

338

10002 MID-TOWN RD

Crosswinds @ Hawks Landing

Lot 62

Document Number	Document Title
-----------------	----------------

December 19, 2000

Project name:
Crosswinds at Hawks
Landing

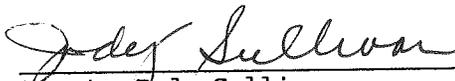
To Whom It May Concern:

The attached set of plans and documents represents the PUD (GDP-SIP) project drawings and related zoning documents for Crosswinds at Hawks Landing, a 142-unit condominium project located in Madison, Wisconsin, at the northwest quadrant of the intersection of Midtown Road and Hawks Landing Circle, more particularly described as: (See Exhibit "A", attached)

Recorded 1-3-01
Doc. # 3277271
Pg. 1174

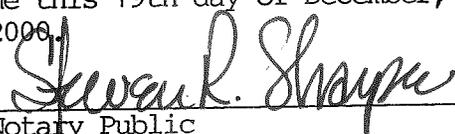
Recording Area
Name and Return Address
GORMAN & COMPANY INC
1244 S PARK ST
MADISON WI 53715

Sincerely,


Agent, Judy Sullivan

Attachments

251-0708-334-0096-7
Parcel Identification Number (PIN)

Subscribed and sworn before
me this 19th day of December,
2000

Notary Public
My commission expires 04/04/04

LEGAL DESCRIPTION

Lot 63, Hawk's Landing Golf Club, recorded in Volume 57-150B of Plats on Pages 605-614, Dane County Registry, located in the SE 1/4 of the SE 1/4 of Section 33, T7N, R8E, City of Madison, Dane County, Wisconsin, To-wit: Commencing at the south quarter corner of said Section 33; thence N89° 21' 35"E, along the south line of the SE 1/4 of said Section 33, 1327.31 feet; thence N00° 38' 25"W, 47.00 feet to the southwest corner of said Lot 63 and the point of beginning; thence N00° 00' 00"W, 706.25 feet; thence N63° 18' 26"E, 897.75 feet; thence S41° 13' 22"E, 220.87 feet to a point on a curve; thence southwesterly on a curve to the right which has a radius of 50.00 feet and a chord which bears S13° 26' 57.5"W, 18.29 feet; thence S23° 59' 24"W, 265.81 feet to a point of curve; thence southwesterly on a curve to the left which has a radius of 1090.00 feet and a chord which bears S11° 40' 29.5"W, 464.90 feet; thence S00° 38' 25"E, 199.10 feet to a point of curve; thence southwesterly on a curve to the right which has a radius of 20.00 feet and a chord which bears S44° 21' 35"W, 28.28 feet; thence S89° 21' 35"W, 723.71 feet to the point of beginning. Containing 16.83 acres.

EXHIBIT "A"

Part B

LETTER OF INTENT

- Name of the project: "Crosswinds" at Hawk's Landing
- Construction Schedule Phased construction per attached schedule to be completed over a five year period.
- Personnel List
 - Contractor: Gorman & Company, Inc.
 - Architect: Gorman & Company, Inc.
Steven R. Sharpe A-5047
 - Landscaper: To be determined
 - Surveyor: D'Onofrio, Kottke and Associates, Inc.
Ron Klass P.E. & Richard Rasmussen, L.S.
 - Engineer: John Robbins & Associates, Inc.
John Robbins P.E.
 - Project Coordinator: Gorman & Company, Inc.
Steven R. Sharpe
- Building Uses Residential Condominium Community Living
- Number of Dwelling Units
 - per building: Five (5) 16-Unit four story buildings-80 Units
ThirtyOne (31) Duplex buildings-62 Units
 - Total of 142 units 8.55 units per acre density
 - All units are two (2) bedroom
- Parking
 - Underground parking for two (2) vehicles per unit in the 16-Unit buildings.
 - Two car attached garages for each duplex building
 - Guest parking as per plan and in front of duplex garages.



Department of Planning & Development
Planning Unit

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985
TDD (608) 266-4747
FAX (608) 267-8739
PH (608) 266-4635

November 1, 2000

Gary Gorman & Steve Sharpe
Gorman & Company
1244 South Park Street
Madison, WI 53715

SUBJECT: 10002 Mid Town Road

Dear Gary & Steve:

The Common Council, at its October 31, 2000 meeting, conditionally approved your application for rezoning from R4 to PUD (SIP) and a preliminary/final plat known as "Crosswinds at Hawk's Landing" located at 10002 Mid Town Road.

The conditions of approval are:

Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following twenty-two items:

The City Traffic Engineering Division has the following comments on the rezoning:

1. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements and note types, no access onto Mid Town Road, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, setbacks, parking spaces including the two (2) feet overhang, and a scaled drawing at 1" = 40'.
2. The applicant shall modify the driveway approach on Hawk's Landing Circle according to the design criteria for a "Class III" driveway approaches with sidewalk in accordance to Madison General Ordinance Section 10.08(4). The proposed driveway approaches shall be a maximum width of thirty (30) feet in width and shall have two 5-foot flares. This change shall be revised on the plan.
3. The applicant shall show the dimensions for proposed surface and underground parking stalls' items A, B, C, D, E, and F, and for ninety-degree angle parking with nine (9) foot wide stalls and backing up, according to Figures II "Medium and large Vehicles" parking design standards in Section 10.08(6)(b)2. Aisles, ramps, bumper stops, columns, or street light poles are to be excluded from the rectangular stall areas. (If two (2) feet of overhang are used for a vehicle, it shall be shown on the plan.)
4. The ramp down to underground parking percent of sloped shall be designed to accommodate low-clearance vehicles for a transition. The applicant shall provide a profile of the ramp showing the slopes critical clearance, when plans are submitted for approval.

5. The plantings and grades shall be designed to provide adequate sight distance for clear visibility at the driveway approaches.
6. The intersection shall be so designed so as not to violate the City's sight-triangle preservation requirement which states that on a corner lot no structure, screening, or embankment of any kind shall be erected, placed, maintained or grown between the heights of 30 inches and 10 feet above the curb level or its equivalent within the triangle space formed by the two intersecting street lines or their projections and a line joining points on such street lines located a minimum of 25-feet from the street intersection in order to provide adequate vehicular vision clearance.
7. The final aspects of the plat's and development's ped-bike easement including installation, maintenance and liability shall be reviewed and approved by the Traffic Engineer.
8. The applicant shall provide crosswalk pavement markings for all pedestrian and bike crossings along Windy Point. The applicant shall connect to the temporary pedestrian and bike path between Lots 71 and 72. The applicant shall show the proposed ped/bike path connecting to the existing temporary ped/bike path on the site plans.
9. The site plan shall be revised to include the installation of sidewalk on one side of the streets within the site. The final aspects, including design and connections to logical points, shall be reviewed and approved by the Traffic Engineer.
10. "Stop" signs shall be installed at a height of seven (7) feet at all driveway approaches behind the property line at Hawk's Landing Circle and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
11. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
12. The Traffic Engineer may have additional comments and/or requirements upon review of the final building plans and site plans. This proposed project shall comply with all applicable Madison General Ordinances and policies.

The City Traffic Engineering Division has the following comments on the preliminary and final plat:

13. The plat shall be revised to incorporate the ped-bike easements shown on the neighborhood development plan. The final aspects of these including installation maintenance and liability shall be reviewed and approved by the Traffic Engineer.
14. The applicant shall execute and return the attached declaration of conditions and covenants for street lights prior to sign-off.
15. Utility easements shall be provided as shown below. These may change due to the change in plans.
Between Lots 3 and 4; between Lots 5 and 6; and between Lots 6 and 7.
16. There will be "No vehicular access" onto Mid Town Road and noted on the final plat.
17. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.
18. The applicant shall execute a waiver of notice and hearing on special assessments for the future traffic signal and associated street improvements at the intersections the City plans to

- signalize. The traffic signal waiver will also require a deposit for future area traffic signals and associated intersection changes.
19. The developer may, at the determination of the City Engineer and City Traffic Engineer, be required to enter into a subdivision contract and make improvements to be considered temporary until such time as the ultimate improvement of public roadways is undertaken. The plans shall be reviewed and approved by the City Traffic Engineer.
 20. The applicant is advised that the subject development will be one cause for the need to widen adjoining and surrounding roadways to adequately serve this and other development. Like the other infrastructure and development elements, the adjacent and surrounding streets and ped/bike and transit accommodations are or will be programmed for construction or reconstruction to serve the development planned and approved.
 21. The plat shall be revised to provide additional right-of-way along Mid Town Road for intersection and sight distance improvements being provided to serve the development. The area is approximately 14-feet more to the north. The existing setback may be modified but shall need to be reviewed and approved by the Traffic Engineer, City Engineer and Planning Unit Director to provide some of the objectives of the originally platted setback.
 22. The Traffic Engineer may have additional comments and/or requirements upon review of the final plat. This proposed plat shall comply with all applicable Madison General Ordinances and policies.

Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following twenty-two items:

The City Engineering Division has the following comments on the referenced PUD:

23. All driveways, curb adjacent to driveways and sidewalk reconstruction within the public right-of-way shall be completed in accordance with the City of Madison Standard Specifications for Public Works Construction by a contractor currently licensed by the City.
24. The applicant's utility contractor shall obtain excavation permits and connection permits for all proposed utility connections within the public right-of-way.
25. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
26. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5 tons per acre per year.
27. A site drainage fee at the rate of \$15.00 per 1,000 square feet of additional impervious area generated by this development over existing conditions shall be paid when the final plan set is submitted for approval.
28. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.

29. This site is greater than five (5) acres and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 266-7078 to discuss this requirement.
30. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
31. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours.
32. A separate sanitary sewer lateral shall be installed to each unit of a duplex building. The laterals shall be located such that they enter the building on opposite sides of the common wall.
33. The applicant shall enter into a subdivision agreement with the City to extend public sanitary sewer and water main to the buildings within this development. A schedule has been established for the design and installation of these improvements.
34. The owner shall dedicate a 15-foot wide public sanitary sewer easement between Buildings No. 7 and No. 8.
35. Prior to approval, the applicant shall remit payment in the amount of \$4,158.70 (check payable to Madison Metropolitan Sewerage District) as a treatment plant connection charge for the increased density of development on this lot.

The Engineering Division has the following comments on the referenced plat:

36. The final plat shall be revised to correct the spelling of Mid Town Road.
37. The final plat shall be revised to show a 40-foot building setback line on all lots adjacent to Mid Town Road.
38. Prior to recording the final plat, the developer shall enter into a subdivision agreement with the City to extend public sanitary sewer and water to all lots within the plat. A schedule for the design and installation of these improvements has been established.
39. The developer shall dedicate a 15-foot wide public sanitary sewer easement on Lot 2. The easement shall be centered between Building No. 6 and Building No. 7 per the development plan for this lot. Contact Todd Gebert at 266-4059 with any questions regarding the easement location.
40. The developer/surveyor shall submit, at the time of recording, a digital and hard copy of the final plat/CSM to the Mapping/GIS Section of the Engineering Division. The digital copy shall be consistent with previous formats delivered to the City by the developer's surveyor and contain the minimum of the following, each on a separate layer name/level number:
 - a. Right-of-way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names

- f. Easement lines (i.e., street, sanitary, storm (including wetland and floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).

(Note: This information will expedite entry into the City's Mapping Program and Geographic Information System.)

41. Prior to recording the final plat, the owner shall submit a meets and bounds legal description, scale map exhibit no larger than 8 ½" x 14" and \$200.00 fee to release the existing 20-foot wide public sanitary sewer easement conveyed across Lot 63, Hawk's Landing Golf Club Plat.
42. Outlot 1 shall be revised to match the alignment of the 20-foot public sanitary sewer easement between Lots 71 and 72 of the Hawk's Landing Golf Club Plat.
43. Thirty (30) feet of Outlot 1 shall be reserved for an exclusive public sanitary sewer and water easement, except for necessary public utility crossings. This may require additional width to serve all other public utilities. Contact Eric Pederson at 266-4056 to discuss this requirement.
44. In the event lands be required dedicated to the public, for any public use, the owner of said lands shall provide the **City Real Estate Section** with a copy of a Phase I Environmental Site Assessment Report. In cases where a Phase I Assessment reveals contaminants, subsequent site assessment may be required.

Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following nine items:

45. In the zoning text the title shall be PUD(GDP-SIP) zoning text. Under permitted uses Item Number Two shall be revised to say: "Uses accessory to permitted uses listed above."
46. NOTE: The family definition per the R3 would allow a family plus one roomer in a rental unit.
47. Meet all applicable ILHR accessible requirements including, but not limited to, accessible parking stalls in each 16-unit parking garage shall be as near to the elevator as possible. (NOTE: Show a striped path to the elevator. Stall Number 16 cannot be an accessible stall as the path to the elevator would not meet code.) Provide a minimum of one van-accessible stall in the garage. Show accessible signage at the head of each accessible stall. Provide an accessible walk from each 16-unit building to the right-of-way. Provide accessible parking that is accessible to each 16-unit building. Show the access path from the stalls to the buildings.
48. Provide wheel stops at the head of the stalls numbered 30-32 and 16-18 in the multi-family garage.
49. The final plans shall be full sized including all sheets, i.e. site plans with dimensions and building setbacks, landscaping, drainage, erosion, floor plans, building elevations, grading, etc.
50. Meet applicable building codes including, but not limited to, between the 16-unit parking garages.
51. Provide 80 bike parking stalls (16 stalls per each 16-unit building) in a safe and convenient location on an impervious surface to be shown on the final plan. The bike racks shall be securely anchored to the ground or building to prevent the racks from moving.

52. Provide a landscape plan showing species, sizes, and numbers.
53. Lighting is required for surface parking at the 16-units. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles (see attached ordinance).

Please contact Peter Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following four items:

54. The applicant shall also provide a walkway along the north side of the private street known as Crosswinds Lane to provide a direct connection to the public walkway within Hawk's Landing Circle.
55. The applicant shall revise the proposed grading and landscape plans to accurately reflect the drainage swale and proposed berming and landscaping to be provided within the 40-foot building setback located along the Mid Town Road right-of-way. This area shall be heavily landscaped to provide traffic and noise screening from the Mid Town Road right-of-way. The revised landscape and berming plan shall be approved by the Planning Unit.
56. A raised curb shall be installed along all internal roadways which are provided with adjacent walkways.
57. The applicant shall direct their landscape consultant to continue to work with Planning Unit staff regarding additional landscaping and screening along the Mid Town Road right-of-way and the main entrance road to the Hawk's Landing Golf Club.

Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following three items:

58. Water mains and water service laterals shall be installed by private contract.
59. Minimum 20-foot public water main easements shall be dedicated over the water main facilities at this plat.
60. The Water Utility will not need to sign-off on the final plans, but will need a copy of the approved plans.

Please contact J.C. Carver, Madison Fire Department, at 266-4484 if you have questions regarding the following item:

61. The Madison Fire Department does not object to this proposal provided the project complies with all applicable fire codes and ordinances. Additional comments and/or requirements may be noted upon review of the final building plans.

Please contact Jeff Ekola or Jerry Lund, Real Estate Section, at 266-4222 if you have questions regarding the following item:

62. The satisfaction and adherence to all requirements of the Real Estate Unit upon final review of the title report, please contact Jeff Ekola or Jerry Lund at 266-4222 regarding this matter.

When these conditions have been satisfied, bring in the revised plan originals (Mylar or reproducible) to obtain signatures on the cover sheet from the following reviewing departments: City Engineering, Traffic Engineering, Zoning and Planning. After this is accomplished, submit the final plans and documents for recording to the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void.

No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty (30) months of Common Council approval of the General Development Plan or within eighteen (18) months of the recording of the Specific Implementation Plan, whichever is less, the basis right of use for the areas, when in conformity with the approved Specific Implementation Plan, shall lapse and be null and void unless the project, as approved, is commenced by the issuance of a building permit. If a new building permit is required pursuant to Sec. 28.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain Specific Implementation Plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call George Carran, Zoning Administrator, at 266-4551.

Sincerely,



Peter R. Olson
City Planner

c: Zoning Administrator
City Engineering
Traffic Engineering
Richard Rasmussen, D'Onofrio Kottke Assoc., 7530 Westward Way, Madison, WI
53717

CROSSWINDS AT HAWK'S LANDING
10002 Mid Town Road, Madison, Wisconsin
PUD(GDP-SIP)

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

- A. **Statement of Purpose:** This PUD Zoning District is established to allow for the construction of a condominium development, consistent with coordinated area site planning, consisting of thirty-one (31) exposed ranch style duplex buildings, and five (5) four-story sixteen unit buildings for a total of 142 living units on 16.6 acres of land for a density of 8.55 units per acre.

The planned unit development was designed utilizing a voluntary regulatory framework resulting in an improved environmental and aesthetic design in the City of Madison with greater freedom, imagination and flexibility while insuring substantial compliance to the basic intent of the zoning code and the general plan for community development.

- B. **Permitted Uses:**

1. Other than the existing use, no use shall be permitted in the planned unit development district except in conformity with the approved specific and precise development plan pursuant to the procedural and regulatory provisions hereinafter set forth.
2. Uses accessory to permitted uses listed above.

- C. **Lot Area:** A 16.6 acre parcel as stated on Exhibit A. attached hereto.

- D. **Floor Area Ratio:**

1. There shall be no predetermined specific lot area, lot width, building height, floor area ratio, usable open space, and off-street parking spaces, but such requirements as are made part of the approved recorded precise development plan.
2. Maximum building height shall be four (4) stories (59 feet) or as shown on approved plans.

- E. **Yard Requirements:** Yard areas will be provided as shown on approved plans.

- F. **Landscaping:** Site landscaping will be provided as shown on the approved plans, sheets L-1, L-2, and L-3.

