

EXHIBIT A

File No. 040636

ZND/CC

*Amended General Planned Development
For
Granville Park*

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

Highland Limited Partnership of Wisconsin, joins with SunStarr Housing Group, LLC, in requesting an amendment to the General Planned Development previously approved for Lot 3, Block 2 within the Granville Park General Planned Development.

Subject Property

The property subject to this Planned Development is described as:

Lot Three (3), 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 3.50 acre tract of land generally described as 8383 N. 107th Street In the City of Milwaukee.

This parcel will be reserved for development of 65 multi-family residential units exclusively for seniors, 55 years or older, as set forth in the previously approved General Development Plan. The development will also offer limited supportive personal and nursing services as provided under the Wisconsin Administrative Code, Chapter HFS 89, as set forth in the previously approved General Development Plan.

A shared access drive with Meetinghouse and Le Parc House is provided. No access to the existing Highlands Condominiums will be provided, as agreed to by the Highlands Homeowners' Association.

Intended Development

65 multi-family units exclusively for seniors, 55 years or older, will be constructed in a maximum of a 1 two and three-story building.

Planned Development Standards

Except for the shared driveway, approval for construction will require submittal and approval of a detailed planned development per the City of Milwaukee Ordinances.

**AMENDED GENERAL PLANNED DEVELOPMENT
FOR GRANVILLE PARK**

Statistical Information Sheet

	Square Feet	Acres	Percent of Total
Gross Land Area	152,495	3.50	100%
Building Coverage	22,651	.52	14.9%
Parking, Drives & Walkways	30,056	.69	19.7%
Landscaped Open Spaces	99,752	2.29	65.4%

Number of buildings	1
Total Dwelling Units	65
Studio or One Bedroom Units	52
Two Bedroom Units	13
Dwelling Unit Density	18.57 units per acre
Parking Spaces Provided	72
Indoor Parking Spaces	36
Outdoor Parking Spaces	36

GENERAL ~~DETAILED~~ PLANNED DEVELOPMENT FOR GARDEN PLACE MILWAUKEE, WISCONSIN

OWNER / DEVELOPER

MR. SCOTT STEVLINGSON, CHIEF OPERATING OFFICER
SUNSTARR REAL ESTATE GROUP, LLC
845 S. MAIN STREET, SUITE 100
FOND DU LAC, WI 54935
PH.: 920-929-8600
FAX: 920-929-8601

