

ALTA/NSPS LAND TITLE SURVEY

CLIENT

Cardinal Capital Management, Inc.

SITE ADDRESS

2331 W Vieau Pl. and 1114 S 24th St, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

PARCEL I:
The North 35 feet of Lot 9 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 529 as Document No. 1567043.

AND
Lots 7 and 8 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the South 3.5 feet of vacated Vieau Place abutting Lot 7; excepting therefrom that part conveyed to the city of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 530 as Document No. 1567046.

BASIS OF BEARINGS

Bearings are referenced to the East line of the South 24th Street which is assumed to bear S01°19'24"W

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-814569-MAD, effective date of August 16, 2016 which lists the following easements and/or restrictions from schedule B-II:
1, 2, 3 & 5 visible evidence shown, if any.
4, 6, 7, 12, 13, & 22 not survey related.
14, 15, 16, 17, 18, 19, 20, & 21 related to Parcel II & III.

- Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated public ways, pursuant to Section 66.1005(2) [a] Wisconsin Statutes.
NOTE: Resolution for West Vieau Place street vacation recorded on June 8, 1981 as Document No. 5480513. **Affects property by location, shown.**
- Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded on May 26, 1961 as Document No. 3881010. **Affects property by location, shown.**
- Restriction covenant and use restriction contained in Warranty Deed recorded on November 12, 1992 as Document No. 6688570. **Affects property by location, blanket type.**
- Order to Raze and Remove Build recorded on October 9, 2014 as Document No. 10402303. **Affects property by location, blanket type.**

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C00189E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Municipal Code: Sec. 295-503-2.

Site is zoned: RT-4 (Residential District)

Front setback: Average but never more than 20 feet

North or West Side setback: 1.5 feet

South or East Side setback: 3.5 feet

Rear setback: 10 feet

Maximum building height: 45 feet

LAND AREA

The Land Area of the subject property is 19,390 square feet or 0.4451 acres.

Vertical datum is based on National Geodetic Vertical Datum of 1929

Note: Elevations area adjusted to the City of Milwaukee Vertical Datum, which is NGVD - 580.603

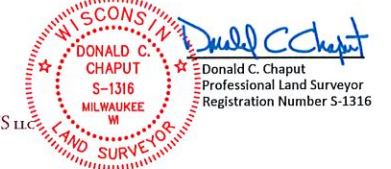
TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175). Ticket Number 20163910811. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

TO: Cardinal Capital Management, Inc.
First American Title Insurance Company

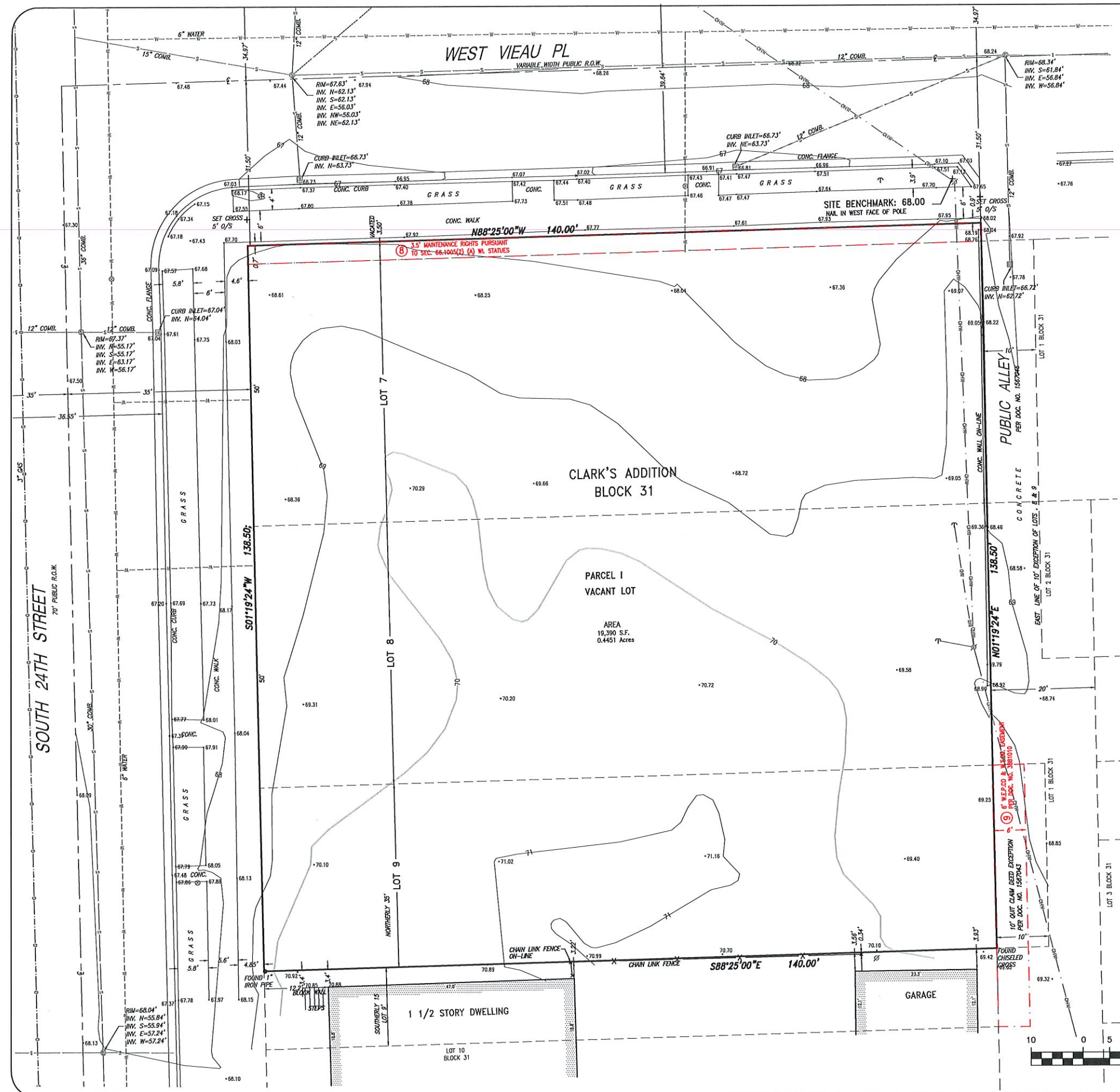
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 20, 21, and 22 of Table A thereof. The field work was completed on October 10, 2016.

