



NOTE: BUILDING ENVELOPE SHOWN FOR LOT 1 ASSUMES HOUSE FRONTAGE ALONG CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

85.86'

12.0' WIDE PUBLIC UTILITY EASEMENT

155.03'

18.10'
57.25'

63.30'

CLEAR POND WAY

LOT 1
14,531 SF
(0.33 AC)

BUILDING ENVELOPE

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

26.18'

90.14'

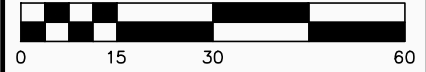
12.0' WIDE PUBLIC UTILITY EASEMENT

ELDERBERRY ROAD





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

95.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE

LOT 2
11,866 SF
(0.27 AC)

108.56'

ELDERBERRY ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

126.02'

46.58'

35.14'

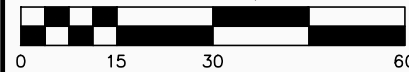
21.91'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

90.02'

BUILDING ENVELOPE

LOT 3
11,342 SF
(0.26 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

126.02'

126.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

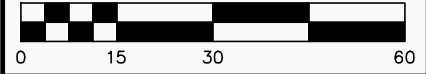
90.02'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

94.02'

HYDRANGEA ROAD

111.31'

LOT 4
11,800 SF
(0.27 AC)

BUILDING ENVELOPE

8.0'

14.0'

126.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

23.26'

79.32'

8'X14 USPS CLUSTER BOX EASEMENT"

CLEAR POND WAY





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

80.00'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 5
10,186 SF
(0.23 AC)

BUILDING ENVELOPE

12.0' WIDE PUBLIC UTILITY EASEMENT

125.99'

110.72'

HYDRANGEA ROAD

67.20'

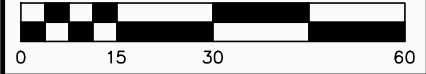
23.86'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC
UTILITY EASEMENT

20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

78.05'

125.99'

BUILDING
ENVELOPE

LOT 6
9833 SF
(0.23 AC)

125.99'

12.0' WIDE PUBLIC
UTILITY EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

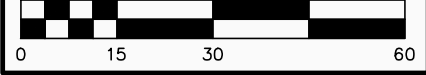
78.05'

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

80.00'

BUILDING ENVELOPE

GOLDEN EAGLE DRIVE

111.31'

LOT 7
9875 SF
(0.23 AC)

125.99'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

23.26'

62.79'

CLEAR POND WAY





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

79.01'

12.0' WIDE PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE

LOT 8
10,061 SF
(0.23 AC)

125.99'

110.71'

12.0' WIDE PUBLIC UTILITY EASEMENT

66.21'

23.86'

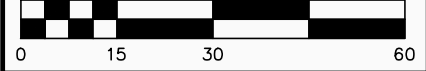
GOLDEN EAGLE DRIVE

CLEAR POND WAY





GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

80.00'

BUILDING ENVELOPE

LOT 9
10,079 SF
(0.23 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

125.98'

125.99'

12.0' WIDE PUBLIC UTILITY EASEMENT

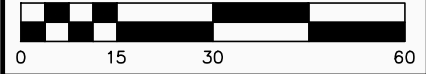
80.00'

CLEAR POND WAY





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

80.00'

125.98'

BUILDING
ENVELOPE

LOT 10
10,079 SF
(0.23 AC)

125.98'

12.0' WIDE PUBLIC
UTILITY EASEMENT

80.00'

CLEAR POND WAY

12.0' WIDE PUBLIC
UTILITY EASEMENT





GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

80.00'

BUILDING
ENVELOPE

LOT 11
10,079 SF
(0.23 AC)

125.98'

125.98'

12.0' WIDE PUBLIC
UTILITY EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

80.00'

CLEAR POND WAY



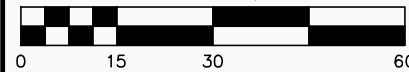
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DRAFTER	CSAN	SHEET	11 OF 30
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PROJECT NO.	220190		

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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT
20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

81.07'

BUILDING ENVELOPE

LOT 12
10,056 SF
(0.23 AC)

