

EXHIBIT A 030438
DETAILED PLAN DEVELOPMENT

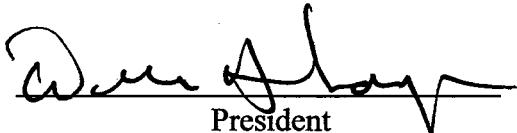
“FRIENDSHIP VILLAGE OF GREATER MILWAUKEE”

1. The Project Description and Owners Statement of Intent

- a. Friendship Village of Greater Milwaukee, 7300 Dean Road, Milwaukee, WI 53223, located east of 76th street and west of 72nd street and north of Dean Road is an existing Continuing Care Retirement Community serving the seniors of Milwaukee and surrounding areas. The existing Campus was built in the 1970's with an expansion in the 1980's. Friendship Village offers apartment-style living in two bedroom, one bedroom, efficiency and studio plans. Rental and entry fee plans are offered for both independent and assisted living apartments. In addition, skilled nursing care and rehabilitation are also provided.
- b. The proposed East Entry Pavilion project consists of a new 3,200 +/- sf residential entry pavilion at the east wing of the Friendship Village Campus. The building program will include a reception area, hospitality oriented functions like a reading room, lounge, card room and other social functions servicing the Friendship Village & Freedom Village residents. The location enhances the connection to Freedom Village - the associated development to the East. The location of this entry pavilion will also develop a link to future developments within the vacant land Friendship Village owns to the East.
- c. The boundaries of the campus are shown on the Zoning Submission Drawings- Campus Plan, Exhibit D.
- d. The area of the proposed East Entry Pavilion with the planned improvements is shown on the Zoning Submission Drawings- Partial Site Plan, Exhibit D.
- e. The territory within 1000 feet of the proposed East Entry Pavilion, access and pertinent community facilities in the area are shown on the Zoning Submission Drawings- Vicinity Map, Exhibit D.
- f. The plat of survey of the detailed area of the proposed East Entry Pavilion is shown on the Partial Plat of Survey, Exhibit C.
- g. The legal description of the Friendship Village property has not changed since the original GPD. Please refer to the attached 1973 GPD, Exhibit B1.
- h. The tabulation of the campus statistics, existing and proposed are shown on the Site/Building Data (Statistical Information Sheet), Exhibit B.

- i. The Site grading of the detailed area of the proposed East Entry Pavilion is shown on the Zoning Submission Drawings-Partial Site Plan, Exhibit D.
- j. Site utilities, storm and sanitary will not be effected by the proposed East Entry Pavilion. Any connections required will occur within the existing building.
- k. The proposed Landscaping of the detailed area of the proposed East Entry Pavilion is shown on the Zoning Submission Drawings-Partial Site Plan, Exhibit D.
- l. Elevations and proposed material information of the proposed East Entry Pavilion is shown on the Zoning Submission Drawings-Elevations, Exhibit D.
- m. Site signage is not proposed as part of the East Entry Pavilion construction.
- n. The proposed East Entry Pavilion construction will commence upon approval of the amended GPD.

SUBMITTED BY:
FRIENDSHIP VILLAGE OF GREATER
MILWAUKEE, INC.



President

7/14/03
Date



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

June 25, 2003

Mr. Joseph Hassel, Senior Associate
Perkins Eastman Architects
921 West Van Buren Avenue
Suite 101
Chicago, IL 60607

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JUL 08 2003

Re: Friendship Village
7300 West Dean Road
Milwaukee, WI 53223

Perkins Eastman Project #17881.01

Dear Joseph:

As we discussed over the phone last week, the residential entry pavilion cannot be approved as a minor modification. In fact, because the pavilion will extend into a setback area and add Floor Area over and above the amount provided for in the original (amended) General Planned Development (GPD), two ordinance amendments would be required. The GPD will have to be amended to allow the pavilion to be built in the setback area and the various site statistics and descriptive material included in the Owner's Statement will have to be updated to reflect your proposed changes. A new Detailed Planned Development will also have to be submitted to cover the construction of the pavilion.

I am attaching a copy of the latest GPD for your use in this endeavor. If you have any questions please feel free to call me at 286-5710.

Sincerely,

John R. Hyslop

Manager, Planning Administration
Department of City Development

SHEPHERD/LEGAL/ALDRIAN Ltd. - ARCHITECTS & PLANNERS

6 June 1973

To The Honorable
 The Common Council
 200 East Wells Street
 Milwaukee, Wisconsin 43203

Re: Friendship Village Amendment and Addition
 A Planned Development 72-2

Gentlemen:

Pursuant to Section 16-22.4(5) of the Milwaukee Code the undersigned owners of a tract of land located on the northeast corner of 76th Street and future Dean Road, do file for your approval a Type II Planned Development (Detailed Plan), together with fees prescribed in Section 61-31 of the Milwaukee Code.

