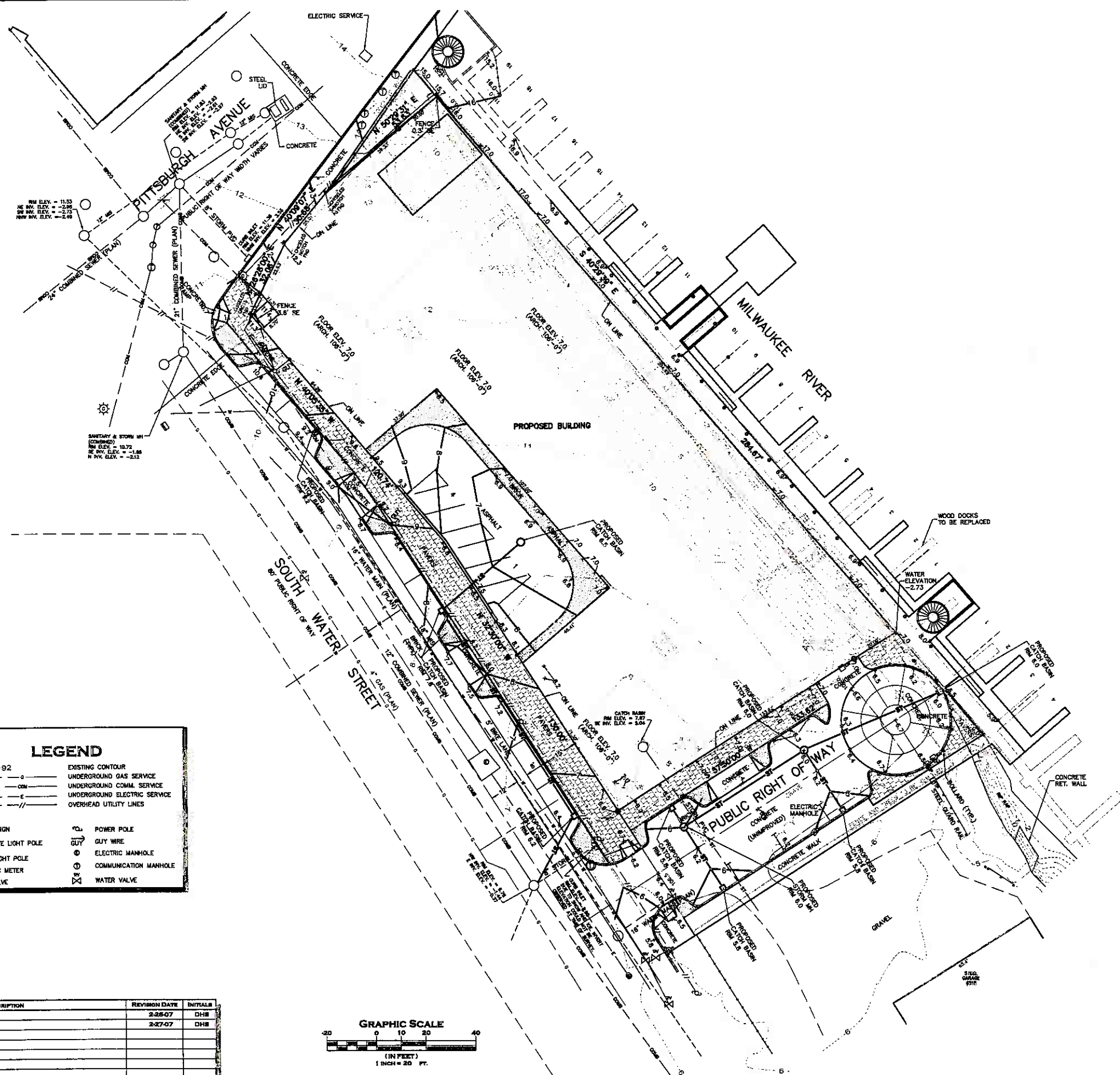




CAPITOL SURVEY & ENGINEERING
 11430 W BELMOUND ROAD, SUITE 11
 WAUWATOSA, WISCONSIN 53226
 P: (414) 303-4890
 F: (414) 302-9909
 WWW.CAPITOLSURVEY.COM



