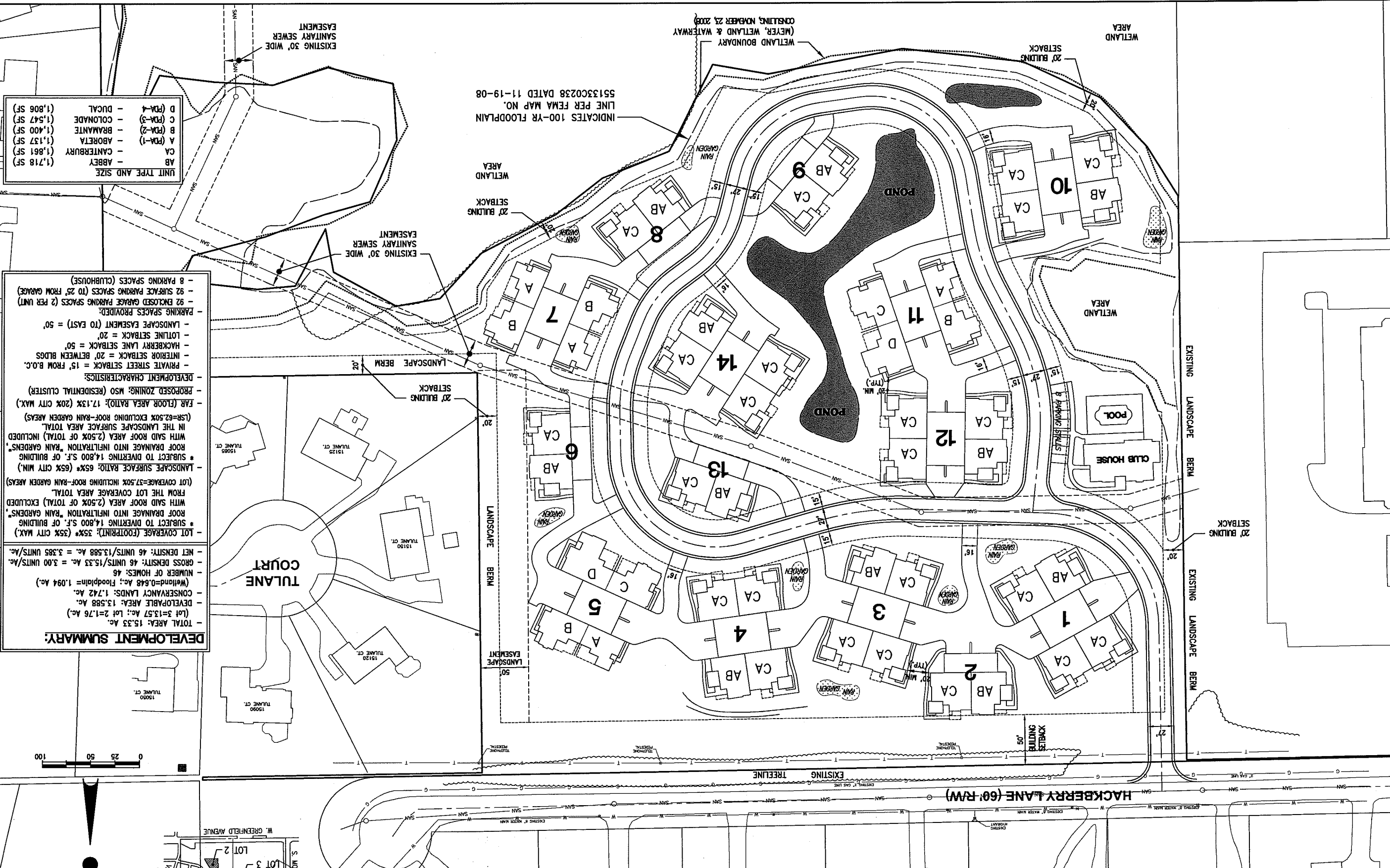


SITE PLAN "A"

