

*Detailed Planned Development
For Meetinghouse Phase I
part of Le Parc House Amended General Planned Development*

**Project Description
and
Owner's Statement of Intent**

Finlay Interests 19, Ltd ("Finlay"), joins with Highland Limited Partnership of Wisconsin ("Highland"), in requesting an amendment to the Detailed Planned Development previously approved for Le Parc House.

Subject Property

The property subject to this Planned Development is described as:

Lot Five (5), Block Two (2), in the Highlands, a Planned Development, being a subdivision of a part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of Section Seven (7), Township Eight (8) North, Range Twenty-one (21) East, together with the area of the vacated roadway adjoining the parcel to the west, in the City of Milwaukee, Milwaukee County, Wisconsin.

The property is a 4-acre portion of an existing larger parcel of land. The portion to be developed is generally described as 10847 W. Donna Drive in the City of Milwaukee's Le Parc House General Planned Development. This portion shall be developed by Finlay as the *Meetinghouse*.

Intended Development – Highland

The 3.783-acre parcel to be retained by Highland will be developed in a later phase as a 100-unit residential project. With the exception of the change in parcel size and residential unit count, the development will be in general accord with the Detailed Planned Development submitted and

approved as *Le Parc House*. An amendment to the General Planned Development for *Le Parc House* is submitted separately.

Intended Development – Finlay

The Finlay property - Phase One - will be developed as *Meetinghouse*, a three-story building including 96 independent living units for seniors 55 years or older. The colonial-style building will be finished in brick and vinyl siding with multiple key lock entrances providing access to two elevators. The building will have a maximum height of 39 feet and will have a roof pitch of 4 in 12.

The building will include 54 one-bedroom and 42 two-bedroom residential units with full kitchen and laundry facilities. The building will also provide a central kitchen and common dining area, activity rooms, and beauty salon available for residents of *Meetinghouse*. Residents will enjoy the use of a well-equipped exercise room.

Traffic access will be off of Donna Drive. A combination of 82 indoor and 48 outdoor parking spaces will be provided, of which four outdoor spaces will be designated for handicapped use.

A single, low profile monument sign identifying the development will be located in close proximity to the main entrance and shall be in full compliance with applicable City codes and design standards.

Planned Development Standards

Use:

The residential use of *Meetinghouse* is consistent with the General Planned Development known as *Le Parc House*.

Design Standards:

Design elements and standards are set forth in the plans submitted herewith.

Density:

The overall parcel density of 24 units per acre is a reduction from the prior approved density of 34 units per acre for *Le Parc House*.

Setbacks:

Minimum allowable building setback is 32 feet. Minimum actual building setbacks will be as follows:

- 87.04 ft from west property line,
- 188.26 ft from north property line,
- 182.00 ft from east property line, and
- 143.05 ft from south property line.

Open Spaces:

See conceptual plans submitted herewith.

Circulation, Parking and Loading:

Phase one consists of 82 indoor spaces and 48 outdoor spaces, including 4 handicap spaces. The *Meetinghouse* development includes a pedestrian walkway through its open space.

Landscaping and Screening:

Phase one landscaping is designed to create an attractive outdoor environment. Screening along the west and south sides of the development will be a mixture of evergreen and deciduous trees and shrubs to provide year round screening.

Finlay will also provide landscaping around the existing stormwater detention pond as specified on the Landscape Plan Detention Pond L2.12 at the same time that landscaping is installed in Phase one.

Lighting:

Parking lot driveway and walkway lighting will be 150-watt HPS area cut-off fixtures mounted on 15' standards. All lighting will be designed to eliminate intrusion into neighboring residences.

Utilities:

All utility lines will be underground. Any above grade utility facilities will be screened.

Signs: Temporary & Permanent

Temporary signs pertaining to the construction of the building and the rental of units will be compliant with §295-907-3 L-4.

A single development identification monument sign will be compliant with §295-907-3 L-1.

The permanent identification monument sign will be illuminated. The source of illumination will not be visible and will not be intermittent.

**DETAILED PLANNED DEVELOPMENT
FOR MEETINGHOUSE PHASE 1
PART OF LE PARC HOUSE
AMENDED GENERAL PLANNED DEVELOPMENT**

Statistical Information Sheet

	Square Feet	Acres	Percent of Total
Gross Land Area	174,247	4.00	
Building Coverage	32,739	0.75	18.79
Parking, Drives & Walkways	41,131	0.95	23.60
Landscaped Open Space	100,377	2.30	57.61

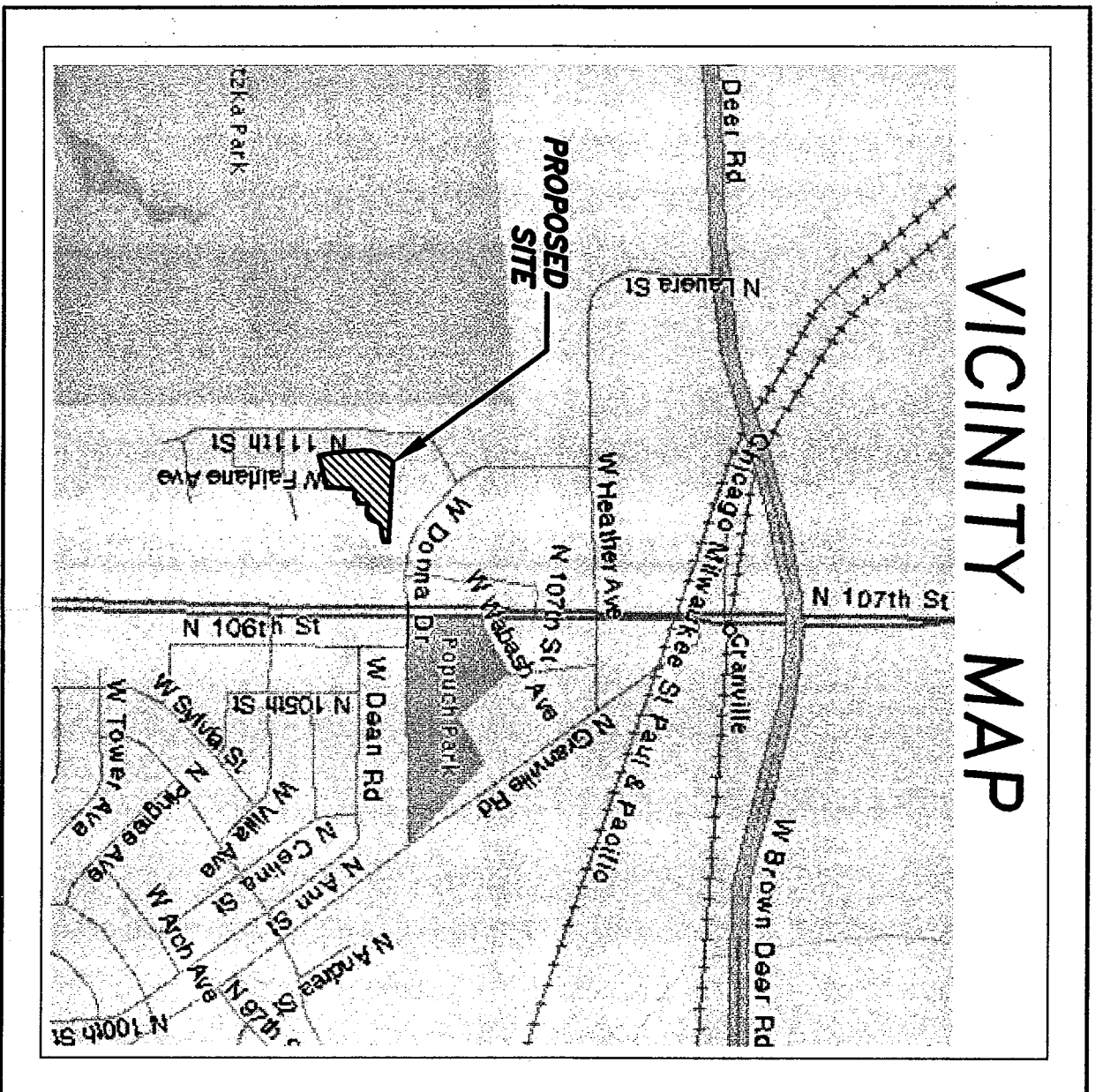
Number of Buildings	1
Dwelling Units Per Building	96
One Bedroom Units	54
Two Bedroom Units	42
Dwelling Unit Density	24 units per acre
Parking Spaces Provided	130
Indoor Parking Spaces	82
Outdoor Parking Spaces	48

DETAILED PLANNED DEVELOPMENT FOR MEETINGHOUSE PHASE I PART OF LE PARC HOUSE AMENDED GENERAL PLANNED DEVELOPMENT MILWAUKEE, WISCONSIN

EXHIBIT 2

OWNER / DEVELOPER
 MR. CRAIG T. ELLIP - V.P. ACQUISITIONS
 FINLAY PROPERTIES, INC.
 4300 MARSH LANDING BLVD., SUITE 101
 JACKSONVILLE, FL 32250
 PH.: 904-280-1000
 FAX: 904-280-9993

ENGINEER:
 NATIONAL SURVEY & ENGINEERING
 CONTACT: JOHN L. FLATT, P.E.
 16745 W. BLUEMOUND ROAD, SUITE 200
 BROOKFIELD, WI 53005-5938
 PH.: 262/781-1000
 FAX: 262/781-9466
 DATA: 262/797-4582



PLAN	INDEX																										
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	SQUARE FEET	ACRES	PERCENT OF TOTAL
GROSS LAND AREA	174,547	4.00	
BUILDING COVERAGE	33,729	0.19	18.79
PARKING DECKS & MULLENIS	41,137	0.93	23.60
LANDSCAPED OPEN SPACE	100,337	2.30	57.61

NUMBER OF BUILDINGS		1
DWELLING UNITS PER BUILDING	ONE BEDROOM UNITS	66
TWO BEDROOM UNITS	42	
DWELLING UNIT DENSITY	54 UNITS/ACRE	
PARKING SPACES PROVIDED	130	
INDOOR PARKING SPACES	42	
OUTDOOR PARKING SPACES	48	

PLAN DATE: SEPTEMBER 13, 2002
 REVISION: OCTOBER 25, 2002
 REVISION: NOVEMBER 13, 2002
 REVISION: JANUARY 28, 2003
 REVISION: NOVEMBER 13, 2003
 REVISION: DECEMBER 1, 2003

PLAT OF SURVEY

SITUATED ON WEST DONNA DRIVE, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

LOT 5, BLOCK 2, TOGETHER WITH THE EASTERLY HALF OF VACATED NORTH 110TH STREET, OF THE HIGHLANDS, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

OCTOBER 28, 2003

FINLAY PROPERTIES, INC.

