

REVISED - MOST CURRENT

EXHIBIT A

File No. 021262

ZND/CC

DETAILED PLANNED DEVELOPMENT FOR ALEXIAN VILLAGE OF MILWAUKEE

PROJECT NO. 201099

JAN 28, 2003

SHEET INDEX	
DPD-T	TITLE SHEET
DPD-1	VACINITY MAP
DPD-2	SITE PHOTOS
DPD-3	TOPOGRAPHIC SURVEY-EXISTING
DPD-4	SITE PLAN-PROPOSED NEW SITE DEVELOPMENT
DPD-5	PROPOSED SITE GRADING PLAN
DPD-6	PROPOSED SITE UTILITY PLAN
DPD-7	PROPOSED LANDSCAPING PLANS
DPD-8	EXISTING AND PROPOSED SIGNAGE
DPD-9	PROPOSED EXTERIOR ELEVATIONS-COTTAGES
DPD-10	PROPOSED EXTERIOR ELEVATIONS-BROTHERS QUARTERS

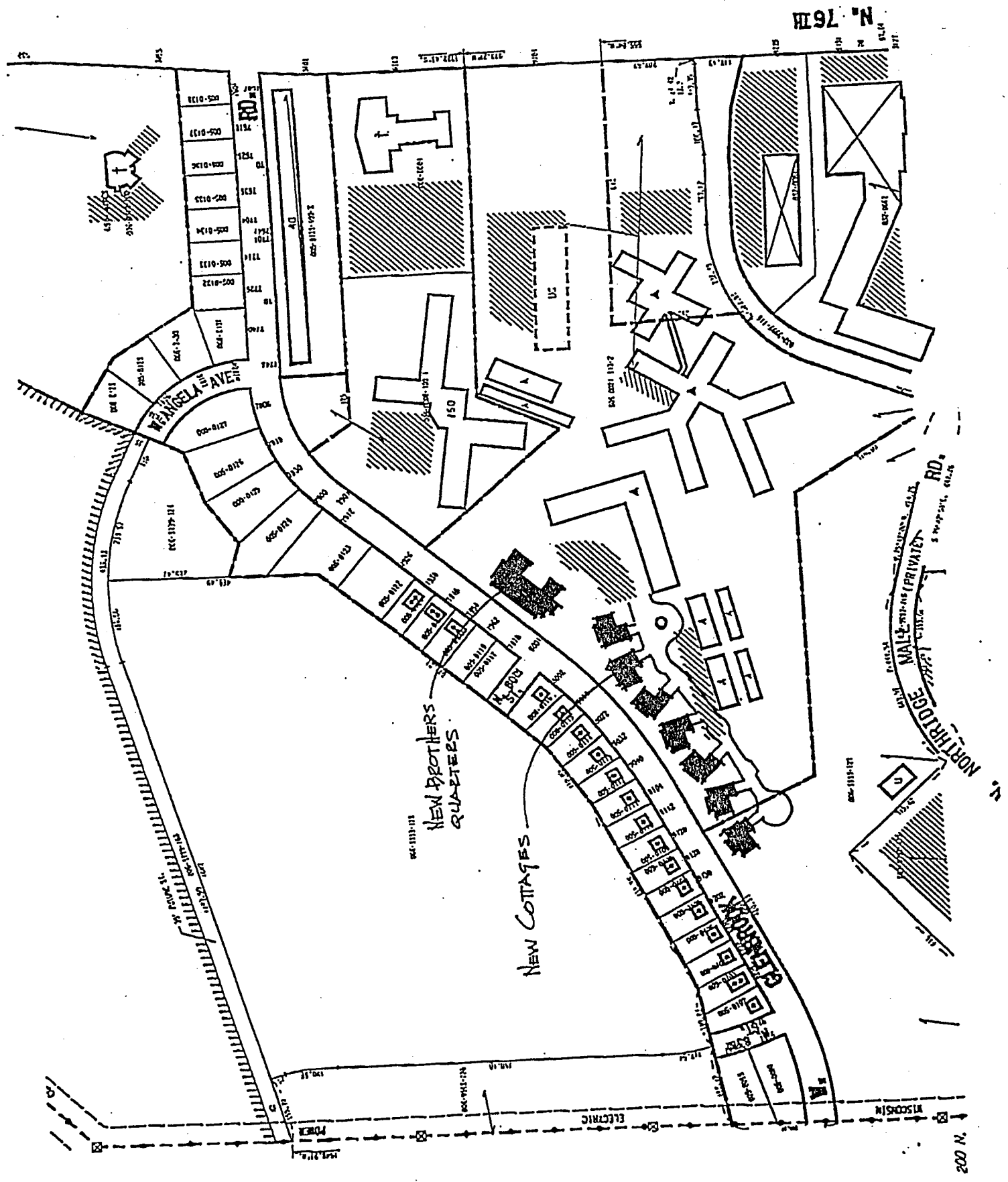
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Sheet No.

DPD-T

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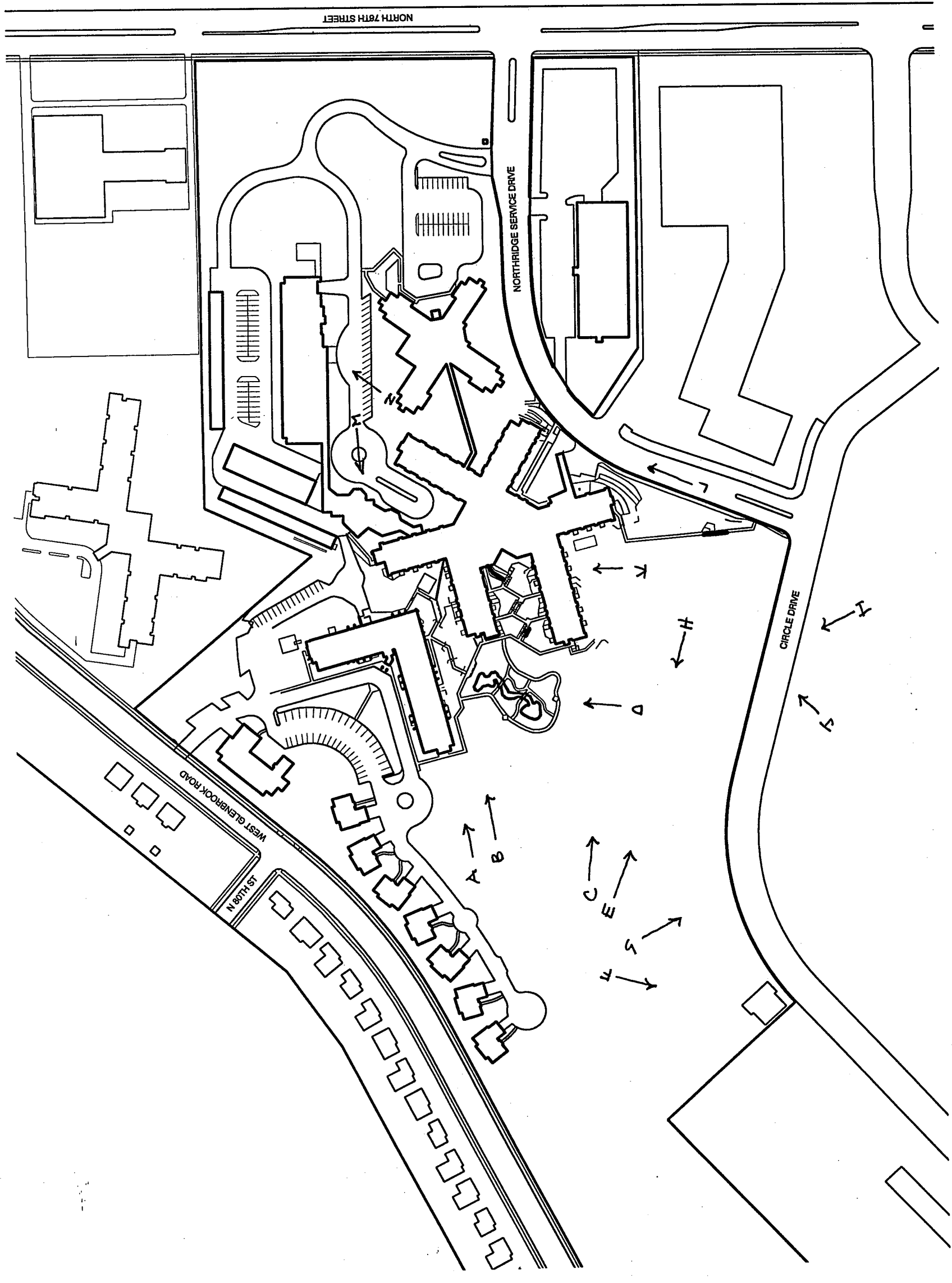


ALEXIAN VILLAGE OF MILWAUKEE

9301 North 76th St.
Milwaukee, WI

Issue Date: 1/28/03
Issued With:
Ref. Sheet:
Project No.: 201099

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DPD-1
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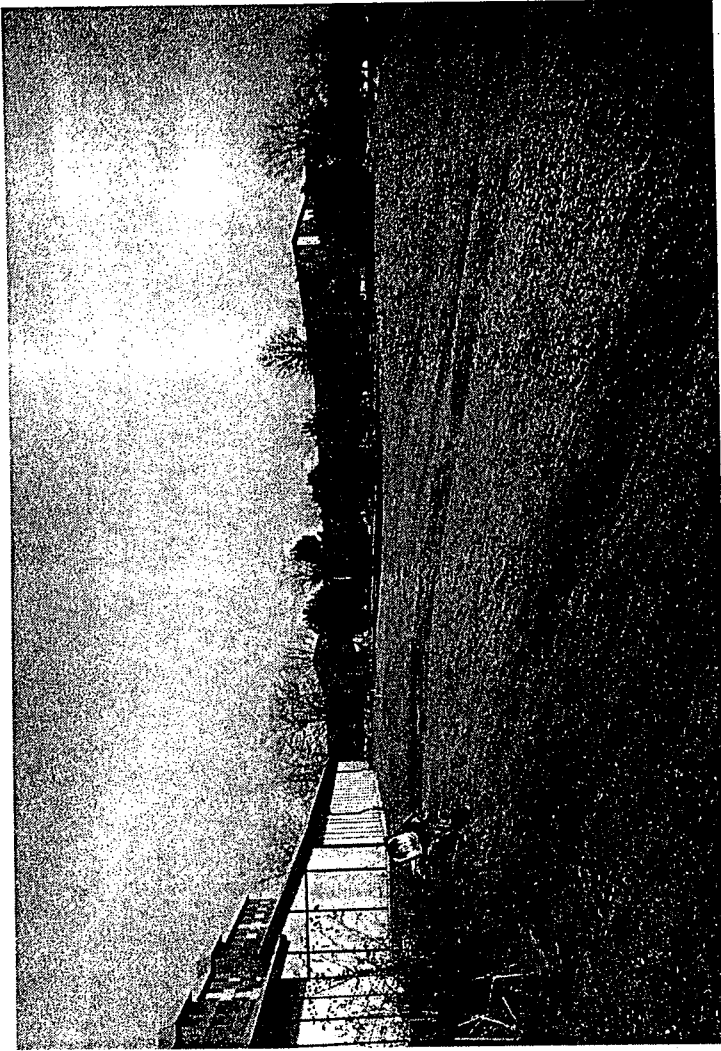
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SITE PHOTO KEY