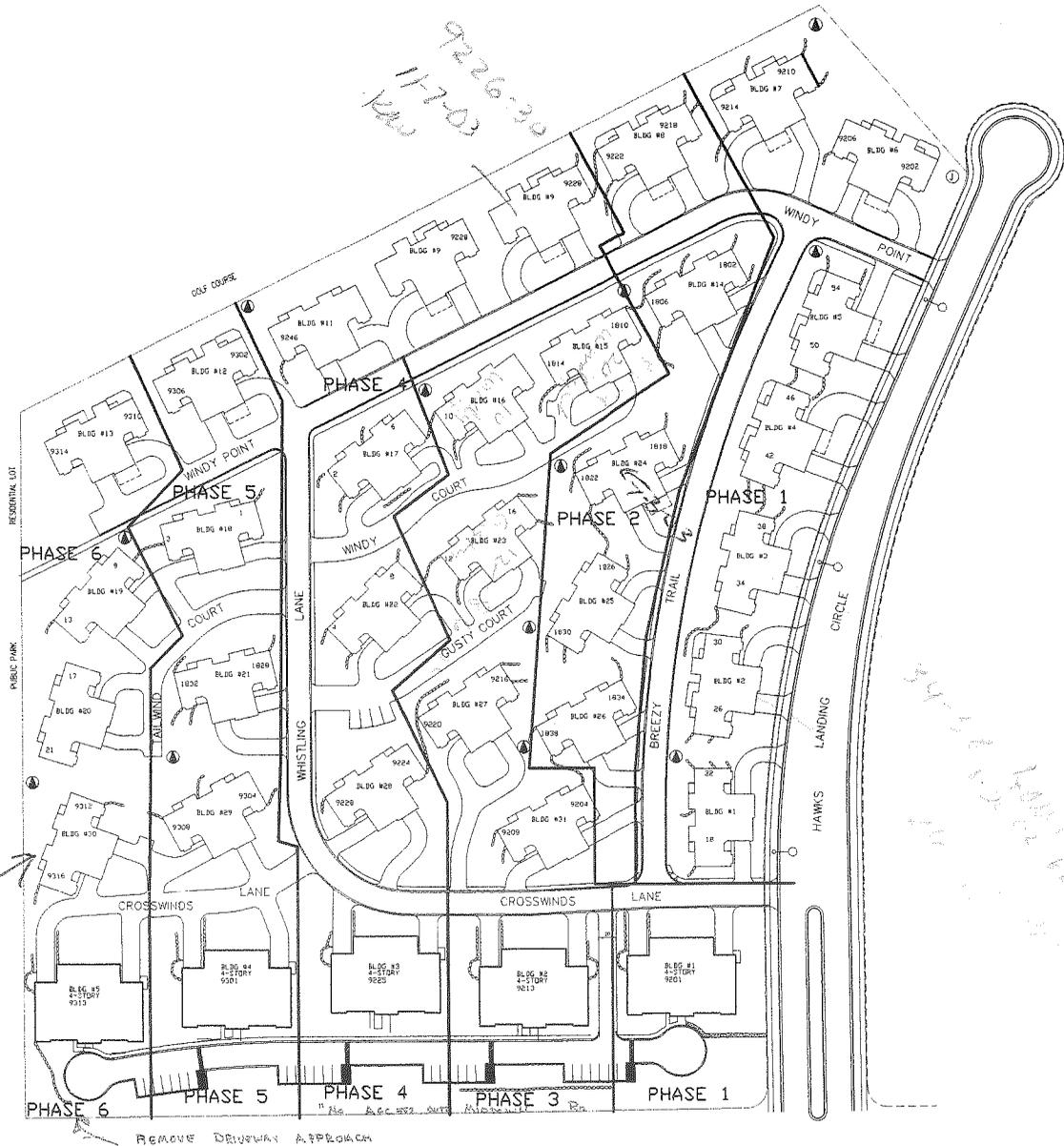
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading shall be provided as required by Section 28.11, Madison General Ordinances and as shown on approved plans.

- H. **Lighting:** Site lighting will be provided as shown on the approved plans.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-3 district, or signage will be provided as approved on the recorded plans.
- J. **Family Definition:** The family definition for this PUD-SIP shall coincide with the definition given in Chapter 28.03(2) of the Madison General Ordinances for the R-3 zoning district which allows a family plus one roomer in a rental unit.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission; however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

CROSSWINDS CONDOMINIUMS

AT HAWK'S LANDING

MIDTOWN ROAD AT HAWK'S LANDING CIRCLE, MADISON, WISCONSIN



GORMAN
 & COMPANY, INC.
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)257-8778 direct (608)257-4410 Ext. 310 fax (608)257-9002

"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - DUPLEX
 CITY OF MADISON, WISCONSIN

Drawn: DMD

Checked: JSS

CITY
 STAFF
 SIGN-OFF
 PAGE

Date: 2-25-09

Revisions:

1	SIDING &
	ROOF HEIGHT

Project No.
 9911063A

Sheet No.

T1

Of 31 Sheets

Plan/Parking Facility Approval

Q CU PUD(SIP) PCD(SIP)

Address: 10002 MIDTOWN ROAD

Contact Person: STEVEN R SHARPE Phone: 608-257-4102x229

Design: [Signature] Date: 12/15/08

Permitting: [Signature] Date: 12/14/08

Public Engineering: [Signature] Date: 12/15/08

City Engineering: [Signature] Date: 12/15/08

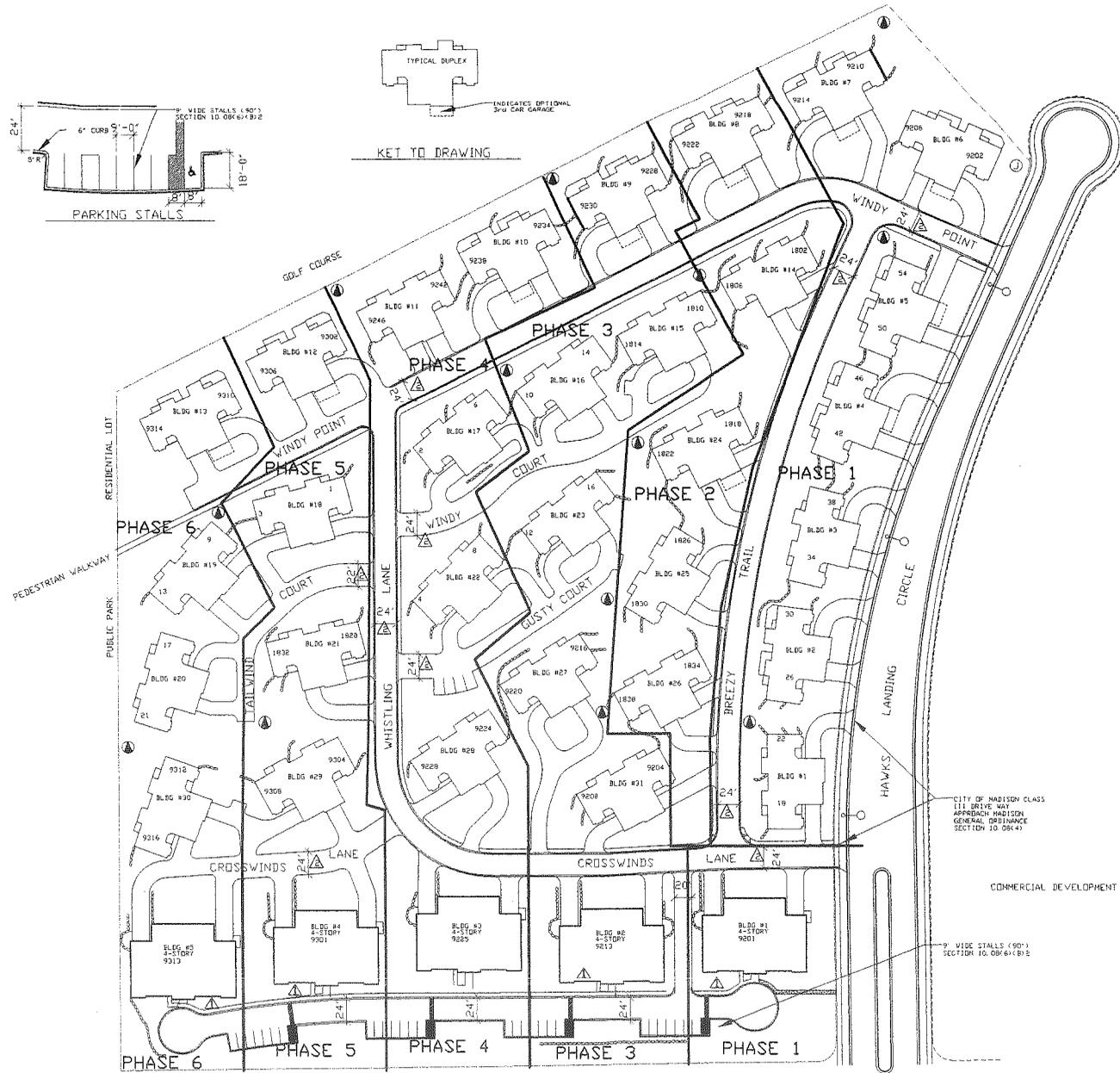
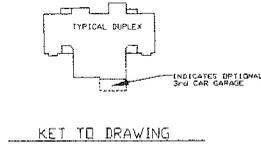
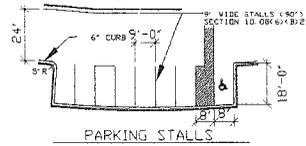
LDAP Fee: [Signature] Date: 12/15/08

Water: [Signature] Date: 12/15/08

File: [Signature] Date: 12/15/08

Total Impervious Area = 322,781 SF

12/5/11



- PHASE 1 2000 -2001 CONSTRUCTION SEASON
 DUPLEX BUILDINGS: 1,2,3,4,5,6,&7
 BEGIN WITH BLDG. 1 & 6
 16-UNIT BUILDING: 1
- PHASE 2
 DUPLEX BUILDINGS: 8,14,24,25,&26
 (NO 16-UNIT BUILDING CONSTRUCTED IN PHASE 2)
- PHASE 3
 DUPLEX BUILDINGS: 9,15,16,23,27,31
 16-UNIT BUILDING: 2
- PHASE 4
 DUPLEX BUILDINGS: 10,11,17,22,&28
 16-UNIT BUILDING: 3
- PHASE 5
 DUPLEX BUILDINGS: 12,18,21,&29
 16-UNIT BUILDING: 4
- PHASE 6
 DUPLEX BUILDINGS: 13,19,20,&30
 16-UNIT BUILDING: 5

PLAN IS SHOWN FOR
 PHASE CONSTRUCTION
 ONLY DO NOT USE FOR
 CONSTRUCTION DATA

— LINE OF PHASED
 DEMARKTATION NOT
 PROPERTY LINES

ELECTRICAL UTILITIES KEY

- ELECTRICAL TRANSFORMER
- JUNCTION BOX
- EXISTING STREET LIGHT



MID TOWN ROAD

PHASE DEVELOPMENT PLAN

SCALE: 1" = 60'-0"

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608) 257-8778 direct (608) 257-4410 Ext. 310 Fax (608) 257-9002

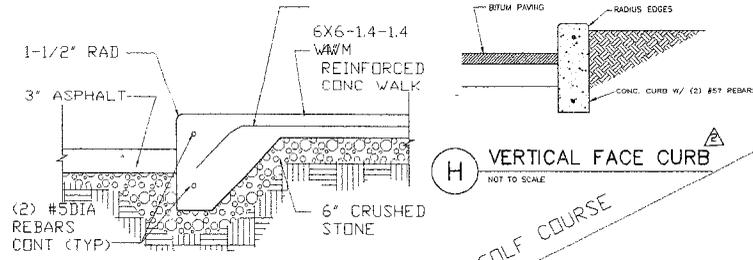
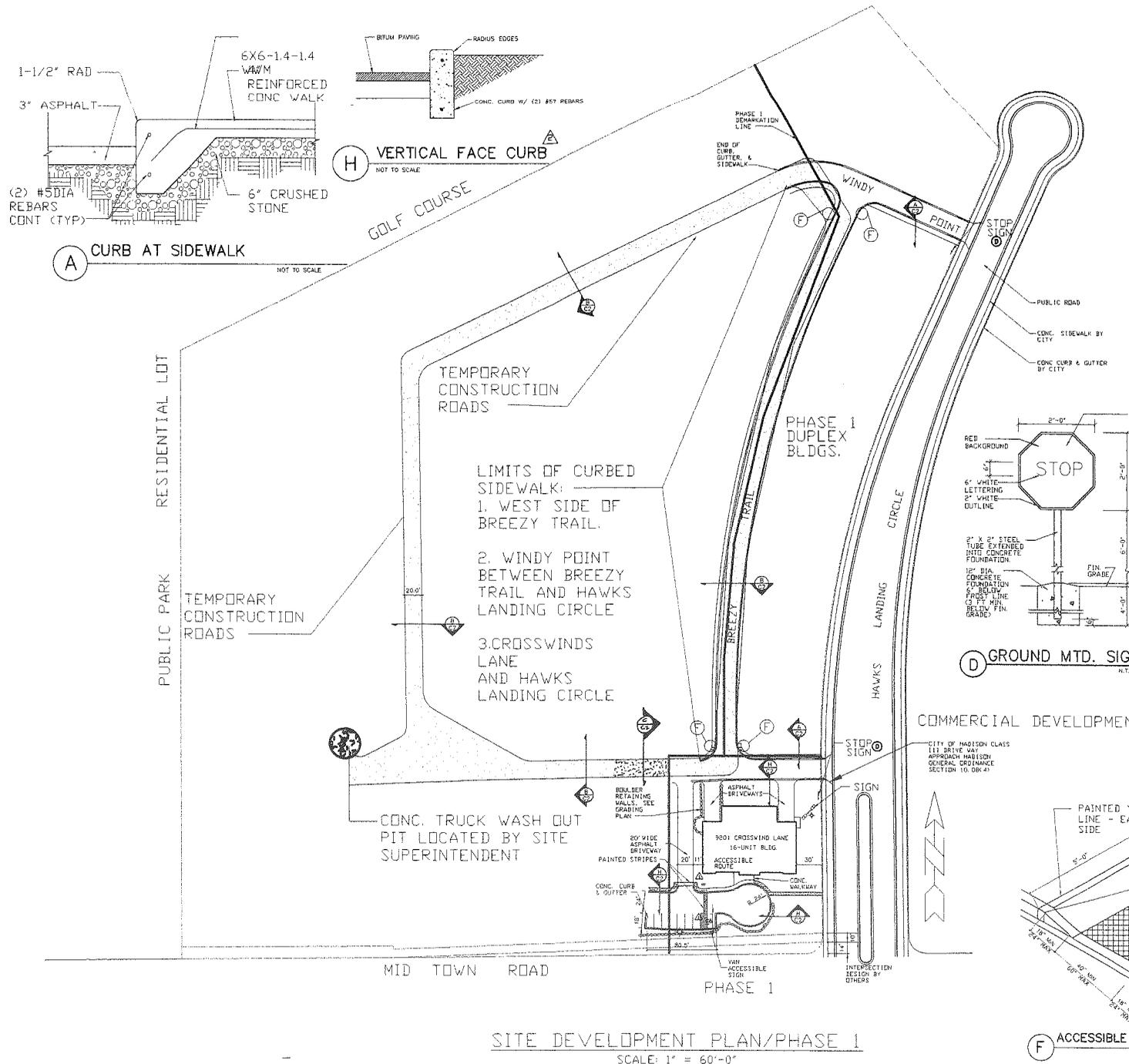
"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS
 CITY OF MADISON, WISCONSIN

Drawn: KKA
 Checked:

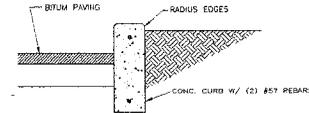
Date: 11-8-00

Revisions:	
1	SIDEWALKS
2	CROSSWALKS STRIPES
3	ACCESSIBLE ROUTE
4	STREET WIDTHS
5	ADDRESSES

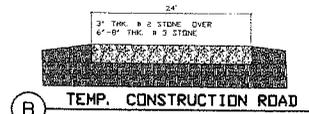
Project No.
9911063
 Sheet No.
C1
 Of 42 Sheets



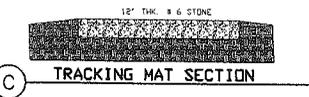
A CURB AT SIDEWALK
NOT TO SCALE



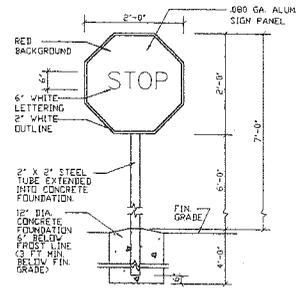
H VERTICAL FACE CURB
NOT TO SCALE



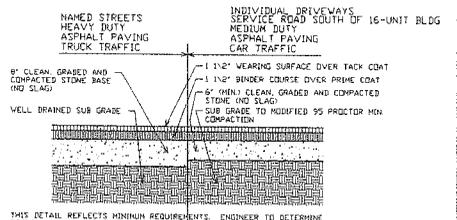
B TEMP. CONSTRUCTION ROAD
Gravel temporary construction access roads will be placed in phases to match building construction schedule with the material being relocated as required as equipment access backs out of the site. The road bed will be dressed up as directed by the job site superintendent.



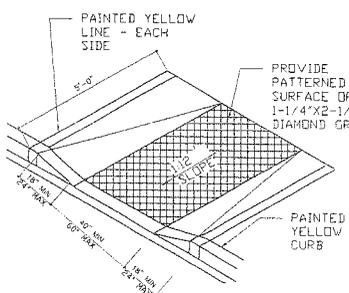
C TRACKING MAT SECTION
Tracking Mat will be monitored daily and cleaned as required or as the direction of job site supervisor to prevent any tracking onto MidTown Road.



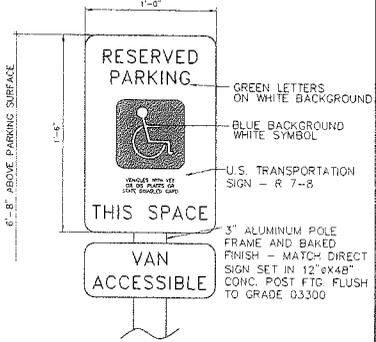
D GROUND MTD. SIGN
N.T.S.



E PAVEMENT SECTION DETAIL
SCALE 3/4" = 1'-0"



F ACCESSIBLE RAMP
NOT TO SCALE



G SIGN DETAIL
NOT TO SCALE

SITE DEVELOPMENT PLAN/PHASE 1
SCALE: 1" = 60'-0"

PHASE 1 2000 -2001 CONSTRUCTION SEASON
 DUPLEX BUILDINGS: 1,2,3,4,5,6,&7
 BEGIN WITH BLDG. 1 & 6
 16-UNIT BUILDING: 1

GORMAN COMPANY INC.

REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)257-9778 direct (608)257-4410 Ext. 310 Fax (608)257-9002

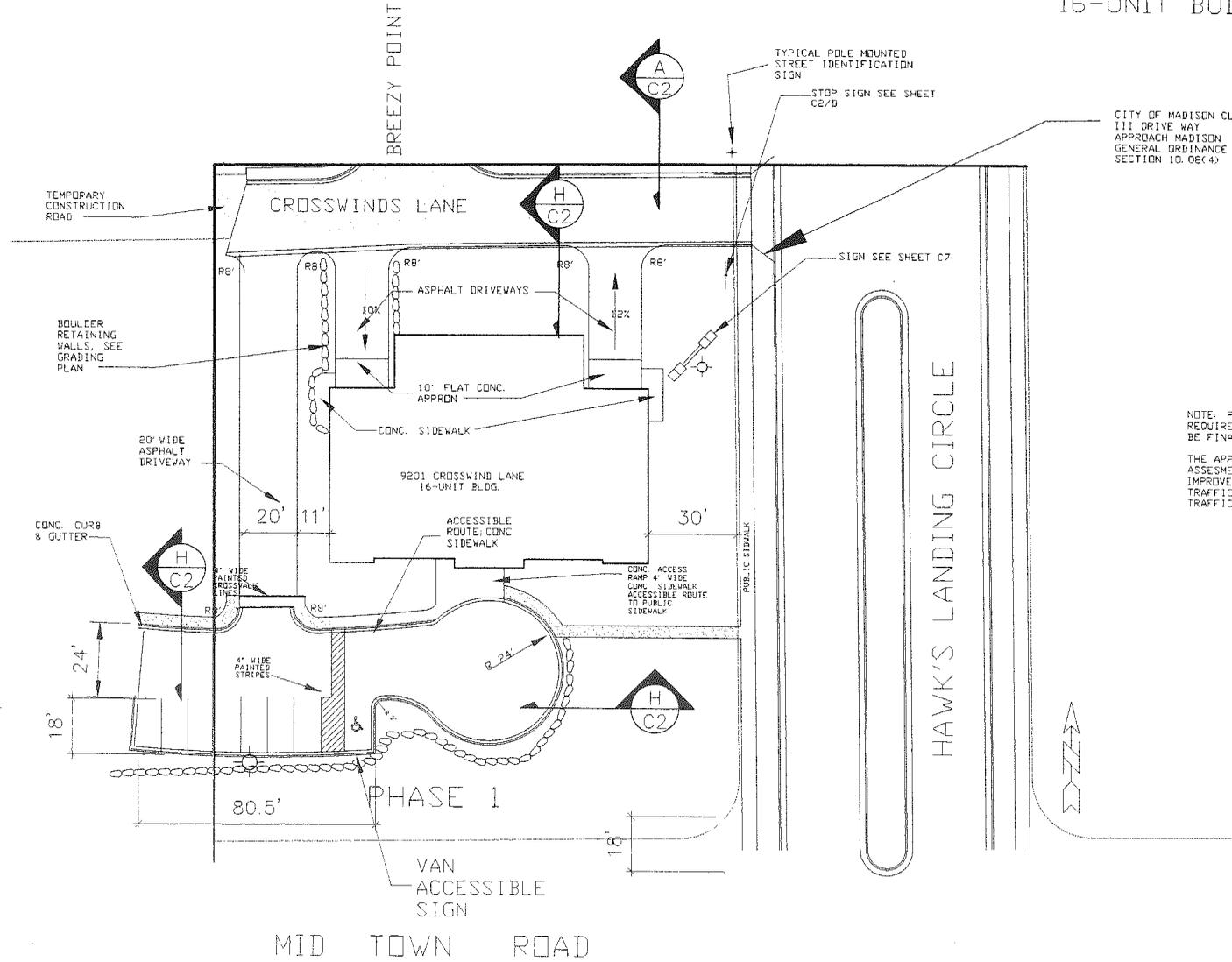
"CROSSWINDS" AT HAWKS LANDING CONDOMINIUMS
 CITY OF MADISON, WISCONSIN

Drawn: KKA
 Checked: _____
 Date: 11-8-00

Revisions:	
▲	11-16-00
▲	12-05-00

Project No. **9911063**
 Sheet No. **C2**
 Of 42 Sheets

PHASE 1 2000 -2001 CONSTRUCTION SEASON
 DUPLEX BUILDINGS: 1,2,3,4,5,6,&7
 BEGIN WITH BLDG. 1 & 6
 16-UNIT BUILDING: 1



SITE DEVELOPMENT PLAN/PHASE 1

SCALE: 1" = 20'-0"

GORMAN
 & COMPANY, INC.
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)257-8778 direct (608)257-9000 fax

"CROSSWINDS"
 AT HAWK'S LANDING
 CONDOMINIUMS - 16-UNIT
 CITY OF MADISON, WISCONSIN

Drawn: *jk*

Checked: *SES*

Date: 11-8-00

Revisions:

11-16-00	ACCESSIBLE ROUTE
12-05-00	SIDEWALK PARKING

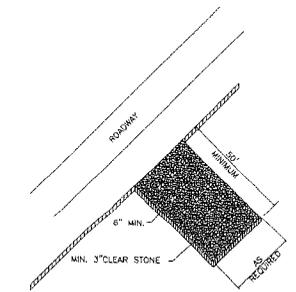
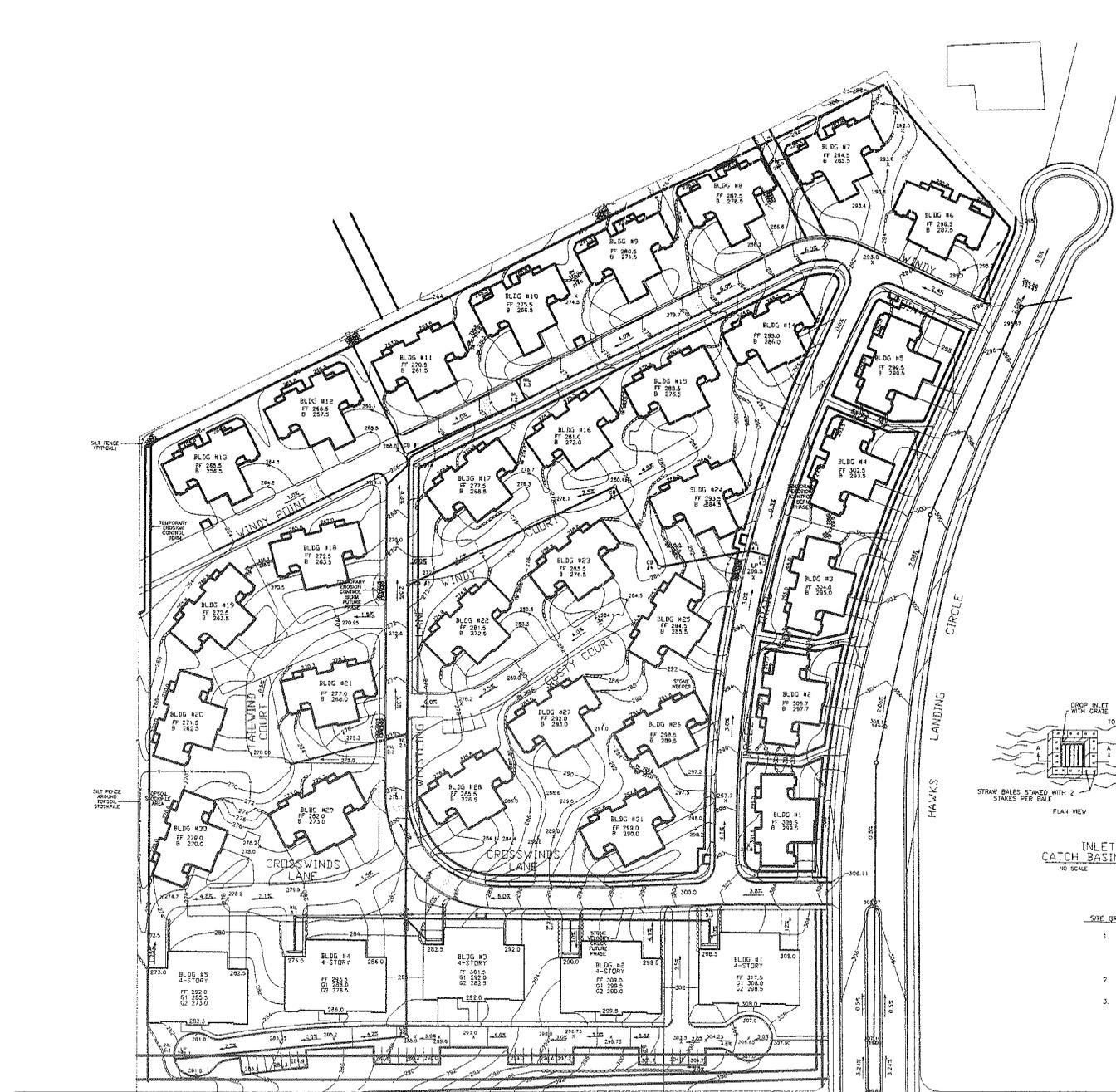
Project No.

0009096

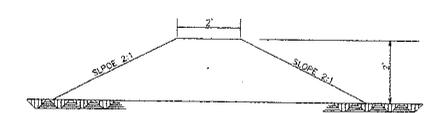
Sheet No.

C3

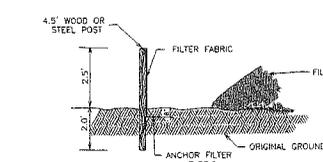
Of 42 Sheets



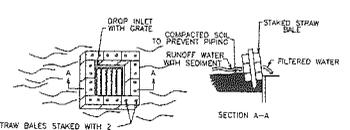
GRAVEL CONSTRUCTION ENTRANCE



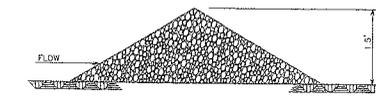
EARTHEN BERM



SILT FENCE DETAIL



INLET FILTER & CATCH BASIN SEDIMENT FILTER



STONE WEEPER

- SITE GRADING NOTES:**
- GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL LOCATION USED FOR ACCESS ONTO THE SITE. THE ENTRANCE SHALL BE A MINIMUM OF 30" WIDE, 50' LONG AND 7" THICK. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD ONTO PUBLIC RIGHT-OF-WAY.
 - SILT FENCE SHALL BE PLACED ON THE LOW SIDE OF EACH PHASE BEFORE CONSTRUCTION OF THAT PHASE BEGINS.
 - ALL DISTRIBUTED AREAS AT A MINIMUM SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND MULCH. THE CONTRACTOR SHALL SEED AND FERTILIZE IN PHASES TO MINIMIZE THE RISK OF EROSION.



SITE GRADING & EROSION CONTROL PLAN
SCALE: 1" = 60'-0"

DATE: 2-15-00
FN: 99-04-120

D'ONOFRIO, KOTTKE AND ASSOCIATES, INC.
7530 WESTVARD WAY
MADISON, WISCONSIN 53717
TEL: 608-833-7530
FAX: 608-833-1088

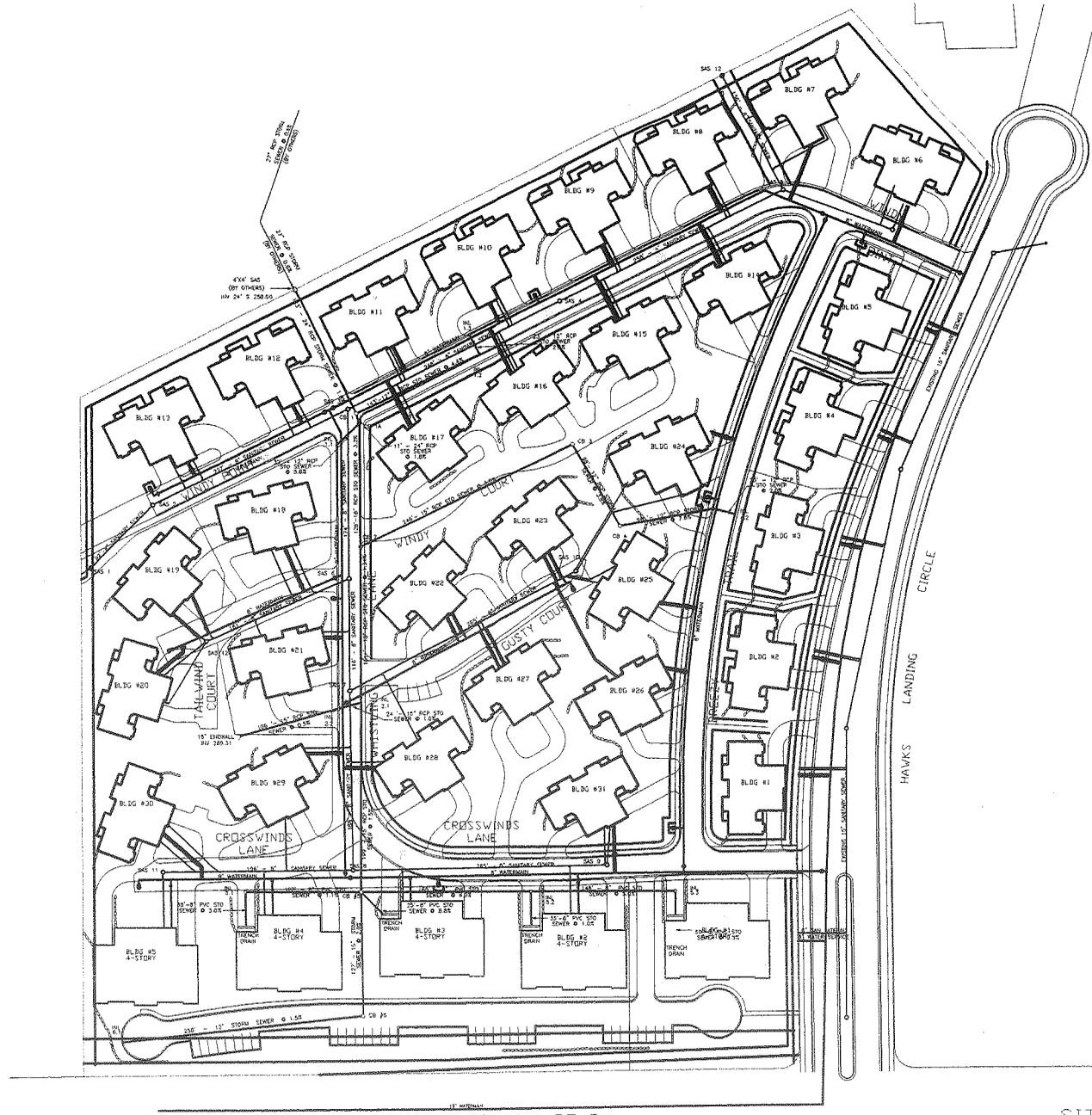
GORMAN COMPANY, INC.
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715
(608)257-8778 direct (608)257-4110 Ext. 310 fax (608)257-9002

"CROSSWINDS" AT HAWKS LANDING CONDOMINIUMS
CITY OF MADISON, WISCONSIN

Drawn: K...
Checked: ...
Date: 2-23-00

Revisions	GENERAL
1 3-6-00	GENERAL
2 5-9-00	STAKE
3 6-30-00	LATERAL
4 7-25-00	SLIT
5 9-18-00	SLIT
6 10-3-00	SLIT
7 10-11-00	SLIT
8 10-20-00	SLIT
9 10-24-00	SLIT
10 12-1-00	SLIT
11 12-8-00	SLIT
12 12-13-00	SLIT

Project No. 9911063
Sheet No. C-4
Of Sheets



SITE GRADING AND SANITARY SEWER NOTES:

- SANITARY LATERALS AND WATER SERVICES SHALL BE EXTENDED TO THE PROPOSED BUILDINGS.
- SILT FENCE SHALL BE PLACED ON THE LOW SIDE OF EACH PHASE BEFORE CONSTRUCTION OF THAT PHASE BEGINS.
- WATER SERVICES ARE 1" DIAMETER COPPER UNLESS NOTED.
- ALL RISING CASSETT LINE TO BUILDING SHALL BE OWNED AND MAINTAINED BY THE CROSSWINDS CONDOMINIUM ASSOC.
- ALL STORM SEWERS AND STORM STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- SEPARATE SANITARY SEWER LATERAL SHALL BE INSTALLED TO EACH UNIT UNIT OF A DUPLEX BUILDING. THE LATERALS SHALL BE LOCATED SUCH THAT THEY ENTER THE BUILDING ON OPPOSITE SIDES OF A COMMON WALL.