SURVEY NO. 100568-LMD

LEGEND

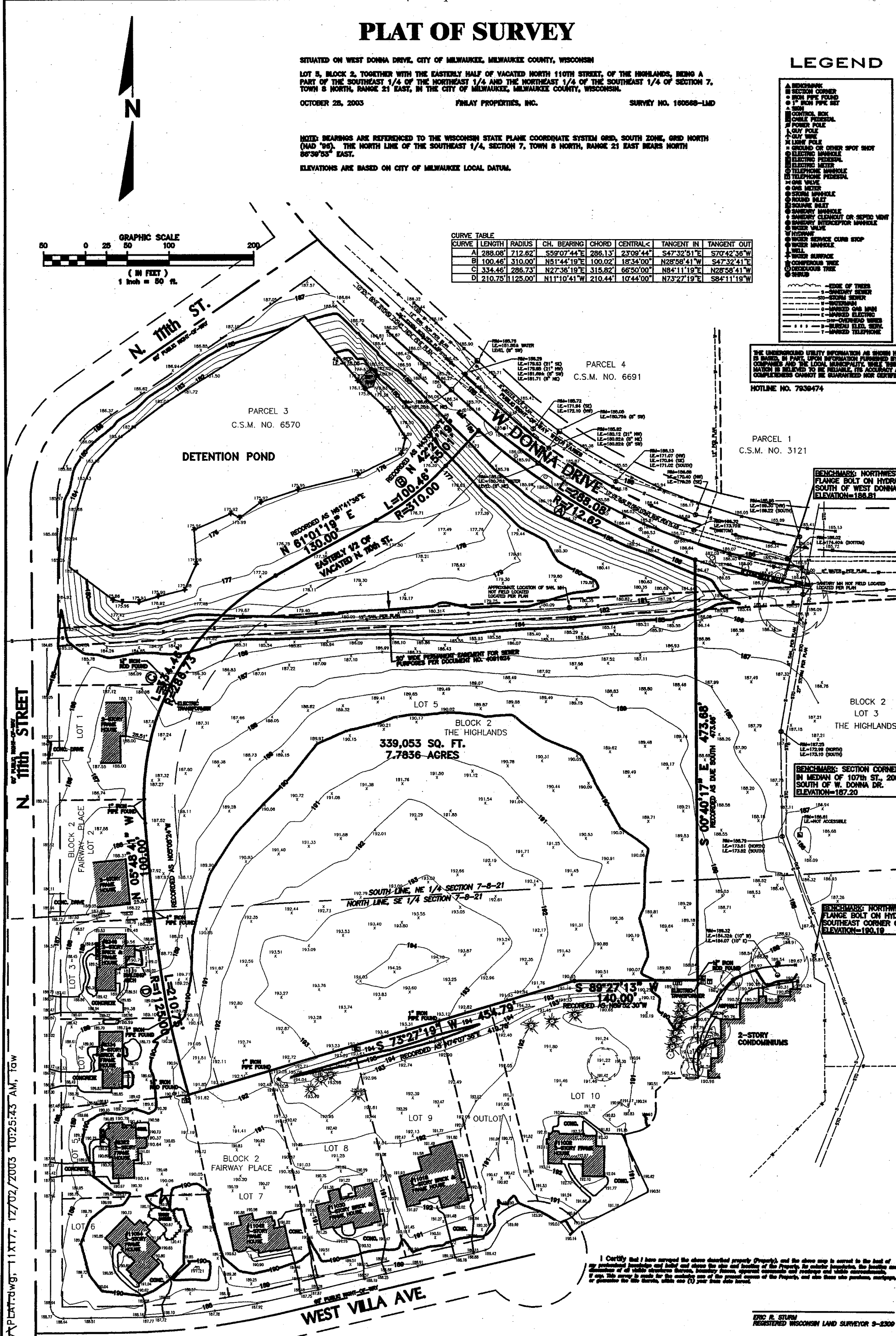
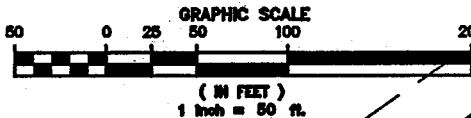
- ▲ BENCHMARK
- SECTION CORNER
- IRON PIPE FOUND
- 1" IRON PIPE SET
- CONTROL BOX
- CABLE FEDERAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- GROUND OR OTHER SPOT SHOT
- ELECTRIC MANHOLE
- ELECTRIC FEDERAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE FEDERAL
- ONE VALVE
- ONE METER
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- CONSPICUOUS TREE
- OBSCURE TREE
- SHRUB

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

HOTLINE NO. 7938474

CURVE TABLE

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD	CENTRAL	TANGENT IN	TANGENT OUT
A	288.08'	712.82'	S59°07'44"E	286.13'	23°09'44"	S47°32'51"E	S70°42'36"W
B	100.46'	310.00'	N51°44'19"E	100.02'	18°34'00"	N28°58'41"W	S47°32'41"E
C	334.46'	286.73'	N27°36'19"E	315.82'	66°50'00"	N84°11'19"E	N28°58'41"W
D	210.75'	1125.00'	N11°10'41"W	210.44'	10°44'00"	N73°27'19"E	S84°11'19"W



BENCHMARK: NORTHWEST LOWER FLANGE BOLT ON HYDRANT SOUTH OF WEST DONNA DRIVE ELEVATION=188.81

BENCHMARK: SECTION CORNER IN MEDIAN OF 107th ST., 200'± SOUTH OF W. DONNA DR. ELEVATION=187.20

BENCHMARK: NORTHWEST LOWER FLANGE BOLT ON HYDRANT AT SOUTHEAST CORNER OF PROP. ELEVATION=180.19

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief, and that the site and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary lines, apparent easements and easements and visible encroachments, if any, this survey is made for the benefit and to the present owners of the Property, and also those who purchase, mortgage, or otherwise the title thereto, within one (1) year from date hereof.

ERIC R. STUM
REGISTERED WISCONSIN LAND SURVEYOR 9-2300

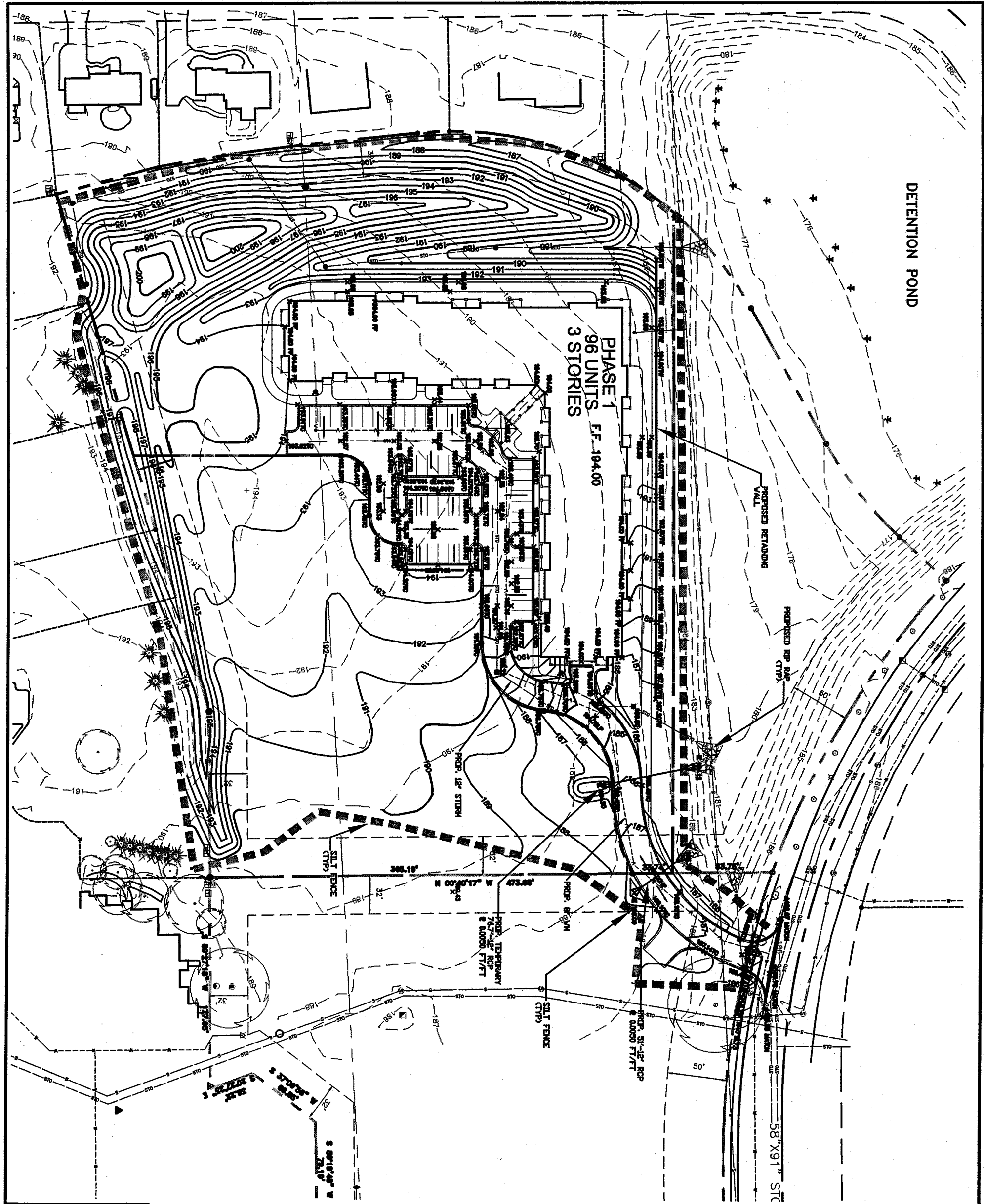
National Survey & Engineering

Telephone 262-781-1000
Facsimile 262-787-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-6608
www.nse.com



