

ALTA/NSPS LAND TITLE SURVEY

CLIENT

Cardinal Capital Management, Inc.

SITE ADDRESS

918 S. 24th St. and 2330 W. Mineral St, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

PARCEL II:
The West 50 feet of Lots 11 and 12, Block 18 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.
PARCEL III:
The West 50 feet of the East 100 feet of Lots 11 and 12, Block 18 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.

BASIS OF BEARINGS

Bearings are referenced to the North line of the West Mineral Street which is assumed to bear N88°14'07"E.

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, 14, 15, 16, 17, 18, 19, 20, & 21 not survey related.

8, 9, 10, 11, 12, 13, & 22 related to Parcel 1.

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. 55079C0089E, 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 10,000 square feet or 0.2295 acres.

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 20163910846 & 20163910829. 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.

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

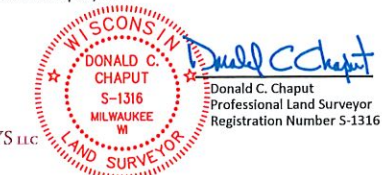
VICINITY MAP



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

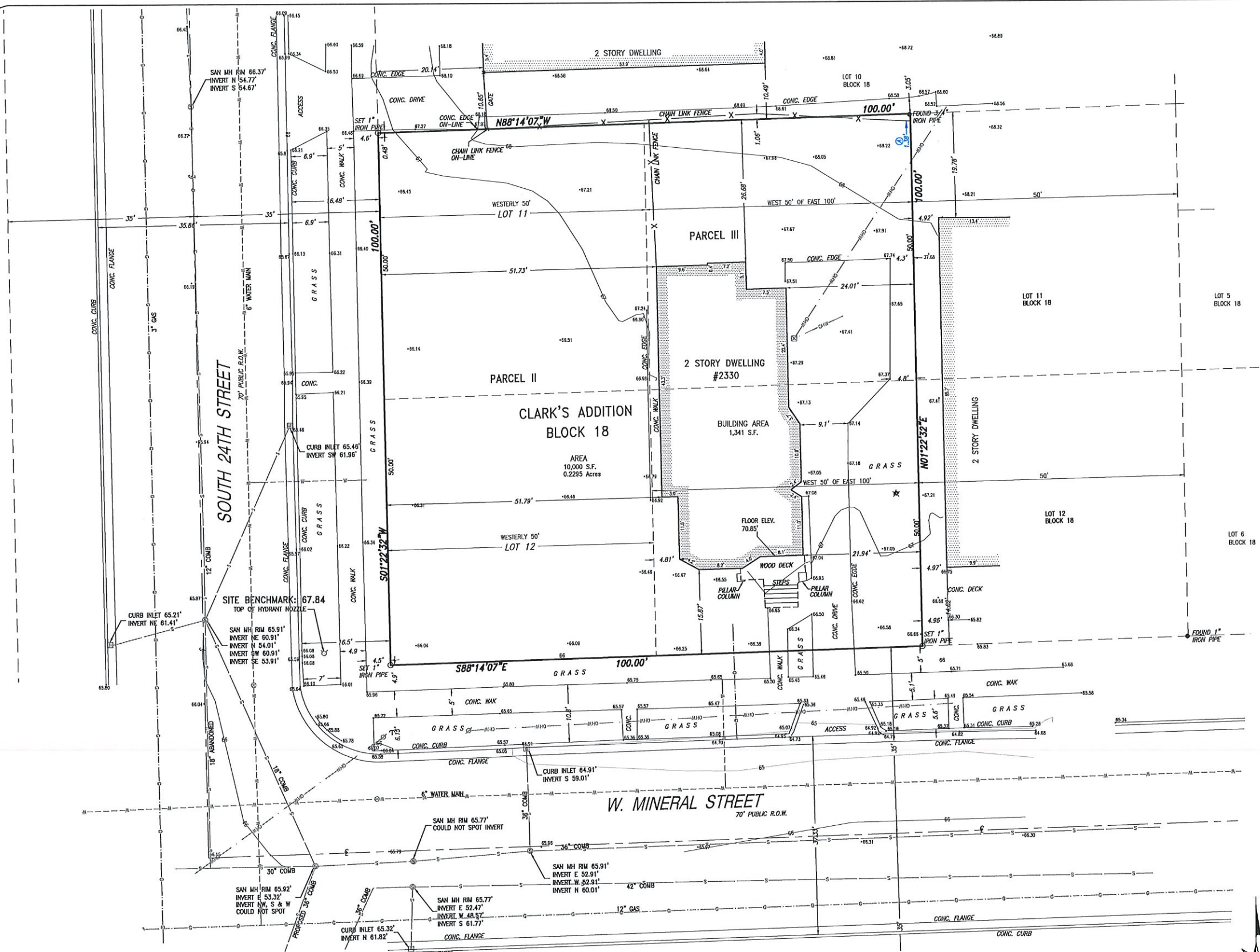
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 20, 21, and 22 of Table A thereof. The field work was completed on Sep 29, 2016.

Date of Map: October 12, 2016.



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8065
www.chaputlandsurveys.com
Professional Land Surveyor
Registration Number S-1316

Drawing No. 2415/far

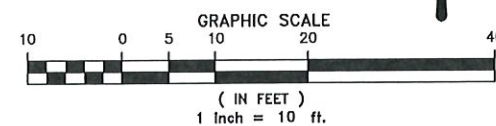


LEGEND

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> ○ INDICATES FOUND 1" IRON PIPE ○ 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 | <ul style="list-style-type: none"> ⊕ 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 | <ul style="list-style-type: none"> ⊙ 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 | <ul style="list-style-type: none"> ⊕ MAILBOX ⊕ RAILROAD CROSSING SIGNAL ⊕ 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 |
|--|--|--|---|

ENCROACHMENT TABLE

A	CHAIN LINK FENCE 1.38' ON PROPERTY LINE
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CHAPUT LAND SURVEYS LLC

PLAT OF SURVEY

(WITH PROPOSED IMPROVEMENTS)

LEGEND

- INDICATES FOUND 1" IRON PIPE
 - 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
 - ⊕ RAILROAD CROSSING SIGNAL
 - ⊕ 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

CLIENT
Cardinal Capital Management, Inc.