FOR
"THE GLEN OF BROOKFIELD"

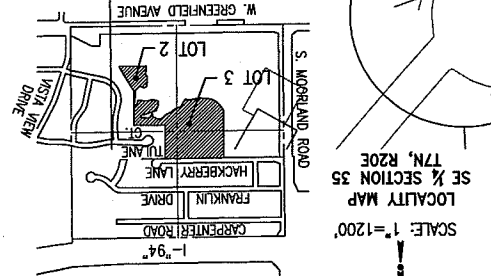
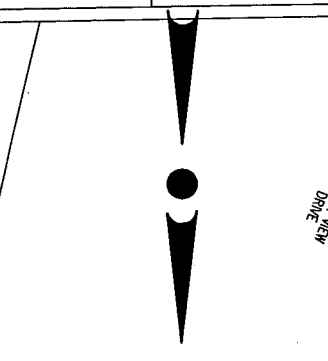
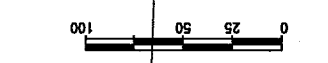


DEVELOPMENT SUMMARY:

- TOTAL AREA: 15.33 Ac. (Lot 3=13.57 Ac.; Lot 2=1.76 Ac.)
- DEVELOPABLE AREA: 13.588 Ac. (CONSERVANCY LANDS: 1.742 Ac. (Wetland=0.648 Ac.; Floodplain=1.094 Ac.))
- NUMBER OF HOMES: 46
- GROSS DENSITY: 46 UNITS/15.33 Ac. = 3.00 UNITS/AC.
- NET DENSITY: 46 UNITS/13.588 Ac. = 3.385 UNITS/AC.
- LOT COVERAGE (FOOTPRINT): 35% (35% CITY MAX.)
- SUBJECT TO DIVERTING 14,800 S.F. OF BUILDING ROOF DRAINAGE INTO INFILTRATION "RAIN GARDENS" WITH SAID ROOF AREA (2.50% OF TOTAL) EXCLUDED FROM THE LOT COVERAGE AREA TOTAL.
- LOT COVERAGE=37.50% INCLUDING ROOF-RAIN GARDEN AREAS (LANDSCAPE SURFACE RATIO: 65% (65% CITY MIN.))
- SUBJECT TO DIVERTING 14,800 S.F. OF BUILDING ROOF DRAINAGE INTO INFILTRATION "RAIN GARDENS" WITH SAID ROOF AREA (2.50% OF TOTAL) INCLUDED IN THE LANDSCAPE SURFACE AREA TOTAL.
- (LSR=62.50% EXCLUDING ROOF-RAIN GARDEN AREAS)
- FAR (FLOOR AREA RATIO): 17.13% (20% CITY MAX.)
- PROPOSED ZONING: MSO (RESIDENTIAL CLUSTER)
- DEVELOPMENT CHARACTERISTICS:
- PRIVATE STREET SETBACK = 15' FROM B.O.C.
- INTERIOR SETBACK = 20' BETWEEN BLDGS
- HACKBERRY LANE SETBACK = 50'
- LOTLINE SETBACK = 20'
- LANDSCAPE EASEMENT (TO EAST) = 50'
- PARKING SPACES PROVIDED:
- 92 ENCLOSED GARAGE PARKING SPACES (2 PER UNIT)
- 92 SURFACE PARKING SPACES (TO 25' FROM GARAGE)
- 8 PARKING SPACES (CLUBHOUSE)

UNIT TYPE AND SIZE

AB	- ABBEY	(1,718 SF)
CA	- CANTERBURY	(1,861 SF)
A (PA-1)	- ABORETA	(1,137 SF)
B (PA-2)	- BRAMANTE	(1,400 SF)
C (PA-3)	- COLONADE	(1,547 SF)
D (PA-4)	- DUCAL	(1,806 SF)