Date of Map: October 13, 2016.



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

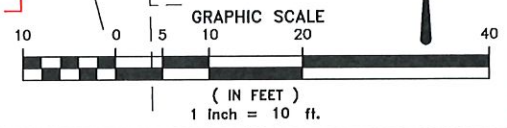
Drawing No. 2416/far



LEGEND

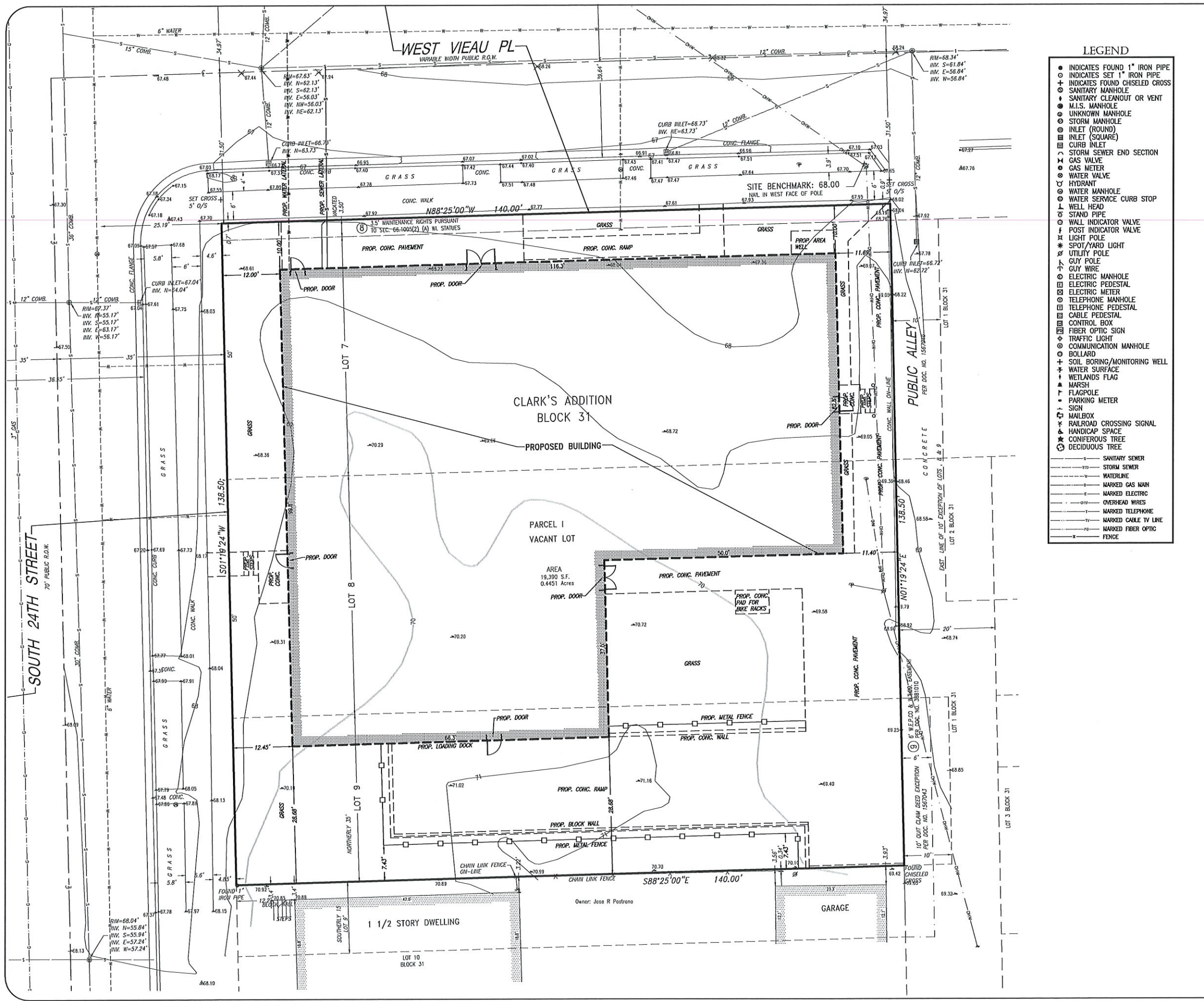
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- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊙ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT OR VENT
- ⊙ M.I.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ STORM MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELL HEAD
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ BOLLARD
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAP SPACE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE

VICINITY MAP



PLAT OF SURVEY

(WITH PROPOSED IMPROVEMENTS)



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
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- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- - - FENCE

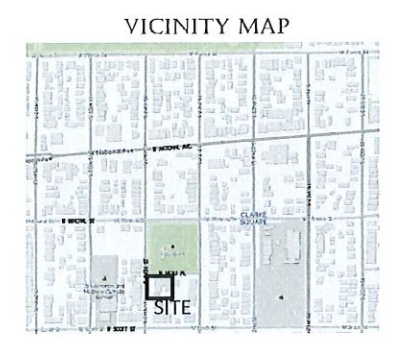
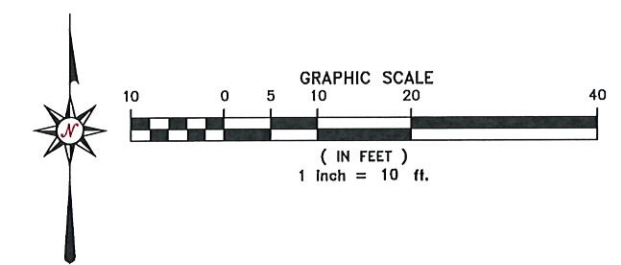
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LAND AREA
The Land Area of the subject property is 19,390 square feet or 0.4451 acres.