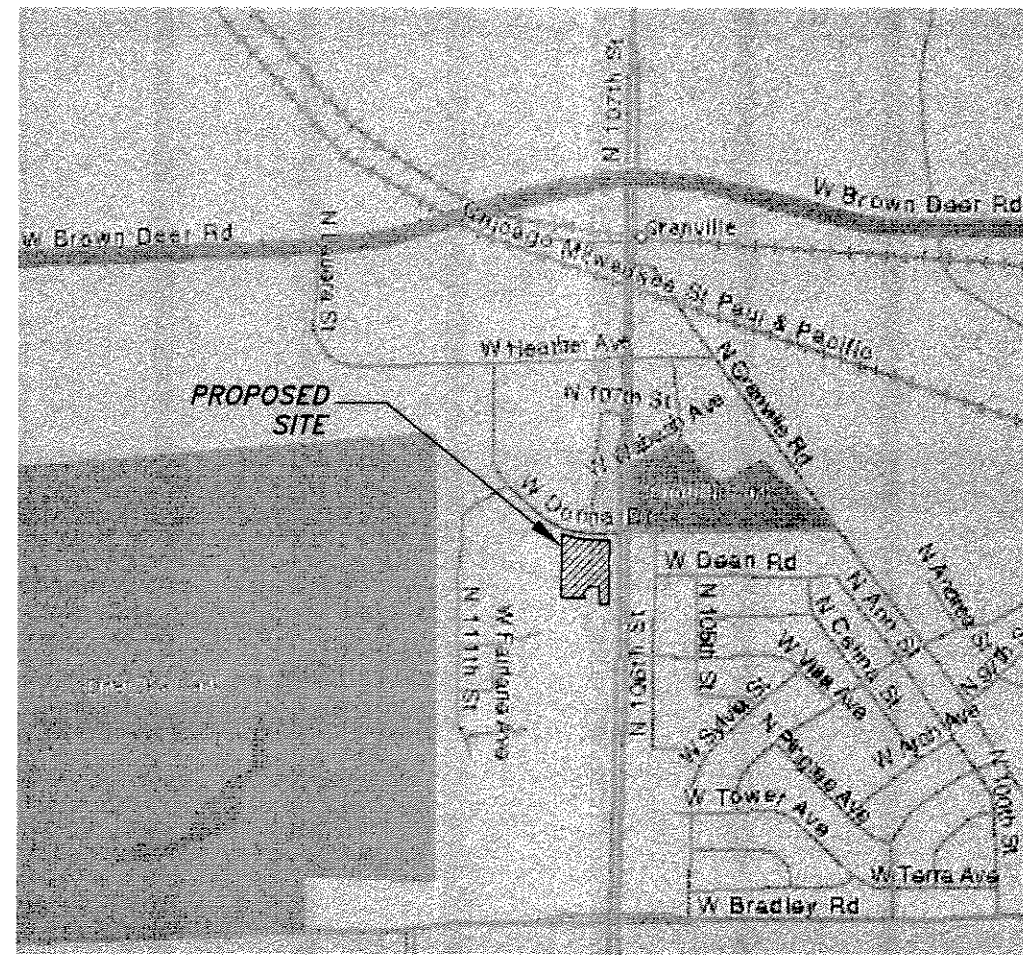
ENGINEER:

NATIONAL SURVEY & ENGINEERING
CONTACT: JOHN L. FLATT, P.E.
16745 W. BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005-5938
PH.: 262/781-1000
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National Survey & Engineering



VICINITY MAP



PLAN	INDEX
SHEET NO.	DESCRIPTION
1	VICINITY MAP
2	PLAT OF SURVEY
3	BOUNDARY SURVEY
4	SITE PLAN
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6	STORM SEWER
7	UTILITY PLAN
8	DETAILS
9	DETAILS
10	LIGHTING PLAN
11-12	LANDSCAPE PLANS
13-14	ARCH. PLANS

