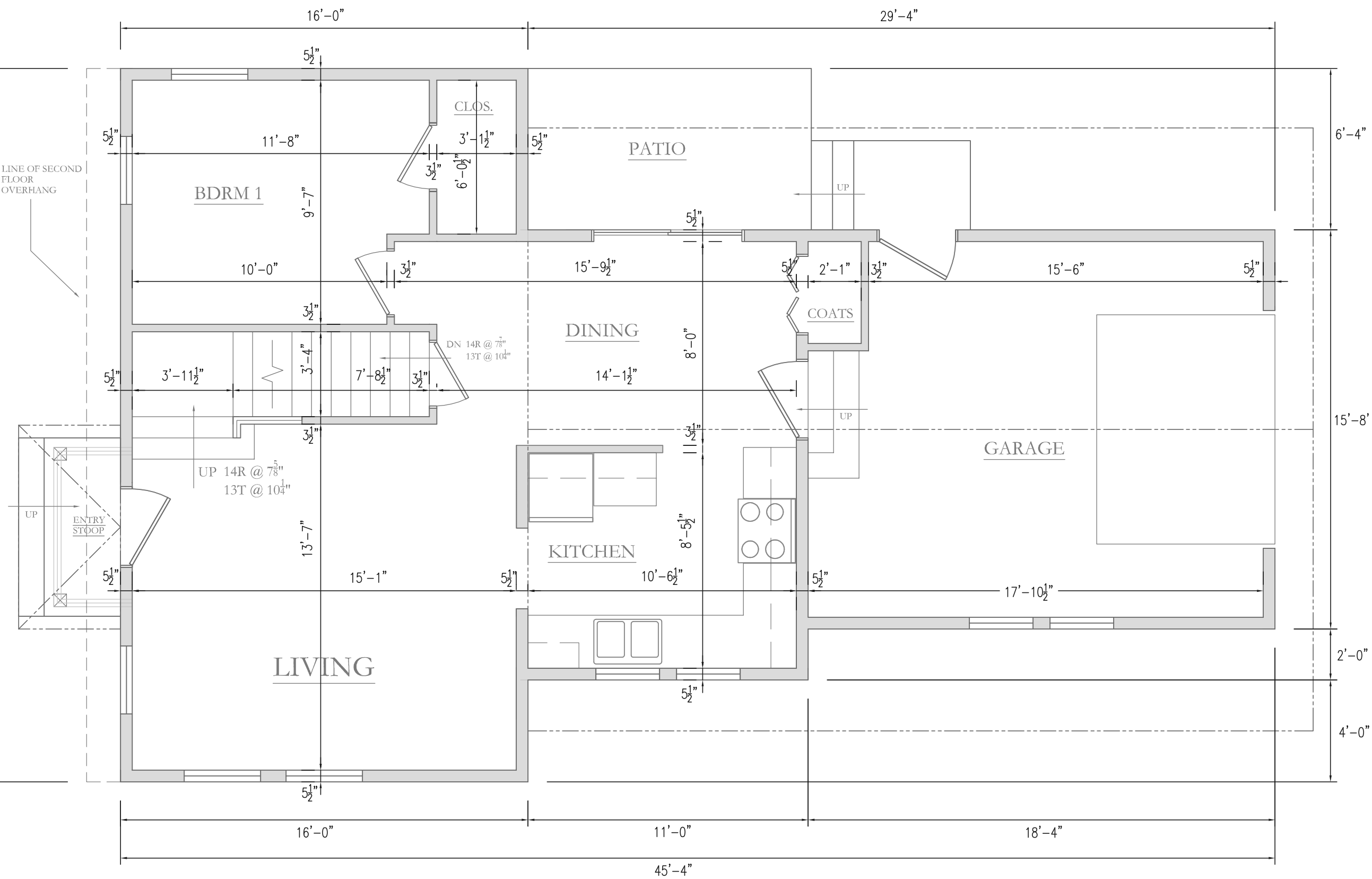


SECOND FLOOR PLAN



GROUND FLOOR PLAN

SCALE: 1/4" = 1'

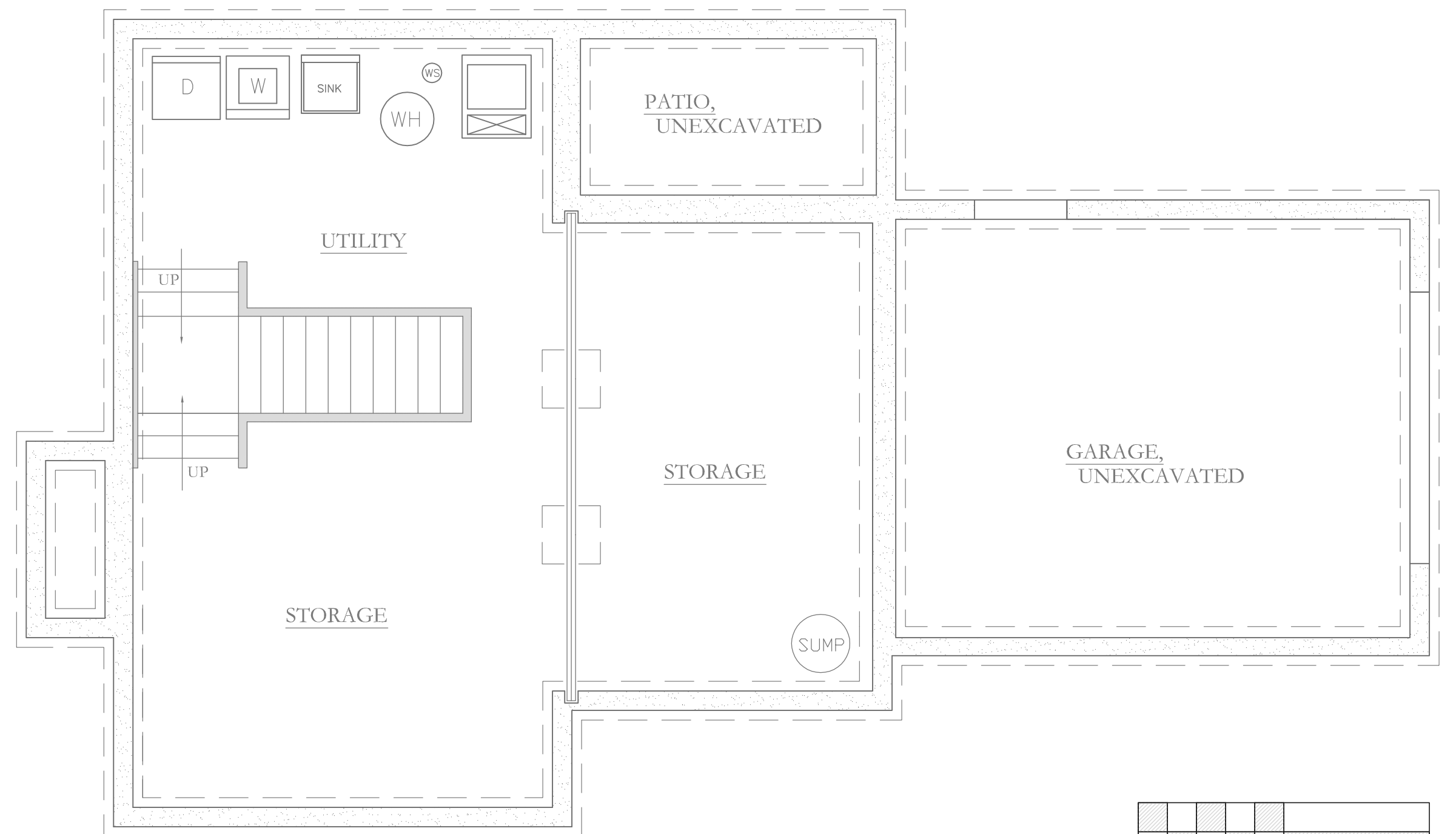
Unit Type Proposal for Northport Commons

3 bedroom, single family home

Ground floor: 654 SF
 Second floor: 485 SF
 1134 SF Total

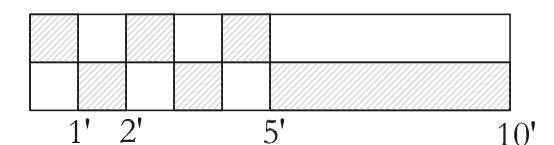
Habitat for Humanity of Dane County
 1014 Fiedler Lane, #29
 Madison, WI. 53725

608.255.1549



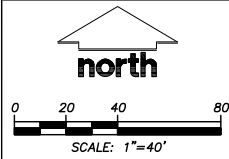
FOUNDATION PLAN

SCALE: 1/4" = 1'



THE PARK HOMES AT NORTHPORT COMMONS

ALL OF LOTS 1 THROUGH 17, ALL OF LOTS 34 THROUGH 39, OUTLOT 1 AND OUTLOT 3 OF THE PLAT OF NORTHPORT COMMONS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



- LEGEND**
- SECTION CORNER MONUMENT AS NOTED
 - 3/4" REBAR FOUND
 - 1-1/4" REBAR FOUND
 - 1" IRON PIPE FOUND
 - CUT CROSS FOUND
 - DRILL HOLE SET
 - 1-1/4" X 30" REBAR SET, WEIGHING 4.30 LB./LN.FT., EXCEPT AS SHOWN, ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" X 24" REBAR SET, WEIGHING 1.50 LB./LN. FT.
 - () PREVIOUSLY RECORDED INFORMATION
 - PLAT BOUNDARY LINE
 - PLAT LOT LINE
 - RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - SECTION LINE
 - NO VEHICULAR ACCESS ALLOWED

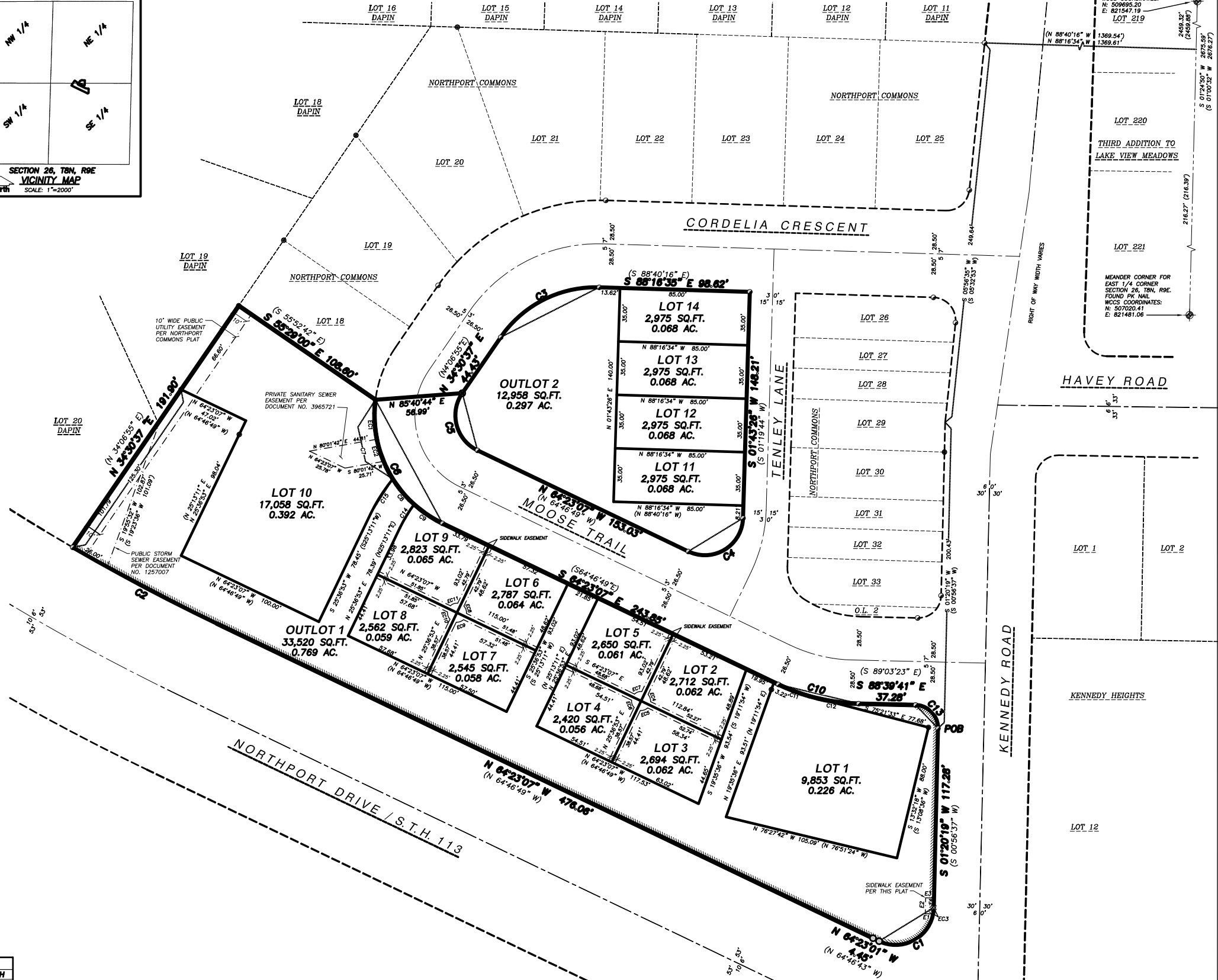
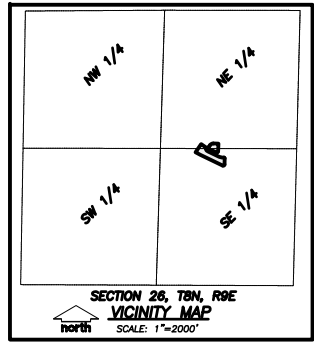
UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE TOWN OF MADISON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MADISON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

- NOTES**
- BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
 - DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
 - OUTLOT 1 OF NORTHPORT COMMONS WAS PREVIOUSLY DEDICATED AS PRIVATE OPEN SPACE. PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT TO MOOSE TRAIL FOR LOTS 1 THROUGH 16, NORTHPORT COMMONS PLAT.
 - OUTLOT 1 OF "THE PARK HOMES AT NORTHPORT COMMONS" IS HEREBY RE-DEDICATED AS PRIVATE OPEN SPACE. PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT TO MOOSE TRAIL FOR LOTS 1 THROUGH 10 OF THIS PLAT.
 - OUTLOT 2 IS RETAINED BY HABITAT FOR HUMANITY OF DANE COUNTY, INCORPORATED AS PRIVATE OPEN SPACE.
 - "ALL LOTS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 113 AS SHOWN ON THE LAND DIVISION MAP; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293 WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS AGENTS. ANY ACCESS SHALL BE ALLOWED BY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE."
 - "THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.T.RANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS' THROUGH-LANE CAPACITY."
 - THIS PLAT IS SUBJECT TO A LAND USE RESTRICTION AGREEMENT RECORDED AS DOCUMENT NO. 3649109.



CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC	TANGENT IN	TANGENT OUT
C1	25.00'	114°16'49"	S 58°28'39" W	42.00'	49.86'	S 01°20'19" W	N 64°23'07" W
C2	1358.39'	04°30'59"	N 62°07'38" W	107.05'	107.08'	N 64°23'07" W	N 59°52'08" W
C3	75.50'	57°12'55"	N 63°07'02" E	72.30'	75.39'	N 34°30'37" E	S 88°16'35" E
C4	25.00'	113°54'04"	S 58°40'10" W	41.91'	49.70'	S 01°43'26" W	N 64°23'07" W
C5	25.00'	98°53'38"	N 14°56'15" W	38.75'	44.01'	N 64°23'07" W	N 34°30'37" E
C6	78.50'	71°48'46"	S 28°28'40" E	92.07'	98.40'	S 07°25'43" W	S 64°23'07" E
C7	78.50'	39°32'19"	S 12°20'20" E	53.10'	54.17'	S 07°25'43" W	S 32°06'29" E
C8	78.50'	15°54'07"	S 40°03'13" E	21.72'	21.79'	S 32°06'29" E	S 48°00'37" E
C9	78.50'	16°22'33"	S 56°12'13" E	22.36'	22.44'	S 48°00'37" E	S 64°23'07" E
C10	128.50'	24°16'36"	S 76°31'24" E	54.04'	54.45'	S 64°23'07" E	S 88°39'41" E
C11	128.50'	10°58'10"	S 69°52'11" E	24.56'	24.60'	S 64°23'07" E	S 75°21'16" E
C12	128.50'	13°18'28"	S 82°00'39" E	29.78'	29.84'	S 75°21'16" E	S 88°39'41" E
C13	15.00'	90°00'00"	S 43°36'41" E	21.21'	23.56'	S 88°39'41" E	S 01°20'19" W
C14	93.75'	10°57'51"	N 31°16'17" E	17.91'	17.94'	N 25°36'53" E	N 36°45'12" E
C15	115.00'	13°26'04"	S 32°30'23" W	26.90'	26.96'	S 39°13'25" W	S 25°36'53" W

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
EC1	78.50'	18°58'30"	S 02°03'32" E	25.88'	26.00'
EC2	78.50'	11°03'09"	S 17°04'21" E	15.12'	15.14'
EC3	25.00'	09°27'20"	S 06°03'55" W	4.12'	4.13'
EC4	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC5	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'
EC6	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC7	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'
EC8	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC9	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'
EC10	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC11	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'

LINE	BEARING	LENGTH
E1	N 00°18'00" E	693.76'
E2	N 00°18'00" E	70.34'
E3	N 87°48'18" W	62.73'
E4	N 01°54'46" E	20.83'
E5	N 01°54'46" E	20.83'
E6	N 00°16'11" E	16.08'
E7	N 00°16'11" E	16.08'
E8	S 89°16'44" E	17.53'
E9	S 54°25'23" W	12.55'
E10	S 14°48'48" W	34.20'
E11	N 88°58'19" W	36.57'
E12	S 54°25'23" W	13.42'
E13	S 14°47'36" W	6.46'
E14	N 75°12'33" W	27.00'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



DATE: DECEMBER 15, 2008

Sheet Number: S-1.0

PREPARED FOR:

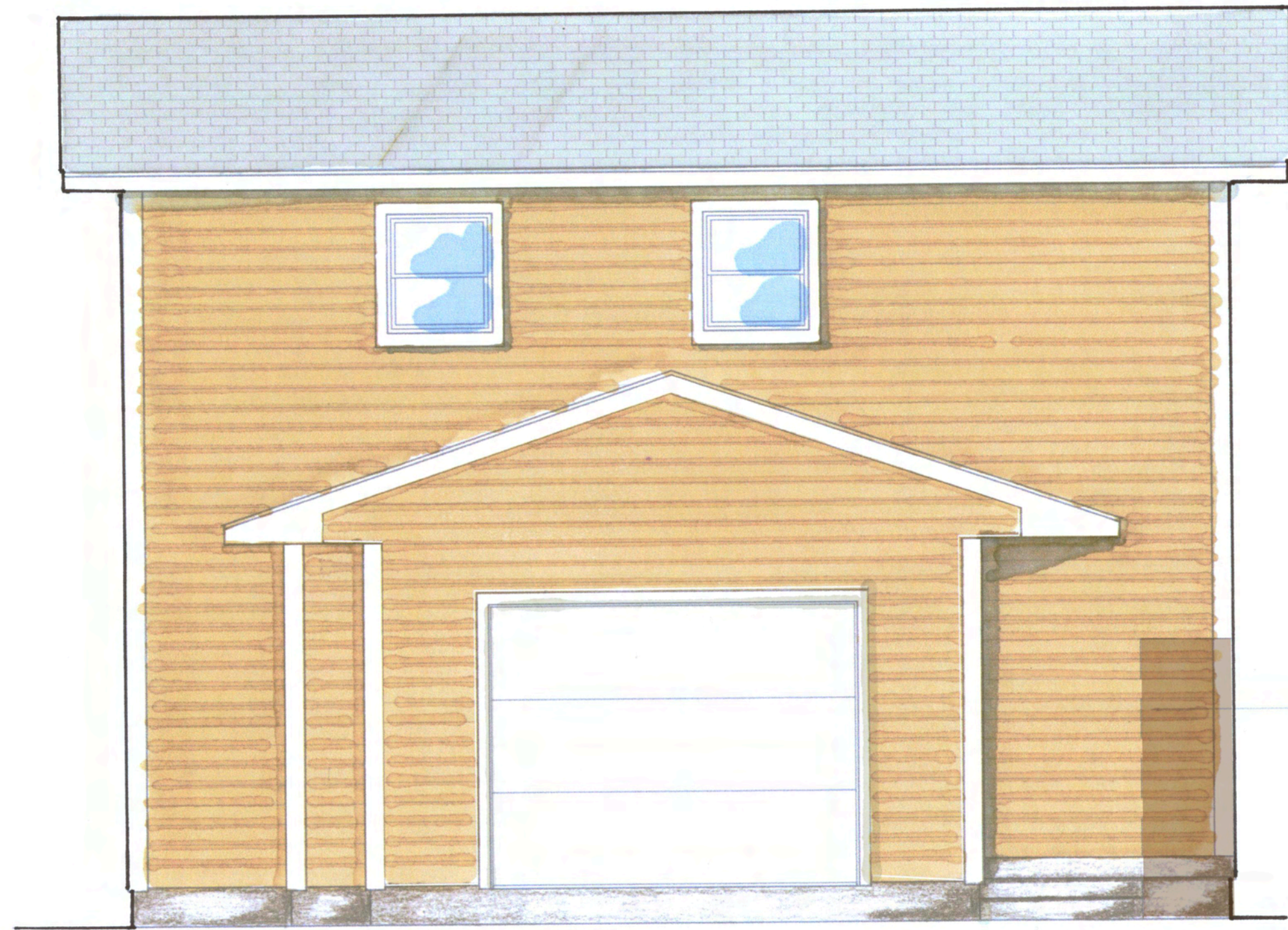
HABITAT FOR HUMANITY OF DANE COUNTY
P.O. BOX 258128
MADISON, WI 53725-8128

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

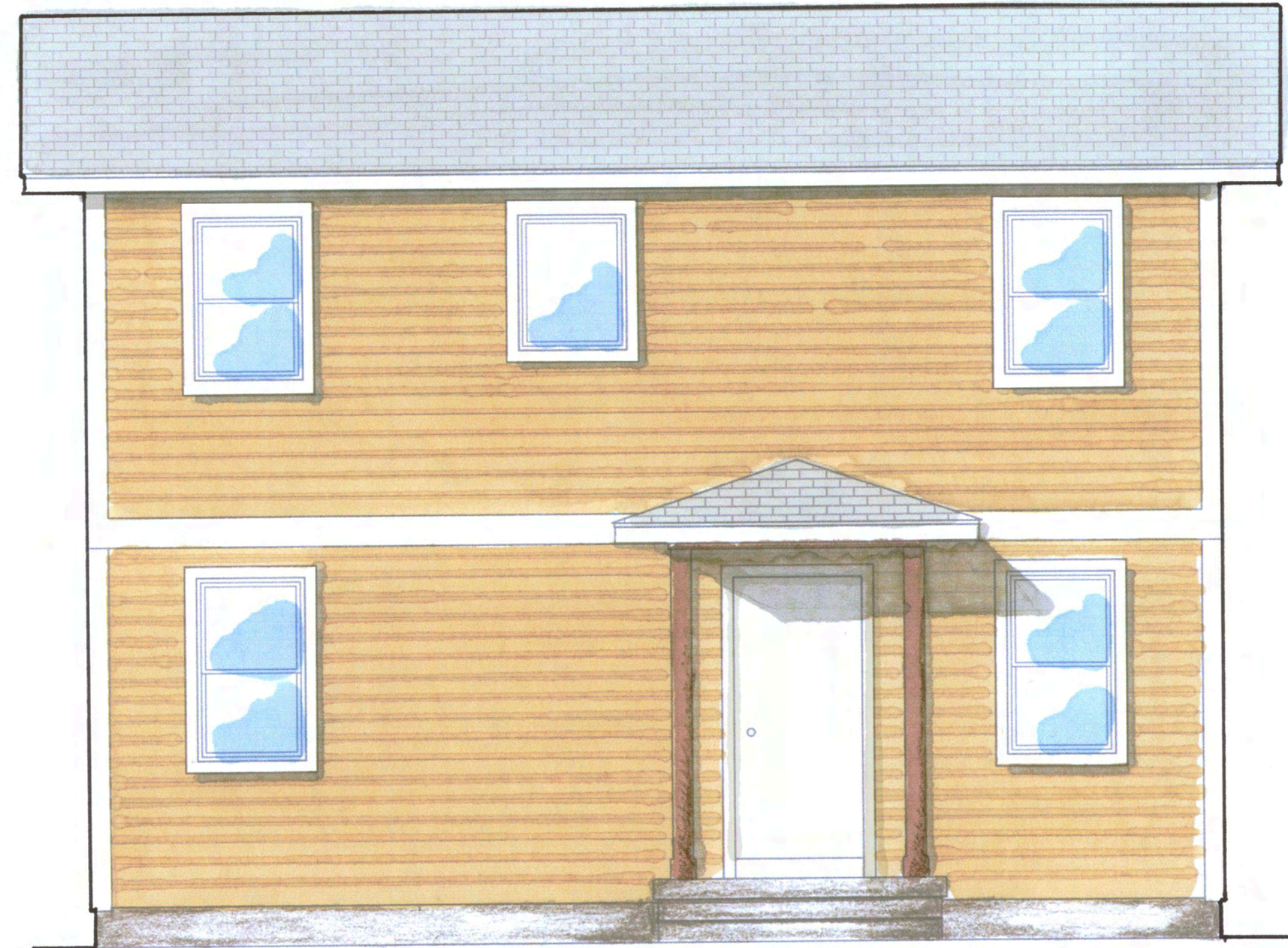
PROJECT NO: HH-17-08	SURVEYED BY: CMS
FILE NO: Q-42	DRAWN BY: SD
FIELDBOOK/PK: HH-17-08	CHECKED BY: -
SHEET 1 OF 2	APPROVED BY: MMC



