CONCORDIA TRUST PROPERTY

DETAILED PLANNED DEVELOPMENT

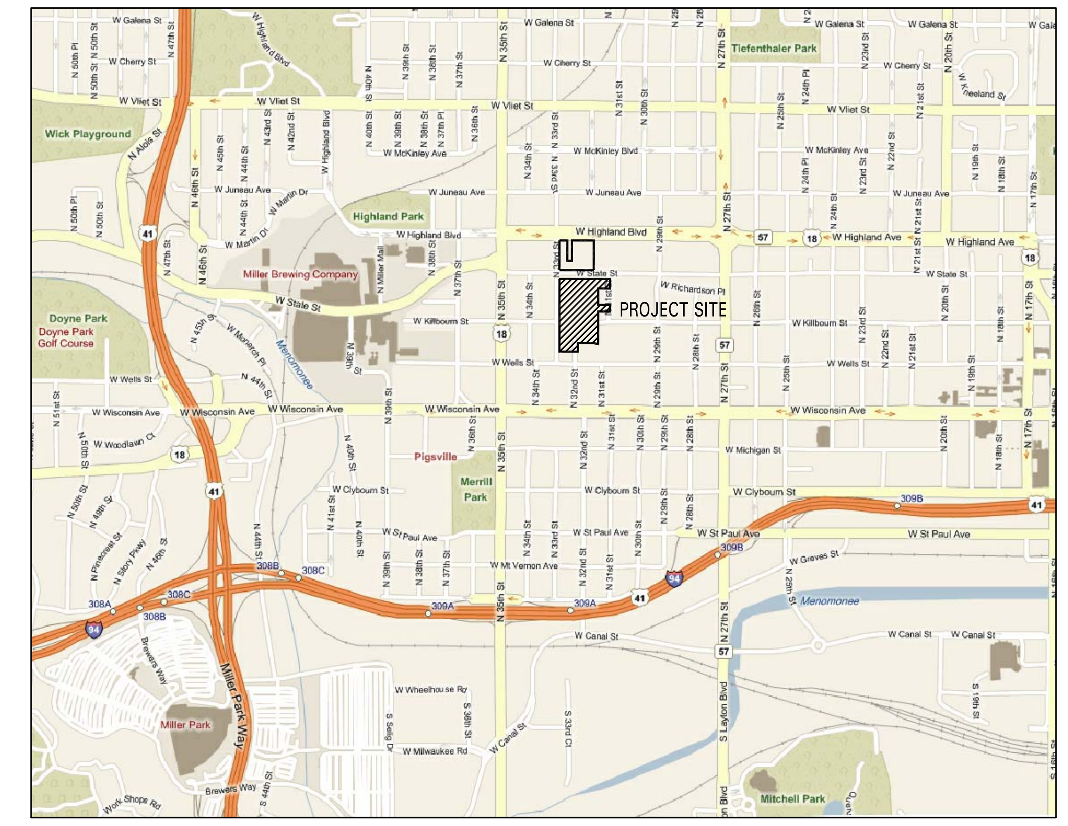
N. 33RD STREET & N. STATE STREET

JUNE 24, 2010

SITE MASTER PLAN

SHEET INDEX

DPD.1	COVER SHEET/VICINITY MAP/PRECINCT PLAN
DPD.2	ALTA/ACSM LAND SURVEY
DPD.3	PROPOSED PROJECT BOUNDARY DESCRIPTION
DPD.4	EXISTING FACILITIES SITE PLAN
DPD.5	PROPOSED BUILDING AND PARKING SITE PLAN
DPD.6	PROPOSED UTILITY PLAN
DPD.7	PROPOSED GRADING PLAN
DPD.8	PROPOSED LANDSCAPE PLAN
DPD.9	PROPOSED LANDSCAPE DETAILS (NOT INCLUDED)
DPD.10A	EXISTING/PROPOSED BUILDING ELEVATIONS WUNDAR HALL
DPD.10B1	EXISTING/PROPOSED BUILDING ELEVATIONS PRITZLAFF HALL
DPD.10B2	EXISTING/PROPOSED BUILDING ELEVATIONS PRITZLAFF HALL
DPD.10C1	EXISTING/PROPOSED BUILDING ELEVATIONS GYM/REC CENTER
DPD.10C2	EXISTING/PROPOSED BUILDING ELEVATIONS GYM/REC CENTER
DPD.10D	EXISTING/PROPOSED BUILDING ELEVATIONS ALBRECHT HALL
DPD.10E	EXISTING/PROPOSED BUILDING ELEVATIONS RINCKER LIBRARY
DPD.10F1	EXISTING/PROPOSED BUILDING ELEVATIONS REFECTORY
DPD.10F2	EXISTING/PROPOSED BUILDING ELEVATIONS REFECTORY
DPD APPENDIX (FOR REFERENCE ONLY, NOT FOR APPROVAL)	



VICINITY MAP

N

PROJECT TEAM

OWNER:

FOREST COUNTY POTAWATOMI

313 NORTH 13TH STREET
MILWAUKEE. WI 53233
P 414.847.7750 F 414-847-7728
www.fcpotawatomi.com

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GRAEF

ONE HONEY CREEK CORPORATE CENTER
125 S. 84TH STREET, SUITE 401
MILWAUKEE. WI 53214-1470
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DETAILED PLANNED DEVELOPMENT

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MILWAUKEE, WI 53203

Project No.
209181.00

Sheet Title

COVER SHEET/VICINITY MAP PRECINCT PLAN/PROJECT TEAM/SHEET INDEX

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Sheet No.
DPD.1

ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 2015 AND 2034 W STATE STREET, IN THE CITY OF MILWAUKEE, COUNTY OF WISCONSIN

PARCEL A
LOTS 1 THRU 5 INCLUSIVE IN BLOCK 1, VALLEYS ADD, ALL OF THE VACATED NORTH-SOUTH ALLEY ADJOINING SAID LOTS 1 TO 3 INCLUSIVE ON THE EAST, ALL OF THE VACATED WEST ALLEY ADJOINING SAID LOTS 3 TO 5 INCLUSIVE ON THE NORTH AND THE NORTH 1/2 OF VACATED WEST FIDDLER AVENUE ADJOINING SAID LOTS 1 TO 3 INCLUSIVE ON THE SOUTH, ALL OF LOTS 1 THRU 5 INCLUSIVE IN BLOCK 2, STATE STREET SUBDIVISION, ALL OF THE VACATED NORTH-SOUTH ALLEY ADJOINING SAID LOTS 1 TO 3 AND 5, THE SOUTH 1/2 OF VACATED WEST FIDDLER AVENUE ADJOINING SAID LOTS 1 TO 3 AND 5 AND THE NORTH 1/2 OF VACATED WEST STATE STREET ADJOINING SAID LOTS 1 TO 3 AND 5 ON THE SOUTH, ALL IN THE SUBDIVISION OF BLOCK 5 OF HUBBARD'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

ALSO
LOTS 23 AND 24, IN ASSESSMENT SUBDIVISION NO. 1, BEING A RESUBDIVISION OF A PART OF LOTS 3, 4 AND 5, IN DOUSMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, ALSO INCLUDING A PART OF VACATED WEST FIDDLER AVENUE ADJOINING SAID LOTS 23 AND 24 ON THE NORTH AND THE WEST 7 FEET OF VACATED 5TH STREET ADJOINING THE EAST LINE OF SAID LOT 23 ON THE EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 89°52'31" WEST ALONG THE SOUTH LINE OF SAID LOT 23, 165.00 FEET; THENCE NORTH 00°06'57" EAST, 198.59 FEET; THENCE NORTH 89°53'52" EAST, 165.00 FEET TO THE EAST LINE OF SAID LOT 24; THENCE SOUTH 00°06'57" WEST ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, 198.59 FEET TO THE POINT OF BEGINNING

ALSO
LOTS 1, 2, 6 AND 7, IN ASSESSMENT SUBDIVISION NO. 1, BEING A RESUBDIVISION OF A PART OF LOTS 4 AND 5, IN DOUSMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

ALSO
ALL THAT PART OF LOT 8, IN DOUSMAN'S SUBDIVISION, BEING THE SUBDIVISION OF A PART OF BLOCK 4, FLYNN'S SUBDIVISION, A PART OF BLOCK 5, IN THE SUBDIVISION OF BLOCKS 4 AND 5, A PART OF LOTS 3 TO 6 INCLUSIVE IN BLOCK 6, AND A PART OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 7, ALL IN HUBBARD'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, AND A PART OF LOTS 1 TO 3 INCLUSIVE IN ASSESSMENT SUBDIVISION NO. 1, BEING A RESUBDIVISION OF A PART OF LOTS 4 AND 5 IN DOUSMAN'S SUBDIVISION, A RECORDED SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN STATE STREET SUBDIVISION, SAID POINT BEING ON THE EAST LINE OF WEST HIGHLAND AVENUE; THENCE NORTH 00°06'57" EAST ALONG SAID EAST LINE, 164.91 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 IN VALLEYS ADDITION; THENCE SOUTH 89°52'31" EAST ALONG THE SOUTH LINE OF SAID LOT 1, 165.00 FEET; THENCE SOUTH 00°06'57" WEST, 164.91 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 IN STATE STREET SUBDIVISION; THENCE NORTH 89°52'31" WEST ALONG THE NORTH LINE OF SAID LOT 1, 165.00 FEET TO THE POINT OF BEGINNING

OCTOBER 3, 2007 — THE UNITED STATES OF AMERICA IN TRUST FOR FOREST COUNTY POTOWATOMI COMMUNITY — SURVEY NO. 163855 – (TYQ)

A BASIS OF BEARINGS
THE BEARINGS ARE BASED ON THE SOUTH LINE OF WEST HIGHLAND BOULEVARD WHICH IS ASSUMED TO BEAR NORTH 89°52'31" WEST

B TITLE COMMITMENT
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO 123185, REVISED 10/10/07, EFFECTIVE DATE OF SEPTEMBER 19, 2007 AT 7:30 AM AND ISSUED ON OCTOBER 1, 2007 AT 7:30 AM AND THE FOLLOWING ITEMS ARE NOTED:
1, 2, 3, 4, 8,10, 21, 32, 33 AND 34 NOT SURVEY RELATED
5, 6, 7, AND 10 VISIBLE EVIDENCE SHOWN, IF ANY
11 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN EXECUTORS DEED RECORDED APRIL 20, 1899 AS DOCUMENT NO. 88643 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – SHOWN
12. RIGHT OF WAY AGREEMENT RECORDED IN VOLUME 200 OF DEEDS ON PAGE 284, AS DOCUMENT NO. 91009, WHERE IN THE GRANTOR HEREIN PRESERVES THE RIGHT OF LOT 1 AND MAINTAIN AND RECONSTRUCT THE SEWER LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
13 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN LAND CONTRACT RECORDED NOVEMBER 6, 1888 IN VOLUME 318 OF DEEDS AT PAGE 10 AFFECTS PARCEL A AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
14 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN WARRANTY DEED RECORDED AUGUST 14, 1888, AS DOCUMENT NO. 13809 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED
15 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN LAND CONTRACT RECORDED IN VOLUME 2 OF MISCELLANEOUS ON PAGE 1, AS DOCUMENT NO. 1 AFFECTS SITE BY LOCATION – SHOWN
16. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN WARRANTY DEED RECORDED IN VOLUME 317 OF DEEDS ON PAGE 293, AS DOCUMENT NO. 33886 (AFFECTS PARCEL A) AFFECTS SITE BY LOCATION – SHOWN
17 COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN LAND CONTRACT, RECORDED IN VOLUME 318 OF DEEDS ON PAGE 45, AS DOCUMENT NO. 33934, AND WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 1, AS DOCUMENT NO. 1165, AND IN LAND CONTRACT RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 3, AS DOCUMENT NO. 2166, AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 5, AS DOCUMENT NO. 2167, AND IN LAND CONTRACT RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 7, AS DOCUMENT NO. 2168, AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 9, AS DOCUMENT NO. 2169, AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 11, AS DOCUMENT NO. 2170, AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 13, AS DOCUMENT NO. 2171, AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 15, AS DOCUMENT NO. 2172, AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 17, AS DOCUMENT NO. 2173 AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 19, AS DOCUMENT NO. 2174 AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE 21, AS DOCUMENT NO. 2175 AND IN WARRANTY DEED RECORDED IN VOLUME 2127 OF DEEDS ON PAGE