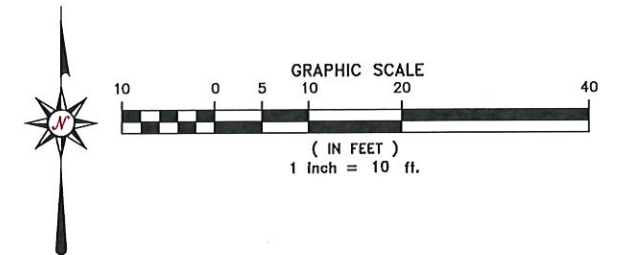
SITE ADDRESS
2331 W Vieau Pl. and 1114 S 24th St, City of Milwaukee, Milwaukee County, Wisconsin.

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, 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 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
Vertical datum is based on National Geodetic Vertical Datum of 1929
Note: Elevations are adjusted to the City of Milwaukee Vertical Datum, which is NGVD - 580.603

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 attachments, if any. This survey is made for the exclusive use of the present owners of the Property, and shall not be used by anyone who purchases, mortgage, or guarantee the title thereto, within one (1) year from the date hereof.

Date: February 11, 2019



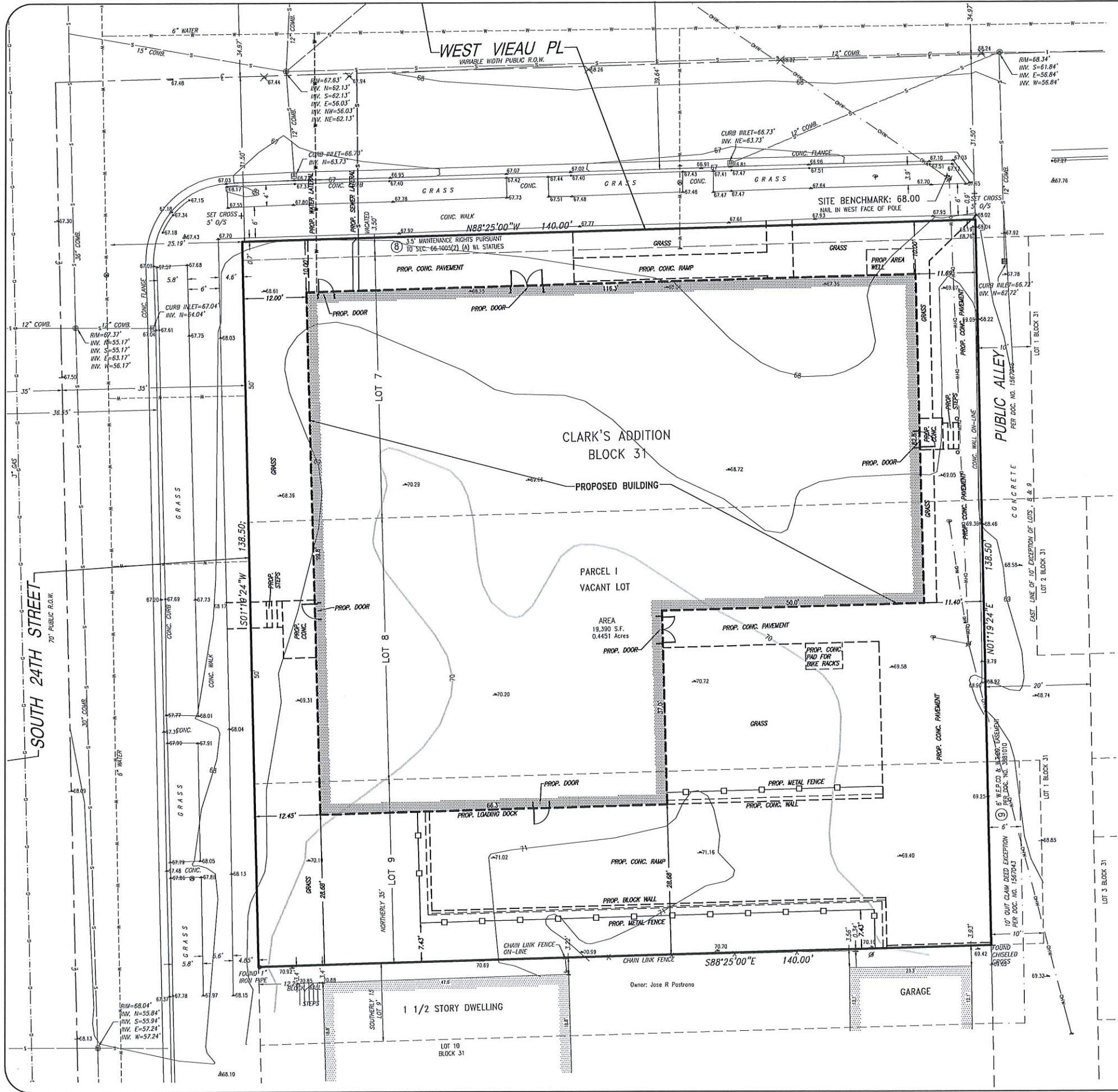
Donald C. Chaput
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Date	Revision description
2/26/19	Added Proposed Improvements