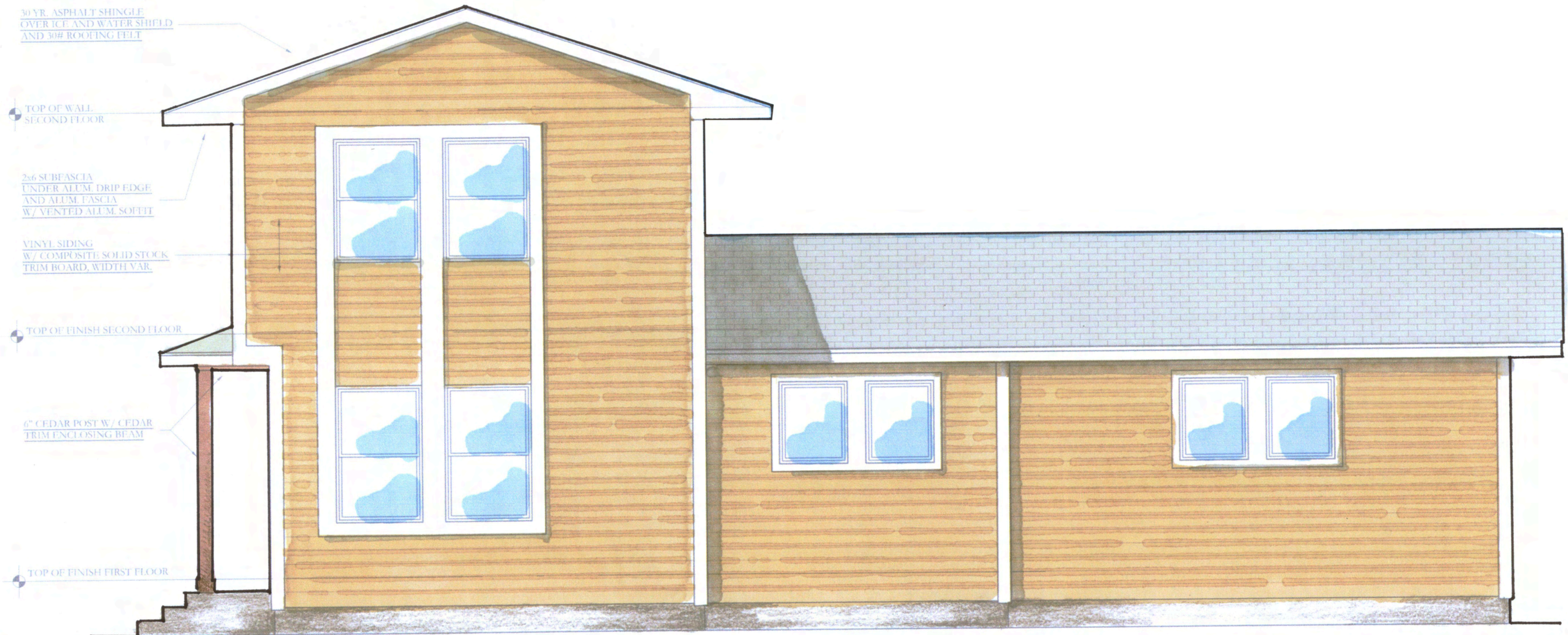
ELEVATION FROM FIRE ALLEY
SCALE: $\frac{1}{4}'' = 1'$



ELEVATION FROM COMMON AREA
SCALE: $\frac{1}{4}'' = 1'$



ELEVATION AT FRONT ENTRY
SCALE: $\frac{1}{4}'' = 1'$



STREET ELEVATION
SCALE: $\frac{1}{4}'' = 1'$

- 30 YR. ASPHALT SHINGLE OVER UIC AND WATER SHIELD AND 30# ROOFING FELT
- TOP OF WALL SECOND FLOOR
- 1/2" x 6" FASCIA UNDER ALUM. DRIP EDGE AND ALUM. FASCIA W/ VENTED ALUM. SHEATH
- VINYL SIDING W/ COMPOSITE SOLID STUCK TRIM BOARD, WIDTH VAR.
- TOP OF FINISH SECOND FLOOR
- 6" CEDAR POST W/ CEDAR TRIM FINISHING BEAM
- TOP OF FINISH FIRST FLOOR

Unit Type Proposal for Northport Commons

Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI. 53725

608.255.1549

Habitat for Humanity of Dane County

Park Homes at Northport Commons

JSD Project No: HH1708
December 17, 2008

www.JSDinc.com



Planning & Development
Site/Civil Engineering
Transportation Engineering
Water Resources
Landscape Architecture
Surveying & Mapping
Construction Management

Alteration to General Development and Specific Implementation Plans

Prepared for:
**Habitat for Humanity
of Dane County**
1014 Fiedler Lane, #29
Madison, Wisconsin 53711

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

*Building relationships with a commitment to client
satisfaction through trust, quality and experience.*

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Project Development Team	3
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Future Development	10
Zoning Text	11
Infrastructure	15

Exhibits

1. Original Proposed Site Plan – Dated 12/01/03
2. GDP/SIP Modified Areas
3. Proposed GDP Site Plan
4. Proposed Preliminary Plat
5. Habitat for Humanity Basic House Description
6. Lots 2 – 9 Proposed Floor Plans
7. Lots 2 – 9 Proposed Elevations
8. Lots 2 – 9 Existing Site Plan
9. Lots 2 – 9 Proposed Site and Utility Plans
10. Lots 2 – 9 Proposed Grading and Erosion Control
11. Lots 2 – 9 Details
12. Lots 2 – 9 Landscape Plan
13. GDP Conceptual Landscape Plan

Appendices

- A. Letter to Northport Commons neighbors, North side Planning Council
- B. Alternate four bedroom unit floor plan for Lots 2-9.



December 17, 2008

Mr. Brad Murphy
Department of Planning and Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701

RE: Letter of Intent
Northport Commons, 542 Northport Drive
Revision to the General Development Plan
Specific Implementation Plan

Dear Mr. Murphy:

Please accept this submission describing Habitat for Humanity of Dane County's (HFHDC) development plans regarding proposed revisions to the Northport Commons General Development Plan (GDP) and Specific Implementation Plan (SIP).

Northport Commons serves as the next major project in HFHDC's Urban Neighborhood Initiative to help low-income families attain the dream of homeownership through infill housing in Madison. The Urban Neighborhood Initiative targets building sites such as Northport Commons, which lie close to urban amenities and services; which sit on major traffic arterials to provide efficient access to jobs; and which represent unique opportunities for infill in neighborhoods that may have been previously platted and improved, but are otherwise sitting idle.

Early into the investigation of the site at Northport Commons, HFHDC staff speculated that the sluggish sales of units in the neighborhood may have resulted from the unit types and platting scheme approved in the original Northport Commons. HFHDC concluded that an alternative configuration that emphasized single family detached homes would be more suitable for its building program. The current proposal makes use of the pre-existent infrastructure and gross lot dimensions, while providing sites for homes that are better suited both to typical HFHDC construction practice and this general location within the urban fringe of Madison.

Habitat for Humanity of Dane County has made every effort to develop a project that will serve the needs of the City, the neighborhood, and its own family partners. Thank you for your review of this proposal. HFHDC is eager to work with the City to make the Northport Commons neighborhood a truly great place to live.

Respectfully submitted,


Michael Carlson
Director of Community Development

The Park Homes at Northport Commons

2

December 17, 2008

MAIL: P.O. Box 258128
Madison, WI 53725-8128

OFFICE: 609 Fiedler Ln. #29
Madison, WI 53713

PHONE: (608) 255-1549
FAX: (608) 255-1823

E-MAIL: habitat@habitatdane.org
INTERNET: www.habitatdane.org



PROJECT DEVELOPMENT TEAM

Site Owner and Developer:

Habitat for Humanity of Dane County
Perry Ecton, CEO
1014 Fiedler Lane, #29
Madison, WI 53711

Civil Engineer:

Matt Collins, P.E.
JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593

Site Planner:

Jim Bricker, AICP
JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593

Landscape Architect:

Sarah Lerner, LEED AP, ASLA
JSD Professional Services
161 Horizon Drive, Suite 101
Verona, WI 53593

Home Contractor:

Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI 53711

Infrastructure Contractors:

To be determined by
competitive bid

Project Contact:

Michael Carlson
Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI 53711
608.255.1549 x.107

Introduction and Summary

Habitat for Humanity of Dane County (HFHDC) proposes to replat and develop the vacant townhome parcels remaining in the Northport Commons development located at Kennedy Road and Northport Drive in the City's northside neighborhood. This document describes the PUD-GDP and SIP alterations that are necessary to implement the proposed development which will be named the Park Homes at Northport Commons.

Northport Commons is a partially developed residential project located on the site of the former Moose Lodge. It is surrounded by other single-family homes, apartments, and apartment conversion units. Warner Park and its Community Center, Troy Gardens, the Mallards stadium, Lindberg Elementary School, and the Sherman Avenue commercial corridor are all within a 10-15 minute walk of the site. Residents enjoy immediate access to Hwy 113 (Northport Drive) and quick access to US Hwy 51 via Hwy CV. A Madison Metro bus stop lies adjacent to the site and numerous bike paths and routes serve this location.

Northport Commons encompasses 4.2 acres of vacant land that was cleared, graded, platted, and improved with streets, sidewalks, and municipal utilities as part of a previous development effort.

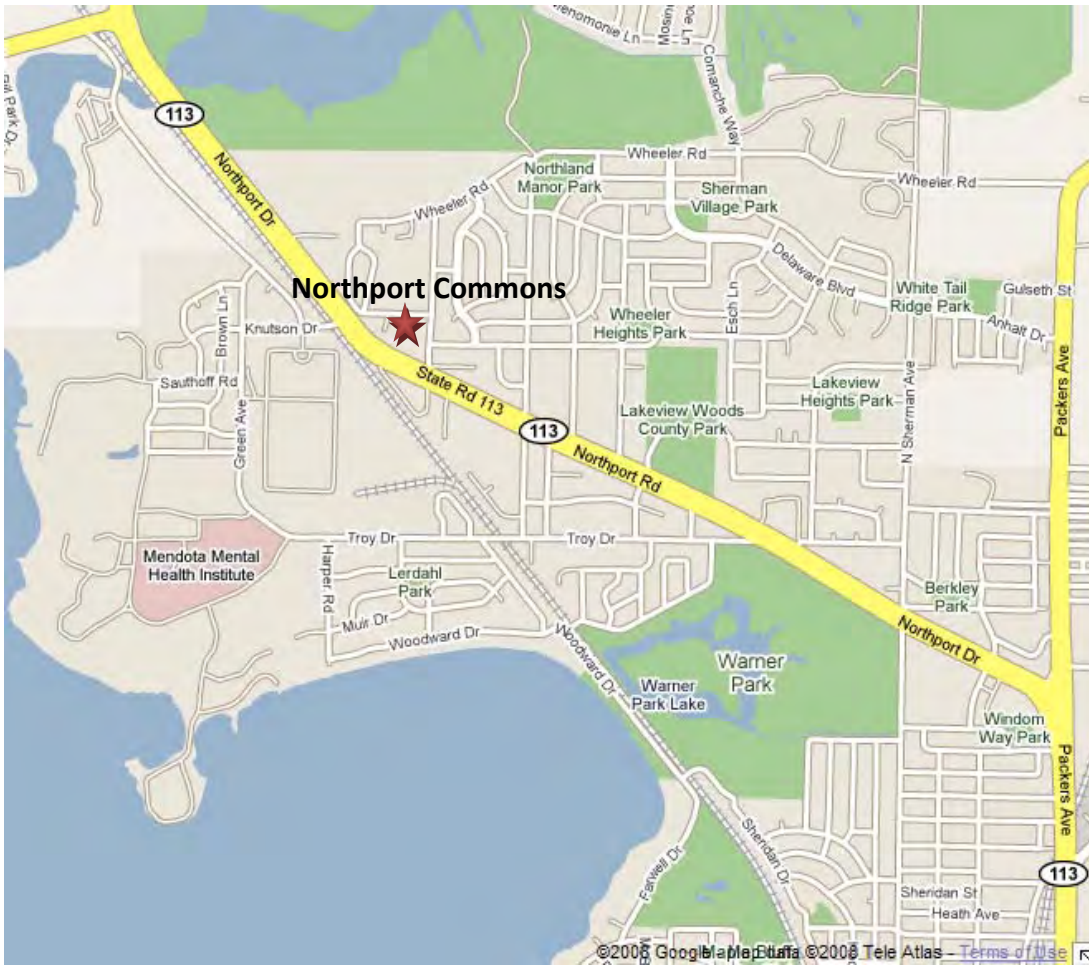
In 2004, the Waukesha-based development group C-CAP, platted and improved the former Moose Lodge property into Northport Commons, a residential subdivision with 9 single family homes and 30 townhomes. By 2007, only four townhome units and four single family homes had been built and sold, and C-CAP lacked sufficient funds to construct additional speculative houses. In an effort to recuperate the allocation of Block Grant funding intended to make the project accessible to lower-income homeowners, the City contacted HFHDC in June 2007, to discuss the possibility for Habitat to purchase either some or all of the remainder of the land from C-CAP in order to re-invigorate the development.

After several months of research, HFHDC concluded that if there were some minor modifications to the general plan, it would be feasible to successfully structure the pre-existing CDBG debt and complete the build out of the site using the Habitat homeownership model which involves project sponsorship, volunteer labor, sweat-equity, and HFHDC income adjusted mortgages.

Working with the City, Habitat closed on the property in April 2008 and began several months of planning to formulate the modest and reasonable design changes that would improve the projects' viability. The planning process included discussions with residents in the eight existing homes, and other neighbors, Alder Michael Schumacher, and the Northside Planning Council to share information regarding HFHDC's building program and to solicit feedback regarding proposed design concepts. A preliminary conceptual general development plan was then evaluated through a "scaled model block study" facilitated by the Neighborhood Design Center, to review the feasibility of the conceptual proposal. The feedback received during these discussions was incorporated into the revised site plan and development standards described in the following sections.

The original plan for this project was to create a pedestrian scale neighborhood of 39 modestly priced affordable homes (9 single family houses and 30 units in 7 townhome structures) surrounding a small private totlot park. The modifications proposed by Habitat for Humanity will create a 36 to 38 unit neighborhood comprised of 8 conventional single family homes, 12 clustered single family homes and 16 to 18 units of medium to high density residences and/or possibly one commercial lot. Four of the new residential units will be specifically designed and constructed for families requiring ADA improvements. The small private totlot park will also be expanded under the proposed plan

Location Map



Proposed Modifications to the Northport Commons GDP/SIP

(For reference, Exhibit 1 shows the original 2004 approved design. Exhibit 2 illustrates the areas that will be affected by the modifications proposed by HFHDC. Exhibit 3 is the proposed site plan for the new Park Homes at Northport Commons project and Exhibit 4 is the proposed final plat for the new Park Homes at Northport Commons.)

The most salient feature of HFHDC's redevelopment plan is the substitution of zero-lot line town homes with single family detached housing harmoniously integrated with its surrounding green space.

Rationale

The proposed alternative lot and unit configuration is based on the following pragmatic considerations:

- The majority of homeowners who partner with HFHDC prefer single-family detached homes - such homes, therefore, are easier to market;
- The majority of homes built by HFHDC in its 20 years of service to Dane County have been single family detached homes, and the techniques involved in their construction are most familiar to HFHDC staff and volunteers;
- Detached homes permit more efficient and flexible construction scheduling which is critically important to make the best use of HFHDC pre-fabrication operations and warehouse facilities;
- Plan sets for a 4-unit bank of townhouses must be prepared by a licensed architect, whereas HFHDC can legally produce plans for single-family home in-house. This enables HFHDC to both reduce pre-development expenses and to maintain greater control over construction coordination and schedules;
- Reconfiguring the layouts of the 4-unit townhomes into a 'quad' block of 4 detached single family homes around a small courtyard area provides for more natural lighting to each unit and a larger more functional shared space for each family.

Lot 1

In response to the concerns and wishes expressed by neighborhood Alder Michael Schumacher, HFHDC proposes that the corner of Kennedy Road and Moose Trail be reserved for development into medium to high density residential uses and/or a neighborhood commercial use. HFHDC intends to make a good-faith effort to recruit a commercial partner that would both serve and complement the development as a whole and serve the larger neighborhood. If HFHDC is unable to secure a suitable commercial use for this site, and the balance of the project has been substantially completed, the lot will be improved with medium to high density residential uses compatible with adjacent properties.

Lots 2-9, and part of Outlot 1:

HFHDC proposes eight single family detached homes as the alternative configuration for the townhome units that were originally approved (Lots 5-12 on Exhibit 1 & 2). These homes are arranged around a common courtyard and green space that will provide "community space" for

the surrounding homes in the quad and will enable better utilization of natural lighting and ventilation in building design and construction. Homes sited on these lots will be accessed via a new alley-way drive and the two existing alley-way drives. These drives will also be improved to provide pedestrian connections to the Northport Drive bike path. Each home will be at least 1134 square feet with three or four bedrooms per HFHDC's standards and, in recognition of the southern Wisconsin climate each will also include a 1 vehicle attached garage. This site will be developed first and is described in detail in the proposed alteration to the Northport Commons SIP. Elevations and Floor Plans of three bedroom units are included in Exhibit 6 and 7. Habitat would also like to allow for possible construction of four bedroom units. Alternate floor plans for a four bedroom unit are included in Appendix B.

Lot 10

Lot 10 includes four previously approved townhome lots combined with an existing single family lot (Lots 1-4 and 17 on Exhibit 2). This parcel has been created to provide a more functional development site that resolves gradient and utility issues that were problematic for the development scheme originally proposed. HFHDC proposes that this site be developed as medium to high density residential uses compatible to adjacent areas. Detailed development plans for this parcel will be submitted in a future SIP.

Lots 11-14

HFHDC proposes to change the five 30'x100' platted townhomes located in the center of the site (Lots 34-39 on Exhibit 2) to four 35'x85' single family detached lots. These lots will have attached or detached garages abutting Tenley Lane (the alley serving the existing townhomes). Each home will face the small totlot (Outlot 3), and will have sidewalk access to Moose Trail and Cordelia Crescent. This modification from townhomes to single family detached home lots increases the total totlot park area to 2,712 sq. ft. The totlot park will be developed in future phases. Detailed development plans for this parcel and the totlot park will be submitted in a future SIP.

Lots 18,19,23,25

These are the built single family home units from the original plan. No modifications are proposed for these lots.

Lots 20,21,22,24

These are the four unbuilt single family lots remaining from the original plat. This GDP revision proposes new building setback requirements for these lots in order to assure consistency in siting the structure. These are designated for market rate sale to preserve the mixed-income intention of the project.

Lots 26-29

These are four built condominium units from the original plan. No modifications are proposed for these lots.

Lots 30-33

Lots 30-33 encompass an approved townhome structure similar to the existing structure located immediately to the north. No modification is proposed for this site.

Architectural Review

Habitat for Humanity of Dane County (HFHDC) is not a custom builder and must use the same basic grade and quality of materials in all the houses that are constructed in order to maintain fairness to clients. However, since some materials (new and used) are donated, Habitat cannot always provide buyers with a choice of color or style of some materials (such as paint, flooring, lighting fixtures, siding, etc.). Exhibit 5 "Standard House Descriptions" that describes HFHDC housing standards for all its homes and which will be applicable to these lots.

Parks and Public Spaces

HFHDC intends to complement the reorganization of the site with other site amenities that will preserve and augment the urban character of the neighborhood. The proposed modification to the GDP includes and expanded area for Outlot 3 which will be developed as a private totlot park for the use of the residents within the project.

HFHDC proposes to work with the neighbors, its own volunteer landscape architects, and consultants to design and build a park in Outlot 3 that best serves the needs of the neighborhood. Ownership and maintenance of the park shall belong to the homeowner's association as specified in the Deeds and Covenants. However, HFHDC is eager to mobilize its resources to provide a place where all the folks in the neighborhood might come together to play, relax, and enjoy the day. Additionally, as part of a future phase, HFHDC intends to develop an attractive, welcoming gathering area on the corner of Kennedy Road and Moose Trail which serves as the local school bus stop.

Landscaping

HFHDC will work with the neighbors, our volunteer landscape architects and master gardeners to embellish the site with street trees, foundation plantings, screenings, and other plantings placed to preserve privacy, increase aesthetics, and to buffer the visual and acoustic effects of traffic on Northport Drive. Landscaping as relevant to this SIP will be installed per the attached Landscape Plans. Proposed landscaping for future phases is shown on the GDP Conceptual Landscape plan.

Future Development

Habitat anticipates that construction of the Park Homes at Northport Commons will extend through at least three additional development phases. A Specific Implementation Plan (SIP) will be prepared and submitted to the City for review and approval as market conditions warrant. In general, Habitat proposes the following phase areas:

- The Courtyard Homes (lots 2-8). This is the initial phase. The SIP is submitted concurrently with this proposed modification to the GDP.
- Lot 10. The medium to high density residential lot immediately west of the Courtyard Homes lots.
- Lot 1 . The residential and /or mixed use commercial lot on the corner of Kennedy Road and Moose Trail.
- Lots 11 through 14 (adjoining the totlot park).

The remaining single family lots along Cordelia Crescent are designated for market rate sale to preserve the mixed-income intention of this project. These lots could be sold and developed at any time.

PROPOSED PROJECT SCHEDULE:

Winter 2008-Summer 2009: Begin and complete the 4-unit townhouse fronting Kennedy Road

Spring 2009-Fall 2009: Construct eight single-family detached homes adjacent to Moose Trail

Winter 2009-Fall 2010: Construct single-family homes overlooking the central park, and the park itself

Winter 2010-Summer 2011: Construct single-family homes at southwest corner of lot

Ongoing: Market single-family lots along Cordelia Crescent for market-rate resale; search for partner to build non-residential property at southeast corner of site

Zoning Text

Note: This is a PUD-GDP-SIP for Lots 2 through 9 and parts of Outlot 1. This is a PUD-GDP for Lots 1, 10, 11-14 and 20, 21, 22 & 24.

Legal Description: All of Lots 1 through 17, all of Lots 34-39, Outlot 1 and Outlot 3 of the plat of Northport Commons, located in the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter of section 26, township 8 north, range 9 east, City of Madison, Dane County, Wisconsin.