FIGURE GROUND MAP
1" = 300'-0"

GPD BOUNDARY
DPD BOUNDARY

LEGEND:

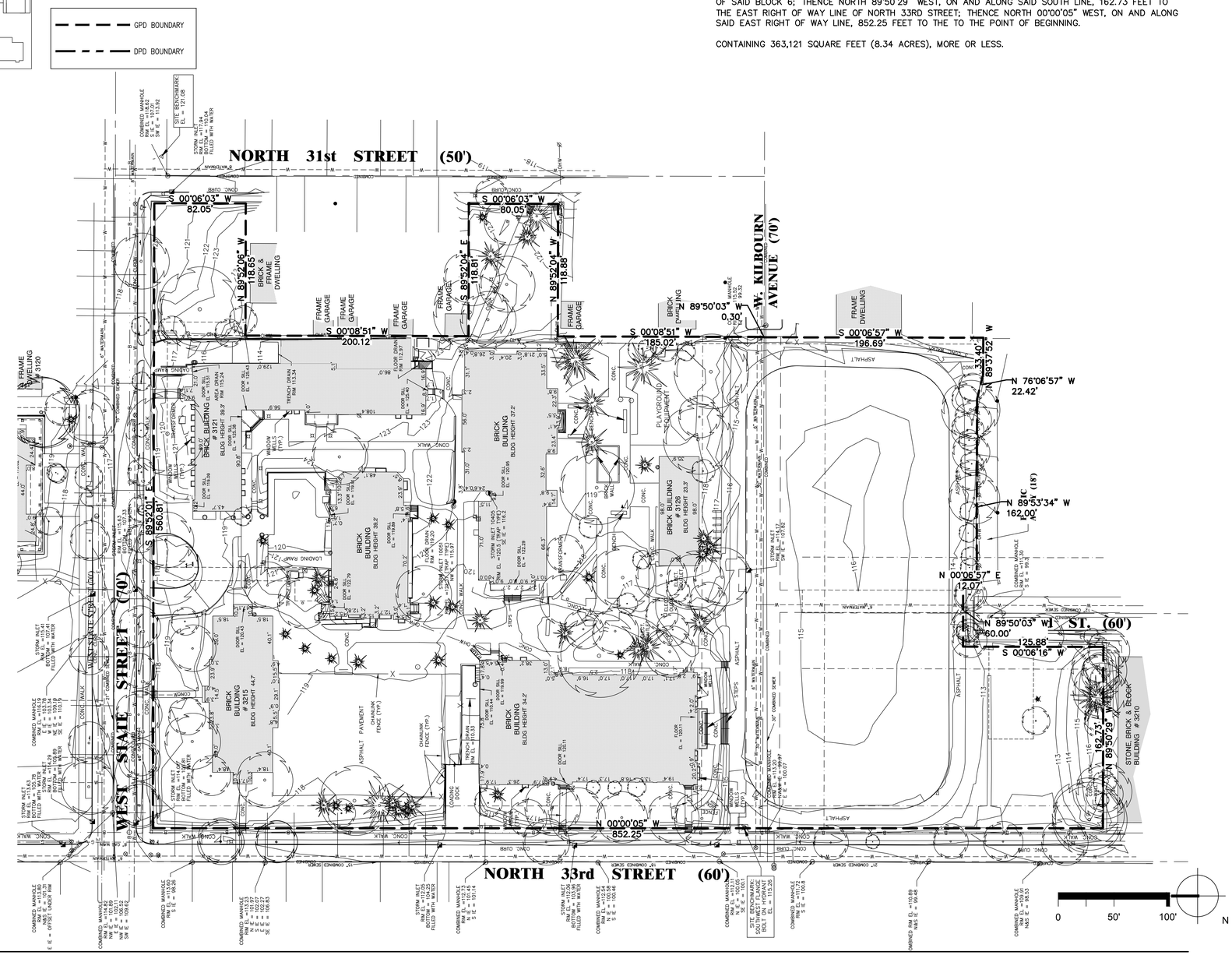
DPD BOUNDARY LINE

LEGAL DESCRIPTION:

THAT PART OF LOTS 1 THROUGH 9 IN BLOCK 2 OF THE SUBDIVISION OF BLOCK 5 IN SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION AND LOTS 1, 2, 8 AND 9 OF YALE'S SUBDIVISION, LOT 6 OF DOUSMAN'S SUBDIVISION, LOTS 1 THROUGH 14 OF BLOCK 1 AND ALL OF LOTS 1 THROUGH 7 AND PART OF LOTS 8, 9 AND 10 IN BLOCK 6 IN EDGEWOOD SUBDIVISION AND LOT 24 AND PART OF LOT 23 OF ASSESSMENT SUBDIVISION AND ALL VACATED STREETS AND ALLEYS ADJACENT IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST STATE STREET; THENCE SOUTH 89°52'01" EAST, 560.81 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH 31ST STREET; THENCE SOUTH 00°06'03" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 82.05 FEET TO THE SOUTH LINE OF LOT 2 OF SAID DOUSMAN'S SUBDIVISION; THENCE NORTH 89°52'06" WEST, ON AND ALONG SAID SOUTH LINE, 118.65 FEET TO THE EAST LINE OF LOT 6 OF SAID DOUSMAN'S SUBDIVISION; THENCE SOUTH 00°08'51" WEST, ON AND ALONG SAID EAST LINE, 200.12 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID DOUSMAN'S SUBDIVISION; THENCE SOUTH 89°52'04" EAST, ON AND ALONG THE NORTH LINE OF SAID LOT 8, 118.81 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00°06'03" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 80.05 FEET TO THE SOUTH LINE OF LOT 9 OF SAID DOUSMAN'S SUBDIVISION; THENCE NORTH 89°52'04" WEST, ON AND ALONG SAID SOUTH LINE, 118.88 FEET TO THE EAST LINE OF SAID LOT 6; THENCE SOUTH 00°08'51" WEST, 185.02 FEET; THENCE NORTH 89°50'03" WEST, 0.30 FEET; THENCE SOUTH 00°06'57" WEST, ON AND ALONG THE EAST LINE OF LOT 24 OF SAID ASSESSMENT SUBDIVISION, 196.69 FEET; THENCE NORTH 89°37'52" WEST, 33.40 FEET TO THE NORTH RIGHT OF WAY LINE OF A 18 FOOT PUBLIC ALLEY; THENCE NORTH 76°06'57" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 22.42 FEET; THENCE NORTH 89°53'34" WEST, ON AND ALONG SAID NORTH RIGHT OF WAY LINE, 162.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 32ND STREET; THENCE NORTH 00°06'57" EAST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 12.07 FEET TO THE SOUTHERLY VACATED LINE OF SAID NORTH 32ND STREET; THENCE NORTH 89°50'03" WEST, ON AND ALONG SAID SOUTHERLY VACATED RIGHT OF WAY LINE, 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID NORTH 32ND STREET; THENCE SOUTH 00°06'16" WEST, ON AND ALONG SAID WEST RIGHT OF WAY LINE, 125.88 FEET TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF LOT 10 OF SAID BLOCK 6; THENCE NORTH 89°50'29" WEST, ON AND ALONG SAID SOUTH LINE, 162.73 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 33RD STREET; THENCE NORTH 00°00'05" WEST, ON AND ALONG SAID EAST RIGHT OF WAY LINE, 852.25 FEET TO THE TO THE POINT OF BEGINNING.

CONTAINING 363,121 SQUARE FEET (8.34 ACRES), MORE OR LESS.



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DEVELOPMENT PARTNERS, LLC

GRAEF

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Plot Date: 6/23/2010 11:04 AM

DETAILED PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010-0004

Sheet Title

PROPOSED PROJECT BOUNDARY DESCRIPTION

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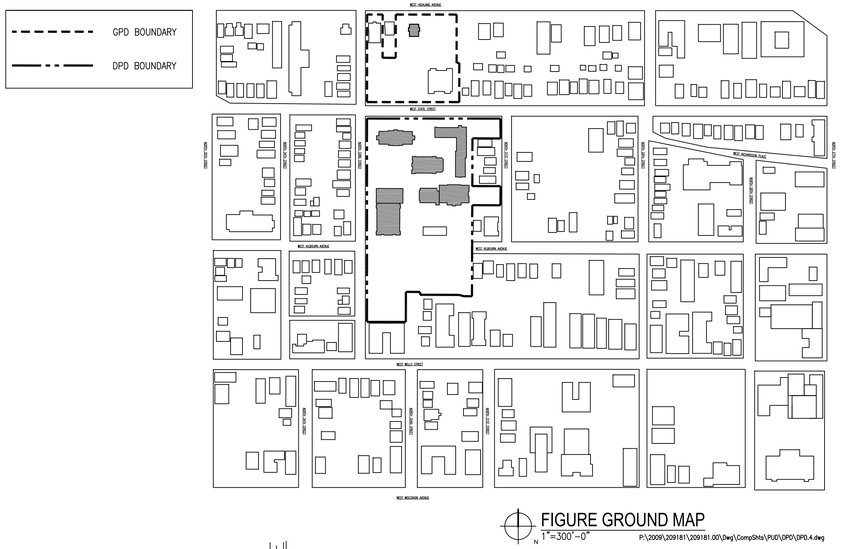

FIGURE GROUND MAP
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1 EXISTING FACILITIES SITE PLAN
1"=50'-0"
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Sheet Title
EXISTING FACILITIES SITE PLAN

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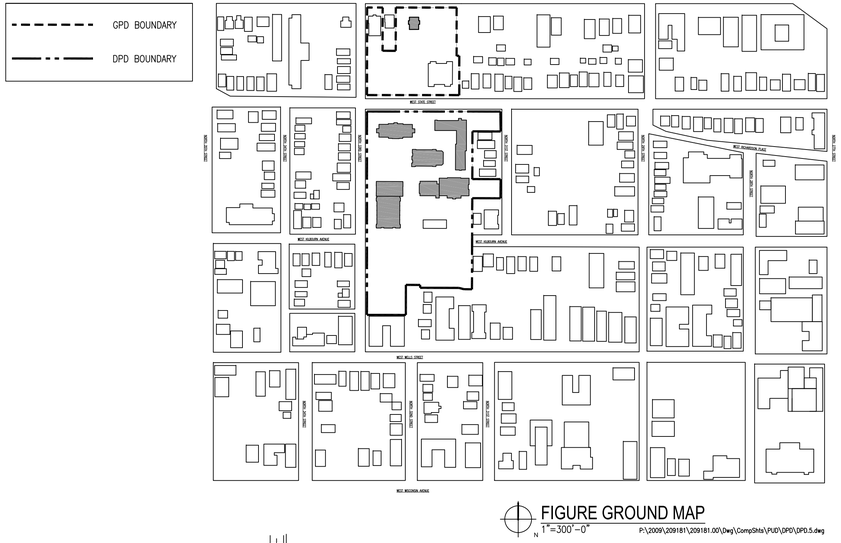

