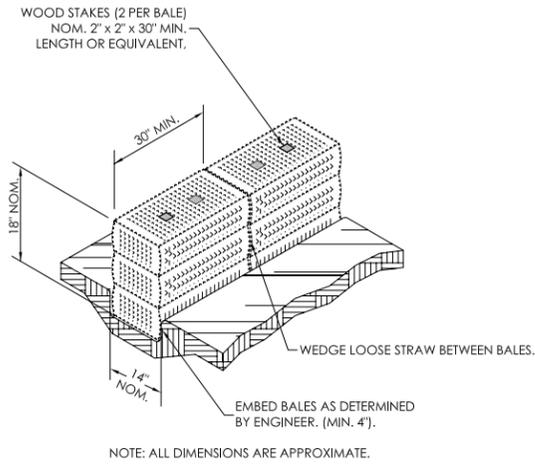
**GENERAL
ENGINEERING COMPANY**

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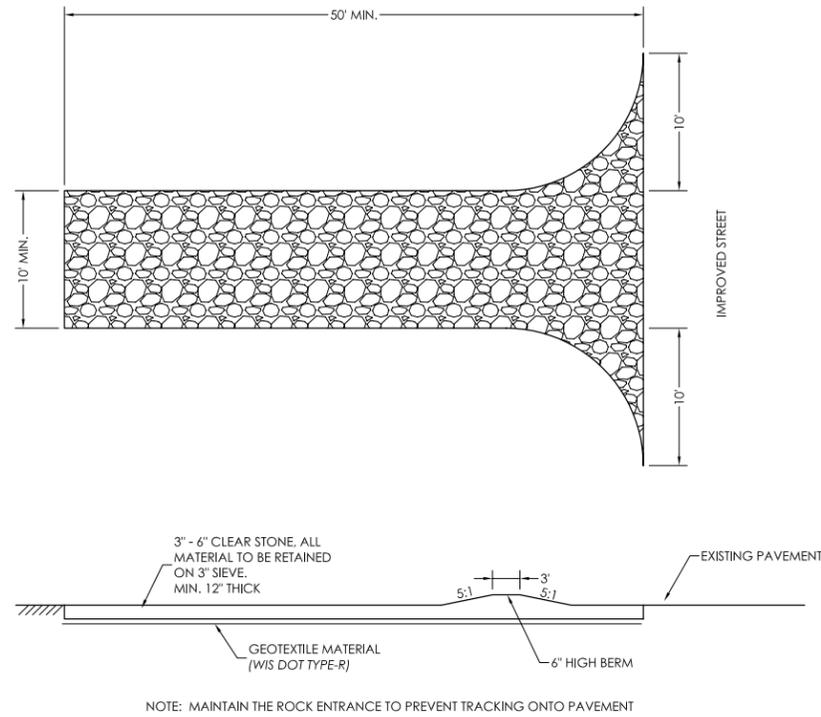
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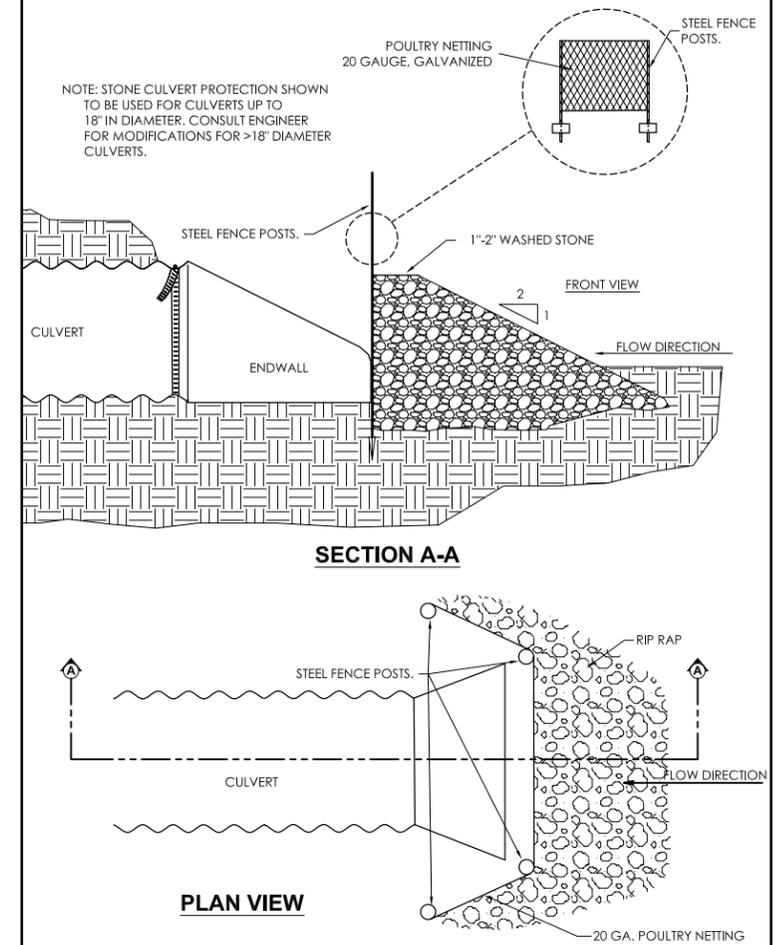
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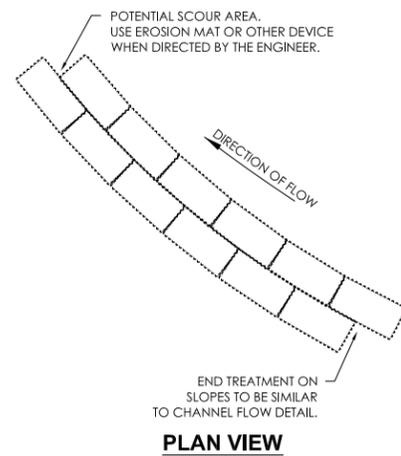
EROSION BALE INSTALLATION