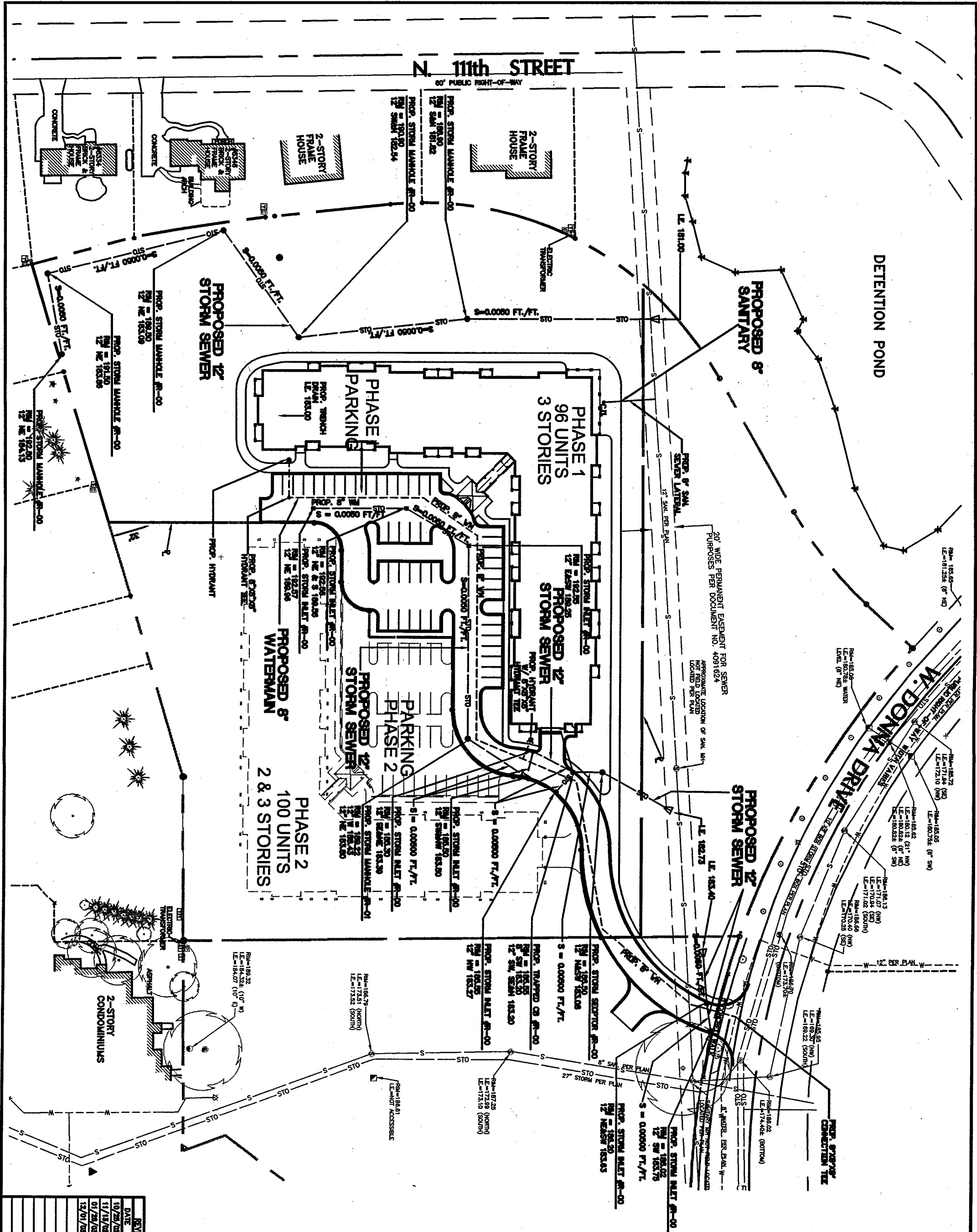
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National Survey & Engineering



LEGEND

- EXISTING CONTROL LINE
- EXISTING SPOT ELEVATION
- PROPOSED CONTROL LINE
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- PROPOSED TOP OF CURB SPOT ELEVATION
- PROPOSED FIRST FLOOR ELEVATION
- P.F.F. 104 PROPOSED FIRST FLOOR GRADE
- PROPOSED 24" STORM (SEE DETAILS)
- PROPOSED 24" RCP (SEE DETAILS)
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- PROPOSED 1/35681193386176715546566684359552" RCP (SEE DETAILS)
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- PROPOSED 1/14272477354470686218222674142208" RCP (SEE DETAILS)
- PROPOSED 1/28544954708941372436445348284416" RCP (SEE DETAILS)
- PROPOSED 1/57089909417882744872890686568832" RCP (SEE DETAILS)
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- PROPOSED 1/5928552735216190791111111111111" RCP (SEE DETAILS)
- PROPOSED 1/118



DETECTION POND

PROPOSED 8" SANITARY

PHASE 1
96 UNITS
3 STORIES

PROPOSED 12" STORM SEWER

PHASE 1
PARKING

PHASE 2
PARKING

PROPOSED 8" WATERMAIN

PHASE 2
100 UNITS
2 & 3 STORIES

PROPOSED 12" STORM SEWER

W. DONNA DRIVE



LEGEND

- 1. 4" STORM MAIN
- 2. 6" STORM MAIN
- 3. 8" STORM MAIN
- 4. 12" STORM MAIN
- 5. 18" STORM MAIN
- 6. 24" STORM MAIN
- 7. 30" STORM MAIN
- 8. 36" STORM MAIN
- 9. 42" STORM MAIN
- 10. 48" STORM MAIN
- 11. 54" STORM MAIN
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- 13. 66" STORM MAIN
- 14. 72" STORM MAIN
- 15. 78" STORM MAIN
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- 500. 2988" STORM MAIN
- 501. 2994" STORM MAIN
- 502. 3000" STORM MAIN

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NATIONAL SURVEY & ENGINEERING ASSURES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS TO THIS PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE WISCONSIN EROSION CONTROL ORDINANCE AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES LOCATED NEARBY THAT ARE NOT SHOWN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FIFTH EDITION DATED MARCH 1, 1988, V.I. AMENDMENT NOS. 1 & 2, AND THE WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION.

PIPE LENGTH DISTANCES & ELEVATIONS ARE GIVEN FROM CENTER OF STRUCTURES OR END OF OUTLET STRUCTURES. OUTLET STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.

EXHIBIT 7
 DETAILED PLANNED
 DEVELOPMENT

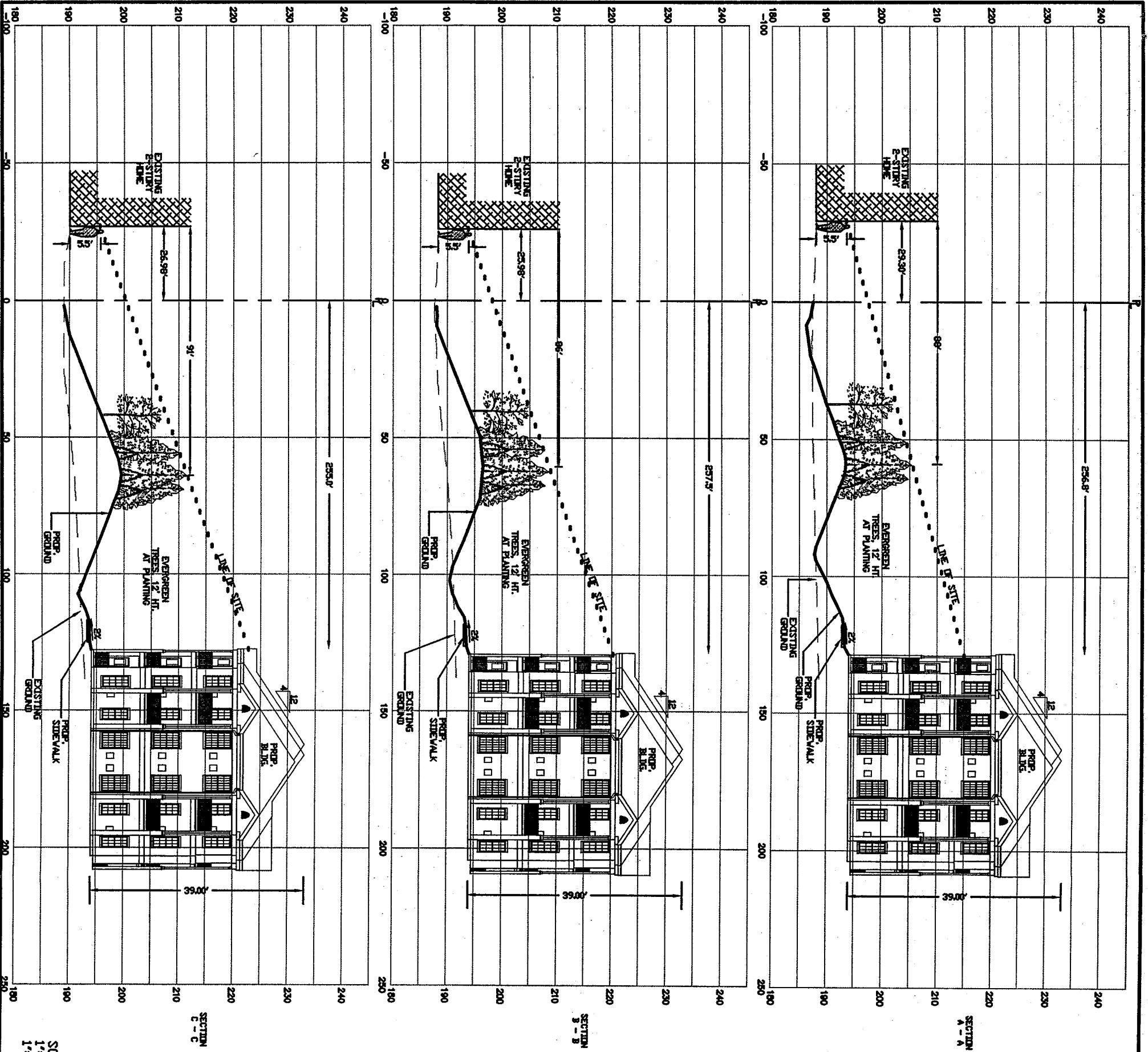
PROJECT MANAGER: John Park, P.E.
 LEAD ENGINEER: PHASE 1 - PART OF LE PARK HOUSE
M. WAJAKEE WI