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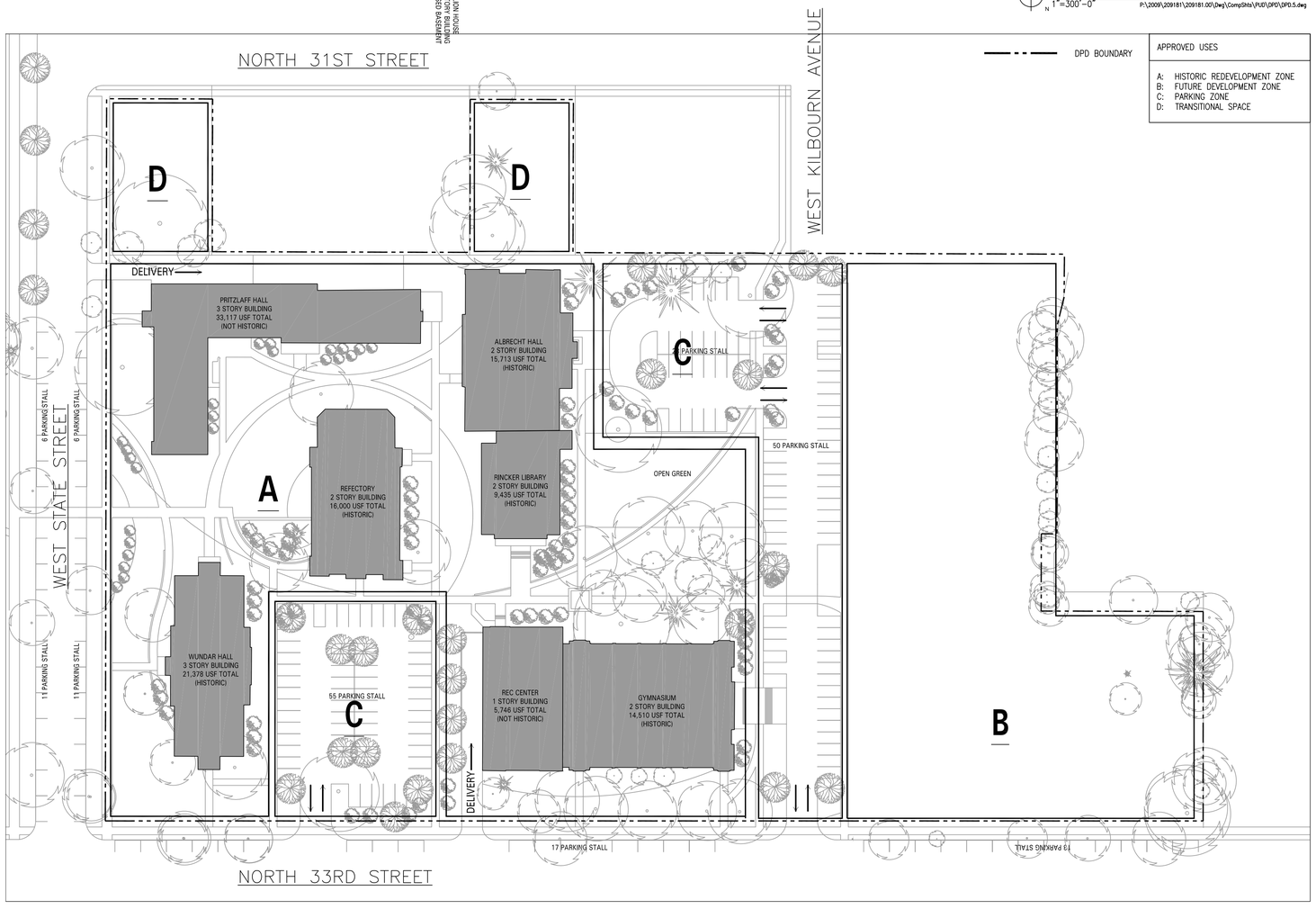

1 PROPOSED BUILDING AND PARKING SITE PLAN
1"=50'-0"
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N 33RD STREET & N STATE STREET
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Sheet Title
PROPOSED BUILDING AND PARKING SITE PLAN

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DPD.5

FIGURE GROUND MAP
1" = 300'-0"

GPD BOUNDARY

DPD BOUNDARY

LEGEND:

- DPD BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURE

NORTH 31st STREET (50')

W. KILBOURN AVENUE (70')

S 00°06'57" W
196.69'

51 LF – 15" RCP STORM SEWER

60 LF – 12" RCP STORM SEWER

CONNECT TO EXISTING 30" COMBINED SEWER

17 LF – 15" RCP STORM SEWER

23 LF – 15" RCP STORM SEWER

19 LF – 12" RCP STORM SEWER

PUBLIC ALLEY (18')

135 LF – 15" RCP STORM SEWER

19 LF – 15" RCP STORM SEWER

CONNECT TO EX. STORM SEWER

WEST STATE STREET (70')

N. 32nd ST. (60')

57 LF – 12" RCP STORM SEWER

CONNECT TO EXISTING 30" COMBINED SEWER

9 LF – 12" RCP STORM SEWER

PROPOSED TRENCH DRAIN

42 LF – 15" RCP STORM SEWER

PROPOSED TRENCH DRAIN

29 LF – 15" RCP STORM SEWER

CONNECT TO EXISTING 15" COMBINED SEWER

NORTH 33rd STREET (60')

0 50' 100' N

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LAND DEVELOPMENT & MUNICIPAL ENGINEERING
DeForest Wisconsin

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DETAILED
PLANNED DEVELOPMENT

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MILWAUKEE, WI 53203

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2010-0004

Sheet Title
PROPOSED UTILITY PLAN

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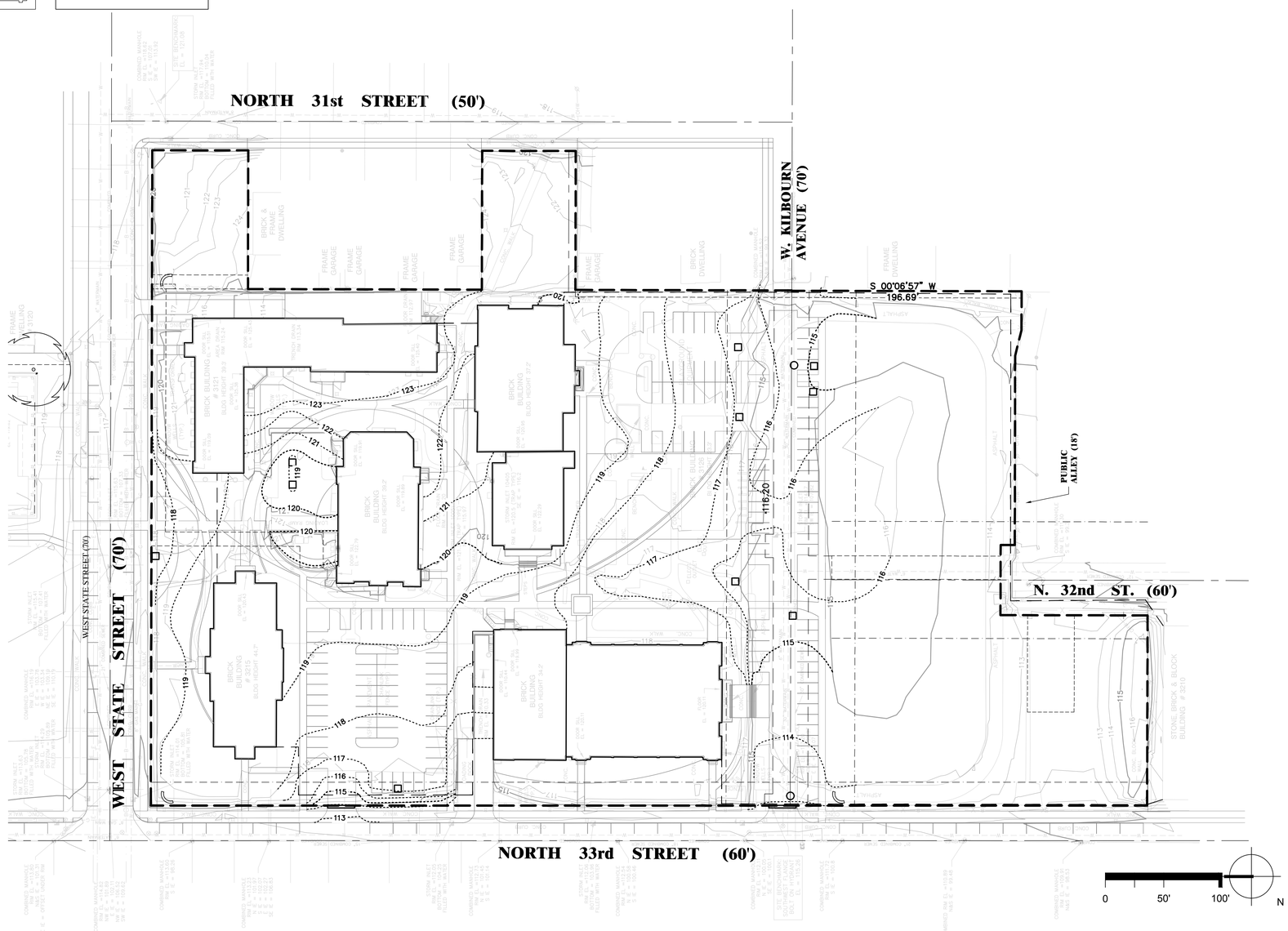
FIGURE GROUND MAP
1" = 300'-0"

LEGEND:

- DPD BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM STRUCTURE



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LAND DEVELOPMENT & MUNICIPAL ENGINEERING
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DETAILED
PLANNED DEVELOPMENT

N 33RD STREET & N STATE STREET
MILWAUKEE, WI 53203

Project No.
2010-0004

Sheet Title
PROPOSED GRADING PLAN

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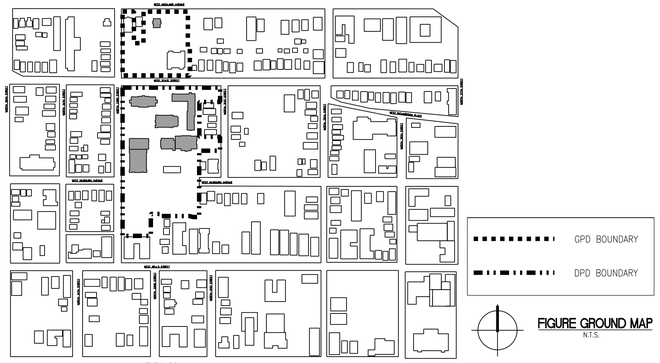


GPD BOUNDARY

DPD BOUNDARY

FIGURE GROUND MAP
N.T.S.