ALEXIAN VILLAGE OF MILWAUKEE

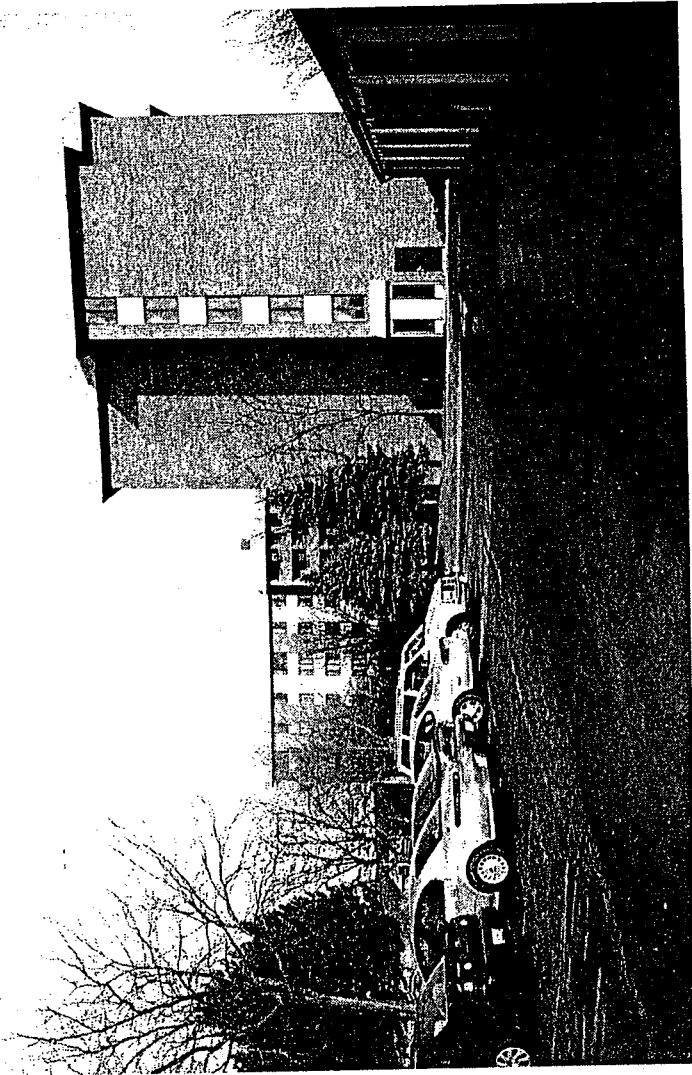
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 Milwaukee, WI



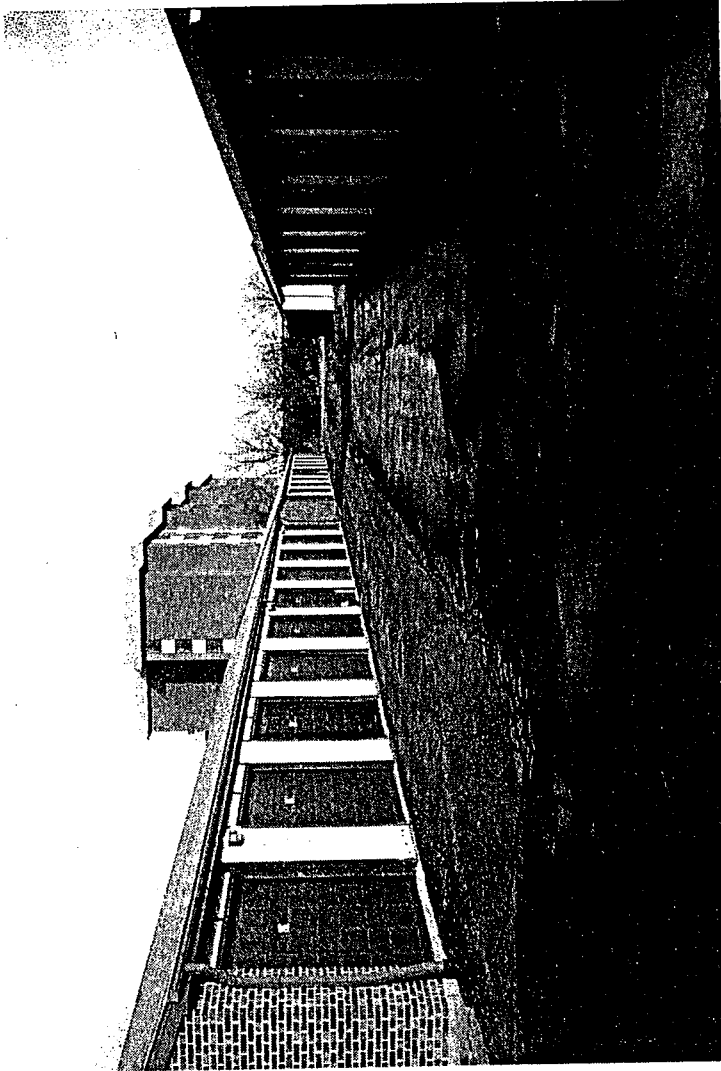
C



D



A



B

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ALEXIAN VILLAGE OF MILWAUKEE

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G



E



H



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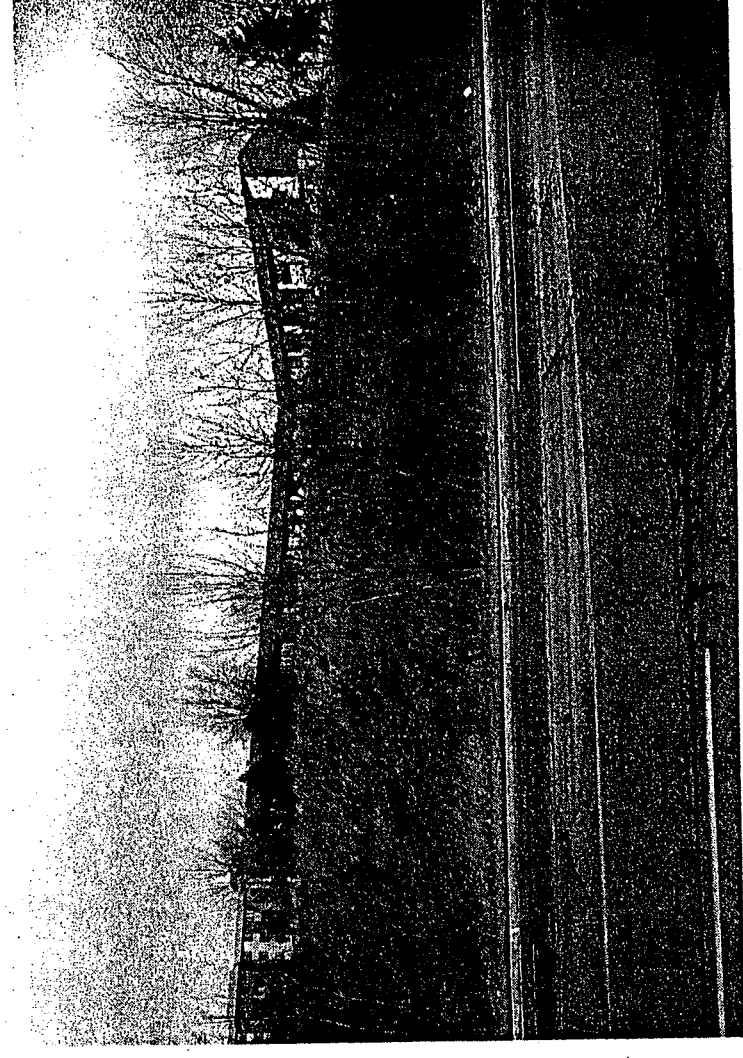
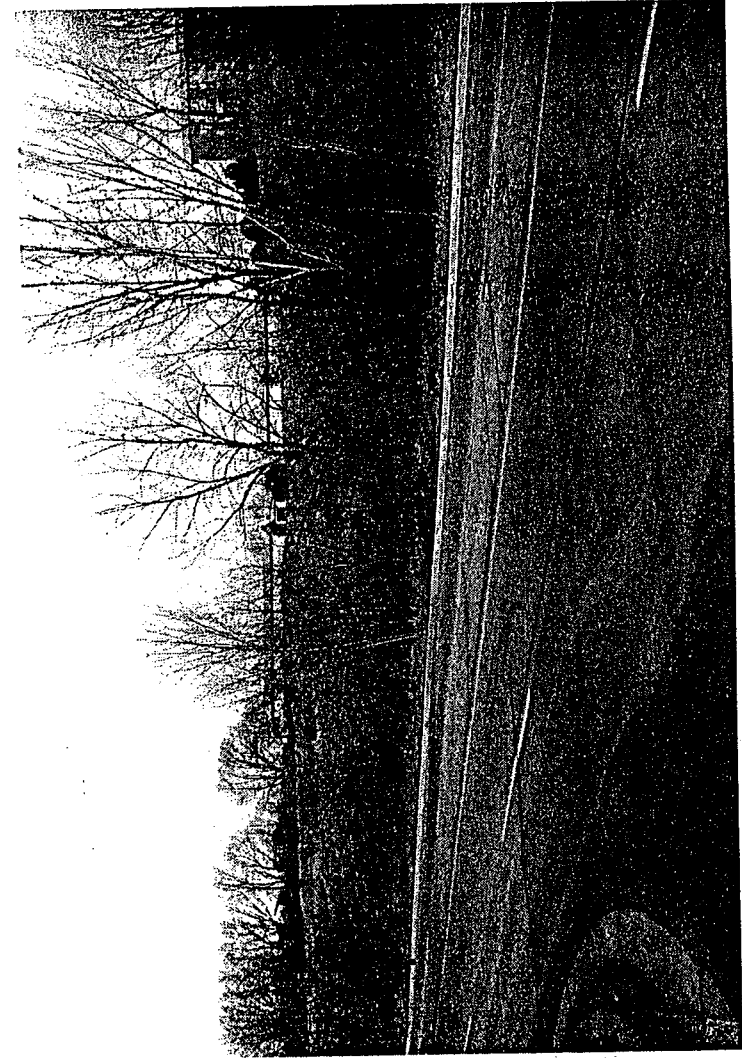
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Sheet No.
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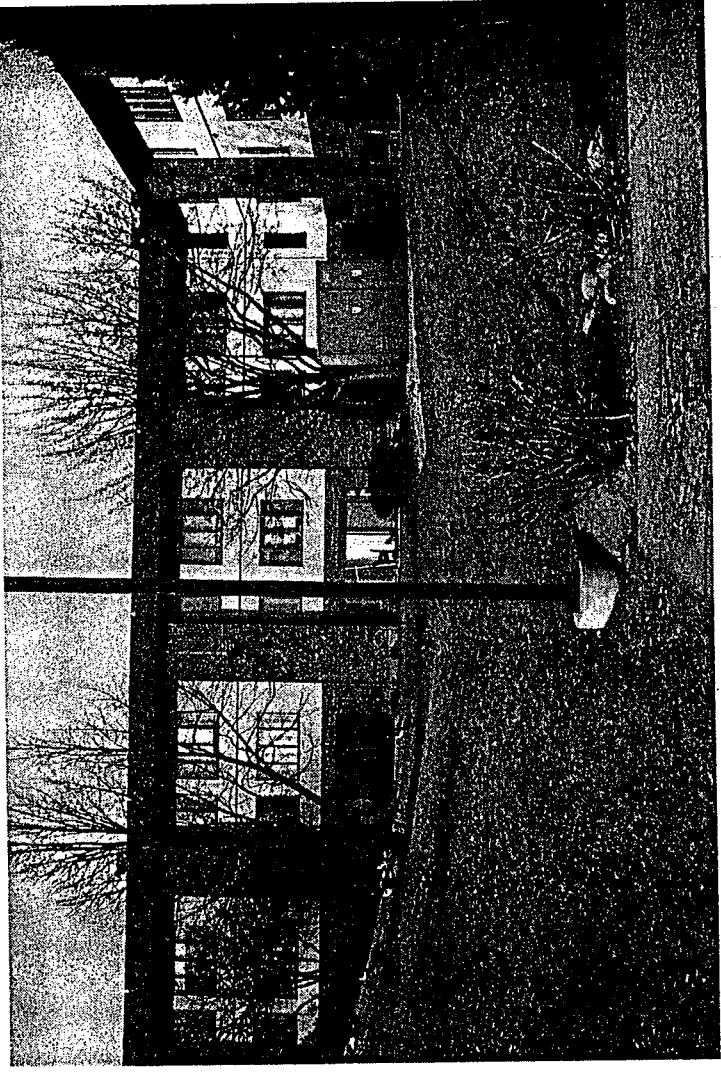
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ALEXIAN VILLAGE OF MILWAUKEE