The following data and graphic material, representing the General Plan are attached hereto:

- A. A Statement entitled "Project Description and Owner Statement of Intent", identified as Exhibit A.
- B. A Vicinity Map showing abutting property uses, identified as Exhibit 1.
- C. A Plat of Survey, showing the boundaries of the tract included in the Detailed Plan and its legal description, identified as Exhibit 2.
- D. A Site Development Plan showing the location of buildings, the location and extent of designated public and private open spaces, and the location and extent of existing and proposed rights-of-way and easements included in the Detailed Plan, identified as Exhibit 3.
- E. A Grading Plan showing existing and proposed topography, identified as Exhibit 4.

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- F. A Utility Plan showing existing sanitary and storm sewer, water, and gas lines; along with extension of these lines to serve buildings on the site, identified as Exhibit 5.
- G. A Landscape Plan showing existing and proposed landscape materials together with a plant list showing all proposed materials, identified as Exhibit 6.
- H. A set of building drawings showing plans, sections, and elevations of all dwelling units, surface parking garages, and the recreation building, identified as Exhibit 7.

Respectfully submitted,

FRIENDSHIP VILLAGE OF GREATER
MILWAUKEE, INC.

Date:

June 9th - 1973 *Michael E. ...*

President

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EXHIBIT A

TYPE II DETAILED PLAN

"FRIENDSHIP VILLAGE"
A PLANNED RESIDENTIAL DEVELOPMENT

1. The Project Description and Owners Statement of Intent.
 - a. The boundaries of the tract are shown on the Plat of Survey, Exhibit 2.
The territory within 1000 feet of the tract, the access to the tract, and pertinent community facilities in the area are shown on the Vicinity Map, Exhibit 1. Adjacent land use is parochial elementary school and church to the north, single family residential development to the east, planned development to the west, and undeveloped to the south.
 - b. A legal description of the tract boundaries, all public and private rights-of-way, easements and reservations bounding and within the detailed plan tract which are to be continued, created, relocated and/or abandoned; such data dimensioned and identified on Plat of Survey, Exhibit 2. There are no existing buildings on the tract.
 - i. The legal description of the total tract is as follows:
All of Parcels A & B in Certified Survey Map No. 1821, being a Re-division of Lot 1, Block 1 in Friendship Village, being a subdivision of a part of the West 1/2 of the N.W. 1/4 of Sec. 10, T8N, R21E, in the City of Milwaukee, Milwaukee County, Wisconsin, and more particularly described as follows: Beginning at the southwest corner of Parcel A, in said Certified Survey Map, and on the north line of W. Dean Road, as platted; thence South 89° 57' 28" East and along the north line of said road 1211.40 feet to a point in the west line of N. 72nd Street, as platted; thence North 0° 02' 53" West and along the west line of said street 615.00 feet to a point; thence North 89° 57' 28" West 650.50 feet to a point; thence South 0° 00' 18" East 300.00 feet to a point; thence North 89° 57' 28" West 572.29 feet to a point in the east line of N. 76th Street; thence South 8° 04' 52" East and along the east line of said N. 76th Street 151.51 feet to an angle point; thence South 3° 15' 56" West and along the east line of said N. 76th Street 165.26 feet to the point of beginning, and containing 13.227 acres.