UTILITY PLAN

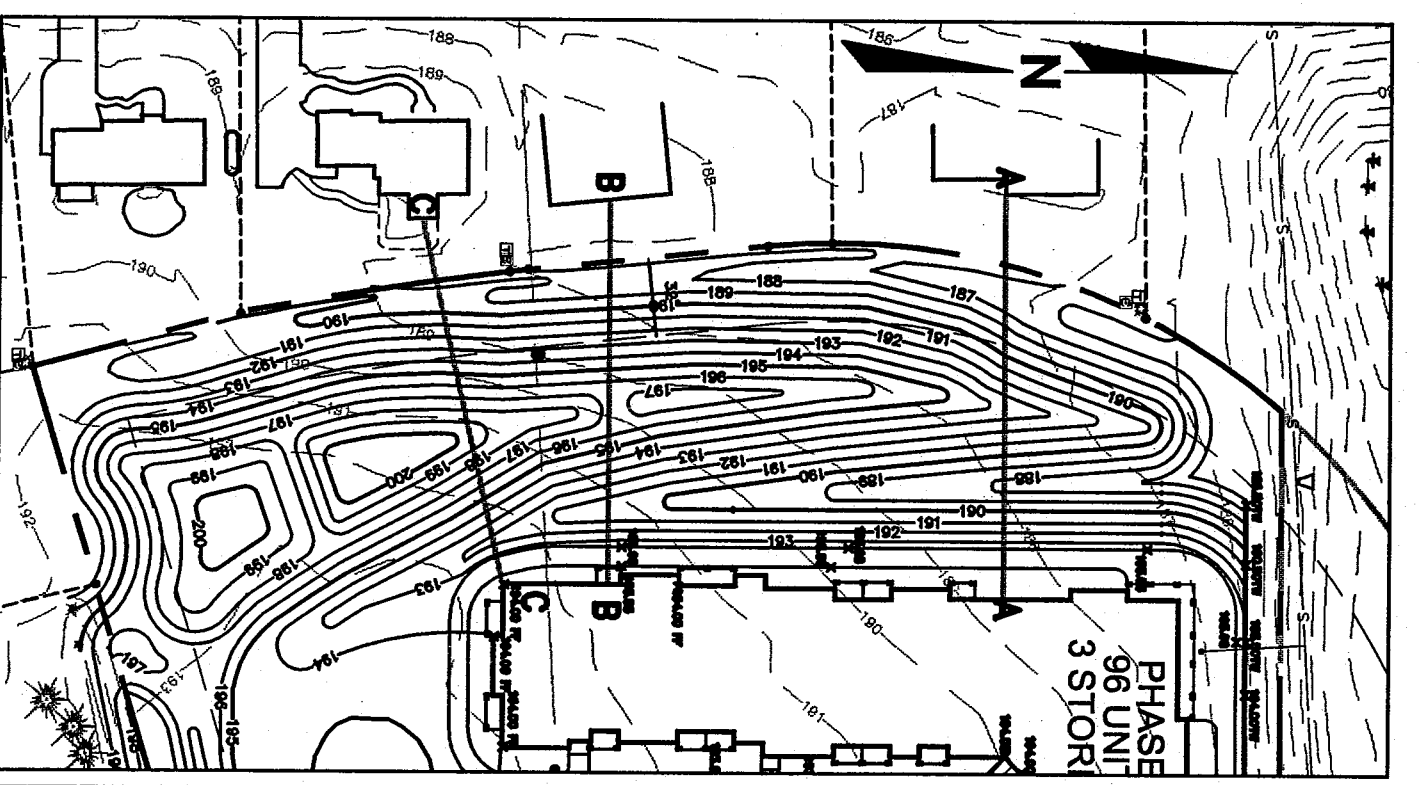
National Survey & Engineering
 1000 W. Wisconsin Ave., Suite 200
 Milwaukee, WI 53233
 Phone: 414-333-1234
 Fax: 414-333-1235
 www.nse.com

DATE	BY	REVISIONS
10/22/02	TAC	ISS
11/19/02	TAC	
01/29/03	TAC	
12/01/03	TAC	

USE PROJECT NO.: 3020202
 DATE: 09/15/03 SCALE: 1" = 60'
 SHEET NO. 4 OF 6



SCALE:
1"=40' HORZ.
1"=20' VERT.



**EXHIBIT 7B
DETAILED PLANNED
DEVELOPMENT**

ML WALKER, WI
**CROSS SECTION
EXHIBIT**

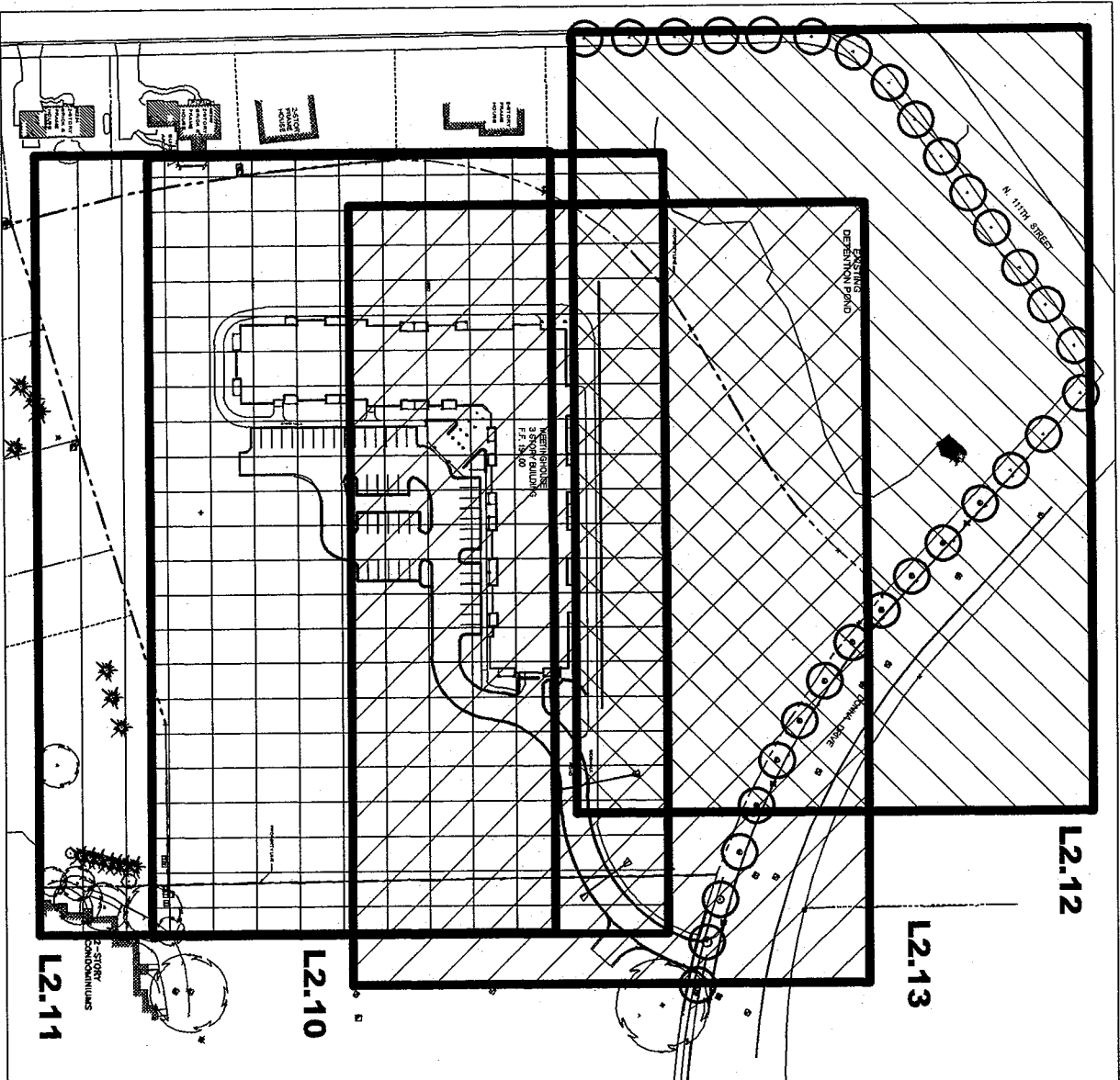
REVISIONS	
DATE	BY
12/03/03	TJC

PROJECT MANAGER: JOHN FAYAL, P.E.
 ARCHITECT: PHASE I - FORMERLY PART OF LE PARG HOUSE
National Survey & Engineering
 1000 W. Wisconsin Ave., Suite 100
 Milwaukee, WI 53233
 TEL: 414-224-2200
 FAX: 414-224-2201
 WWW: www.nse.com

NS&E PROJECT NO.: 02020202
 DATE: 08/13/02 SCALE: 1"= 0'

SHEET NO. 1 OF 1

MEETINGHOUSE PROPERTIES RESIDENTIAL DEVELOPMENT LANDSCAPE DEVELOPMENT PLANS



SITE MAP: NOT TO SCALE



SHEET INDEX

- L2.00 SHEET GRID LAYOUT
- L2.10 LANDSCAPE PLAN BUILDING PERIMETER
- L2.11 LANDSCAPE PLAN WEST/SOUTH SIDES
- L2.12 LANDSCAPE PLAN DETENTION POND
- L2.13 LANDSCAPE PLAN DETENTION POND
EAST SIDE NORTH WALL
- L2.20 LANDSCAPE DETAILS, PLANT LIST
PLAN NOTES
- L2.21 LANDSCAPE PLANT LIST BUILDING PERIMETER