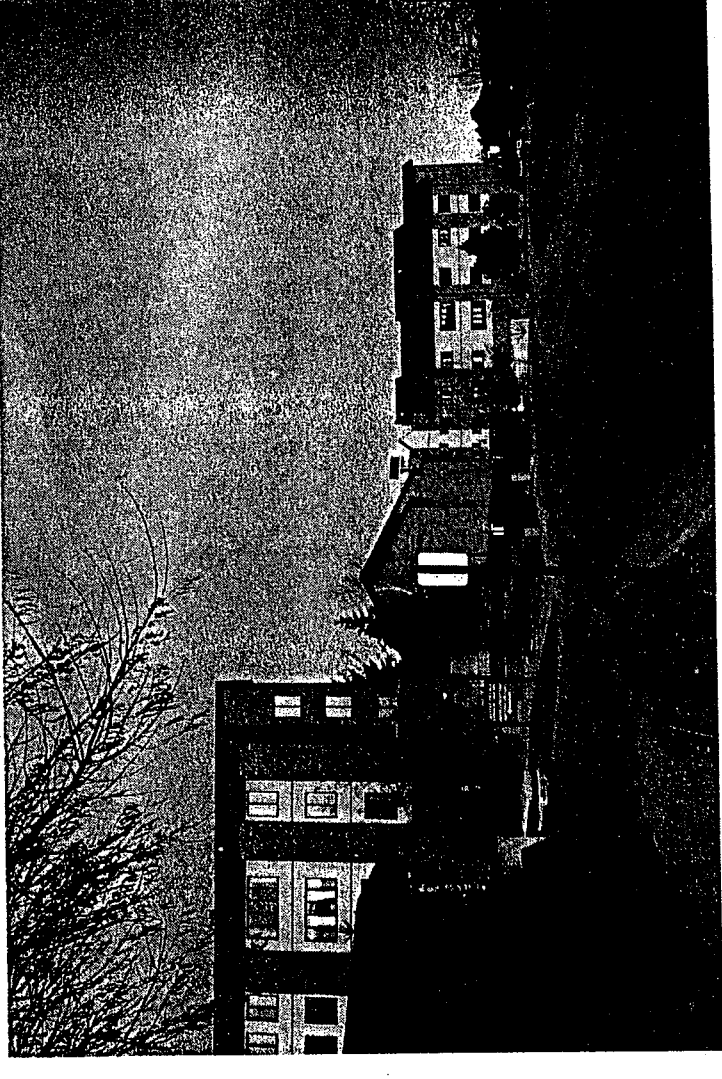
9301 North 76th St.
Milwaukee, WI



J



K



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ALEXIAN VILLAGE OF MILWAUKEE

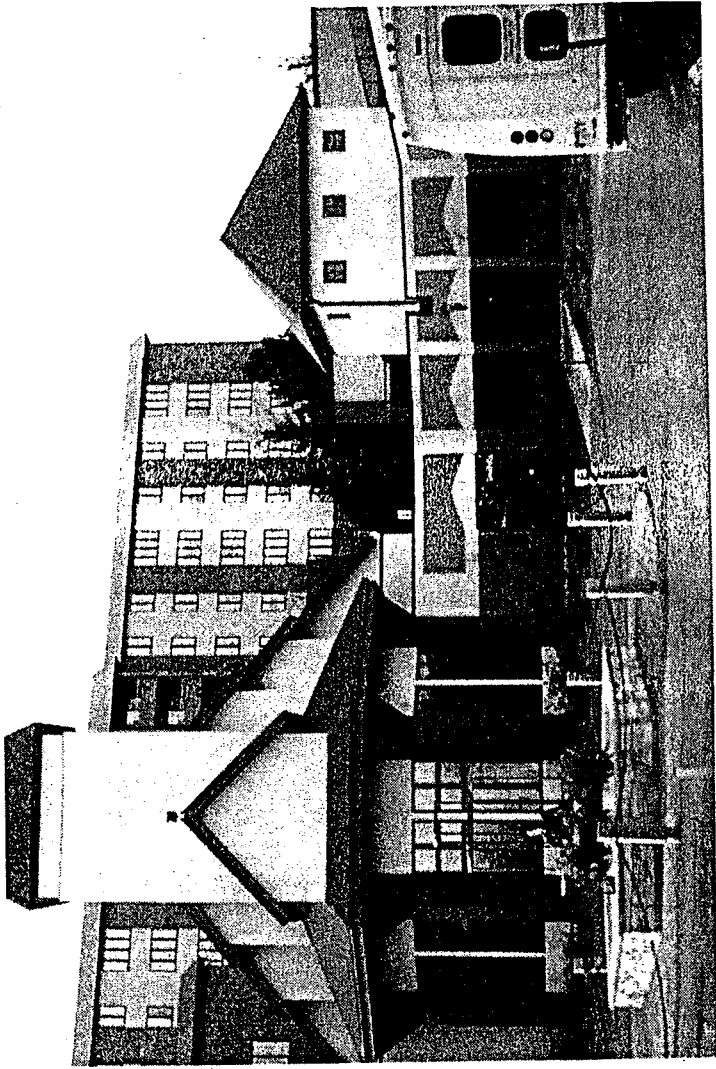
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Project No.: 201099

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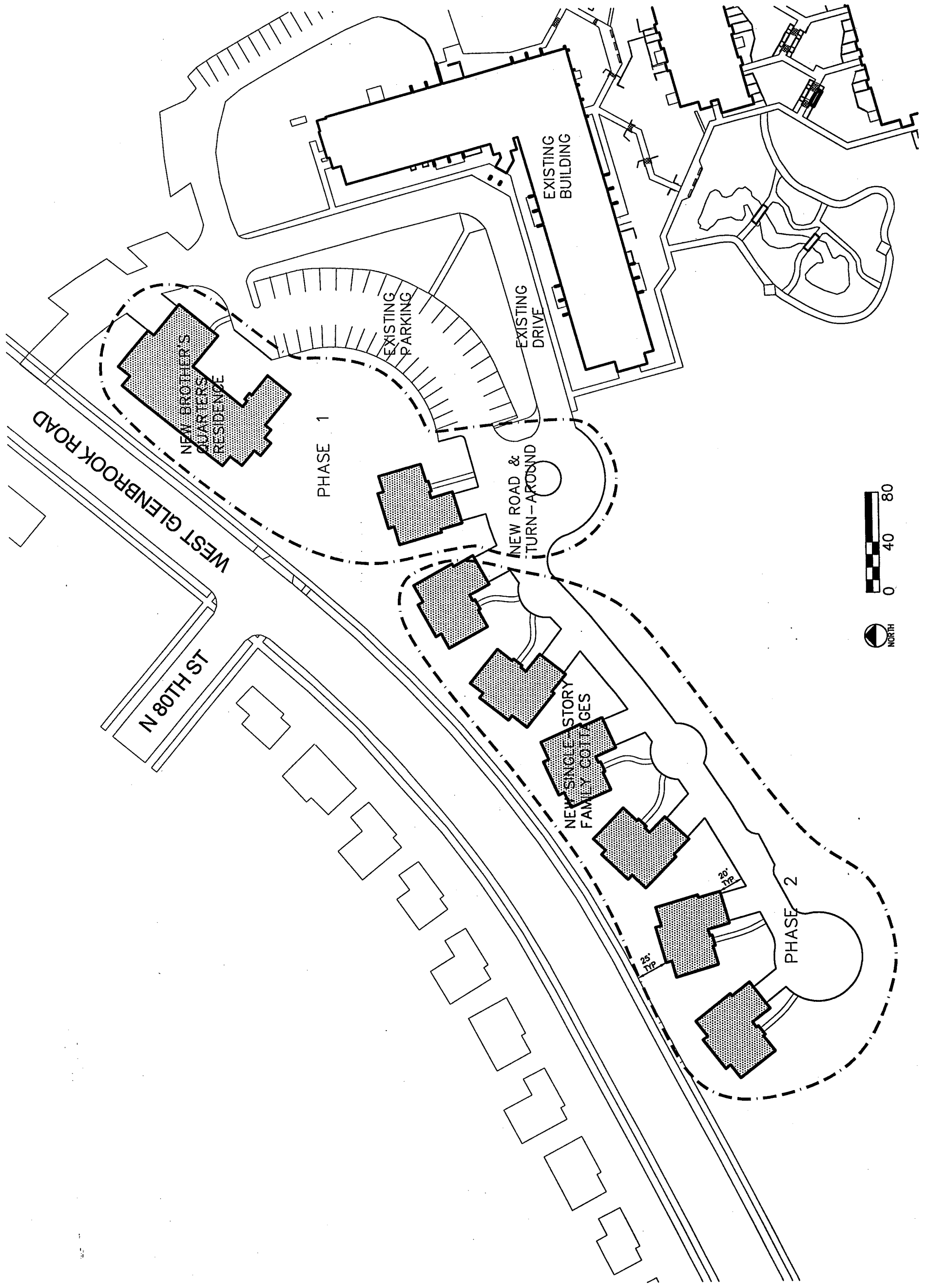


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Drawing Date	1/28/2003
Project Name	ALEXIAN VILLAGE OF MILWAUKEE
Project No.	201099
Sheet Title	SITE PLAN
Client	9301 North 76th St. Milwaukee, WI
Architect	9301 North 76th St. Milwaukee, WI
Sheet No.	DPD-4

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111 West Wisconsin Avenue, Milwaukee, Wisconsin
53203
Phone 414.272.2000 Fax 414.272.2003
119 King Street, Madison, Wisconsin 53703
Sheet No. DPD-4



**GRAEFF
ANHALT
SCHLOEMER
and Associates Inc.**

One Henry Crowl Corporate Center
255 South 8th Street, Suite 401
Milwaukee, WI 53223
414-224-2000
FAX 414-224-0037