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- ii. The amended Friendship Village lies within all of Parcel A in Certified Survey Map No. 1821 and is described as follows: Commencing at the southwest corner of Parcel A in said Certified Survey Map and on the north line of W. Dean Road as platted; thence South $89^{\circ} 57' 28''$ East and along the north line of said road 711.40 feet to a point; thence North $0^{\circ} 02' 53''$ West 615.00 feet to a point; thence North $0^{\circ} 02' 53''$ West 615.00 feet to a point; thence North $89^{\circ} 57' 28''$ West 210.50 feet to a point; thence South $0^{\circ} 00' 18''$ East 300.00 feet to a point; thence North $89^{\circ} 57' 28''$ West 572.29 feet to a point in the east line of N. 76th Street; thence South $8^{\circ} 04' 52''$ East and along the east line of said street 151.51 feet to an angle point; thence South $3^{\circ} 15' 56''$ West and along the east line of said street 165.26 feet to the point of commencement, and containing 7.014 acres.
- iii. Friendship Village Addition lies entirely within all of Parcel B in Certified Survey Map No. 1821 and is described as follows: Commencing at the southwest corner of Parcel B in said Certified Survey Map and in the north line of W. Dean Road; thence South $89^{\circ} 57' 28''$ East and along the north line of said road 440.00 feet to a point in the west line of N. 72nd Street; thence North $0^{\circ} 02' 53''$ West and along the west line of said street 615.00 feet to a point; thence North $89^{\circ} 57' 28''$ west 650.50 feet to a point; thence South $0^{\circ} 02' 53''$ East 615.00 feet to the point of commencement; and containing 6.213 acres.
- c. i. The dimensioned exterior boundaries of the detailed plan are shown on the Plat of Survey, Exhibit 2.
- ii. The location and identification of the principal and only building and an indication of the use to be made of it is shown on the Site Development Plan, Exhibit 3. The structure will consist of three distinct areas. The retirement center will consist of elevator apartments with connecting interior corridors on each of the three floors. The nursing center shall consist of a one story element containing 60 beds. The administrative center shall be a one story element containing facilities for both the retirement and nursing center. The retirement center will have attached surface garages. A numerical breakdown of cars and units is described in the attached statistics.
- iii. A tabulation of the computed areas of the various types of land uses in relation to the tract area is in the statistics.
- iv. A tabulation indicating the number of dwelling units by type in the retirement center, the gross floor area of each center, and the dwelling unit density in relation to the net tract area, exclusive of existing and proposed public land area is in the statistics.

- v. Exhibit is to be known as Parcel A in the proposed Certified Survey Map.
- vi. The minimum spaces between building wings are shown on the Site Development Plan, Exhibit 3. The arrangement and placement of the building wings are shown on this plan. The plan shall comply with required setbacks and spaces between buildings pursuant to applicable sections of the Wisconsin Administrative Code.
- vii. The minimum open spaces adjacent to boundaries of the tract are shown on the Site Development, Plan, Exhibit 3. The minimum open space adjacent to streets is 25 ft. The minimum open space adjacent to other boundaries is 25 ft.
- viii. All open spaces designated as to use and development are shown on the Site Development Plan, Exhibit 3 and the Landscape Plan, Exhibit 6. Open spaces within the development will be attractively landscaped. Landscaped gardens are provided for walking on the site. Recreational and hobby areas are shown in the building. All open spaces will be maintained by the Owners and Assigns.
- ix. The location, type of construction of vehicular and pedestrian traffic facilities, occupant and visitor parking, loading areas, and refuse receptacle areas and access to are shown on the Site Development Plan, Exhibit 3. Surface parking is provided for 257 cars. Parking is arranged in small, well distributed lots to avoid massive parking areas. The Owner or Assigns will provide dumpster units conveniently placed, yet out of the way to avoid any nuisance. The dumpsters shall be screened. Parking is designed to be convenient to all dwelling units yet unobjectionable to private recreational areas. Pedestrian pathways are provided connecting all private and public open space areas to all recreational facilities. All pavements, both concrete and asphalt, will be constructed in accordance with the Concrete and Asphalt Institute Standards and Specifications recommended for this climate. All drives and parking areas are designed to allow easy access for emergency vehicles, and any other vehicular traffic necessary for the proper functioning of the development. The Owners or Assigns agree that if for any reason the width or geometrics of the drives hinder the City's ability to service the area by way of vehicular equipment, said services will be waived by the Owners, and further agree to provide and enforce good vehicular traffic circulation on the private drives or streets within the project and will be so imposed and enforced. City vehicles will not be held liable for damages to paving the landscaping while providing normal services to the project.

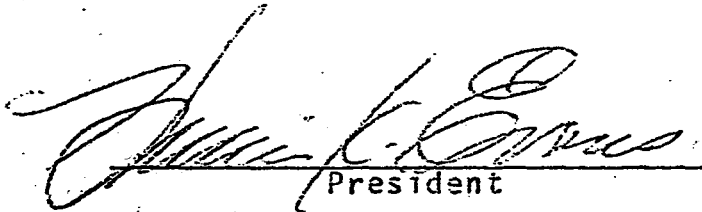
- x. The location and type of tract illumination are shown on the Landscape Plan, Exhibit 6. Illumination levels will be maintained at a minimum of 1/4 foot candle as suggested by the Bureau of Traffic Engineering and Electrical Services of the City of Milwaukee in accordance with illumination standards published by the Illuminating Engineering Society, and approved by the American Standards Association, Inc. To accomplish this level of illumination, decorative post lamps will be provided along all major drives, in all parking areas, and along major pedestrian ways. Decorative wall bracket lights on buildings will illuminate the immediate pedestrian entries. The Owners or Assigns agree to install electrical power, telephone and tract illumination lines underground in easements as required.
- xi. Minimum residence screening standards are shown on the Landscape Plan, Exhibit 6. All designed open areas will be attractively landscaped. Plants and shrubs used in these areas have been chosen for quick initial growth and ease of maintenance. All parking areas are screened from nearby residential areas. Plantings have been used to emphasize pedestrian walkways and recreational areas. The site has been contoured into level changes which are strategically located to provide additional perimeter screening. All landscaped areas will be maintained by the Owner or Assigns.
- xii. The proposal will have one permanent sign oriented to Dean Road. It will be designed to conform to the building and will be attractively landscaped to blend with the site.