ROCK CONSTRUCTION ENTRANCE



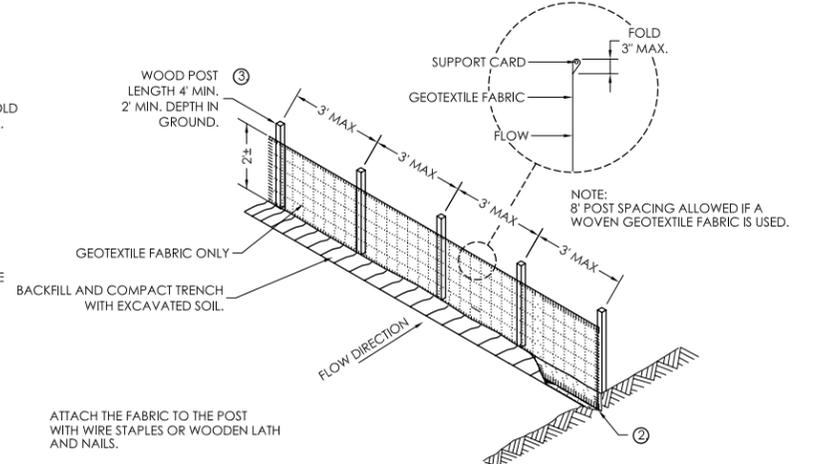
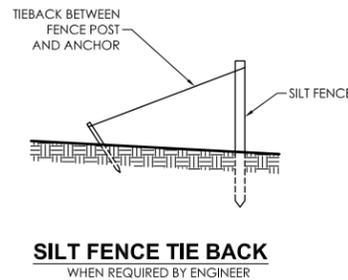
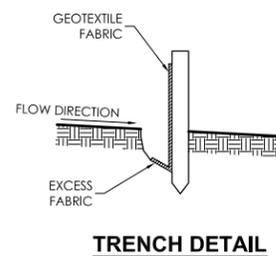
STONE CULVERT PROTECTION



**EROSION BALE WHEN
ALTERING FLOW DIRECTION**

NOTES:

- ① HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
- ② TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- ③ WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.



SILT FENCE

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EROSION CONTROL DETAILS
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CONSTRUCTION SITE EROSION CONTROL

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. FURNISHING, INSTALLING, MAINTAINING, AND REMOVING EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES.
- B. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE WORK SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.

1.02 REFERENCES

- A. WDNr TECHNICAL STANDARDS - SEE DNR WEBSITE @ <http://dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.htm>
- B. WISCONSIN DEPARTMENT OF TRANSPORTATION, EROSION CONTROL, PRODUCT ACCEPTABILITY LISTS FOR MULTI-MODAL APPLICATIONS PAL, CURRENT EDITION.

1.03 GENERAL

- A. REQUIREMENTS OF WDNr TECHNICAL STANDARDS SHALL BE FOLLOWED AT ALL TIMES.
- B. USE SURFACE WATER AND EROSION CONTROL FACILITIES AND MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY TO CONTROL THE MOVEMENT OF SURFACE WATER AND TO REDUCE THE POTENTIAL FOR EROSION. MAINTAIN THE FACILITIES AND MEASURES UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- C. ERODED SOIL MATERIAL SHALL NOT BE ALLOWED TO LEAVE THE CONSTRUCTION SITE OR TO ENTER A WATERWAY, LAKE, OR WETLAND.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING THE EROSION CONTROL FACILITIES, AND IN GENERAL, SHALL USE CONSTRUCTION PRACTICES THAT MINIMIZE EROSION.
- E. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
- F. PREVENT CONSTRUCTION SITE TRACKING WITH GRAVELED ROADS, ACCESS DRIVES, AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC AND PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY.

1.04 SEQUENCING AND SCHEDULING

- A. CONSTRUCT AND STABILIZE EROSION CONTROL MEASURES FOR DIVERSIONS OR OUTLETS PRIOR TO ANY GRADING OR DISTURBANCE OF THE CONSTRUCTION SITE.
- B. INSTALL FILTER FABRIC AND STRAW BALE FENCES AND BARRIERS PRIOR TO DISTURBING THE AREA.
- C. TURF AREAS THAT HAVE BEEN COMPLETED TO FINISH GRADE SHALL BE STABILIZED WITH PERMANENT SEEDING WITHIN SEVEN DAYS. TURF AREAS WHERE ACTIVITY HAS CEASED AND THAT WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS BEFORE ACTIVITY RESUMES AND SOIL STOCKPILES SHALL BE STABILIZED WITH TEMPORARY SEEDING OR SOIL STABILIZER.
- D. OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DISTURBANCE OF THE CONSTRUCTION SITE, AS APPLICABLE.