Drawing Date
1/28/2003

**ALEXIAN VILLAGE
OF MILWAUKEE**

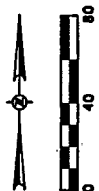
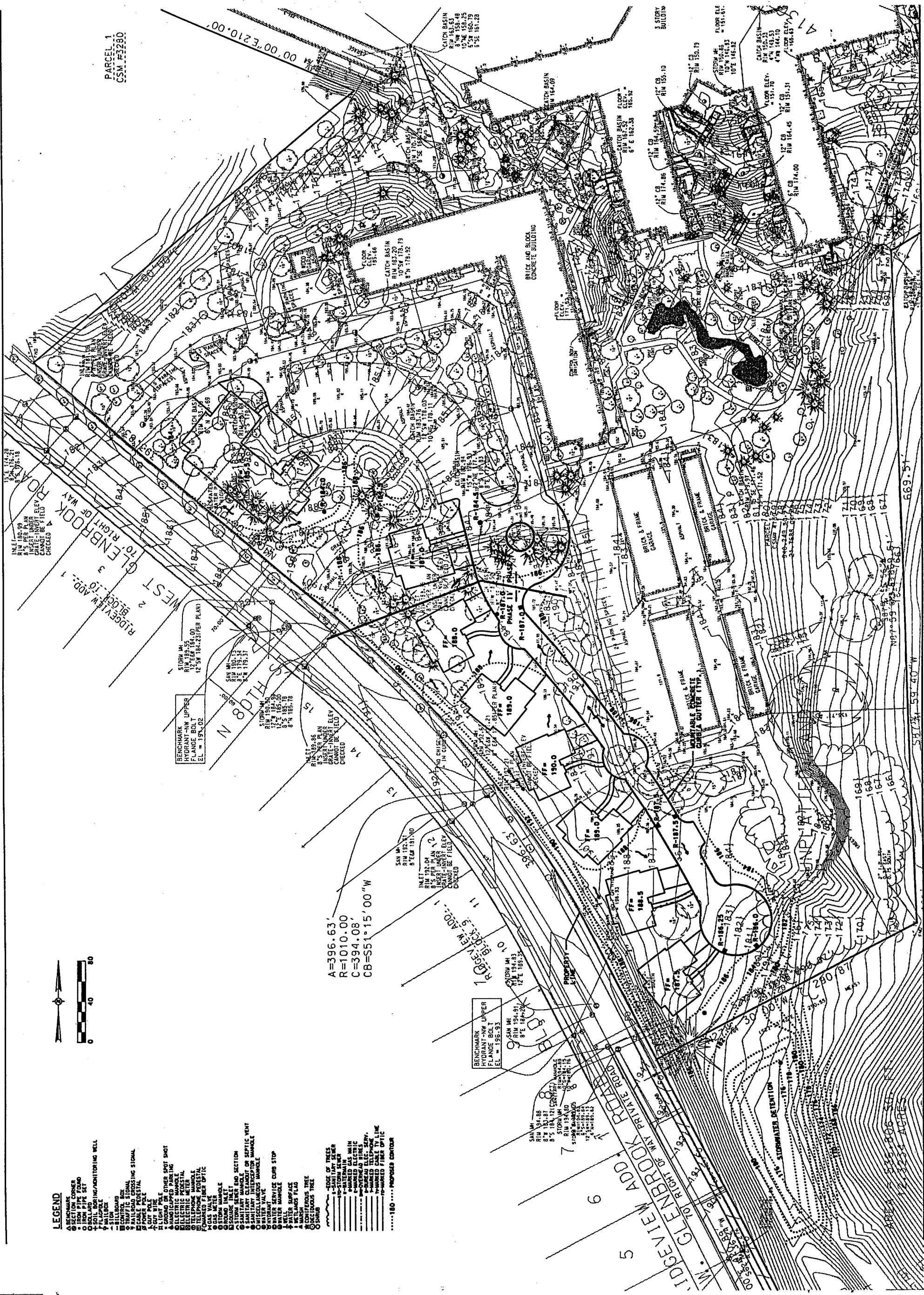
9301 North 76th St
Milwaukee, WI 53223

Project No.
201099

Sheet Title
**PROPOSED SITE
GRADING PLAN**

Sheet No.
DFD-5

PARCEL 1
CSM #3280



A=396.63'
R=1010.00
C=394.08'
CB=S51°15'00"W

LEGEND

- 1 BENCHMARK
- 2 SECTION CORNER
- 3 IRON PIPE FOUND
- 4 CORNER BENCH MARK
- 5 CORNER BENCH MARK
- 6 CORNER BENCH MARK
- 7 CORNER BENCH MARK
- 8 CORNER BENCH MARK
- 9 CORNER BENCH MARK
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- 100 CORNER BENCH MARK

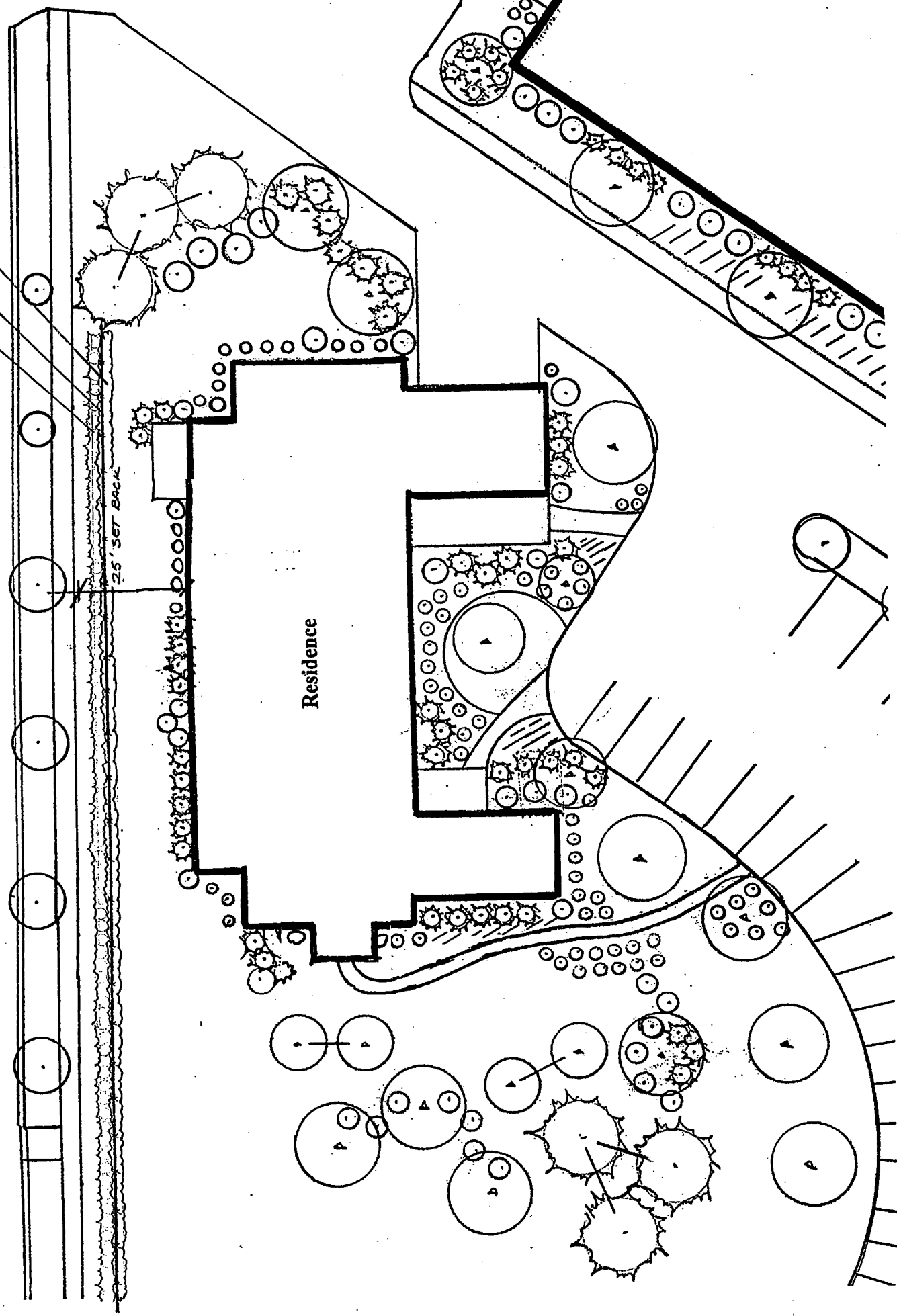
TECHNY ARBORETEA - 5' FROM SIDEWALK - CONTINUOUS LANE

4' HT - 2-SPLIT RAIL FENCE WITH BEICK COLUMNS - CONTINUOUS LANE

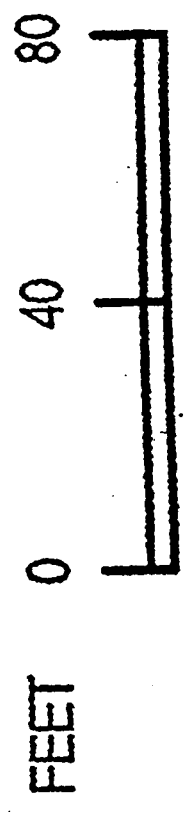
MEDIUM SHRUB - CONTINUOUS

WEST GLENBROOK ROAD

THE BROTHERS RESIDENCE



- Small shrub
- ⊛ Small evergreen
- ⊙ Medium shrub
- ⊠ Ornamental Tree
- ⊡ Shade Tree
- ⊛ Evergreen Tree
- ▨ Perennial Flowers or Groundcover



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DPD-7a

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ALEXIAN VILLAGE OF MILWAUKEE

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Milwaukee, WI

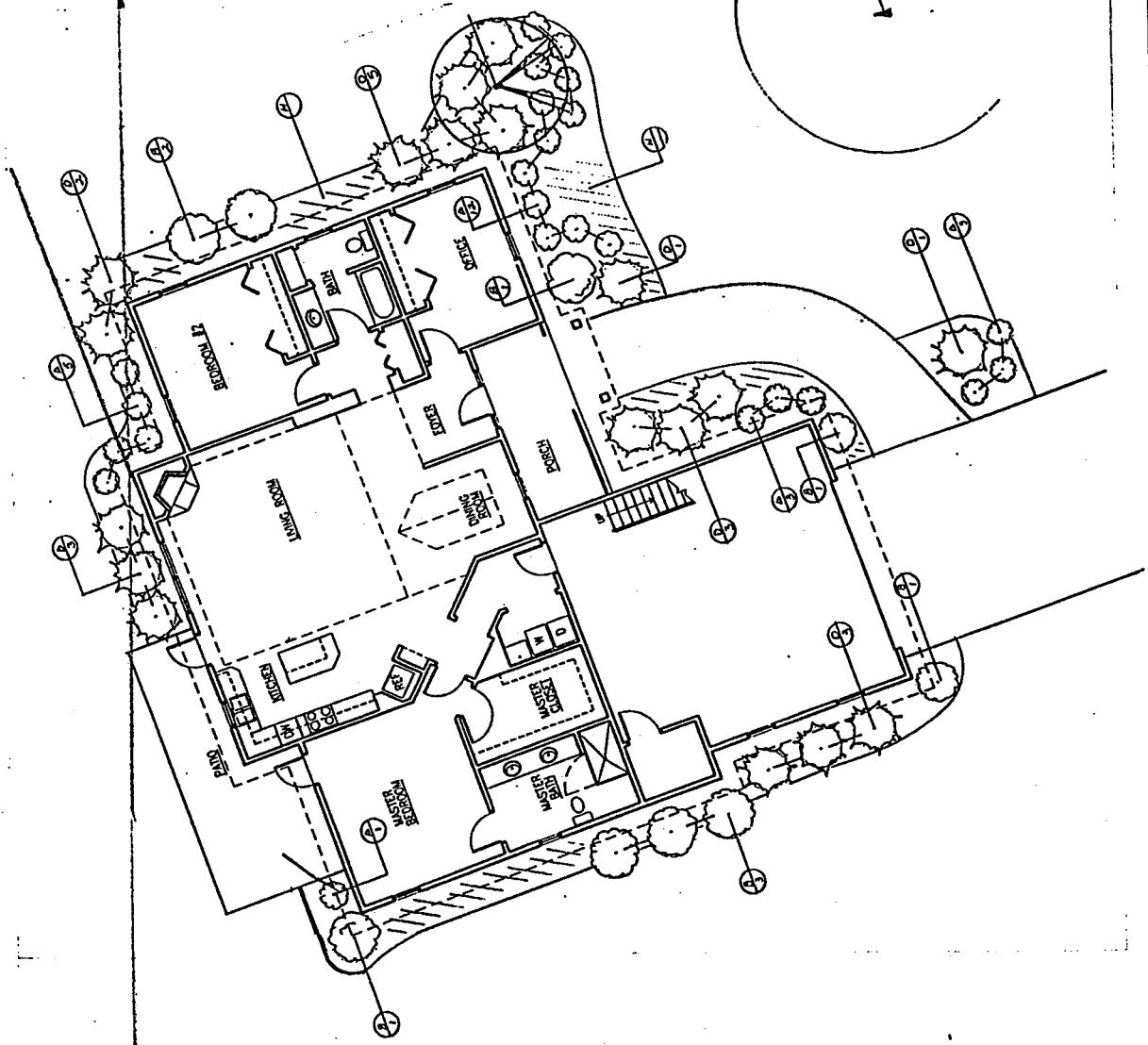
ALEXIAN VILLAGE CONDOMINIUMS
MILWAUKEE, WISCONSIN



← PUBLIC SIDEWALK →

TECHNY ARBORVITAE - 1' FROM SIDEWALK - CONTINUOUS LINE - @ 4'-0" o.c.
4' HT - 2 - SPILT BALL FENCE WITH BEICK COLUMNS - CONTINUOUS LINE
MEDIUM SPIREA CONTINUOUS

2.5' SET BACK



PLANT LIST AND KEY FOR CONDOMINIUMS

- (A) SMALL ORNAMENTAL SHRUB - Goldmound Spirea, Goldflame Spirea, Crimson Pygmy Barberry, Little Princess Spirea, A.W. Spirea
- (B) MEDIUM ORNAMENTAL SHRUB - Dwarf Korean Lilac, Miss Kim Lilac, Dwarf American Cranberry
- (C) LARGE ORNAMENTAL SHRUB - American Cranberry, Wentworth Cranberry, Common Lilac, French Lilac Dogwood, Forsythia
- (D) EVERGREEN SHRUB - Taunton Yew, Broadmoor Juniper, Savin Juniper Techny Arborvitea
- (E) EVERGREEN TREE - Austrian Pine, Black Hills Spruce
- (F) ORNAMENTAL FLOWERING TREE - Flowering Crabapple, Amur Maple, Japanese Lilac, Cherry
- (G) SHADE TREE - Maple, Ash, Linden, Honeylocust, Birch,
- (H) PERENNIAL FLOWERS OR GROUNDCOVER - Daylily, Coneflower, Rudbeckia, Sedum, Liatris, Pachysandra, Ajuga

Issue Date: 1/28/2003

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Ref. Sheet:

Project No.: 201099.00

Sheet No.