LEGAL DESCRIPTION
 THAT PART OF LOT 2 AND ALL OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 64, IN SUBDIVISION OF LOTS 3 AND 5 IN SECTION 33, IN TOWNSHIP 7 NORTH, RANGE 22 EAST LYING SOUTHWESTERLY OF THE SOUTHEASTERLY LINE OF WEST PITTSBURGH AVENUE, EXCEPTING THEREFROM THAT PART DESCRIBED IN QUIT CLAIM DEED DATED MARCH 2, 1954, BETWEEN CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE STATE OF WISCONSIN, BUT INCLUDING ALL SUBMERGED AND OTHER LANDS BETWEEN THE DOCK LINE OF THE MILWAUKEE RIVER AND SAID LOTS AND THOSE PORTIONS OF VACATED SOUTH WATER STREET APPERTAINING TO SAID PROPERTY, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

- NOTES**
- SUBJECT PROPERTY ZONED: PD, SEE CITY FOR ZONING RESTRICTIONS.
 - LEGAL DESCRIPTION FROM HERITAGE TITLE SERVICES, INC. LETTER REPORT FILE NO. ML-192381 AND PLAT OF SURVEY BY INTERLINE SURVEY SERVICE DATED 3/20/97.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - PORTIONS OF SUBJECT PROPERTY ARE IN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #550278 0005 B, EFFECTIVE DATE MARCH 1, 1992.
 - PROJECT BENCHMARK - S.W.R.P.C. BENCHMARK HYDRANT AT NORTHWEST INTERSECTION OF E. MENOMONEE AND E. EARLE ST., FOUND CHISEL CROSS IN TOP OF S. SIDE HYDRANT FLANGE, ELEVATION: 13.02.
 - SITE BENCHMARK - SANITARY MANHOLE RIM IN THE INTERSECTION OF S. WATER ST. AND PITTSBURGH AVE. SOUTHWEST OF CONCRETE ISLAND, ELEVATION: 11.83.
 - ELEVATIONS BASED ON INFORMATION FROM S.W.R.P.C. AND CITY OF MILWAUKEE AND ARE AT CITY OF MILWAUKEE DATUM.

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
 THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

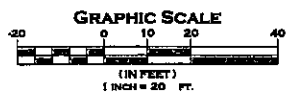
FEBRUARY 5, 2007
 DATE: _____
 MICHAEL J. BERRY, R.L.S.
 REGISTERED LAND SURVEYOR S-2545

PLAT OF SURVEY
 FOR
C.J. ENGINEERING
 236 S. WATER ST.
 MILWAUKEE, WI.