PART 2 - PRODUCTS

2.01 SILT FENCE

- FABRIC SHALL BE SHALL A WOVEN OR NONWOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, OR POLYETHYLENE GEOTEXTILE WITH THE FOLLOWING MINIMUM PROPERTIES:

PROPERTY	TEST METHOD	REQUIREMENT*
GRAB TENSILE STRENGTH, LBS MIN. MACHINE DIRECTION	ASTM D 4632	120
CROSS DIRECTION		100
MAX. APPARENT OPENING SIZE, US SIEVE	ASTM D 4751	NO. 30
PERMITTIVITY, SEC-1, MIN.	ASTM D 4491	0.05
MIN. UV STABILITY AT 500 HRS, %	ASTM D 4355	70%

* MINIMUM OR MAXIMUM AVERAGE ROLL VALUES.

2.02 TEMPORARY SEED

- A. AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. PROVIDE SPECIES AS FOLLOWS:

SPECIES	% PURITY
OATS	98
CEREAL RYE	97
WINTER WHEAT	95
ANNUAL RYEGRASS	97

- B. PROVIDE OATS FOR SPRING AND SUMMER. PROVIDE CEREAL RYE, WINTER WHEAT, OR ANNUAL RYEGRASS FOR FALL SEEDING.

2.03 EROSION MAT

- A. ALL EROSION MAT PRODUCTS SHALL BE OF THE CLASS AND TYPE INDICATED AND SHALL BE CHOSEN FROM THE EROSION CONTROL PRODUCT ACCEPTABILITY LISTS.
- B. CLASS I: A SHORT-TERM DURATION (SIX MONTHS OR GREATER), LIGHT DUTY, ORGANIC MAT. NETTING SHALL BE NON-ORGANIC, PHOTODEGRADABLE OR BIODEGRADABLE NETTING. THE WEIGHT OF THE NETTING SHALL NOT EXCEED 15% OF THE TOTAL BLANKET WEIGHT. THE NETTING SHALL BE SUFFICIENTLY BONDED TO THE PARENT MATERIAL TO PREVENT SEPARATION FOR THE LIFE OF THE PRODUCT.
 1. TYPE A: A NETTED PRODUCT FOR USE ON SLOPES 2.5 TO 1 OR FLATTER WITH A MINIMUM PRODUCT PERMISSIBLE SHEAR STRESS OF 50 PA (1.0 LBS/FT²). NOT TO BE USED IN CHANNELS.
 2. TYPE B: A DOUBLE NETTED PRODUCT FOR USE ON SLOPES 2 TO 1 OR FLATTER OR IN CHANNELS WITH A MINIMUM PRODUCT PERMISSIBLE SHEAR STRESS OF 70 PA (1.5 LBS/FT²).

- C. CLASS II: A LONG-TERM DURATION (3 YEARS OR GREATER), ORGANIC MAT. THE WEIGHT OF THE NETTING SHALL NOT EXCEED 15% OF THE TOTAL BLANKET WEIGHT. THE NETTING SHALL BE BONDED SUFFICIENTLY TO THE PARENT MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL FOR THE LIFE OF THE PRODUCT.
 1. TYPE A: JUTE FIBER ONLY TO BE USED FOR REINFORCING SOD.
 2. TYPE B: FOR USE ON SLOPES 2:1 OR FLATTER, OR IN CHANNELS WITH A MINIMUM PRODUCT PERMISSIBLE SHEAR STRESS OF 95 PA (2.0 LBS/FT²). NON-ORGANIC, PHOTODEGRADABLE, OR BIODEGRADABLE NETTING ALLOWED.
 3. TYPE C: FOR USE ON SLOPES 2:1 OR FLATTER, OR IN CHANNELS WITH A MINIMUM PRODUCT PERMISSIBLE SHEAR STRESS OF 95 PA (2.0 LBS/FT²). ONLY 100% ORGANIC FIBERS ALLOWED. WOVEN MATS ARE ALLOWED WITH A MAXIMUM OPENING OF 1/2 INCH. USE IN ENVIRONMENTALLY SENSITIVE AREAS THAT HAVE A HIGH PROBABILITY OF ENTRAPPING ANIMALS IN THE PLASTIC NETTING.
- D. STAPLES: U-SHAPED NO. 11 GAUGE OR GREATER WIRE WITH A SPAN WIDTH OF ONE TO TWO INCHES AND A LENGTH OF NOT LESS THAN 6 INCHES FOR FIRM SOIL AND 12 INCHES FOR LOOSE SOIL.