- A. Statement of Purpose: This zoning district is created to allow for the creation of one (1) commercial or medium to high density residential lot (Lot 1), sixteen (16) single family lots (Lots 2-9, 11-14 & 20,21,22 & 24) and one (1) medium to high density residential lot (Lot 10).
- B. Permitted Uses: Following are permitted uses within this PUD-GDP & PUD-GDP-SIP.
 - I. Residential or Commercial occupancy of Lot 1 in the Northport Hill Subdivision.
 - 1. Permitted uses shall include the following: single family detached dwellings; two family detached dwellings; multifamily condominiums; multifamily apartments; professional and business offices and offices in homes; churches; fire and police stations; municipally owned and operated libraries; day care centers; educational and recreational schools, buildings, offices and community centers; adult family homes, adult day care facility, and dependency living arrangements; barber and beauty shops; florist shops; medical and dental facilities; delicatessens and catering establishments; tailor shops; offices for non-profit community service organizations; art galleries; or an open air market.
 - 2. Final architectural and landscaping details for individual buildings shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in this General Development Plan.
 - II. Residential occupancy of Lot 10 in the Northport Hill Subdivision
 - 1. Permitted uses shall include the following: single family detached dwellings; two family detached dwellings; multifamily condominiums; multifamily apartments; offices in homes; townhomes
 - 2. Final architectural and landscaping details for individual buildings shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuance of permits using the general design guidelines included in this General Development Plan.
 - III. Residential occupancy of houses on Lots 2-9, 11-14 in the Northport Hill Subdivision.
 - 1. Residential units shall be occupied by families, as defined in the Chapter 28.0(3) Madison General Ordinances per the R-4 district.

2. Final architectural shall be approved by staff of the Urban Design Commission and Plan Commission prior to issuances of permits. Approval of Lots 11-14 shall be based on the general guidelines included in this General Development Plan.
- IV. Residential occupancy of houses and permitted uses on Lots 20, 21, 22 & 24.
 1. Residential units shall be occupied by families, as defined in the Chapter 28.0(3) Madison General Ordinances per the R-4 district.
 - V. Outlot 1 & 3 shall be used for landscaping as well as other public uses as authorized and permitted by the City of Madison and outlined in this General Development Plan.
 - VI. Accessory Uses:
 1. Automobile parking in privately-owned garages and on driveways.
 2. A grounds maintenance building to serve more than one lot, to be architecturally compatible with the closest principal building.
 3. Signs as regulated by City ordinance.
 4. Temporary buildings for construction purpose, for a period not to exceed the duration of such construction.
 5. Home offices and home occupations as permitted in Chapter 28.03(3) Madison General Ordinances.
 - VII. Lot Area Requirement: Lot areas shall be provided as shown on attached PUD-GDP & PUD-GDP-SIP plans.
 - VIII. Height Regulations: Buildings height is limited to a maximum of 2 stories and 35 feet for Lots 2-9, 11-14 and 20-24 and no more than three stories for Lots 1 and 10.
 - IX. Yard Requirements: In this district, front, side and rear yards shall be provided, each of which shall be not less than the following:
 1. Front yard
 - A. For Lots 1-10, each front yard shall be permitted to be zero (0) feet.
 - B. For Lots 11-14, each front yard shall be permitted to be at least nine (9) feet.
 - C. For Lots 20,21,22,24 each front yard shall be at least fifteen (15) feet, except that the front porches (open and enclosed), bays and balconies can project into the front yard by up to seven (7) feet.
 2. Side Yards
 - A. For Lots 1 & 10, each side shall be permitted to be zero (0) feet.
 - B. For Lots 2-9, one side shall be permitted to be zero (0) feet and the other at least eight (8).
 - C. For Lots 11-14 each side shall be permitted to be zero (0) feet.

- D. For Lots 20, 21, 22, & 24 one side shall be permitted to be zero (0) feet, while one side shall be permitted to be at least five (5) feet.

3. Rear yard

- A. For Lots 2-9, each rear yard shall be permitted to be at least five (5) feet.
- B. For Lots 1 & 10, each rear yard shall be permitted to be zero (0) feet.
- C. For Lots 11-14, each rear yard shall be permitted to be zero (0) feet.
- D. For Lots 20, 21, 22, & 24 each rear yard shall be at least fifteen (15) feet.

X. Landscaping:

1. Outlots will be landscaped as shown on the approved plans. Subdivision declarant shall install, and Owners Association shall maintain, the Outlot landscaping.
2. For Lots 2-9, 11-14, 20, 21, 22 & 24 each lot shall be landscaped by the Owner with grass seed and straw or with grass sod. The grasses area shall be mostly free of weeds. Additionally, the Owner shall plant in the front yard at least one tree at 2.0" caliper, unless no suitable space is available due to utility locations. Each owner shall also plant at least six shrubs or perennials, of which at least 4 shall be in the front yard.
3. For Lots 1 & 10, 11-14 these lots shall be landscaped by the Owner and shall follow an approved landscape plan developed as part of the architectural approval.

XI. Design standards: In this district, the following design standards shall be incorporated:

1. One dwelling unit ground floor entry shall be oriented to the front of the lot on either a public street or an outlot, except Lots 2-9, where front entries orientated perpendicularly to the street shall be permitted, and Lot 10, where entries shall front the courtyard area shared by the units built there.
2. Except for open front steps from a private walkway up to the front door or front porch, or eaves less than 3 feet, no portion of the building shall encroach into the yards created by the described setbacks.

XII. Garages

1. For Lots 2-9, garages shall be attached to the unit.
2. For Lots 1 & 10, garages shall be either attached or detached.
3. For Lots 11-14, garages shall be either attached or detached and shall be parallel with Tenley Lane.
4. For Lots 20, 21, 22 & 24, garages shall be attached or detached, but shall be sited in the side or rear yard at least five (5) feet from the rear or side lot line.

XIII. Minimum Dwelling Sizes

1. For Lots 2-9, not less than 1000 finished square feet.
2. For Lots 20, 21, 22 & 24: Homes shall not be less than 950 finished square feet.

- XIV. Accessory structures: No accessory structures (attached or detached decks, patios, sports courts, detached garages, storage sheds, swimming pools, play structures which are anchored into the ground, dog runs, etc.) are permitted within the front, side and street side yards created by the setbacks. Accessory structures shall be set back no less than 5 feet from the rear lot line.

- XV. Signage: Signage identifying the development as Northport Commons shall be in accordance with City of Madison Sign Ordinance.

- XVI. Alterations and Revisions: No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Planning Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Architectural Review Committee, Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Planning Commission.

Infrastructure and Amenities

Utilities

The general schematic for all utilities is shown on the attached Site and Utility Plan. The City of Madison is responsible for final design of utilities.

Private Alley and Sidewalks

The proposed private alley shall be constructed per the dimensions and standards of the existing private alleys. This includes a standard 18' wide alley, with 18" standard curb and gutter. The private sidewalk shall be 4' wide.

Exhibits



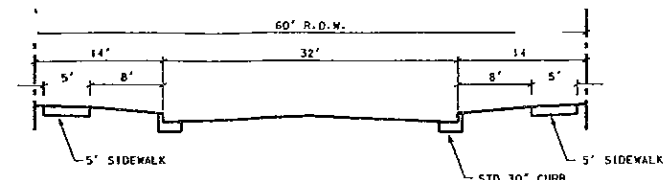
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DATE: 12-01-03
REVISED: ..

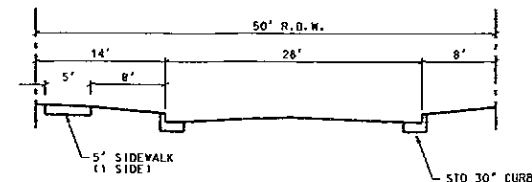
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FN: 02-05-145
DRAWN BY: JSF

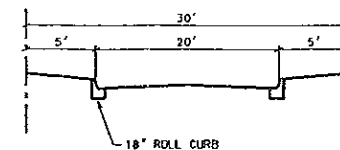
NORTHPORT COMMONS
SITE PLAN



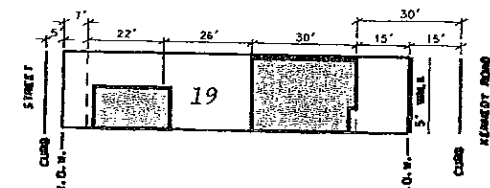
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TYPICAL SECTION "B-B"
NO SCALE



TYPICAL SECTION "C-C"
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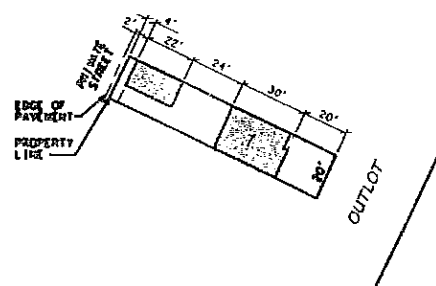


FRONT/REAR SETBACKS AND DIMENSIONS
(TYPICAL, LOTS 17-30)
NO SCALE

DEMOLITION NOTES:

- 1. EXISTING BUILDING AND SHED (NOT SHOWN) TO BE DEMOLISHED.

7 * 2500 = 59,000
20,000
79,000

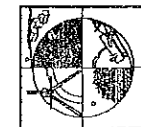


FRONT/REAR SETBACKS AND DIMENSIONS
(TYPICAL, LOTS 1-16)
NO SCALE



EXHIBIT 1
ORIGINAL SITE PLAN

D'ONOFRIO, KOTTKE
AND ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1058





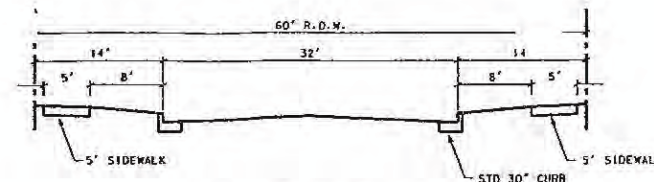
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DATE: 12-01-03
REVISED: ..

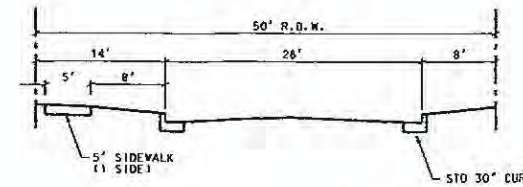
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DRAWN BY: JSR

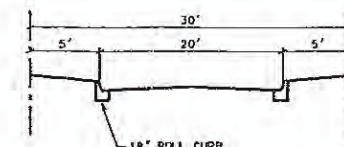
NORTHPORT COMMONS
SITE PLAN



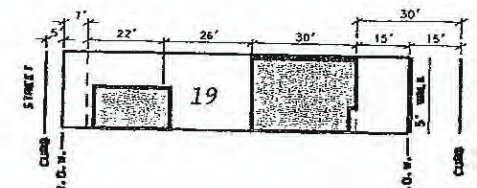
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TYPICAL SECTION "B-B"
NO SCALE



TYPICAL SECTION "C-C"
NO SCALE



FRONT/REAR SETBACKS AND DIMENSIONS
(TYPICAL, LOTS 17-30)
NO SCALE

DEMOLITION NOTES:

- 1. EXISTING BUILDING AND SHED (NOT SHOWN) TO BE DEMOLISHED.

LEGEND

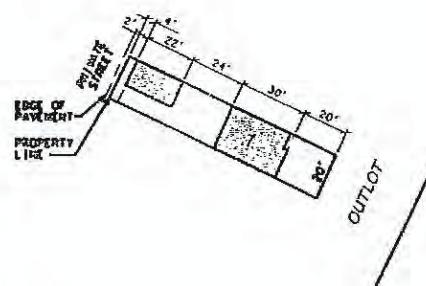


SPECIFIC IMPLEMENTATION PLAN MODIFICATIONS
(AREA ONE)



GENERAL DEVELOPMENT PLAN MODIFICATIONS
(AREA TWO)

EXHIBIT 2
GDP/SIP MODIFIED AREAS



FRONT/REAR SETBACKS AND DIMENSIONS
(TYPICAL, LOTS 1-16)
NO SCALE

D'ONOFIO, KOTTKE
AND ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1188



- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE
 161 Horizon Drive
 Suite 101
 Verona, Wisconsin 53593
 (608) 848-5060

MILWAUKEE REGIONAL OFFICE
 N22 W22931 Nancy Court
 Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0666

PREPARED FOR:
Habitat for Humanity
 PO Box 258128
 Madison, WI 53725-8128

PROJECT
The Park Homes at Northport Commons
 942 Northport Drive
 Madison, WI

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.
 These plans and designs are copyright protected and may not be used in whole or in part without the written consent of Jenkins Survey and Design, Inc.

ITEM	DATE
Drawn: SCL	12-17-08
Checked:	
Approved:	

SEAL/SIGNATURE

GATHERING AREA:
 FINAL DESIGN TO BE DETERMINED IN FUTURE PHASES

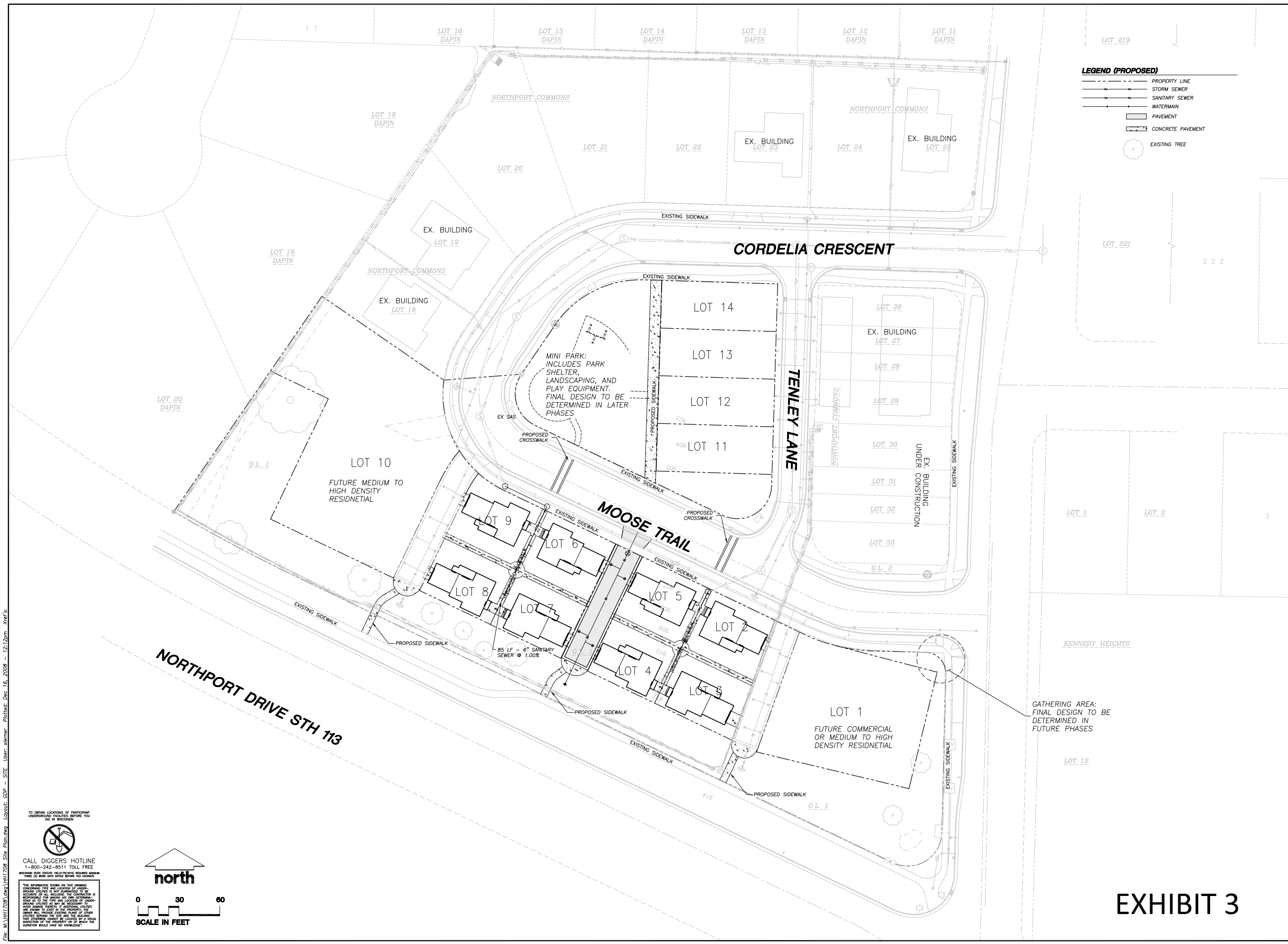
SHEET TITLE
GDP Site Plan

SHEET NUMBER
C-2.1

JSD PROJECT NUMBER
 HH1708

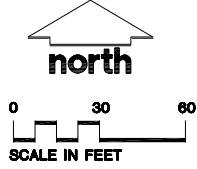
JSD PROJECT FILE
 Task1

SCALE
 1"=30'-0"



LEGEND (PROPOSED)

- PROPERTY LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- PAVEMENT
- CONCRETE PAVEMENT
- EXISTING TREE



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE REGULATIONS REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIG

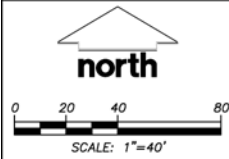
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS ADVISED THAT THE INFORMATION ON THIS DRAWING IS NOT A GUARANTEE OF ANY KIND. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS OF THE PROPERTY OR OF WHICH THE CONTRACTOR SHALL BE RESPONSIBLE.

File: M:\HH1708\Site Plan.dwg Layout: GDP - SITE User: sterner Plotted: Dec 16, 2008 - 12:12pm xref's

EXHIBIT 3

THE PARK HOMES AT NORTHPORT COMMONS

ALL OF LOTS 1 THROUGH 17, ALL OF LOTS 34 THROUGH 39, OUTLOT 1 AND OUTLOT 3 OF THE PLAT OF NORTHPORT COMMONS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER MONUMENT AS NOTED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CUT CROSS FOUND
- DRILL HOLE SET
- 1-1/4" X 30" REBAR SET, WEIGHING 4.30 LB/LN.FT., EXCEPT AS SHOWN, ALL OTHER LOT CORNERS ARE MARKED BY A 3/4" X 24" REBAR SET, WEIGHING 1.50 LB/LN. FT.
- () PREVIOUSLY RECORDED INFORMATION
- PLAT BOUNDARY LINE
- PLAT LOT LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- CENTERLINE
- SECTION LINE
- NO VEHICULAR ACCESS ALLOWED TO NORTHPORT DRIVE / STATE TRUNK HIGHWAY 113
- UTILITY EASEMENTS - NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

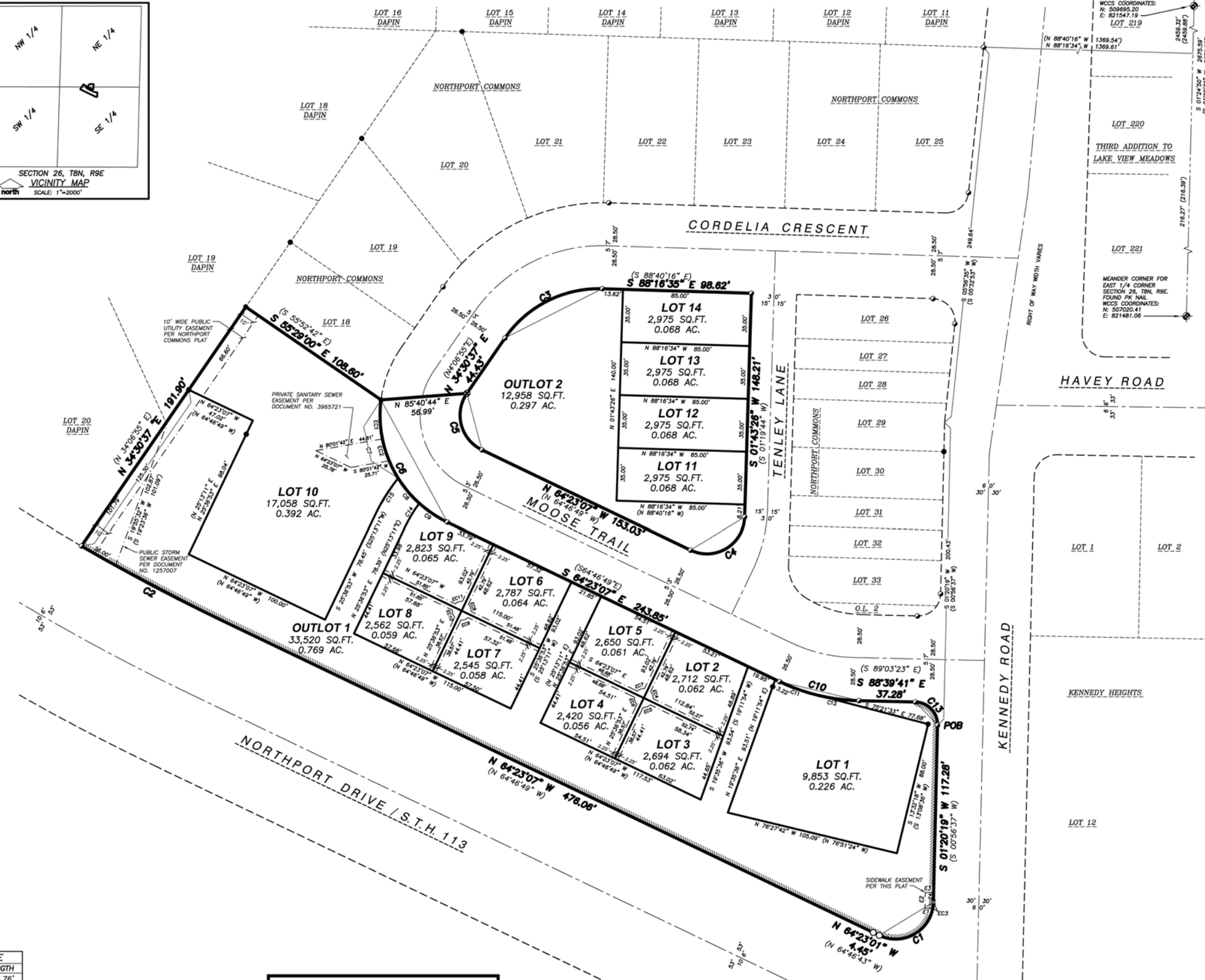
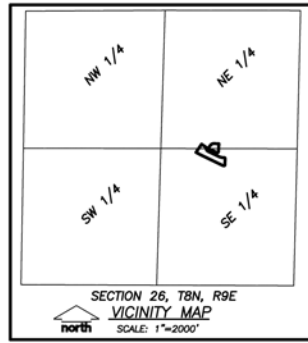
THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE TOWN OF MADISON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MADISON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE.
2. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
3. OUTLOT 1 OF NORTHPORT COMMONS WAS PREVIOUSLY DEDICATED AS PRIVATE OPEN SPACE, PUBLIC UTILITY EASEMENT AND INGRESS/EGRESS EASEMENT TO MOOSE TRAIL FOR LOTS 1 THROUGH 16, NORTHPORT COMMONS PLAT.
4. OUTLOT 2 IS RETAINED BY HABITAT FOR HUMANITY OF DANE COUNTY, INCORPORATED AS PRIVATE OPEN SPACE.
5. "ALL LOTS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 113 AS SHOWN ON THE LAND DIVISION MAP; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293 WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED BY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE."
6. "THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.T.RANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY."
7. THIS PLAT IS SUBJECT TO A LAND USE RESTRICTION AGREEMENT RECORDED AS DOCUMENT NO. 3649109.



CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC	TANGENT IN	TANGENT OUT
C1	25.00'	114°16'49"	S 58°28'39" W	42.00'	49.86'	S 01°20'19" W	N 64°23'07" W
C2	1358.39'	04°30'59"	N 62°07'38" W	107.05'	107.08'	N 64°23'07" W	N 59°52'08" W
C3	75.50'	57°12'55"	N 63°07'02" E	72.30'	75.39'	N 34°30'37" E	S 88°16'35" E
C4	25.00'	113°54'04"	S 58°40'10" W	41.91'	49.70'	S 01°43'26" W	N 64°23'07" W
C5	25.00'	98°53'38"	N 14°56'15" W	38.75'	44.01'	N 64°23'07" W	N 34°30'37" E
C6	78.50'	71°48'46"	S 28°28'40" E	92.07'	98.40'	S 07°25'43" W	S 64°23'07" E
C7	78.50'	39°32'19"	S 12°20'20" E	53.10'	54.17'	S 07°25'43" W	S 32°06'29" E
C8	78.50'	15°54'07"	S 40°03'13" E	21.72'	21.79'	S 32°06'29" E	S 48°00'37" E
C9	78.50'	16°22'33"	S 56°12'13" E	22.36'	22.44'	S 48°00'37" E	S 64°23'07" E
C10	128.50'	24°16'36"	S 76°31'24" E	54.04'	54.45'	S 64°23'07" E	S 88°39'41" E
C11	128.50'	10°58'10"	S 69°52'11" E	24.56'	24.60'	S 64°23'07" E	S 75°21'16" E
C12	128.50'	13°18'28"	S 82°09'39" E	29.78'	29.84'	S 75°21'16" E	S 88°39'41" E
C13	15.00'	90°00'00"	S 43°39'41" E	21.21'	23.56'	S 88°39'41" E	S 01°20'19" W
C14	93.75'	10°57'51"	N 31°16'17" E	17.91'	17.94'	N 25°36'53" E	N 36°45'12" E
C15	115.00'	13°26'04"	S 32°30'23" W	26.90'	26.96'	S 39°13'25" W	S 25°36'53" W

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
EC1	78.50'	18°58'30"	S 02°03'32" E	25.88'	26.00'
EC2	78.50'	11°03'09"	S 17°04'21" E	15.12'	15.14'
EC3	25.00'	09°27'20"	S 06°03'55" W	4.12'	4.13'
EC4	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC5	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'
EC6	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC7	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'
EC8	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC9	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'
EC10	6.25'	47°47'59"	N 19°23'07" W	5.06'	5.21'
EC11	6.25'	47°47'59"	S 70°36'53" W	5.06'	5.21'

LINE	BEARING	LENGTH
E1	N 00°18'00" E	693.76'
E2	N 00°18'00" E	70.34'
E3	N 87°48'18" W	62.73'
E4	N 01°54'46" E	20.83'
E5	N 01°54'46" E	20.83'
E6	N 00°16'11" E	16.08'
E7	N 00°16'11" E	16.08'
E8	S 89°16'44" E	17.53'
E9	S 54°25'23" W	12.55'
E10	S 14°48'48" W	34.20'
E11	N 88°58'19" W	36.57'
E12	S 54°25'23" W	13.42'
E13	S 14°47'36" W	6.46'
E14	N 75°12'33" W	27.00'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



DATE: DECEMBER 15, 2008

EXHIBIT 4 DRAFT FINAL PLAT

PREPARED FOR:

HABITAT FOR HUMANITY OF DANE COUNTY
P.O. BOX 258128
MADISON, WI 53725-8128

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

PROJECT NO: HH-17-08	SURVEYED BY: CMS
FILE NO: 0-42	DRAWN BY: SD
FIELDBOOK/PK: HH-17-08	CHECKED BY: -
SHEET 1 OF 2	APPROVED BY: MMC

Exhibit 5

Habitat for Humanity of Dane County BASIC HOUSE DESCRIPTION

NOTE: Habitat for Humanity of Dane County (HFHDC) is not a custom builder and must use the same basic grade and quality of materials in all houses to maintain fairness to everyone. However, since some materials (new and used) are donated, we may be unable to give buyers a choice of color or style of some materials, such as paint, flooring, lighting fixtures, etc. Do not compare your house to another Habitat house and expect them to be exactly the same. Appliances, fixtures, carpet or vinyl are provided as part of a standard package. The list that follows is used as a guide, but no two HFHDC houses are exactly alike.

The Basic Habitat for Humanity of Dane County home includes:

- Two-Bedroom: Average 900 sq. ft. finished
Three-Bedroom: Average 1,100 sq. ft. finished
Four-Bedroom: Average 1,250 sq. ft. finished
- A High Density home:
 - At least 50% of bedrooms will be double-occupied
 - Double occupied bedrooms must accommodate two twin beds and must have two closets
 - Living and dining spaces must accommodate more than six family members.
- For Two-Bedroom and Three-Bedroom homes:
 - One bathroom with tub or shower unit, toilet, sink/vanity, mirror, towel bars, toilet tissue holder
 - Plus – one basement bath plumbing stubbed in for possible future completion by homeowner
- For Four-Bedroom and Five-Bedroom homes:
 - Two bathrooms with tub/shower unit, toilet, sink/vanity, mirror, towel bars, toilet tissue holder
- For slab on grade homes:
 - Should include approximately 50 sq. ft. of unfinished conditioned storage
- Egress window and well in basement for each occupied and finished bedroom
- One covered primary entrance, and one uncovered secondary entrance
- Steps or stoops at all entrances
- Programmable thermostats
- Clothes washer connection
- Electric and gas dryer connection
- Laundry tub whenever possible
- Steel entry doors with deadbolts
- Residential carpet and vinyl flooring
- One ceiling fan per each finished bedroom
- Window blinds
- Gas water heater and forced-air furnace
- Water softener
- Sump pit and sump pump
- Vinyl exterior siding
- Gas or Electric range
- Refrigerator
- Dishwasher
- Garbage disposal
- One combination cable/phone jack per room
- One linen closet per finished bath
- One coat closet on main floor
- Closet in each bedroom
- Smoke detectors per code
- CO2 detectors
- Extra freezer wiring in basement or garage
- Modest ceiling fixtures in each room, including eating area

- 8’x8’ detached storage shed, if no garage
- Roof gutters
- Hard surface parking area
- Mailbox
- Double hung windows

- Lawns graded, seeded and covered with straw
- Walkway from driveway to one entrance
- Combination of six bushes/trees

The Basic Habitat for Humanity of Dane County home DOES NOT include:

- Washer/Dryer
- Ceiling fans in common rooms
- Garage or carport, unless required by neighborhood covenant or zoning
- Fences, unless required by neighborhood covenant or zoning
- Central air conditioning, unless otherwise required
- Concrete patio
- Decks
- Freezer
- Garage door opener
- Whirlpool-style tubs
- Screen doors
- Porch railings unless required by code

The following items are eligible purchases from the family Option Allowance, which is currently set at \$ 500.

- **Clothes washer/Electric dryer (~\$700)**
- **Clothes washer/Gas dryer (~\$750)**
- **Extra basement egress window wells (~\$1,000)**
- **Under-cabinet microwave (~\$200)**

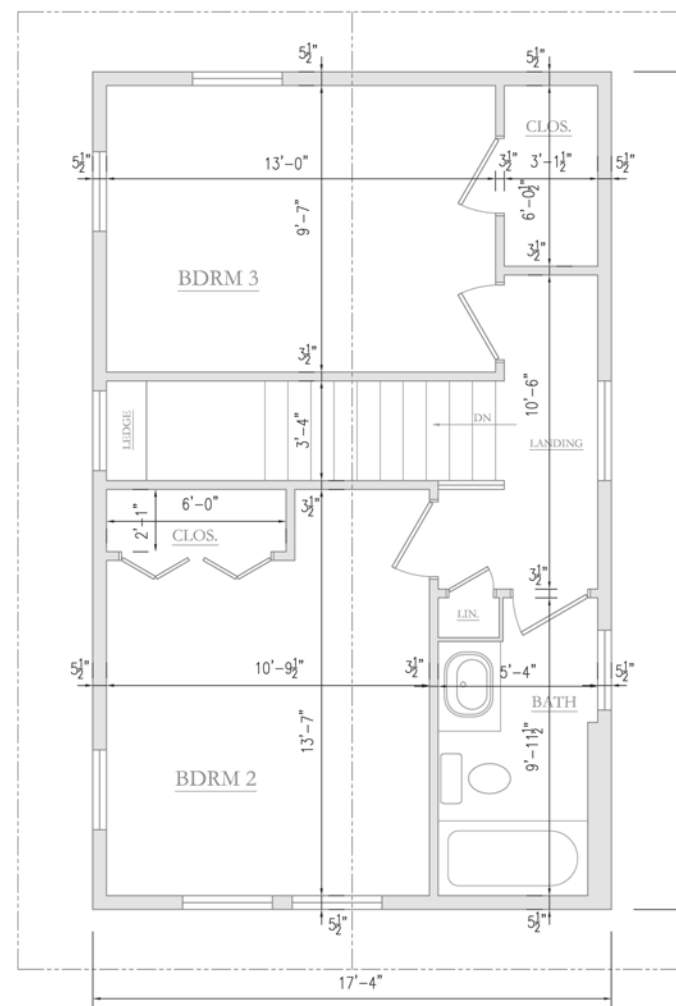
By signing below I acknowledge that I understand this document.

Habitat Homeowner Family Representative

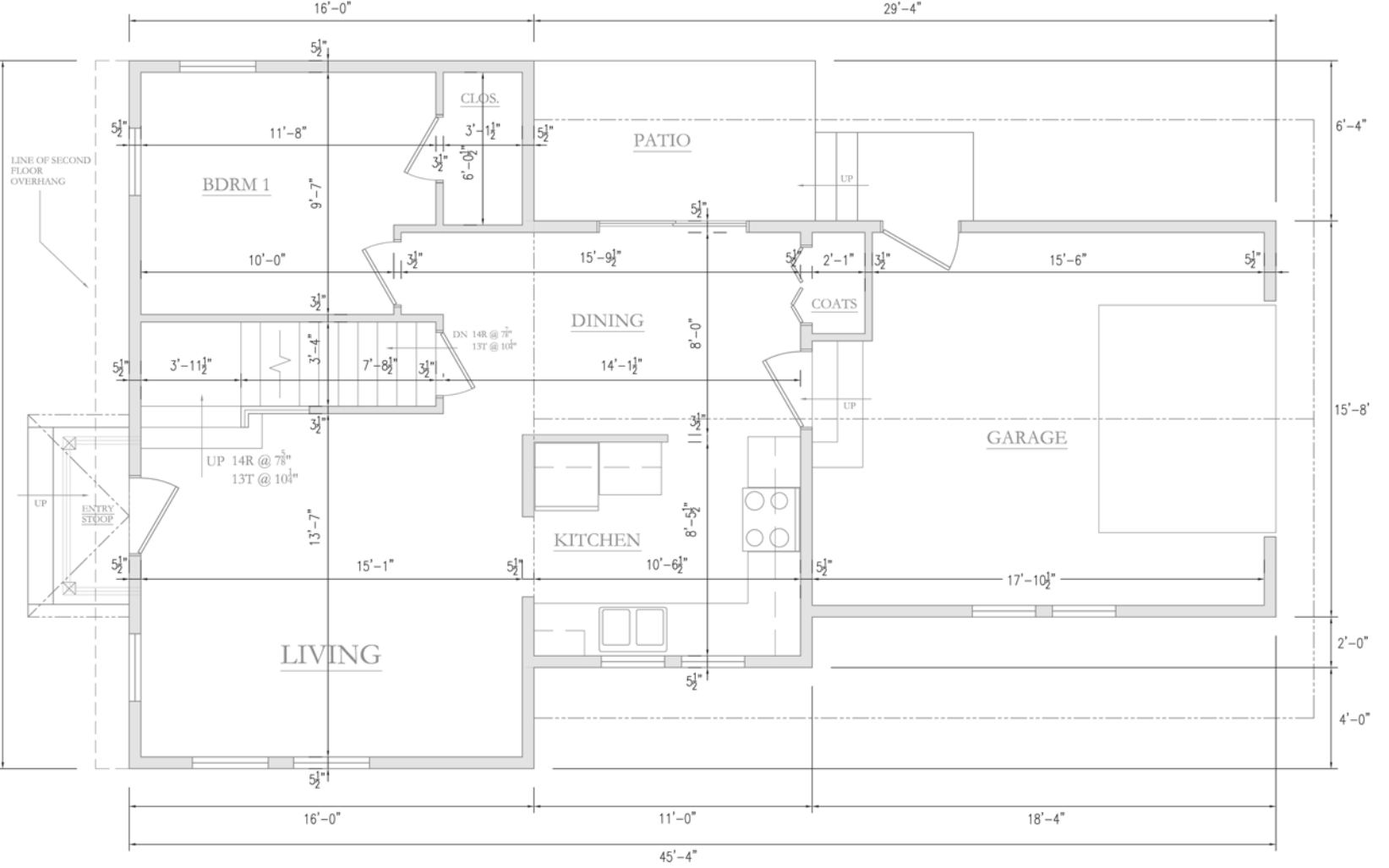
Date

HFHDC Representative

Date



SECOND FLOOR PLAN



GROUND FLOOR PLAN

SCALE: 1/4" = 1'

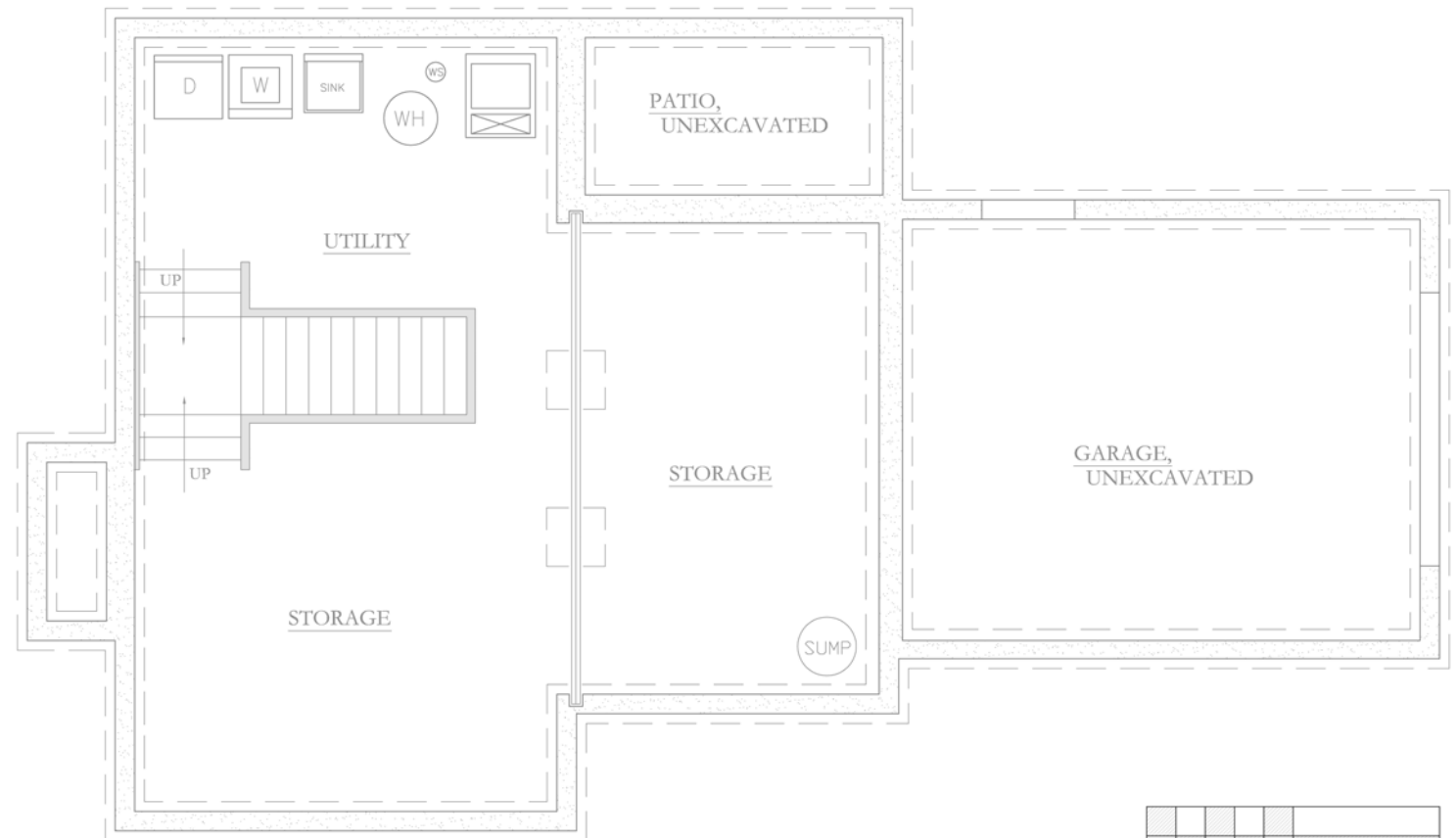
Unit Type Proposal for Northport Commons

3 bedroom, single family home

Ground floor: 654 SF
 Second floor: 485 SF
 1134 SF Total

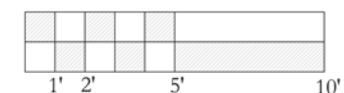
Habitat for Humanity of Dane County
 1014 Fiedler Lane, #29
 Madison, WI. 53725

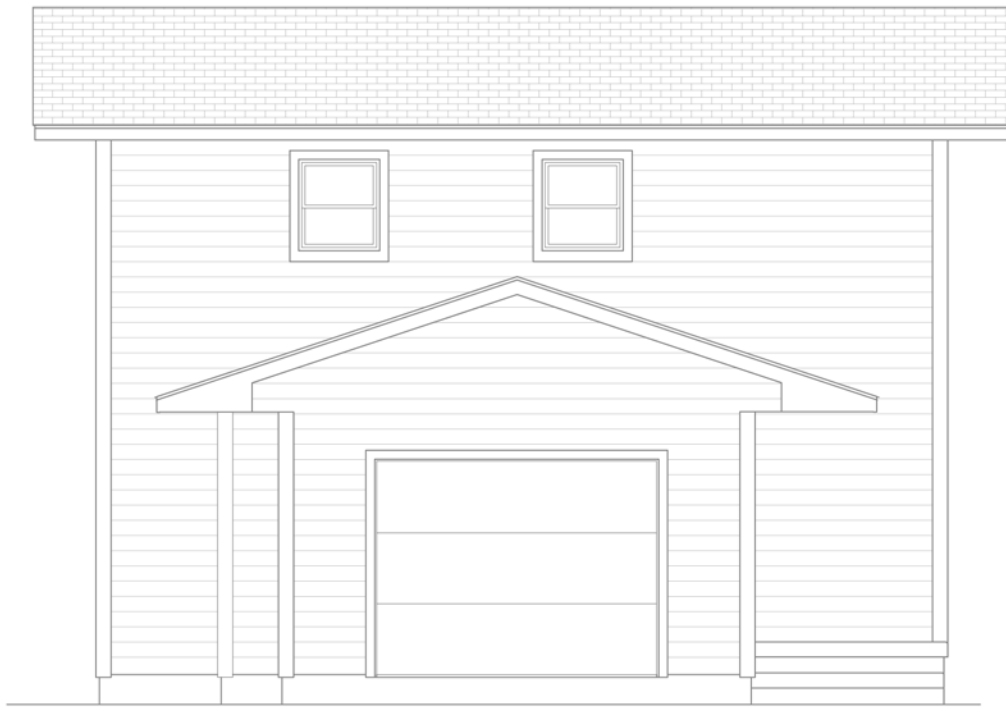
608.255.1549



FOUNDATION PLAN

SCALE: 1/4" = 1'





ELEVATION FROM FIRE ALLEY
SCALE: 1/4" = 1'



ELEVATION FROM COMMON AREA
SCALE: 1/4" = 1'



ELEVATION AT FRONT ENTRY
SCALE: 1/4" = 1'



STREET ELEVATION
SCALE: 1/4" = 1'

- 30 YR. ASPHALT SHINGLE OVER ICE AND WATER SHIELD AND 30# ROOFING FELT
- TOP OF WALL SECOND FLOOR
- 2x6 SUBFASCIA UNDER ALUM. DRIP EDGE AND ALUM. FASCIA W/ VENTED ALUM. SOFFIT
- VINYL SIDING W/ COMPOSITE SOLID STOCK TRIM BOARD, WIDTH VAR.
- TOP OF FINISH SECOND FLOOR
- 6" CEDAR POST W/ CEDAR TRIM ENCL. BEAM
- TOP OF FINISH FIRST FLOOR

Unit Type Proposal for Northport Commons

Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI. 53725

608.255.1549

EXHIBIT 7
ELEVATIONS

- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE
 161 Horizon Drive
 Suite 101
 Verona, Wisconsin 53593
 (608) 848-5060

MILWAUKEE REGIONAL OFFICE
 N22 W2931 Nancy Court
 Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0666

PREPARED FOR:
Habitat for Humanity
 PO Box 258128
 Madison, WI 53725-8128

PROJECT
The Park Homes at Northport Commons
 942 Northport Drive
 Madison, WI

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

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ITEM	DATE
Drawn: SCL	12-17-08
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
Existing Site Plan

SHEET NUMBER
C-1.0

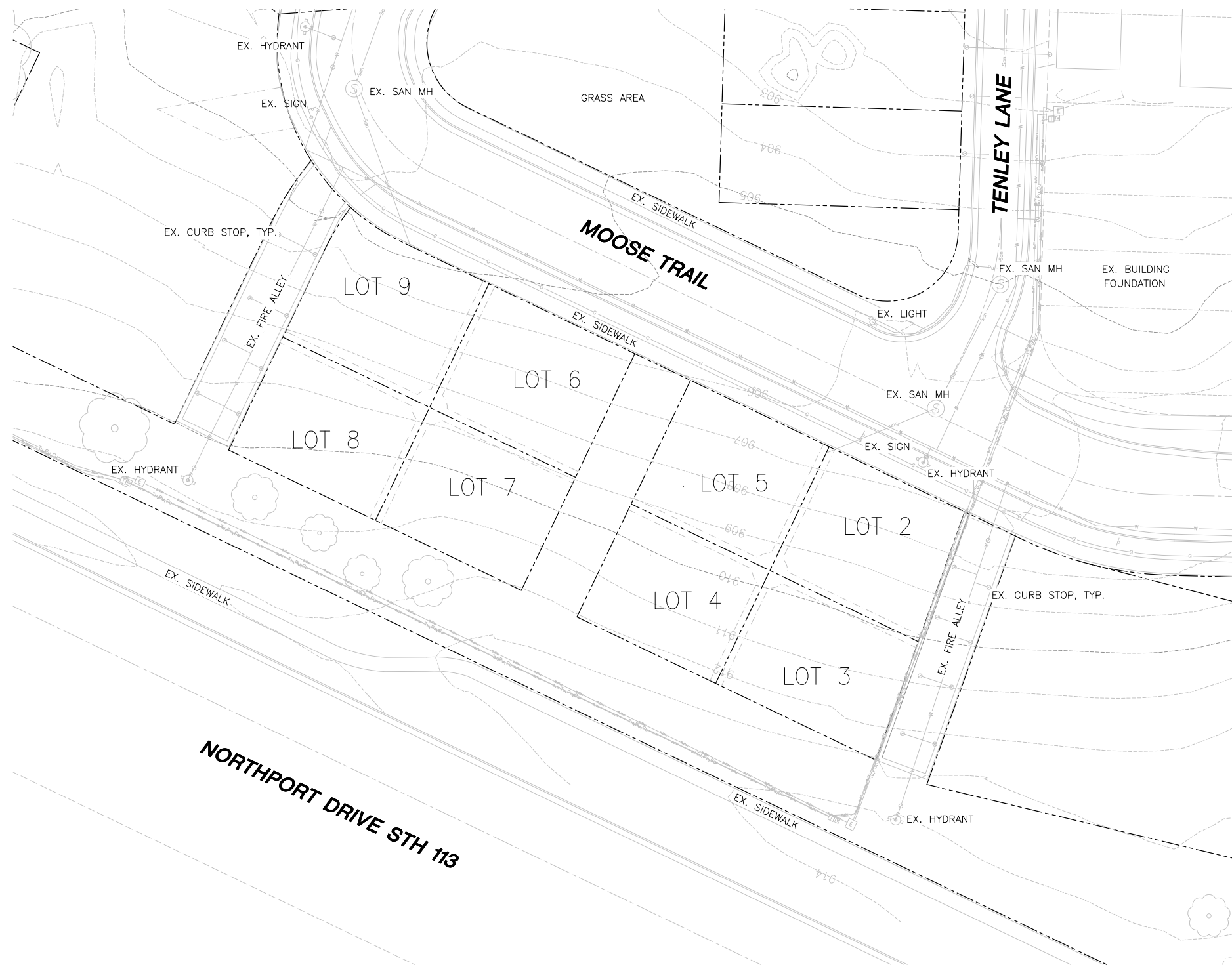
JSD PROJECT NUMBER
 HH1708

JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"

LEGEND (PROPOSED)

	PROPERTY LINE
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	LIMITS OF DISTURBANCE
	EXISTING TREE



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE

WISCONSIN STATE SERVICE REGULATIONS REQUIRE MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIGGING

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS WELL AS NECESSARY WORK SAFETY PROCEDURES. A PROFESSIONAL ENGINEER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE CONTRACTOR SHALL DETERMINE THE TYPE AND LOCATION OF UTILITIES OF THE PROPERTY OR OF WHICH THE CONTRACTOR WOULD HAVE NO KNOWLEDGE.