DPD-7b

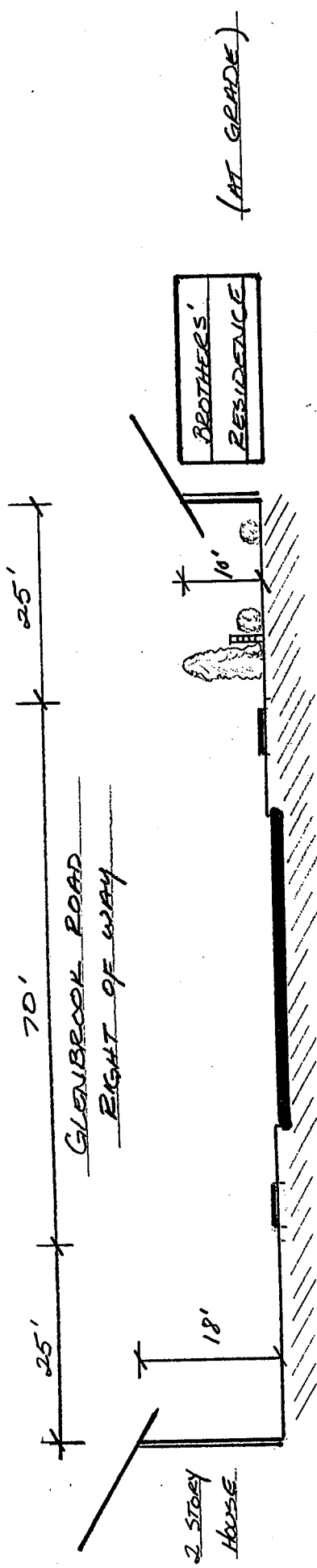
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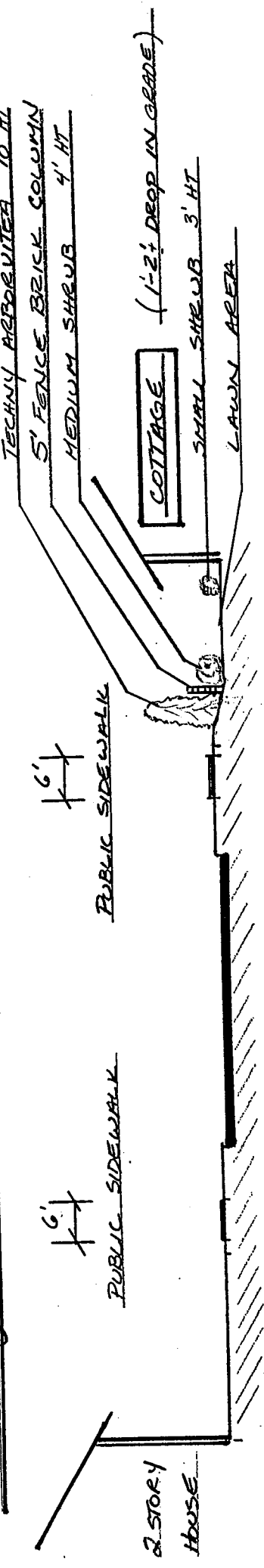
ALEXIAN VILLAGE OF MILWAUKEE

9301 North 76th St.
Milwaukee, WI

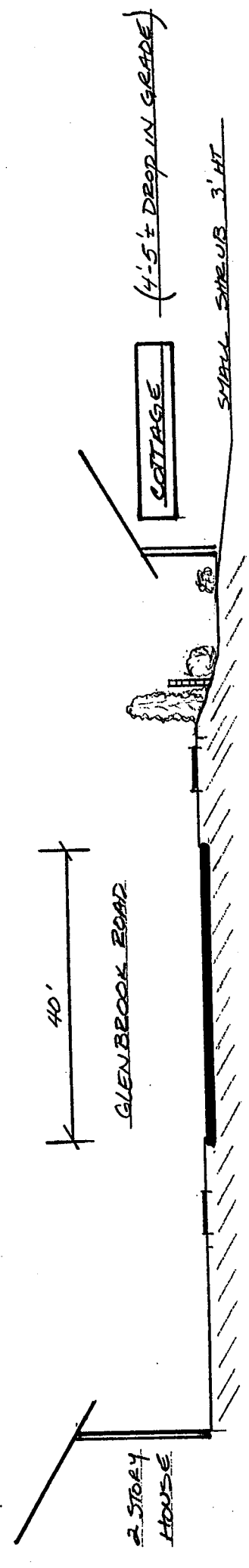
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① - SITE SECTION AT BROTHERS' RESIDENCE



② - SITE SECTION AT COTTAGE MID-POINT



③ - SITE SECTION AT COTTAGE WEST END

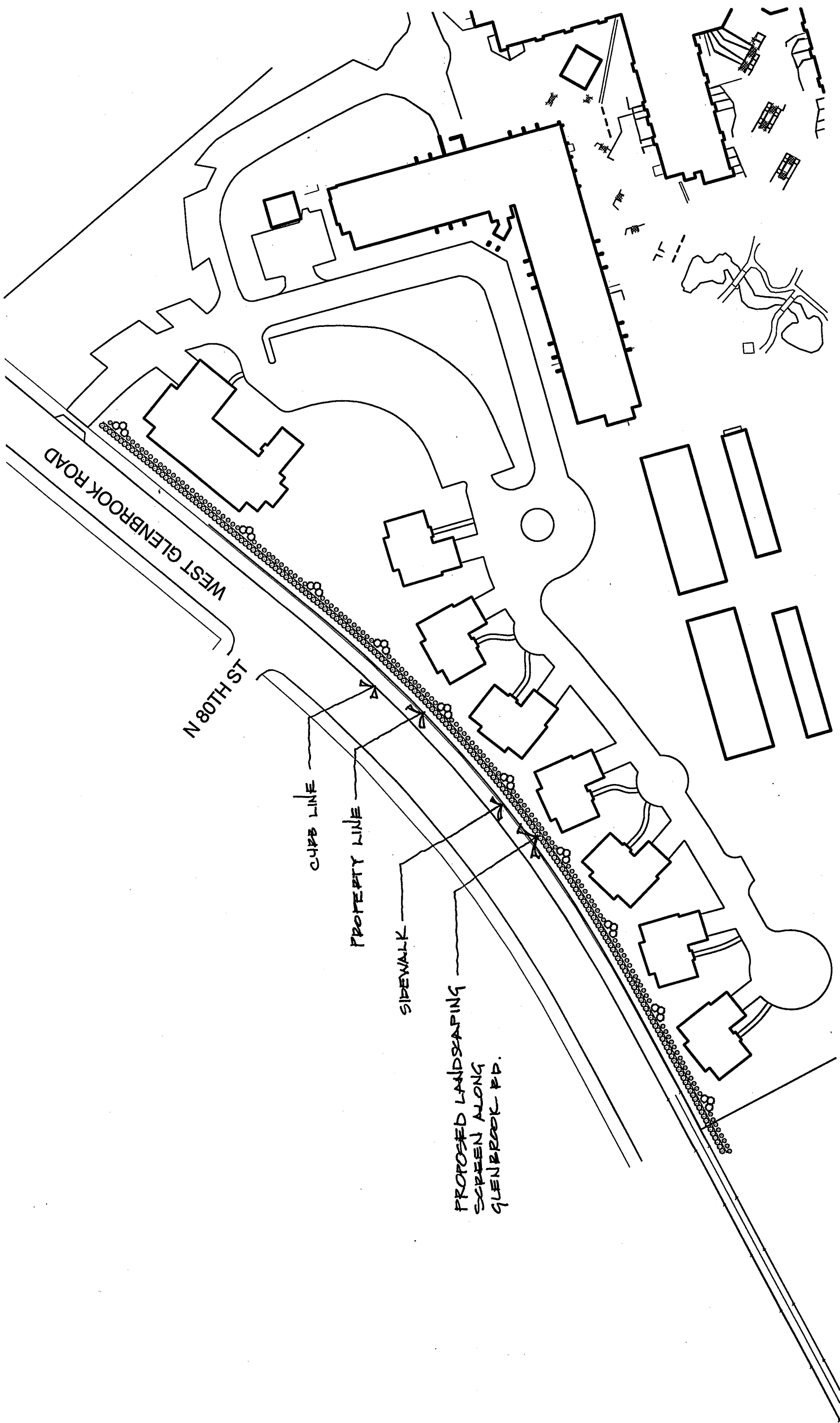
SCALE 1" = 20'