2.04 SOIL STABILIZER

- A. SOIL STABILIZER SHALL BE A POLYACRYLAMIDE (PAM) AND CALCIUM SOLUTION INTENDED TO REDUCE THE ERODIBILITY OF BARE SOILS. THE PRODUCT SHALL ACHIEVE AN 80% REDUCTION IN SOIL LOSS INDUCED BY A TWO INCH PER HOUR RAINFALL SIMULATOR.
- B. PAM MIXTURES SHALL BE ENVIRONMENTALLY BENIGN, HARMLESS TO FISH, AQUATIC ORGANISMS, WILDLIFE, AND PLANTS. ONLY ANIONIC PAM WILL BE PERMITTED.
- C. ANIONIC PAM, IN PURE FORM SHALL HAVE NO MORE THAN 0.05% FREE ACRYLIC MONOMER BY WEIGHT, AS ESTABLISHED BY THE FOOD AND DRUG ADMINISTRATION AND THE ENVIRONMENTAL PROTECTION AGENCY. THE ANIONIC PAM IN PURE FORM SHALL NOT EXCEED 200 POUNDS PER BATCH.
- D. THE PRODUCT PROVIDED SHALL BE LISTED IN THE WISDOT PAL FOR TYPE B SOIL STABILIZER.

2.05 INLET PROTECTION

- A. TYPE A: USE AROUND FIELD INLETS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED. USE ON PAVEMENT INLETS PRIOR TO INSTALLATION OF CURB AND GUTTER OR PAVEMENT.
- B. TYPE B: USE ON INLETS WITHOUT CURB HEAD AFTER CASTING AND GRATE ARE IN PLACE.
- C. TYPE C: USE ON STREET INLETS WITH CURB HEAD.
- D. TYPE D: USE IN AREAS WHERE OTHER TYPED OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS CAUSING POSSIBLE SAFETY HAZARDS WHEN PONDING OCCURS AT INLET.
- E. GEOTEXTILE: TYPE FF MEETING THE REQUIREMENTS OF THE LATEST EDITION OF WISDOT PAL.

PART 3 - EXECUTION

3.01 INSTALLATION OF DIVERSIONS

- A. TEMPORARY DIVERSIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WDNr CONSERVATION PRACTICE STANDARD, CONSTRUCTION SITE DIVERSION (1066).

3.02 INSTALLATION OF SILT FENCE AND STRAW BALE BARRIERS

- A. INSTALL STRAW BALE BARRIERS IN ACCORDANCE WITH THE DRAWINGS AND WDNr CONSERVATION PRACTICE STANDARD, SEDIMENT BALE BARRIER (1055).
- B. INSTALL SILT FENCE IN ACCORDANCE WITH THE DRAWINGS AND WDNr CONSERVATION PRACTICE STANDARD, SILT FENCE (1056).
- C. SILT FENCE AND STRAW BALE BARRIERS SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE. PLACE FENCES PARALLEL TO THE SLOPE WITH THE ENDS OF THE FENCE TURNED UPSLOPE A DISTANCE OF ONE TO TWO FEET. THE PARALLEL SPACING SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTHS AS INDICATED IN THE FOLLOWING TABLE:

FENCE AND BARRIER SPACING	
SLOPE	SPACING
<2%	100'
2 - 5%	75'
5 - 10%	50'
10 - 33%	25'
>33%	20'

3.03 TEMPORARY SEEDING

- A. PROVIDE A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
- B. APPLY SEED EVENLY AT THE RATE SHOWN IN THE FOLLOWING TABLE. RAKE OR DRAG TO COVER THE SEED TO A DEPTH OF 1/4 INCH.

SPECIES	LBS./ACRE
OATS	131
CEREAL RYE	131
WINTER WHEAT	131
ANNUAL RYEGRASS	80

3.04 EROSION MAT INSTALLATION

- A. REMOVE STONES, CLOUDS, STICKS, OR OTHER FOREIGN MATERIAL THAT WOULD DAMAGE THE MAT OR INTERFERE WITH THE MAT BEARING COMPLETELY ON THE SURFACE.
- B. INSTALL EROSION MAT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- C. AFTER SEEDING HAS BEEN COMPLETED, ROLL BLANKETS OUT PARALLEL TO THE DIRECTION OF WATER FLOW, WITH THE NETTING ON TOP. SPREAD THE BLANKETS WITHOUT STRETCHING, MAKING SURE THE FIBERS ARE IN CONTACT WITH THE SOIL. OVERLAP ADJACENT STRIPS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. OVERLAP STRIP ENDS A MINIMUM OF 10 INCHES WITH THE UPGRADE STRIP ON TOP. BURY THE UPGRADE END OF EACH STRIP IN A VERTICAL TRENCH AT LEAST 6 INCHES DEEP.
- D. STAPLE THE MAT STRIPS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. STAPLE LONGITUDINAL OVERLAPS AND OUTER EDGES AT MAXIMUM INTERVALS OF 3 FEET. STAPLE STRIP ENDS AT MAXIMUM INTERVALS OF 16 INCHES. PLACE STAPLES THROUGHOUT THE MAT AT MAXIMUM 3-FOOT INTERVALS. INSERT STAPLES FLUSH WITH THE GROUND SURFACE.