CHAPUT
LAND SURVEYS

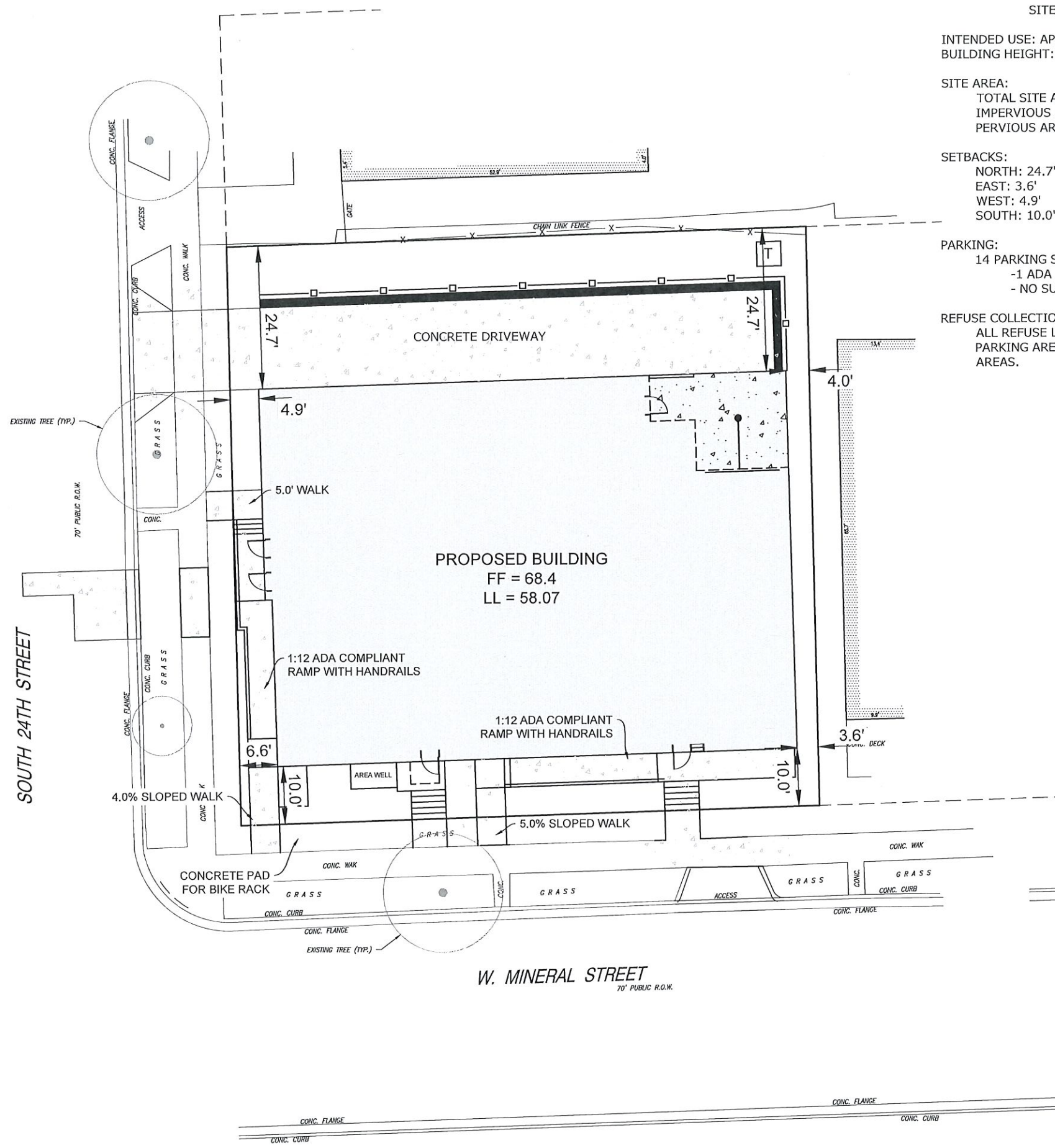
234 W. Florida Street
Milwaukee, WI 53204 414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyor's professional liability insurance. The information shown herein is intended solely for the use of the client and should not be disseminated to third parties.
Drawing No. 2416-dmb



CHAPUT LAND SURVEYS

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SITE DATA TABLE

INTENDED USE: APARTMENT BUILDING
 BUILDING HEIGHT: 35.0'

 SITE AREA:
 TOTAL SITE AREA: 10,000 SF (0.22 AC)
 IMPERVIOUS AREA: 8,002 SF (0.18 AC)
 PERVIOUS AREA: 1,998 SF (0.04 AC)

 SETBACKS:
 NORTH: 24.7'
 EAST: 3.6'
 WEST: 4.9'
 SOUTH: 10.0'

 PARKING:
 14 PARKING STALLS (UNDERGROUND)
 -1 ADA STALL
 - NO SURFACE PARKING

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



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

JOURNEY HOUSE AT CLARKE SQUARE

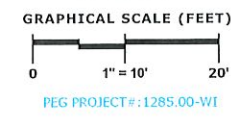
2330 WEST MINERAL STREET
 MILWAUKEE, WI 53204

DATE OF ISSUE: 02/22/2019

REVISIONS:	