125.98'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

13.01'

65.56'

CLEAR POND WAY

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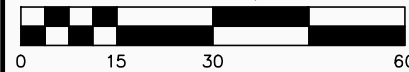
LOT 12
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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SHEET	12 OF 30



GRAPHIC SCALE, FEET



EMERALD ELM ROAD

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

131.51'

BUILDING ENVELOPE

LOT 13
12,725 SF
(0.29 AC)

12.0' WIDE PUBLIC UTILITY EASEMENT

24.21'

50.23'

27.21'

101.48'

117.12'

CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT



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GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

89.48'

BUILDING
ENVELOPE

LOT 14
13,082 SF
(0.30 AC)

12.0' WIDE PUBLIC
UTILITY EASEMENT

130.00'

131.51'

41.55'

58.76'

EMERALD ELM ROAD

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LOT 14
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

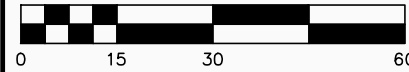
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PROJECT NO.	220190

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SHEET	14 OF 30

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GRAPHIC SCALE, FEET



20.0' WIDE PUBLIC
STORM SEWER AND
DRAINAGE EASEMENT

12.0' WIDE PUBLIC
UTILITY EASEMENT

100.00'

130.00'

LOT 15
13,000 SF
(0.30 AC)

BUILDING
ENVELOPE

130.00'

100.00'

12.0' WIDE PUBLIC
UTILITY EASEMENT

EMERALD ELM ROAD

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LOT 15
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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REV.	
SHEET	15 OF 30



GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

99.14'

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 16
13,005 SF
(0.30 AC)

BUILDING ENVELOPE

130.00'

12.0' WIDE PUBLIC UTILITY EASEMENT

86.42'

114.72'

23.86'

WISTERIA STREET

EMERALD ELM ROAD

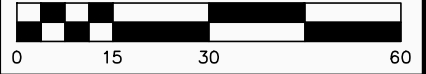


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PIONEER ROAD



GRAPHIC SCALE, FEET



10.0' WIDE PUBLIC FOR SLOPING AND GRADING EASEMENT

104.52'

39.77'

12.0' WIDE PUBLIC UTILITY EASEMENT

80.0' WIDE LANDSCAPE BUFFER AREA AND 80' WIDE BUILDING SETBACK LINE

195.02'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT

LOT 17
25,166 SF
(0.58 AC)

BUILDING ENVELOPE

8'X14' USPS CLUSTER BOX EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

154.81'

8.0'

14.0'

23.26'

115.32'

WISTERIA STREET

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LOT 17
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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SHEET
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10.0' WIDE PUBLIC FOR SLOPING AND GRADING EASEMENT

PIONEER ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

80.51'

38.77'

80.0' WIDE LANDSCAPE BUFFER AREA AND 80' WIDE BUILDING SETBACK LINE



GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

195.01'

LOT 18
20,298 SF
(0.47 AC)

BUILDING ENVELOPE

155.21'

23.86'

89.72'

12.0' WIDE PUBLIC UTILITY EASEMENT

WISTERIA STREET

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LOT 18
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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REV.	
SHEET	18 OF 30



EMERALD ELM ROAD

WISTERIA STREET

12.0' WIDE PUBLIC UTILITY EASEMENT

72.84'

23.26'

BUILDING ENVELOPE

LOT 19
10,914 SF
(0.25 AC)

124.36'

12.0' WIDE PUBLIC UTILITY EASEMENT

90.00'

15.0' WIDE PUBLIC UTILITY EASEMENT

107.89'



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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC
UTILITY EASEMENT

EMERALD ELM ROAD

90.00'

124.36'

BUILDING
ENVELOPE

LOT 20
11,273 SF
(0.26 AC)

126.15'

12.0' WIDE PUBLIC
UTILITY EASEMENT

15.0' WIDE PUBLIC
UTILITY EASEMENT

90.02'

20.0' WIDE PRIVATE
STORM SEWER AND
DRAINAGE EASEMENT

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LOT 20
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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SHEET	20 OF 30

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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

EMERALD ELM ROAD

66.84'

35.65'