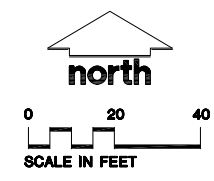


EXHIBIT 8

- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE
 161 Horizon Drive
 Suite 101
 Verona, Wisconsin 53593
 (608) 848-5060

MILWAUKEE REGIONAL OFFICE
 N22 W22931 Nancy Court
 Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0666

PREPARED FOR:
Habitat for Humanity
 PO Box 258128
 Madison, WI 53725-8128

PROJECT
The Park Homes at Northport Commons
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 Madison, WI

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Approved:	

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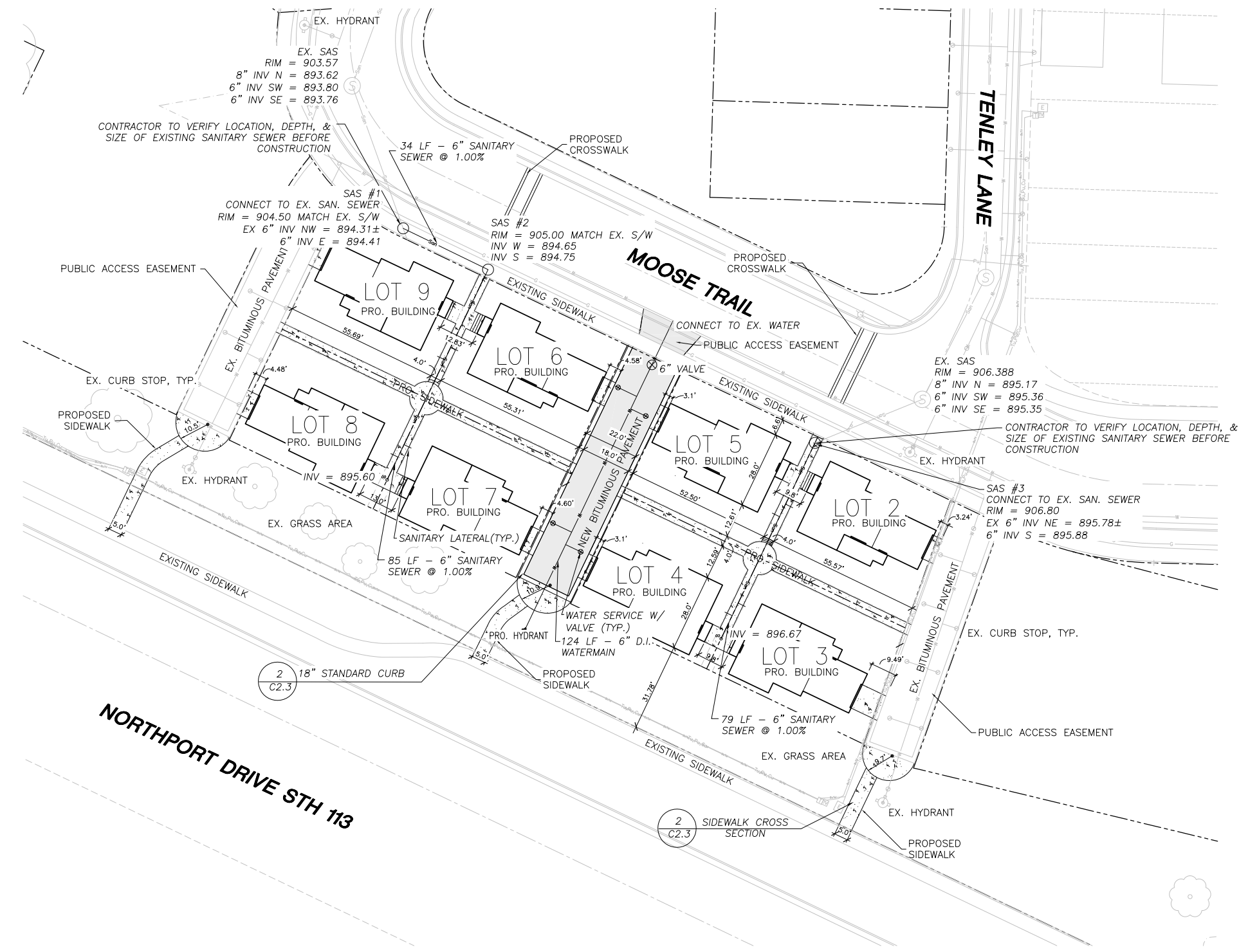
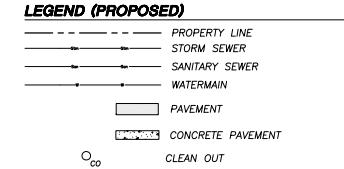
SHEET TITLE
Site & Utility Plan

SHEET NUMBER
C-2.0

JSD PROJECT NUMBER
 HH1708

JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"



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THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BY CONDUCTING A FIELD SURVEY AND/OR BY OBTAINING A GROUND PENETRATING RADAR (GPR) SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO VERIFY THE LOCATION OF ALL UTILITIES.

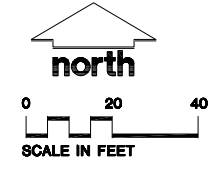


EXHIBIT 9

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ITEM	DATE
Drawn: SCL/GVP	12-17-08
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
Grading & Erosion Control Plan

SHEET NUMBER
C-3.0

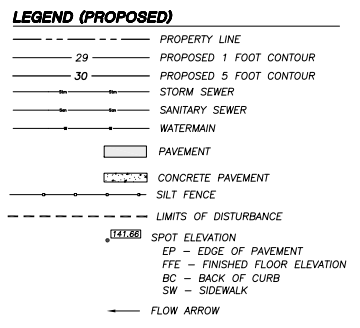
JSD PROJECT NUMBER
HH1708

JSD PROJECT FILE
Task1

SCALE
1"=20'-0"

NOTE:
BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.

LIMITS OF DISTURBANCE = 29,725 SQFT SQFT



GENERAL NOTES

- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS, AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - LATEST EDITION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- THE CONTRACTOR SHALL COORDINATE GRADING AND UTILITY CONNECTIONS WITH HABITAT FOR HUMANITY CONSTRUCTION.

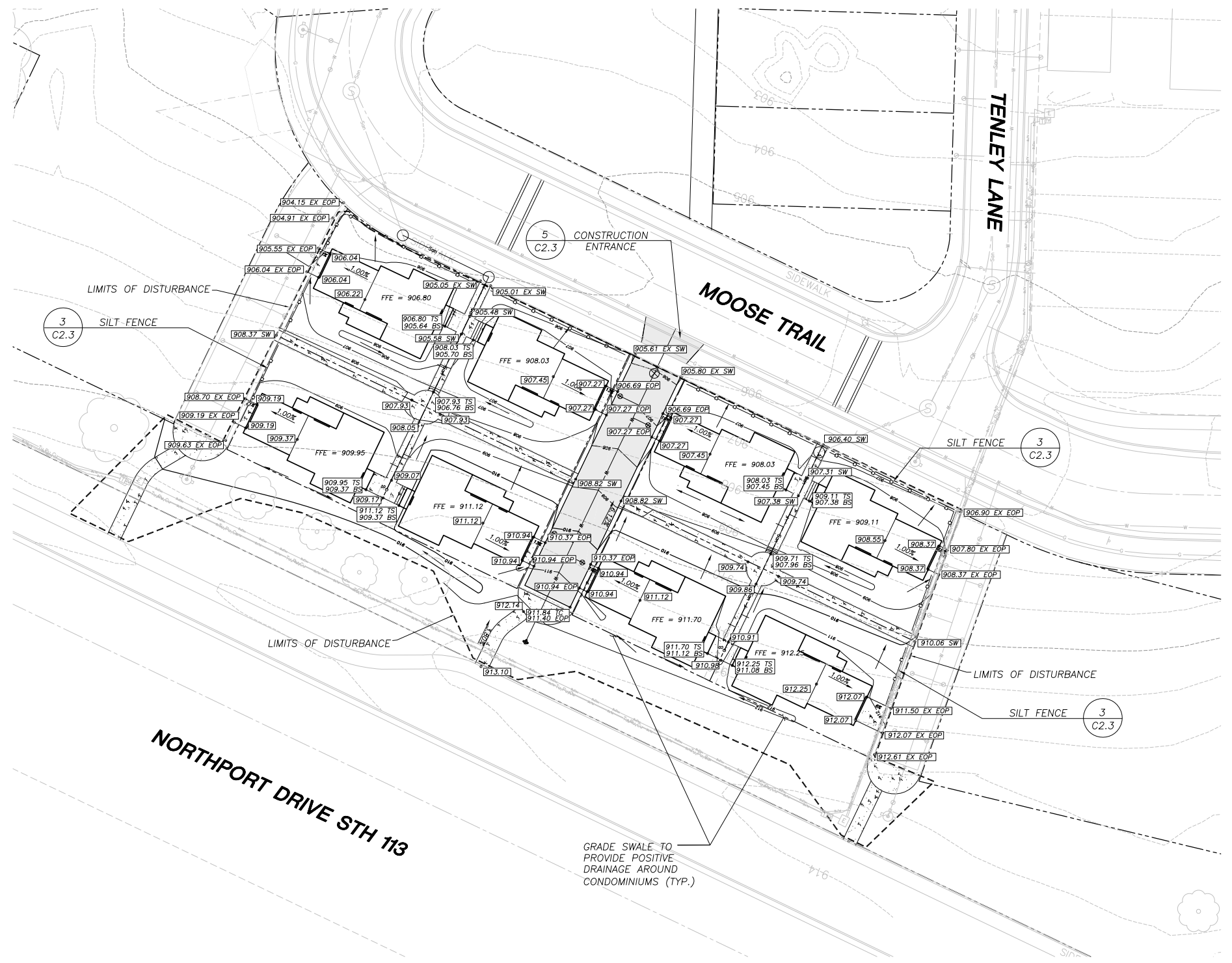
CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNr TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- STONE CHECK DAMS SHALL BE PLACED IN FRONT OF SILT FENCING IN ANY LOW AREA.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMTIC.
- ALL SLOPES EXCEEDING 5:1 (20%), CONVEYING STORM WATER RUNOFF SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED.
- ALL STORM SEWER STRUCTURES SHALL HAVE INLET PROTECTION TYPE D. STANDARD DETAILS FOR INLET PROTECTION ARE LOCATED IN THE WISDOT FACILITIES DEVELOPMENT MANUAL, CHAPTER 16, SDD NUMBER 8E10-2.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNr AND WDCOMM REQUIREMENTS.
- PROTECT ALL INLETS WITH TYPE D INLET PROTECTION DURING CONSTRUCTION.

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. THIS MUST BE COORDINATED WITH HABITAT FOR HUMANITY AND THE HABITAT 'GREEN TEAM'.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMPLETION.
- CONTRACTOR SHALL SCARIFY ALL COMPACTED PERVIOUS AREAS PRIOR TO SEEDING AND MULCHING.
- BUILDING CONTRACTOR/HABITAT FOR HUMANITY SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM ALL BUILDING FOUNDATIONS DURING FINAL RESTORATION.

File: \\M:\1708\1708\1708 Site Plans.dwg Layout: SIF - GFCP User: steiner Plotfile: Dec 16, 2008 - 12:36pm Xref's:



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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1-800-242-8511 TOLL FREE

WISCONSIN STATE SERVICE REGISTRATION NUMBER 880004
TRUST US. WE'VE GOT YOU COVERED.

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL PUBLIC UTILITY COMPANIES. NO PART OF THIS DRAWING OR ANY INFORMATION HEREON SHALL BE USED TO LOCATE OR VERIFY THE LOCATION OF OTHER UTILITIES UNLESS THE CONTRACTOR HAS BEEN ADVISED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR THAT SUCH INFORMATION IS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

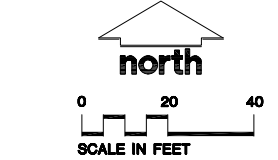


EXHIBIT 10

PREPARED FOR:

Habitat for Humanity

PO Box 258128
 Madison, WI 53725-8128

PROJECT

The Park Homes at Northport Commons
 942 Northport Drive
 Madison, WI

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Approved:	

SEAL/SIGNATURE

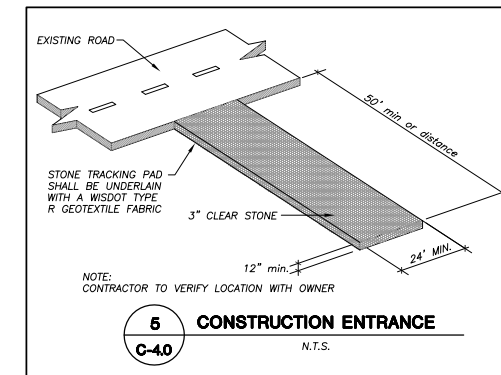
SHEET TITLE
Details Page

SHEET NUMBER
C-4.0

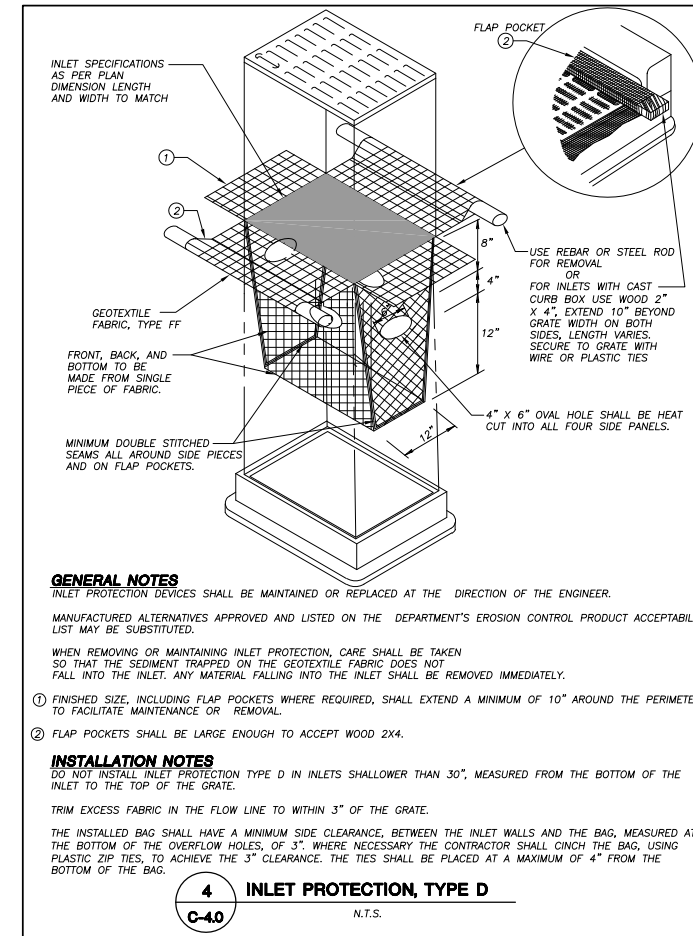
JSD PROJECT NUMBER
 HH1708

JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"



5 CONSTRUCTION ENTRANCE
 N.T.S.



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

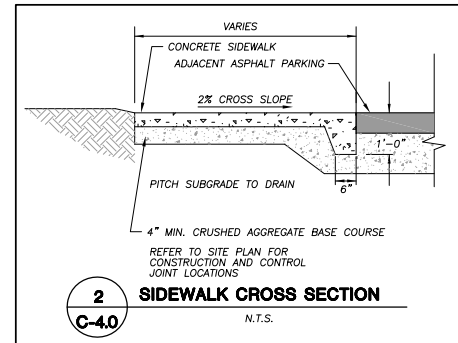
INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

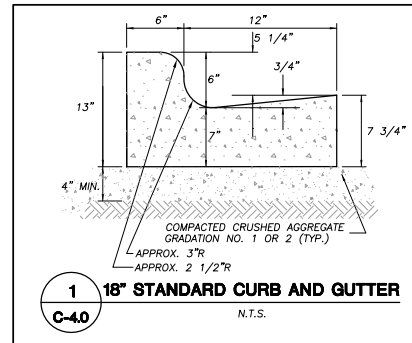
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

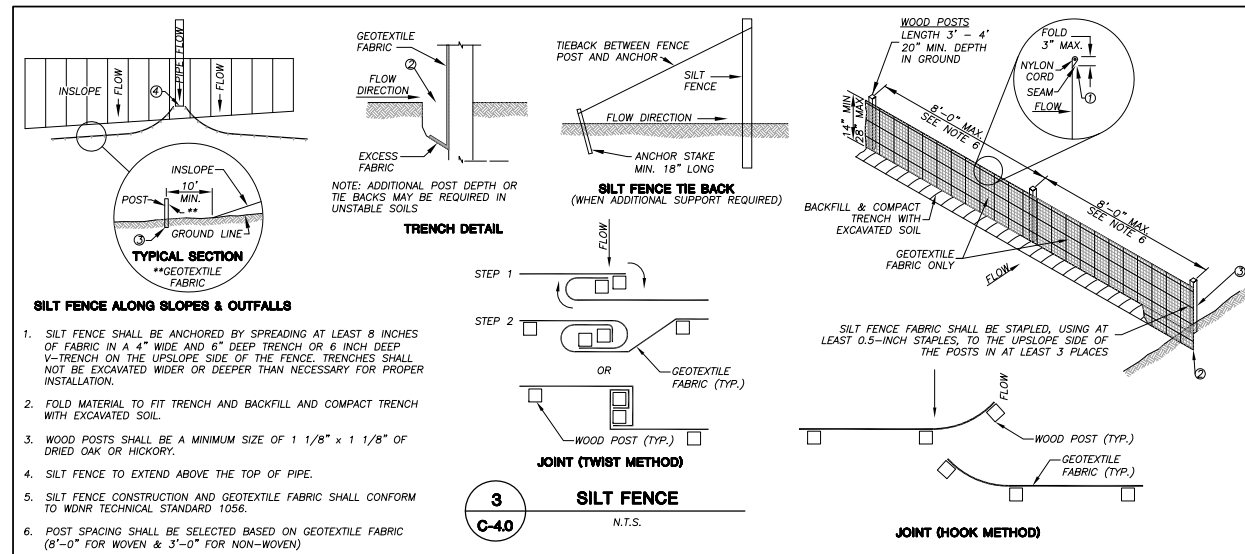
4 INLET PROTECTION, TYPE D
 N.T.S.



2 SIDEWALK CROSS SECTION
 N.T.S.



**1 18\"/>
 N.T.S.**



3 SILT FENCE
 N.T.S.

SILT FENCE ALONG SLOPES & OUTFALLS

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDMR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)

Quantity	Botanical Name	Common Name	Size	Root	Points
CANOPY TREES					
16	Acer x freemanii "Autumn Blaze"	Autumn Blaze Red Maple	2" Cal.	B&B	
ORNAMENTAL TREES					
4	Crataegus crus-galli var. inermis	Thornless Hawthorne	1 1/2" Cal.	B&B	
EVERGREEN TREES					
12	Thuja occidentalis "Techny"	Techny Arborvitae	4" HT.	B&B	
PERENNIALS AND GRASSES					
30	Calamagrostis acutiflorus "Karl Foerster"	Karl Foerster Feather Reed Grass	1 Gal.	CONT.	
47	Rudbeckia fulgida "Goldstrum"	Goldstrum Black-eyed Susans	1 Gal.	CONT.	

LEGEND (PROPOSED)

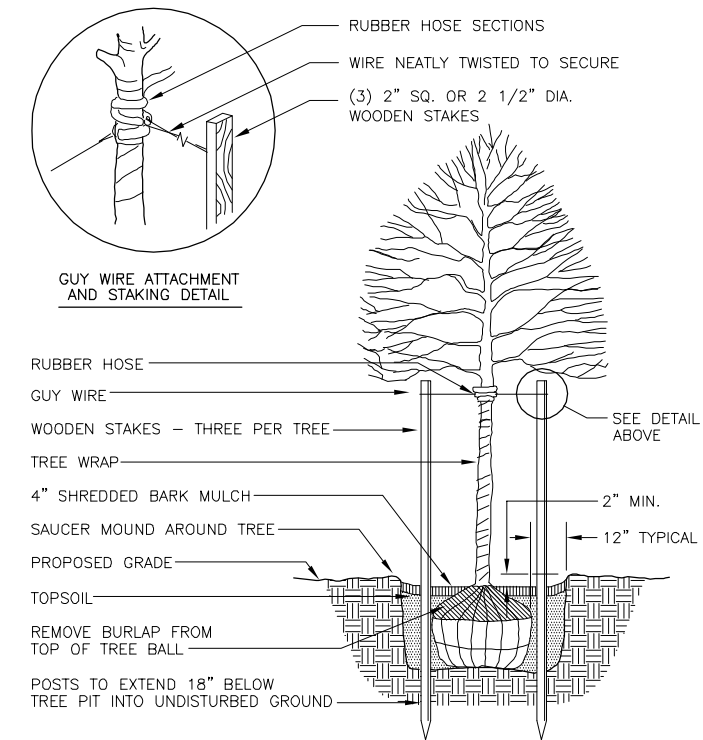
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- LAWN SEED MIX
- AUTUMN BLAZE RED MAPLE
- THORNLESS HAWTHORNE
- TECHNIV ARBORVITAE
- GOLDSTRUM BLACK EYED SUSAN
- KARL FOERSTER FEATHER REED GRASS

LANDSCAPE NOTES

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES.
- CONTRACTOR RESPONSIBLE FOR ADEQUATELY WATERING ALL PLANT MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- ALL LANDSCAPE BEDS TO RECEIVE 4" DEPTH, FINELY SHREDDED, WEED-FREE HARDWOOD BARK MULCH OVER AN APPROVED WOVEN FABRIC WEED BARRIER. GROUPS OF PLANTS TO BE MULCHED IN THEIR ENTIRETY AS ONE BED. ALL TREES NOT INCORPORATED INTO DEFINED PLANTING BEDS TO BE ENCLOSED BY A6" DIA. OF EDGING, WEED BARRIER AND HARDWOOD BARK MULCH.
- PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
- CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL, AMEND SOIL IF pH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
- TOPSOIL TO BE A 4" MINIMUM DEPTH. TOPSOIL TO BE CLEAN FRIABLE LOAM FROM LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM HERBICIDES OR OTHER TOXINS.
- PLANT MATERIAL SHALL CONFORM TO THE LATEST VERSION OF THE STANDARD FOR NURSERY STOCK (ANSI 160.1-2004) AND COMPLY WITH APPLICABLE STATE AND FEDERAL LAWS GOVERNING INSPECTION, SHIPPING, SELLING AND HANDLING OF NURSERY STOCK. STOCK SHALL BE HANDLED PROPERLY SO THAT ROOT BALLS ARE NOT LOOSENED OR ALLOWED TO DRY OUT AND TRUNKS AND BRANCHES ARE NOT DAMAGED.
- PLANTINGS SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF TWELVE (12) MONTHS. ALL TREES SHALL INCLUDE A 2 YEAR STRAIGHTENING GUARANTEE IN LIEU OF STAKING AND GUYING.
- REMOVE RUBBER HOSE, STAKES AND WRAP AFTER TWO YEARS.

RESTORATION NOTES

- SEEDING SHALL BE COORDINATED WITH GRADING CONTRACTOR (SEE GRADING AND EROSION CONTROL PLANS) AND WITH HABITAT FOR HUMANITY AND THE HABITAT "GREEN TEAM".



NOTE:
GROUND LINE TO BE THE SAME
IT WAS AT THE NURSERY.