DECEMBER 22, 2008

THE GLEN OF BROOKFIELD
BY
CORNERSTONE DEVELOPMENT
PEWaukee, WI

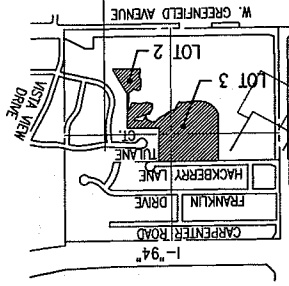
LOSIK ENGINEERING & DESIGN GROUP
19035 W. Capital Drive
Brookfield, WI 53045
E-mail: led@losikengineering.com
Phone: (262) 790-1480
Fax: (262) 790-1481

JOB NUMBER: 796108021-01
DRAWN: CHECKED: FILED:
R.C.C. M.J.L. Jash
FILED: 12/23/2008 10:29 AM

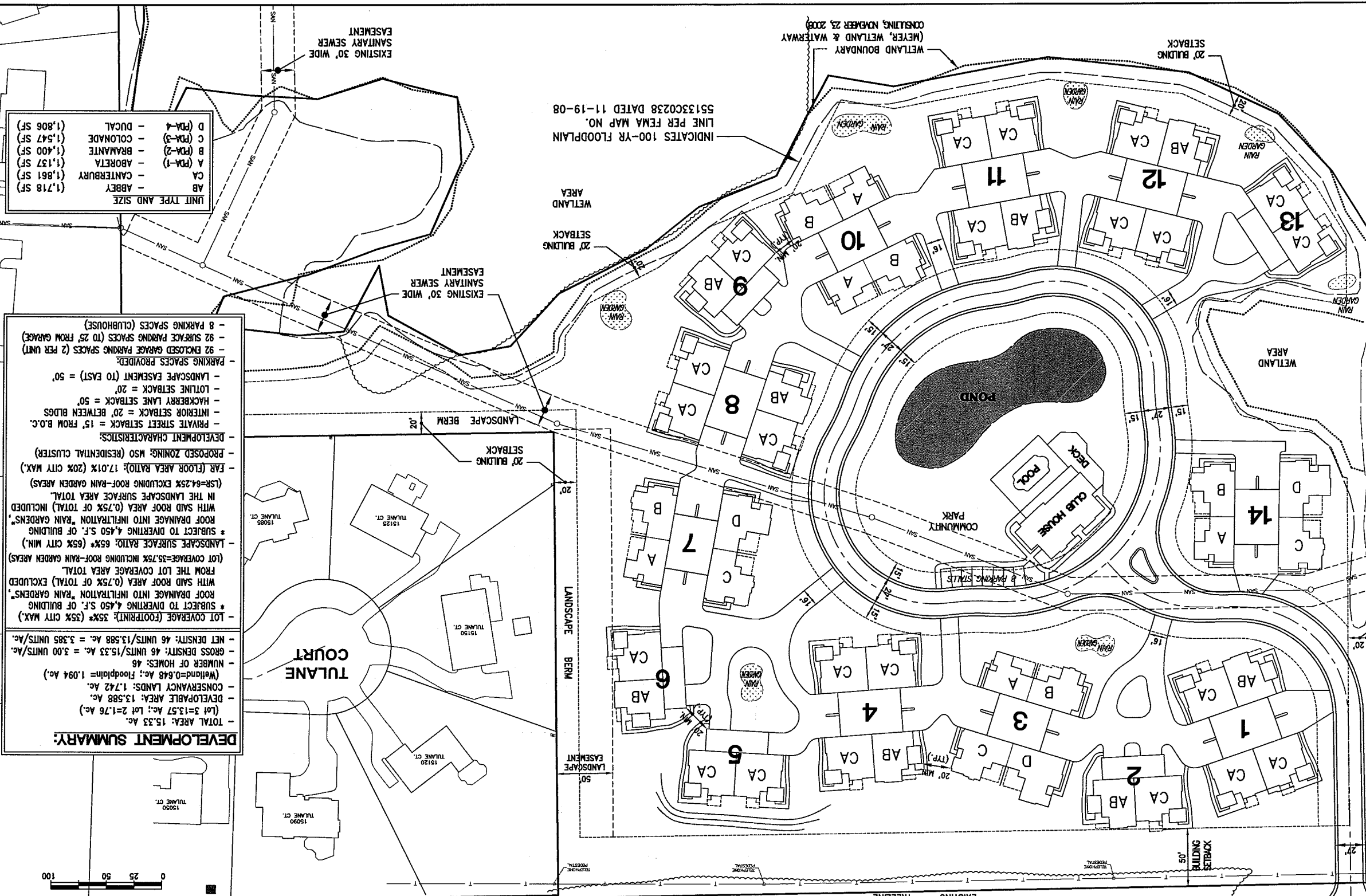
MICHAEL J. LOSIK
E-11214
BROOKFIELD, WI
PROFESSIONAL ENGINEER