3.05 SOIL STABILIZER

- A. THE MANUFACTURER SHALL PROVIDE DETAILED WRITTEN INSTRUCTIONS ON THE STORAGE, MIXING, AND APPLICATION PROCEDURES.
- B. THE SOIL STABILIZER MAY BE APPLIED BY SPRAYING OR BY DRY SPREADING.
- C. APPLICATION RATES: APPLY AT THE RATE RECOMMENDED BY THE MANUFACTURER.
- D. DO NOT APPLY WITHIN 30 FEET OF BODY OF WATER (I.E. LAKE, RIVER, STORMWATER POND).

3.06 DITCH EROSION CONTROL

- A. THE FOLLOWING EROSION CONTROL MEASURES ARE MINIMUM REQUIREMENTS FOR ALL DITCHES. THE DRAWINGS MAY INCLUDE MORE SPECIFIC MEASURES.

SLOPE RANGE	DITCH EROSION CONTROL	
	METHOD	BALE CHECKS
0 - 1%	SEED AND MULCH	NONE
1% - 4%	SEED AND MULCH WITH EROSION MAT	1% - 2%: EVERY 200' 2% - 4%: EVERY 100'
4% - 6%	STAKED SOD	EVERY 75'
>6%	STAKED SOD AND/OR RIPRAP AS SPECIFIED BY ENGINEER ON DRAWINGS	EVERY 75' FOR SOD

- B. STONE DITCH CHECKS: UNLESS OTHERWISE INDICATED ON THE DRAWINGS, INSTALL STONE DITCH CHECKS AT INTERVALS OF ONE DITCH CHECK FOR EVERY TWO FEET OF DROP IN CHANNEL GRADE.

3.07 INSTALLATION OF SOD IN DITCHES

- A. LAY SOD SO THAT JOINTS OF ABUTTING ENDS OF STRIPS ARE NOT CONTINUOUS. LAY EACH STRIP SNUGLY AGAINST PREVIOUSLY LAID STRIPS.
- B. ROLL OR FIRMLY TAMP SOD TO PRESS THE SOD INTO THE UNDERLYING SOIL.
- C. TURN THE UPPER EDGES OF THE STRIPS INTO THE SOIL.
- D. STAKE STRIPS ALONG THE LONGITUDINAL AXIS AT 18-INCH INTERVALS AND NEAR THE TOP EDGE OF THE STRIP. PROVIDE WOOD LATH OR SIMILAR STAKES, 12 INCHES LONG. LEAVE TOP OF STAKE APPROXIMATELY 1/2 INCH ABOVE SOD SURFACE.

3.08 INSTALLATION OF OTHER FACILITIES

- A. INLET PROTECTION BARRIERS, CHANNEL STABILIZATION, GRASSED WATERWAYS, ROCK LINED WATERWAYS, SEDIMENTS TRAPS, SEDIMENT BASINS, AND OTHER FORMS OF EROSION CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WDNr TECHNICAL STANDARDS.

3.09 MAINTENANCE

- A. INSPECT DIVERSIONS WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAINFALL, UNTIL THE VEGETATIVE COVER IS STABILIZED. MAKE NECESSARY REPAIRS IMMEDIATELY.
- B. INSPECT FILTER FABRIC FENCES AND BARRIERS WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAINFALL. NECESSARY REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. REMOVE SEDIMENT DEPOSITS WHEN DEPOSITS REACH ONE-HALF THE HEIGHT OF THE FENCE. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FABRIC DUE TO WEATHERING.
- C. INSPECT STRAW BALE FENCES AND BARRIERS WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAINFALL. NECESSARY REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. REMOVE SEDIMENT DEPOSITS WHEN DEPOSITS REACH ONE-THIRD THE HEIGHT OF THE BALES. REPLACE BALES AFTER THREE MONTHS.
- D. INSPECT ALL SEEDING, SOD, MULCHES, MATS AND NETS WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAINFALL. ADDITIONAL MULCH, NETTING OR MATTING SHALL BE APPLIED IMMEDIATELY WHEN NECESSARY TO MAINTAIN SUITABLE COVERAGE. MAKE INSPECTIONS UNTIL VEGETATIVE COVER IS ESTABLISHED. WATER SEEDING AND SOD WHEN NECESSARY TO PROMOTE ESTABLISHMENT.
- E. ALL OTHER SOIL EROSION CONTROL MEASURES SHOULD BE INSPECTED AND REPAIRED IMMEDIATELY, IF REQUIRED, WITHIN 24 HOURS AFTER STORM EVENT OR DAILY DURING PERIODS OF PROLONGED RAINFALL.

3.10 REMOVAL

- A. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE BALES, SILT FENCES, DITCH CHECKS, DIVERSIONS, AND OTHER EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.