SITE DRAINING NOTES:
 ALL SANITARY SEWER OTHER THAN PHASE I SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
 12-18-00
 E.S. Schaefer

SANITARY SEWER ACCESS STRUCTURES

SAS 1 RM = 263.5 HW SW = 284.5 D = 9.0'	SAS 8 RM = 282.5 HW SW = 286.75 HW NE = 274.80 D = 13.0'
SAS 2 RM = 263.77 HW SW = 254.85 D = 8.5'	SAS 9 RM = 288.00 HW SW = 288.13 D = 9.7'
SAS 3 RM = 268.24 HW SW NE = 255.72 HW SE = 264.03 D = 10.5'	SAS 10 RM = 284.25 HW SW = 275.18 D = 9.1'
SAS 4 RM = 275.98 HW SW NE = 266.94 D = 9.0'	SAS 11 RM = 277.58 HW E = 268.51 D = 9.0'
SAS 5 RM = 289.22 HW SW NE = 271.48 HW E = 275.74 D = 7.8'	SAS 12 RM = 269.47 HW NE = 260.5 D = 9.0'
SAS 6 RM = 271.91 HW SW = 259.46 HW E = 262.75 D = 9.0'	
SAS 7 RM = 270.95 HW NE = 265.0 HW SW = 266.14 D = 9.0'	

STORM SEWER STRUCTURES

SWS 1 RM = 268.35 HW SW = 281.07 HW NE = 261.07 D = 12.0'	SWS 11 RM = 267.53 HW NE = 263.98 D = 12.0'	SWS 12 RM = 272.15 HW SW = 268.56 HW NE = 268.40 D = 12.0'
SWS 13 RM = 266.40 HW SW = 261.97 HW NE = 262.12 D = 12.0'	SWS 14 RM = 272.15 HW SW = 268.06 D = 12.0'	
SWS 2 RM = 271.32 HW SW NE = 265.87 HW NE = 266.12 D = 12.0'	SWS 15 RM = 276.19 HW SW = 268.98 HW NE = 265.84 D = 12.0'	SWS 16 RM = 276.36 HW SW = 265.78 HW NE = 265.78 D = 12.0'
SWS 3 RM = 275.05 HW SW = 275.51 HW NE = 275.76 D = 12.0'		
SWS 4 RM = 283.75 HW SW = 278.48 HW NE = 275.89 D = 12.0'	SWS 17 RM = 280.89 HW SW = 287.23 D = 12.0'	SWS 18 RM = 280.83 HW SW = 287.69 D = 12.0'
SWS 5 RM = 282.70 HW SW = 271.91 HW NE = 271.91 HW SW = 275.70 HW NE = 279.20 HW SW = 282.15 D = 12.0'	SWS 19 RM = 275.93 HW SW = 274.35 HW NE = 273.55 D = 12.0'	SWS 20 RM = 283.10 HW SW = 287.60 HW NE = 287.75 D = 12.0'
SWS 6 RM = 286.40 HW SW = 274.05 HW NE = 274.35 D = 12.0'	SWS 21 RM = 281.52 HW SW = 278.05 D = 12.0'	

SITE UTILITY PLAN
 SCALE: 1" = 60'-0"

URMAN
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608) 257-4410 Ext. 310 Fax: (608) 257-9042

"CROSSWINDS" AT HAWKS LANDING CONDOMINIUMS
 CITY OF MADISON, WISCONSIN

Drawn: [Signature]
 Checked: [Signature]
 Date: 2-23-00

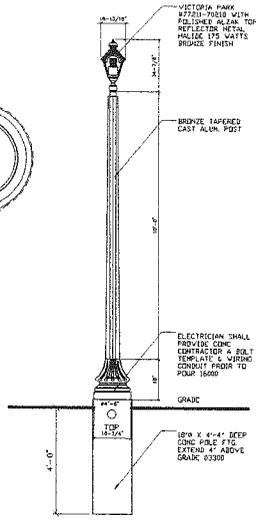
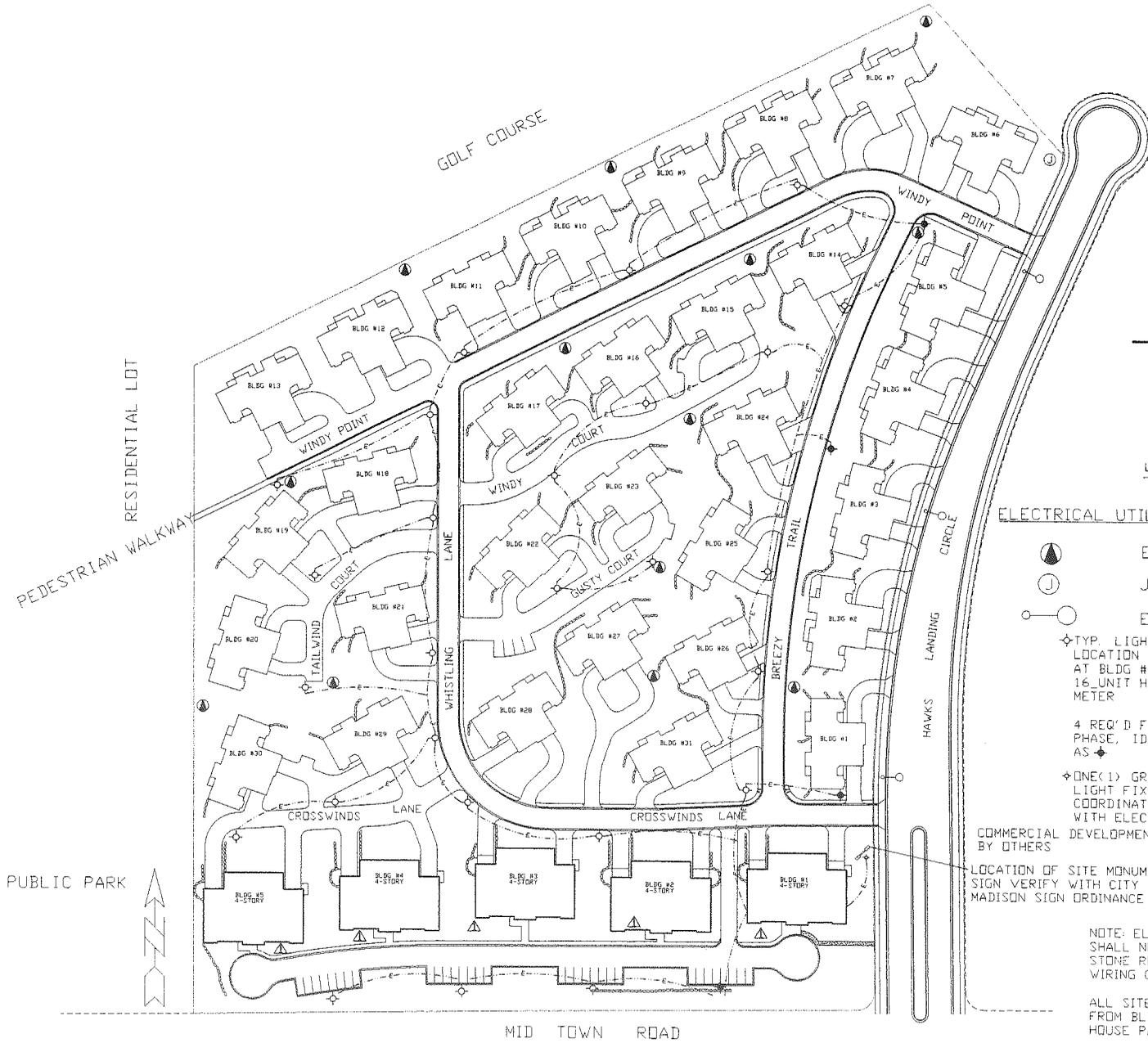
Revisions

1	3-6-00	GENERAL
2	5-5-00	STREET
3	5-30-00	WATER
4	7-25-00	UTILITIES
5	9-18-00	SEWER
6	10-3-00	4-STORY
7	10-11-00	SEWER
8	10-20-00	SEWER
9	10-24-00	SEWER
10	12-1-00	SEWER
11	12-9-00	SEWER
12	12-13-00	SEWER

Project No: 9911063
 Sheet No: C-5
 Of Sheets: 5

D'ONOFRIO, KOTTKO AND ASSOCIATES, INC.
 7530 WESTVARD WAY
 MADISON, WISCONSIN 53717
 TEL: 608-833-7930
 FAX: 608-833-1089

DATE: 2-15-00
 PL: 99-04-120



LIGHT POST ELEVATION

ELECTRICAL UTILITIES KEY

- ELECTRICAL TRANSFORMER
- JUNCTION BOX
- EXISTING STREET LIGHT

◆ TYP. LIGHT POST LOCATION CONTROL AT BLDG #1 16-UNIT HOUSE METER

4 REQ'D FIRST PHASE, IDENTIFIED AS ◆

◆ ONE (1) GROUND MOUNTED LIGHT FIXTURE COORDINATE INSTALLATION WITH ELECTRICIAN 16000

COMMERCIAL DEVELOPMENT BY OTHERS

LOCATION OF SITE MONUMENT SIGN VERIFY WITH CITY OF MADISON SIGN ORDINANCE

NOTE: ELECTRICAL CONTRACTOR SHALL NOTE LOCATIONS OF ALL STONE RETAINING WALLS FOR WIRING CONFLICTS

ALL SITE LIGHTING TO BE FED FROM BLDG #1; 16-UNIT BLDG HOUSE PANEL

SITE LIGHTING AND SIGNAGE LOCATION PLAN

SCALE: 1" = 60'-0"

GORMAN
CORPORATION, INC.

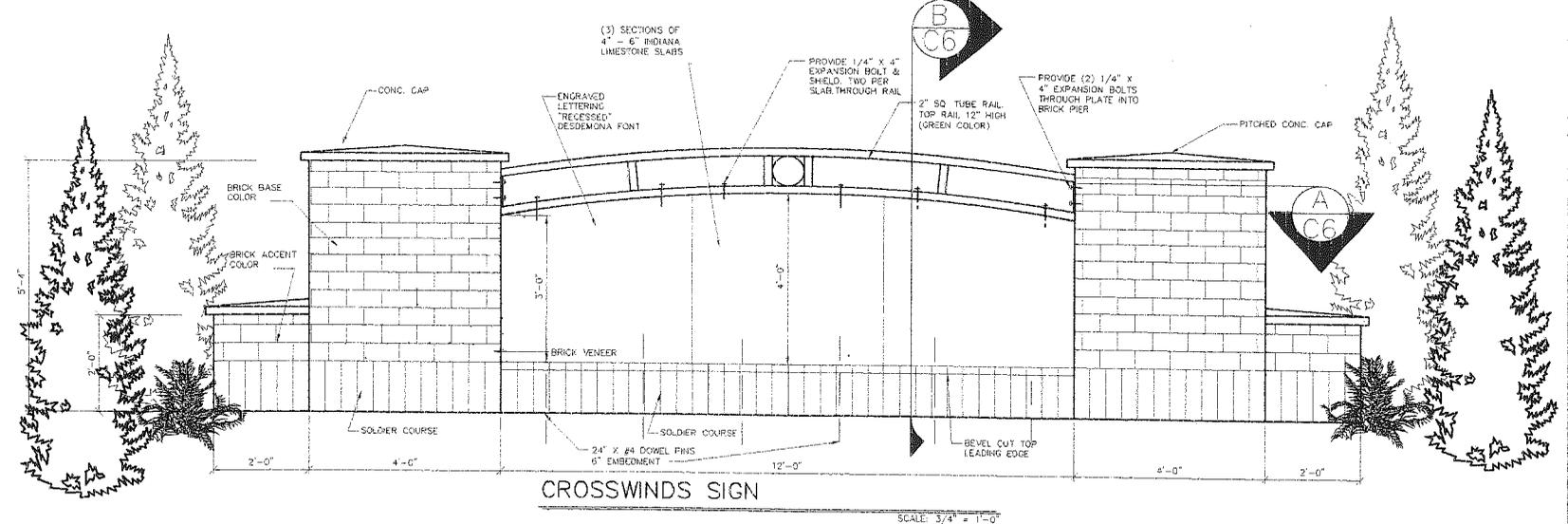
REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST., MADISON, WI 53715
(608) 257-9778 direct (608) 257-4410 Ext. 300 Fax (608) 257-2002

"CROSSWINDS" CONDOMINIUMS AT HAWKS LANDING CITY OF MADISON, WISCONSIN

Drawn: KKA
Checked: _____
Date: 11-8-00

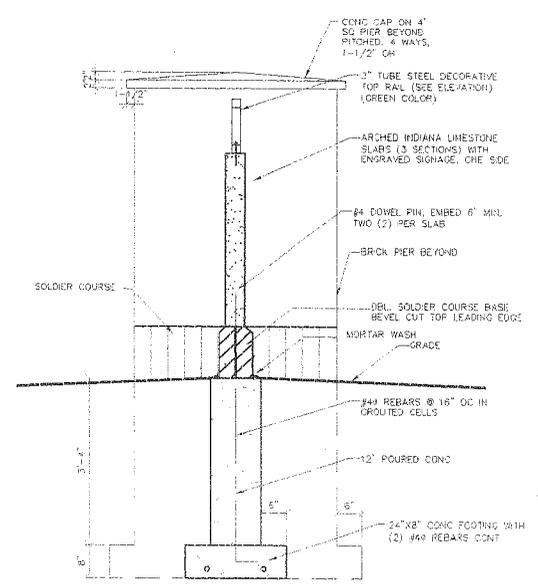
Revisions:	DATE	BY	REVISION
1	12-6-00	GENERAL	CONCEPT
2	5-5-00	STREET	DESIGN
3	6-30-00	LANDSCAPE	DESIGN
4	7-25-00	UTILITY	DESIGN
5	9-18-00	PLAN	REVISION

Project No. 9911063R
Sheet No. 06
Of 42 Sheets



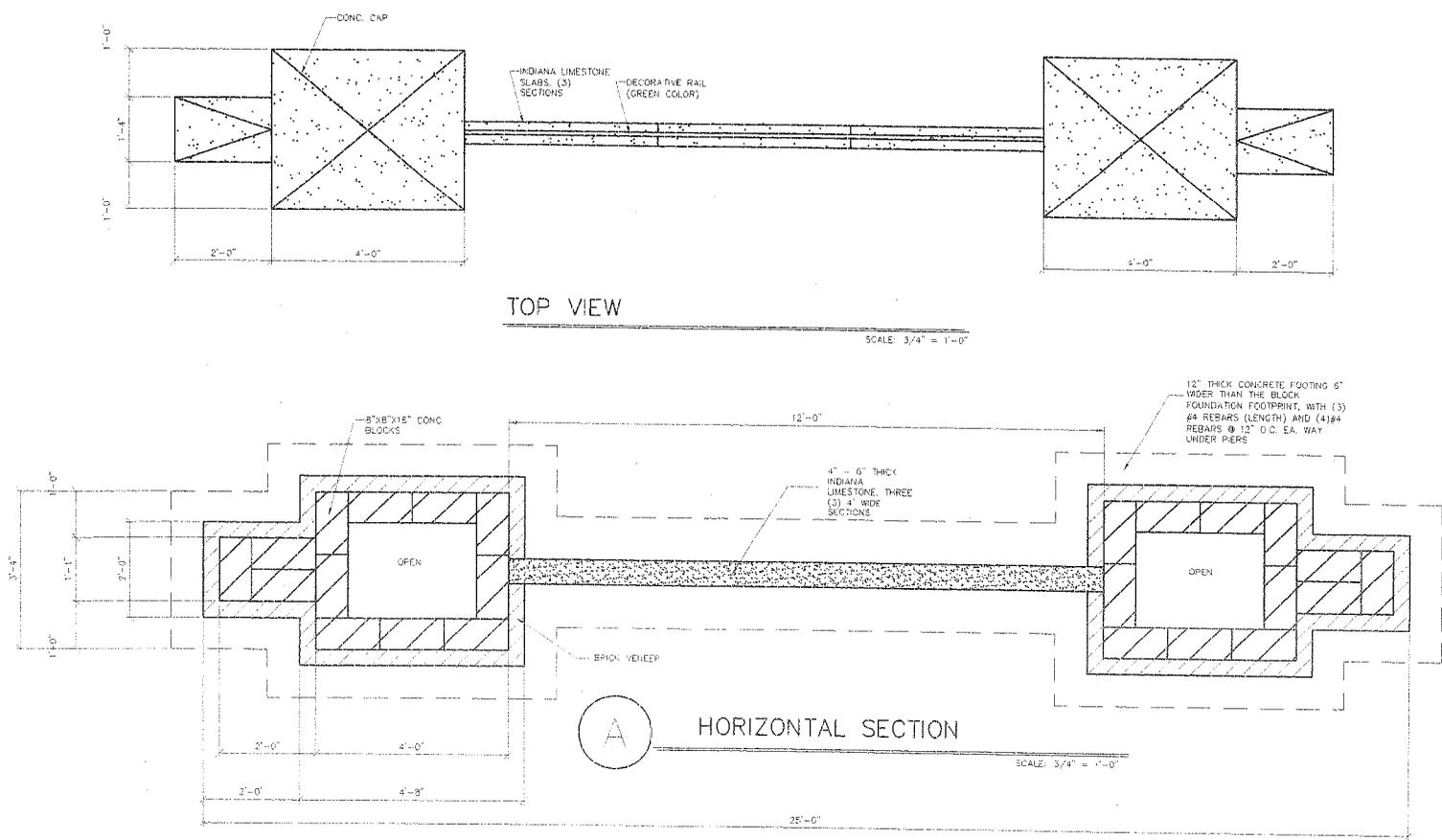
CROSSWINDS SIGN

SCALE 3/4" = 1'-0"



VERTICAL SIGN SECTION

SCALE 3/4" = 1'-0"



TOP VIEW

SCALE 3/4" = 1'-0"

HORIZONTAL SECTION

SCALE 3/4" = 1'-0"

GORMAN & COMPANY, INC.
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)257-8778 direct (608)257-9002

"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - 16 UNIT
 CITY OF MADISON, WISCONSIN

Drawn: JJK

Checked: SRS

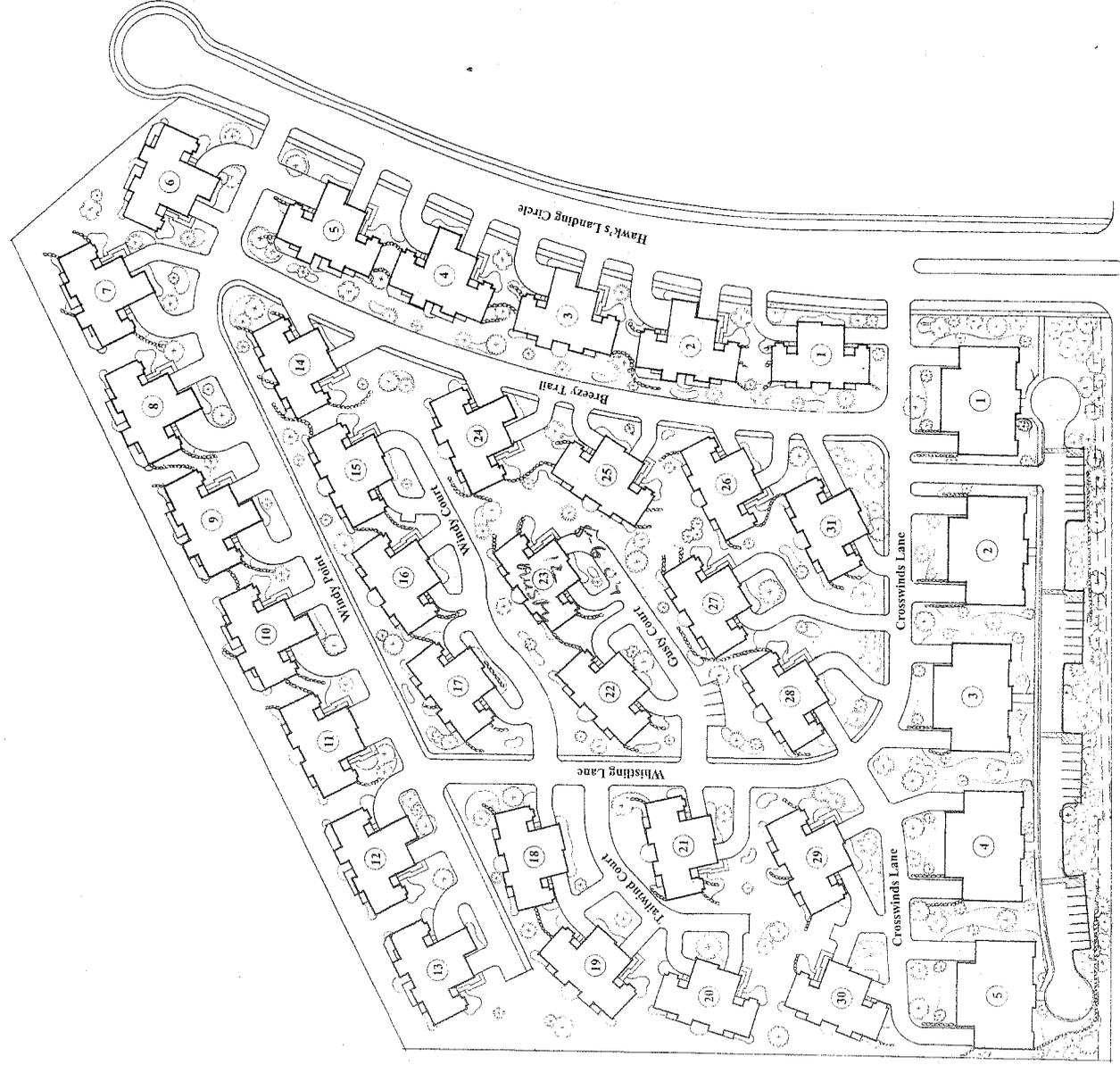
Date: 10-12-20

Revisions:

Project No.
0009096

Sheet No.