PROJECT # 16133

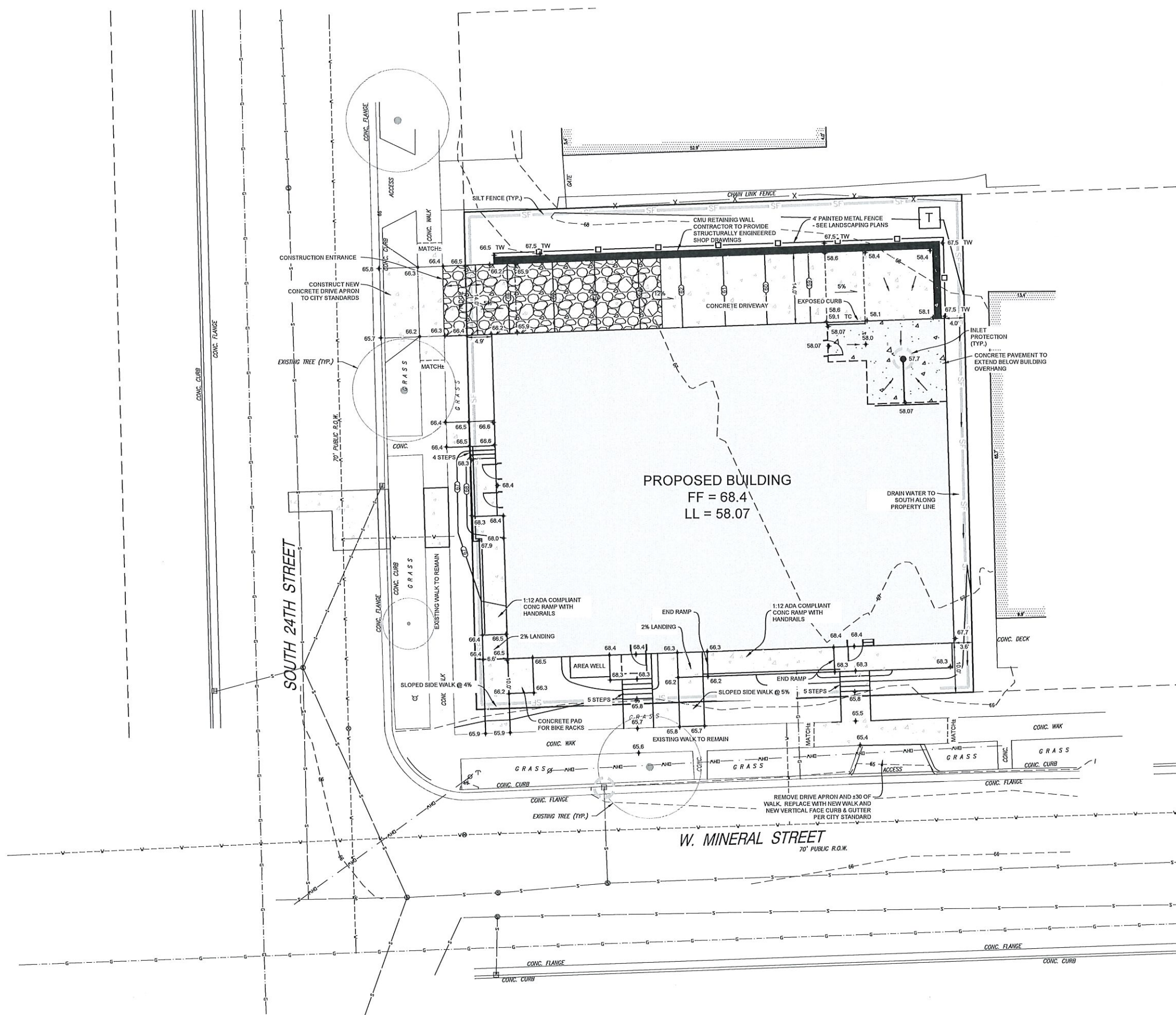
SITE PLAN



C2.0

**JOURNEY HOUSE
AT CLARKE SQUARE**

2330 WEST MINERAL STREET
MILWAUKEE, WI 53204



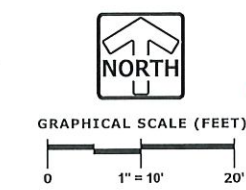
DATE OF ISSUE: 02/22/2019

REVISIONS:

PROJECT # 16133

**GRADING
PLAN**

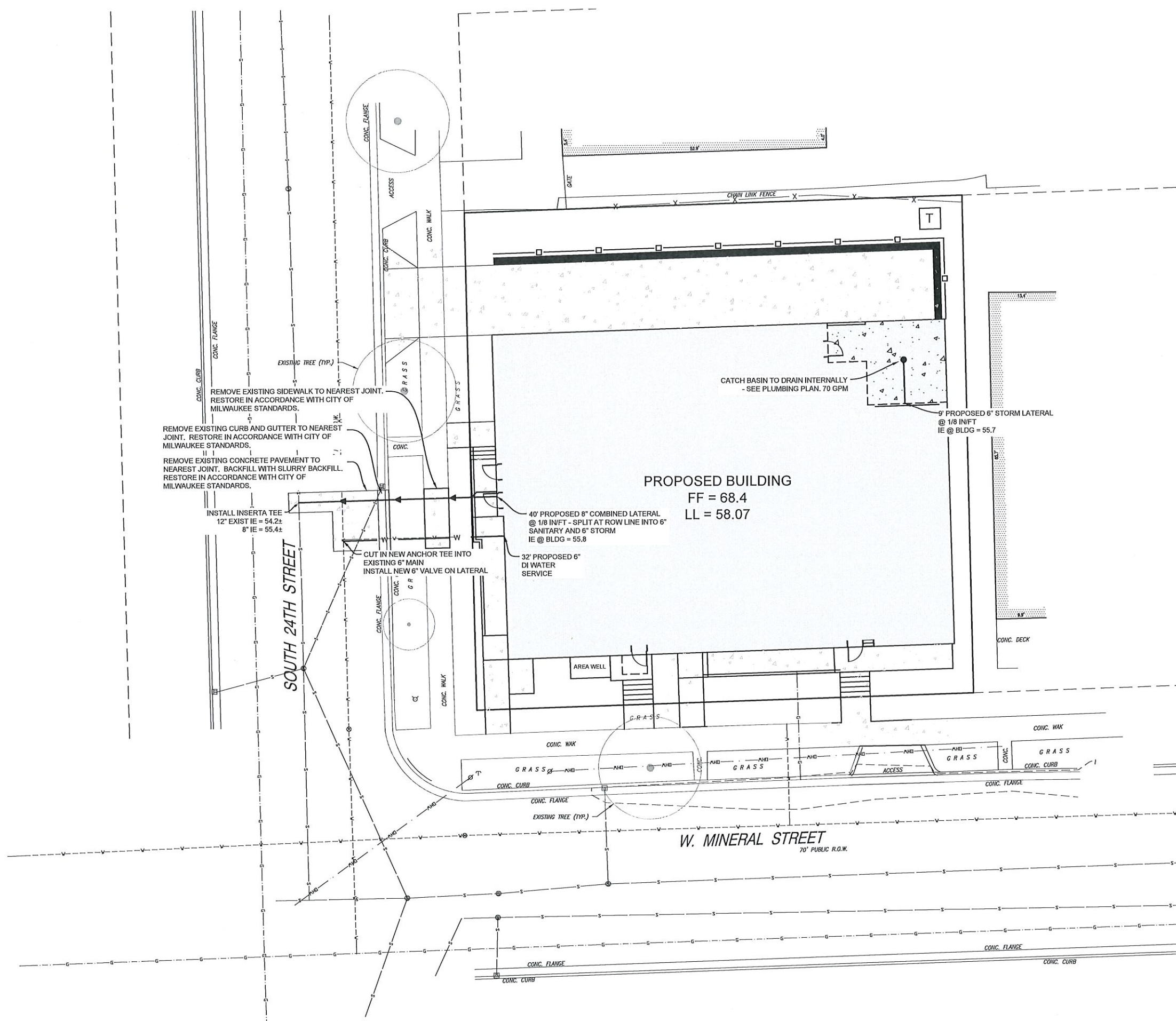
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C3.0