WEST KILBOURN AVE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" BB	as shown	60'h x 40'w
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5" BB	as shown	60'h x 50'w
GBL	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" BB	as shown	45'h x 25'w
GTK	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5" BB	as shown	45'h x 35'w
QBC	Quercus bicolor	Swamp White Oak	2.5" BB	as shown	50'h x 50'w
ULT	Ulmus x 'Triumph'	Triumph Elm	2.5" BB	as shown	55'h x 45'w
EVERGREEN TREES					
PGD	Picea glauca var. densata	Black Hills Spruce	8' BB	as shown	20'-40'h x 15-25'w
DECIDUOUS SHRUBS					
AME	Aronia melanocarpa var. elata	Glossy Black Chokeberry	36" BB	4'	5'-6'h x 4'-5'w
COA	Cornus alternifolia	Pagoda Dogwood	8' clump BB	as shown	25'h x 25'w
CSA	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	24" cont.	4'	3'-4'h x 3'-4'w
DVL	Diervilla lonicera	Dwarf Bush honeysuckle	5 gal.	4'	4'h x 4'w
HAW	Hydrangea Arborescens 'White Dome'	White Dome Hydrangea	36" cont	5'	4'-6'h x 4'-5'w
RAG	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 gal.	5'	2'h x 7'w
RRB	Rosa rugosa 'Belle Poitevine'	Belle Poitevine Rugosa Rose	24" cont.	5'	4'-5'h x 4'-5'w
VDR	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	48" BB	6'	10'h x 8'w
EVERGREEN SHRUBS					
JCI	Juniperus chinensis 'Iowa'	Iowa Juniper	42" BB	5'	10'-15'h x 4'-5'w
JCK	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	5 gal.	4'	2'-3'h x 5' w
PERENNIALS					
ASP	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	1 gal.	18"	18"h x 18"w
CMA	Chrysanthemum maxima 'Alaska'	Alaska Daisy	1 gal.	24"	24"h x 18"w
EPM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.	24"	30-36"h x 18"-24"w
HMS	Hemerocallis 'Strawberry Candy'	Strawberry Candy Daylily	1 gal.	24"	26" x 24" w
PRA	Perovskia atriplicifolia	Russian Sage	1 gal.	48"	36"w x 40"h
RFG	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	24"	24" h x 24"w
SAJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	24"	18"h x 24"w
ORNAMENTAL GRASSES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	36"	5'h x 30"w
MMS	Miscanthus sinensis 'Malepartus'	Malepartus Maiden Grass	1 gal.	36"	4'-6'h x 36"w
MSP	Miscanthus sinesis 'Purpurescens'	Purple Maiden Grass	1 gal.	36"	4'h x 36"w
PVS	Panicum virgatum 'Shenadoah'	Shenandoah Switch Grass	1 gal.	30"	3'h - 30"w
SPH	Sporabolus heterolepsis	Prairie Dropseed	1 gal.	24"	18"h x 18"-24"w

LANDSCAPE LEGEND

EXISTING SHADE TREE TO REMAIN

EXISTING EVERGREEN TREE TO REMAIN

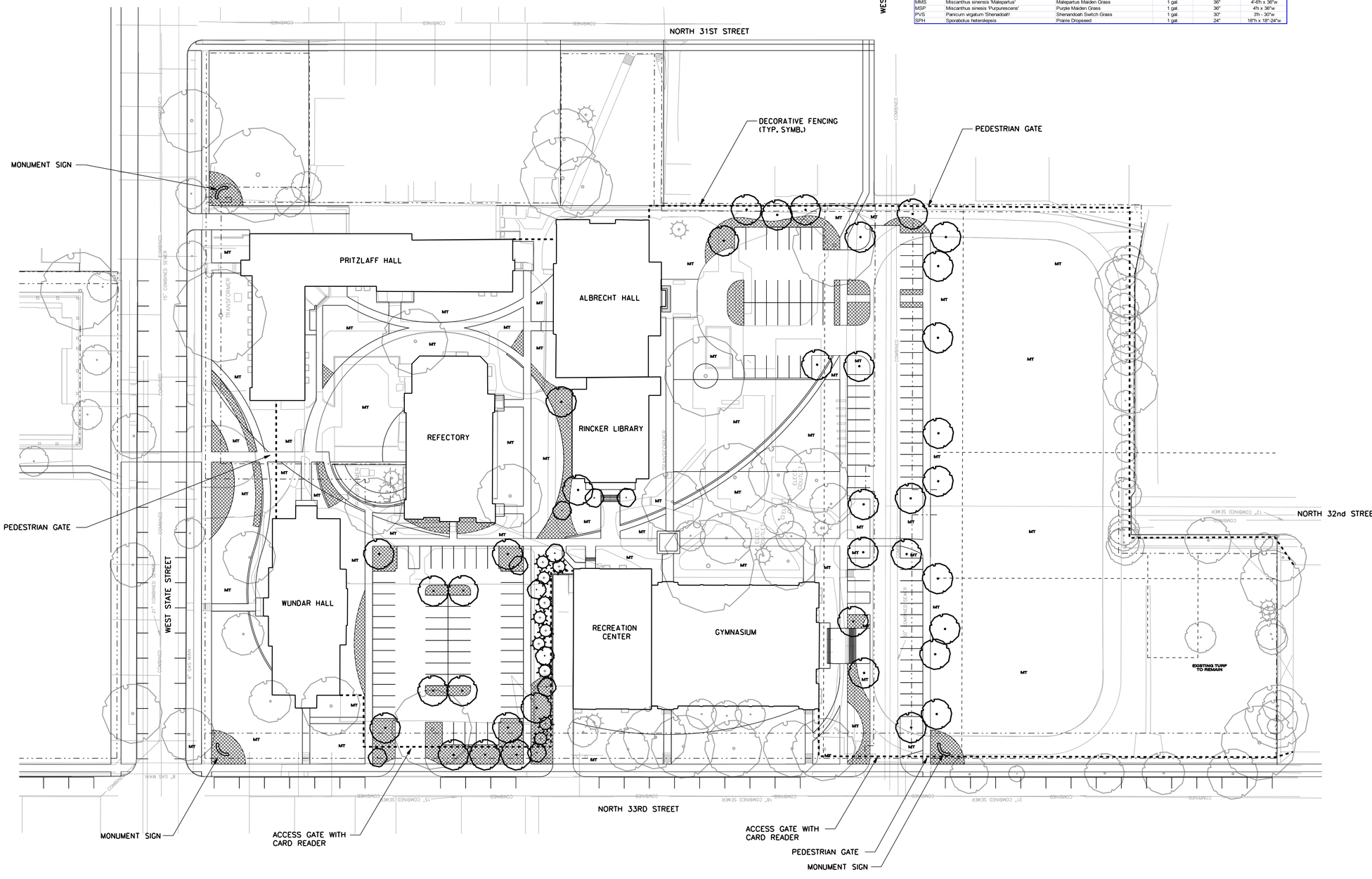
PROPOSED SHADE TREE

PROPOSED EVERGREEN TREE

PROPOSED ORNAMENTAL TREE

MT PROPOSED SHRUB BEDS

PROPOSED MANICURED TURF



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PROPOSED LANDSCAPE PLAN

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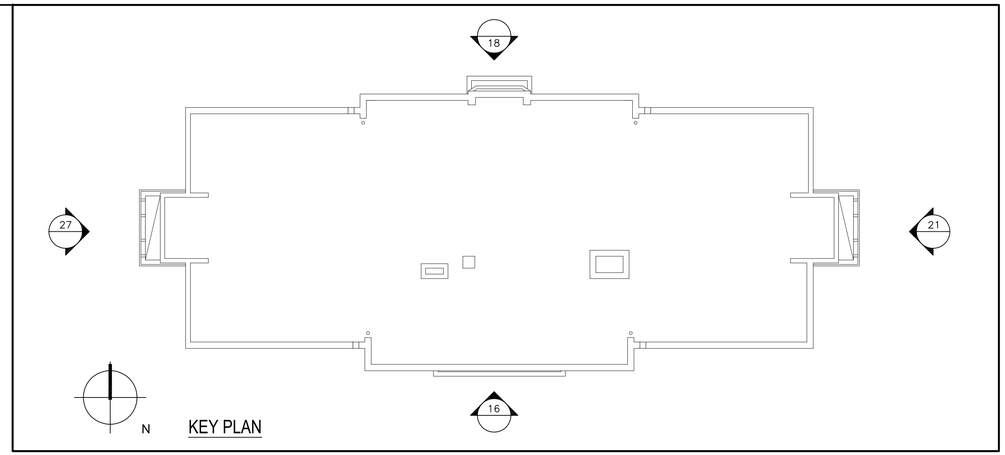

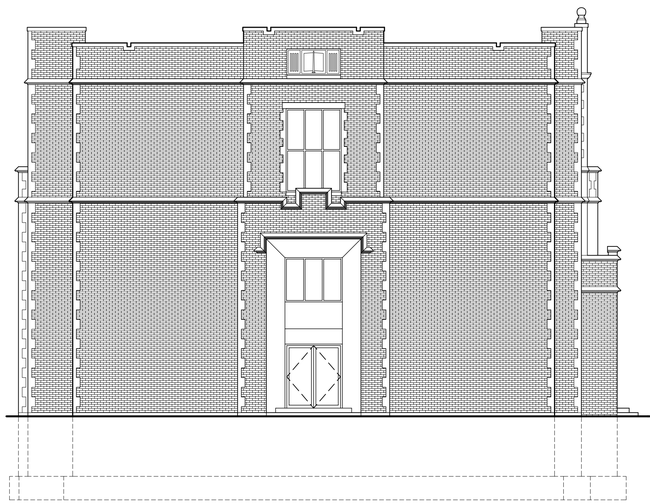

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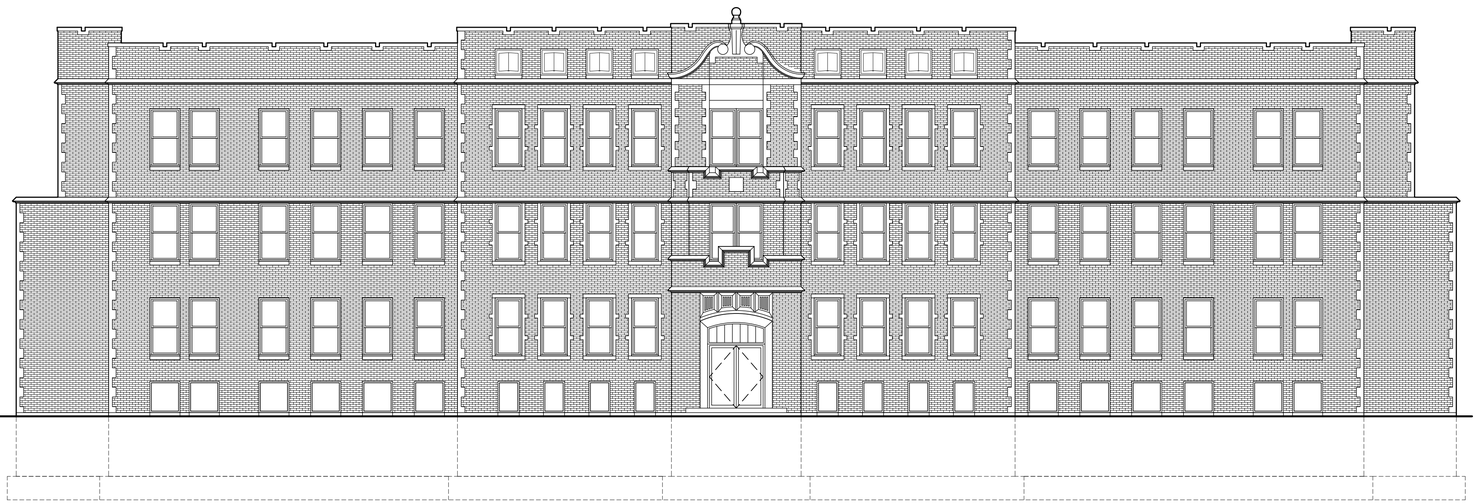