SITE PLAN "E" FOR "THE GLEN OF BROOKFIELD"

LOCALITY MAP
SCALE: 1"=1200'
SE 1/4 SECTION 35
T7N, R20E



0 25 50 100



DEVELOPMENT SUMMARY:

- TOTAL AREA: 15.33 Ac. (Lot 3=13.57 Ac.; Lot 2=1.76 Ac.)
- DEVELOPABLE AREA: 13.588 Ac.
- CONSERVANCY LANDS: 1.742 Ac.
- NUMBER OF HOMES: 46
- GROSS DENSITY: 46 UNITS/15.33 Ac. = 3.00 UNITS/AC.
- NET DENSITY: 46 UNITS/13.588 Ac. = 3.385 UNITS/AC.
- (Withland=0.648 Ac.; Floodplain=1.094 Ac.)
- LOT COVERAGE (FOOTPRINT): 35%* (35% CITY MAX.)
- * SUBJECT TO DIVERTING 4,450 S.F. OF BUILDING ROOF DRAINAGE INTO INFILTRATION "RAIN GARDENS" WITH SAID ROOF AREA (0.75% OF TOTAL) EXCLUDED FROM THE LOT COVERAGE AREA TOTAL.
- LANDSCAPE SURFACE RATIO: 65%* (65% CITY MIN.)
- * SUBJECT TO DIVERTING 4,450 S.F. OF BUILDING ROOF DRAINAGE INTO INFILTRATION "RAIN GARDENS" WITH SAID ROOF AREA (0.75% OF TOTAL) INCLUDED IN THE LANDSCAPE SURFACE AREA TOTAL.
- (LSR=64.25% EXCLUDING ROOF-RAIN GARDEN AREAS)
- FAR (FLOOR AREA RATIO): 17.01% (20% CITY MAX.)
- PROPOSED ZONING: MSO (RESIDENTIAL CLUSTER)
- DEVELOPMENT CHARACTERISTICS:
- PRIVATE STREET SETBACK = 15' FROM B.O.C.
- INTERIOR SETBACK = 20' BETWEEN BLDGS
- HACKBERRY LANE SETBACK = 50'
- LOTLINE SETBACK = 20'
- LANDSCAPE EASEMENT (TO EAST) = 50'
- PARKING SPACES PROVIDED:
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- 8 SURFACE PARKING SPACES (TO 25' FROM GARAGE)
- 8 PARKING SPACES (CLUBHOUSE)

UNIT TYPE AND SIZE

AB	ABBAY	(1,718 SF)
CA	CANTERBURY	(1,861 SF)
A (PA-1)	ABORETA	(1,157 SF)
B (PA-2)	BRAMANTE	(1,400 SF)
C (PA-3)	COLONADE	(1,547 SF)
D (PA-4)	DUCAL	(1,806 SF)

THE GLEN OF BROOKFIELD
BY
CORNERSTONE DEVELOPMENT
PEWAUKEE, WI

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JOB NUMBER: 796\08021-01
DRAWN: M.J.L.
CHECKED: J.L.
FILED: 12/23/2008 10:10 AM

FILED: 12/23/2008 10:10 AM

DECEMBER 22, 2008

PLAN "E" SITE