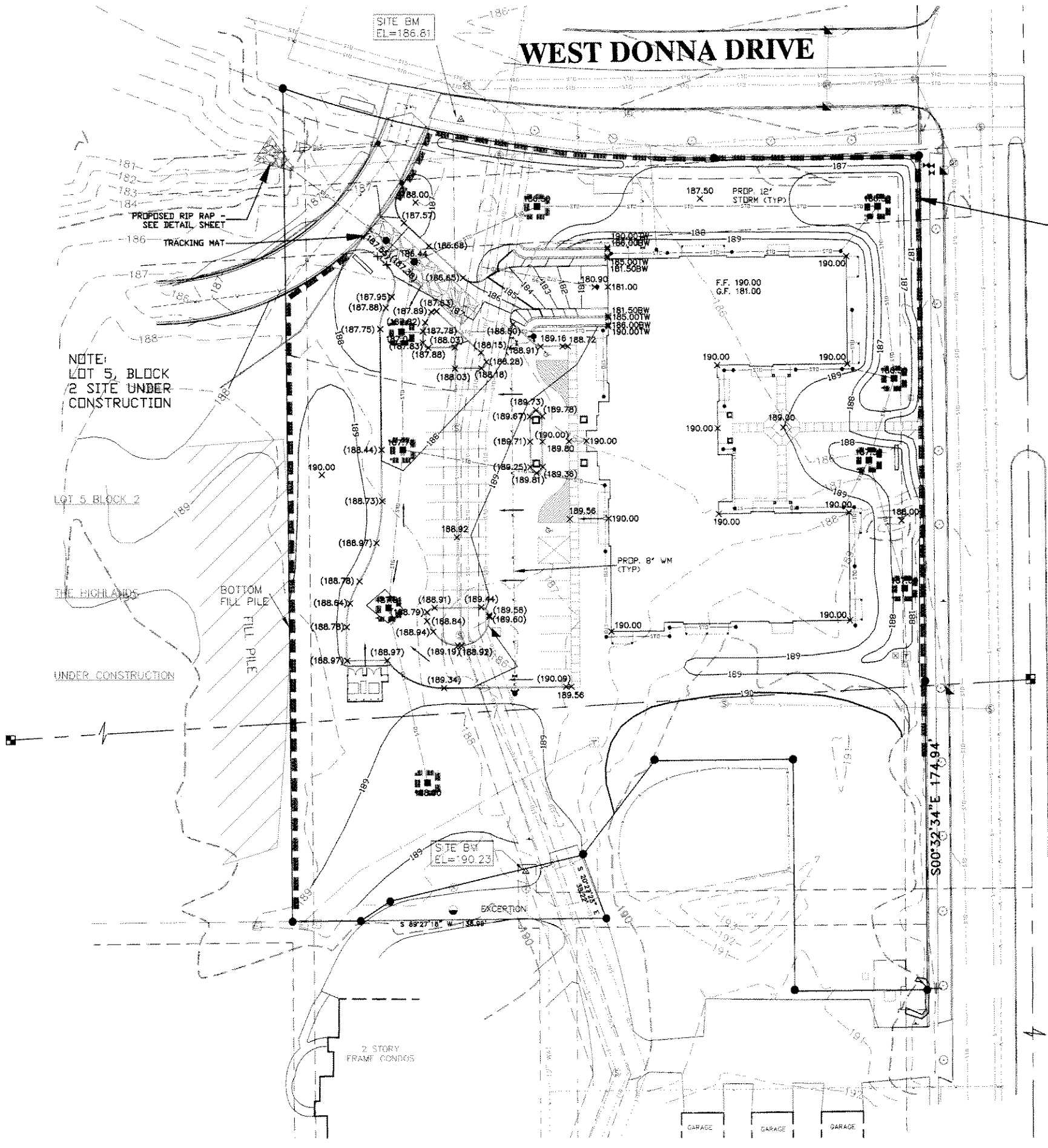
	SQUARE FEET	ACRES	PERCENT OF TOTAL
GROSS LAND AREA	152,495	3.50	
BUILDING COVERAGE	22,717	0.52	14.85
PARKING, DRIVES & WALKWAYS	30,100	0.69	19.71
LANDSCAPED OPEN SPACE	99,678	2.29	65.43

NUMBER OF BUILDINGS	1
DWELLING UNITS PER BUILDING	64
ONE BEDROOM UNITS	50
TWO BEDROOM UNITS	14
DWELLING UNIT DENSITY	18 UNITS/ACRE
PARKING SPACES PROVIDED	72
INDOOR PARKING SPACES	36
OUTDOOR PARKING SPACES	36

FOR REVIEW ONLY

WEST DONNA DRIVE

NORTH 107TH STREET



NOTE:
LOT 5, BLOCK
2 SITE UNDER
CONSTRUCTION

LOT 5, BLOCK 2

THE HIGHLANDS

UNDER CONSTRUCTION

BOTTOM
FILL PILE

2 STORY
FRAME CONDOS

GARAGE GARAGE GARAGE

LEGEND

- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF CURB SPOT ELEVATION
- PROPOSED FINISHED FLOOR GRADE
- PROPOSED GARAGE FLOOR GRADE
- PROPOSED SILT FENCE (SEE DETAIL SHEET)
- PROPOSED TRACKING MAT (SEE DETAIL SHEET)
- PROPOSED INLET GRATE SCREEN (SEE DETAIL SHEET)
- PROPOSED RIP RAP (SEE DETAIL SHEET)



Toll Free (800) 242-8811
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE MILWAUKEE EROSION CONTROL ORDINANCE AND THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

EXISTING TOPOGRAPHY OBTAINED BY NATIONAL SURVEY & ENGINEERING. DATED: JUNE 2, 2004

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

FOR REVIEW ONLY

PROJECT MANAGER: John L. Flatt, P.E.