BUILDING ENVELOPE

LOT 21

11,829 SF
(0.27 AC)

126.15'

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

123.73'

86.23'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

15.0' WIDE PUBLIC UTILITY EASEMENT

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LOT 21
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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GRAPHIC SCALE, FEET



EMERALD ELM ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

BUILDING ENVELOPE

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 22
11,558 SF
(0.27 AC)

CLEAR POND WAY

15.0' WIDE PUBLIC UTILITY EASEMENT

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LOT 22
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

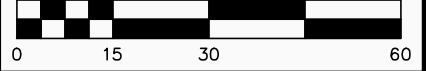
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SHEET	22 OF 30

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GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

34.13'

33.43'

24.78'

BUILDING ENVELOPE

LOT 57
10,237 SF
(0.24 AC)

122.88'

108.27'

ELDERBERRY ROAD

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

84.00'

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LOT 57
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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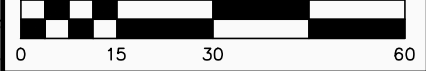
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GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

81.01'

12.0' WIDE PUBLIC UTILITY EASEMENT

123.69'

LOT 58
9,986 SF
(0.23 AC)

122.88'

BUILDING ENVELOPE

81.00'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

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LOT 58
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

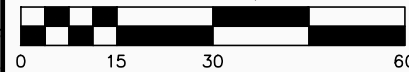
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REV.	
SHEET	24 OF 30

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GRAPHIC SCALE, FEET



CLEAR POND WAY

12.0' WIDE PUBLIC
UTILITY EASEMENT

81.01'

124.50'

LOT 59
10,051 SF
(0.23 AC)

123.69'

BUILDING
ENVELOPE

81.00'

20.0' WIDE PRIVATE
STORM SEWER AND
DRAINAGE EASEMENT

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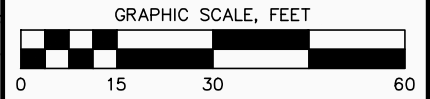
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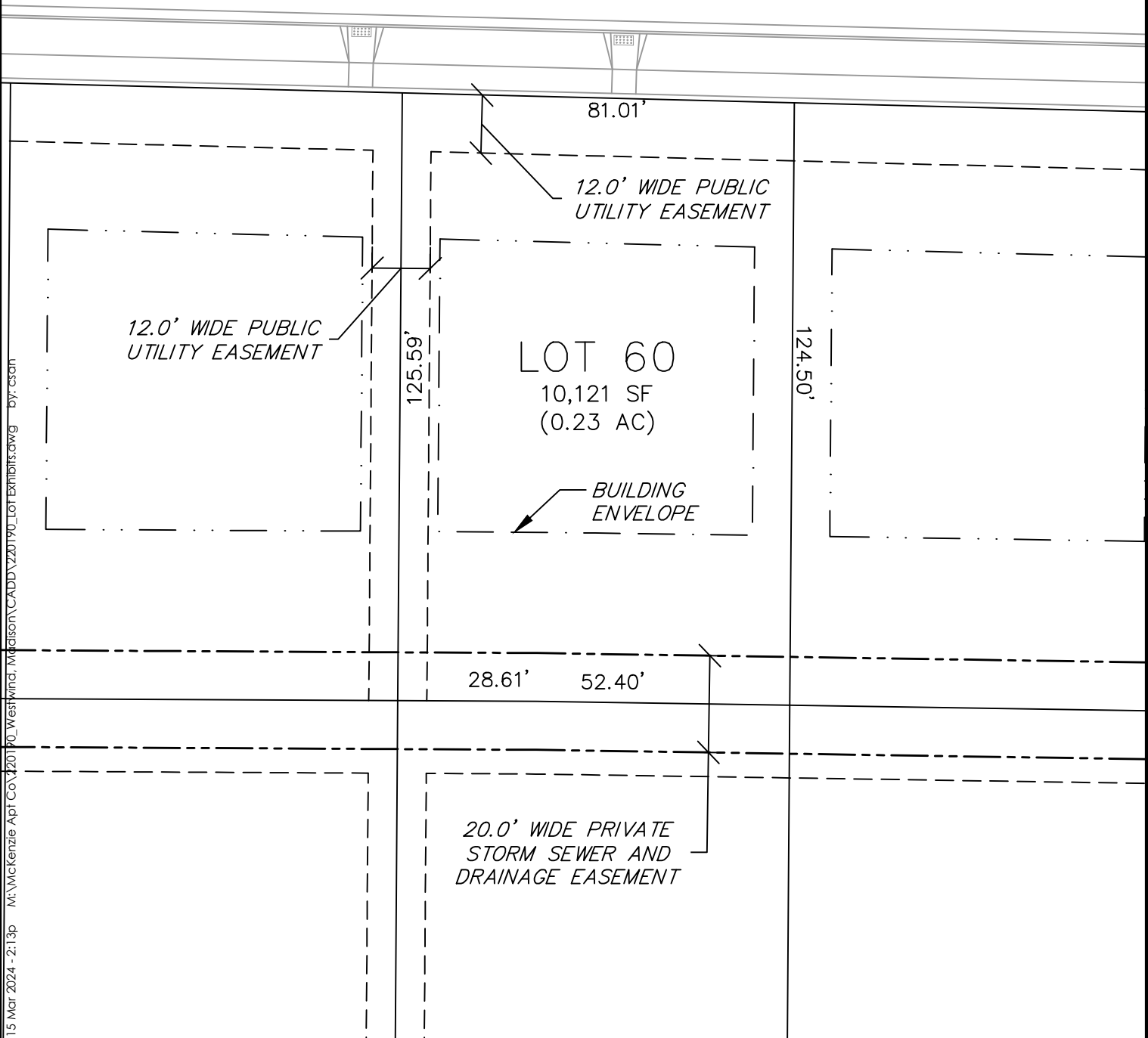
LOT 59
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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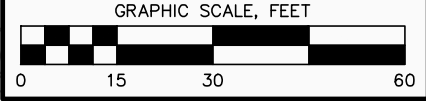