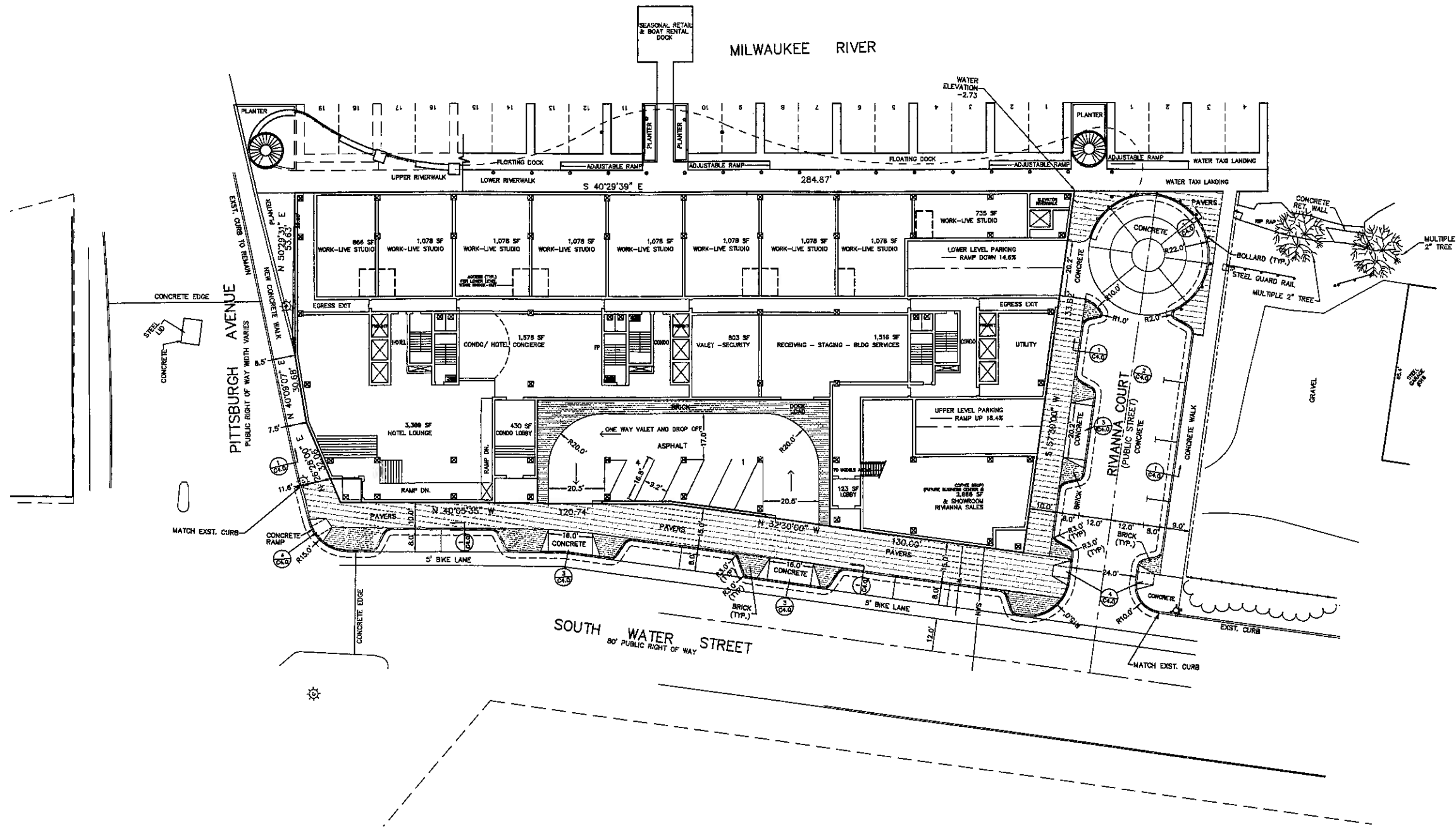
LEGEND

92	EXISTING CONTOUR	—	UNDERGROUND GAS SERVICE
—	UNDERGROUND COMM. SERVICE	—	UNDERGROUND ELECTRIC SERVICE
—	OVERHEAD UTILITY LINES	+	METAL SIGN
+	POWER POLE	⊙	CONCRETE LIGHT POLE
—	GLY WIRE	⊙	ELECTRIC MANHOLE
⊙	ELECTRIC MANHOLE	⊙	COMMUNICATION MANHOLE
⊙	COMMUNICATION MANHOLE	⊙	WATER VALVE
⊙	WATER VALVE		