**GARDEN PLACE
MILWAUKEE, WI**

**GRADING AND EROSION
CONTROL PLAN**

National Survey & Engineering

Telephone 262-781-8000
Facsimile 262-781-5498
8745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-0988
www.nsema.com

NSE PROJECT NO.: 3040235

DATE: 07/12/04 SCALE: 1" = 30'

SHEET NO.
5 OF 9

REVISIONS	
DATE	BY

WEST DONNA DRIVE

NORTH 107TH STREET

LEGEND

- ▲ BENCHMARK
- IRON PIPE CORNER
- IRON PIPE FOUND
- IRON PIPE SET
- BOLLARD
- ⊕ SOL. BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ BILLBOARD
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ GROUND OR OTHER SPOT SHOT
- ⊕ HANDICAPPED PARKING
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ MARKED FIBER OPTIC
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTOR MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB

DIGGERS HOTLINE

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CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE MILWAUKEE 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 UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION DATED: DECEMBER 22, 2003 AND THE WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION.

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

FOR REVIEW ONLY

PROJECT MANAGER: John Flott, P.E.

GARDEN PLACE

MILWAUKEE, WI

STORM SEWER

National Survey & Engineering

Telephone 262-781-6000
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MILWAUKEE

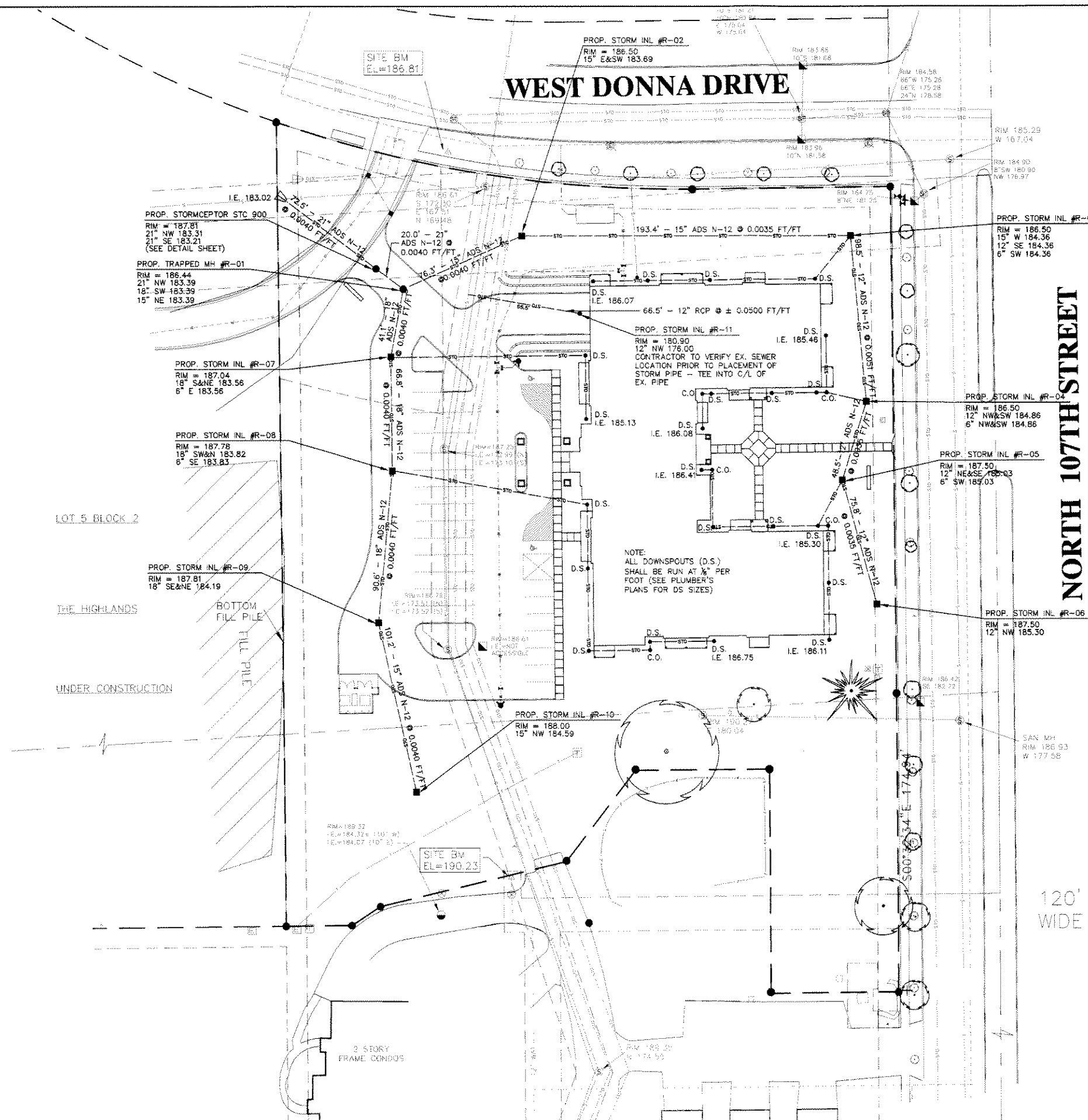
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NSE PROJECT NO.: 3040235