1
L-10 **TREE PLANTING DETAIL**
N.T.S.

EXHIBIT 12

• PLANNING & DEVELOPMENT
• CIVIL ENGINEERING
• TRANSPORTATION ENGINEERING
• LANDSCAPE ARCHITECTURE
• SURVEYING AND MAPPING
• CONSTRUCTION MANAGEMENT
MADISON REGIONAL OFFICE
161 Horizon Drive
Suite 101
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(608) 848-5060

MILWAUKEE REGIONAL OFFICE
N22 W2931 Nancy Court
Suite 3
Waukesha, Wisconsin 53186
(262) 513-0666

PREPARED FOR:
Habitat for Humanity
PO Box 258128
Madison, WI 53725-8128

PROJECT
The Park Homes at Northport Commons
542 Northport Drive
Madison, WI

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ITEM	DATE
Drawn: SCL	12-17-08
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
Landscape Plan

SHEET NUMBER
L-1.0

JSD PROJECT NUMBER
HH1708

JSD PROJECT FILE
Task1

SCALE

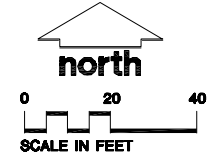
File: M:\1708\1708_Visual\1708_Landscape.dwg Layout: SP - LANDSCAPE User: slerner Plotfile: Dec 16, 2008 - 12:50pm xref's:

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
MINIMUM 48 HOURS NOTICE REQUIRED
CALL TO BOOK DATE BEFORE YOU DIG

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PREPARED FOR:

**Habitat for
 Humanity**

PO Box 258128
 Madison, WI 53725-8128

PROJECT:

**The Park Homes
 at Northport Commons**
 542 Northport Drive
 Madison, WI

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SHEET TITLE
**GDP Conceptual
 Landscape
 Plan**

SHEET NUMBER

L-2.0

JSD PROJECT NUMBER

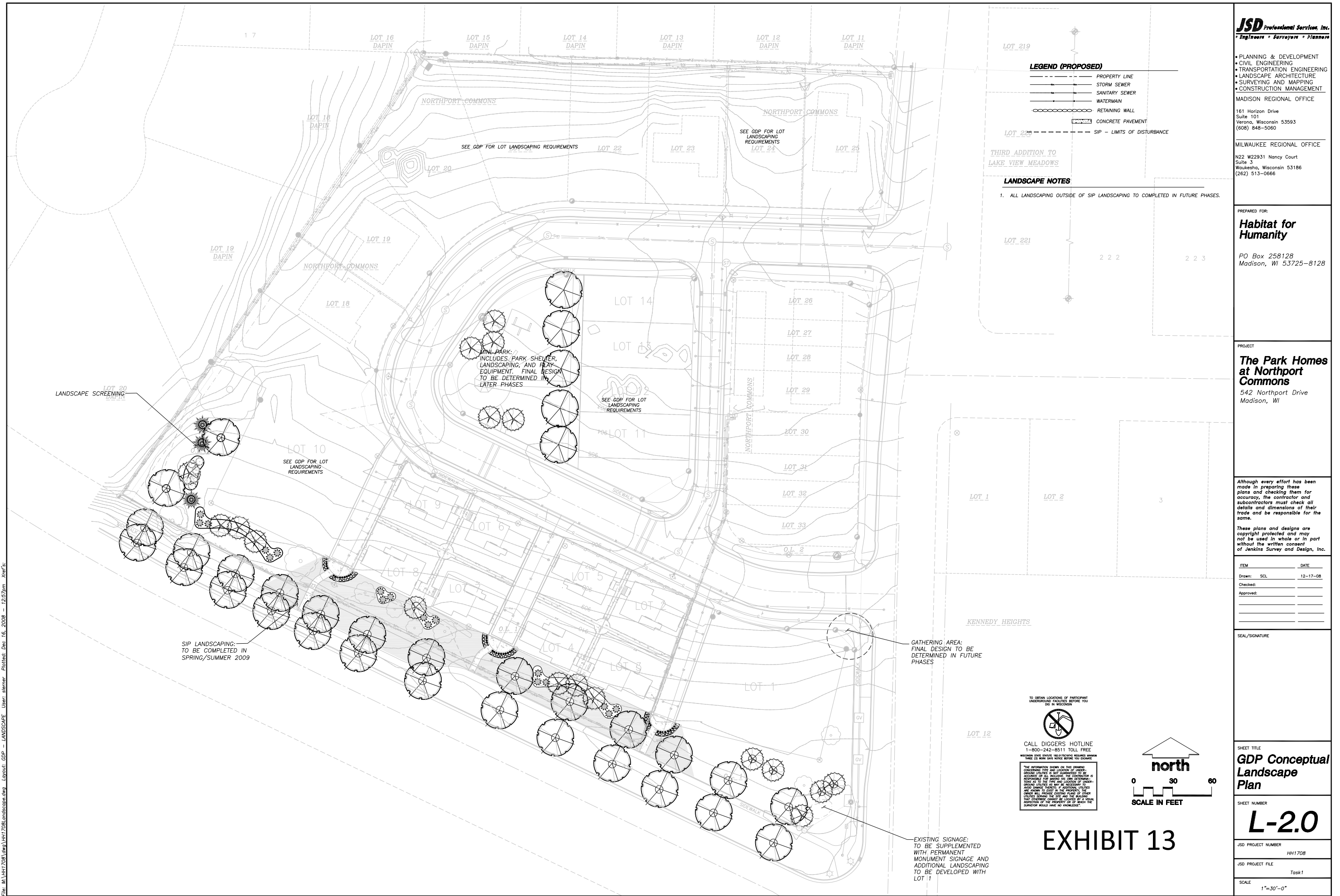
HH1708

JSD PROJECT FILE

Task1

SCALE

1"=30'-0"



Appendix

July 10, 2008

Dear Neighbors at Northport Commons:

My name is Michael Carlson. I'm writing to you on behalf of Habitat for Humanity of Dane County, where I serve on staff in charge of land acquisition and project development. In April of this year, HFH-DC purchased land in the Northport Commons subdivision, and by means of this letter I'd like to outline our anticipated building plans and schedule, introduce you to Habitat for Humanity as a homeownership program, and invite you to join me for a meeting to look at our redesign and to learn more about Habitat's plans for the neighborhood.

Habitat's purchase and building schedule

Habitat purchased the remaining 31 lots at Northport Commons. The lots are platted for a mix of single-family homes and row houses. We intend to market the single-family home lots for market-rate resale, and this coming fall we're planning to build the 4-unit bank of townhouses on the lots fronting Kennedy, as originally planned by the developer.

Meanwhile, we're actively working to replat the lots adjacent to Northport Drive, as well as those that front the central park, because we believe that those areas could be arranged in a way that's more useful for our families and more lovely for the neighborhood as a whole. Part of our redesign includes plans for the central park area, a bus stop and neighborhood entry, and perhaps a second, smaller park area or network of walking paths that connect with the sidewalk that runs alongside Northport Drive.

Habitat's redesign plans for the neighborhood will be subject to City review and approval, and we anticipate final approval by the end of 2008. Regardless of the timeline, City approval will largely depend on Alder support and neighborhood approval, and Alder Schumacher is actively overseeing our work to gather neighborhood feedback. The Northside Planning Council has also offered its support in raising awareness of the project among potential homeowners and contractors.

Supposing our redesign meets your and the City's approval, we intend to build out the redesigned portion of the neighborhood over the course of 2009 and 2010, and possibly into Spring of 2011.

Habitat for Humanity of Dane County

Habitat for Humanity builds simple, decent affordable homes in partnership with income-qualified families and the community of volunteers who work alongside them. Coupled with our unique 0% revolving fund financing, Habitat's unique homebuilding program makes homeownership possible for families whose needs cannot be met in the private market.

Habitat for Humanity of Dane County incorporated in 1987. In 20 years, the agency has completed and sold 135 homes using homeowner sweat equity, volunteers, donated supplies and contributions. HFH-DC was named Habitat International's "Affiliate of the year" for 2005 - a prestigious national honor.

Habitat families are as varied as the houses they build. To qualify for Habitat's homeownership program, a candidate family must earn between 30%-60% DCMI; must demonstrate stable sources of income and good current credit; possess three years positive rental history; commit to 350 hours of sweat equity, and to participate in our intensive curriculum of homeowner education classes. Families come to Habitat from around the world: In addition to long-time residents of Dane County, Habitat routinely partners with immigrant and refugee families from areas including Viet Nam, Cambodia, Nigeria, and Kosovo.

I welcome your feedback and questions, so please don't hesitate to contact me at 255-1549 x.107, or by email at mcarlson@habitatdane.org. For your reference, I've attached copies of a survey we carried out that indicates the land we've purchased, and I'll bring you copies of our redesign plans as soon as I've got them. Habitat is excited to establish a strong presence on the Northside, and I hope you all have the opportunity to come out and build with us!

Best Regards,



Michael Carlson
Director of Community Development
Habitat for Humanity of Dane County

What is Habitat for Humanity?

- HFH is a volunteer-supported affordable housing provider
- HFH partners with families and the community-at-large to provide homeownership for folks earning between 30%-60% DCMI
- Homeowners pay a 0% mortgage set at 25% of the homeowners' income

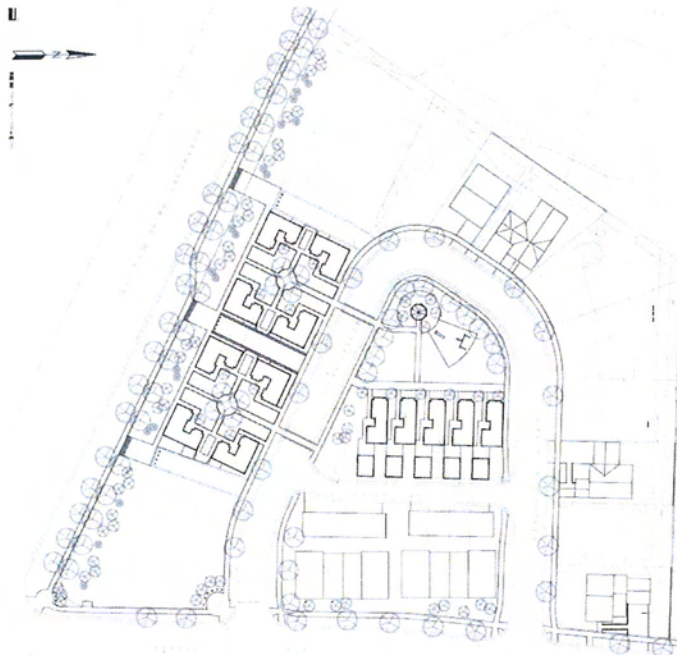
Ways you can get involved:

- Volunteer to build or host worksites
- Enroll to become a Habitat homeowner
- Partner with a family as a Homeownership Mentor
- Bid on contracted work
- Offer gift-in-kind materials or services



What's happening at Northport Commons?

- HFH purchased remaining 31 lots
- Redesigning most townhouse lots into single-family homes
- Building a neighborhood park and school bus stop
- Looking for commercial partner for lot at corner of Northport and Kennedy
- Building to begin in Fall 2008, and to continue through 2010

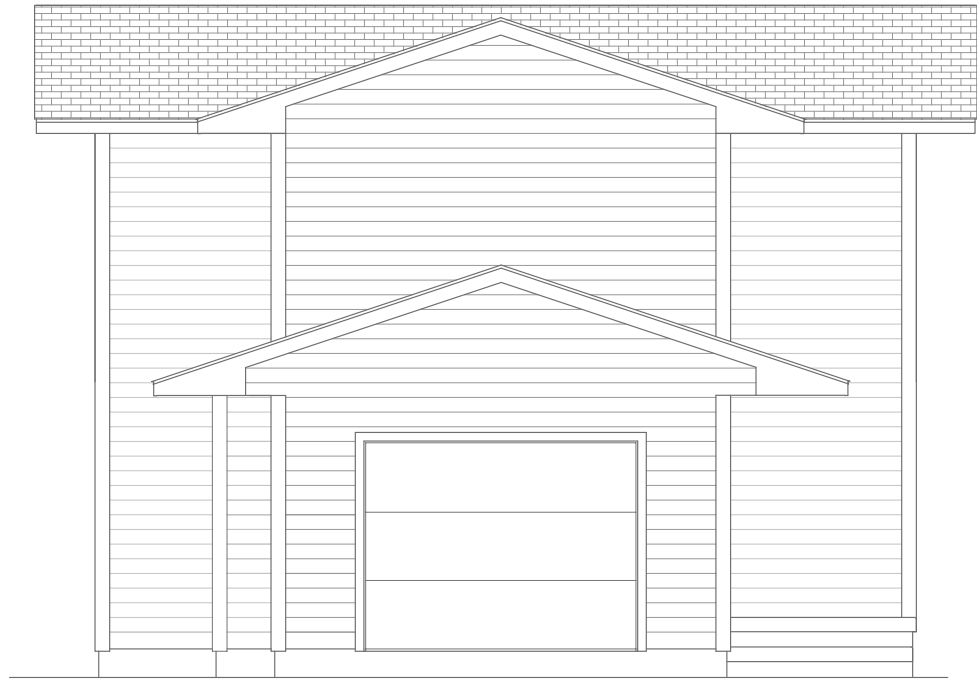


For more info:

Check out www.habitatdane.org

Or call:

Family Services: 255-1549 x.101
Volunteering: 255-1549 x.104
Donations/GIK: 255-1549 x.106
NPC questions: 255-1549 x.107



ELEVATION FROM FIRE ALLEY
SCALE: $\frac{1}{4}'' = 1'$



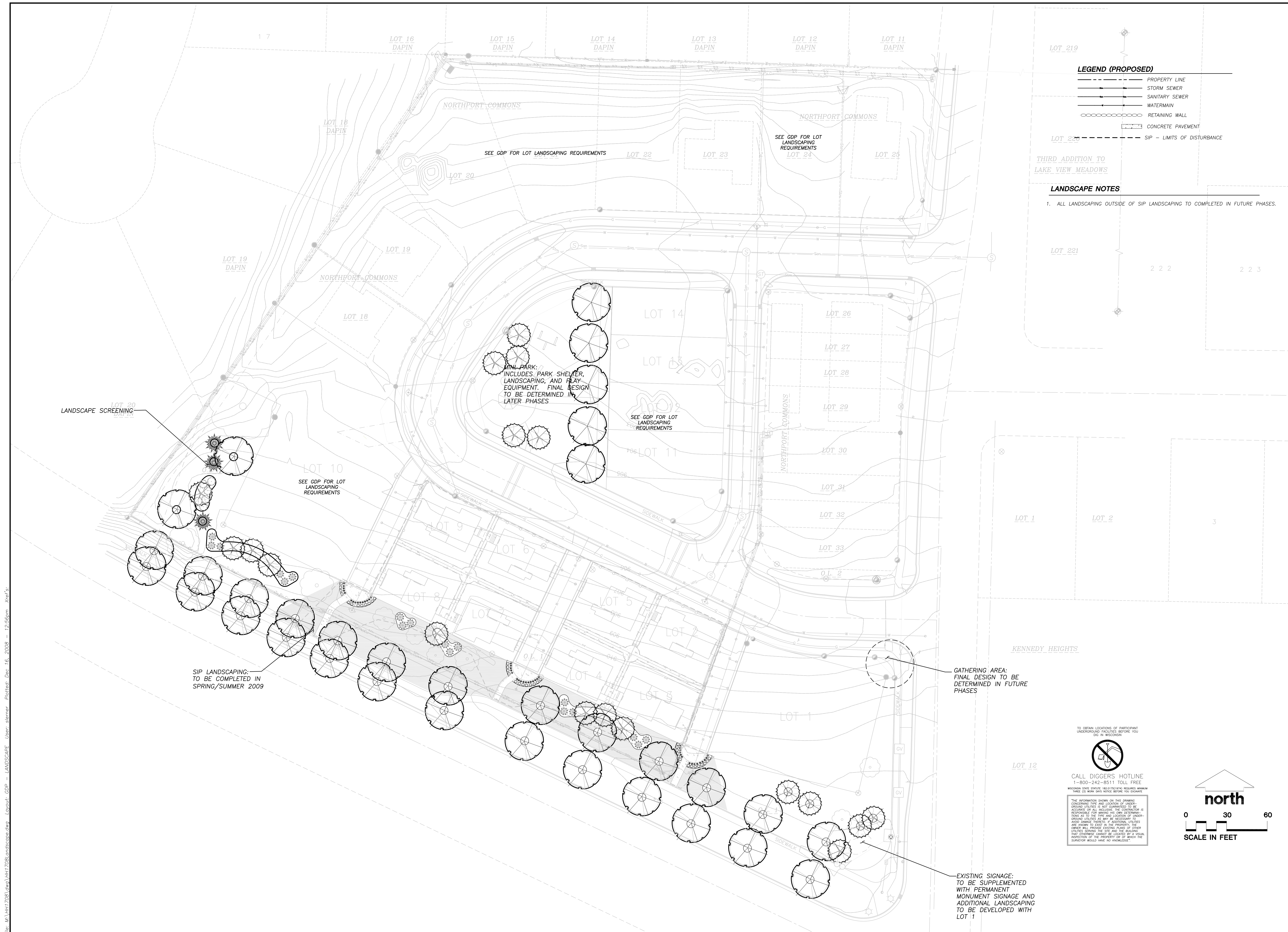
ELEVATION FROM COMMON AREA
SCALE: $\frac{1}{4}'' = 1'$



ELEVATION AT FRONT ENTRY
SCALE: $\frac{1}{4}'' = 1'$



STREET ELEVATION
SCALE: $\frac{1}{4}'' = 1'$



LEGEND (PROPOSED)

	PROPERTY LINE
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	RETAINING WALL
	CONCRETE PAVEMENT
	SIP - LIMITS OF DISTURBANCE

THIRD ADDITION TO LAKE VIEW MEADOWS

LANDSCAPE NOTES

1. ALL LANDSCAPING OUTSIDE OF SIP LANDSCAPING TO COMPLETED IN FUTURE PHASES.

- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
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Approved:	

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SHEET TITLE
GDP Conceptual Landscape Plan

SHEET NUMBER
L-2.0

JSD PROJECT NUMBER
 HH1708

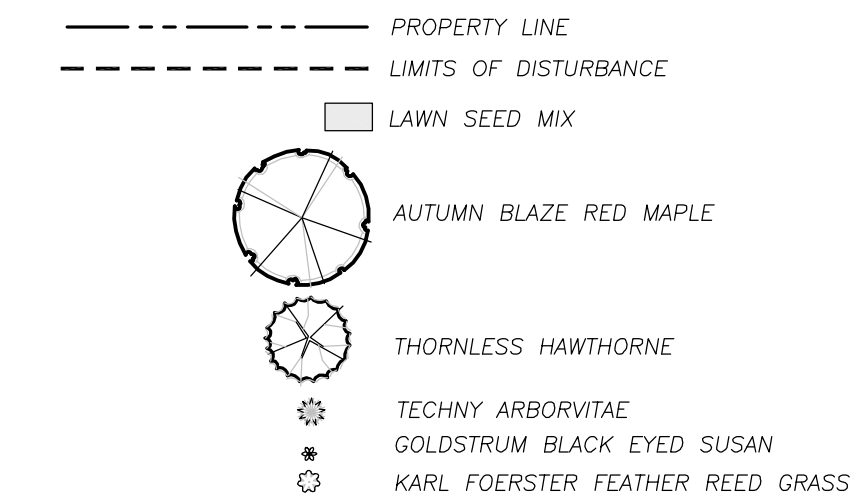
JSD PROJECT FILE
 Task1

SCALE
 1"=30'-0"

File: M:\VH1708\Map_VH1708_Landscape.dwg Layout: GDP - LANDSCAPE User: sterner Plotted: Dec 16, 2008 12:56pm Xref's:

Quantity	Botanical Name	Common Name	Size	Root	Points
CANOPY TREES					
16	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Red Maple	2" Cal.	B&B	
ORNAMENTAL TREES					
4	<i>Crategeus crus-galli</i> var. <i>inermis</i>	Thornless Hawthorne	1 1/2" Cal.	B&B	
EVERGREEN TREES					
12	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	4' HT.	B&B	
PERENNIALS AND GRASSES					
39	<i>Calamagrostis acutiflorus</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.	CONT.	
47	<i>Rudbeckia fulgida</i> 'Goldstrum'	Goldstrum Black-eyed Susans	1 Gal.	CONT.	

LEGEND (PROPOSED)

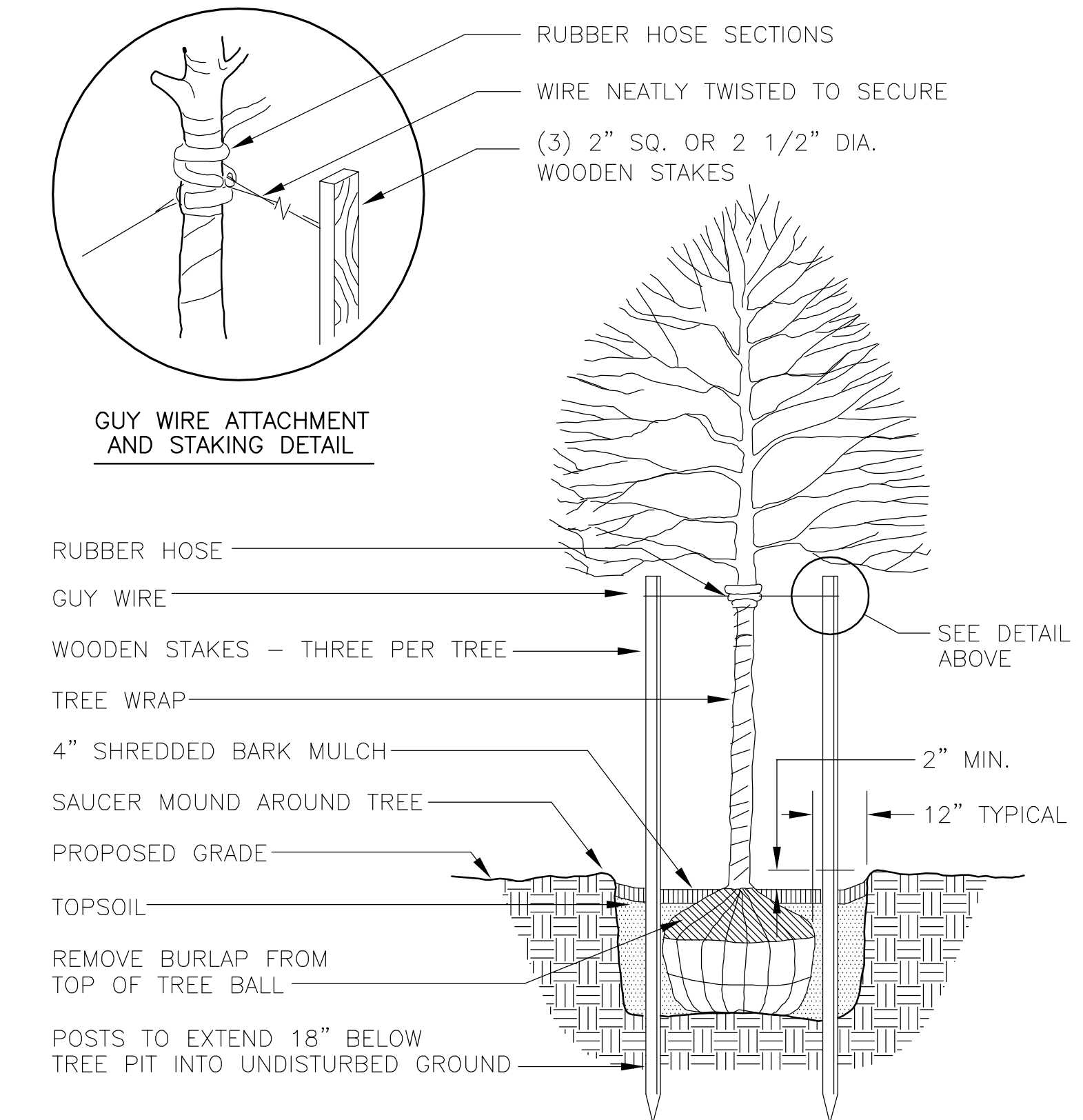


LANDSCAPE NOTES

- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES.
- CONTRACTOR RESPONSIBLE FOR ADEQUATELY WATERING ALL PLANT MATERIALS INSTALLED UNDER CONTRACT FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
- ALL LANDSCAPE BEDS TO RECEIVE 4" DEPTH, FINELY SHREDDED, WEED-FREE HARDWOOD BARK MULCH OVER AN APPROVED WOVEN FABRIC WEED BARRIER. GROUPS OF PLANTS TO BE MULCHED IN THEIR ENTIRETY AS ONE BED. ALL TREES NOT INCORPORATED INTO DEFINED PLANTING BEDS TO BE ENCLOSED BY A6" DIA. OF EDGING, WEED BARRIER AND HARDWOOD BARK MULCH.
- PRE-EMERGENT HERBICIDE TO BE APPLIED TO ALL LANDSCAPE BEDS.
- CONDUCT SOIL TEST TO VERIFY FERTILITY OF TOPSOIL, AMMEND SOIL IF pH IS LESS THAN 5.0 OR GREATER THAN 7.5. MAKE OTHER ADJUSTMENTS AS SOIL ANALYSIS INDICATES.
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RESTORATION NOTES

- SEEDING SHALL BE COORDINATED WITH GRADING CONTRACTOR (SEE GRADING AND EROSION CONTROL PLANS) AND WITH HABITAT FOR HUMANITY AND THE HABITAT 'GREEN TEAM'.