I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief 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 utility encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and those who purchase, mortgage, or guarantee the title thereto, within one (1) year from the date hereof.




 Donald C. Chaput
 Professional Land Surveyor
 Registration Number S-1316

Date: February 11, 2019

 CHAPUT LAND SURVEYS <small>234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com</small>	Date	Revision description
	2/26/19	Added Proposed Improvements

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the office and client named in this plat.
Drawing No. 2416-dmb

CHAPUT LAND SURVEYS

**JOURNEY HOUSE
AT CLARKE SQUARE**

2331 WEST VIEAU PLACE
MILWAUKEE, WI 53204

DATE OF ISSUE: 11/21/18

REVISIONS:

PROJECT # 16133

SITE PLAN

C2.0

SITE DATA TABLE

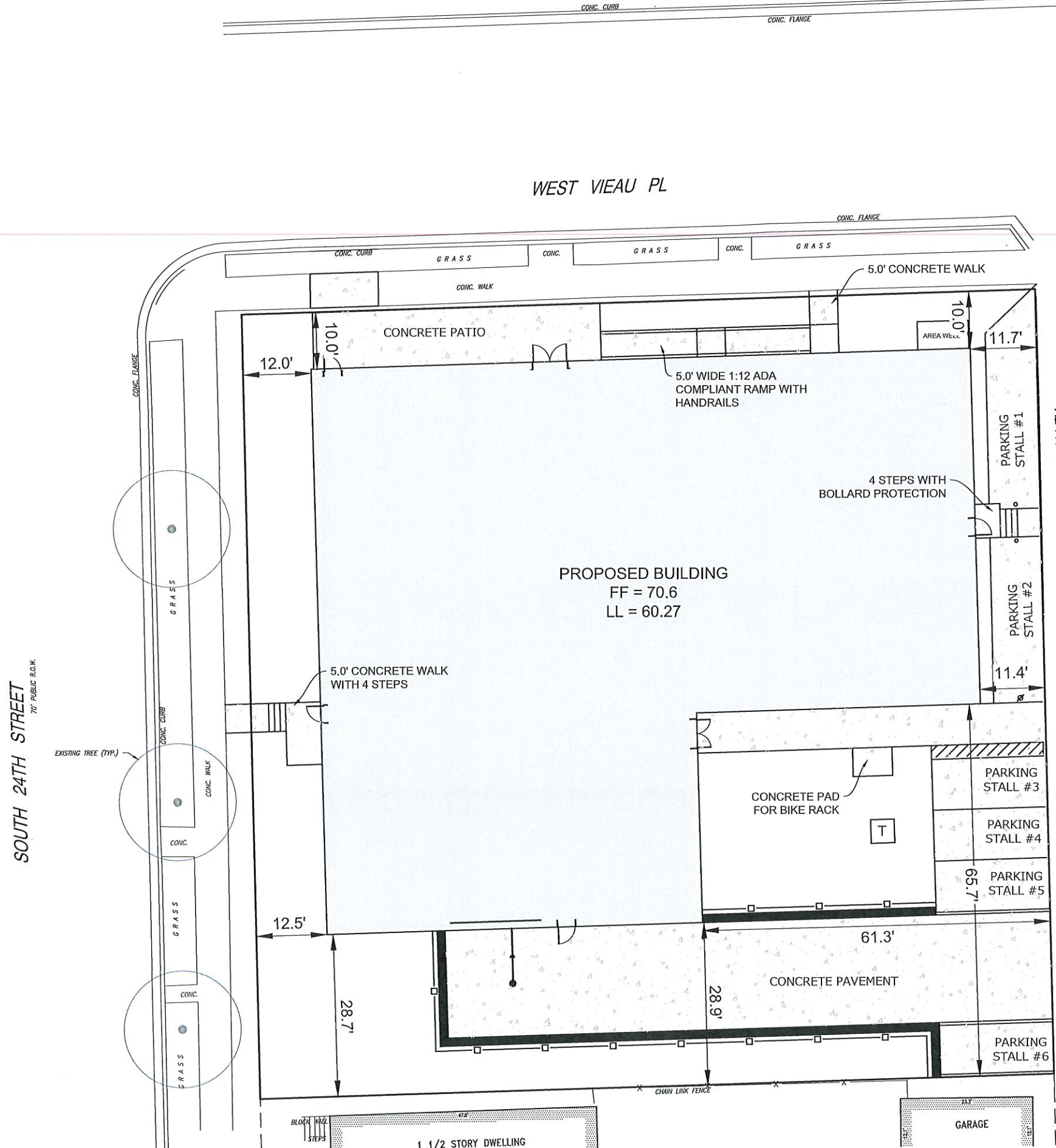
INTENDED USE: APARTMENT BUILDING
BUILDING HEIGHT: 37.0'

SITE AREA:
TOTAL SITE AREA: 19,389 SF (0.44 AC)
IMPERVIOUS AREA: 14,635 SF (0.33 AC)
PERVIOUS AREA: 4,754 SF (0.11 AC)