DATE: 07/12/04 SCALE: 1" = 30'

SHEET NO.
 6 OF 9

REVISIONS	
DATE	BY



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SPECIFICATIONS FOR GRADING & PAVING

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS DETAILED BY THIS PROJECT.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS 24-HOURS TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD MARKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE. GRADING OF THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF DENSE GRADED BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING:
 - THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND INSPIRED BY THE DESIGNER AND APPROVED BY THE GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.
 - THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER, AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423), AND PLASTICITY INDEX (ASTM D-424), OF 12 INCLUSIVE, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GR. GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487).
 - SILT FENCE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-598) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL -3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY RECOMMENDED/APPROVED BY THE SOILS ENGINEER MONITORING THE PLACEMENT AND COMPACTION. THE FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 8 INCHES FOR FOUNDATIONS AND 10 INCHES FOR FLOOR SLABS AND PAVEMENTS, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE TRAIL AND PERMITTED TO DRY. DISCING, HARROWING, OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-598) MAXIMUM DENSITY.
 - THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
 - CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
 - AGGREGATES USED IN THE DENSE GRADED BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS OF SECTION 305.2 OF THE STANDARD SPECIFICATIONS.
 - BITUMINOUS PAVEMENT SHALL BE EMULSIFIED ASPHALT CONFORMING TO SECTION 455 OF THE STANDARD SPECIFICATIONS.
 - TACK COAT SHALL BE AN EMULSIFIED ASPHALT IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD.
 - CONTRACTOR SHALL USE A TYPE E-1 ASPHALT MIX DESIGN IN ACCORDANCE WITH TABLE 480-2. BINDER COURSE AGGREGATE GRADATION SHALL BE 18 MM SIZE IN ACCORDANCE WITH TABLE 480-1. SURFACE COURSE AGGREGATE GRADATION SHALL BE 12.5 MM SIZE IN ACCORDANCE WITH TABLE 480-1.
 - CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 501 FOR READY-MIXED CONCRETE, GRADE A, ASTM C-94 AND CONTAIN SIX (6) BAGS OF CEMENT PER CUBIC YARD. MINIMUM 28 DAY COMPRESSIVE STRENGTH IS 3,500 PSI. A CURING MEMBRANE IS REQUIRED.
 - ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.