NO.	DESCRIPTION	REVISION DATE	INITIALS
1	ADD TOPO TO SOUTH	2-28-07	DHS
2	ADD PROPOSED IMPROVEMENTS	2-07-07	DHS

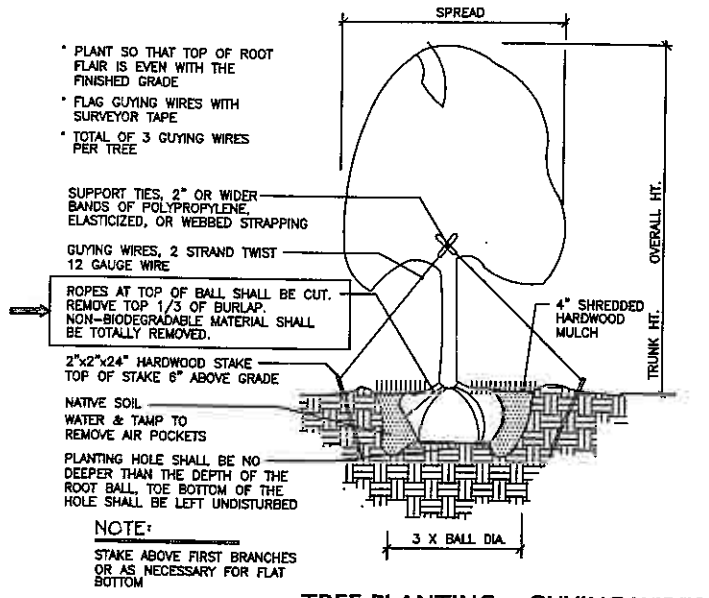


DRAWN BY:	NJF	DATE:	2-5-07
CHECKED BY:	DHS	DRAWING No.	S07-011-2-P
CSE Job No.:	07-011	SHEET	1 of 1

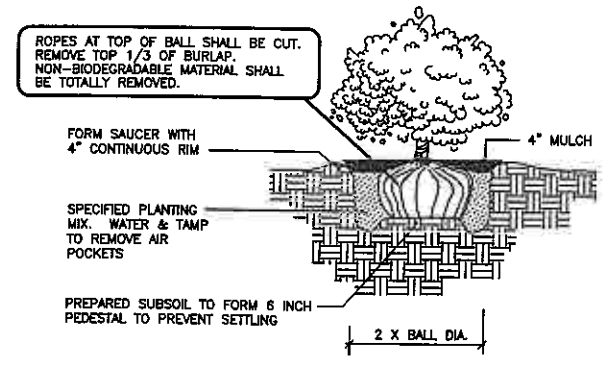


NOTES:
 1. FOR DETAILS, SEE SHEET C4.0, SITE DETAILS
 2. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY CAPITOL SURVEY AND ENGINEERING DATED 02-05-07.

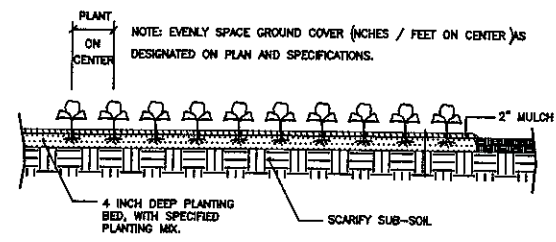
SITE PLAN
 1" = 20'-0"