SETBACKS:
NORTH: 10.0'
EAST: 11.4'
WEST: 12.0'
SOUTH: 28.7'

PARKING: 31 TOTAL PARKING STALLS
6 SURFACE PARKING STALLS
25 UNDERGROUND PARKING STALLS
-2 ADA STALLS

REFUSE COLLECTION:
ALL REFUSE LOCATED IN UNDERGROUND
PARKING AREA. NO EXTERIOR REFUSE
AREAS



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**JOURNEY HOUSE
AT CLARKE SQUARE**

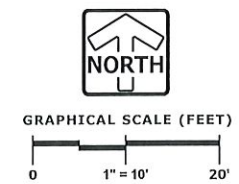
2331 WEST VIEAU PLACE
MILWAUKEE, WI 53204

DATE OF ISSUE: 2/22/2019

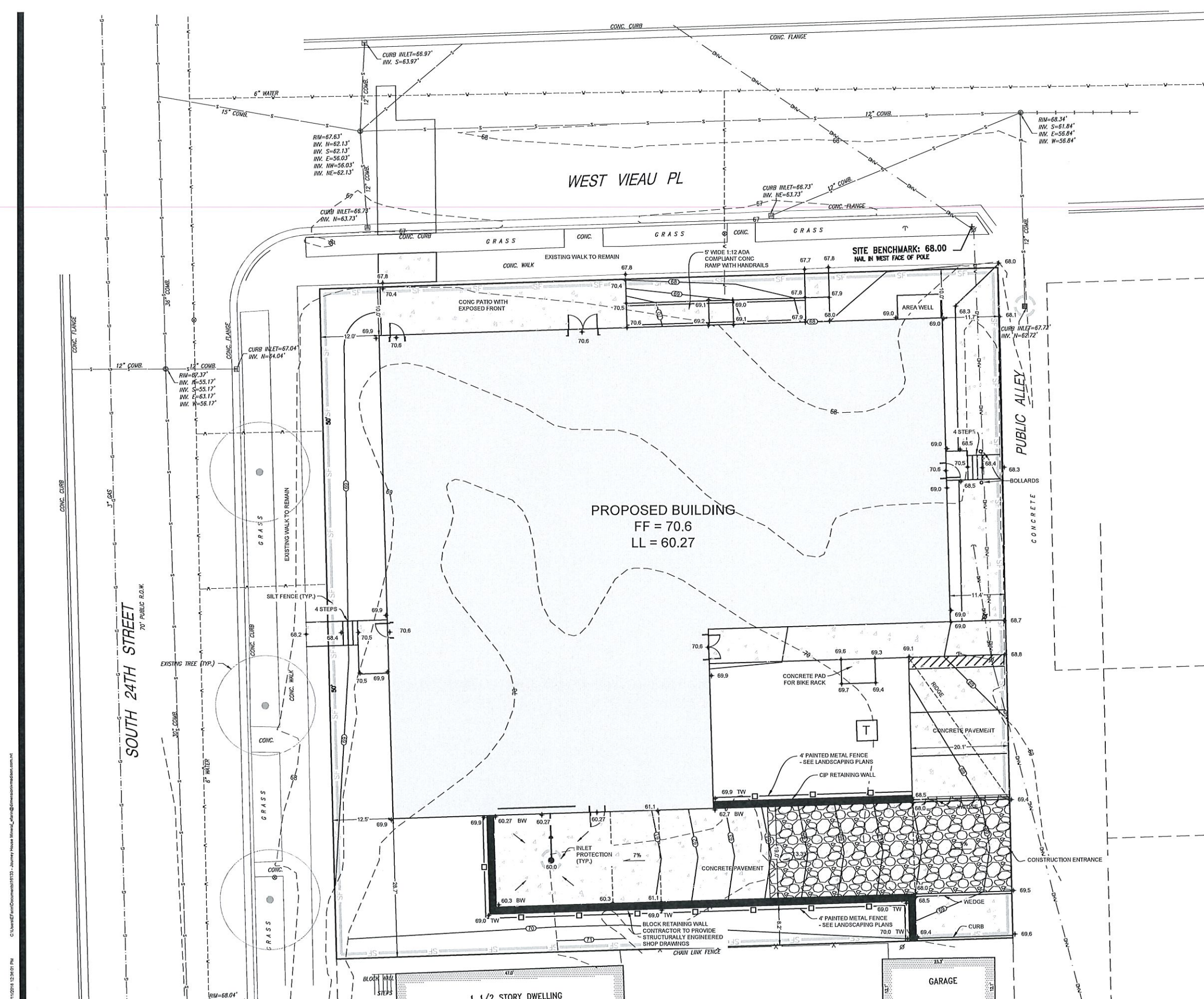
REVISIONS:

PROJECT # 16133

**GRADING
PLAN**



C3.0



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JOURNEY HOUSE
AT CLARKE SQUARE