C7
 Of 40 Sheets



CROSSWINDS
Hawk's Landing

Gorman & Company



-  GREEN ASH 'SUMMIT' 2 1/2"
-  SUGAR MAPLE 2 1/2"
-  GREEN MOUNTAIN 2 1/2"
-  NORTHERN RED OAK 2 1/2"
-  AUSTRALIAN PINE 6-7'
-  WHITE PINE 6-7'
-  SPREY LAUREL 6'
-  WINTERBURN (THORNLESS) 6'
-  WITKHAZEL 6'
-  RED THREADED DOGWOOD SW BALLETT
-  JAPANESE SPRING BELL 5-6'

Glacier LANDSCAPE INC.
 THE ONLY FIVE STAR RATED
 845-5111 FAX 845-3335

LANDSCAPE DESIGN FOR:
 GORMAN & COMPANY
 CROSSINGS & HAWK'S LANDING
 SHEET 1

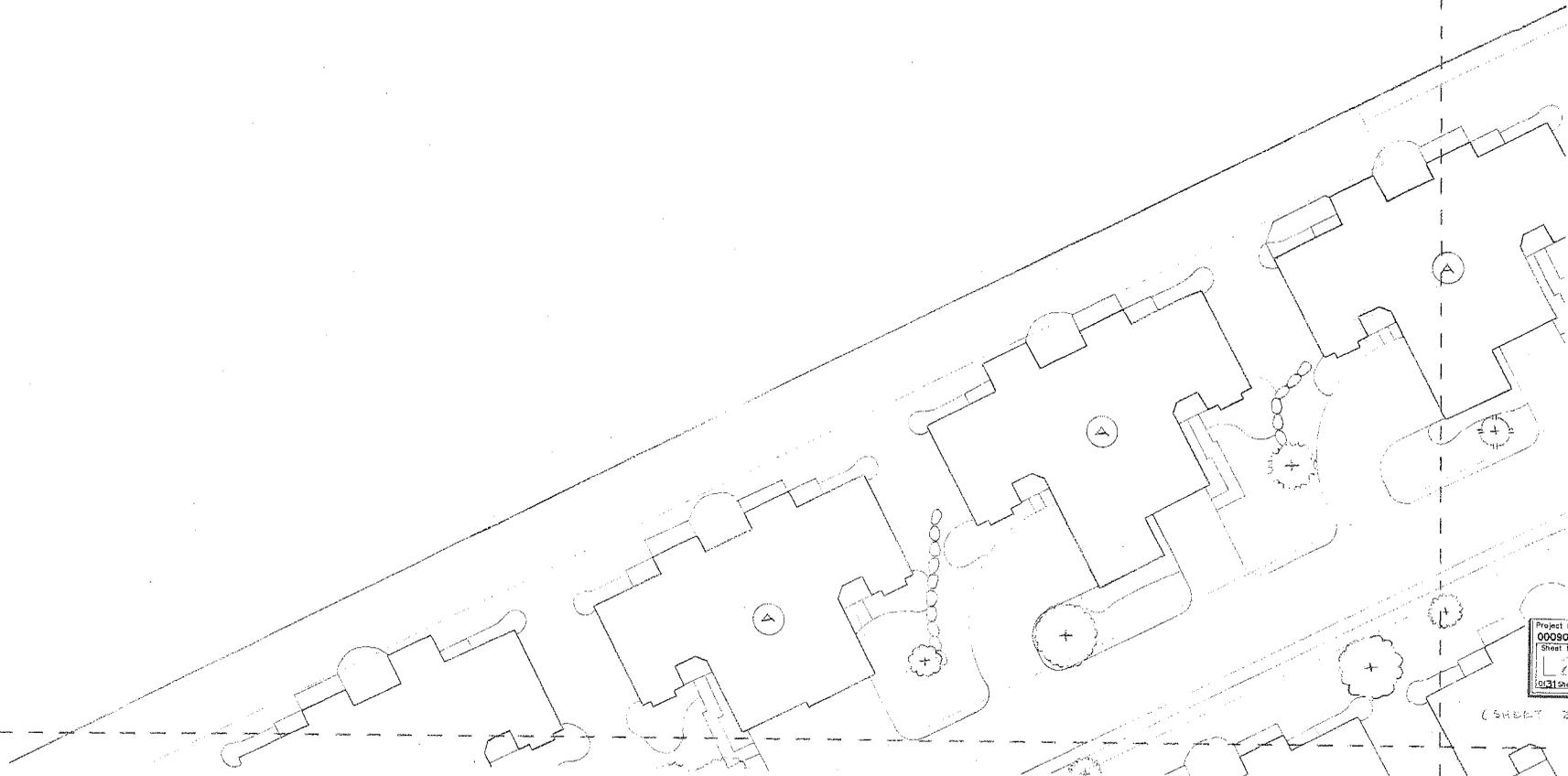
DATE: 8/5
 DESIGN: TM
 DRAWN: W.M. / S.M.

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 NORTH
 SCALE: 1" = 20'

(SHEET 1)

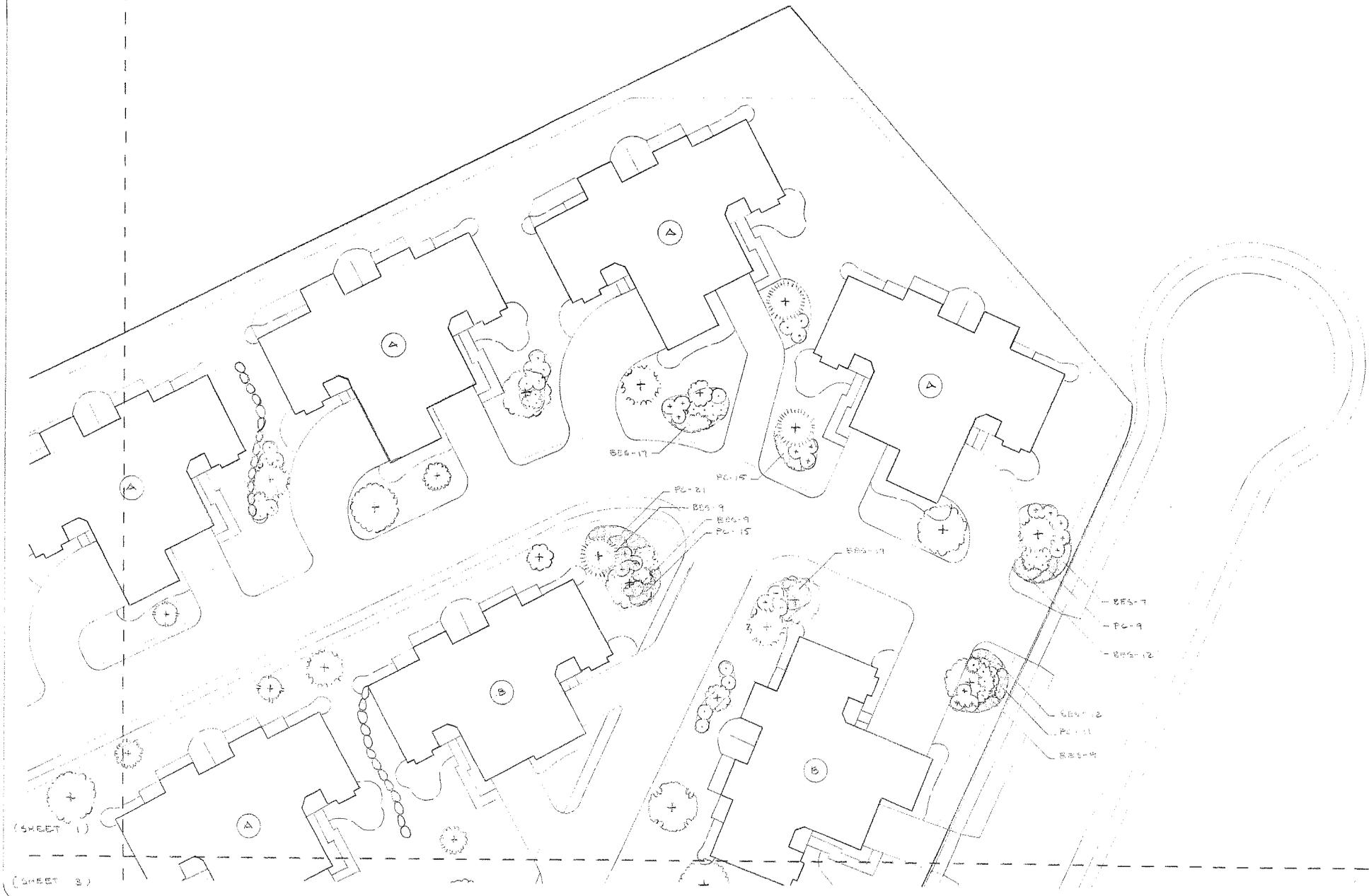
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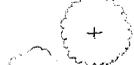


Project No. 0009096
 Sheet No. 1
 of 3 Sheets

(SHEET 2)

(SHEET 4)



-  GREEN ASH 'SUMMIT' 2 1/2"
-  SUGAR MAPLE 2 1/2"
-  GREEN MOUNTAIN 2 1/2"
-  NORTHERN RED OAK 2 1/2"
-  AUSTRALIAN PINE 6-7'
-  WHITE PINE 6-7'
-  JAPANESE MAPLE 6'
-  EASTERN RED CEDAR 6'
-  LANTANA (TROPICAL) 6'
-  BUTTERNUT 6'
-  BED TO BEED DOORWAY & BALCONY
-  SHRUBS TO BE PLANTED

Glacier LANDSCAPE INC.
 7366 HWY. 10 VERONA WI. 53592
 845-5111 FAX 845-3335

A LANDSCAPE DESIGN FOR
 WORMAN & COMPANY
 CROSLANDS & WILKINSON'S LANDING
 SHEET 2

DATE: 8/97
 DESIGN: T.M.
 DRAWING: G.M. / G.M.

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(SHEET 1)
 (SHEET 3)

(SHEET 2)
 (SHEET 4)

Project No.
0009096
 Sheet No.
13
 of 31 sheets

(SHEET 1)

(SHEET 2)

(SHEET 3)

-  GREEN ASH (SHRUB) 2'2"
-  SUGAR MAPLE 2'2"
-  GREEN MOUNTAIN 2'2"
-  NORTHERN RED OAK 3'2"
-  NORFOLK PINE 6'7"
-  WHITE PINE 6'7"
-  AMERICAN ELM WITH BIRCH LEAF
-  HAWTHORN (TRIPLE LEAF)
-  HITCHCOCK ELM 6'
-  RED THREAD DOGWOOD 3'6"
"BOLLEY"
-  CORAL BARK DOGWOOD 3'6"
"BOLLEY"

Glacier LANDSCAPE INC.
 1280 HWY. 70 VERONA, WI. 53593
 945-8111 FAX 945-8335

A LANDSCAPE DESIGN FOR:
GORMAN + COMPANY
 CROSSWINDS & HAWK'S LANDING
 SHEET 3

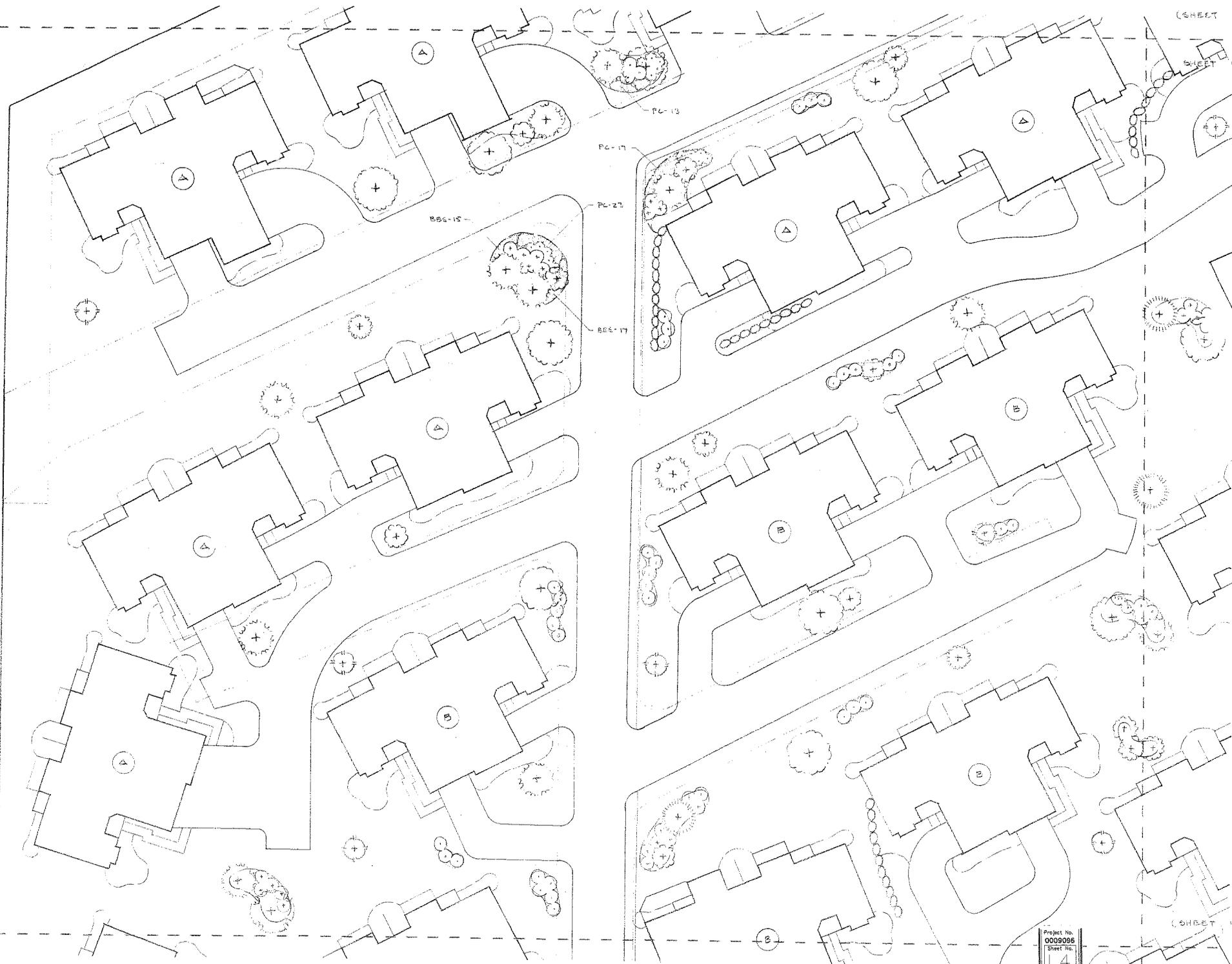
DATE: 8/5
 DESIGN: T.M.
 DRAWING: K.N./S.M.

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NORTH
 SCALE
 1" = 2'

(SHEET 3)

(SHEET 5)



(SHEET 4)

(SHEET 5)

Project No.
0009096
 Sheet No.
L4
 of 31 Sheets

(SHEET 1)

(SHEET 3)

(SHEET 3)

(SHEET 4)

(SHEET 2)

(SHEET 4)



-  GREEN ASH 60'x100' 2 1/2"
-  SUGAR MAPLE 2 1/2"
-  GREEN MOUNTAIN 2 1/2"
-  NORTHERN RED OAK 2 1/2"
-  AUSTRALIAN PINE 6'
-  WHITE PINE 6'
-  AMERICAN ELM 6'
-  EASTERN SPRUCE 6'
-  HAWTHORN (THORNLESS) 6'
-  WITCH HAZEL 6'
-  RED-TIPPED DOGWOOD 2'
-  GREEN SYCAMORE 6'

Glacier LANDSCAPE INC.
 7300 HWY. 60 VERONA, VA. 22180
 845-5111 FAX 845-3335

A LANDSCAPE DESIGN FOR:
 GORMAN & COMPANY
 CROSSWINDS & WALKS LANDSCAPE

DATE: 5/5
 DESIGN: T.M.
 DRAWN: R.H. / S.M.