DESIGN BY: MARIE BASINGS
LANDSCAPE ARCHITECT
12/18/02

NOTE: FENCE COLUMN TO BE BRICK
2-RAIL FENCE TO BE SPRUIT RAIL
SHRUB HT IS AT MATURITY

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Project No.: 201099.00

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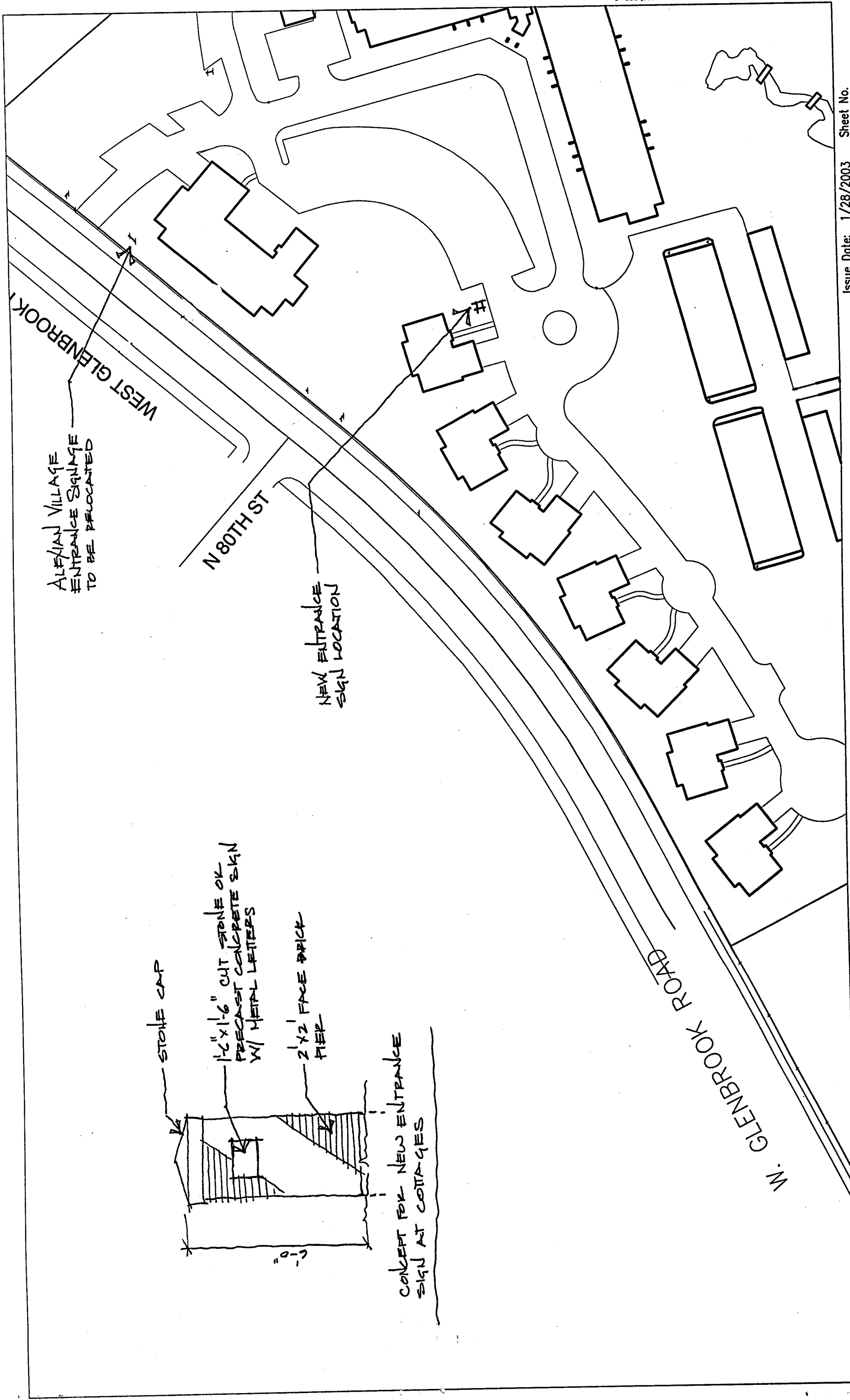
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DPD-8a

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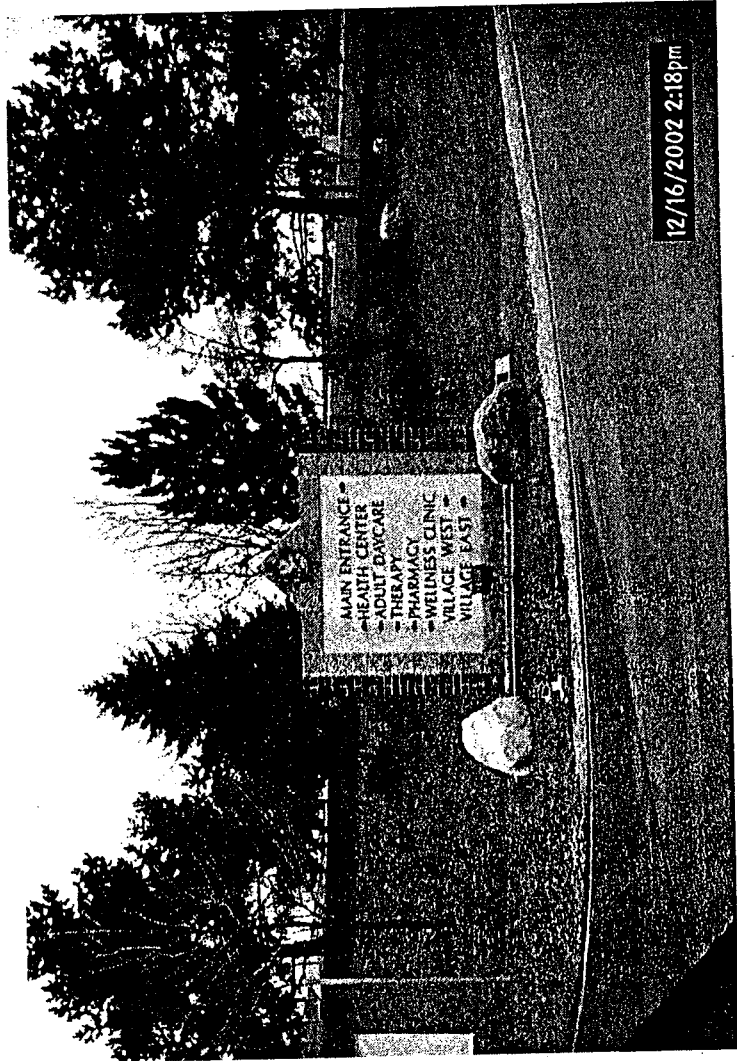
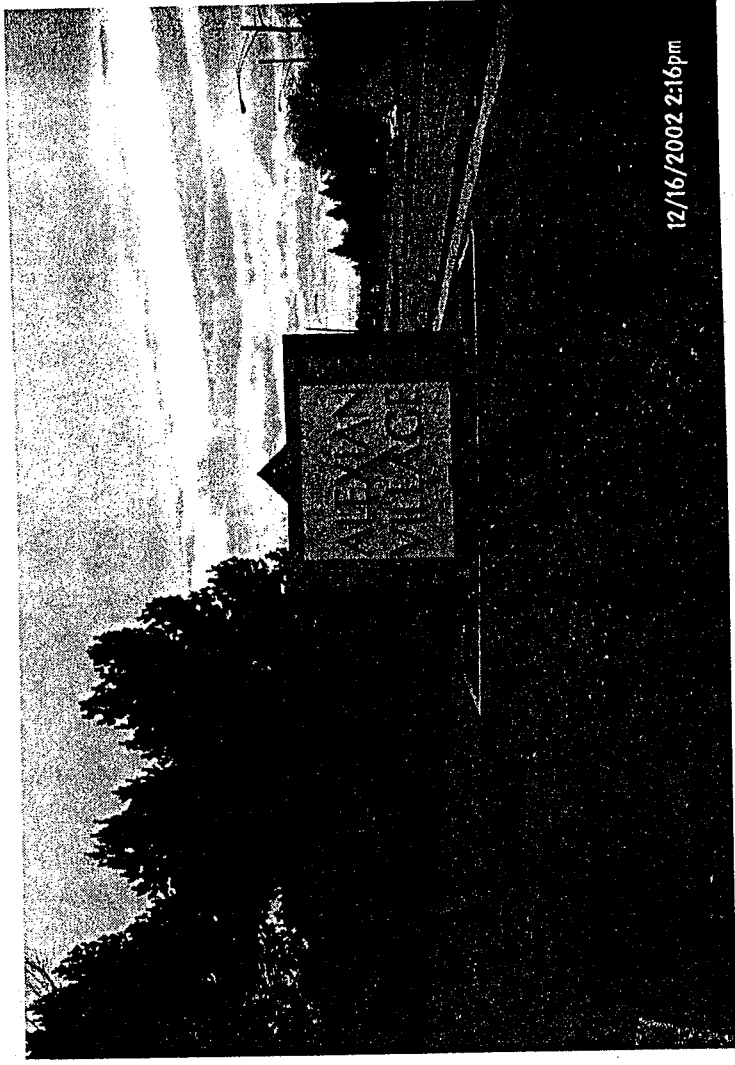
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ALEXIAN VILLAGE OF MILWAUKEE

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Milwaukee, WI



ALEXIAN VILLAGE OF MILWAUKEE

SIGNAGE PHOTOS

9301 North 76th St.
Milwaukee, WI

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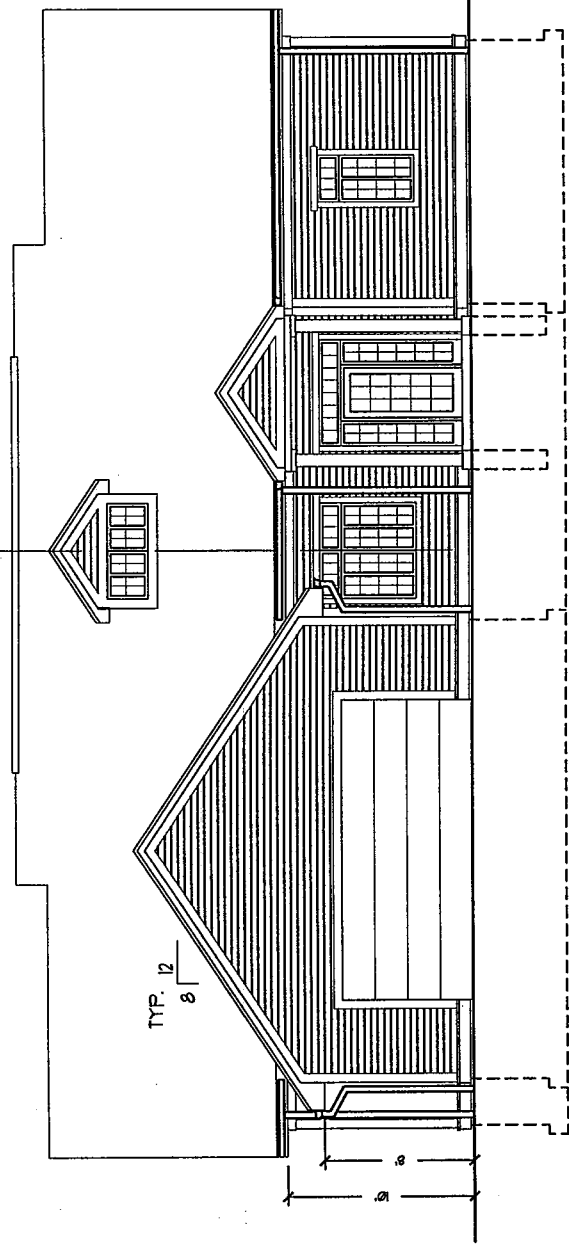
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DPD-8b

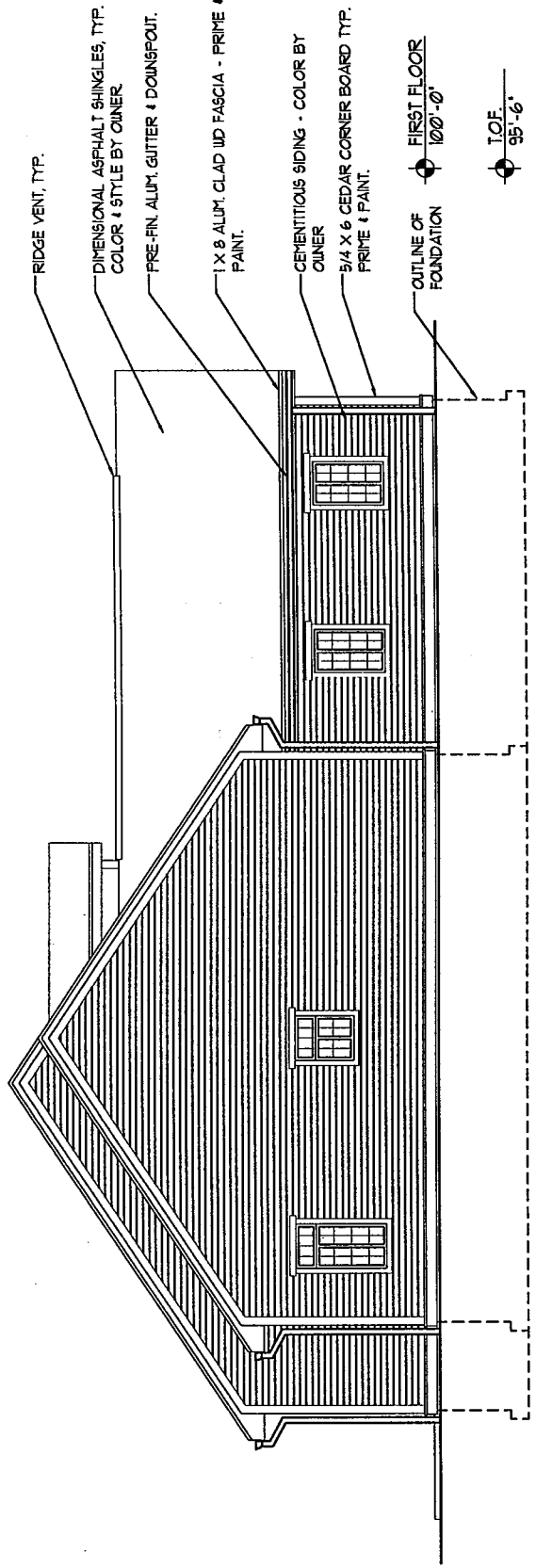
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ALIGN DORMER W/
WINDOW BELOW



TYP. 12
8



— RIDGE VENT, TYP.