2331 WEST VIEAU PLACE
MILWAUKEE, WI 53204

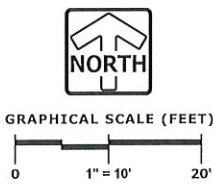
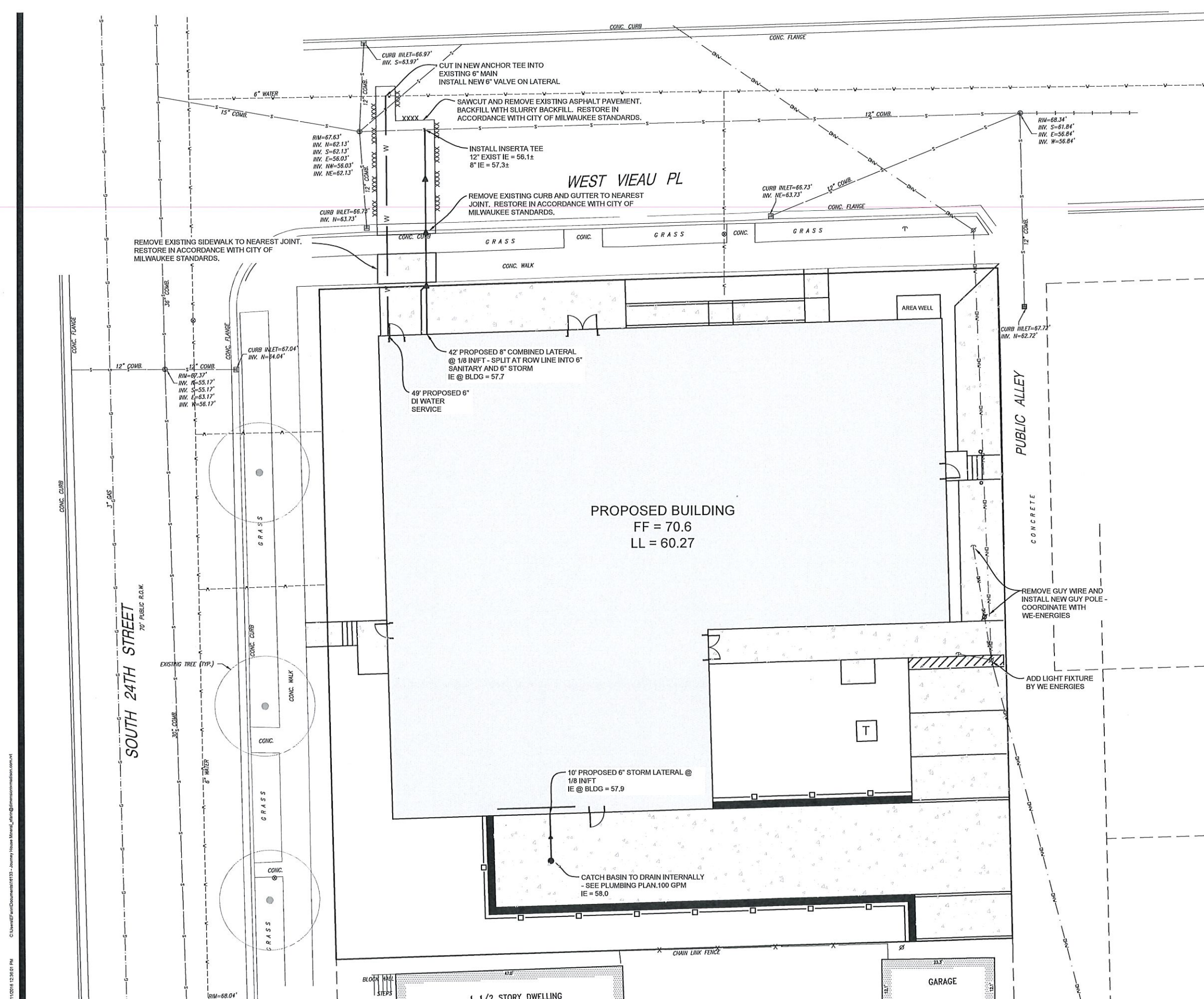
DATE OF ISSUE: 2/22/2019

REVISIONS:

PROJECT # 16133

UTILITY PLAN

C4.0



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EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
BRICK	MORTAR COLOR
B-1 BROWN BLEND BRICK	ASH GREY
MASONRY	
CMU CONCRETE MASONRY UNITS	
CJ CONTROL JOINT	
PC-S ARCHITECTURAL PRECAST CONCRETE SILL	
SIDING	COLOR
LPS-1 LAP SIDING	COLOR *
LPS-2 LAP SIDING	COLOR *
PNL-1 PANEL SIDING	COLOR *
TRIM	
SWT SIDING WALL TRIM	WHITE
PRE-FINISHED METAL	
PMC METAL COPING	WHITE
OSC SCUPPER	WHITE
ARS ALUMINUM RAILING SYSTEM	WHITE
MG MECHANICAL GRILL	PER SIDING COLOR *
WINDOWS	
WF WINDOW FRAMES	WHITE
WT WINDOW TRIM	WHITE
GENERAL NOTES	
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.	
B. REFER TO WINDOW TYPE SHEET FOR ALL WINDOW INFORMATION.	
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.	
D. COLORS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL COLORS. GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES TO OWNER FOR FINAL COLOR SELECTION.	
E. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO SELECT FINAL COLOR SELECTIONS.	
F. REFER TO OVERFLOW SCUPPER DETAIL 8 / A8.0	
G. PAINT ALL METAL GRILLS TO MATCH ADJACENT SIDING. GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.	
* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS, PER CITY APPROVALS.	