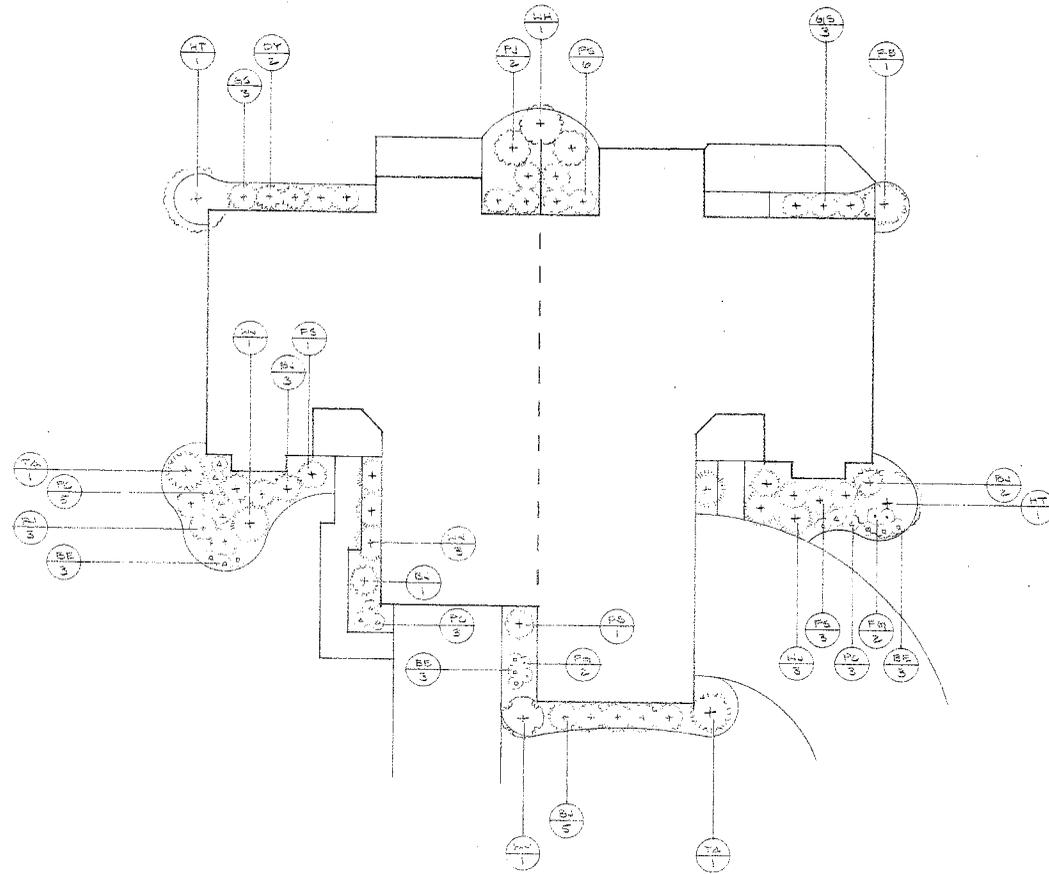
Product No. 0009098
 Sheet No. L5
 of 31 sheets

(SHEET 4)

(SHEET 4)

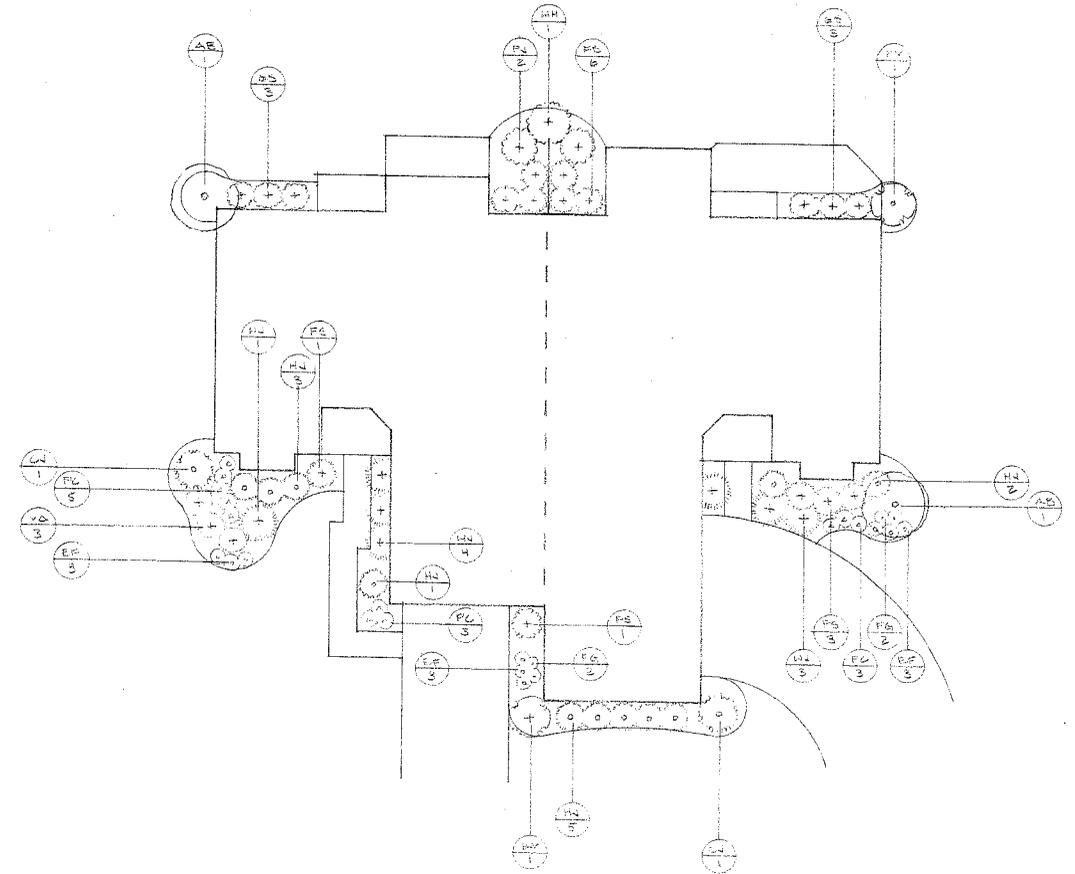
DUPLEX - STYLE A

SCALE 1" = 10'



DUPLEX - STYLE B

SCALE 1" = 10'



AB	AMERICAN BURNING BUSH	6'	HA	HARDY AURICULA
BA	BALTIMORE JUNIPER	10'	HT	HAWTHORN THORNLESS
CA	CANADIAN JUNIPER	4'	HY	HORSENAIL VIBURNUM
FB	FORSYTHIA SPURIA	10'	PL	RHODODENDRON 'PLUM'
GB	GOLDENROD SPURIA	15'	RB	RED-TWIRED DOGWOOD BALEY

10'	RI	RED-TWIRED DOGWOOD (SAINT)	24'	BB	BLOOMING BUSH	1 GAL.
6'	TA	TEA-OLEA	4'	BE	EAST FRINGED BURNING	1 GAL.
30'	VA	VANILLA BURNING BUSH	24'	FB	FORSYTHIA SPURIA	1 GAL.
24'	WH	WITCHHAZEL	3'	PL	PURPLE CORNFLOWER	1 GAL.
24'	WJ	WISCONSIN JUNIPER	15'			



SOUTH ELEVATION - BUILDING NO. 1

TYPICAL EXPOSURE ALL BUILDINGS SCALE: 1/4" = 1'-0"

GORMAN
 & COMPANY, INC.
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)757-8778 direct (608)757-4410 Ext. 310 fax (608)757-9662

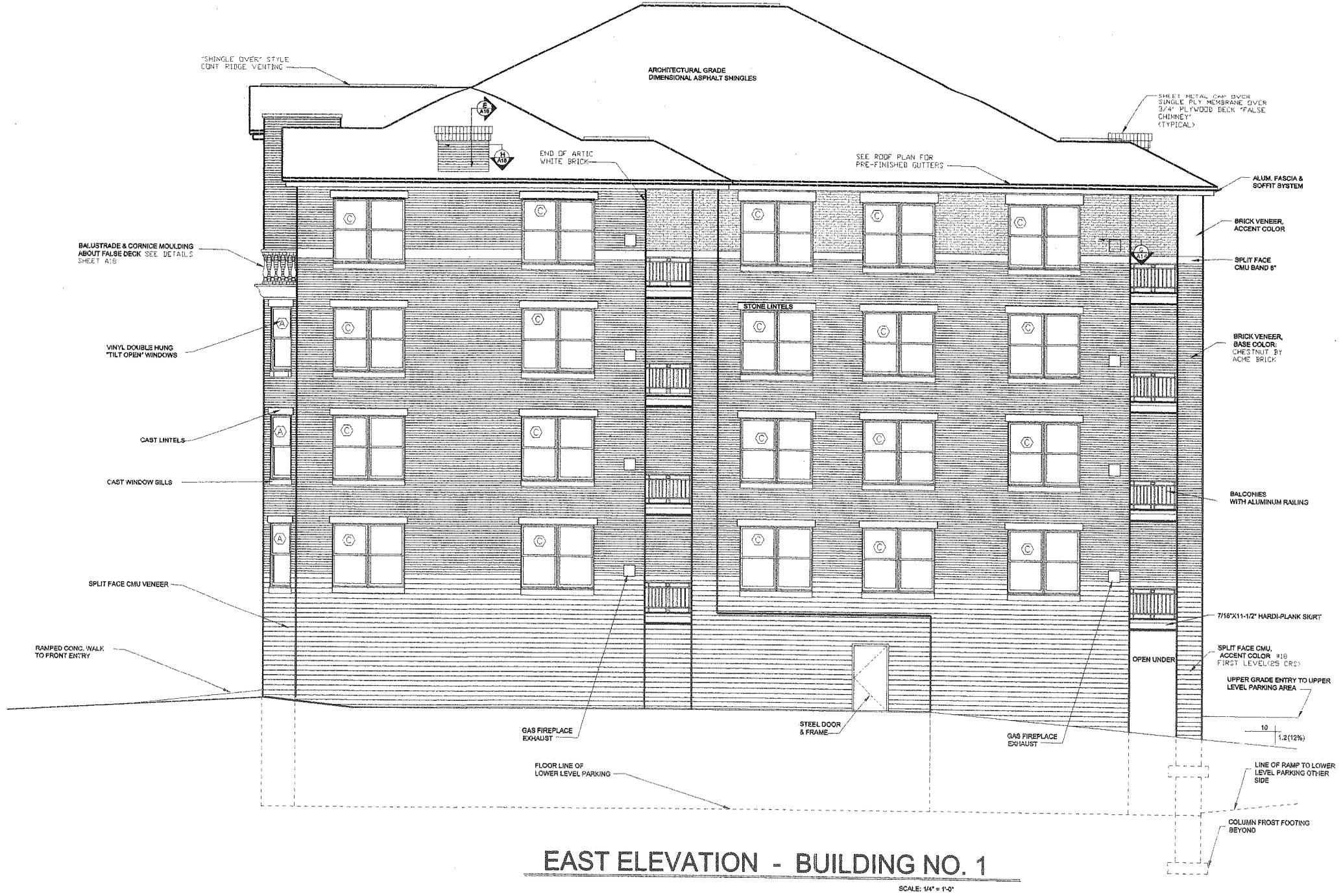
"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - 16-UNIT
 CITY OF MADISON, WISCONSIN

Drawn: JK
 Checked: SR

Date: 10-13-00

Revisions:

Project No.
 0009096
 Sheet No.
 A10
 Of 40 Sheets



EAST ELEVATION - BUILDING NO. 1

SCALE: 1/4" = 1'-0"

GORMAN
 & COMPANY, INC.
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)257-8778 Direct (608)257-4410 Ext. 310 Fax: (608)257-9802

"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - 16-UNIT
 CITY OF MADISON, WISCONSIN

Drawn: *JK*

Checked: *SRB*

Date: 10-13-00

Revisions:

Project No.
 0009096

Sheet No.
A11
 Of 40 Sheets



WEST ELEVATION - BUILDING NO. 1

TYPICAL EXPOSURE FOR WEST SIDE OF ALL BUILDINGS

SCALE: 1/4" = 1'-0"

GORMAN
COMPANY, INC.

REAL ESTATE DEVELOPMENT AND MANAGEMENT
1244 S. PARK ST. MADISON, WI 53715
(608) 278-8877 FAX: (608) 278-8802

"CROSSWINDS"
AT HAWKS LANDING
CONDOMINIUMS - 16-UNIT
CITY OF MADISON, WISCONSIN

Drawn: JK

Checked: SRS

Date: 10/15/07

Revisions:

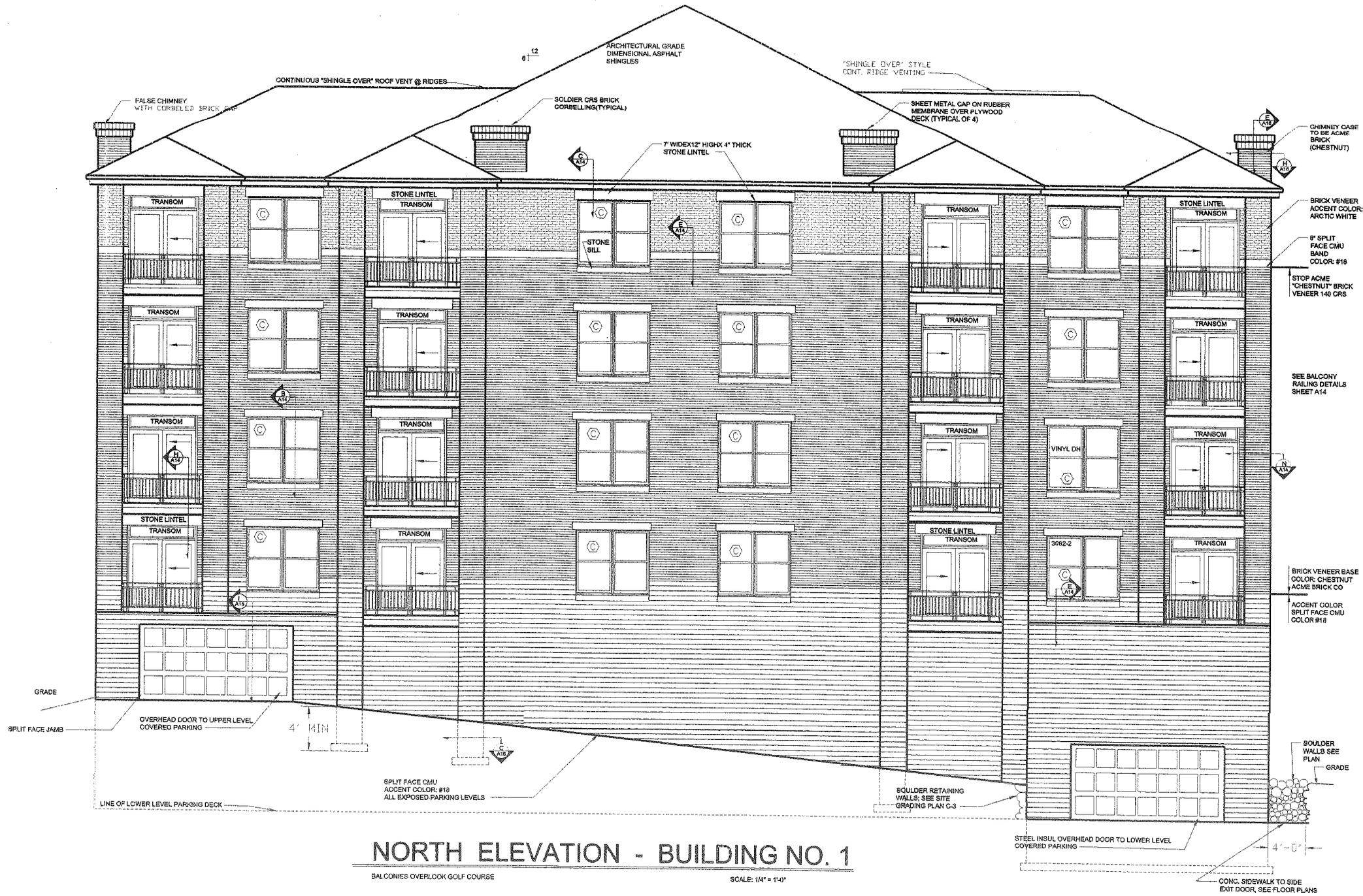
Project No.

0009096

Sheet No.

A12

Of 40 Sheets



NORTH ELEVATION - BUILDING NO. 1

BALCONIES OVERLOOK GOLF COURSE

SCALE: 1/4" = 1'-0"

GORMAN
 & COMPANY, INC.

REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)257-8778 Fax: (608)257-9002

"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - 16-UNIT
 CITY OF MADISON, WISCONSIN

Drawn: J.K.

Checked: SRS

Date: 10-13-00

Revisions:

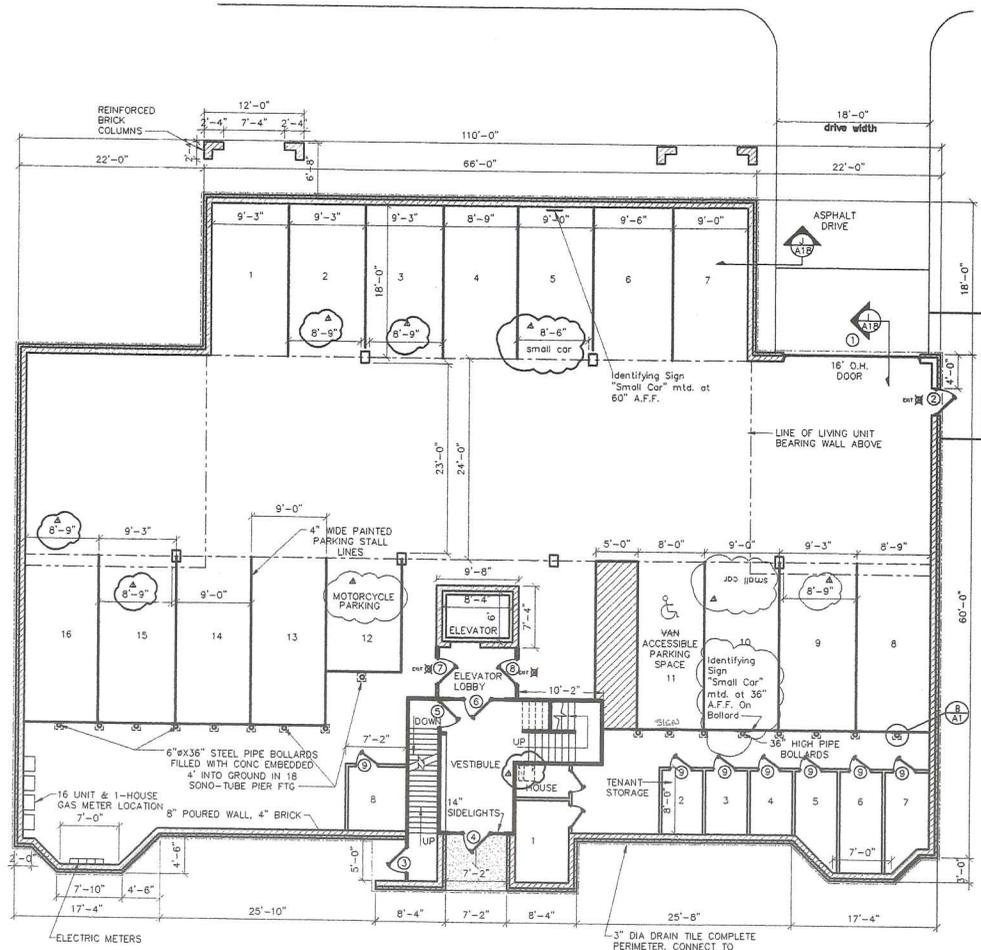
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Sheet No.