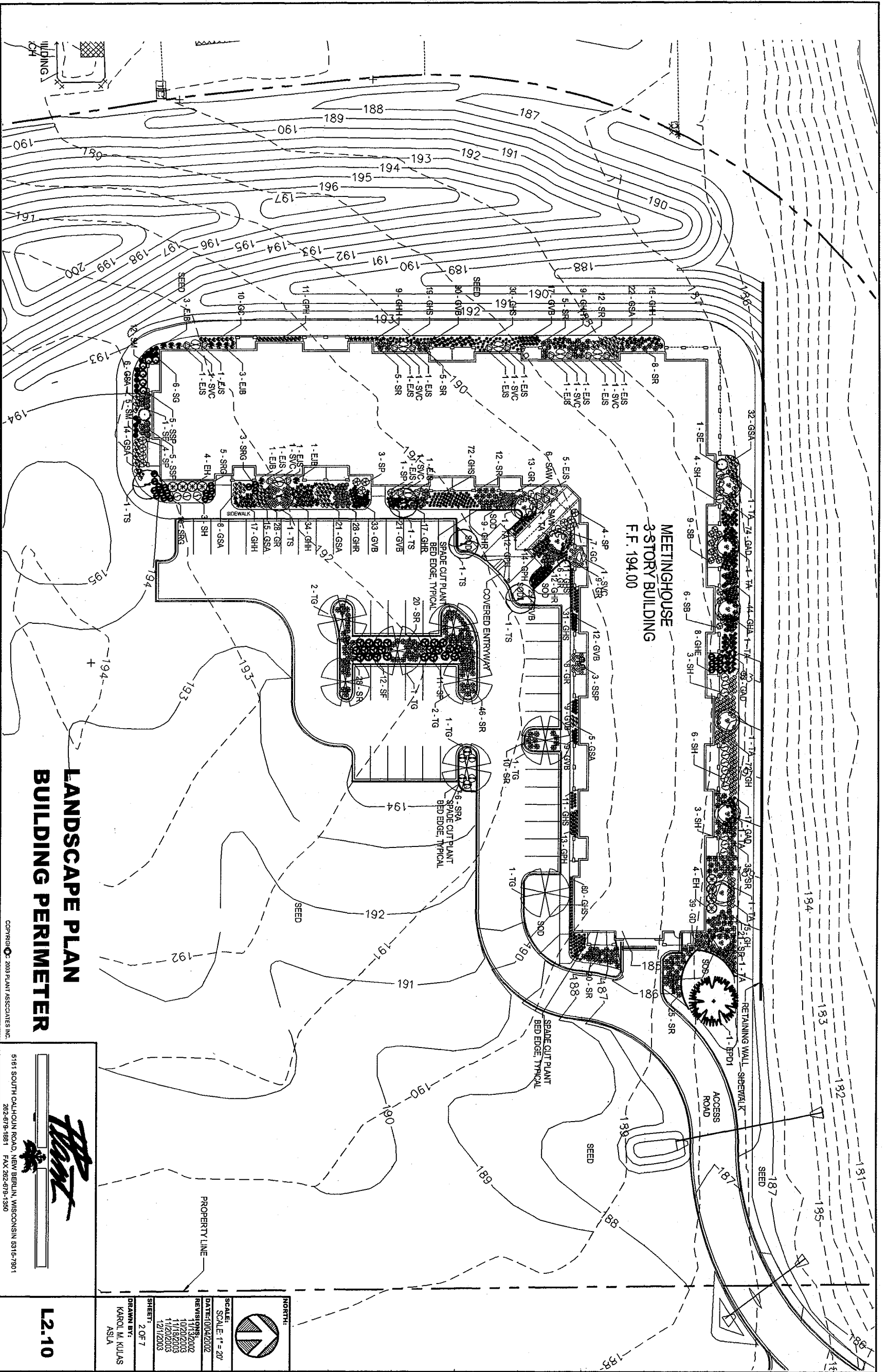
SHEET GRID LAYOUT

THORNTON
ASSOCIATES INC. LANDSCAPE ARCHITECTURE
5181 SOUTH CALHOUN ROAD, NEW BERLIN, WISCONSIN 53157-7901
262-678-1881 FAX 262-679-1390

DATE: 10/04/2002
REVISIONS:
1/13/2002
10/20/2003
11/16/2003
11/20/2003
DRAWN BY:
KAROL M. KILLAS
ASLA

L2.00

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**LANDSCAPE PLAN
BUILDING PERIMETER**

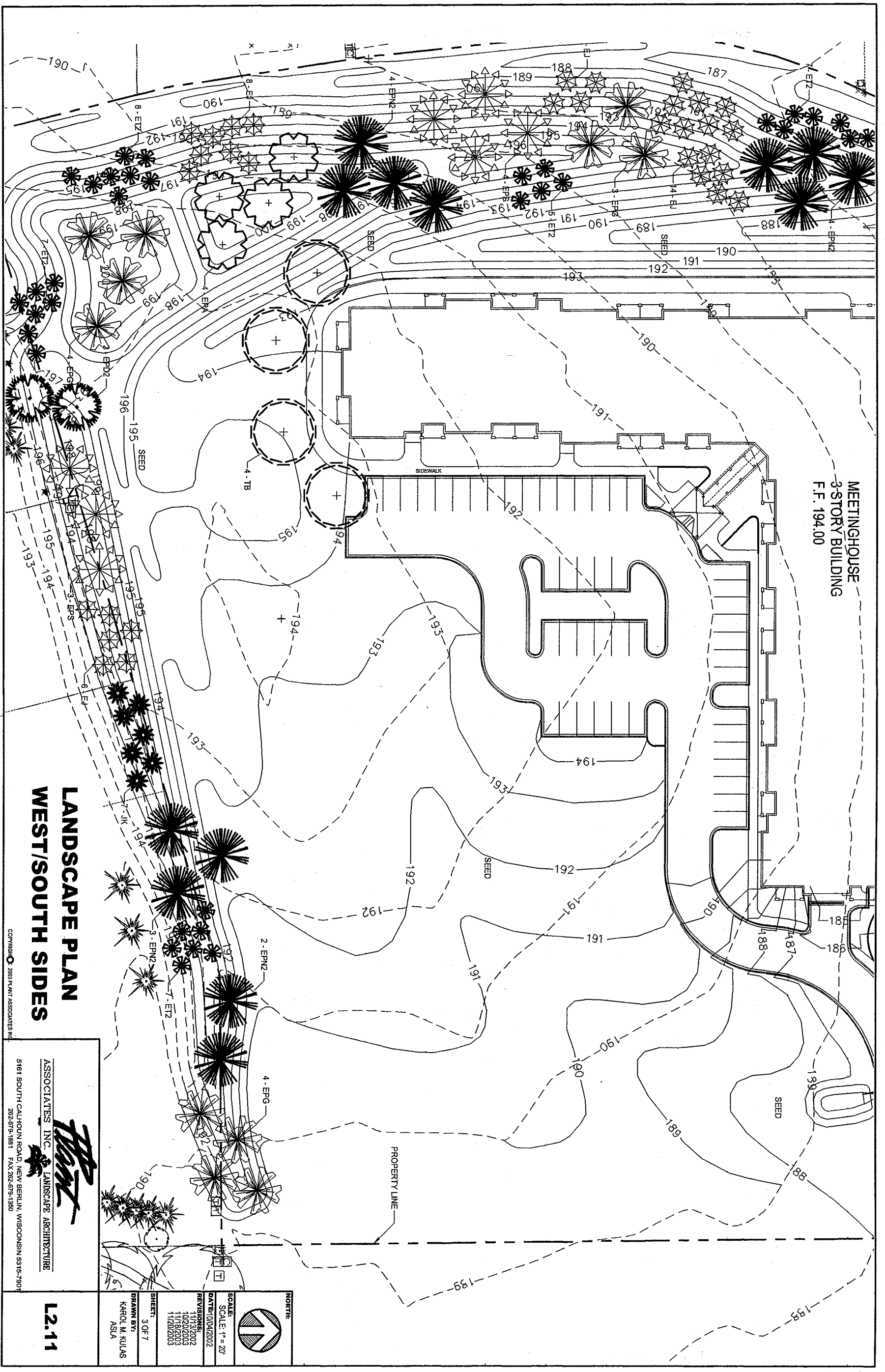
5161 SOUTH CALHOUN ROAD, NEW BERLIN, WISCONSIN 5315-7301
 262-878-1881 FAX 262-878-1360



L2.10

SCALE:	1" = 20'
DATE:	02/20/2002
REVISION:	10/20/2002
	11/18/2003
	11/20/2003
	12/1/2003
SHEET:	2 OF 7
DRAWN BY:	KAROL M. KULAS
ASLA	

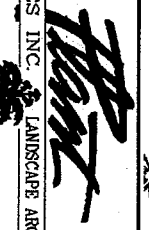
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MEETINGHOUSE
3-STORY BUILDING
F.F. 194.00