3.11 MONITORING FOR WPDES PERMIT

- A. UNLESS INDICATED OTHERWISE WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MONITORING REQUIREMENTS OF THE WPDES PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- B. EROSION AND SEDIMENT CONTROLS SHALL BE ROUTINELY INSPECTED AT LEAST EVERY SEVEN DAYS, AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCHES OR GREATER. WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS SHALL BE MAINTAINED AND SUBMITTED TO THE ENGINEER. THE REPORTS SHALL CONTAIN THE FOLLOWING INFORMATION:
 1. DATE, TIME, AND EXACT PLACE OF INSPECTION.
 2. NAME(S) OF INDIVIDUAL(S) PERFORMING INSPECTION.
 3. AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.
 4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
 5. A DESCRIPTION OF THE SITES PRESENT PHASE OF CONSTRUCTION.
- C. THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH THE APPROPRIATE DNR FORM TO USE FOR THE INSPECTIONS.

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EROSION CONTROL SPECIFICATIONS
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Cherokee Park, Inc.
 City of Madison
 Dane County, WI

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DATE 3-26-08 SHEET TITLE
 BY SJA **C5.1**
 GEC FILE NO. 1205-225D



**PLANTS TO BE USED LIST
COUNTRY CLUB INFILL**

KEY COMMON NAME (BOTANICAL NAME)	SIZE
BB BURNING BUSH (<i>Euonymus atropurpureus</i>)	5'-6' ht.
BN BLADDERNUT (<i>Staphylea trifolia</i>)	5'-6' ht.
FH FALSE HEATHER (<i>Hudsonia tomentosa</i>)	15'-18"
IB INDIGO BUSH (<i>Amorpha fruticosa</i>)	4'-5' ht.
NU NEW JERSEY TEA (<i>Ceanothus americanus</i>)	15'-18"
RB RIVER BIRCH (<i>Betula nigra</i>)	10'-12' ht.
SC SHRUBBY CINQUEFOIL (<i>Potentilla fruticosa</i>)	15"-18"
SO SWAMP WHITE OAK (<i>Quercus macrocarpa</i>)	2.5" cal.
WH WITCH HAZEL (<i>Hamamelis virginiana</i>)	5'-6' ht.

ALL PLANTS ARE NATIVE TO DANE COUNTY ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

**RAINGARDEN & NATIVE VEGETATION
PLANTING SCHEDULE**

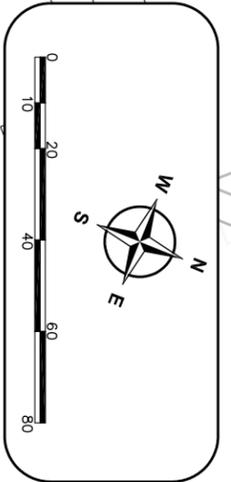
RAIN GARDEN AREAS SHALL BE PLANTED WITH THE FOLLOWING KITS PROVIDED FROM AGRECOL:
 50% SHORT STATURE KIT
 50% RAIN GARDEN RENEWAL KIT
 OR AS APPROVED BY ENGINEER

NATIVE VEGETATION BUFFERS SHALL BE PLANTED WITH SHORT STATURE KIT FROM AGRECOL ON 1-FOOT CENTERS OR AS APPROVED BY ENGINEER

NOTES:

1. BUILDING DOWN SPOUTS SHALL BE CONVEYED TO RAIN GARDEN & DETENTION AREA TO THE SOUTH.
2. GARAGE DOWN SPOUT SHALL BE CONVEYED TO RAIN GARDENS TO THE SOUTH.
3. AN ENGINEER SHALL BE PRESENT AT ALL TIMES DURING THE FINAL GRADING AND INSTALLATION OF PLANTS TO THE PROPOSED RAINGARDENS.

COUNTRY CLUB



REVISIONS	NO.	BY	DATE

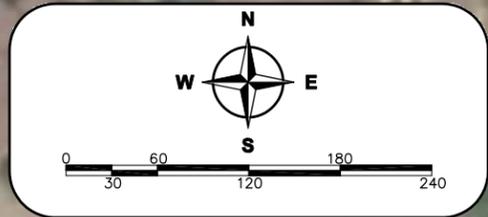
**PROPOSED
LANDSCAPE PLAN
Country Club Infill
Cherokee Park, Inc.
City of Madison
Dane County, WI**

GENERAL ENGINEERING COMPANY
 916 Shaw Lake Drive
 Portage, WI 53901
 608-742-2189
 608-742-2892 Fax
 genc@generalengineering.net

DATE: 3-26-08
 BY: SRR
 SEC. FILE NO. 1205-225D

SHEET TITLE
C6.0

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REVISIONS	NO.	BY	DATE

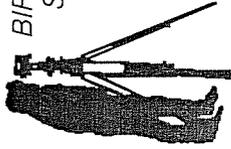
PROPOSED SITE PLAN
Country Club Infill
Cherokee Park, Inc.