GENERAL NOTES

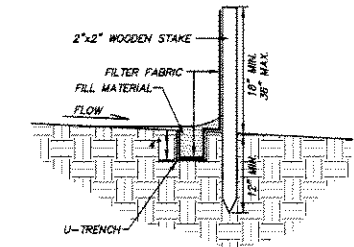
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES.
- BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING. REFER TO UTILITY DETAILS FOR DIMENSIONING AND ELEVATION NOTES FOR UNDERGROUND UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS AND ELEVATION NOTES FOR UNDERGROUND UTILITIES.
- STORM SEWER OUTFALL STRUCTURES, RIP RAP AND EROSION CONTROL SHALL BE ADJUSTED IN THE FIELD TO BLEND WITH EXISTING TOPOGRAPHY AND WATER FLOW PATTERNS TO AVOID EROSION DURING AND AFTER CONSTRUCTION.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED, BY THE CONTRACTOR.
- THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

GRADING AND EROSION CONTROL NOTES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN BEST MANAGEMENT PRACTICES AND THE WISCONSIN DNR STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
- GRADING SHALL CONSIST OF IMPORTING OR EXPORTING FILL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, ROUGH GRADING, AND PLACEMENT OF TOPSOIL.
- EROSION CONTROL SHALL CONSIST OF INSTALLING AND MAINTAINING SILT FENCES, SHALE SILET PROTECTORS, STABILIZED CONSTRUCTION ENTRANCES, OUTFALL RIP RAP, RIP RAP SHOULDER PROTECTION AND TEMPORARY SEDIMENT BASIN Dewatering Device.
- CONTRACTOR SHALL MAINTAIN AND MODIFY EROSION CONTROL TO FIT SITE CONDITIONS.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED BEFORE ANY MATERIAL IS PLACED. THE CONTRACTOR SHALL MAINTAIN AND MONITOR DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
- CONTRACTOR IS ADVISED THAT MUD AND DEBRIS SHALL NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.

NOTES:

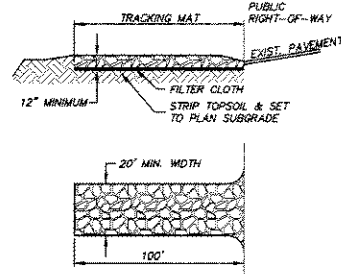
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND/OR WITHIN 24 HOURS OF CONSTRUCTING DITCHES, DIVERSIONS, OR OTHER CHANNELS.
- SILT FENCE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - GRAB STRENGTH: 100 LBS. (ASTM D-1682)
 - MULLEN BURST: 200 PSI MIN. (ASTM D-3786)
 - EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
 - WATER FLOW RATE OF 10 GAL/MIN/SQ. FT. AT 80 MM CONSTANT HEAD (ASTM D-4491)
 - ULTRA VIOLET RADIATION STABILITY OF 90%
 - IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT, A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- INSTALLATION PROCEDURE AS FOLLOWS:
 - EXCAVATE A U-TRENCH UPSLOPE FROM THE LINE OF STAKES.
 - INSTALL SILT FENCE IN TRENCH. CARE SHOULD BE TAKEN TO AVOID TEARING FABRIC. TOP FABRIC SHALL BE REMOVED AND A NEW SEGMENT OF SILT FENCE SHALL BE PLACED. STAKES SHALL BE DRIVEN A MINIMUM OF 12" DEEP. SILT FENCE SHALL BE A MINIMUM OF 18" AND A MAXIMUM OF 36" IN HEIGHT.
 - FIT LOWER 8" OF FILTER FABRIC INTO U-TRENCH. BACKFILL AND COMPACT U-TRENCH.
- SILT FENCE SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING PERIODS OF PROLONGED RAIN. REPAIR OR REPLACEMENT SHALL BE MADE IMMEDIATELY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT OR WHEN DEPOSITS REACH ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT SHALL BE REMOVED ONLY WHEN THE THREAT OF EROSION HAS PASSED AND PERMANENT VEGETATION HAS BEEN ESTABLISHED.