LANDSCAPE PLAN
WEST/SOUTH SIDES

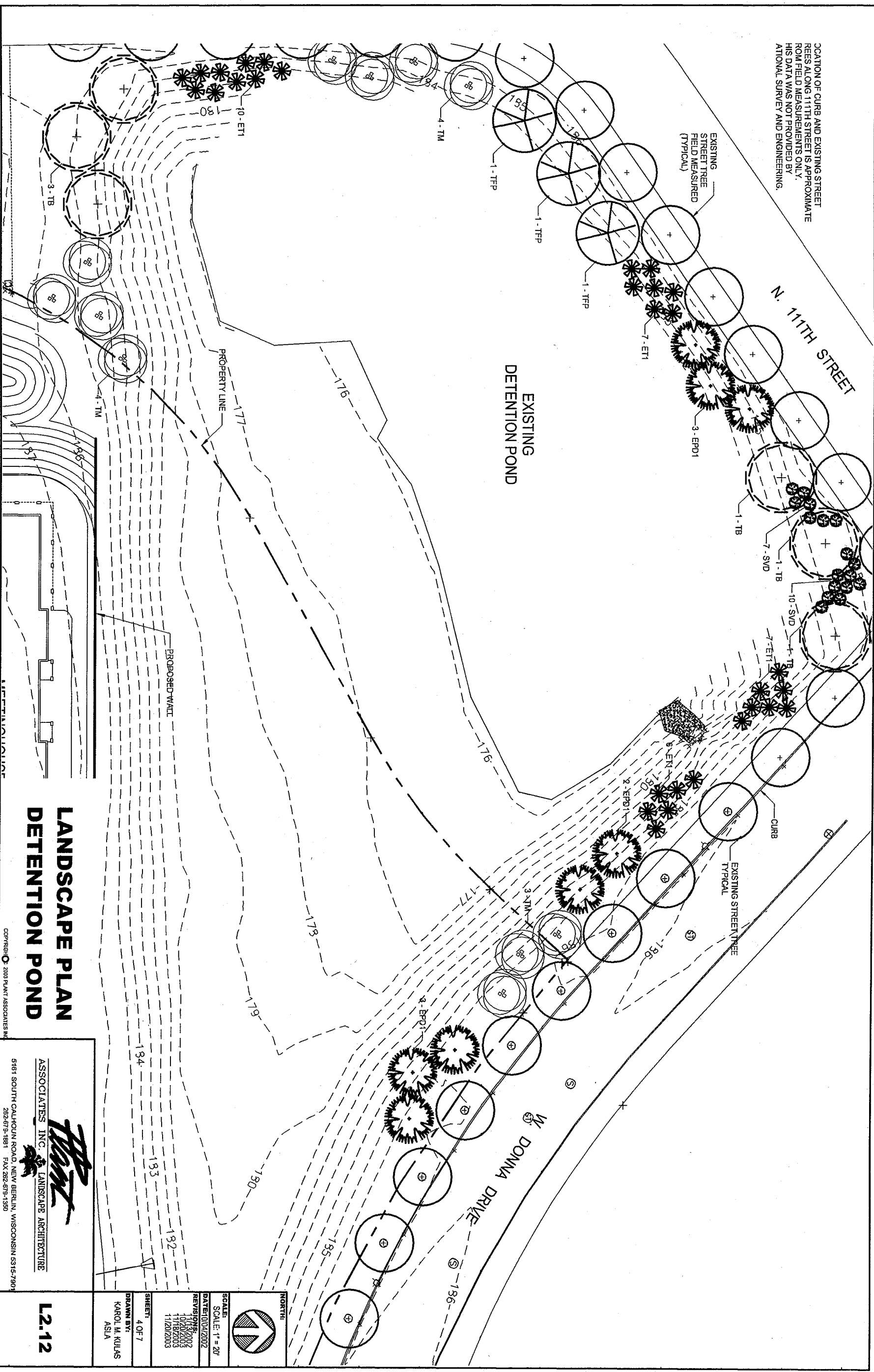
ASSOCIATES INC. LANDSCAPE ARCHITECTURE
5161 SOUTH CALHOUN ROAD, NEW BERLIN, WISCONSIN 5315-7901
262-975-1881 FAX: 262-979-1930



L2.11

	SCALE: 1" = 20'
	DATE: 10/04/2002
	REVISIONS: 10/22/2003 11/18/2003 11/20/2003
	SHEET: 3 OF 7
DRAWN BY: KAROL M. KULAS ASLA	

LOCATION OF CURB AND EXISTING STREET
 REFS ALONG 111TH STREET IS APPROXIMATE
 FROM FIELD MEASUREMENTS ONLY.
 HIS DATA WAS NOT PROVIDED BY
 ATIONAL SURVEY AND ENGINEERING.




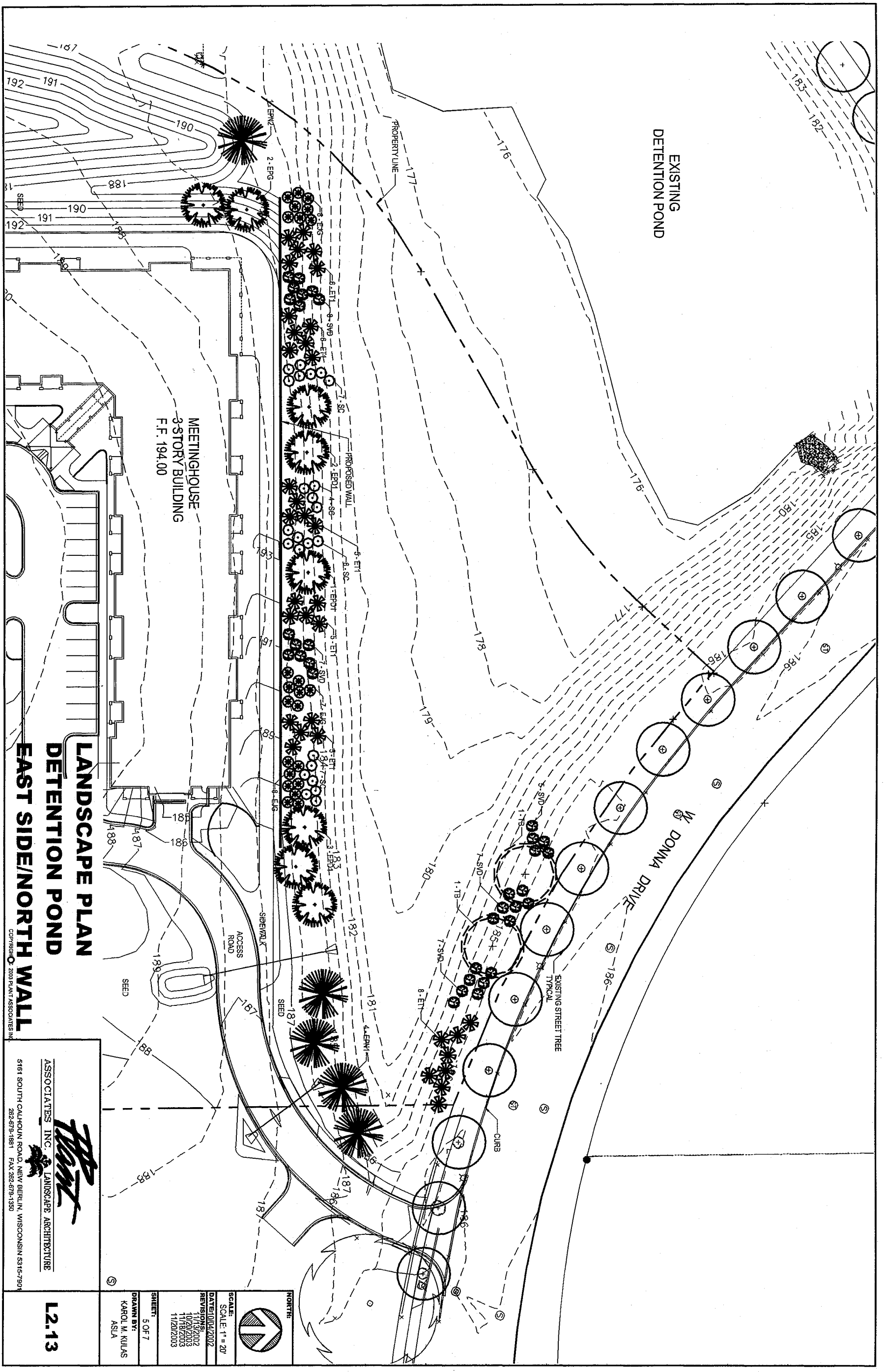
**LANDSCAPE PLAN
 DETENTION POND**

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ASSOCIATES INC. LANDSCAPE ARCHITECTURE
 5181 SOUTH CALICOUM ROAD, NEW BERLIN, WISCONSIN 5315-7909
 262-675-1881 FAX: 262-675-1530

L2.12

 NORTH	SCALE: 1" = 20' DATE: 10/20/2002
	REVISIONS: 10/20/2003 11/18/2003 11/20/2003
SHEET: 4 OF 7	DRAWN BY: KAROL M. KULAS ASLA



**LANDSCAPE PLAN
DETENTION POND
EAST SIDE/NORTH WALL**

MEETINGHOUSE
3-STORY BUILDING
F.F. 194.00

EXISTING
DETENTION POND

W. DONNA DRIVE

CONTRIBUTOR: 2009 PLANT ASSOCIATES INC.

ASSOCIATES INC.
LANDSCAPE ARCHITECTURE

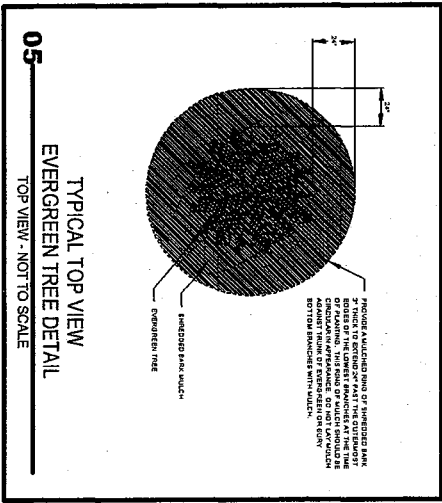
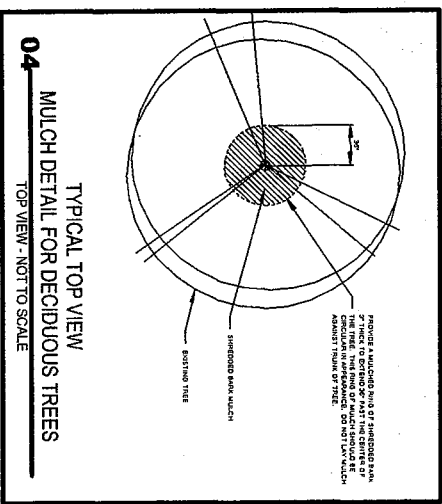
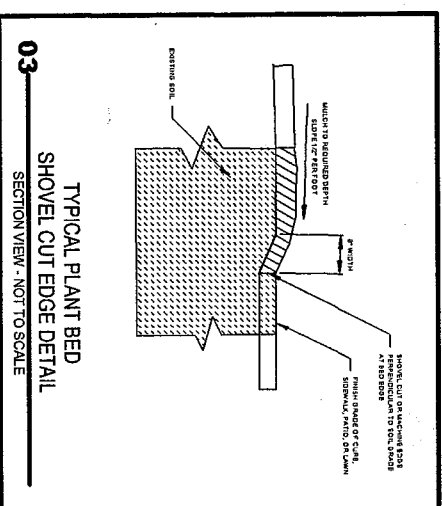
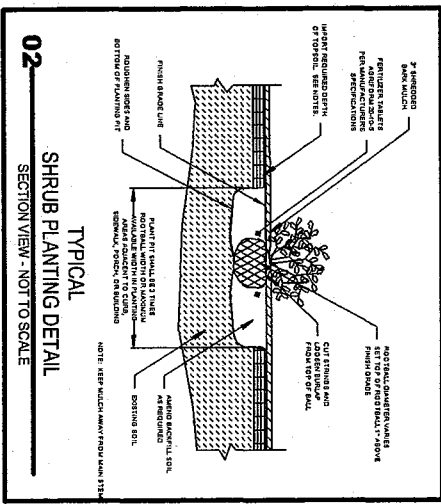
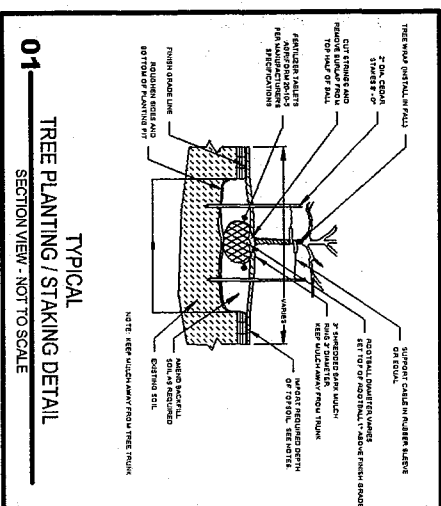
5161 SOUTH CALHOUN ROAD, NEW BERLIN, WISCONSIN 53157-7901
262.679.1881 FAX: 262.679.1330