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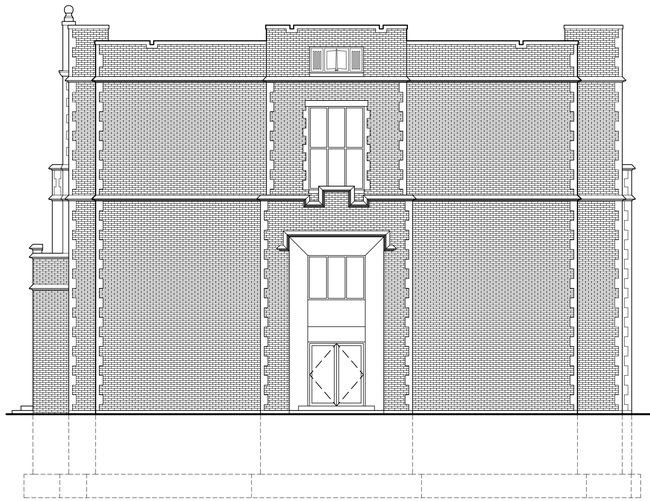

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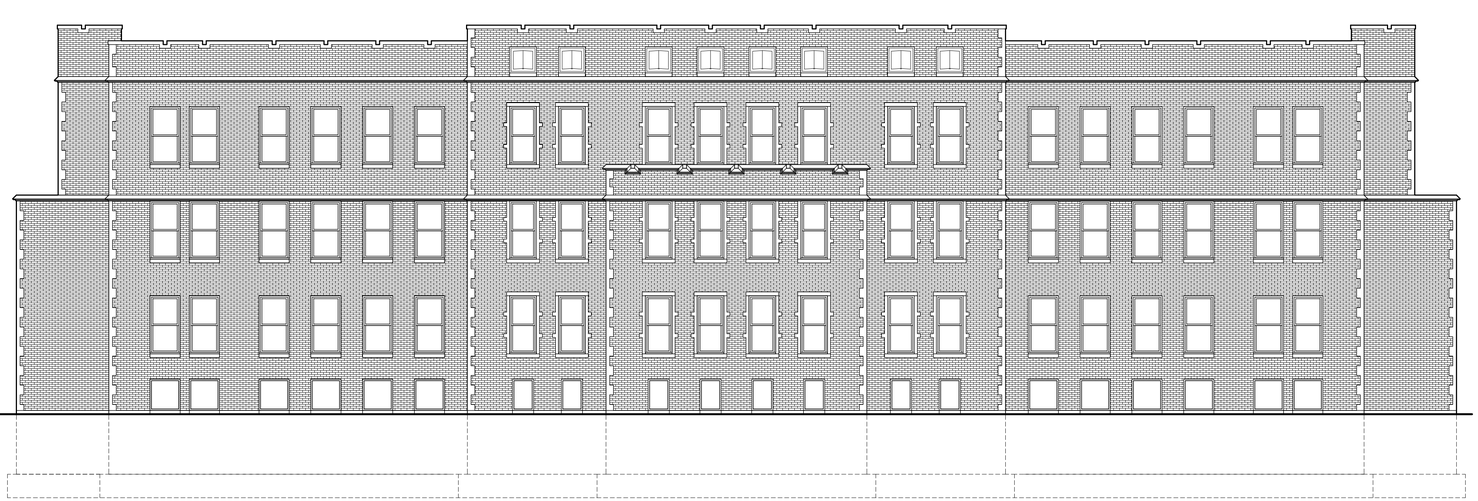

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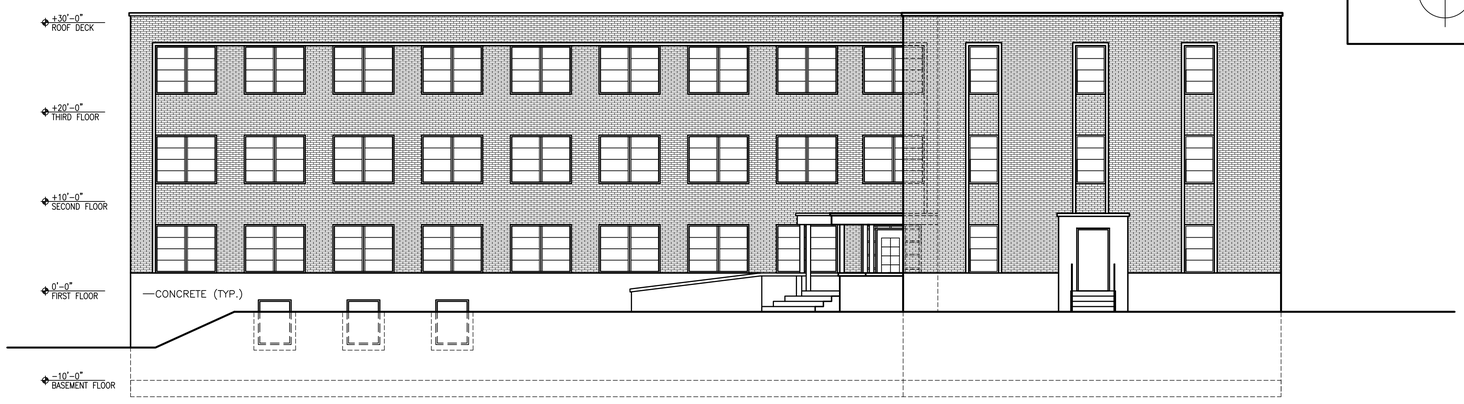

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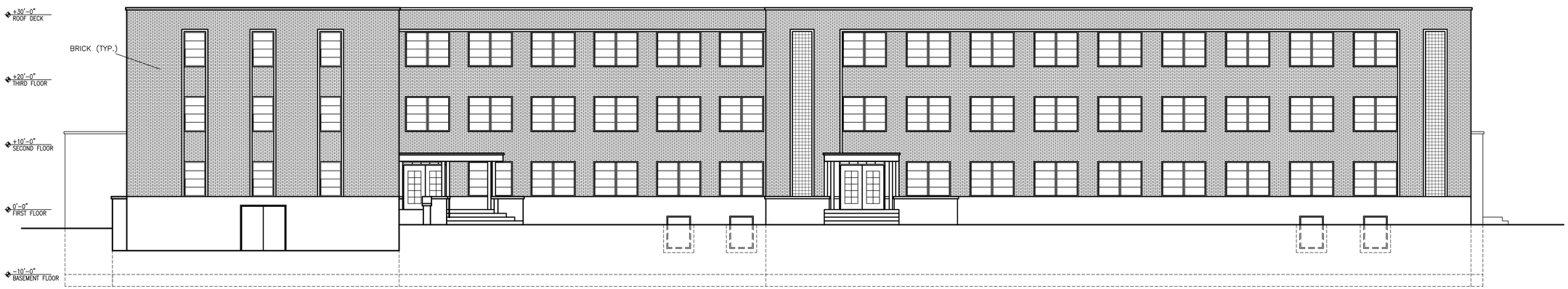

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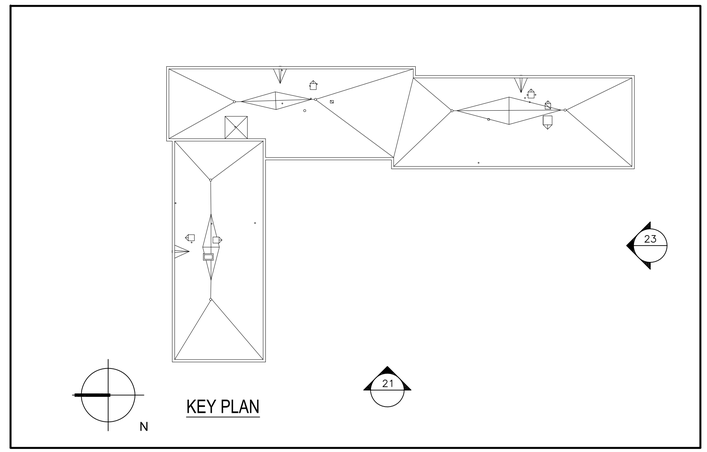

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PRITZLAFF HALL

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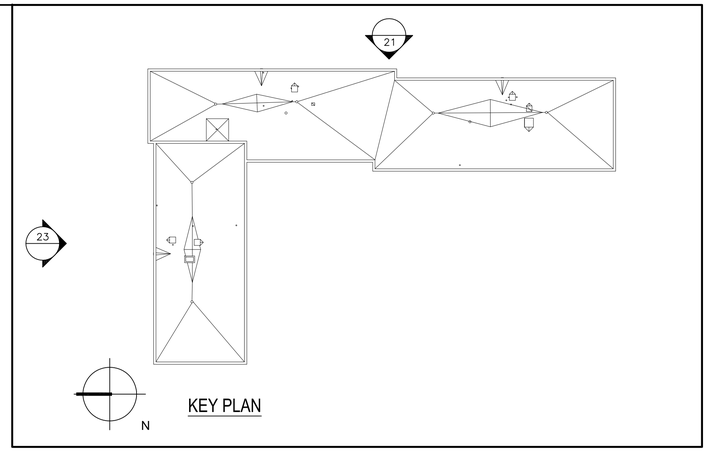

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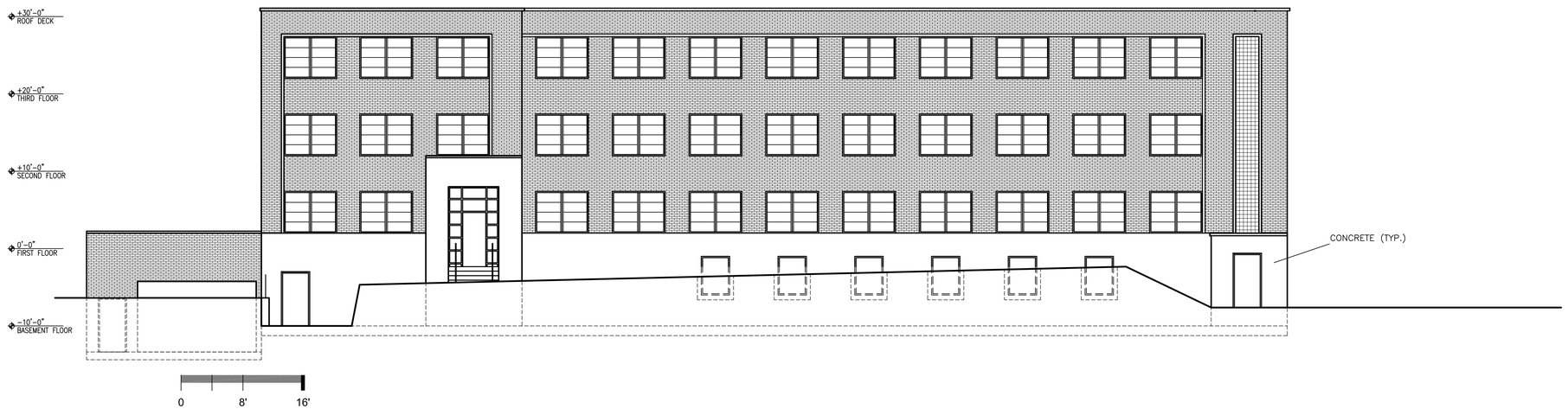