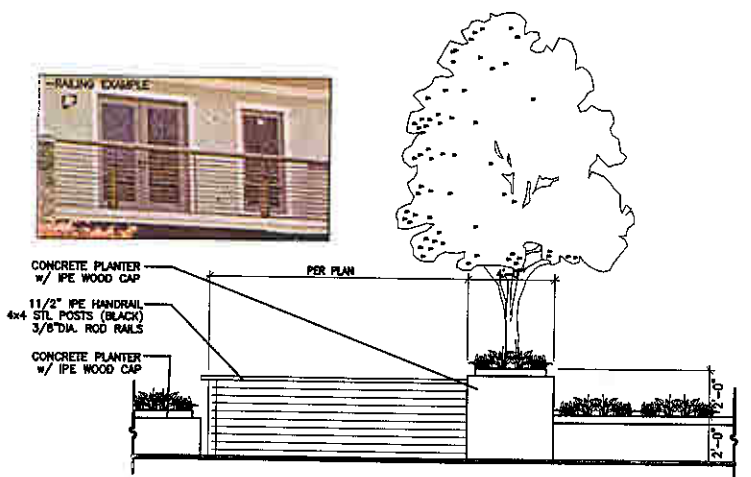
TREE PLANTING - GUYING WIRES
NO SCALE



SHRUB PLANTING
SCALE: NOT TO SCALE



PERENNIALS / GC PLANTING
SCALE: NOT TO SCALE



RIVERWALK RAILING AND PLANTERS
SCALE: NOT TO SCALE

PLANT SCHEDULE

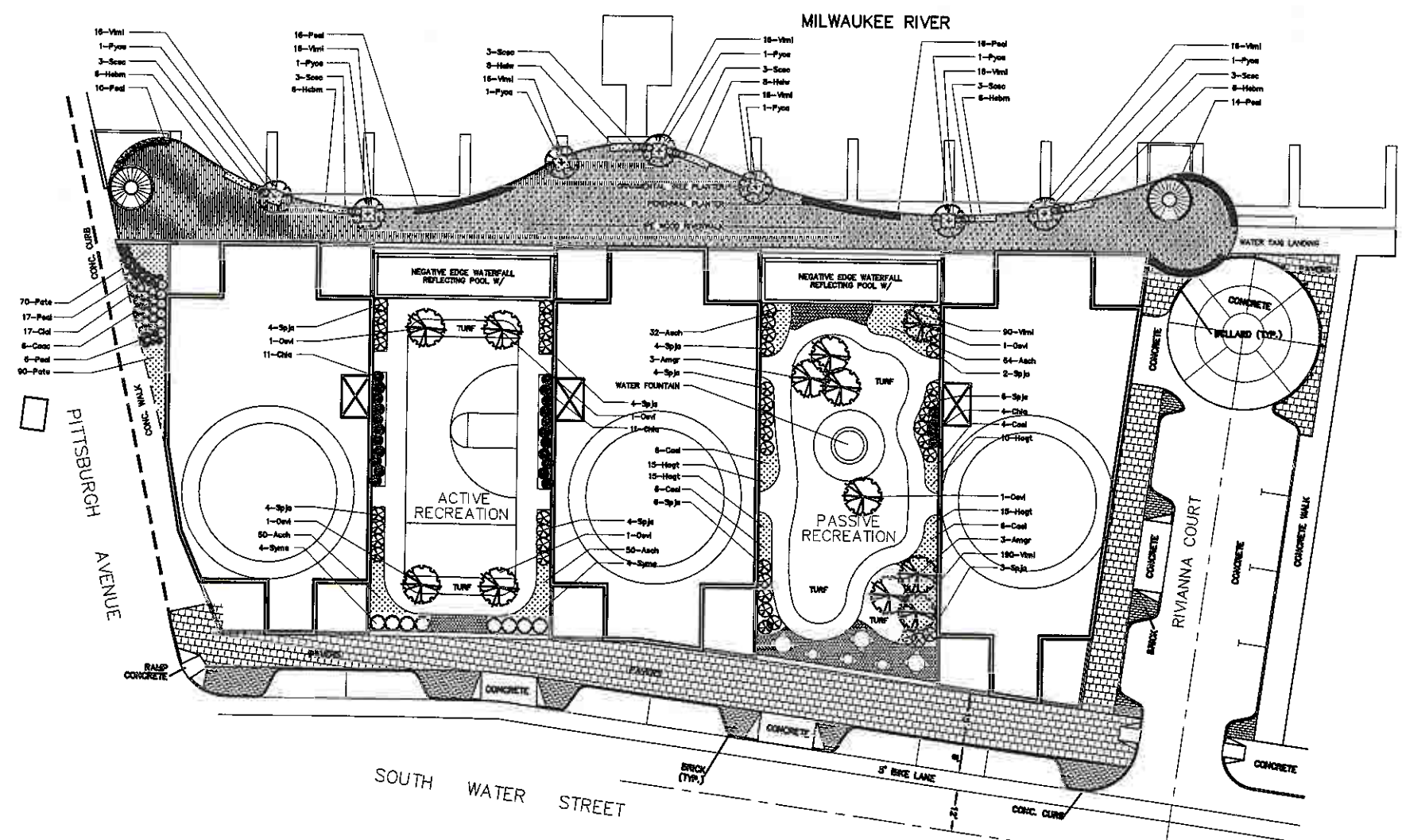
Code	Scientific Name	Common Name	Qty.	Planting Size
Shade Trees				
Shrubbery				
Groundcover				
Shade				
Perennials/Grasses				