City of Madison
 Dane County, WI

GENERAL ENGINEERING COMPANY
 916 Silver Lake Drive
 P.O. Box 340
 Portage, WI 53901
 608-742-2189
 608-742-2592 Fax
 gec@generalengineering.net

DATE 3-26-08
 BY SJA
 GEC FILE NO. 1205-225D

SHEET TITLE
C1.1

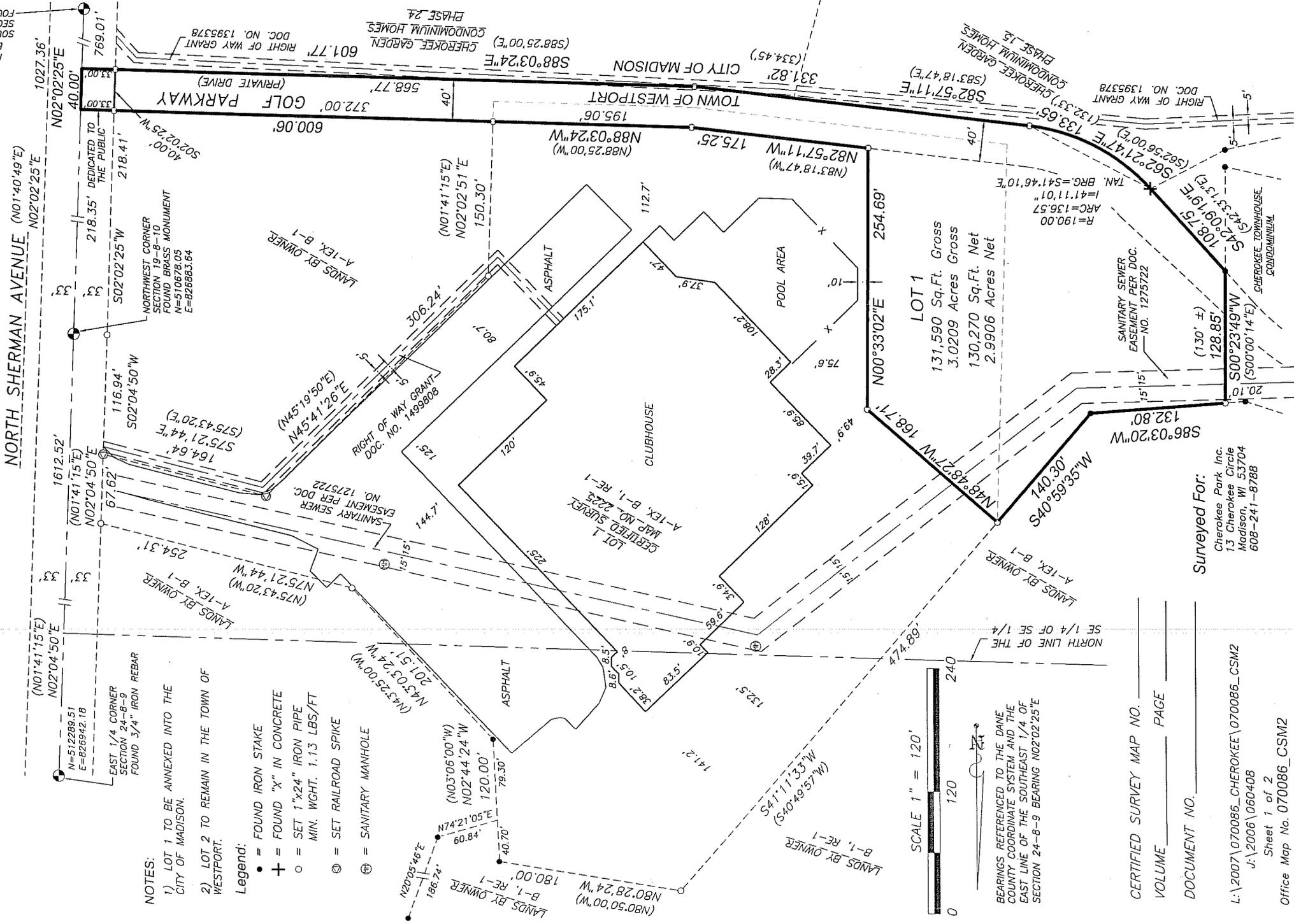


BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

CERTIFIED SURVEY MAP

PART OF LOT 1, CERTIFIED SURVEY MAP NO. 2225,
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST
1/4, ALL IN SECTION 24, T8N, R9E, CITY OF
MADISON, DANE COUNTY, WISCONSIN



NOTES:

- 1) LOT 1 TO BE ANNEXED INTO THE CITY OF MADISON.
- 2) LOT 2 TO REMAIN IN THE TOWN OF WESTPORT.

Legend:

- = FOUND IRON STAKE
- + = FOUND "X" IN CONCRETE
- o = SET 1"x24" IRON PIPE MIN. WGT. 1.13 LBS/FT
- ⊙ = SET RAILROAD SPIKE
- ⊕ = SANITARY MANHOLE

SCALE 1" = 120'



BEARINGS REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM AND THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 24-8-9 BEARING N02°02'25"E

CERTIFIED SURVEY MAP NO. _____
 VOLUME _____ PAGE _____
 DOCUMENT NO. _____

Surveyed For:

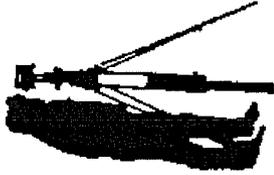
Cherokee Park Inc.
13 Cherokee Circle
Madison, WI 53704
608-241-8788