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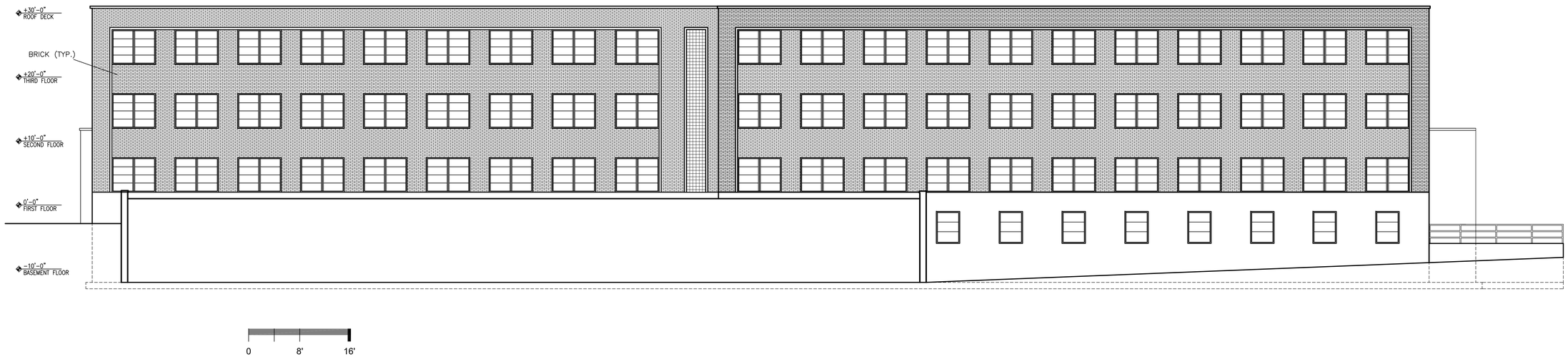

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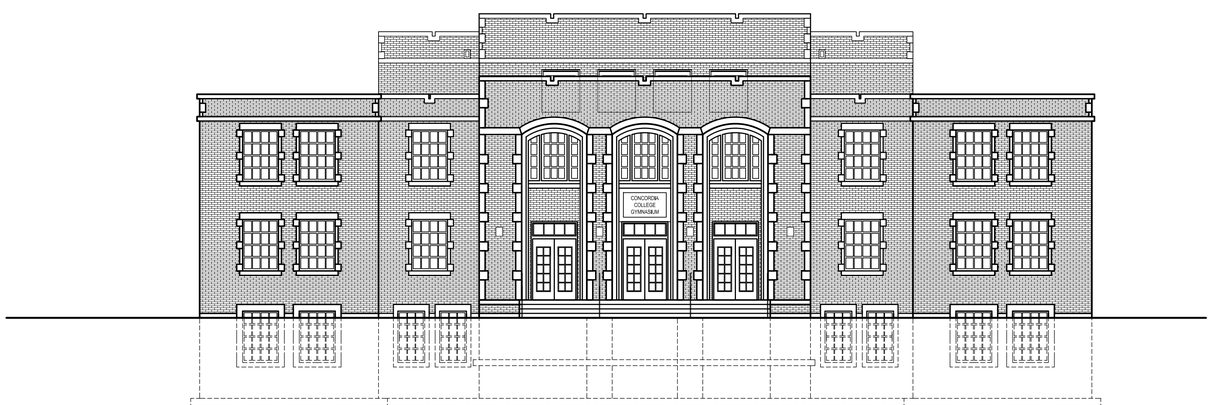

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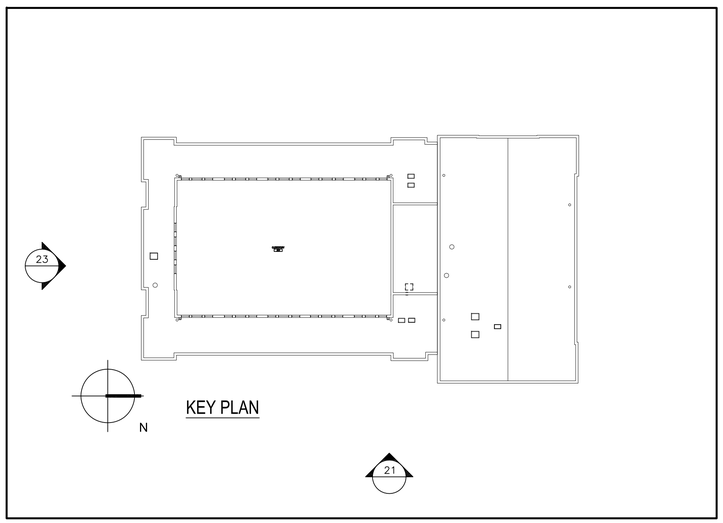

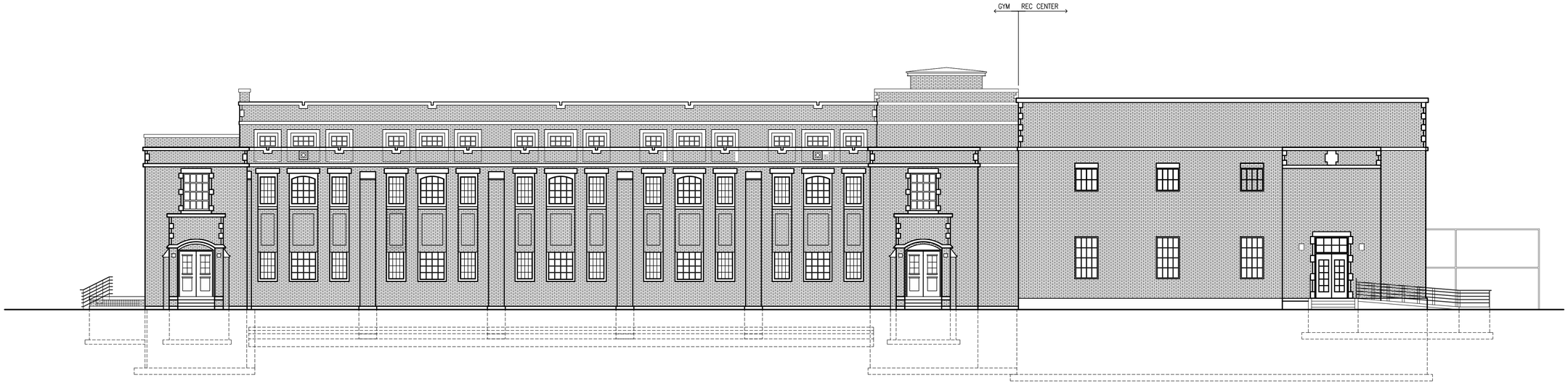

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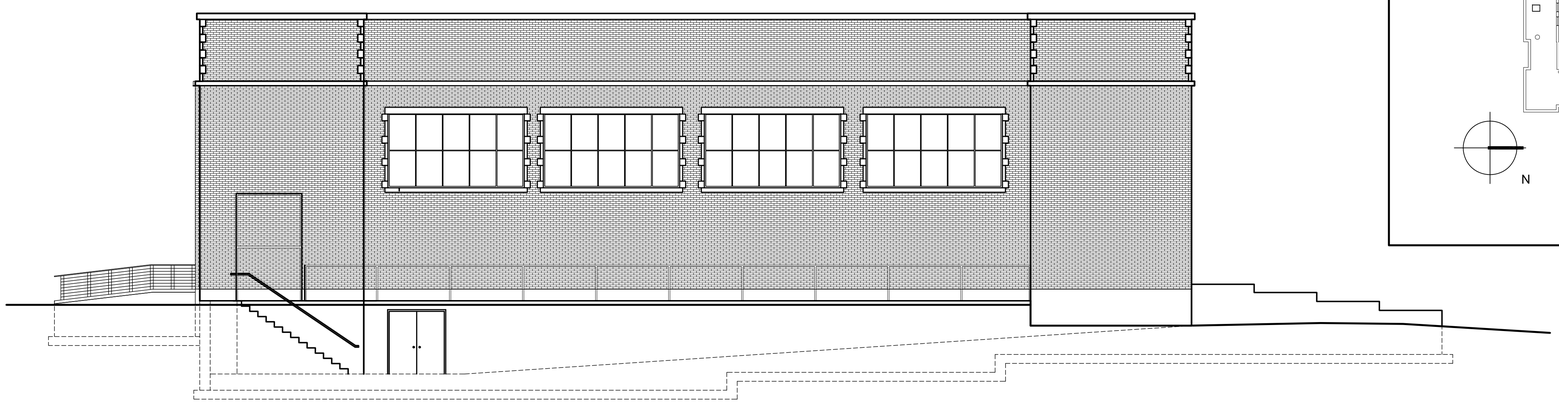

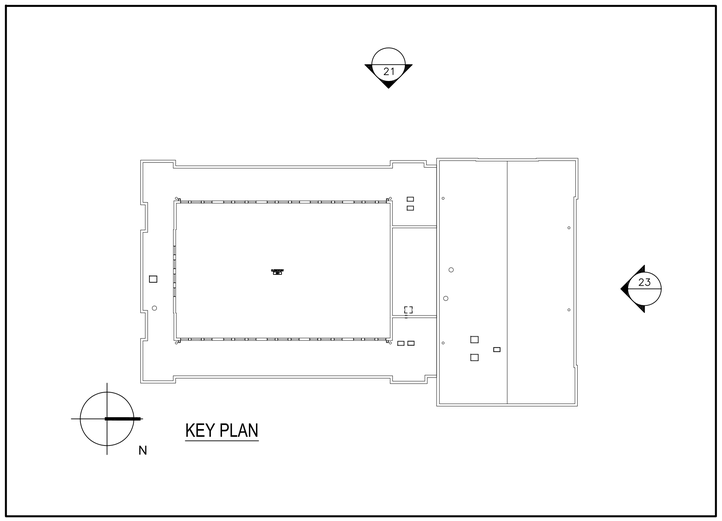

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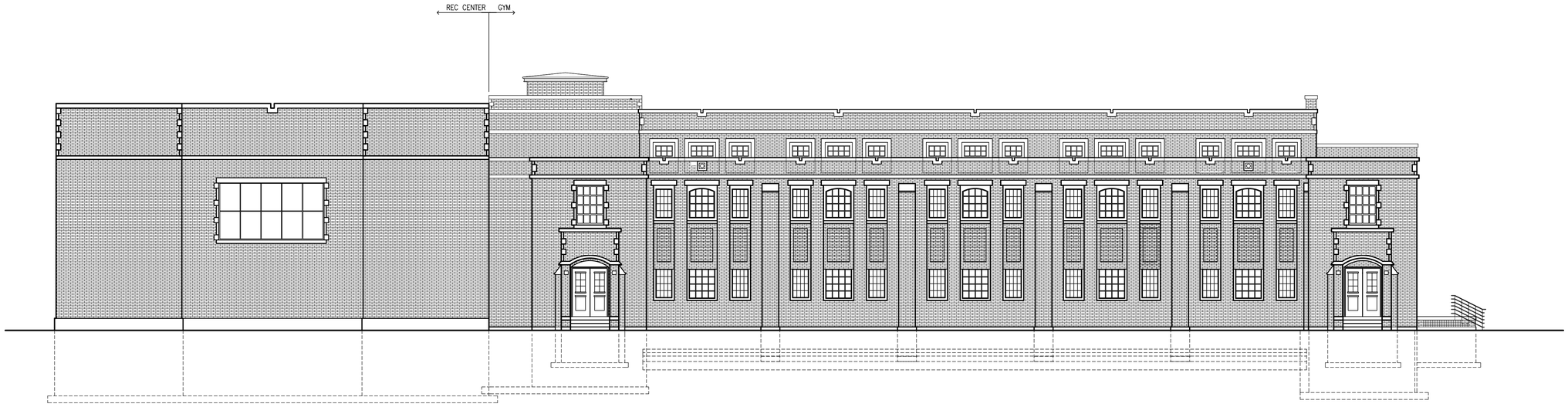