GENERAL NOTES

- BACKFILL AND GRADE ALL PLANTING AREAS WITH 4" SCREEN BLENDED TOPSOIL.
- ALL FINISH GRADES TO BE ONE INCH BELOW TOP OF CURBS AND PAVEMENT.
- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS PREPARED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS TO BE LOCATED ACCORDING TO THE PLAN AND PLANTED IN HOLES AT LEAST TWICE THE SIZE OF THE PLANT ROOT BALL FOR SHRUBS AND THREE TIMES THE ROOT BALL FOR TREES.
- ALL PLANTINGS TO BE TOPDRESSED WITH A MINIMUM OF FOUR INCHES OF SHREDDED HARDWOOD MULCH FOR TREES AND SHRUBS AND TWO INCHES FOR PERENNIALS.
- STAKING OF TREES IS OPTIONAL BY CONTRACTOR, BUT IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN VERTICAL POSITION OF ALL TREES AND SHRUBS.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND INDICATED AS TURF SHALL BE SEEDED OR SOCCED AS SPECIFIED. ALL PLANTS TO RECEIVE 3 YEAR SLOW RELEASE FERTILIZER PACKETS (OR EQUAL) AT A RATE OF 2 PER CALIPER INCH OF TREE AND 3 PER SHRUB.
- GUARANTEE ALL PLANT MATERIAL, INCLUDING PERENNIALS AND SEED/SOD FOR A PERIOD OF ONE YEAR.
- WATER ALL PLANTINGS IMMEDIATELY AFTER INSTALLATION.
- ALL PLANTING BEDS SHALL HAVE 6 INCH SHOVEL CUT EDGES OR LANDSCAPE EDGING AS SPECIFIED.

ADDITIONAL NOTES

- MOUND SOIL IN PLANTING BEDS TO ENHANCE DRAINAGE. MAXIMUM SLOPE SHOULD NOT EXCEED ONE INCH IN TWO FEET. INSTALL MULCH ONE INCH BELOW TOP OF CURB.
- A SOIL EXCHANGE IS REQUIRED IN ALL PLANTING BEDS ADJACENT TO CONSTRUCTION AREAS SUCH AS BUILDINGS, WALLS, DRIVES, ETC., I.E. ANY PLACE PLANTINGS WILL COME IN CONTACT WITH CONSTRUCTION DEBRIS. REMOVE AND BACKFILL PER LANDSCAPE DETAILS FOR PERENNIALS, SHRUBS AND TREES.
- NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED OBSTRUCTIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED. IN CASES OF HARDFORM LAYER, 36 INCHES BELOW TOPSOIL, DRILL 6 INCH DIAMETER HOLES AT 24 INCHES ON CENTER, DOWN INTO FREE-DRAINING STRATA OR TO A DEPTH OF TEN FEET, WHICHEVER IS LESS. BACKFILL WITH FREE-DRAINING MATERIAL SUCH AS #1 OR #2 GRAVEL. STONE WITH LANDSCAPE FABRIC SUCH AS DEBRIT OR APPROVED EQUAL. IN NO CASE SHOULD ANGULAR GRAVEL BE USED.
- USE CAUTION WHEN INSTALLING PERENNIALS AROUND EXISTING TREES. MINIMIZE ROOT DISTURBANCE DURING ALL PHASES OF LANDSCAPE OPERATIONS. DO NOT CUT ROOTS TO ACCOMMODATE PERENNIALS.
- EXCAVATION BY CONTRACTOR SHALL BE DONE PERPENDICULAR TO THE EXISTING TREES. IF ROOTS ARE ENCOUNTERED, ROOTS SHALL BE CUT CLEAN WITH LOPPERS OR PRUNING SHEARS TO ALLOW CAPILLARY ROOT GROWTH.



NOTIFY DIGGERS HOTLINE PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS.

CONCEPTUAL LANDSCAPE PLAN
1" = 20'-0"