L2.13

SCALE: SCALE: 1" = 20'
DATE: DATE: 10/04/2002
REVISIONS: 11/13/2002 10/20/2003 11/18/2003 11/20/2003
SHEET: 5 OF 7
DRAWN BY: KAROL M. KULAS ASLA

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION
PLANT LIST:					
TREES					
TM	11	ACER GINNALA	ANUR MAPLE	6-8' BB	MULTI-STEM
TFP	3	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2.5-3' BB	
TB	12	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5-3' BB	
SHRUBS					
SC	24	CORNUS SERICEA 'ISANT'	ISANTI DOGWOOD	2-3' POT	
SVD	51	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD	5-6' BB	
EVERGREENS					
JK	7	JUNIPERUS CHINENSIS 'KETELEERI'	KETELEER JUNIPER	5-6' BB	
EJG	23	JUNIPERUS CHINENSIS 'SEAGREEN'	SEAGREEN JUNIPER	24-30" BB	
EJ	32	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7' BB	
EPA	4	PICEA ABIES	NORWAY SPRUCE	10' BB	
EPD1	14	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5-6' BB	
EPD2	2	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8-9' BB	
EPG	13	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8-10' BB	
EPN1	4	PINUS NIGRA	AUSTRIAN PINE	5-6' BB	
EPN2	14	PINUS NIGRA	AUSTRIAN PINE	12' BB	
EPS	7	PINUS SYLVESTRIS	SCOTS PINE	8-9' BB	
ET1	65	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	5' BB	
ET2	34	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	7' BB	

LANDSCAPE DETAILS



PLAN NOTES

- CONTACT DIGGERS & HOTLINE TO LOCATE EXISTING UTILITIES PRIOR TO ANY LANDSCAPE CONSTRUCTION. IN THE MILWAUKEE AREA CALL (414) 299-1181.
- PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHOULD VERIFY ALL DIMENSIONS WITH A FIELD CHECK AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT THE FIELD ADJUSTMENTS OF TREE LOCATIONS THAT ARE IN CONFLICT WITH UNDERGROUND OBSTRUCTIONS OR UTILITIES, SWALES, MANHOLE CATCH BASINS, ETC.
- PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF PLANTS INDICATED CORRELATING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1, LATEST EDITION.
- PLANT LIST QUANTITIES ARE PROVIDED FOR LANDSCAPE CONTRACTOR'S CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON DRAWINGS.
- SUBMIT DOCUMENTATION TO LANDSCAPE ARCHITECT WITHIN THIRTY (30) DAYS AFTER AWARD OF CONTRACT THAT ALL PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR REVIEW OF TREES WITH LANDSCAPE ARCHITECT AT TIME OF SUBMISSION.
- TREES WILL BE REVIEWED AND HAND TAGGED BY LANDSCAPE ARCHITECT FOR CONFORMITY TO SPECIFICATIONS. SUCH REVIEW SHALL NOT IMPAIR THE RIGHT OF REVIEW AND REJECTION DURING PROGRESS OF WORK THROUGH SUBSTANTIAL COMPLETION.
- SUBMIT TO LANDSCAPE ARCHITECT A WRITTEN REQUEST FOR REVIEW OF TREES AT LEAST FIFTEEN (15) WORKING DAYS PRIOR TO SHIPMENT TO SITE.
- IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE. PROOF SHALL BE SUBMITTED IN WRITING TO LANDSCAPE ARCHITECT NO LATER THAN TWENTY (20) DAYS AFTER AWARD OF CONTRACT. NO PLANT SUBSTITUTIONS ARE PERMITTED UNLESS APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT.
- REFERENCE AND FOLLOW THE CURRENT EDITIONS OF THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK FOR THE COMPLETION OF ALL LANDSCAPE WORK.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL IN AREAS DESIGNATED ON THE DRAWINGS AS SOIL OR SEED AT A MINIMUM THICKNESS OF 4 INCHES TO FINISH GRADE.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL IN PLANT BED AREAS AT A MINIMUM THICKNESS OF 12 INCHES TO FINISH GRADE AT THE PERIMETER OF THE BUILDING BETWEEN THE SIDEWALK AND THE BUILDING.
- ALL PLANT BEDS SHALL RECEIVE A SPADE CUT PLANT BED EDGE (SEE DETAIL). ON THE WEST SIDE AND SOUTH SIDE OF THE BUILDING, NORTH OF THE RETAINING WALL AND AROUND THE DETENTION BASIN, WHERE A PLANT BED EDGE IS NOT SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN, THE LANDSCAPE CONTRACTOR SHALL LOCATE THE SPADE CUT EDGE OF THE PLANT BED A MINIMUM OF 24" FROM (A) THE TIP OF THE OUTERMOST SHRUB BRANCH OR (B) THE TREE TRUNK OR (C) THE TIP OF THE OUTERMOST EVERGREEN BRANCH. FOR EASE OF MAINTENANCE, THE PLANT BEDS SHALL HAVE SMOOTH, ROUNDED FORMS, NOT SHARPLY UNDULATING OR JAGGED EDGES.
- SUPPLY AND INSTALL SHREDDED HARDWOOD MULCH IN ALL PLANT BEDS. THE DEPTH AROUND TREES AND SHRUBS SHALL BE 3 INCHES.
- SUPPLY AND INSTALL SHREDDED BARK MULCH IN A 4 FT. DIAMETER RING, 3 INCH DEPTH, AROUND INDIVIDUAL TREES. DO NOT ALLOW BARK TO CONTACT TRUNK OF TREE.
- WRAP ALL DECIDUOUS TREES WITH TREE WRAP FOR WINTER PROTECTION. REMOVE TREE WRAP IN SPRING.
- SUPPLY AND INSTALL AGRIFORM 21 GRAM OR EQUIVALENT. FOLLOW MANUFACTURER'S DIRECTIONS.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL NO. 1 GRADE SOD IN AREAS INDICATED ON DRAWINGS.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL AN EROSION CONTROL BLANKET ON ALL REGRADED AND/OR DISTURBED AREAS WITH SLOPES GREATER THAN OR EQUAL TO 10%. EROSION CONTROL BLANKET SHALL CONSIST OF AN ORGANIC MATERIAL BOUND BETWEEN A TOP AND BOTTOM LAYER OF NETTING AND SHALL BE SUITABLE FOR SLOPES OF 1.5:1 (66.7%) OR GREATER. ACCEPTABLE PRODUCTS INCLUDE: SC150 FROM NORTH AMERICAN GREEN; CURLEX II FROM AMERICAN EXCELISOR COMPANY; OR LANDLOC 02 FROM GEOSYNTHETICS INC.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND APPLY GRASS SEED TO ALL DISTURBED OR REGRADED AREAS THAT ARE NOT SPECIFIED ON LANDSCAPE PLAN AS SOD OR PLANT BEDS. APPLY AT A RATE OF 3.5 LBS / 1000 SQ. FT. USING GEDAR CREEK, WI 1-1-1 LAWN MIX OR TYPICAL, THEN MULCH COVER WITH STRAW OR HYDROMULCH. (GEDAR CREEK SEED FARM, (888) 313-6807)
- LANDSCAPE CONTRACTOR SHALL REPAIR SOD OR SEED ANY AREAS OUTSIDE OF THE PROPERTY LINE THAT ARE DISTURBED BY CONSTRUCTION ACTIVITIES.

BASE PLAN DATA

- BASE PLAN DATA AND UTILITY INFORMATION WERE OBTAINED FROM THE FOLLOWING ELECTRONIC FILES:
 - E-MAIL DWG (3,930 KB) RECEIVED FROM NATIONAL SURVEY AND ENGINEERING ON 11/10/03 11:50 AM CST.
 - D020200.DWG (290 KB) RECEIVED FROM NATIONAL SURVEY AND ENGINEERING ON 11/20/03 2:30 P.M. CST.
 - CO.DWG (313 KB) RECEIVED FROM NATIONAL SURVEY AND ENGINEERING ON 11/25/03 3:20 P.M. CST.