A13

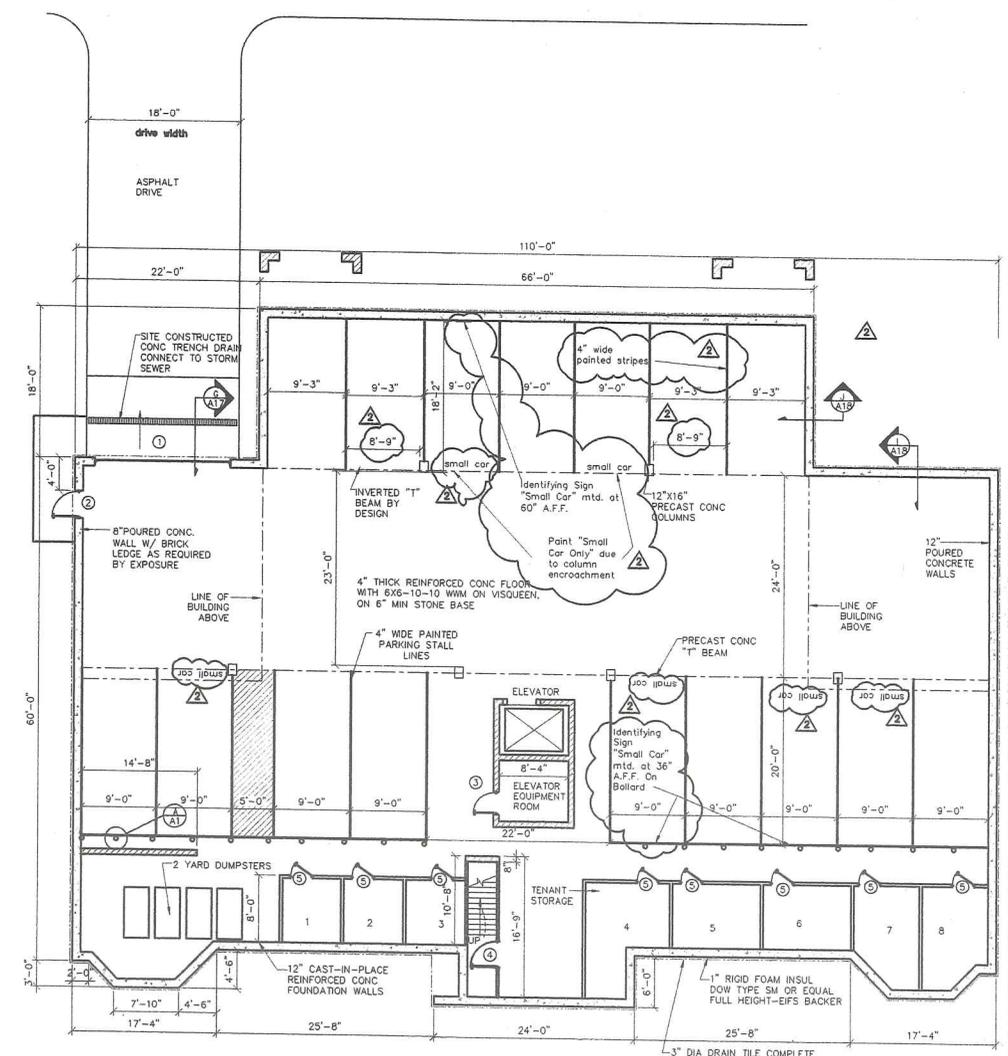
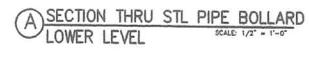
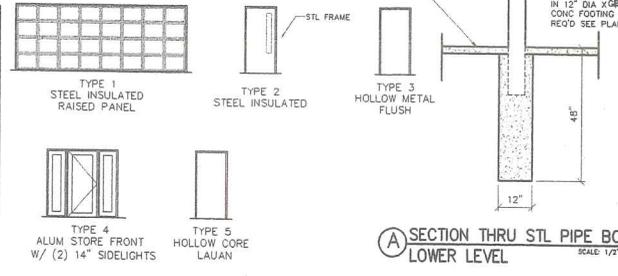
Of 40 Sheets



SYM	SIZE	MATERIAL	TYPE	NOTES
1	16070	OH STL INSUL	1	W/ OPENER
2	3068x1-3/4"RH	STL INSUL	2	LOCKSET
3	3068x1-3/4"RH	STL INSUL	2	LOCKSET
4	3068x1-3/4"RH	ALUM	4	(2)14" SIDELIGHTS
5	3068x1-3/4"RH	HM INSUL	3	
6	3068x1-3/4"RH	HM INSUL	3	
7	3068x1-3/4"RH	HM INSUL	3	CLOSER, B-LABEL
8	3068x1-3/4"RH	HM INSUL	3	CLOSER, B-LABEL
9	3068x1-3/8" LH	LAUAN	5	LOCKSET, B TYP

NOTE: TENANT STORAGE LOCKER DOORS CONSTRUCTED OF 2X4 CROSS-BUCK FRAME WITH 1/2" OSB SHEATHING TO HEIGHT OF 8' WITH WIRE MESH CEILING

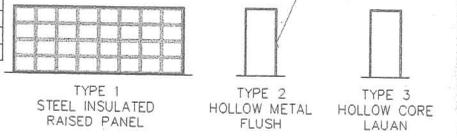
DOOR TYPES:



SYM	SIZE	MATERIAL	TYPE	NOTES
1	16070	OH STL INSUL	1	W/ OPENER
2	3068x1-3/4"RH	HM INSUL	2	LOCKSET
3	3068x1-3/4"RH	HM INSUL	2	LOCKSET
4	3068x1-3/4"RH	HM INSUL	2	B-LABEL W/ CLOSER
5	3068x1-3/4" LH	LAUAN	3	LOCKSET

NOTE: TENANT STORAGE LOCKER DOORS CONSTRUCTED OF 2X4 CROSS-BUCK FRAME WITH 1/2" OSB SHEATHING TO HEIGHT OF 8' WITH WIRE MESH CEILING

DOOR TYPES: 2" STEEL FRAME



GORMAN COMPANY INC.
 REAL ESTATE DEVELOPMENT AND MANAGEMENT
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 (608)257-8778 direct; (608)257-9002 fax

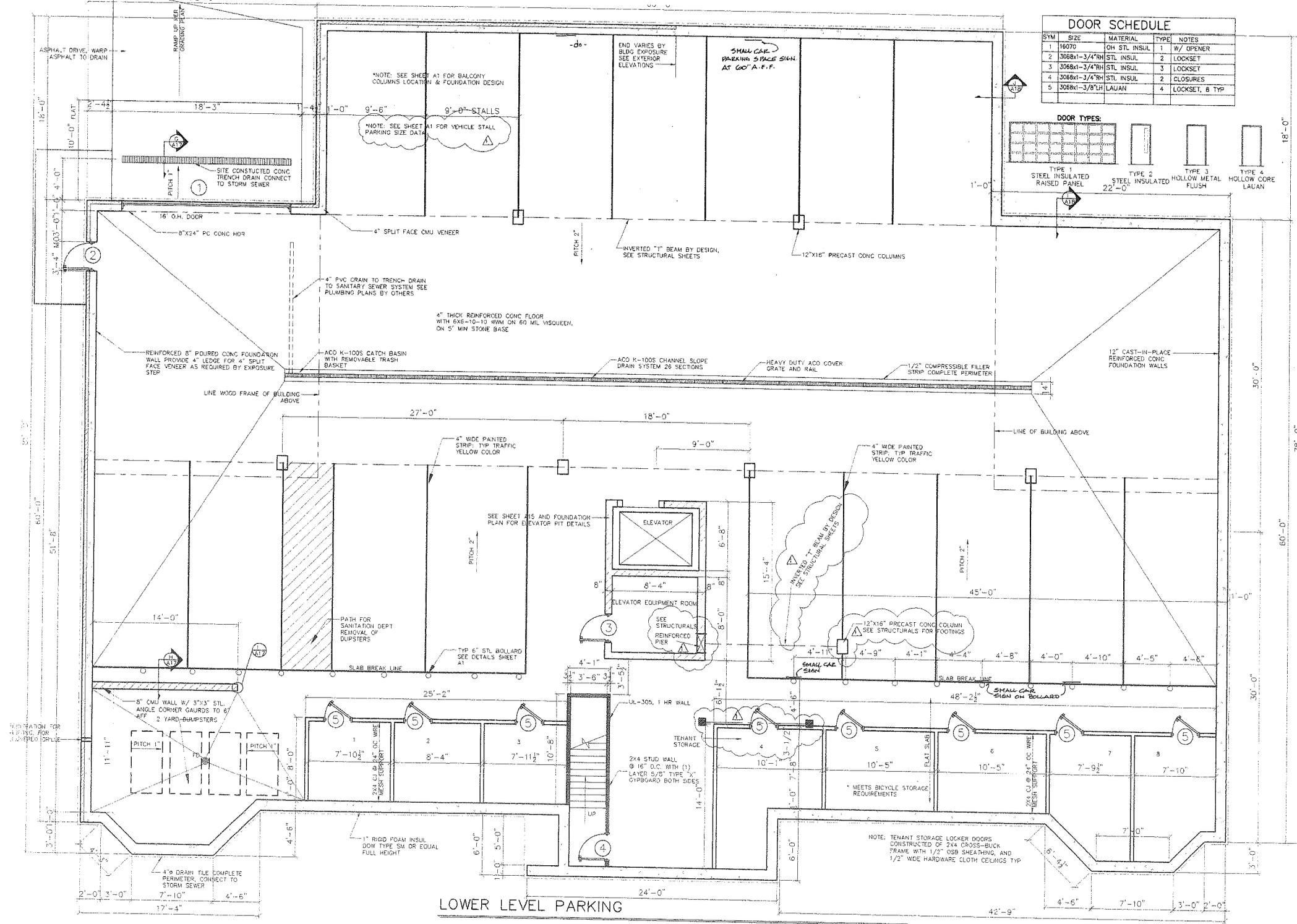
"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - 16-UNIT
 CITY OF MADISON, WISCONSIN

Drawn: JK
 Checked: SRS

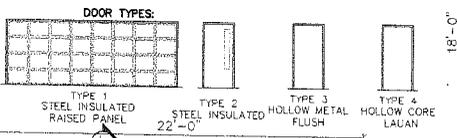
Date: 11-8-00

Revisions:
 2 12-05-00 parking, per city PARKING SIGNS

Project No. 0009096
 Sheet No. A1
 Of 4 Sheets



DOOR SCHEDULE				
SYM	SIZE	MATERIAL	TYPE	NOTES
1	16070	OH STL INSUL	1	W/ OPENER
2	3068K1-3/4"RH	STL INSUL	2	LOCKSET
3	3068K1-3/4"RH	STL INSUL	3	LOCKSET
4	3068K1-3/4"RH	STL INSUL	2	CLOSURES
5	3068K1-3/8"UH	LAUAN	4	LOCKSET, 6 TYP



LOWER LEVEL PARKING

SCALE: 1/4" = 1'-0"

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"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - 16-UNIT
 CITY OF MADISON, WISCONSIN

Drawn: *JK*

Checked: *SRS*

Date: 11-8-00

Revisions:

1	12-06-00	STRUCTURAL	MISC. NOTES

Project No.

0009096

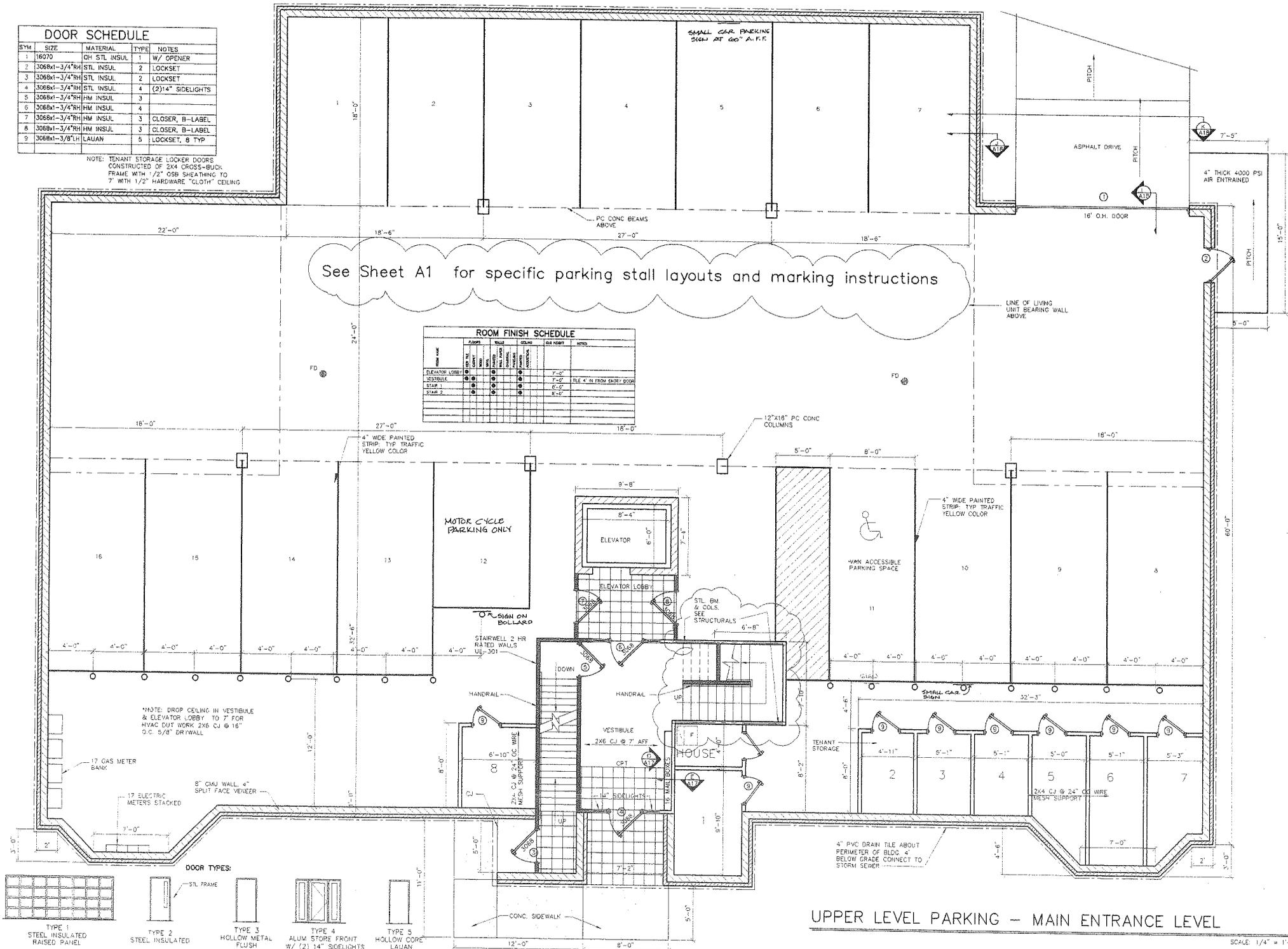
Sheet No.

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Of 42 Sheets

SYM	SIZE	MATERIAL	TYPE	NOTES
1	16070	OH STL INSUL	1	W/ OPENER
2	3068x1-3/4"RH	STL INSUL	2	LOCKSET
3	3068x1-3/4"RH	STL INSUL	2	LOCKSET
4	3068x1-3/4"RH	STL INSUL	4	(2)14" SIDELIGHTS
5	3068x1-3/4"RH	HM INSUL	3	
6	3068x1-3/4"RH	HM INSUL	4	
7	3068x1-3/4"RH	HM INSUL	3	CLOSER, B-LABEL
8	3068x1-3/4"RH	HM INSUL	3	CLOSER, B-LABEL
9	3068x1-3/8" LH	LAUAN	5	LOCKSET, 6 TYP

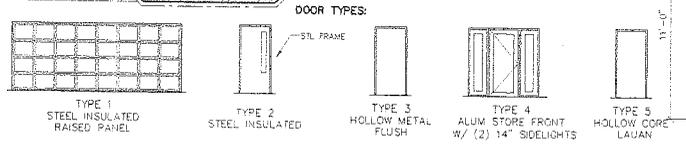
NOTE: TENANT STORAGE LOCKER DOORS
CONSTRUCTED OF 2X4 CROSS-BUCK
FRAME WITH 1/2" OSB SHEATHING TO
7" WITH 1/2" HARDWARE "CLOTH" CEILING



See Sheet A1 for specific parking stall layouts and marking instructions

ROOM	FLOOR	WALL	CEILING	FINISH	NOTES
ELEVATOR LOBBY	①	②	③	④	⑤
VESTIBULE	①	②	③	④	⑤
STAIR 1	①	②	③	④	⑤
STAIR 2	①	②	③	④	⑤

*NOTE: DROP CEILING IN VESTIBULE
& ELEVATOR LOBBY TO 7" FOR
HVAC DUCT WORK 2X6 C/J @ 16"
O.C. 5/8" DR/WALL



UPPER LEVEL PARKING -- MAIN ENTRANCE LEVEL

SCALE: 1/4" = 1'-0"

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"CROSSWINDS"
AT HAWKS LANDING
CONDOMINIUMS - 16-UNIT
CITY OF MADISON, WISCONSIN

Drawn: J.K.

Checked: S.R.S.

Date: 11-8-00

Revisions:

Project No.

0009096

Sheet No.