SILT FENCE DETAIL

NOTES:

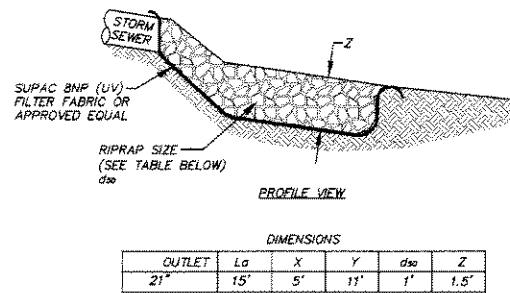
- USE #2 STONE, MINIMUM 100' LENGTH OR AS SHOWN ON PLAN. MINIMUM 20" WIDTH. MINIMUM 12" THICK.
- FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO SPREADING STONE. THE FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - GRAB STRENGTH: 220 LBS. (ASTM D-1682)
 - MULLEN BURST: 450 PSI MIN. (ASTM D-3786)
 - EQUIVALENT OPENING SIZE: 40-80 (US STD. SIEVE)
 - ELONGATION AT FAILURE: 60% (ASTM D-1682)
 - PUNCTURE STRENGTH: 125 LBS. (ASTM D-751)
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITION STONE AS CONDITIONS DEMAND AND/OR REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS DONE, IT SHALL BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS TO AN APPROVED SEDIMENT TRAPPING DEVICE.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- ACCESS PERMIT TO PUBLIC ROADS MUST BE OBTAINED PRIOR TO CONSTRUCTION.



STONE TRACKING MAT DETAIL

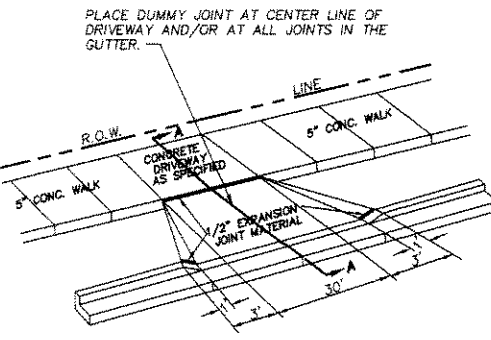
EROSION CONTROL NOTES

- INSPECT AND REPAIR SILT FENCING AND ALL SEDIMENT CONTROL STRUCTURES AT LEAST EVERY 7 DAYS AND WITHIN 24 HRS AFTER EVERY RAINFALL GREATER THAN 1/2".
- MAINTAIN EROSION CONTROL FACILITIES THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH DNR IMPDES GENERAL PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- DEPENDS ON HOW THE CONTRACTOR GRADES THE SITE. IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING IMPDES DISCHARGE PERMITS (IF APPLICABLE) AND THE MILWAUKEE EROSION CONTROL PERMIT.
- CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.



RIP RAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

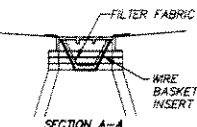
RIP RAP DETAIL



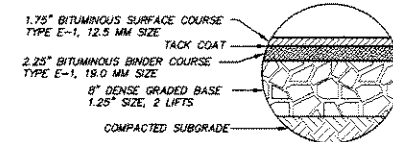
CONCRETE DRIVEWAY WITH WALK

NOTES:

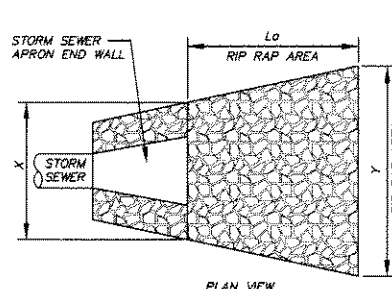
- REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 6" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.
- SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1". EXTREME CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO INLET, WHEN CLEANING OR REPLACING FILTER FABRIC.
- FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
 - GRAB STRENGTH: 100 LBS. (ASTM D-1682)
 - MULLEN BURST: 200 PSI MIN. (ASTM D-3786)
 - EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
 - WATER FLOW RATE OF 10 GAL/MIN/SQ. FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
 - ULTRA VIOLET RADIATION STABILITY OF 90%
 - IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.