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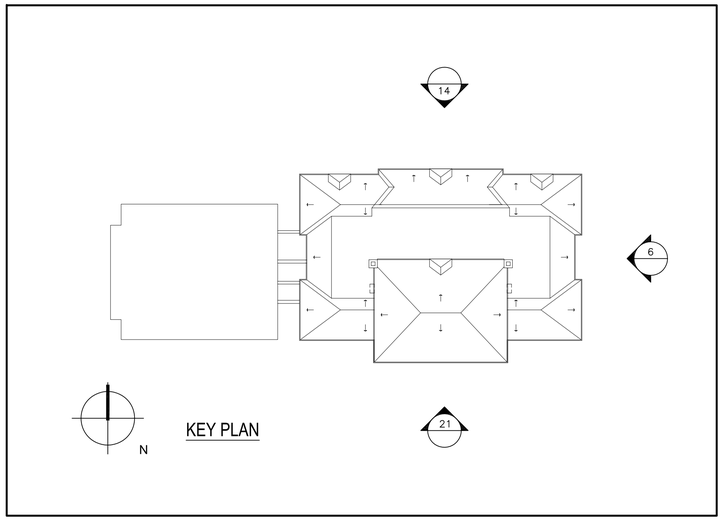

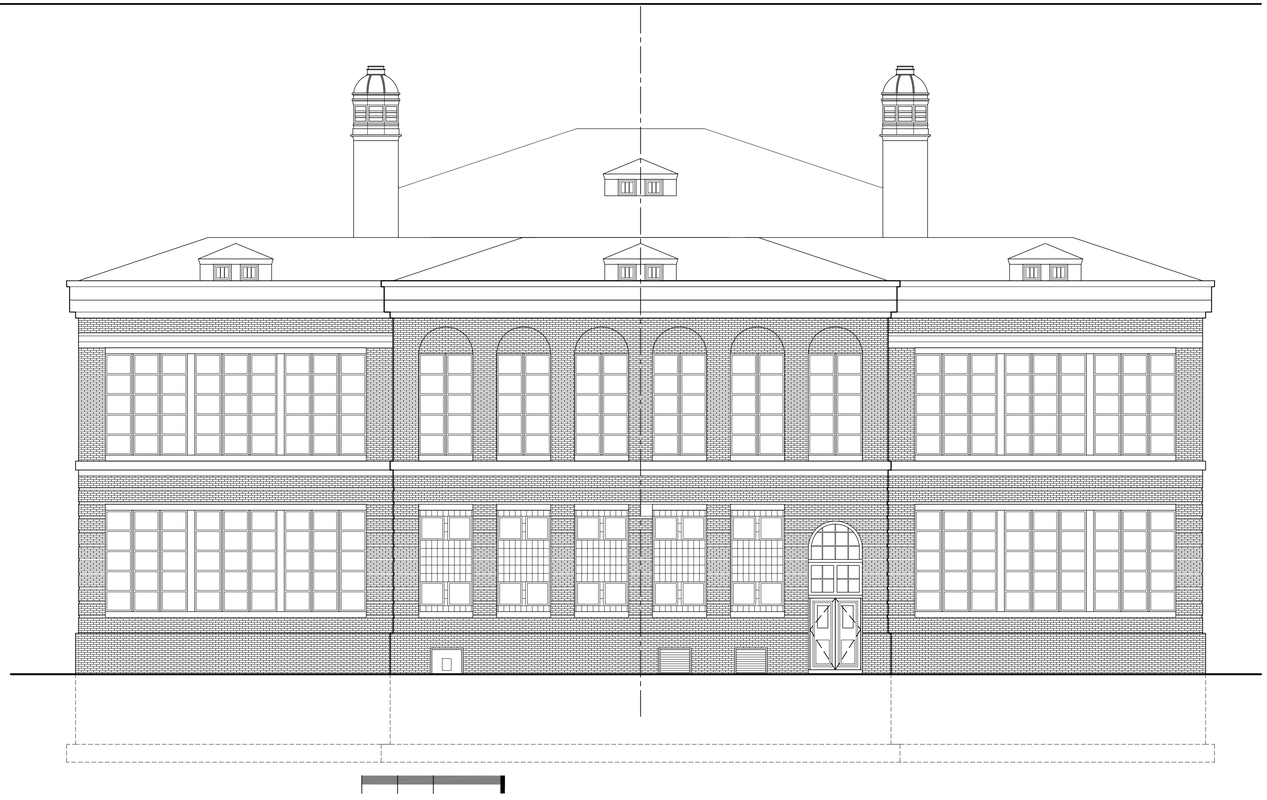

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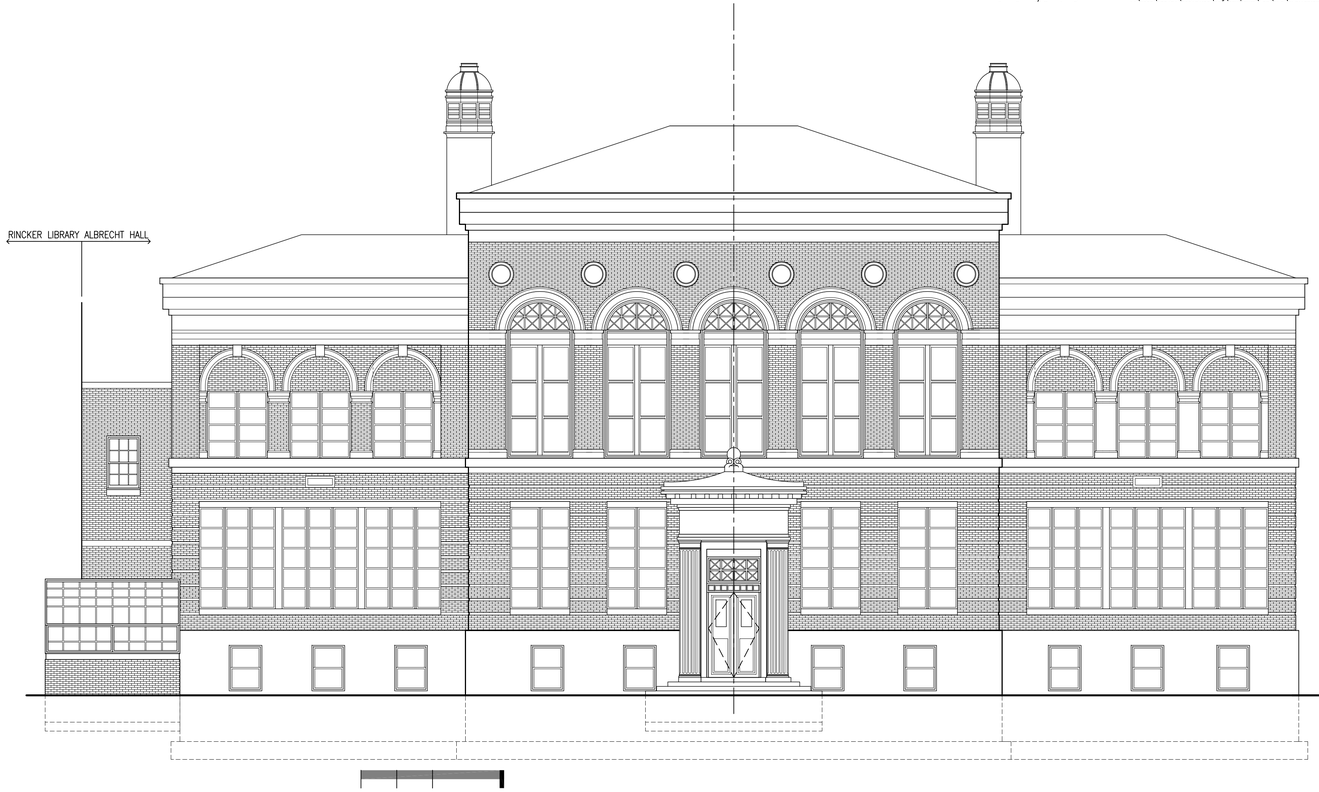

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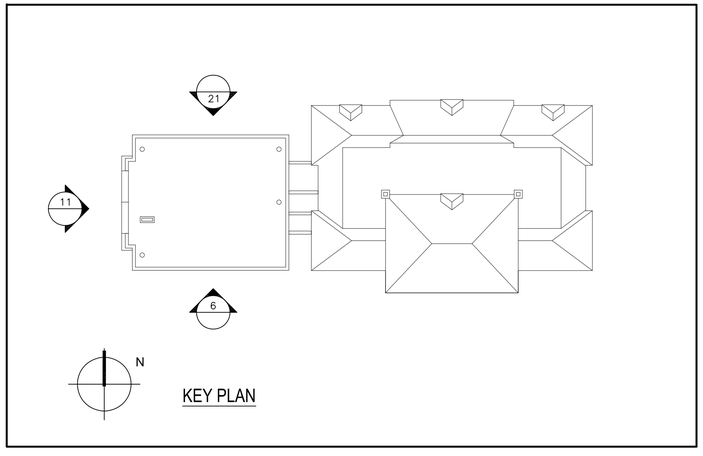