NOTE:
GROUND LINE TO BE THE SAME
IT WAS AT THE NURSERY.

1
L-10

TREE PLANTING DETAIL

N.T.S.

- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
- SURVEYING AND MAPPING
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SHEET TITLE

Landscape Plan

SHEET NUMBER

L-1.0

JSD PROJECT NUMBER

HH1708

JSD PROJECT FILE

Task1

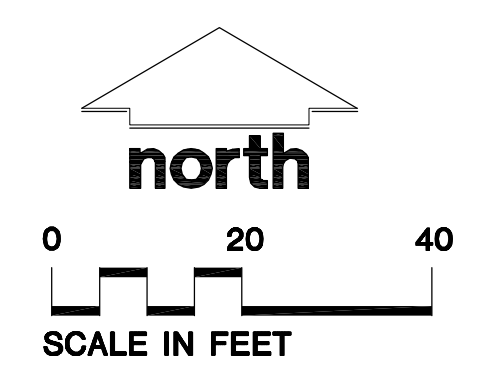
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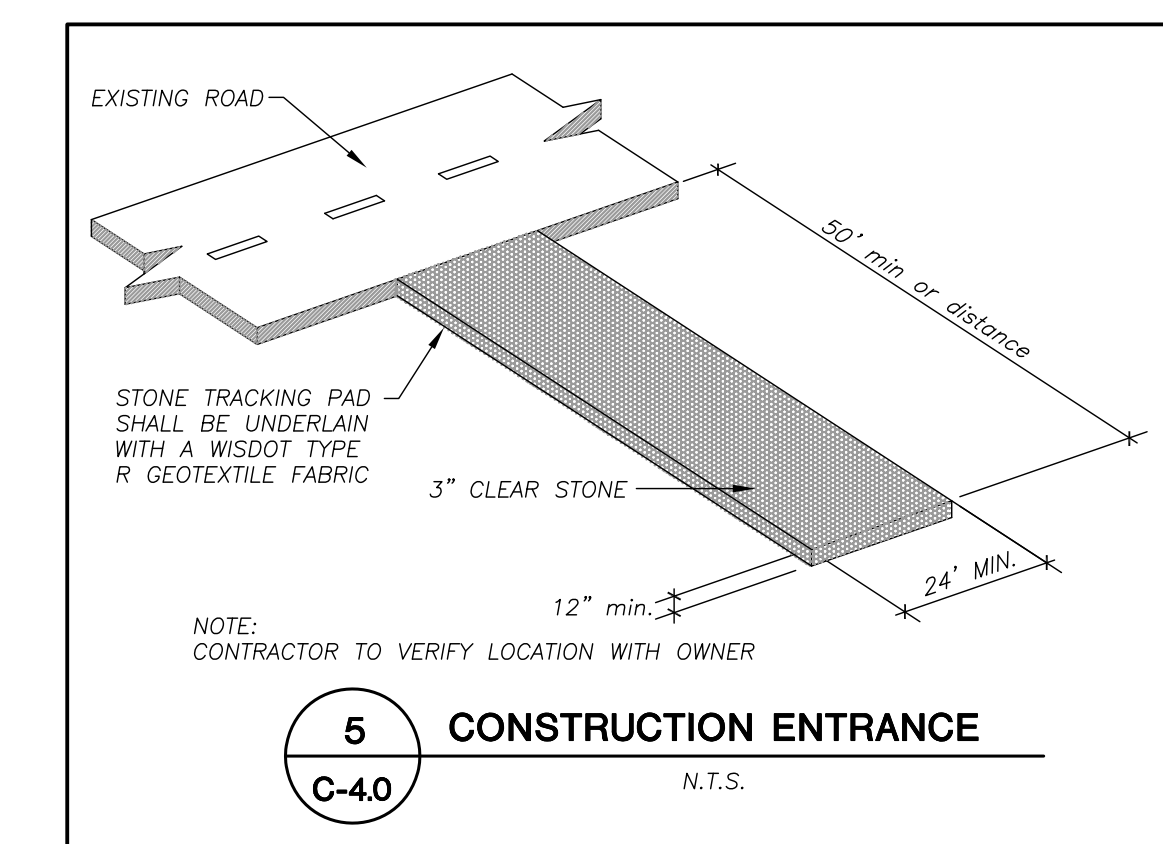
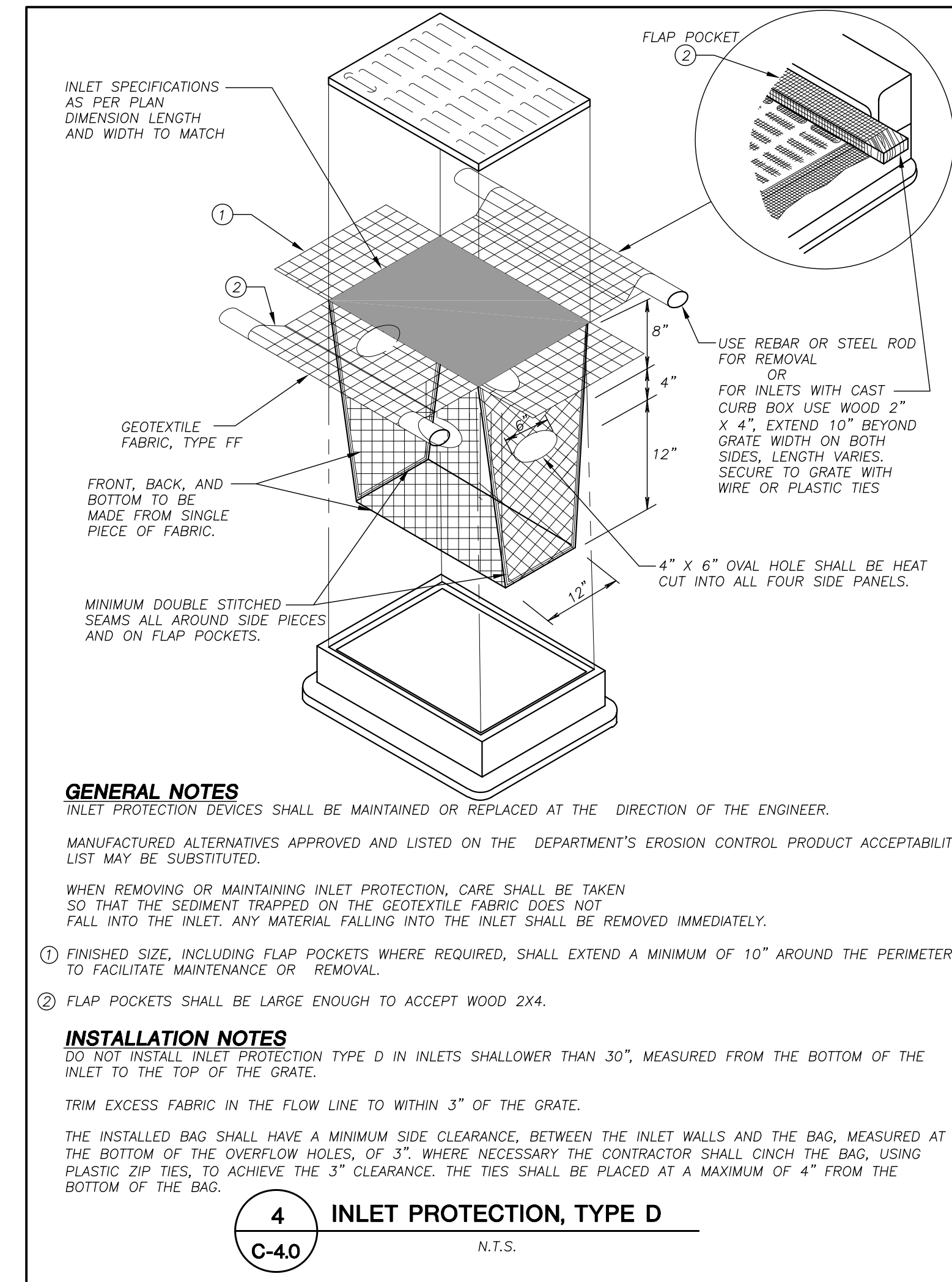
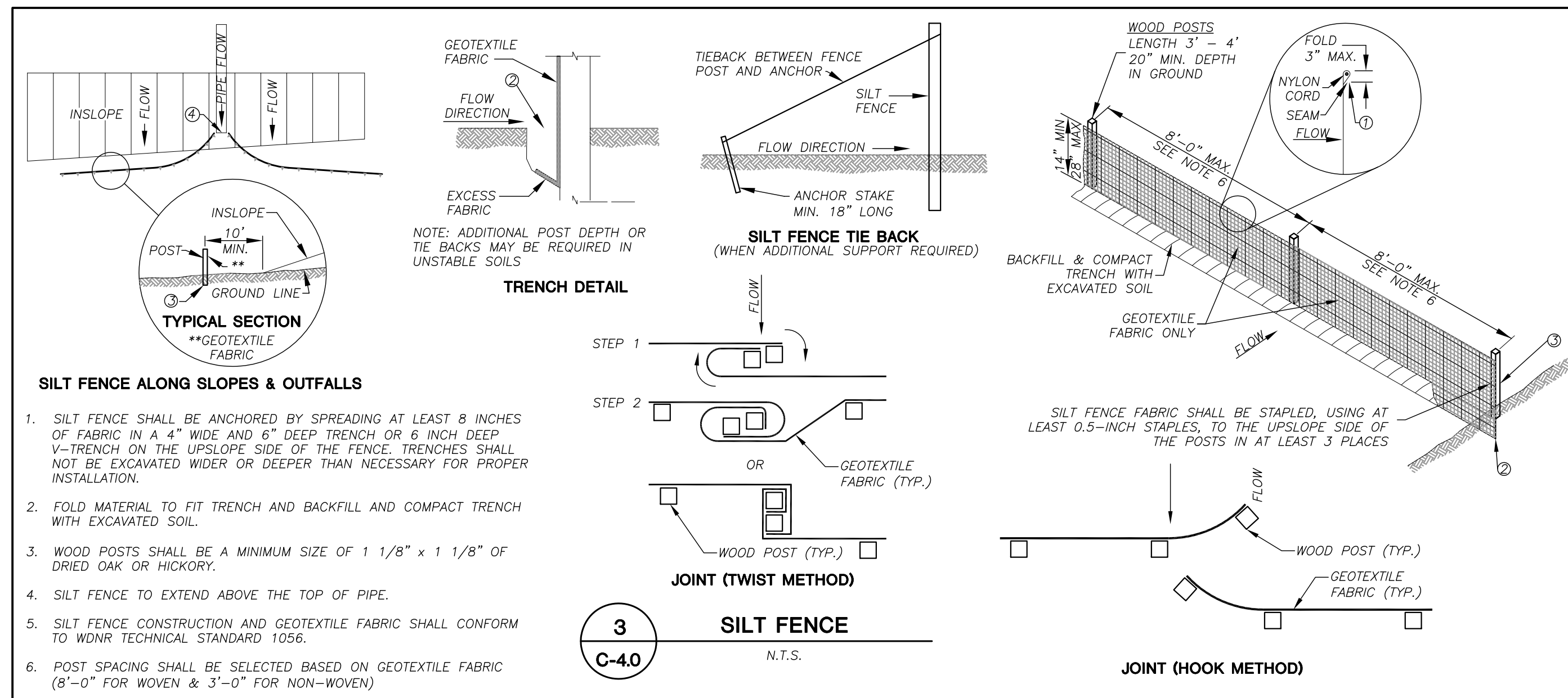
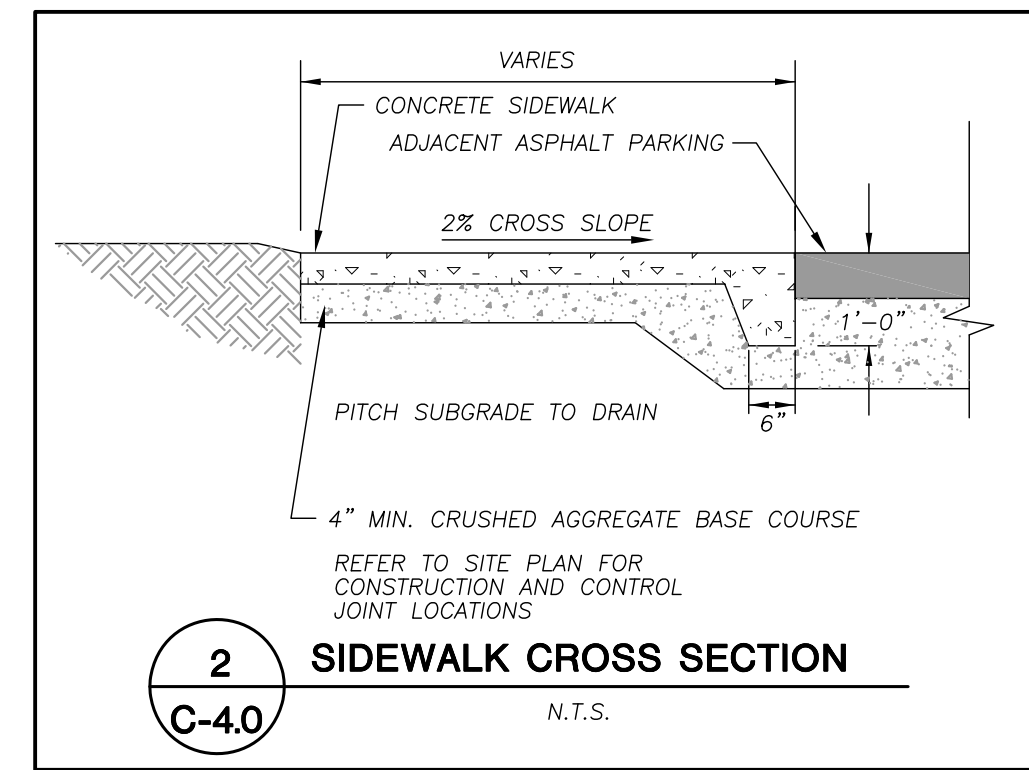
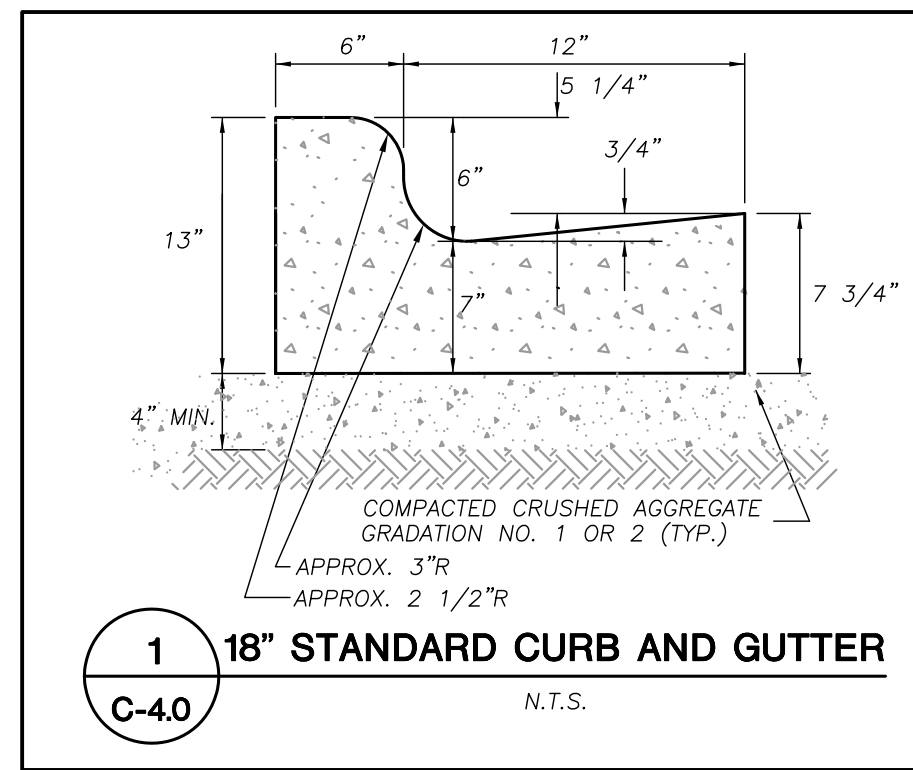
TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE SERVICE 18251767670 REQUIRED MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS WELL AS NECESSARY TO AVOID DAMAGE HERETO. ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY. THE OWNER HAS PROVIDED EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE READING THEREOF IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT HAS REVIEWED THE INFORMATION AND HAS NO KNOWLEDGE OF ANY OTHER UTILITIES SERVING THE SITE.





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SHEET TITLE

Details Page

SHEET NUMBER

C-4.0

JSD PROJECT NUMBER

HH1708

JSD PROJECT FILE

Task1

SCALE

1"=20'-0"

ITEM	DATE
Drawn: SCL/GVP	12-17-08
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SHEET TITLE
Grading & Erosion Control Plan

SHEET NUMBER
C-3.0

JSD PROJECT NUMBER
 HH170B

JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"

NOTE:
 BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.

LIMITS OF DISTURBANCE = 29,725 SQFT SQFT

LEGEND (PROPOSED)

- PROPERTY LINE
- - - 29 PROPOSED 1 FOOT CONTOUR
- - - 30 PROPOSED 5 FOOT CONTOUR
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- PAVEMENT
- CONCRETE PAVEMENT
- SILT FENCE
- LIMITS OF DISTURBANCE
- SPOT ELEVATION
- EP - EDGE OF PAVEMENT
- FFE - FINISHED FLOOR ELEVATION
- BC - BACK OF CURB
- SW - SIDEWALK
- FLOW ARROW

GENERAL NOTES

- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- ALL WORK IN THE ROW AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON REQUIREMENTS, AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- THE CONTRACTOR SHALL COORDINATE GRADING AND UTILITY CONNECTIONS WITH HABITAT FOR HUMANITY CONSTRUCTION.

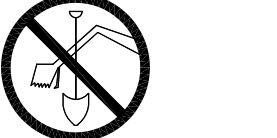
CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION & SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED BY THE CITY OF MADISON.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- STONE CHECK DAMS SHALL BE PLACED IN FRONT OF SILT FENCING IN ANY LOW AREA.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- ALL SLOPES EXCEEDING 5:1 (20%), CONVEYING STORM WATER RUNOFF SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED.
- ALL STORM SEWER STRUCTURES SHALL HAVE INLET PROTECTION TYPE D, STANDARD DETAILS FOR INLET PROTECTION ARE LOCATED IN THE WISDOT FACILITIES DEVELOPMENT MANUAL, CHAPTER 16, SDD NUMBER BE10-2.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR AND WDCOMM REQUIREMENTS.
- PROTECT ALL INLETS WITH TYPE D INLET PROTECTION DURING CONSTRUCTION.

GRADING AND SEEDING NOTES

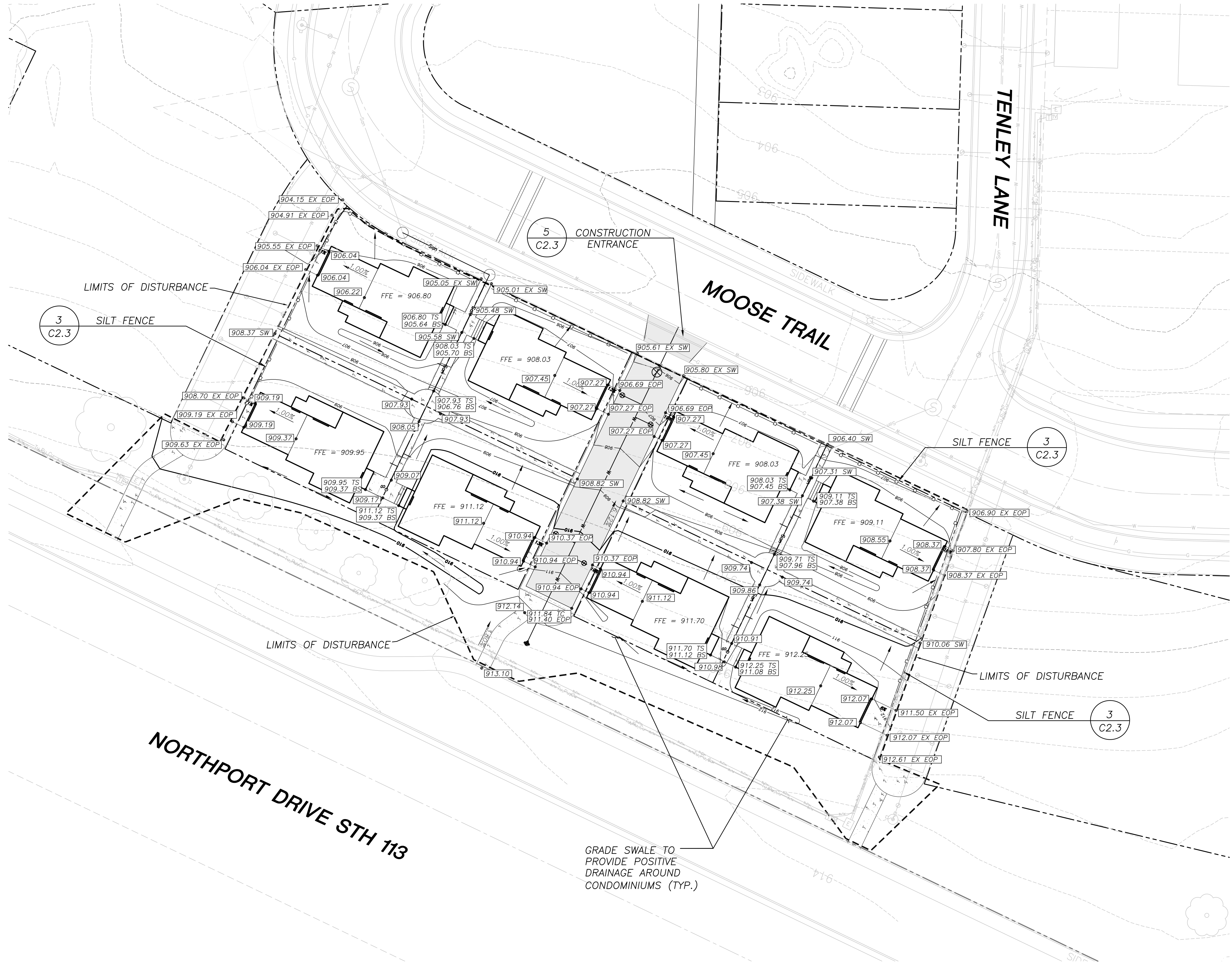
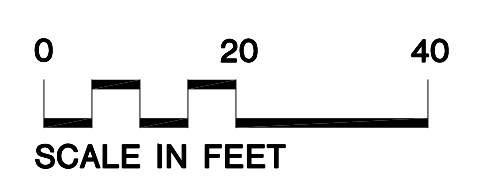
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. THIS MUST BE COORDINATED WITH HABITAT FOR HUMANITY AND THE HABITAT "GREEN TEAM".
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMPLETION.
- CONTRACTOR SHALL SCARIFY ALL COMPACTED PERVIOUS AREAS PRIOR TO SEEDING AND MULCHING.
- BUILDING CONTRACTOR/HABITAT FOR HUMANITY SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM ALL BUILDING FOUNDATIONS DURING FINAL RESTORATION.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

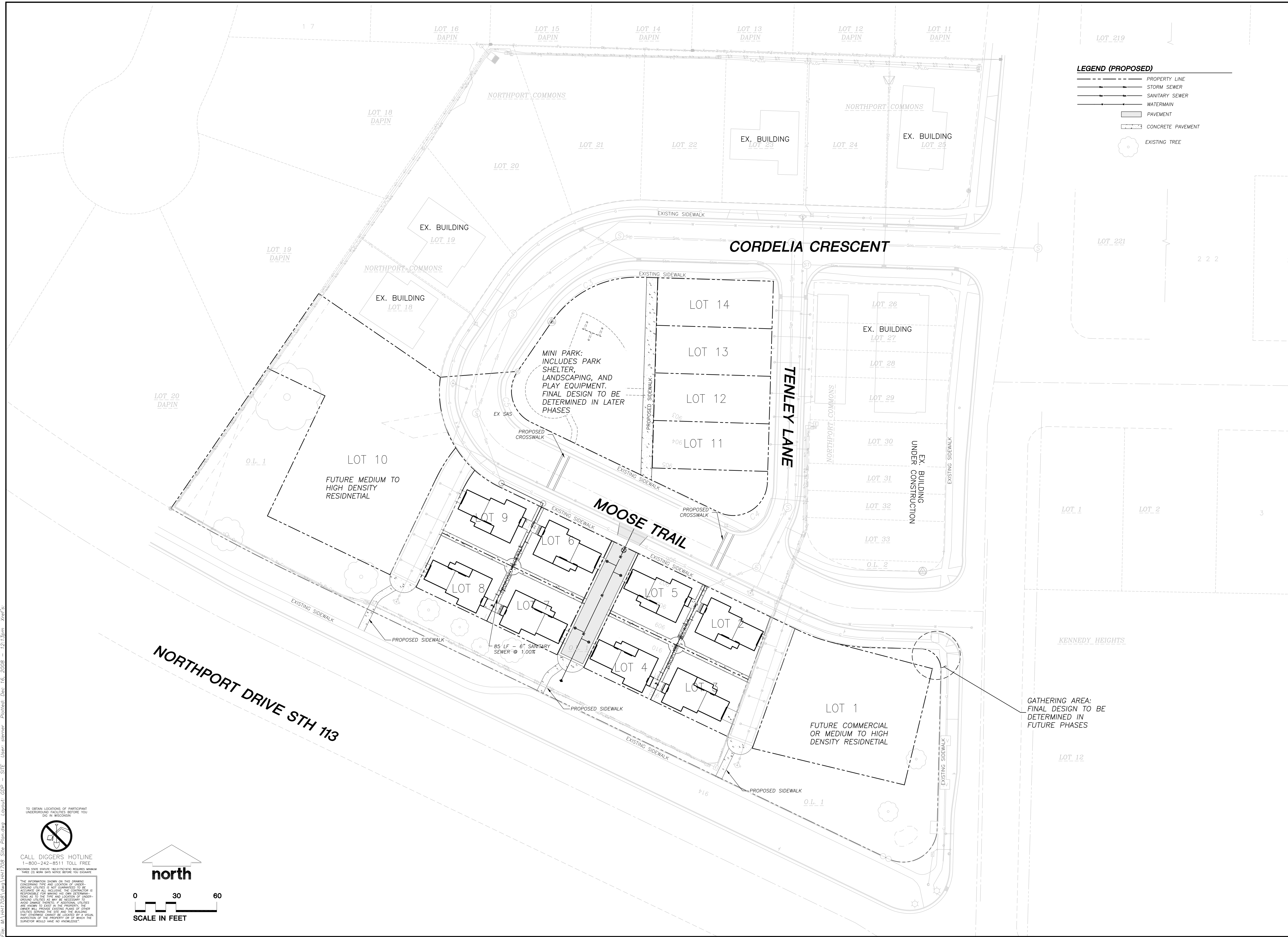


CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE STATUTE REGULATES REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIG

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MARKING AND OBTAINING DATA AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE FOUND TO EXIST ON THE PROPERTY, THE OWNER WILL PROVIDE CORRECTING PLANS IF OTHER UTILITIES SHOWN ON THE PROPERTY OR IF A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SUPERVISOR WOULD HAVE NO KNOWLEDGE.