— DIMENSIONAL ASPHALT SHINGLES, TYP.
COLOR & STYLE BY OWNER

— PRE-FIN. ALUM. GUTTER & DOWNSPOUT.

— 1 X 8 ALUM. CLAD WD FASCIA - PRIME &
PAINT.

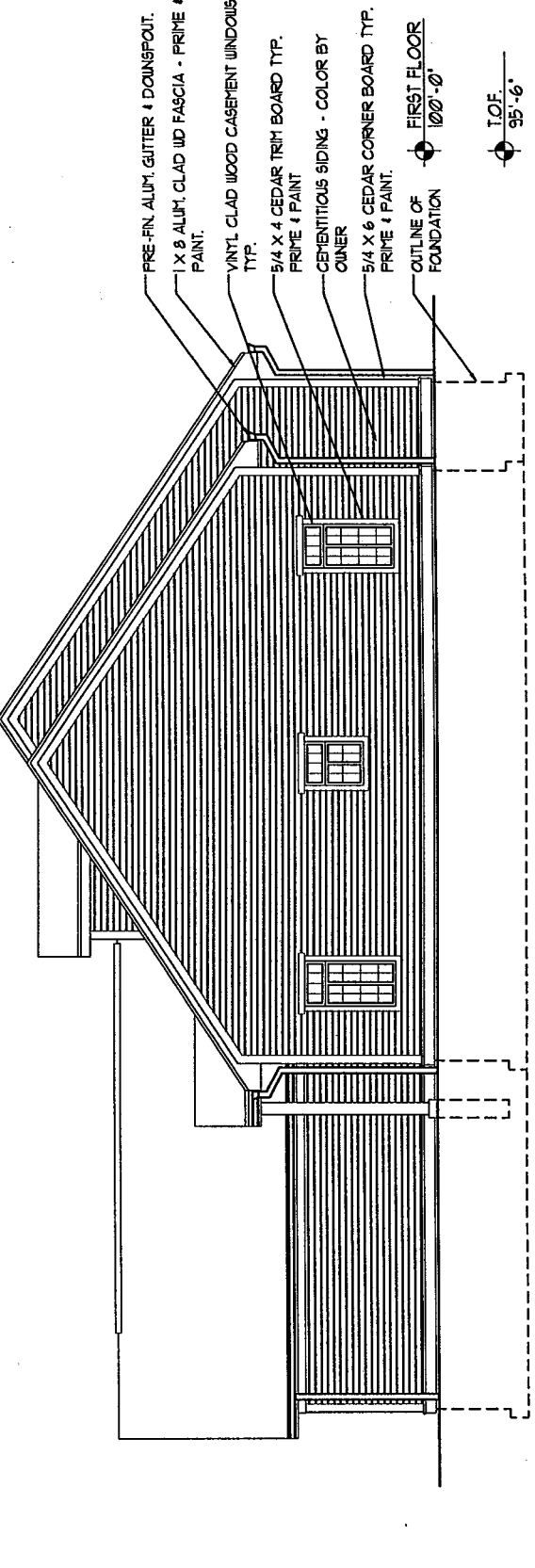
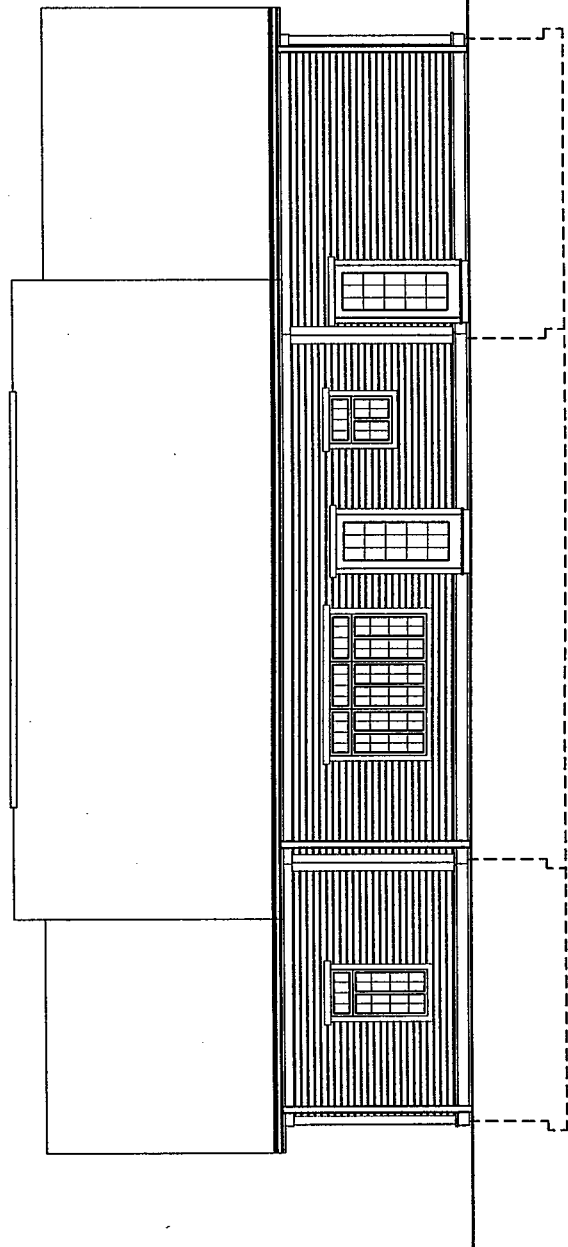
— CEMENTITIOUS SIDING - COLOR BY
OWNER

— 5/4 X 6 CEDAR CORNER BOARD TYP.
PRIME & PAINT.

— OUTLINE OF
FOUNDATION

— FIRST FLOOR
10'0"-0"

— I.O.F.
95'-6"



— PRE-FIN. ALUM. GUTTER & DOWNSPOUT.

— 1 X 8 ALUM. CLAD WD FASCIA - PRIME &
PAINT.

— VINYL CLAD WOOD CASEMENT WINDOWS,
TYP.

— 5/4 X 4 CEDAR TRIM BOARD TYP.
PRIME & PAINT

— CEMENTITIOUS SIDING - COLOR BY
OWNER

— 5/4 X 6 CEDAR CORNER BOARD TYP.
PRIME & PAINT.

— OUTLINE OF
FOUNDATION

— FIRST FLOOR
10'0"-0"

— I.O.F.
95'-6"

ALEXIAN VILLAGE OF MILWAUKEE

9301 North 76th St.
Milwaukee, WI

Issue Date: 1/28/2003

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Bill Hildebrand
ARCHITECTURE
CONSULTANTS

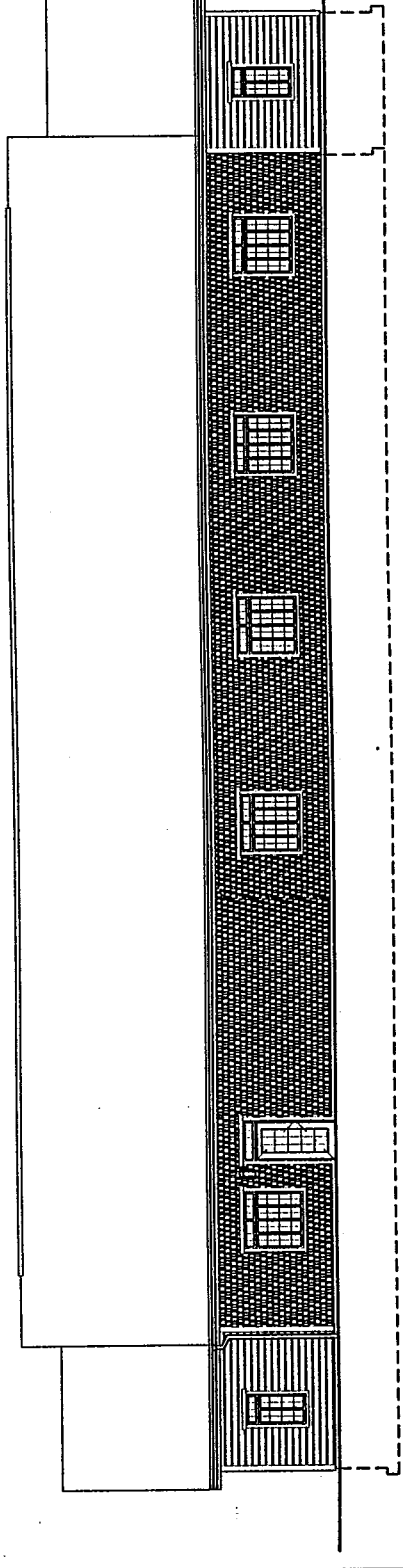
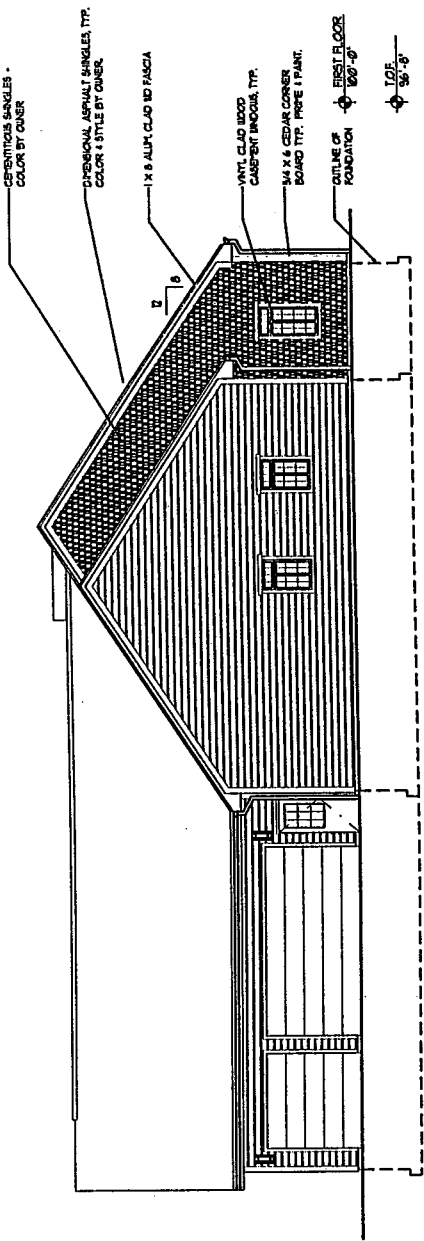
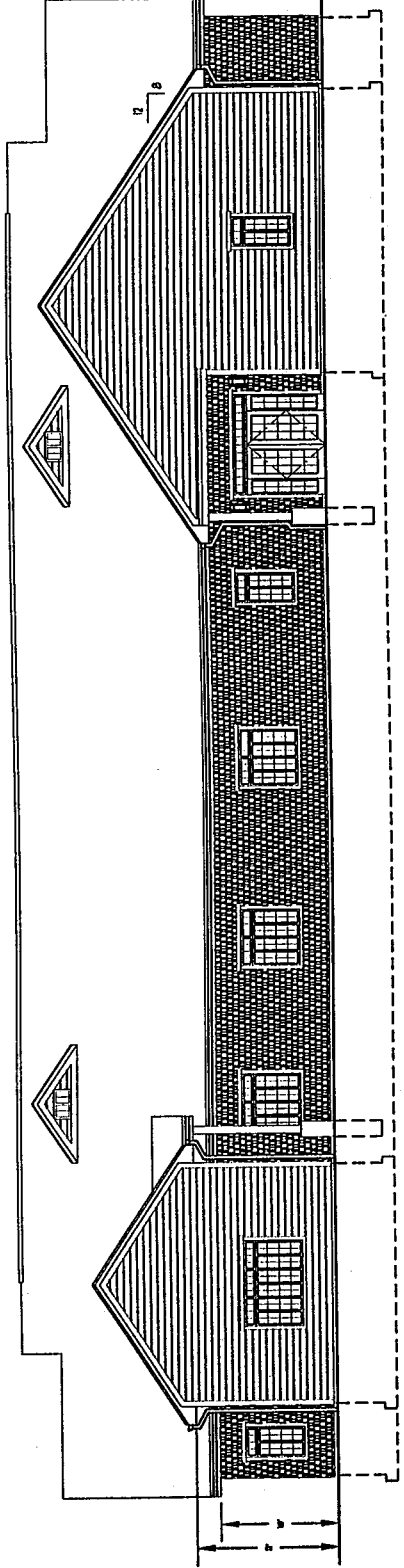
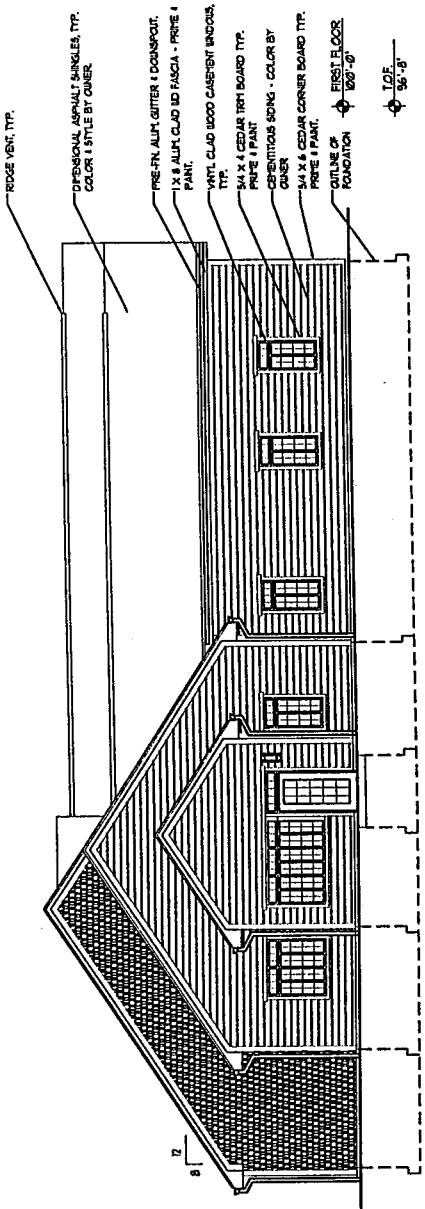
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COTTAGE ELEVATIONS