L:\2007\070086_CHEROKEE\070086_CSM2

J:\2006\060408

Sheet 1 of 2

Office Map No. 070086_CSM2



CERTIFIED SURVEY MAP

DATED: DECEMBER 21, 2007

Surveyor's Certificate

**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed herein, I have surveyed and mapped the lands described herein and that the map is a correct representation of all of the exterior boundaries of the land surveyed and division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Part of Lot 1, Certified Survey Map No. 2225, and part of the Southeast 1/4 of the Southeast 1/4 all in Section 24, T8N, R9E, City of Madison, Dane County, Wisconsin being more particularly described as follows: Commencing at the Southeast Corner of said Section 24; thence along the East line of the said Southeast 1/4 N02°02'25"E, 769.01 feet to the point of beginning; thence continuing along said East line N02°02'25"E, 40.00 feet to the Easterly extension of the Northerly right of way line of Golf Parkway; thence along said Northerly right of way line N88°03'24"W (recorded as N88°25'00"W), 600.06 feet; thence continuing along said Northerly right of way line N82°57'11"W (recorded as N83°18'47"W), 175.25 feet; thence N00°33'02"E, 254.69 feet; thence N48°48'27"W, 168.71 feet to a Westerly corner of said Lot 1, Certified Survey Map No. 2225; thence S40°59'35"W, 140.30 feet; thence S86°03'20"W, 132.80 feet; thence S00°23'49"W, 128.85 feet (recorded as S00°00'14"E, 130 feet ±) to the Southerly right of way line of said Golf Parkway; thence along said Southerly right of way line S42°09'19"E (recorded as S42°33'13"E), 108.75 feet to a point on a curve; thence continuing along said Southerly right of way line along a curve to the left having a radius of 190.00 feet and a chord bearing and distance of S62°21'47"E, 133.65 feet (recorded as S62°56'00"E, 132.33 feet) to a point of tangency; thence continuing along said Southerly right of way line S82°57'11"E, 331.82 feet (recorded as S83°18'47"E, 334.45 feet); thence continuing along said Southerly right of way line S88°03'24"E (recorded as S88°25'00"E), 601.77 feet to the said East line of the Southeast 1/4 and the point of beginning.

Owners Certificate:

Cherokee Park Inc., as owner, does hereby certify that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as shown on this Certified Survey Map. It also certifies that this Certified Survey Map is required by the City of Madison City Council, as a required approving authority.

Cherokee Park Inc.

**State of Wisconsin)
Dane County) ss**

Dennis B. Tiziani, President

Personally came before me this _____ day of _____, 2007, the above named owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.
My Commission Expires _____

City of Madison Common Council Certificate:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth Witzel-Behl, Clerk, City of Madison

City of Madison Plan Commission Certificate:

Approved for recording per Secretary of the City of Madison Plan Commission

Mark Olinger, Secretary, City of Madison Plan Commission

Dated _____

Notes:

Utility Easement: No poles or buried cables are to be placed on any lot line or corner. The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

This survey is subject to any and all easements and agreements both recorded and unrecorded.

All lots created by this certified survey map are individually responsible for compliance with Chapter

37 of the Madison General Ordinances in regard to storm water detention at the time they develop.

Utility Easements as herein set forth are for the use of public bodies and private public

utilities having the right to serve the area.

Surveyed: PFMC
Drawn: PFMC
Check: MAP/DVB
Approved: DVB
Field book: 205/46
Tape/File: J:\2006\CARLSON
Received for recording this _____ day of _____, 20____
at _____ o'clock __ m and recorded in Volume _____ of Certified Survey Maps of

Dane County on Page _____.

Surveyed For :
Cherokee Park Inc.
13 Cherokee Circle
Madison, WI 53704

Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

Cherokee Park, Inc
5000 N Sherman Ave
Madison, WI 53704

April 2, 2008

City Of Madison
215 Martin Luther King, Jr. Blvd
Madison, WI 53701

Zoning Text
92 Golf Parkway
'Club Infill Project'
Madison, WI 53704

Legal Description: The lands subject to this planned unit development shall include those in Exhibit A, attached hereto.

- A. Statement of purpose: This zoning district is established to allow for the construction of (2) duplex condominiums for a total of (4) dwellings on 3.02+/- acres.
- B. Permitted Uses:
 - a. Those that are stated in the R-2 zoning district, while allowing multi-family low density dwellings.
- C. Lot Area: As stated in Exhibit A, attached hereto.
- D. Floor Area Ratio:
 - a. Maximum floor ratio permitted is .3
 - b. Maximum building height shall be two stories or as shown on approved plans.
- E. Yard requirements: Yard areas will be provided as shown on approved plans.
- F. Landscaping: Site landscaping will be provided as shown on approved plans.
- G. Accessory Off-Street Parking and Loading: Provide as shown on plans.
- H. Lighting: Provided as shown on approved plans.
- I. Signage: Signage will be provided as approved on recorded plans.
- J. Family Definition: The family definition of this PUD shall coincide with the definition given I Chapter 28.03 (2) of the MGO for the R-2 zoning district.
- K. Alterations and Revisions: No alteration or revision of this planned unit developments shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Craig Makela
Construction Project Manager
Cherokee Park, Inc

Attached: Exhibit A (CSM for PUD)