File: MA_VH170B.dwg User: sterner Plotted: Dec 16, 2008 12:35pm Xref: 3



- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

MADISON REGIONAL OFFICE
 161 Horizon Drive
 Suite 101
 Verona, Wisconsin 53593
 (608) 848-5060

MILWAUKEE REGIONAL OFFICE
 N22 W22931 Nancy Court
 Suite 3
 Waukesha, Wisconsin 53186
 (262) 513-0666

PREPARED FOR:
Habitat for Humanity
 PO Box 258128
 Madison, WI 53725-8128

PROJECT
The Park Homes at Northport Commons
 942 Northport Drive
 Madison, WI

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.
 These plans and designs are copyright protected and may not be used in whole or in part without the written consent of Jenkins Survey and Design, Inc.

ITEM	DATE
Drawn: SCL	12-17-08
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
GDP Site Plan


SHEET NUMBER
C-2.1

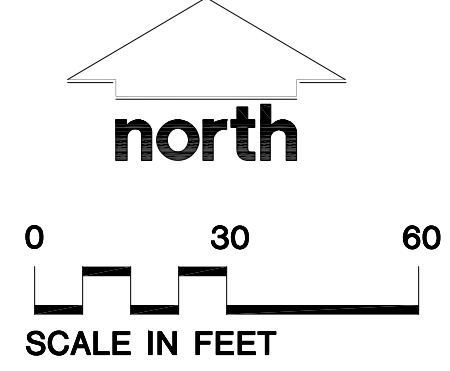
JSD PROJECT NUMBER
 HH1708

JSD PROJECT FILE
 Task1

SCALE
 1" = 30'-0"

File: MA_VH1708_Visual_Visual.dwg User: sterner Printed: Dec 16, 2008 12:13pm Xref: s

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

 CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE SECURE (4010/13/14) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU DIG!
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY FOR AND LOCATING TRENCHES, ETC. NOTIONAL UTILITIES ARE SHOWN TO ASSIST IN THE PROJECT. THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE ADJACENT THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.



- PLANNING & DEVELOPMENT
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- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
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- CONSTRUCTION MANAGEMENT

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 (608) 848-5060

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PREPARED FOR:
Habitat for Humanity
 PO Box 258128
 Madison, WI 53725-8128

PROJECT
The Park Homes at Northport Commons
 942 Northport Drive
 Madison, WI

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ITEM	DATE
Drawn: SCL/GVP	12-17-08
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
Site & Utility Plan

SHEET NUMBER
C-2.0

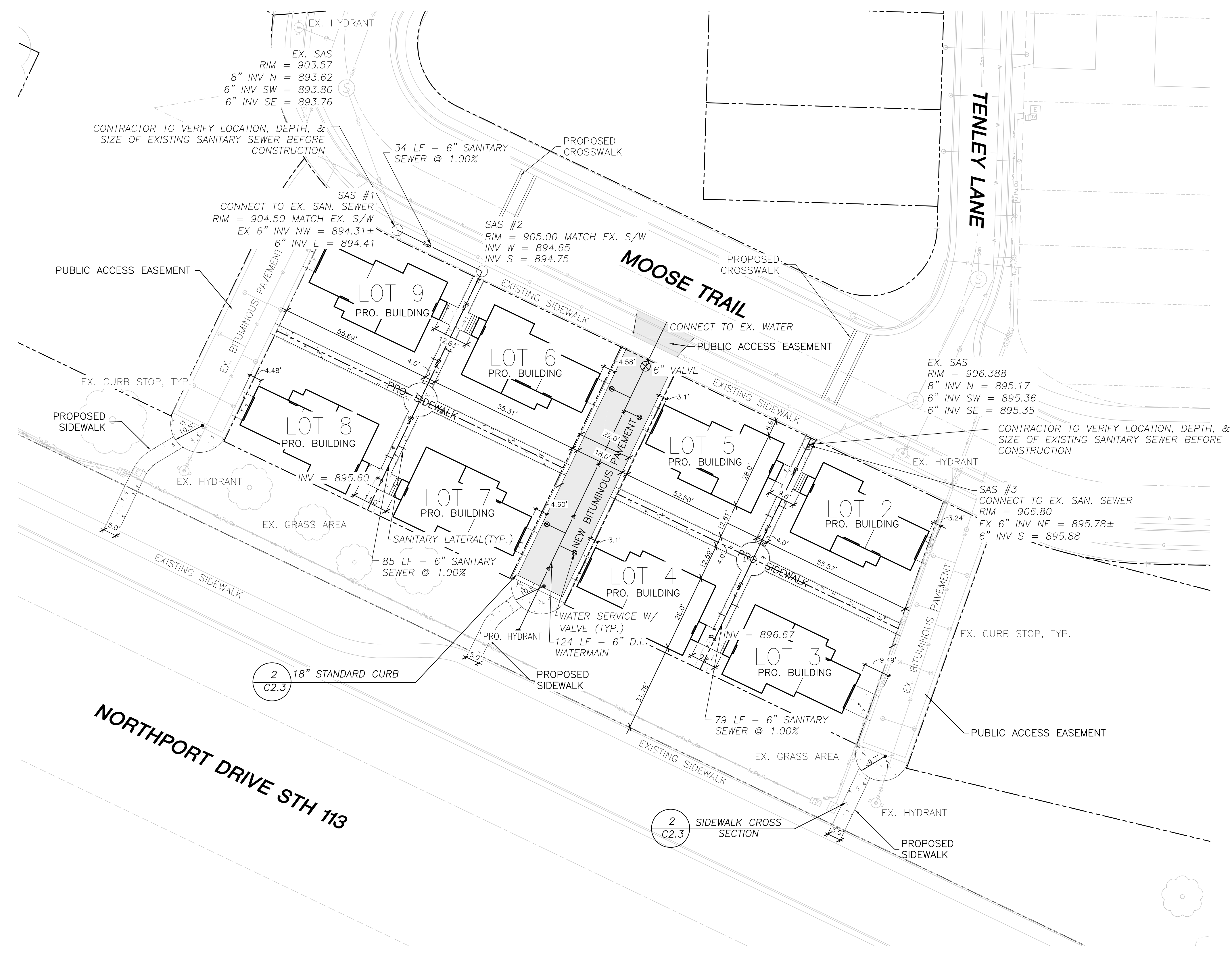
JSD PROJECT NUMBER
 HH1708

JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"

LEGEND (PROPOSED)

- PROPERTY LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- PAVEMENT
- CONCRETE PAVEMENT
- CLEAN OUT

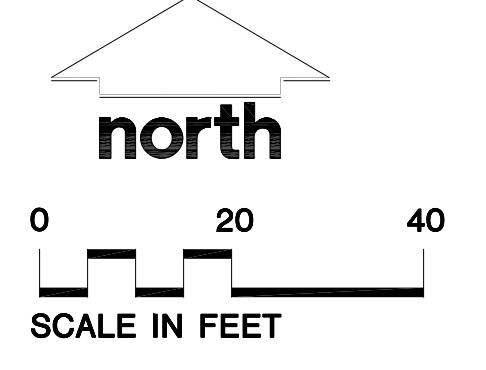


TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE STATUTE, REGISTRATION REQUIRED, WHOMAN THREE (3) WORK DAYS BEFORE YOU DIG

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED BY THE CONTRACTOR OR ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.



- PLANNING & DEVELOPMENT
- CIVIL ENGINEERING
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE
- SURVEYING AND MAPPING
- CONSTRUCTION MANAGEMENT

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 N22 W2931 Nancy Court
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 (262) 513-0666

PREPARED FOR:
Habitat for Humanity
 PO Box 258128
 Madison, WI 53725-8128

PROJECT
The Park Homes at Northport Commons
 942 Northport Drive
 Madison, WI

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.
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ITEM	DATE
Drawn: SCL	12-17-08
Checked:	
Approved:	

SEAL/SIGNATURE

SHEET TITLE
Existing Site Plan

SHEET NUMBER
C-1.0

JSD PROJECT NUMBER
 HH1708

JSD PROJECT FILE
 Task1

SCALE
 1"=20'-0"

LEGEND (PROPOSED)

- PROPERTY LINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- LIMITS OF DISTURBANCE
- EXISTING TREE



TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

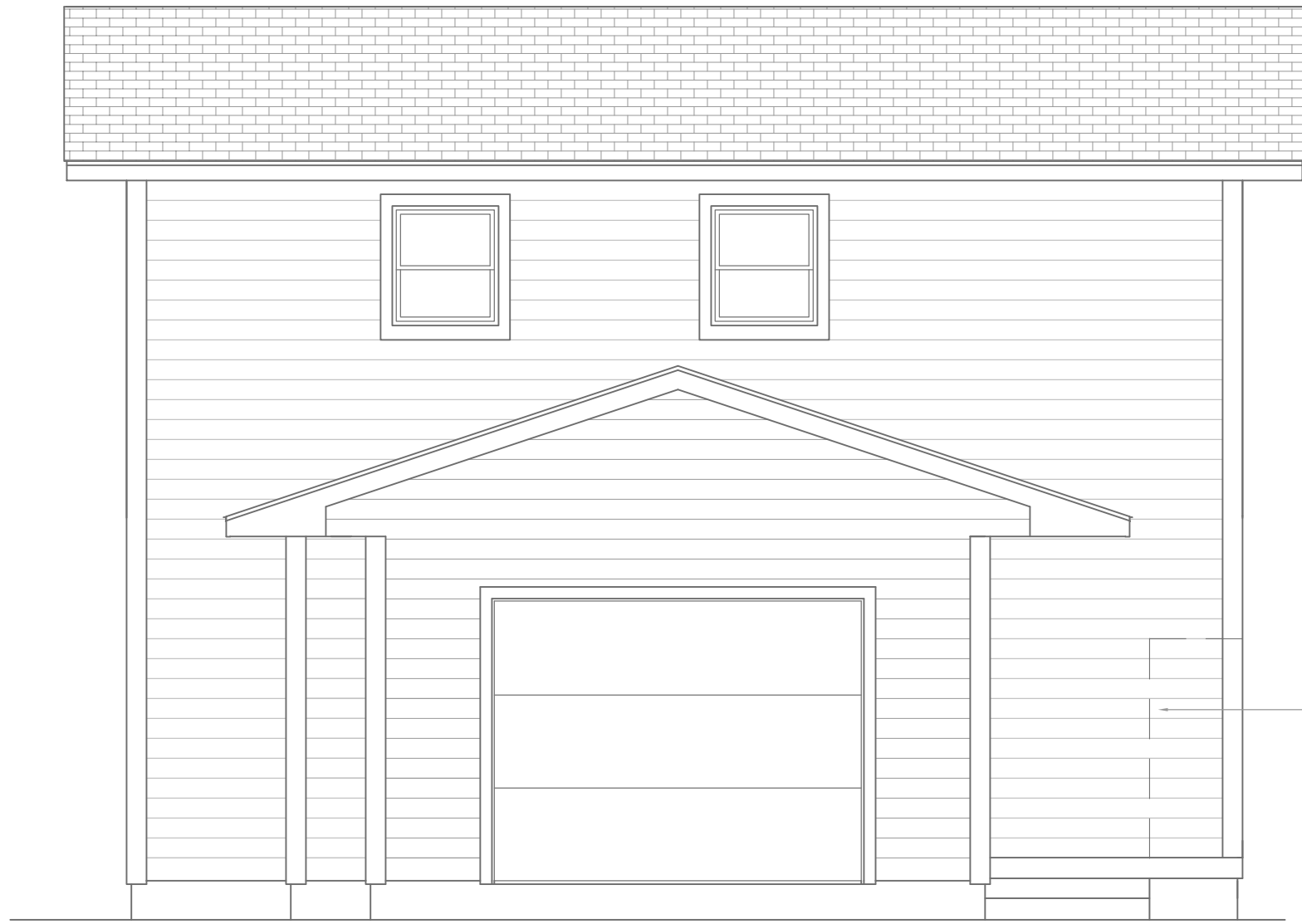
CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE SERVICE REGULATORY BOARD
 THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES SERVING THE SITE AND THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

north

0 20 40
 SCALE IN FEET

File: M:\HH1708\HH1708 Site Plan.dwg Layout: SIP - EXISTING User: alearn Plotdate: Dec 16, 2008 1:06pm Xref:



ELEVATION FROM FIRE ALLEY
SCALE: 1/4" = 1'



ELEVATION FROM COMMON AREA
SCALE: 1/4" = 1'



ELEVATION AT FRONT ENTRY
SCALE: 1/4" = 1'



STREET ELEVATION
SCALE: 1/4" = 1'

Unit Type Proposal for Northport Commons

Habitat for Humanity of Dane County
1014 Fiedler Lane, #29
Madison, WI. 53725

608.255.1549

THE PARK HOMES AT NORTHPORT COMMONS

ALL OF LOTS 1 THROUGH 17, ALL OF LOTS 34 THROUGH 39, OUTLOT 1 AND OUTLOT 3 OF THE PLAT OF NORTHPORT COMMONS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, STEVEN L. OFTEDAHL, WISCONSIN REGISTERED LAND SURVEYOR S-2594, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON, AND BY THE DIRECTION OF HABITAT FOR HUMANITY OF DANE COUNTY, INCORPORATED, OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF "THE PARK HOMES AT NORTHPORT COMMONS" IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES, AND THE SUBDIVISION OF THE LANDS THEREOF, DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THROUGH 17, ALL OF LOTS 34 THROUGH 39, OUTLOT 1 AND OUTLOT 3 OF THE PLAT OF NORTHPORT COMMONS RECORDED IN VOLUME 58-0544 OF PLATS OF DANE COUNTY ON PAGES 290 AND 291 AS DOCUMENT NO. 3954559, BEING LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 01°24'50" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, 2,459.32 FEET TO THE INTERSECTION OF THE NORTH LINE OF NORTHPORT COMMONS EXTENDED EASTERLY AND THE EAST LINE OF THE SAID NE 1/4; THENCE NORTH 88°16'34" WEST ALONG THE SAID EXTENDED LINE, 1369.61 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF KENNEDY ROAD; THENCE SOUTH 05°56'35" WEST ALONG THE SAID RIGHT-OF-WAY LINE, 249.64 FEET; THENCE SOUTH 01°20'19" WEST ALONG THE SAID RIGHT-OF-WAY LINE, 200.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°20'19" WEST ALONG THE SAID RIGHT-OF-WAY LINE, 117.28 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY LINE, 49.86 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, SUBTENDED BY A LONG CHORD BEARING SOUTH 58°28'39" WEST, 42.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHPORT DRIVE / STATE TRUNK HIGHWAY 113; THENCE NORTH 64°23'01" WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 4.45 FEET; THENCE NORTH 64°23'07" WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 478.06 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID RIGHT-OF-WAY LINE, 107.08 FEET ALONG THE ARC OF A 1358.39 FOOT RADIUS CURVE TO THE RIGHT, SUBTENDED BY A LONG CHORD BEARING NORTH 62°07'38" WEST, 107.05 FEET TO THE MOST SOUTHERLY CORNER OF THE PLAT OF "DAPIN"; THENCE NORTH 34°30'37" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PLAT, 191.90 FEET TO THE MOST WESTERLY CORNER OF LOT 18, NORTHPORT COMMONS; THENCE SOUTH 55°29'00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 18, 108.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORDELIA CRESCENT; THENCE NORTH 85°40'44" EAST, 56.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CORDELIA CRESCENT; THENCE NORTH 34°30'37" EAST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, 44.43 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, 75.39 FEET ALONG THE ARC OF A 75.50 FOOT RADIUS CURVE TO THE RIGHT, SUBTENDED BY A LONG CHORD BEARING NORTH 63°07'02" EAST, 72.30 FEET; THENCE CONTINUE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°16'35" EAST, 98.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF TENLEY LANE; THENCE SOUTH 01°43'26" WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE, 148.21 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID WEST RIGHT-OF-WAY LINE, 49.69 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, SUBTENDED BY A LONG CHORD BEARING SOUTH 58°40'09" WEST, 41.91 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MOOSE TRAIL; THENCE NORTH 64°23'07" WEST ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 153.03 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 44.01 FEET ALONG THE ARC OF A 25.50 FOOT RADIUS CURVE TO THE RIGHT, SUBTENDED BY A LONG CHORD BEARING NORTH 14°56'15" WEST, 38.75 FEET; THENCE SOUTH 85°40'44" WEST, 56.99 FEET TO A POINT OF NON-TANGENT CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MOOSE TRAIL; THENCE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 98.40 FEET ALONG THE ARC OF A 78.50 FOOT RADIUS CURVE TO THE LEFT, SUBTENDED BY A LONG CHORD BEARING SOUTH 28°28'40" EAST, 92.07 FEET; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 64°23'07" EAST, 243.85 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 54.45 FEET ALONG THE ARC OF A 128.50 FOOT RADIUS CURVE TO THE LEFT, SUBTENDED BY A LONG CHORD BEARING SOUTH 76°31'24" EAST, 54.04 FEET; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 88°39'41" EAST, 37.28 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, SUBTENDED BY A LONG CHORD BEARING SOUTH 43°39'41" EAST, 21.21 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 106,482 SQUARE FEET OR 2.444 ACRES.

STEVEN L. OFTEDAHL, S-2594 DATE
WISCONSIN LAND SURVEYOR

CORPORATE OWNER'S CERTIFICATE

HABITAT FOR HUMANITY OF DANE COUNTY, INCORPORATED, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON, AND DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMON COUNCIL, CITY OF MADISON
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE
STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID HABITAT FOR HUMANITY OF DANE COUNTY, INCORPORATED HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S MANAGER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 2009.

HABITAT FOR HUMANITY OF DANE COUNTY, INCORPORATED

(SIGN NAME HERE)

(PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009, THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

PARK BANK, A WISCONSIN CORPORATION OPERATING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF HABITAT FOR HUMANITY OF DANE COUNTY, INC., AS AN OWNER.

WITNESS THE HAND AND SEAL OF PARK BANK, MORTGAGEE, THIS _____ DAY OF _____, 2009.

IN THE PRESENCE OF:

(SIGN NAME HERE)

(PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED PARK BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF MORTGAGEE

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF HABITAT FOR HUMANITY OF DANE COUNTY, INC., AS AN OWNER.

WITNESS THE HAND AND SEAL OF COMMUNITY DEVELOPMENT BLOCK GRANT, MORTGAGEE, THIS _____ DAY OF _____, 2009.

IN THE PRESENCE OF:

(SIGN NAME HERE)

(PRINT NAME AND TITLE HERE)

STATE OF WISCONSIN)ss
COUNTY OF DANE)ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2009, THE ABOVE NAMED OFFICER OF THE ABOVE NAMED COMMUNITY DEVELOPMENT BLOCK GRANT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CERTIFICATE OF CITY OF MADISON CLERK

"RESOLVED THAT THIS PLAT KNOWN AS "THE PARK HOMES AT NORTHPORT COMMONS", LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY RESOLUTION No. _____, FILE No. _____, ADOPTED ON THE _____ DAY OF _____, 2009, AND FURTHER RESOLVED THAT THE CONDITIONS OF SAID APPROVAL WERE FULFILLED ON THE _____ DAY OF _____, 2009, AND THAT SAID RESOLUTION FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS AND RIGHTS DEDICATED BY SAID PLAT OF "THE PARK HOMES AT NORTHPORT COMMONS" FOR PUBLIC USE".

I, MARI BETH WITZEL-BEHL, CLERK OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN HEREBY CERTIFY THAT THE CITY COUNCIL HAS RESOLVED THAT PUBLIC SEWER WILL BE MADE AVAILABLE TO THE LOTS IN THE PLAT OF "THE PARK HOMES AT NORTHPORT COMMONS", BEFORE BUILDINGS ARE OCCUPIED AND THAT PRIVATE SEWER FACILITIES ARE PROHIBITED.

MARI BETH WITZEL-BEHL, MADISON CITY CLERK

DATE

CERTIFICATE OF CITY TREASURER

I, DAVID GAWENDA, BEING DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2009, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF "THE PARK HOMES AT NORTHPORT COMMONS".

DAVID GAWENDA, TREASURER,
CITY OF MADISON

DATE

CERTIFICATE OF COUNTY TREASURER

I, DAVID WORZALA, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2009, AFFECTING THE LANDS INCLUDED IN THE PLAT OF "THE PARK HOMES AT NORTHPORT COMMONS".

DAVID WORZALA
TREASURER, DANE COUNTY

DATE

CERTIFICATE OF REGISTER OF DEEDS

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2009, AT _____ O'CLOCK, _____ M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____ THROUGH _____ AS DOCUMENT NUMBER _____.

KRISTI CHLEBOWSKI
REGISTER OF DEEDS, DANE COUNTY

Sheet Number: S-2.0

PREPARED FOR:

HABITAT FOR HUMANITY
OF DANE COUNTY
P.O. BOX 258128
MADISON, WI 53725-8128

PREPARED BY:

JSD PROFESSIONAL SERVICES, INC.
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
(608) 848-5060

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

PROJECT NO: <u>HH-17-08</u>	SURVEYED BY: <u>CMS</u>
FILE NO: <u>0-38</u>	DRAWN BY: <u>SD</u>
FIELDBOOK/PG: <u>HH-17-08</u>	CHECKED BY: <u>-</u>
SHEET 2 OF 2	APPROVED BY: <u>MMC</u>

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration



DATE: DECEMBER 15, 2008