We propose reasonable limits within which variations in execution of the plan may be permitted, provided that such variation will not cause any of the following:

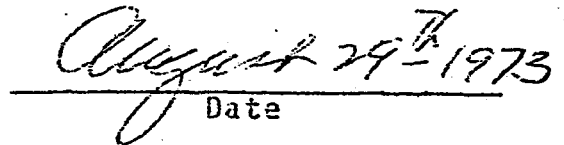
- a. A change in the general character of the planned development.
- b. Substantial relocation of principal and accessory buildings amounting to 15 feet from present indicated locations, due to site conditions found at the start of construction. Any such relocation will not decrease the indicated distances between buildings, nor the indicated setbacks from property lines.
- c. Substantial relocation of traffic facilities.
- d. An increase in intensity in the use of land and buildings beyond 288 dwelling units.

- e. An increase in intensity in the use of land and buildings.
 - f. An increase in the gross floor area of buildings.
 - g. A reduction in approved open space.
 - h. A reduction in parking and loading space.
3. Construction will commence within 1 year upon approval by the Common Council and construction will be completed within three years.

SUBMITTED BY:
FRIENDSHIP VILLAGE OF GREATER
MILWAUKEE, INC.



President



Date

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F R I E N D S H I P V I L L A G E

<u>LAND AREA</u>	<u>Square Feet</u>	<u>Acres</u>	<u>Percentage</u>
Net Land Area	305,529.84	7.014	

SITE COVERAGE

Building Coverage	66,512	1.527	21.8
Parking & Drives	63,710	1.462	20.8
Landscaped Open Space	<u>175,307.84</u>	<u>4.025</u>	<u>57.4</u>
Net Land Area	305,529.84	7.014	100.0

BUILDING AND UNITS

Nursing Center

Type II (30 rooms @ 2 Beds/Room) 60 Beds

Administrative Center

Chapel, Dining, Kitchen & Other
adjunct facilities

Retirement Center

Type A	(29 Studio Apartments)	
Type B	(45 Efficiency Apartments)	
Type C	(52 One Bedroom Apartments)	
Type D	(18 Two Bedroom Apartments)	144 Apartments

Three (3) Attached Garages

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PARKING

	<u>Number</u>	
Surface		
Nursing Center	<u>60 Beds</u>	
	5 Beds/Car	12
Apartments	114	
Total	<u>114</u>	126
Future Surface Parking (If Required)	50	
Attached Garages Apartments		<u>24</u>
Total		150

DENSITY

Retirement Center (Elderly Housing)
20.53 Units/Acre
2121.73 SF/Unit

Bedroom Count		<u>Bedrooms</u>
Retirement Center	29 Studio	29
	45 Efficiency	45
	52 One Bedroom	52
	18 Two Bedroom	36
		<u>162</u>
Nursing Center - 60 Beds @ 2 Br./Room		30
	Total	<u>192</u>

FLOOR AREA

Nursing Center	1 Fl. =	15,104 S.F.
Administrative Center	1 Fl. =	3,550 S.F.
Retirement Center	3 Fls. =	104,760 S.F.
		<u>128,414 S.F.</u>

FLOOR AREA RATIO

<u>Floor Area all Dwelling Units</u>	=	104,760	=	0.342
Net Land Area		<u>305,529.84</u>		

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Statistics II

F R I E N D S H I P V I L L A G E A M E N D E D

<u>LAND AREA</u>	<u>Square Feet</u>	<u>Acres</u>	<u>Percentage</u>
Net Land Area	305,529.84	7.014	

SITE COVERAGE

Building Coverage	74,514	1.711	24.4
Parking & Drives	73,390	1.685	24.0
Landscaped Open Space	<u>157,625.84</u>	<u>3.618</u>	<u>51.6</u>
Net Land Area	305,529.84	7.014	100.0