**LANDSCAPE DETAILS
PLANT LIST
PLAN NOTES**

THE PLAN
ASSOCIATES, INC. LANDSCAPE ARCHITECTURE
5161 SOUTH CALHOUN ROAD, NEW BERLIN, WISCONSIN 53156-7901
262-679-1881 FAX 262-679-1350

L2.20

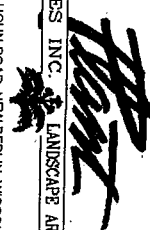
DATE: 10/04/2002
REVISIONS: 11/13/2002 10/20/2003 11/18/2003 11/20/2003
SHEET: 6 OF 7
DRAWN BY: KAROL M. KULAS ASLA

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION	SPACING
TREES						
TA	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	6 - 7' BB		18" OC
TG	8	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	MULTI-STEM		18" OC
TS	5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5 - 3" BB		18" OC
				2 - 2.5" BB		18" OC
SHRUBS						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE		
SB	15	BUXUS MICROPHYLLA KOREANA 'WINTERGREEN'	KOREAN LITTLELEAF BOXWOOD	15 - 18" CONT		
SE	2	EUONYMUS ALATA 'COMPACTUS'	COMPACT BURRING BUSH	42 - 48" BB		
SH	19	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#1 POT		
SM	17	PHILADELPHUS X MINIATURE SNOWFLAKE	MINIATURE SNOWFLAKE MOCKORANGE	GAL		
SP	12	POTENTILLA FRUITGOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	18 - 24" BB		
SR	252	RHUS AROMATICA 'GRO-LOW'	GRO-LO SUMAC	18 - 24" POT		
SRA	6	RIBES ALPIMUM	ALPINE CURRANT	24 - 30" POT		
SRG	18	RIBES ALPIMUM 'GREENMOUND'	GREENMOUND ALPINE CURRANT	12 - 16" POT		
SSP	13	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	15 - 18" POT		
SAW	11	SPIREA X BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18 - 24" POT		
SF	23	SPIREA X BIMALDA 'FROEBEL'	FROEBEL SPIREA	18 - 24" POT		
SG	6	SPIREA X BIMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	18 - 24" POT		
SVC	8	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VIBURNUM	30 - 36" BB		
EVERGREENS						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE		
EJB	8	JUNIPERUS SCOPULORUM 'BLUE HEAVEN'	BLUE HEAVEN JUNIPER	5 - 6' BB		
EIS	19	JUNIPERUS SQUMAMATA 'BLUE STAR'	BLUE STAR JUNIPER	18" # 5 CONT		
EPD1	1	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5 - 6' BB		
EH	8	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	4 - 5' BB		
PERENNIALS						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION	SPACING
GAD	144	ASTILBE JAPONICA 'DEUTCHLAND'	DEUTCHLAND ASTILBE	4.5" POT	WHITE FLOWER, HEIGHT 24", BLOOM JUNE	18" OC
GC	17	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	GAL	BEAUTIFUL IN BREEZY LOCATIONS, GOOD FALL AND WINTER COLOR, HEIGHT 60", BLOOM JUNE-JULY	18" OC
GD	39	DESCHAMPSIA CAESPITOSA 'SCHOTTLAND'	SCHOTTLAND TUFTED HAIR GRASS	GAL	PIN CUSHION SHAPE, CLUMP-FORMING, SILVER PANICLES IN JUNE TURNING TAN IN JULY	24" OC
GHH	85	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	4.5" POT	CANARY YELLOW, HEAVY BLOOMER, HEIGHT 40", BLOOM JULY	24" OC
GHR	66	HEMEROCALLIS 'RED MAGIC'	RED MAGIC DAYLILY	4.5" POT	RED WITH YELLOW THROAT, HEIGHT 30", BLOOM JUNE-JULY	24" OC
GHS	234	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	4.5" POT	GOLDEN YELLOW FLOWER, REPEAT BLOOM, HEIGHT 18", BLOOM MAY-OCTOBER	18" OC
GHA	44	HOSTA 'AUGUST MOON'	FUNKIA/PLANTAIN LILY	GAL	ROUND, SEER-SUCKERED, GOLDEN LEAVES, HEIGHT 12 - 24"	24" OC
GH	87	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD FUNKIA	4.5" POT	GLOSSY GREEN LEAVES, WHITE FRAGRANT FLOWERS, HEIGHT 24", BLOOM AUGUST-SEPTEMBER	24" OC
GHE	8	HOSTA SIEBOLDIANA 'ELEGANS'	BLUE GIANT FUNKIA	4.5" POT	LARGE BLUE GREEN LEAVES, WHITE FLOWERS, HEIGHT 24 - 30", BLOOM JUNE-JULY	36" OC
GPH	50	PENNISSETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	GAL	MOUNDING FOLIAGE WITH SOFT TEXTURE	24" OC
GR	64	RUDEBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM BLACK EYED SUSAN	4.5" POT	ATTRACTIVE SEED HEAD, HEIGHT 24 - 30"	24" OC
GSA	123	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	4.5" POT	HEIGHT 30", BLOOM JULY-SEPTEMBER	24" OC
GVB	160	VERONICA SPICATA 'SUNNY BORDER BLUE'	SUNNY BORDER BLUE SPEEDWELL	4.5" POT	RUST-RED FLOWERS, HEIGHT 24", BLOOM AUGUST-SEPTEMBER	24" OC
					DARK VIOLET-BLUE FLOWERS, UPRIGHT HABIT, HEIGHT 20", BLOOM JUNE-AUGUST	18" OC

NOTE:
THIS PLANT LIST REFERENCES SHEET L2.10 LANDSCAPE PLAN BUILDING PERIMETER.

**LANDSCAPE PLANT LIST
BUILDING PERIMETER**

ASSOCIATES INC. LANDSCAPE ARCHITECTURE
6161 SOUTH CALHOUN ROAD, NEW BERLIN, WISCONSIN 5315-7961
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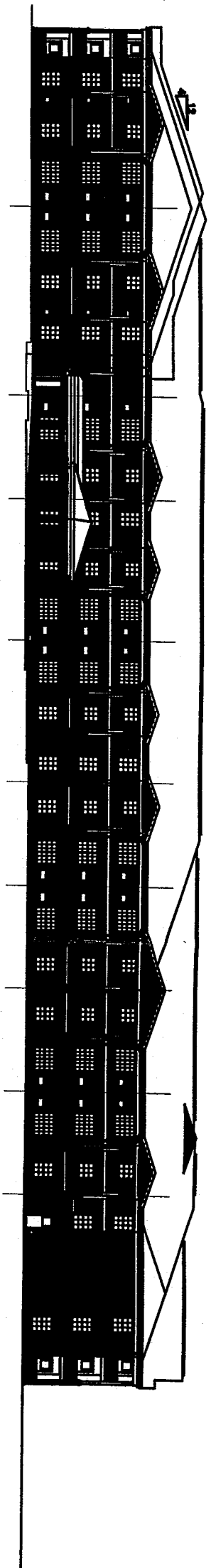


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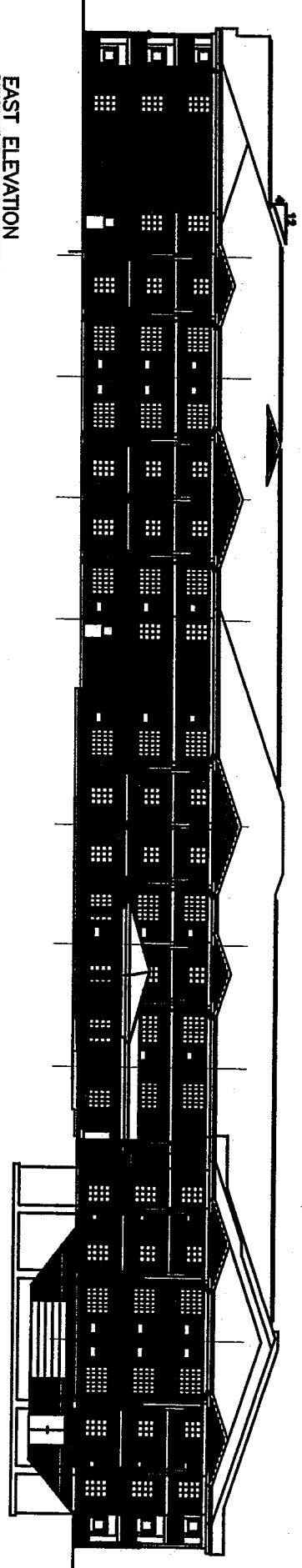
DRAWN BY:
KAROL M. KULAS
ASLA

SCALE:
DATE: 10/04/2002
REVISIONS:
10/16/2002
11/18/2003
12/11/2003
SHEETS: 7 OF 7

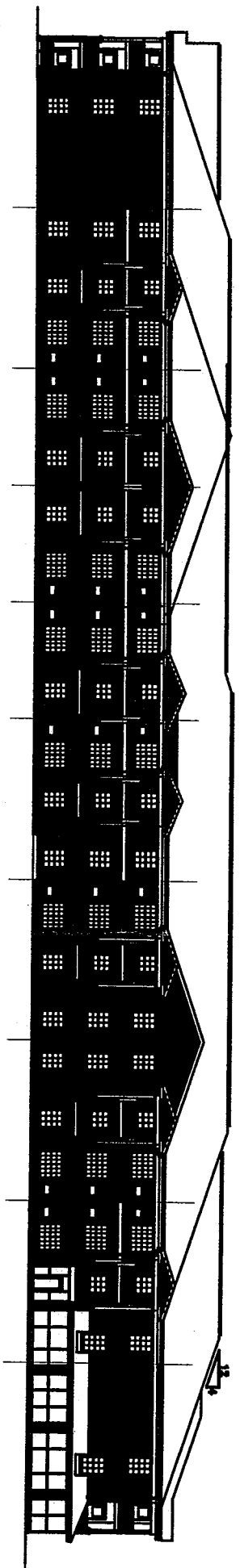
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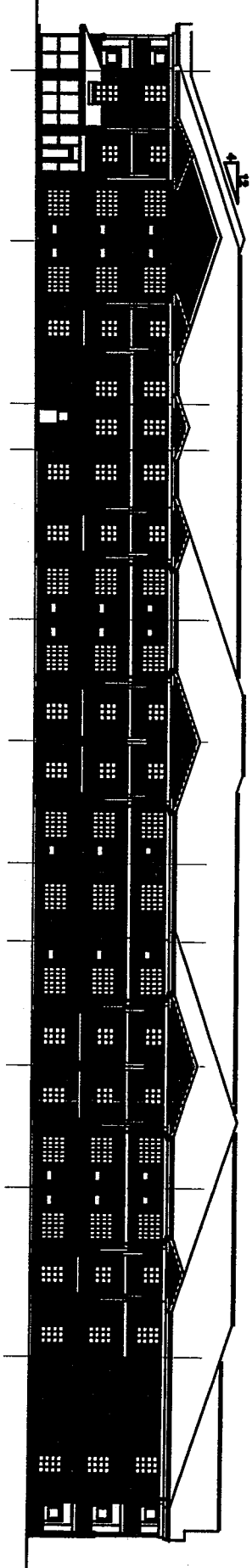
SOUTH ELEVATION
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EAST ELEVATION
SCALE 1/16"=1'-0"



NORTH ELEVATION
SCALE 1/16"=1'-0"



WEST ELEVATION
SCALE 1/16"=1'-0"

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**MEETINGHOUSE
PROPERTIES
RESIDENTIAL
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10825 WEST DONNA DRIVE
MILWAUKEE, WISCONSIN

DATE OF ISSUE: NOVEMBER 2003
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PROJECT #:
22005
EXTERIOR ELEVATIONS