INLET GRATE SCREEN DETAIL



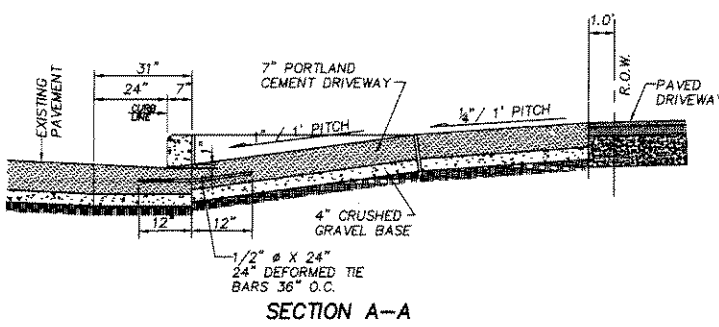
BITUMINOUS PAVEMENT SECTION



CONCRETE SIDEWALK SECTION

WINTER STABILIZATION PLAN

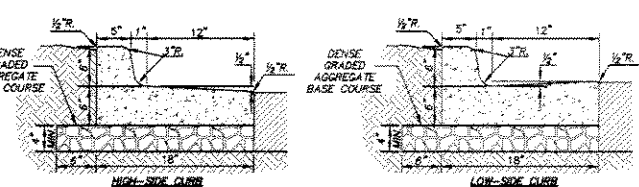
- THE FOLLOWING SEEDING DATES SHALL BE USED:
- FOR PERMANENT SEEDING, ALL SEEDING SHALL BE COMPLETED BY SEPTEMBER 15TH. GRASS AND LEGUME MIXTURES SHALL BE SEEDING PRIOR TO JULY 15TH.
 - DORMANT SEEDING MAY BE DONE FROM SEPTEMBER 15TH TO NOVEMBER 15TH. DORMANT SEEDING MAY NOT BE USED ON SLOPES GREATER THAN 5% OR ADJACENT TO STREAMS, LAKES OR CHANNELS. DORMANT SEEDING USUALLY REQUIRES ADDITIONAL SEEDING IN SPRING.
 - FOR WINTER SEEDING, A TEMPORARY SEEDING MIXTURE OF RYE GRASS 120 AND KOBE LESPEDEZA 80 SHALL BE USED. BROADCAST SEED AT THE RECOMMENDED RATE WITH A CYCLONE SEEDER, DROP SPREADER OR CULTIPACKER SEEDER. RAKE SEED INTO THE SOIL AND LIGHTLY PACK TO ESTABLISH GOOD CONTACT. APPLY 90 LBS/1000 S.F. (4000 LB/ACRE) GRAIN STRAW AND TACK WITH 0.1 GAL/SQ YD ASPHALT OR AN EQUIVALENT TACKIFIER. THE APPLICATION OF ASPHALT OR BITUMINOUS TACKIFIERS SHOULD BE LIMITED TO AREAS THAT ARE NOT DIRECTLY ADJACENT TO WATERWAYS OR DITCHES. TOPDRESS WITH 50 LB/ACRE (1 LB/1000 SQ FT) NITROGEN IN MARCH. IF COVER IS NEEDED THROUGHOUT THE FOLLOWING SUMMER, OVERSEED WITH 50 LB/ACRE KOBE LESPEDEZA OR EQUIVALENT. ALL MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WISCONSIN BEST MANAGEMENT PRACTICE HANDBOOK.



SECTION A-A

VEGETATION PLAN

- RESTORE ALL DISTURBED AREAS WITH SEED AND MULCH, IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- IF NECESSARY, ESTABLISH PERMANENT VEGETATION ON NON-DISTURBED AREAS OF THE SITE, IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.



NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

CONCRETE CURB & GUTTER DETAIL

FOR REVIEW ONLY

PROJECT MANAGER: John Flath, P.E.

**GARDEN PLACE
MILWAUKEE, WISCONSIN**

DETAILS

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NSE PROJECT NO.: 3040235

DATE: SCALE: N.T.S.

SHEET NO.

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