BUILDING AND UNITS

Nursing Center

Type II (30 rooms @ 2 Beds/Room) 60 Beds

Administrative Center

Chapel, Dining, Kitchen & Other
adjunct facilities

Retirement Center

Type A (30 Studio Apartments)
Type B (45 Efficiency Apartments)
Type C (52 One Bedroom Apartments)
Type D (18 Two Bedroom Apartments) 144 Apartments

Three (3) Attached Garages

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REF. 768 MAC 625

PARKING

Number

Surface

Nursing Center $\frac{60 \text{ Beds}}{5 \text{ Beds/Car}}$ 12

Apartments 27

Total 39

Attached Garages
Apartments 24

Unattached Garages 17

Total 80

DENSITY

Retirement Center (Elderly Housing)
20.53 Units/Acre
2121.73 SF/Unit

Bedroom Count

Retirement Center	29 Studio	<u>29</u>
	45 Efficiency	45
	52 One Bedroom	52
	18 Two Bedroom	<u>36</u>

Nursing Center - 60 beds @ 2 Br./Room 162
30

Total 192

FLOOR AREA

Nursing Center 1 Fl. = 15,104 S.F.

Administrative Center 1 Fl. = 3,550 S.F.

Retirement Center 3 Fls. = 104,760 S.F.

128,414 S.F.

FLOOR AREA RATIO

$\frac{\text{Floor area all dwelling units}}{\text{Net Land Area}} = \frac{104,760}{305,529.84} = 0.342$

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F R I E N D S H I P V I L L A G E A D D I T I O N

<u>LAND AREA</u>	<u>Square Feet</u>	<u>Acres</u>	<u>Percentage</u>
Net Land Area	270,638.28	6.213	

SITE COVERAGE

Building Coverage	47,550	1.092	18.0
Parking and Drives	55,975	1.285	20.7
Landscaped Open Space	<u>167,113.28</u>	<u>3.836</u>	<u>61.3</u>
Net Land Area	270,638.28	6.213	100.0

BUILDING AND UNITS

Auxiliary Dining Facility

Dining, Kitchen & Other
adjunct facilities

Retirement Center

Type A	(29 Studio Apartments)	
Type B	(45 Efficiency Apartments)	
Type C	(52 One Bedroom Apartments)	
Type D	(18 Two Bedroom Apartments)	144 Apartments

Three (3) Attached Garages
Three (3) Unattached Garages

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PARKING

	<u>Number</u>
Apartments	85
<hr/>	
Total	85
Attached Garages	48
Unattached Garages	44
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Total	177

DENSITY

Retirement Center (Elderly Housing)
 23.18 Units/Acre
 1879.43 SF/Unit

Bedroom Count		<u>Bedrooms</u>
Retirement Center	29 Studio	29
	45 Efficiency	45
	52 One Bedroom	52
	18 Two Bedroom	36
		<hr/>
Total		162

FLOOR AREA

Auxiliary Dining Facility	1 Fl.	=	6,433 S.F.
Retirement Center	3 Fls.	=	<u>104,760 S.F.</u>
			111,193 S.F.

FLOOR AREA RATIO

$$\frac{\text{Floor area all dwelling units}}{\text{Net Land Area}} = \frac{104,760}{270,638.28} = 0.387$$

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F R I E N D S H I P V I L L A G E T O T A L

<u>LAND AREA</u>	<u>Square Feet</u>	<u>Acres</u>	<u>Percentage</u>
Net Land Area	576,168.12	13.227	100.0
<u>SITE COVERAGE</u>			
Building Coverage	122,064	2.803	21.2
Parking & Drives	129,365	2.970	22.5
Landscaped Open Space	<u>324,739.12</u>	<u>7.454</u>	<u>56.3</u>
Net Land Area	576,168.12	13.227	100.0

BUILDING AND UNITS

Nursing Center

Type N (30 rooms @ 2 Beds/Room) 60 Beds

Administrative Center

Chapel, Dining, Kitchen & Other
adjunct facilities

Retirement Center

Type A (58 Studio Apartments)
Type B (90 Efficiency Apartments)
Type C (104 One Bedroom Apartments)
Type D (36 Two Bedroom Apartments) 288 Apartments

Six (6) Attached Garages

Eight (8) Unattached Garages

Auxiliary Dining Facility
Dining, Kitchen and other
adjunct facilities

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PARKING

Surface

Nursing Center	<u>50 Beds</u>	
	5 Beds/Car	12

Apartments		112
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Total	<u>124</u>	124
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Attached Garages Apartments		72
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Unattached Garages		<u>61</u>
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Total		257
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DENSITY

Retirement Center (Elderly Housing)
21.77 Units/Acre
2000.58 SF/Unit

Bedroom Count

Retirement Center	58 Studio	<u>58</u>
	90 Efficiency	90
	104 One Bedroom	104
	36 Two Bedroom	72
		<u>324</u>

Nursing Center - 60 Beds	2 Br./Room	<u>30</u>
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Total	354
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FLOOR AREA

Nursing Center	1 Fl. =	15,104 S.F.
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Administrative Center	1 Fl. =	3,550 S.F.
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Auxiliary Dining Facility	1 Fl. =	6,412 S.F.
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Retirement Center	3 Fls. =	<u>209,520 S.F.</u>
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234,586 S.F.