**JOURNEY HOUSE
AT CLARKE SQUARE**

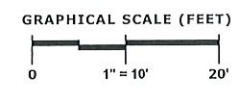
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MILWAUKEE, WI 53204



DATE OF ISSUE: 02/22/2019

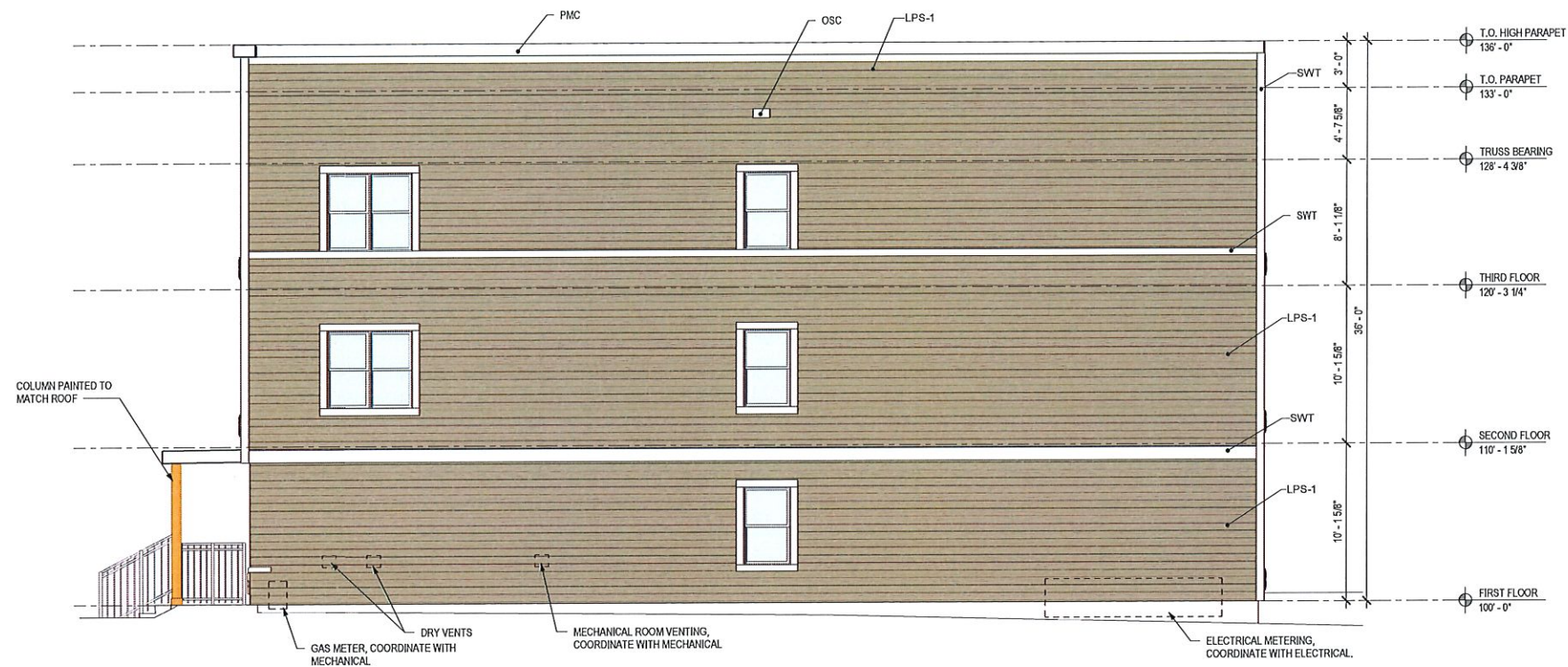
REVISIONS:	

PROJECT # 16133



**UTILITY
PLAN**

C4.0



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

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	
ARS	ALUMINUM RAILING SYSTEM	WHITE
MG	MECHANICAL GRILL	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.	COLOR SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL COLOR. 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 6 / A8.1	
G.	FABRIC AWNING SEE SPECIFICATIONS, COORDINATE WITH OWNER. SEE DETAIL 11 / A8.1 FOR BLOCKING.	
* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS, PER CITY APPROVALS.		

**JOURNEY HOUSE
AT CLARKE SQUARE**
2330 WEST MINERAL STREET
MILWAUKEE, WI 53204



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

DATE OF ISSUE: 02/22/2019

REVISIONS:

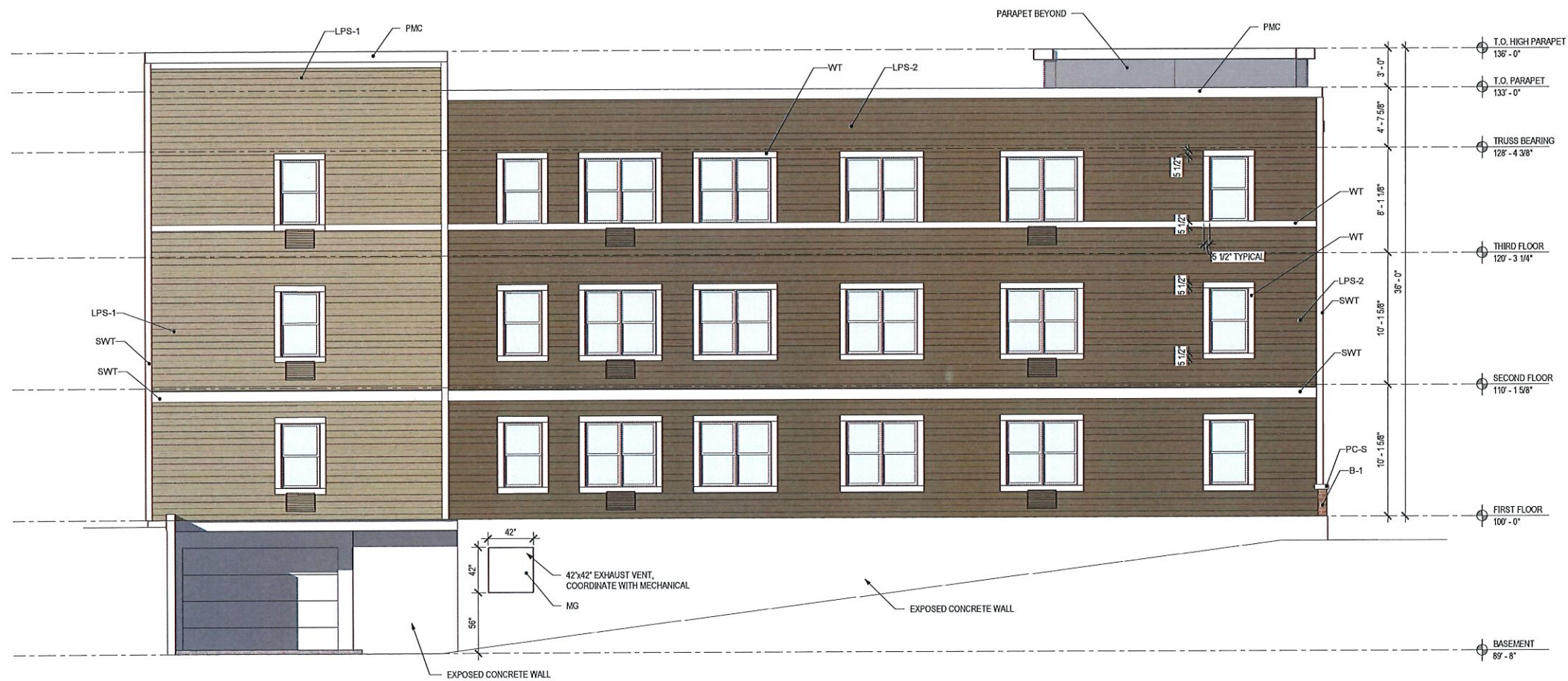
PROJECT # 16133

**EXTERIOR
ELEVATIONS**

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



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

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
BRICK	BROWN BLEND BRICK
MORTAR COLOR	ASH GREY
MASONRY	
CJU	CONCRETE MASONRY UNITS
CJ	CONTROL JOINT
PC-S	ARCHITECTURAL PRECAST CONCRETE SILL
SIDING	
LPS-1	LAP SIDING
LPS-2	LAP SIDING
PNL-1	PANEL SIDING
TRIM	
SWT	SIDING WALL TRIM
PRE-FINISHED METAL	
PMc	METAL COPING
OSC	SCUPPER
ARS	ALUMINUM RAILING SYSTEM
MG	MECHANICAL GRILL
WINDOWS	
WF	WINDOW FRAMES
WT	WINDOW TRIM
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. COLOR SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL COLOR. 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 6 / A8.1	
G. FABRIC AWNING SEE SPECIFICATIONS, COORDINATE WITH OWNER. SEE DETAIL 11 / A8.1 FOR BLOCKING.	
* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS, PER CITY APPROVALS.	

JOURNEY HOUSE
AT CLARKE SQUARE

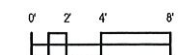
2330 WEST MINERAL STREET
MILWAUKEE, WI 53204

DATE OF ISSUE: 02/22/2019

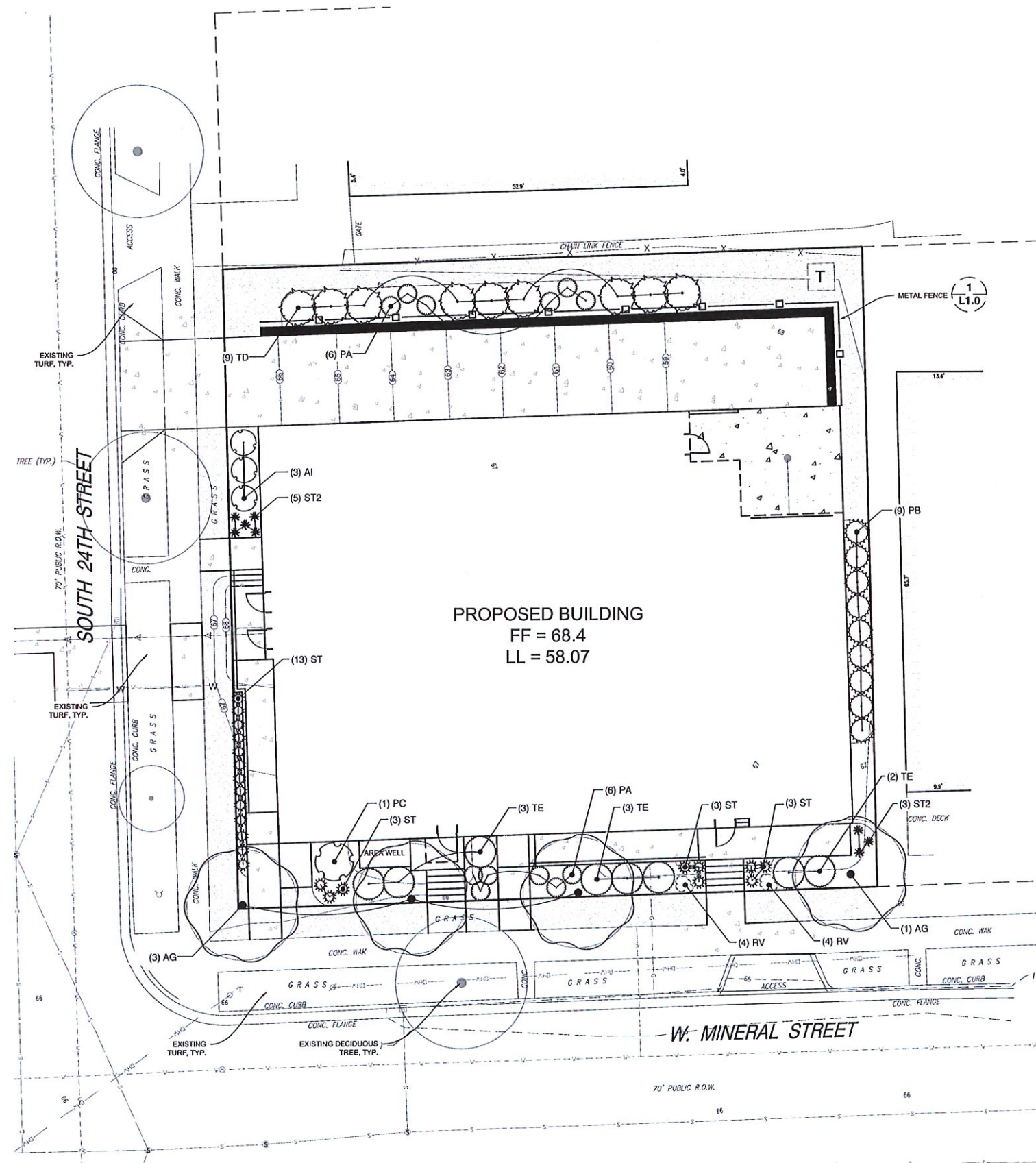
REVISIONS:

PROJECT # 16133

EXTERIOR ELEVATIONS

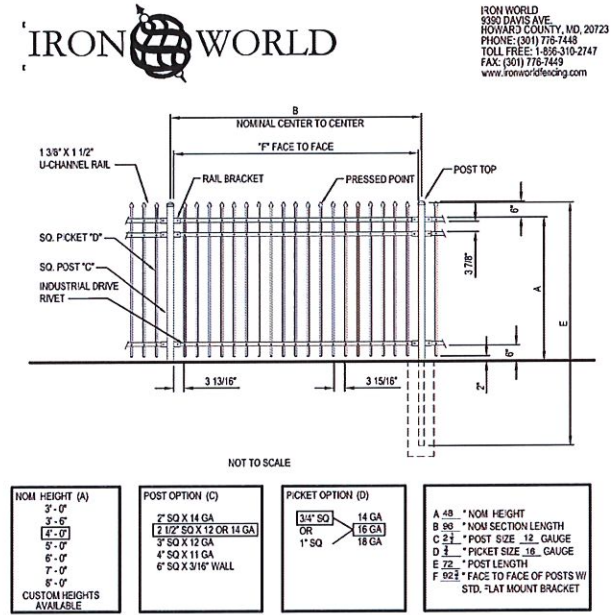


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PLANT SCHEDULE MINERAL STREET

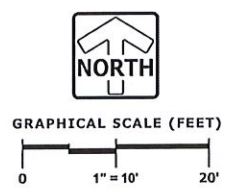
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AG	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2" Cal.	4	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AI	Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	5 gal.	3	
PA	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	3 gal.	12	
PC	Prunus x cistena	Purple Leaf Sand Cherry	5 gal.	1	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
PB	Pinus cembra 'Blue Mound'	Blue Mound Stone Pine	48" Tall	9	
TD	Taxus x media 'Densiflora'	Dense Yew	2" Wide	9	
TE	Taxus x media 'Everlow'	Yew	24" Tall	8	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
ST2	Schizachyrium scoparium 'The Blues'	Little Bluestem	1 gal.	8	
ST	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	22	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
RV	Rudbeckia fulgida speciosa 'Viette's Little Suzy'	Coneflower	4.5" Cont.	15" o.c.	8
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Sod	Drought Tolerant Fescue Blend	1,266 sf		



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
 4. FOOTING WIDTH TO BE (6) X POST WIDTH.
 5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
 6. CONTRACTORS NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetail.com/info REFERENCE NUMBER 2012-081.

1 BARCELONA FENCE
 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 dimensionvmadison.com

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

JOURNEY HOUSE
AT CLARKE SQUARE
 2330 WEST MINERAL STREET
 MILWAUKEE, WI 53204

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REVISIONS:

PROJECT # 16133

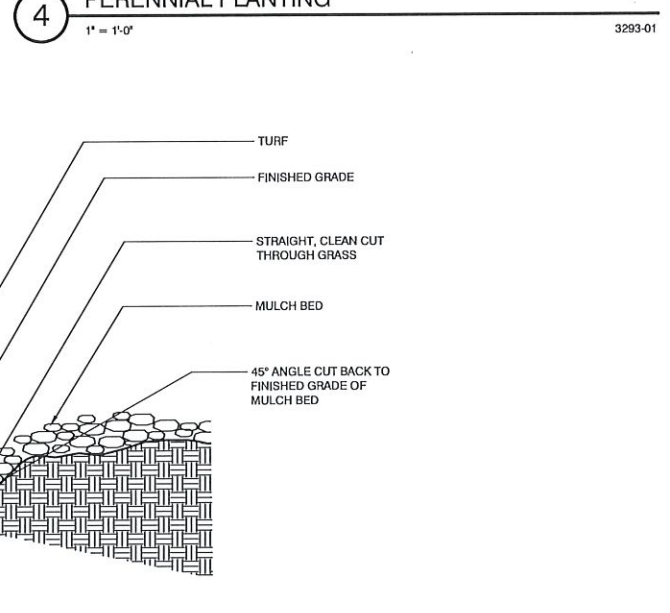
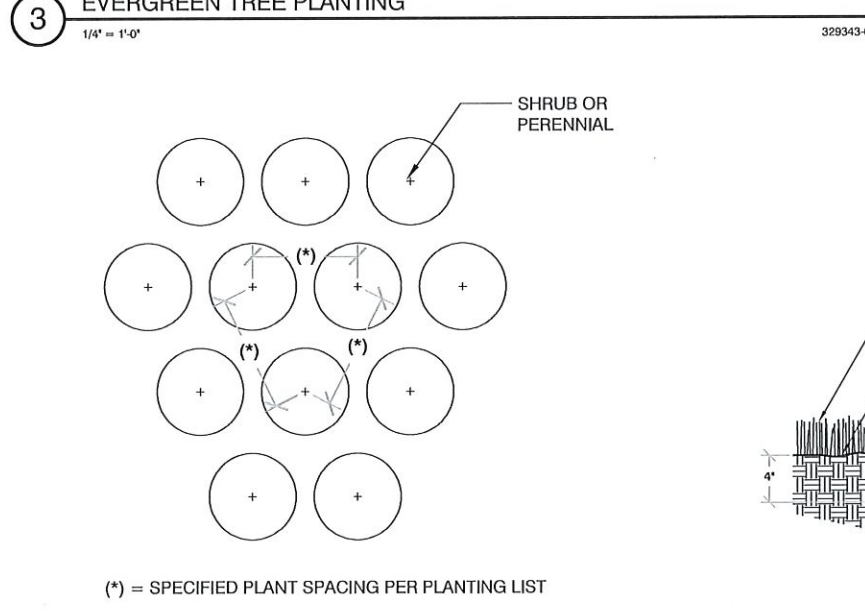
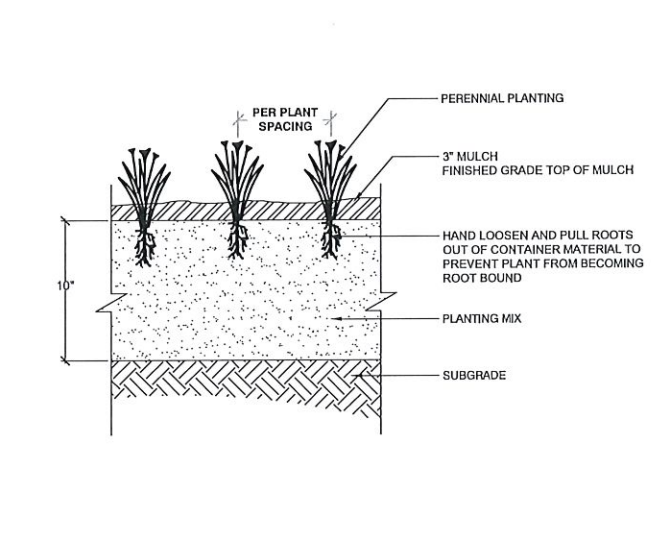
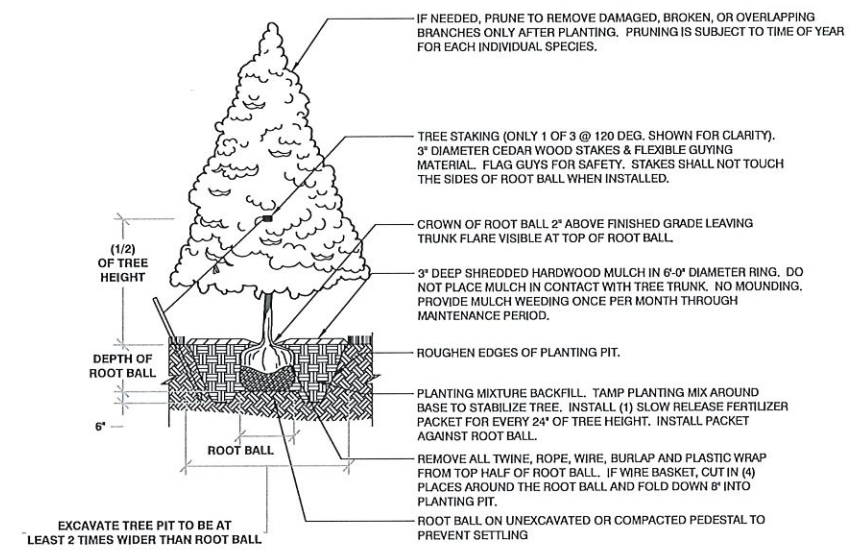
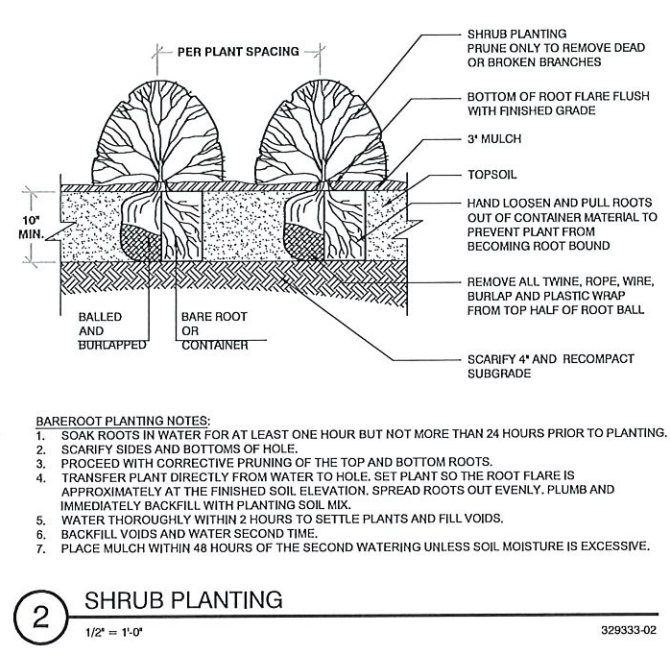
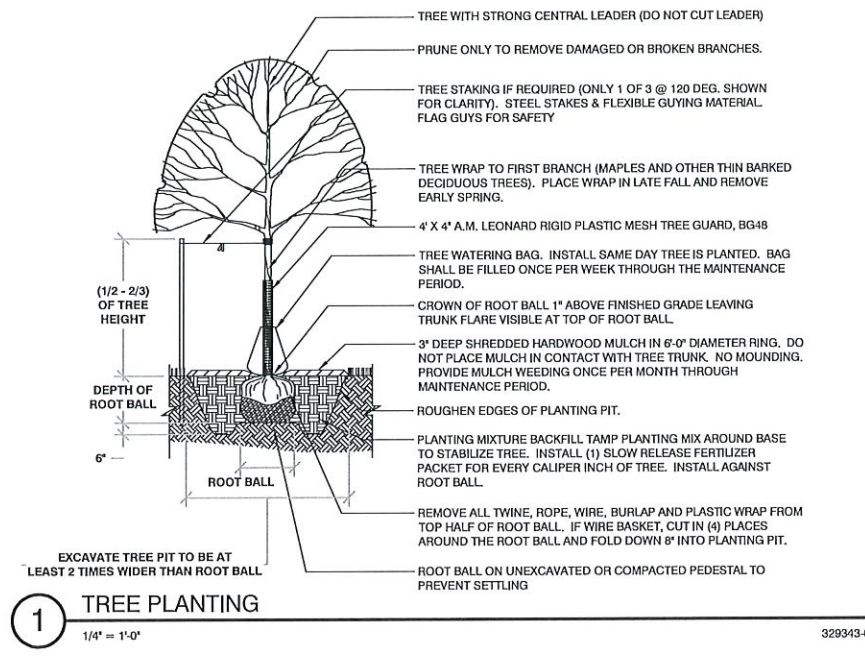
MINERAL STREET
LANDSCAPE PLAN
L1.0

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 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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LANDSCAPE
DETAILS & NOTES

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