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ARCHITECTURE
CONSULTING

ALEXIAN VILLAGE OF MILWAUKEE

BROTHERS QUARTERS ELEVATIONS

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Milwaukee, WI

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DPD-10

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MASTER PLAN FOR ALEXIAN VILLAGE

9301 North 76th Street
Milwaukee, Wisconsin

DETAILED PLANNED DEVELOPMENT

Project Description and Owner's Statement of Intent
January 28, 2003

1. Components of Detailed Plan and Supporting Materials

Alexian Village requests that the Alexian Village campus be granted a Detailed Planned Development (DPD) approval in accordance with this statement. This DPD constitutes the first two phases of four anticipated phases of development for the Alexian Village campus. This statement together with the accompanying plan sheets and related materials identified below constitutes and supports the detailed development plan. The following information is provided in compliance with Section 295-907 of the City of Milwaukee Zoning Ordinances.

SHEET INDEX:

DPD - T	Title Sheet
DPD - 1	Vicinity Map
DPD - 2	Site Photos - Existing Context (Drawings DPD-2a, 2b, 2c, 2d and 2e)
DPD - 3	Topographic Survey- Existing
DPD - 4	Site Plan - Proposed New Site Development
DPD - 5	Proposed Site Grading Plan
DPD - 6	Proposed Site Utility Plan
DPD - 7	Proposed Landscaping Plans (Drawings DPD- 7a, 7b, 7c and 7d)
DPD - 8	Existing and Proposed New Site Signage
DPD - 9	Proposed Exterior Elevations - Cottages

DPD – 10 Proposed Exterior Elevations – Brothers' Quarters

2. Description of Development and Owner's Statement of Intent

The proposed new Alexian Village site development and buildings will be constructed in phases to respond to the growing, evolving marketplace demands in the senior retirement community housing market. The new Cottages and interior roadway will allow the residents to live in individual homes in a secure, village-like and welcoming environment and will allow expansion of the existing wide range of services provided by Alexian Village. The new Brothers' Quarters will allow the Alexian Brothers to reside in their own building on the campus. Since some of the new buildings will be constructed in the location of the existing residents' vehicles garages, two new garages will be located in more peripheral locations, to allow maximization of a landscaped park-like development amidst the residential community. The new development will extend and enhance the character and quality of the existing campus and will be compatible with the adjacent neighborhood. The entire development will be pedestrian friendly. Proposed setbacks along Glenbrook Road will be consistent with the surrounding neighborhood.

Project Phasing:

At this time, it is anticipated that the complete scope of work will be completed in four phases as noted below.

- a. Phase I: construction of the new Brothers' Quarters and first Cottage located immediately west of the Brothers' Quarters. It is anticipated that these buildings will be constructed in 2003.
- b. Phase II: construction of six additional Cottages and a portion of the new east-west segment of the interior roadway located in front of each Cottage, including the circular turn-around at the northwest corner of the site. These units will be constructed as soon as pre-sales activities are completed.
- c. Phases III and IV: The remaining Cottages and interior road will be constructed as soon as the market demand is defined and pre-sales are completed. In addition, as the construction of the Phase III and IV Cottages proceeds, the four existing garages for residents' vehicles located west of the Village

East and West buildings will be removed and replaced with new garages as follows: One garage will be located north of the Village West building and a second garage will be located at the north side of the existing parking lot located north of the Village Square building. Drawing GPD-4 (general Planned Development document) notes the conceptual location of these structures.

3. Compliance with Standards:

- a. Gross Land Area: 34.0 acres (property owned by Alexian Village and Alexian Elderly Services). The property sub parcels are as follows and as defined on Drawing GPD-4:

Parcels 2,3 and 4: 34.0 acres.

Parcel 1: 23.7 acres (located north of Glenbrook Road) - excluded from the considerations of this DPD.

Parcel 5: 2.5 acres (owned by Alexian Elderly Services) - excluded from the considerations of this DPD.

- b. Maximum Land Covered by Buildings:

- Existing buildings: 3.93 acres
- New Buildings: 0.57 acres

- c. Maximum amount of land devoted to parking, drives, and parking structures: 5.7 acres

- d. Maximum amount of land devoted to landscaped open space: 9.1 acres

- e. Maximum proposed dwelling unit density, if residential and/or total square footage devoted to non-residential uses:

- New Cottages and Brothers' Quarters: based on general area in which the new buildings will be located (currently open, landscaped space), the new buildings cover approximately 0.10 % of the land.

- f. Proposed number of buildings:

- New Cottages: a total of seven (7) Cottages are proposed for Phases I and II construction and are defined accordingly in this document.
- Thirty (30) Cottages total to be provided in four anticipated phases of construction, pending sales and demand; to be single family for retired couples or individuals housed within two-bedroom units. The

Cottages pertaining to Phases III and IV are not shown and are not included within the scope of this DPD, since the schedule for construction of that work relates directly to future pre-sales of the units.

- New Brothers' Quarters: to serve as a residence for the Alexian Brothers. The building will contain ten sleeping rooms and support functions.

- g. Maximum of dwelling units and bedroom per building:
 - Cottages: to be two-bedroom units, intended to house retired couples or individuals.
 - Brothers' Quarters: to contain ten sleeping rooms (single occupancy) and support functions.
- h. Parking spaces provided:
 - Existing enclosed: 140 vehicles
 - Existing outsider parking: 260 vehicles
 - New Cottages: each Cottage to have an attached two-car garage with additional driveway space adjacent to each unit to accommodate occasional visitors or residents whose vehicles are temporarily parked outside.
 - Brothers' Quarters: a three car attached garage will be provided.
 - Proposed new Garages for residents' vehicles (to be constructed on a phased basis, to replace existing garages currently located in an area in which new Phases III and IV Cottages will be located:
- i. Vicinity Map: see attached drawing DPD-1.
- j. Site Photos: see attached drawing DPD-2. Site photos are provided to define the general character of the existing buildings and site development.
- k. Site Survey: see attached site survey drawing DPD-3 prepared by National Survey.
- l. Site Plan: see attached Site Plan drawing DPD-4 that shows existing buildings and the proposed new construction for Phases I and II. The buildings pertaining to Phases III and IV are not shown and are not included within the scope of this DPD, since the schedule for construction of that work is less defined at this time.
- m. Site Grading Plan: see attached Site Grading Plan DPD-5 prepared by Graef Anhalt Schloemer and Associates.

Proposed site grading at 2 foot contour intervals and related control of site run-off is defined on the drawing.

n. Site Utility Plan: see attached Site Utility Plan DPD-6 prepared by Graef Anhalt Schloemer and Associates. Proposed remodeled and/or new storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations are defined.

o. Site Landscaping Plan: see attached plan DPD-7a, 7b, 7c and 7d, prepared by Marie K. Basting Landscape Architect. The landscaping concept is as follows:

The new landscaping will extend and enhance the existing campus landscaping throughout the new development, as each phase is constructed. The existing campus is heavily landscaped with a rich variety of plantings and lawn areas that are interwoven between and around the existing buildings, driveways and walkways. The proposed new landscaping will extend the park-like setting throughout while providing variety in species, scale and density around each building.

Landscaping along West Glenbrook Road: as Phases I and II are constructed, a green landscaped buffer will be provided to serve as a functional and visual screen between the proposed new Brothers' Quarters and Cottages located along the city street. The landscaping will include a combination of tall, vertical scale shrubs, medium height and lower scale shrubs and a fence consisting of brick piers connected with split rail horizontal elements. This landscaped buffer will extend and reinforce the desired village-like, secure environment that is achieved throughout the existing campus.

p. Exterior elevations of proposed new buildings: see attached drawings DPD-9 and DPD-10 prepared by Erik Madisen, AIA.

q. Location of existing Site Signage: see attached Site Plan DPD-8 prepared by Kahler Slater, which notes the location and of existing and proposed new signage.

- See enclosed Site Photos for information that defines the type and design of existing signage that is disbursed the site.

- New Signage: In concept a new face brick pylon sign will be provided to identify the new Cottage development located within the campus. This sign will be approximately six feet high with a cut atone or precast concrete cap, and 2'-0" square. Raised metal letters will be mounted on a cut stone or precast panel set within the pier.

r. Minor Modifications:

Section 295-813 (4) of the Milwaukee Code of Ordinances provides that minor modifications to the DPD may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. See 295-813(4), Milwaukee Ordinance. Alexian Village, in generating the plans for the DPD, has attempted to anticipate all factors required to complete the Project successfully, and has invested a substantial amount of time and capital in doing so. However, neither Alexian Village nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of that fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, Alexian Village will retain the right to make modifications to the DPD at any time. However, in no event will any modifications undertaken by Alexian Village cause any of those effects set forth in S295-813(4)(a).

Minor improvements of this DPD may be allowed without submittal and approval of another detailed plan if sufficient detail is shown on the approved DPD.