FLOOR AREA RATIO

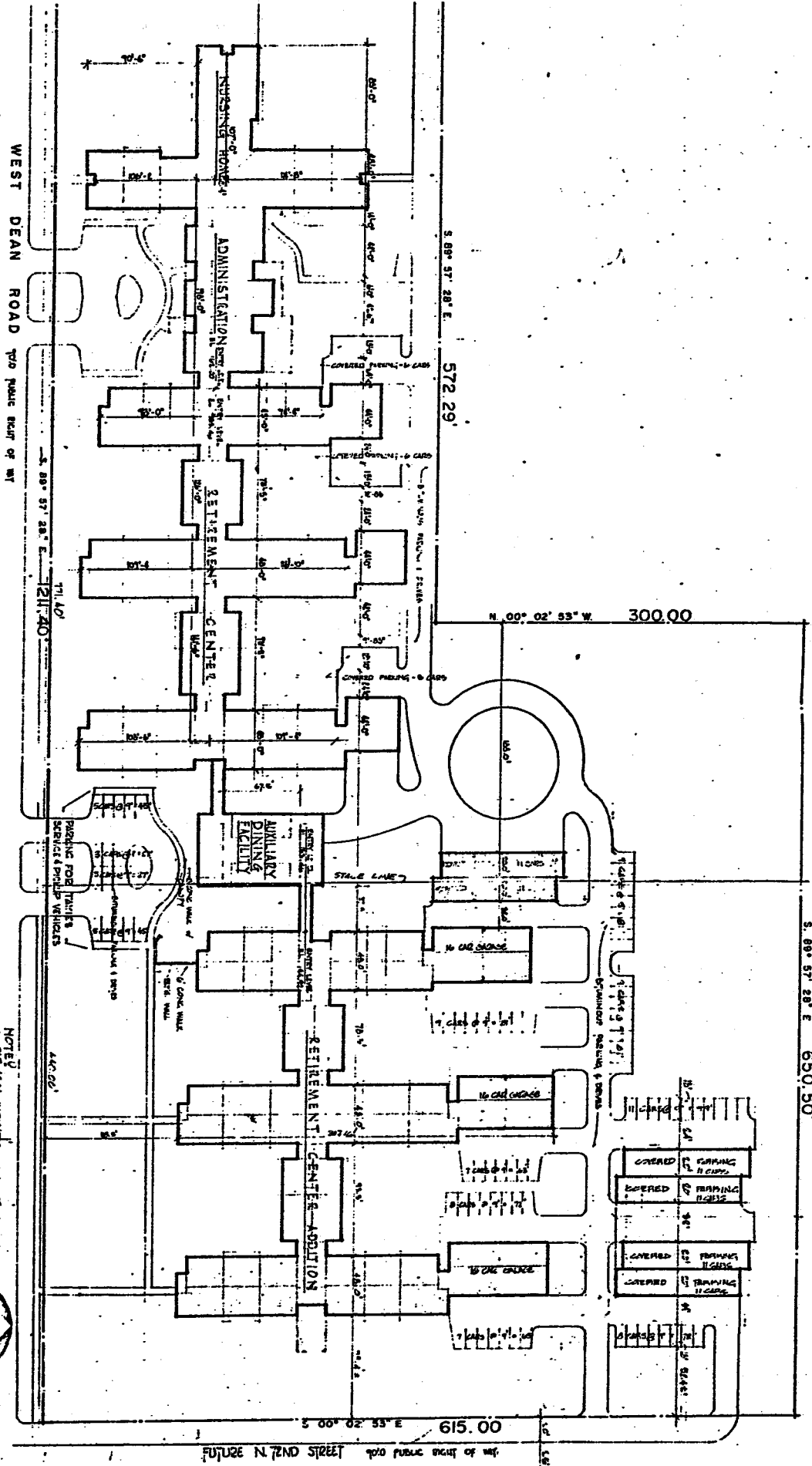
<u>Floor area all dwelling units</u>	=	<u>234,586 = 0.407</u>
Net Land Area		576,168.12