CLEAR POND WAY



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DRAFTER	CSAN	SHEET
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12.0' WIDE PUBLIC UTILITY EASEMENT

CLEAR POND WAY

81.01'

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 61
10,238 SF
(0.24 AC)

BUILDING ENVELOPE

127.20'

125.59'

81.00'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

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LOT 61
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

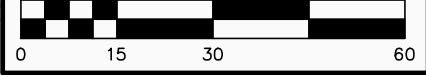
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GRAPHIC SCALE, FEET



CLEAR POND WAY

81.01'

12.0' WIDE PUBLIC
UTILITY EASEMENT

128.81'

LOT 62
10,368 SF
(0.24 AC)

BUILDING
ENVELOPE

127.20'

81.00'

20.0' WIDE PRIVATE
STORM SEWER AND
DRAINAGE EASEMENT

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LOT 62
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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REV.	
SHEET	28 OF 30

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CLEAR POND WAY

12.0' WIDE PUBLIC UTILITY EASEMENT

GOLDEN EAGLE DRIVE

23.86'

69.00'

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 63
10,859 SF
(0.25 AC)

BUILDING ENVELOPE

115.19'

128.81'

84.00'

20.0' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT

50

51

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LOT 63
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

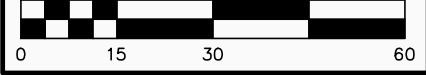
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REV.	
SHEET	29 OF 30

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GRAPHIC SCALE, FEET



12.0' WIDE PUBLIC UTILITY EASEMENT

100.58'

12.0' WIDE PUBLIC UTILITY EASEMENT

12.0' WIDE PUBLIC UTILITY EASEMENT

LOT 64
14,414 SF
(0.33 AC)

BUILDING ENVELOPE

12.0' WIDE PUBLIC UTILITY EASEMENT

CLEAR POND WAY

47.47'

18.10'

78.46'

20.94'

155.00'

68.05'

ELDERBERRY ROAD

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LOT 64
WESTWIND PHASE 1
CITY OF MADISON
DANE COUNTY, WI

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DRAFTER	CSAN
CHECKED	RKOL
PROJECT NO.	220190

REV.	
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