A3
Of 42 Sheets

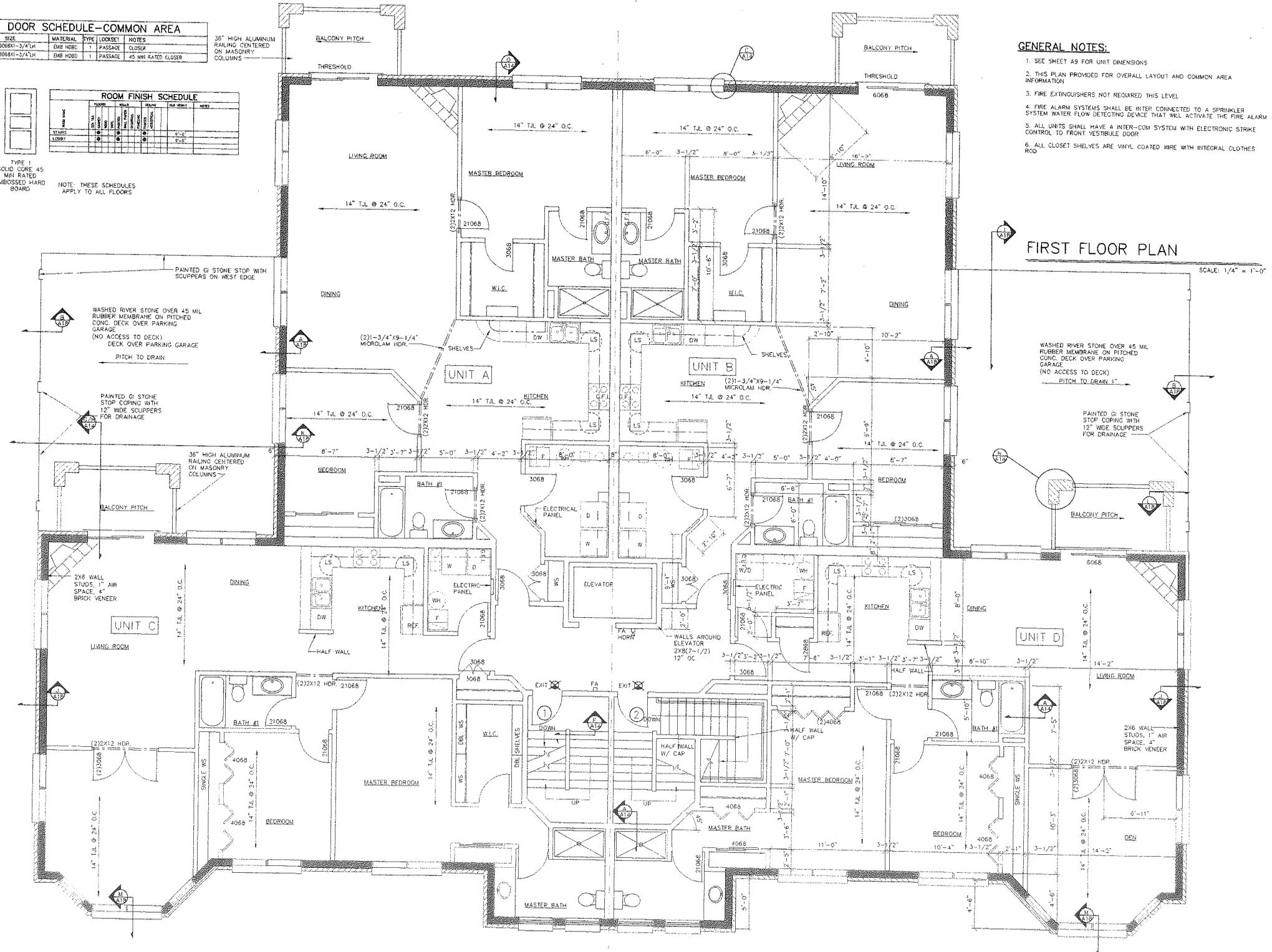
DOOR SCHEDULE--COMMON AREA					
SYM	SIZE	MATERIAL	TYPE	LOOKS	NOTES
1	3068K1-3/4" LK	EMB HDBD	1	PASSAGE	CLOSER
2	3068K1-3/4" LK	EMB HDBD	1	PASSAGE	45 MIN RATED CLOSER

36" HIGH ALUMINUM RAILING CENTERED ON MASONRY COLUMNS

ROOM FINISH SCHEDULE					
ROOM	FLOOR	WALLS	CEILING	DOOR	NOTES
STAIRS	1	1	1	1	6"-C
LOBBY	1	1	1	1	7"-P

NOTE: THESE SCHEDULES APPLY TO ALL FLOORS

TYPE 1
SOLID CORE 45
MIN RATED
EMBOSSED HARD
BOARD



GENERAL NOTES:

1. SEE SHEET A9 FOR UNIT DIMENSIONS
2. THIS PLAN PROVIDED FOR OVERALL LAYOUT AND COMMON AREA INFORMATION
3. FIRE EXTINGUISHERS NOT REQUIRED THIS LEVEL
4. FIRE ALARM SYSTEMS SHALL BE INTER CONNECTED TO A SPRINKLER SYSTEM WATER FLOW DETECTING DEVICE THAT WILL ACTIVATE THE FIRE ALARM
5. ALL UNITS SHALL HAVE AN INTER-COM SYSTEM WITH ELECTRONIC STRIKE CONTROL TO FRONT VESTIBULE DOOR
6. ALL CLOSET SHELVES ARE VINYL COATED WIRE WITH INTEGRAL CLOTHES ROD

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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"CROSSWINDS"
AT HAWKS LANDING
CONDOMINIUMS - 16-UNIT
CITY OF MADISON, WISCONSIN

Drawn: JK

Checked: SRS

Date: 10-13-00

Revisions:

Project No.
0009096

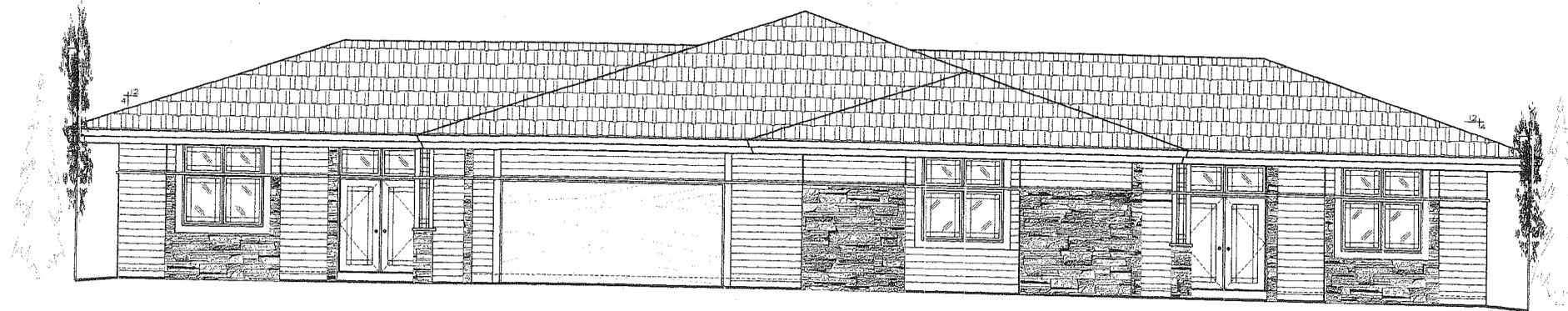
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Of 40 Sheets

CROSSWINDS CONDOMINIUMS

AT HAWK'S LANDING

MIDTOWN ROAD AT HAWK'S LANDING CIRCLE, MADISON, WISCONSIN



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION - WALK-OUT BUILDING

SCALE: 1/4" = 1'-0"

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GORMAN
CONSTRUCTION

REAL ESTATE DEVELOPMENT AND MANAGEMENT
 1244 S. PARK ST. MADISON, WI 53715
 (608)251-8770 direct (608)251-4410 Ext. 310 fax: (608)251-9002

"CROSSWINDS"
 AT HAWK'S LANDING
 CONDOMINIUMS - DUPLX
 CITY OF MADISON, WISC.

Drawn: DMD

Checked: SRS

TITLE
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Date: 2-25-00

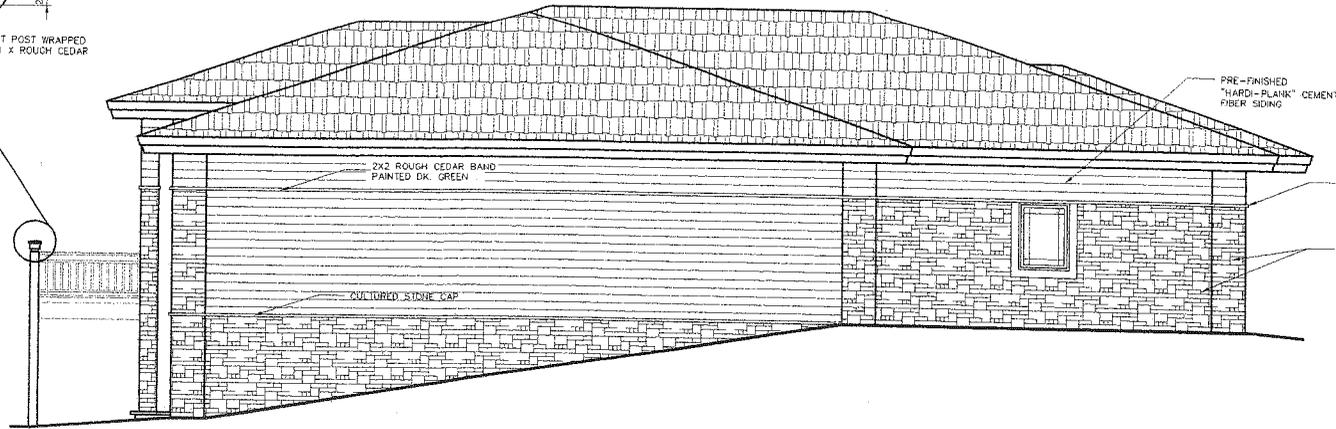
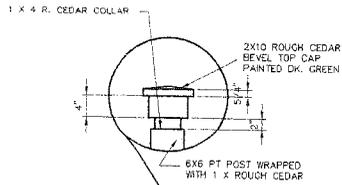
Revisions:	
01	SIDING &
02	ROOF HEIGHT
03	MISC. PLAN CHANGES
04	MISC. PLAN CHANGES

Project No.

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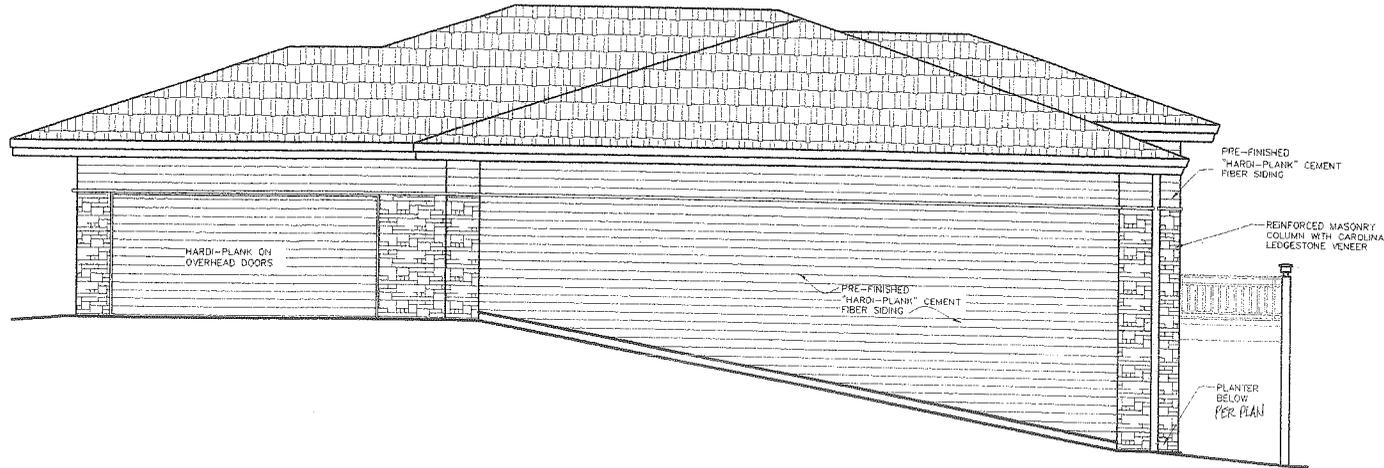
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LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

"CROSSWINDS"
 AT HAWKS LANDING
 CONDOMINIUMS - DUPLEX
 CITY OF MADISON, WI

Drawn: DMD

Checked: SRS

LEFT &
 RIGHT
 ELEVATIONS

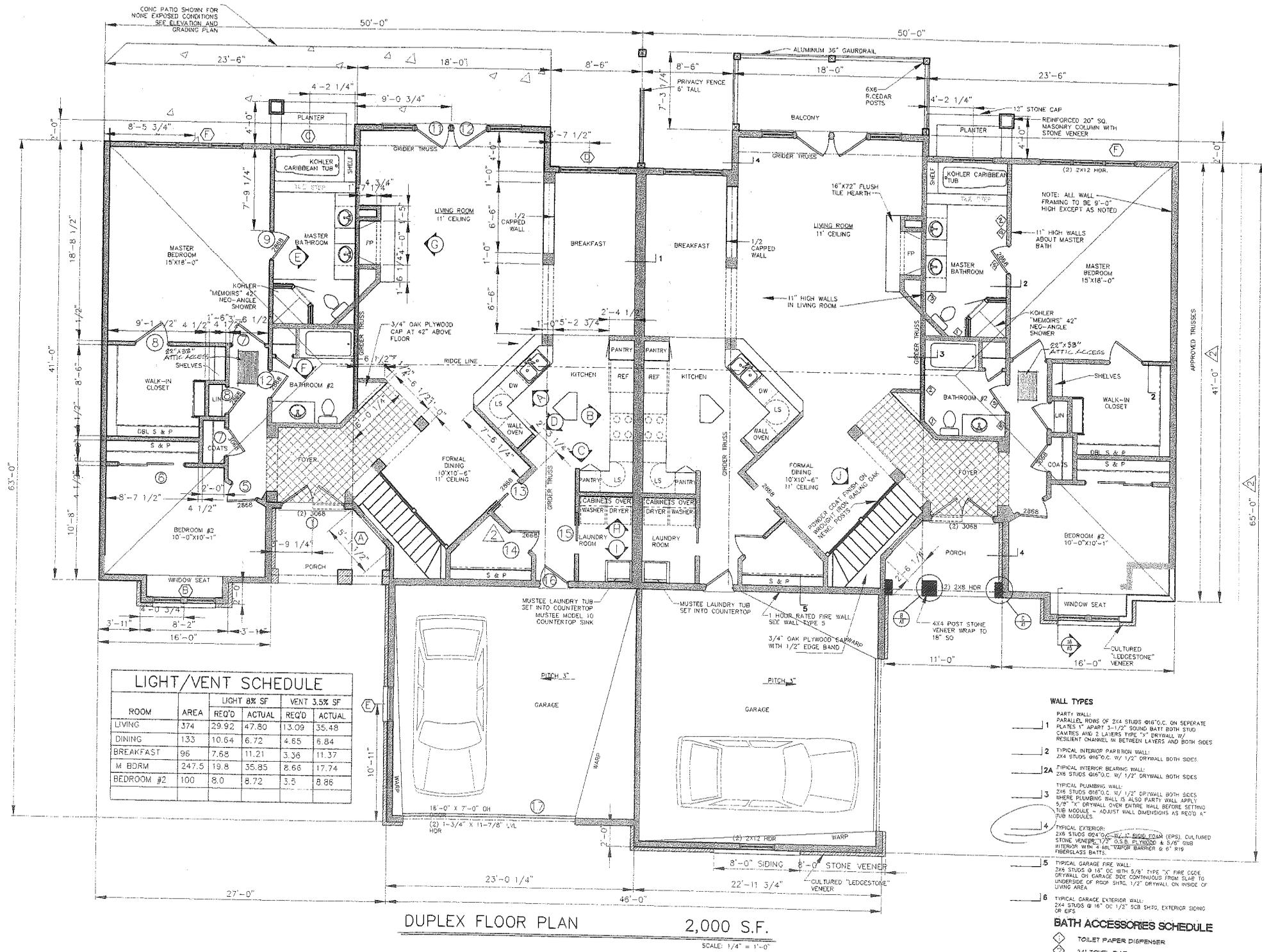
Date: 2-25-00

Revisions:
1 SIDING & ROOF HEIGHT

Project No.
 9911063A

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LIGHT/VENT SCHEDULE					
ROOM	AREA	LIGHT BR. SF		VENT 3.5% SF	
		REQ'D	ACTUAL	REQ'D	ACTUAL
LIVING	374	29.92	47.80	13.09	35.48
DINING	133	10.64	6.72	4.65	5.84
BREAKFAST	96	7.68	11.21	3.36	11.37
M BDRM	247.5	19.8	35.85	8.66	17.74
BEDROOM #2	100	8.0	8.72	5.5	8.86

- WALL TYPES**
- 1 PARTY WALL: PARALLEL ROWS OF 2X4 STUDS @16" O.C. ON SEPARATE PLATES 1" APART 3-1/2" SOUND BATT BOTH SIDES. CAULKED AND 2 LAYERS TYPE "X" DRYWALL W/ RESILIENT CHANNELS IN BETWEEN LAYERS AND BOTH SIDES.
 - 2 TYPICAL INTERIOR PARTITION WALL: 2X4 STUDS @16" O.C. W/ 1/2" DRYWALL BOTH SIDES.
 - 2A TYPICAL INTERIOR BEARING WALL: 2X6 STUDS @16" O.C. W/ 1/2" DRYWALL BOTH SIDES.
 - 3 TYPICAL PLUMBING WALL: 2X6 STUDS @16" O.C. W/ 1/2" DRYWALL BOTH SIDES. WHERE PLUMBING WALL IS ALSO PARTY WALL APPLY 5/8" X 1" DRYWALL OVER ENTIRE WALL BEFORE SETTING TUB MODULES. ADJUST WALL DIMENSIONS AS REQ'D AT TUB MODULES.
 - 4 TYPICAL EXTERIOR: 2X6 STUDS @24" O.C. W/ 1/2" DRYWALL BOTH SIDES. STONE VENEER 1/2" 3.5% PS. PLYWOOD & 3/4" OSB INTERIOR WITH 4 MIL VAPOR BARRIER & 6" R19 FIBERGLASS BATT.
 - 5 TYPICAL GARAGE FIRE WALL: 2X6 STUDS @ 16" O.C. WITH 5/8" TYPE "X" FIRE CORE DRYWALL ON GARAGE SIDE CONTINUOUS FROM SLAB TO UNDERSIDE OF ROOF SHEET. 1/2" DRYWALL ON INSIDE OF LIVING AREA.
 - 6 TYPICAL GARAGE EXTERIOR WALL: 2X4 STUDS @ 16" O.C. 1/2" OSB SHEET. EXTERIOR SIDING OR EPS.
- BATH ACCESSORIES SCHEDULE**
- TOILET PAPER DISPENSER
 - 24" TOWEL BAR
 - 18" TOWEL BAR
 - MEDICINE CABINET
 - DOUBLE ROD HOOK (LOCATED ON BACK OF BATH DOOR UNLESS NOTED OTHERWISE)

DUPLEX FLOOR PLAN **2,000 S.F.**
SCALE: 1/4" = 1'-0"

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"CROSSWINDS"
AT HAWKS LANDING
CONDOMINIUMS - DUPLEX
CITY OF MADISON, WISCONSIN

Drawn: DMD
Checked: SRS

DUPLEX FLOOR PLAN

Date: 2-25-00

Revisions:
55' SIDING &
ROOF HEIGHT
ADDED 600 SF
MISC. NOTES

Project No.
9911063A
Sheet No.
A3
Of 20 Sheets