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CITY OF BOSTON



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OCT 4 1988

NOTE: 1. ALL SHALL INCLUDE UPON CONSTRUCTION



7/8/86

EXHIBIT B2

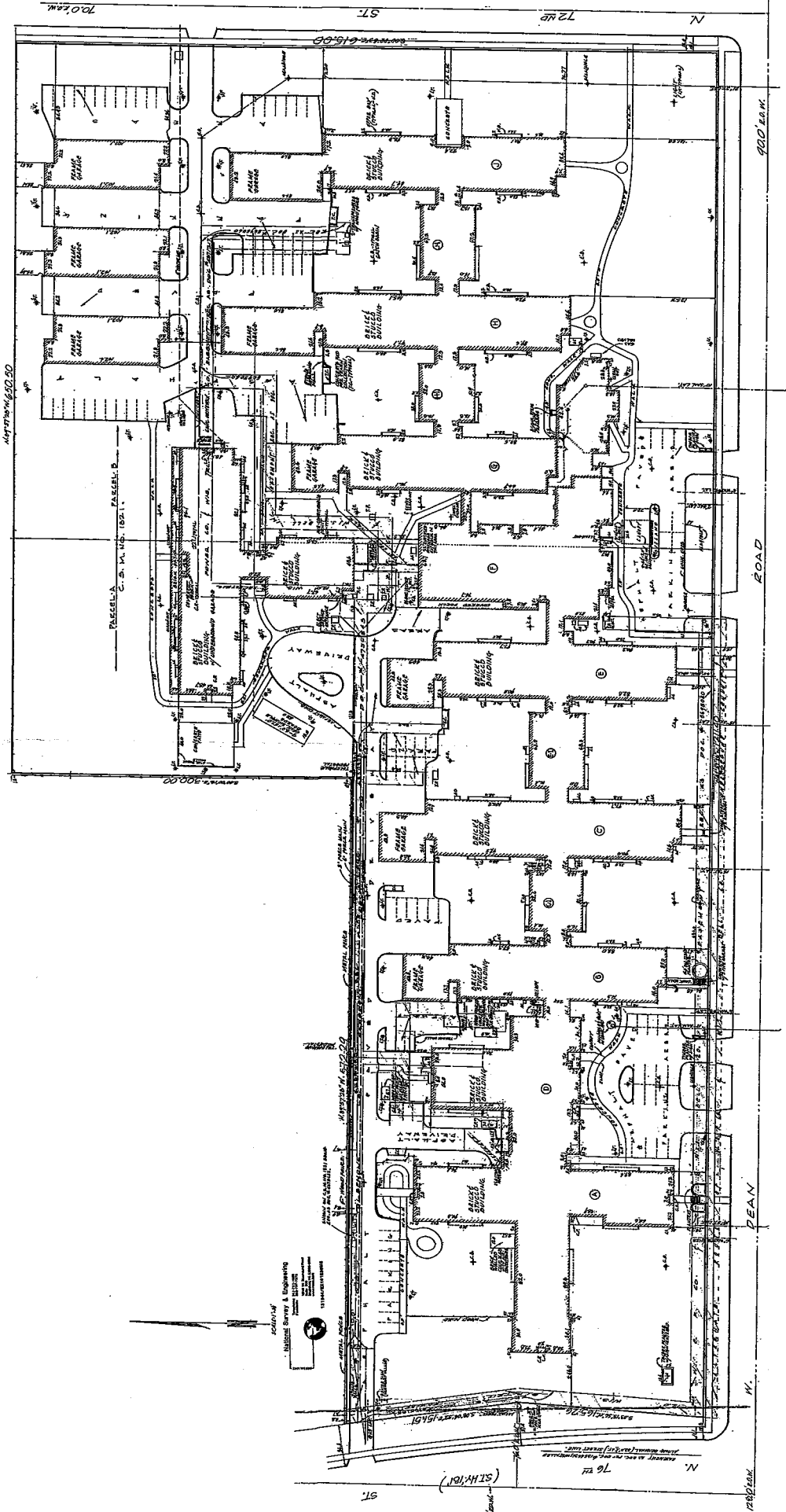
APPROXIMATE SQUARE FOOTAGE

ALL APARTMENTS	195,000	
HALLWAYS	28,000	
SOCIAL HALL	4,800	
DINING ROOM & KITCHEN	10,000	
ADMINISTRATION	3,400	
LOUNGE	3,250	
CHAPEL	4,800	
LOUNGES IN APARTMENT AREA	<u>5,400</u>	
		254,650
MED CENTER	18,000	
MED CENTER KITCHEN - DINING ROOM	3,500	
CBRF	6,000	
LOUNGE	1,000	
ADMINISTRATION	<u>2,500</u>	
		<u>31,000</u> (Sprinklered Area)
		<u>285,650</u> Square Feet