JOURNEY HOUSE AT CLARKE SQUARE
2331 WEST VIEAU PLACE, MILWAUKEE, WI 53204



2 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



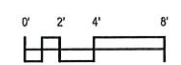
1 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

DATE OF ISSUE: 03/13/2019

REVISIONS:

PROJECT # 16133

EXTERIOR COLOR ELEVATIONS



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**EXTERIOR ELEVATIONS GENERAL
NOTES AND LEGEND**

LEGEND	
BRICK	MORTAR COLOR
B-1 BROWN BLEND BRICK	ASH GREY
MASONRY	
CMU CONCRETE MASONRY UNITS	
CJ CONTROL JOINT	
PC-S ARCHITECTURAL PRECAST CONCRETE SILL	
SIDING	
LPS-1 LAP SIDING	COLOR *
LPS-2 LAP SIDING	COLOR *
PNL-1 PANEL SIDING	COLOR *
TRIM	
SWT SIDING WALL TRIM	WHITE
PRE-FINISHED METAL	
PMC METAL COPING	WHITE
OSC SCUPPER	WHITE
ARS ALUMINUM RAILING SYSTEM	WHITE
MG MECHANICAL GRILL	PER SIDING COLOR *
WINDOWS	
WF WINDOW FRAMES	WHITE
WT WINDOW TRIM	WHITE
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**JOURNEY HOUSE
AT CLARKE SQUARE**
2331 WEST VIEAU PLACE, MILWAUKEE,
WI 53204



4 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"



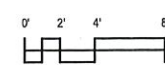
1 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

DATE OF ISSUE: 03/13/2019

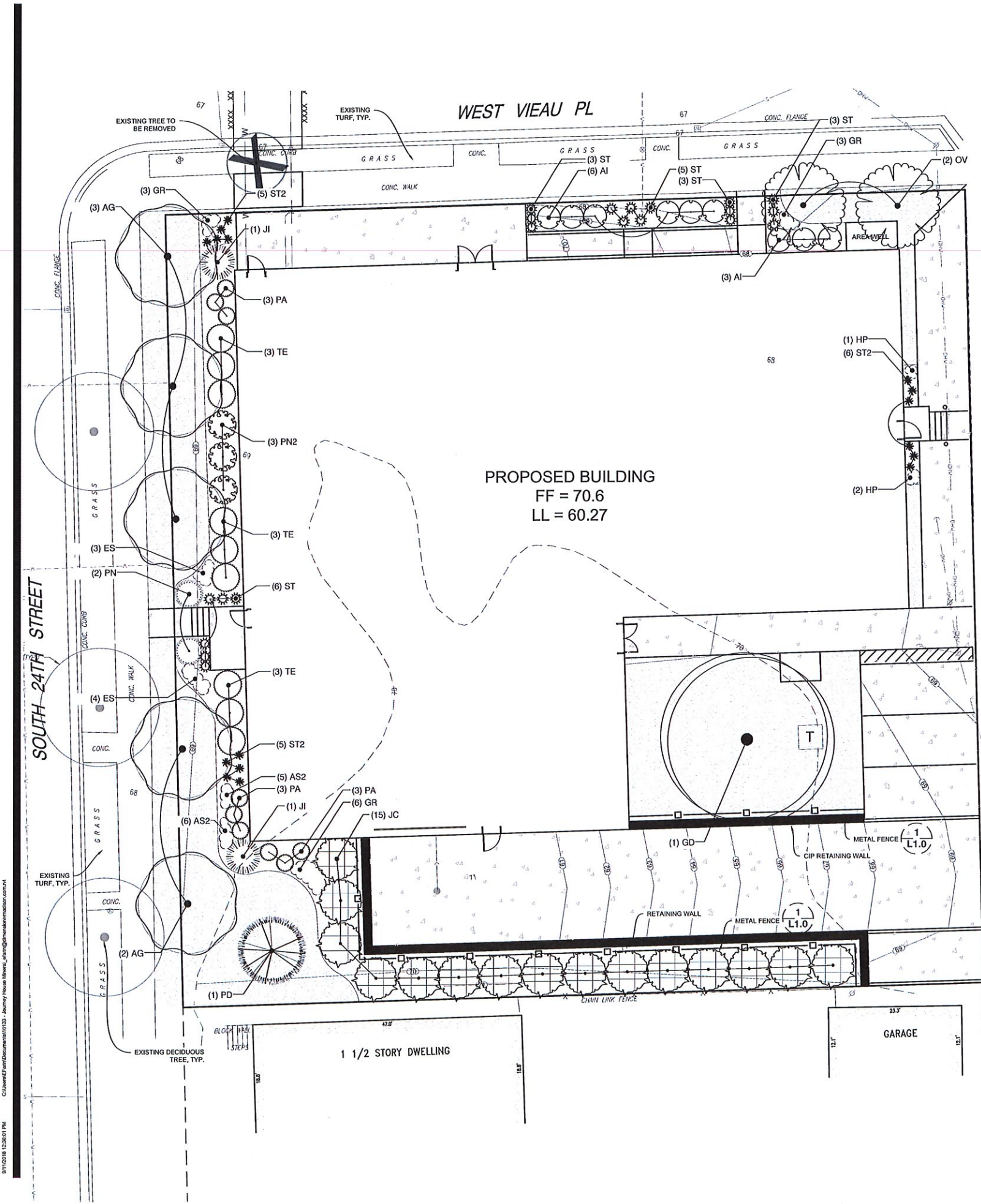
REVISIONS:

PROJECT # 16133

**EXTERIOR COLOR
ELEVATIONS**



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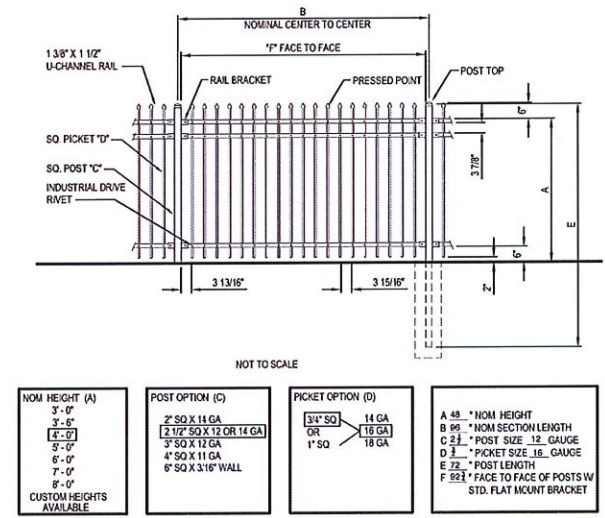