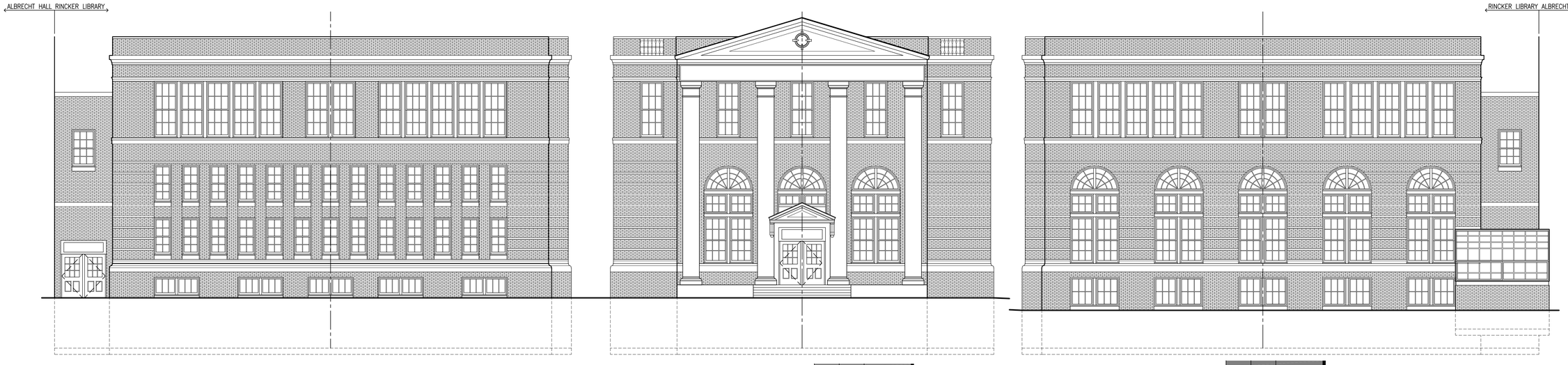

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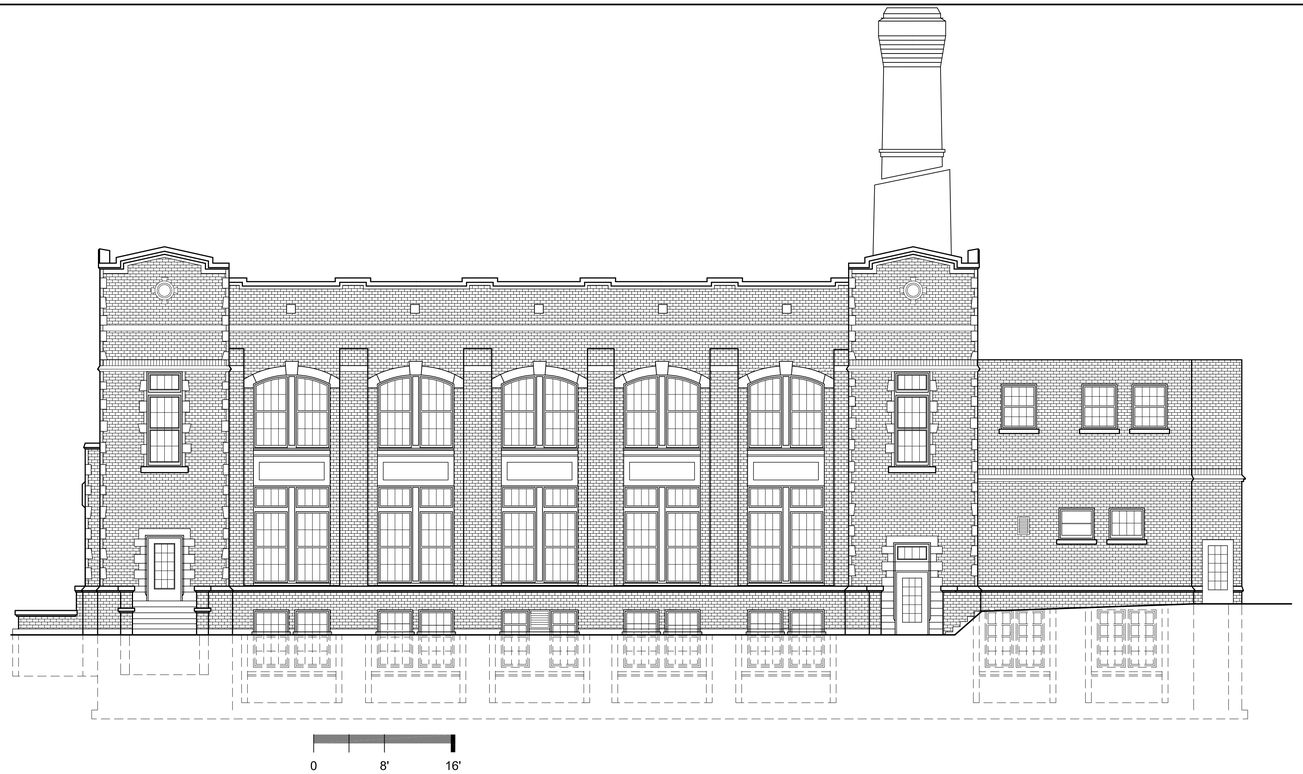

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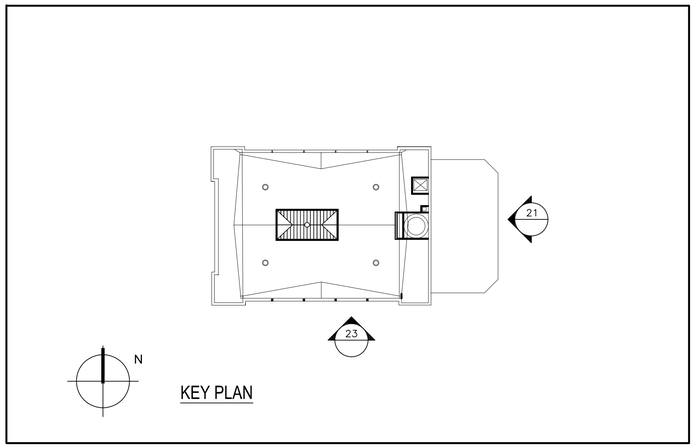

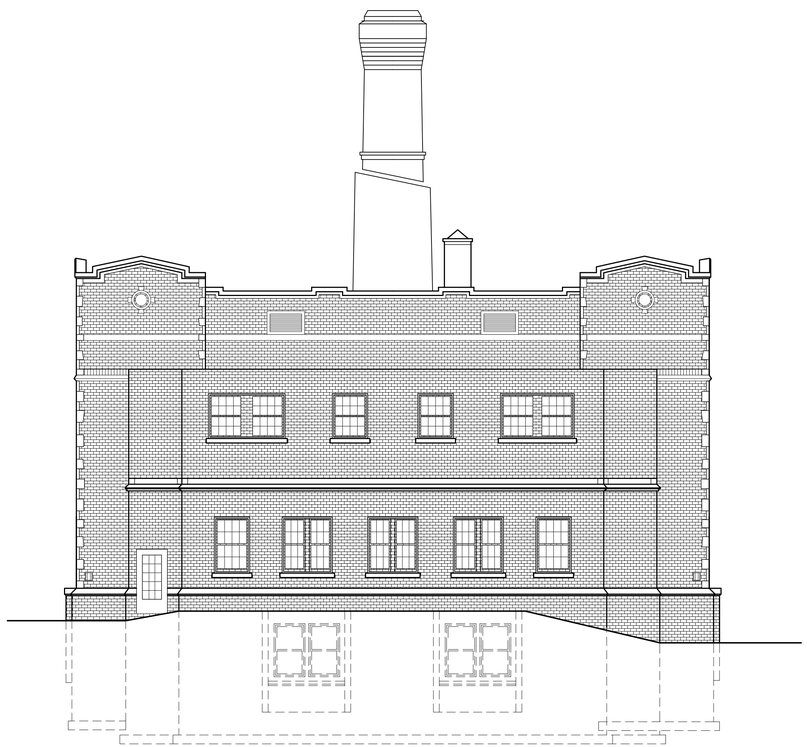

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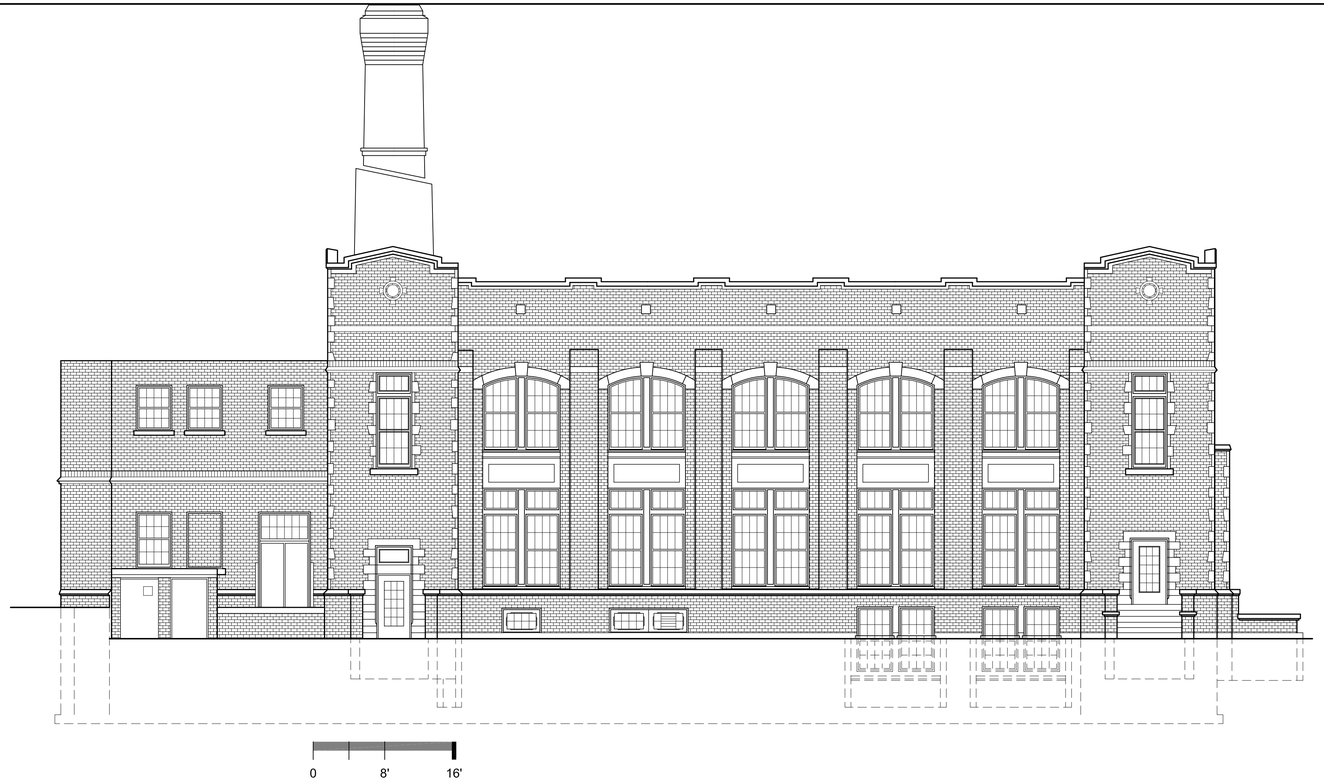

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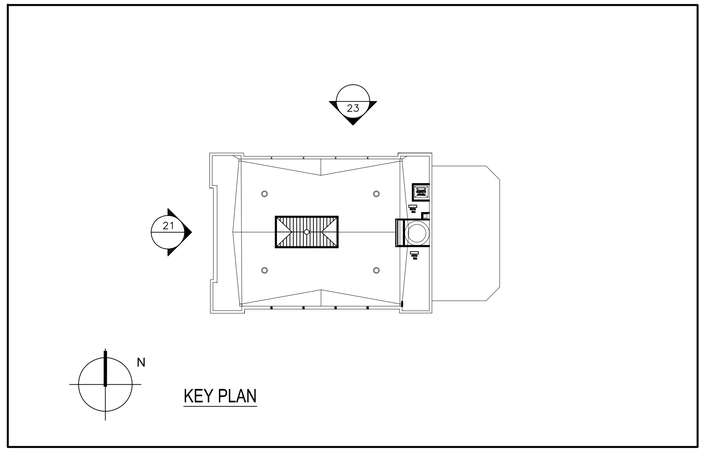

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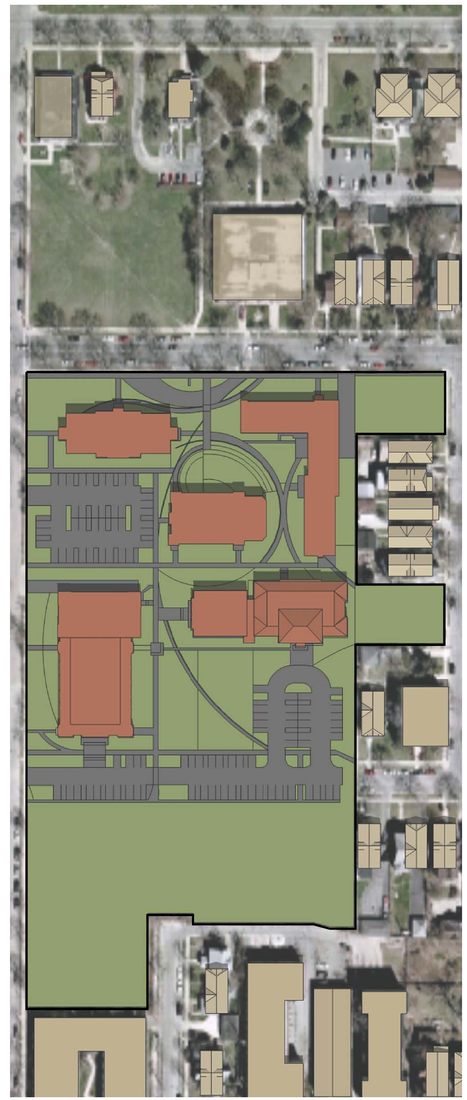

PRECINCT PLAN

0 100' 200'

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