EXHIBIT C

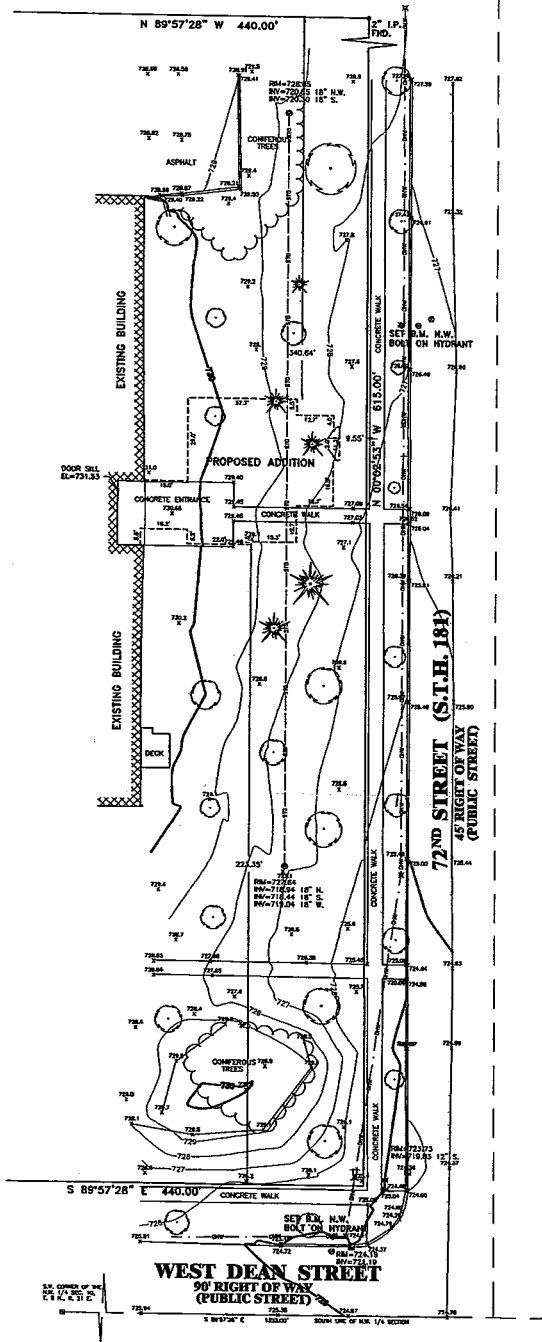
FRIENDSHIP VILLAGE

KNOWN AS 1300 WEST DEAN ROAD, CITY OF MANUEL, MANUVEL COUNTY, WISCONSIN
JULY 11, 2009
DRAWING NO. 13144AR



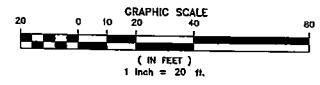
TOPOGRAPHIC MAP FRIENDSHIP VILLAGE

KNOWN AS 7500 WEST DEAN ROAD, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN
JULY 11, 2003 C.G. SCHMIDT INC., DRAWING NO. 131944H0-WBN



LEGEND

- ▲ BENCHMARK
- ⊠ SECTION CORNER
- IRON PIPE FOUND
- ⊙ IRON PIPE SET
- ⊙ BOLLARD
- ⊙ 2" DIA. BOLLARD/MONITORING WELL
- ⊙ LADPOLE
- ⊙ HOLEBOX
- SIGN
- BELLSOUND
- ⊙ ELECTRICAL BOX
- ⊙ TRAFFIC SIGNAL
- ⊙ PAIRED END CROSSING SIGNAL
- ⊙ CABLE PEDESTAL
- ⊙ POWER POLE
- ⊙ CITY POLE
- ⊙ LIGHT POLE
- ⊙ CROSSING OR OTHER SPOT SIGN
- ⊙ HANDICAPPED PARKING
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIBER OPTIC PEDESTAL
- ⊙ GAS METER
- ⊙ GAS METER
- ⊙ STORM MANHOLE
- ⊙ ROUND INLET
- ⊙ STORM SEWER END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT OR SEPIC VENT
- ⊙ SANITARY INTERCEPTOR MANHOLE
- ⊙ RECYCLING MANHOLE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MOUND
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ⊙ SHRUB



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