PLANT SCHEDULE VIEAU PLACE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
GD	Gymnocladia dioica 'Espresso'	Kentucky Coffeetree	2' Cal.	1	
OV	Ostrya virginiana	American Hophornbeam	2' Cal.	2	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AG	Picea glauca 'Densata'	Back Hills Spruce	6' Tall	1	
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AG	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2' Cal.	5	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AI	Aronia melanocarpa 'Iroquois Beauty'™	Black Chokeberry	5 gal.	9	
PN2	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal.	3	
PA	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	3 gal.	9	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
Ji	Juniperus chinensis 'Iowa'	Iowa Juniper	48" Tall	2	
JC	Juniperus communis depressa	Common Juniper	2' Tall & Wide	15	
PN	Picea abies 'Nidiformis'	Nest Spruce	2' Wide	2	
TE	Taxus x media 'Everflow'	Yew	24" Tall	9	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
ST2	Schizachyrium scoparium 'The Blues'	Little Bluestem	1 gal.	16	
ST	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	20	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
AS2	Allium x 'Summer Beauty'	Summer Beauty Allium	4.5" Cont.	16" o.c.	11
ES	Echinacea x 'Sundown'	Sundown Purple Coneflower	4.5" Cont.	24" o.c.	7
GR	Geranium x 'Rozanne'™	Hybrid Cranesbill	4.5" Cont.	24" o.c.	12
HP	Hemerocallis x 'Pardon Me'	Pardon Me Daylily	4.5" Cont.	24" o.c.	3
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Sod	Drought Tolerant Fescue Blend	3,273 sf		



IRON WORLD
9390 DAVIS AVE
HOWARD COUNTY, MD, 20723
PHONE: (301) 776-7443
TOLL FREE: 1-800-319-2747
FAX: (301) 776-7449
www.ironworldfencing.com



- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
 - FOOTING WIDTH TO BE (4) X POST WIDTH.
 - FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
 - FENCE SECTIONS USING 1/2" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info REFERENCE NUMBER 2812-081.

1 BARCELONA FENCE
L1.0 3 RAIL

2812-081

DIMENSION
Madison Design Group
architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionvmdison.com

PINNACLE
ENGINEERING
GROUP
15850 W. BLUEMOUND ROAD BROOKFIELD, WI 53005
(262) 754-8888

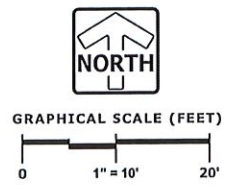
JOURNEY HOUSE
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MILWAUKEE, WI 53204

DATE OF ISSUE: 2/22/2019

REVISIONS:

PROJECT # 16133

WEST VIEAU PLACE
LANDSCAPE PLAN



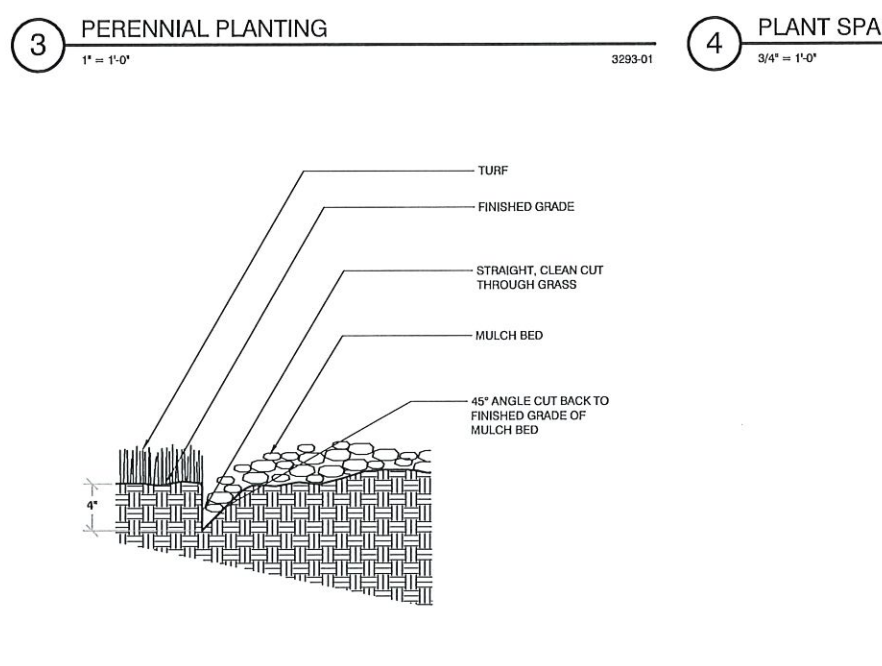
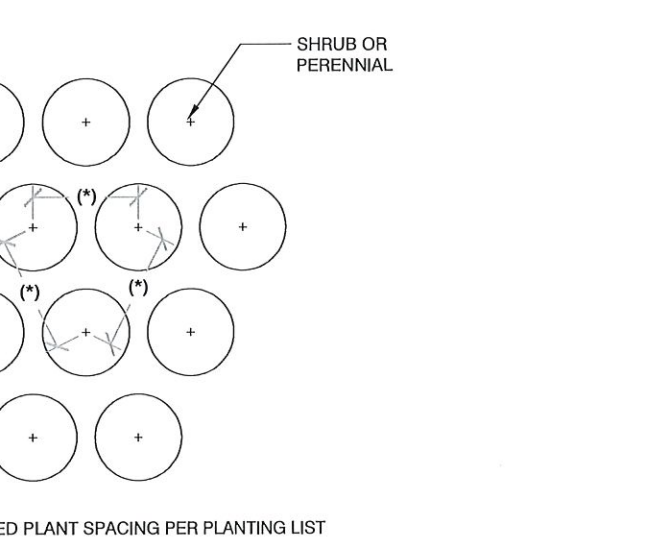
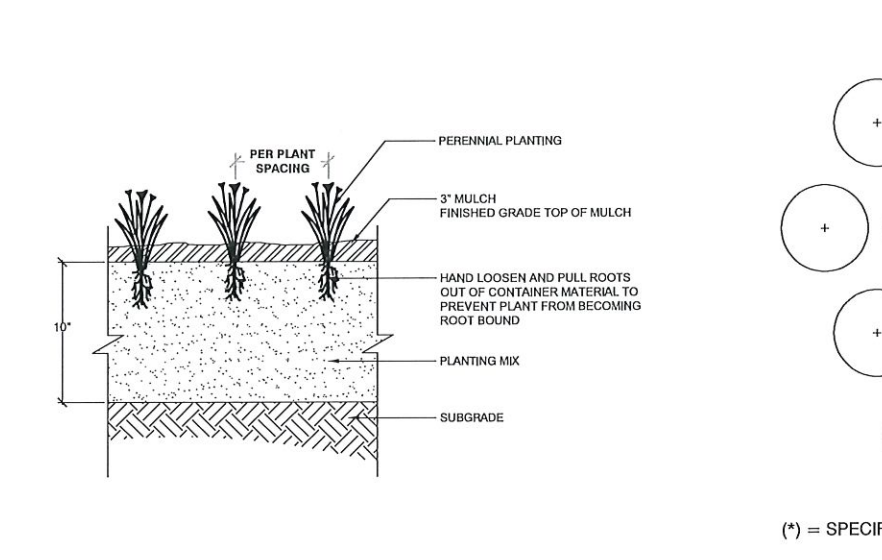
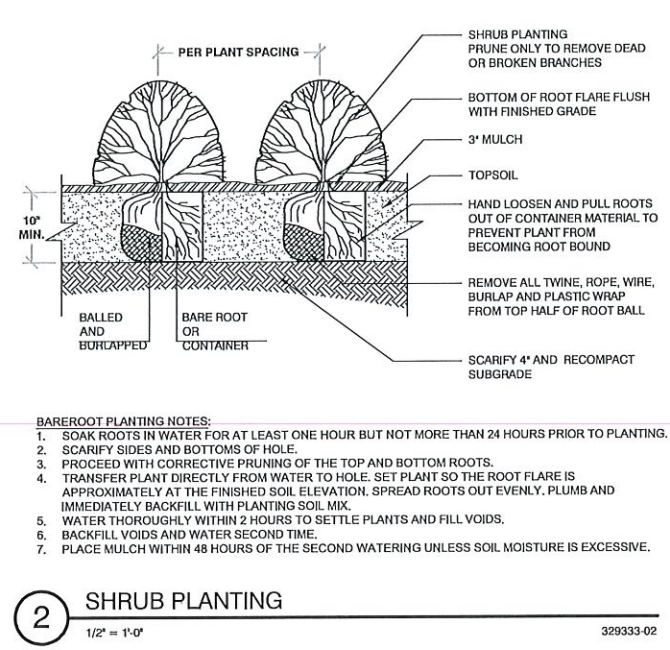
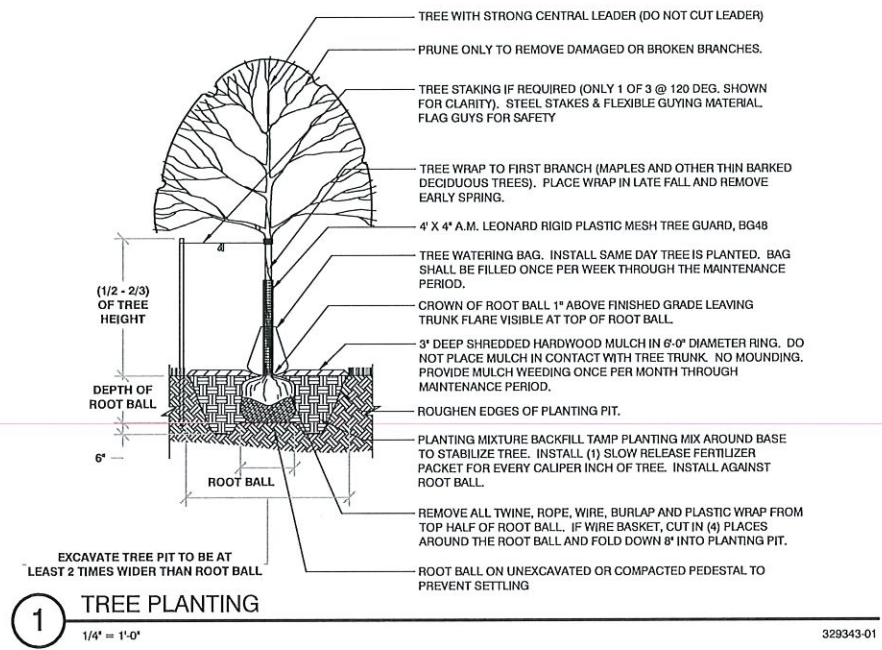
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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
4. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
5. ALL PLANT MATERIAL SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
7. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
8. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
9. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
10. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
11. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN
12. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
13. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
15. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
17. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
18. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
19. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
20. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A TILLER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



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DATE OF ISSUE: 2/22/2019

REVISIONS:

PROJECT # 16133

LANDSCAPE
DETAILS & NOTES

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