

# 350 SOUTH WATER

**350 S. WATER STREET  
MILWAUKEE, WI 53204**

**CPC SUBMITTAL  
12/16/2025  
REV. 1/09/2026**



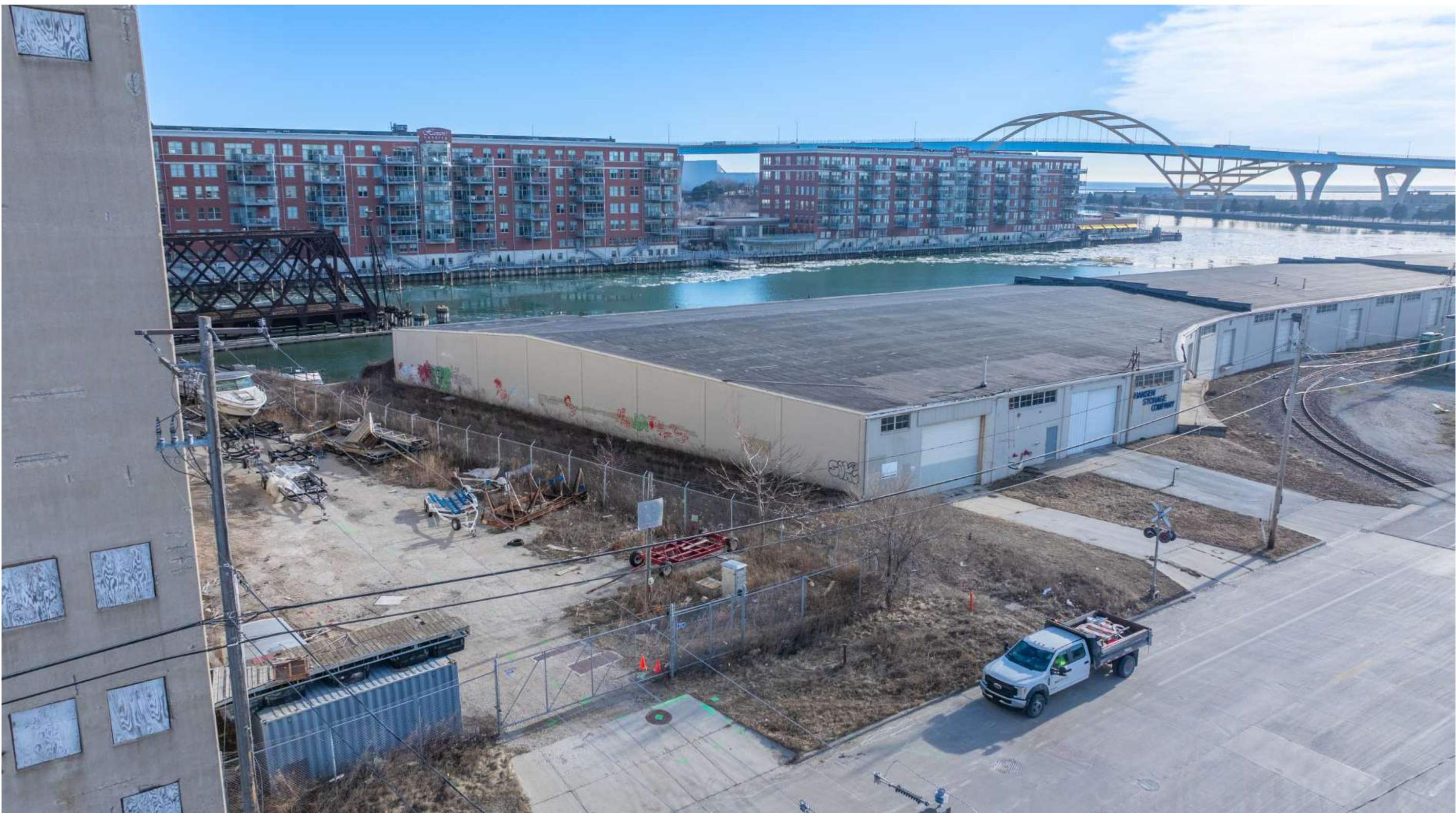




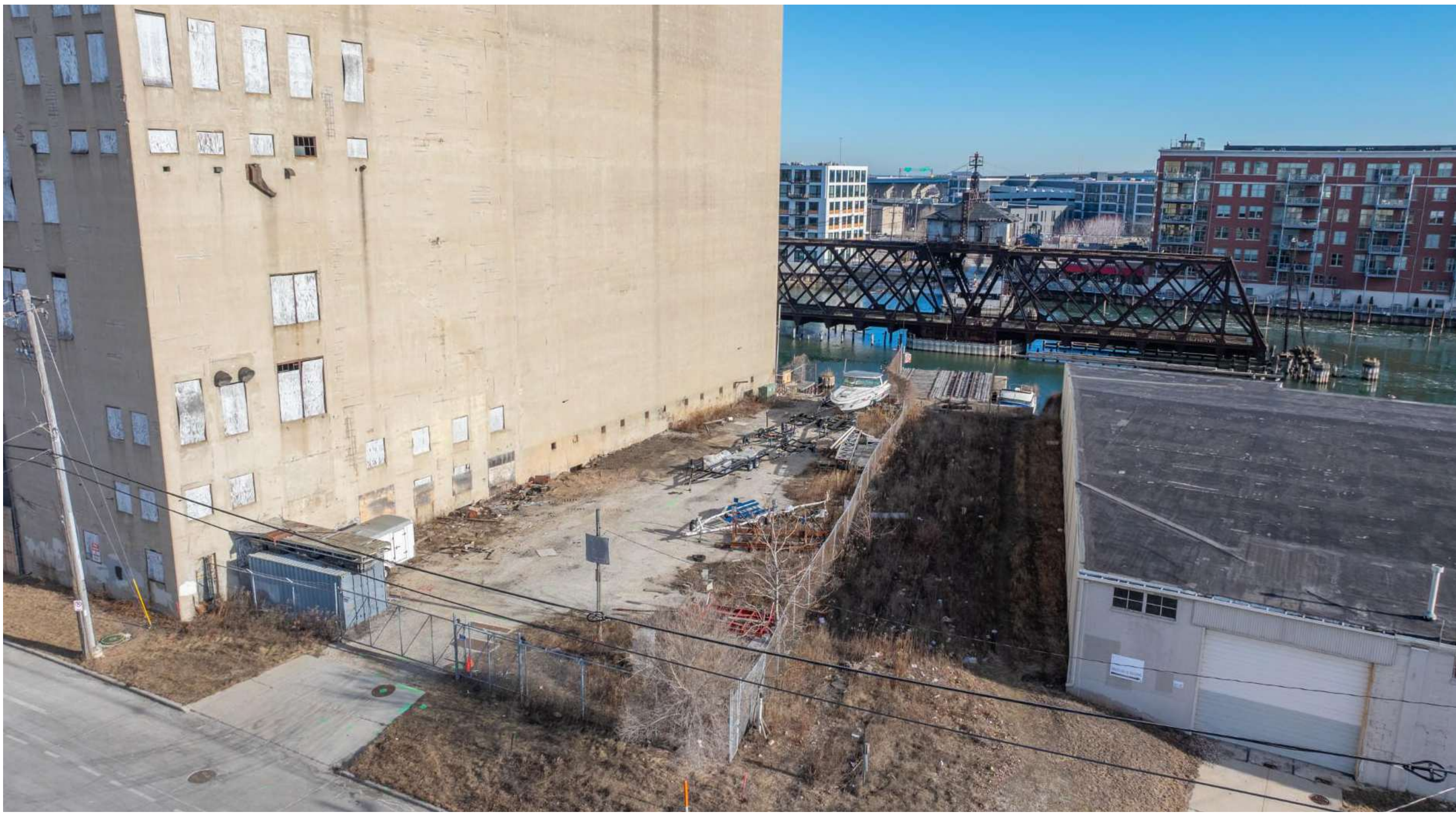
EXISTING SITE VIEW 4



EXISTING SITE VIEW 6



EXISTING SITE VIEW 2

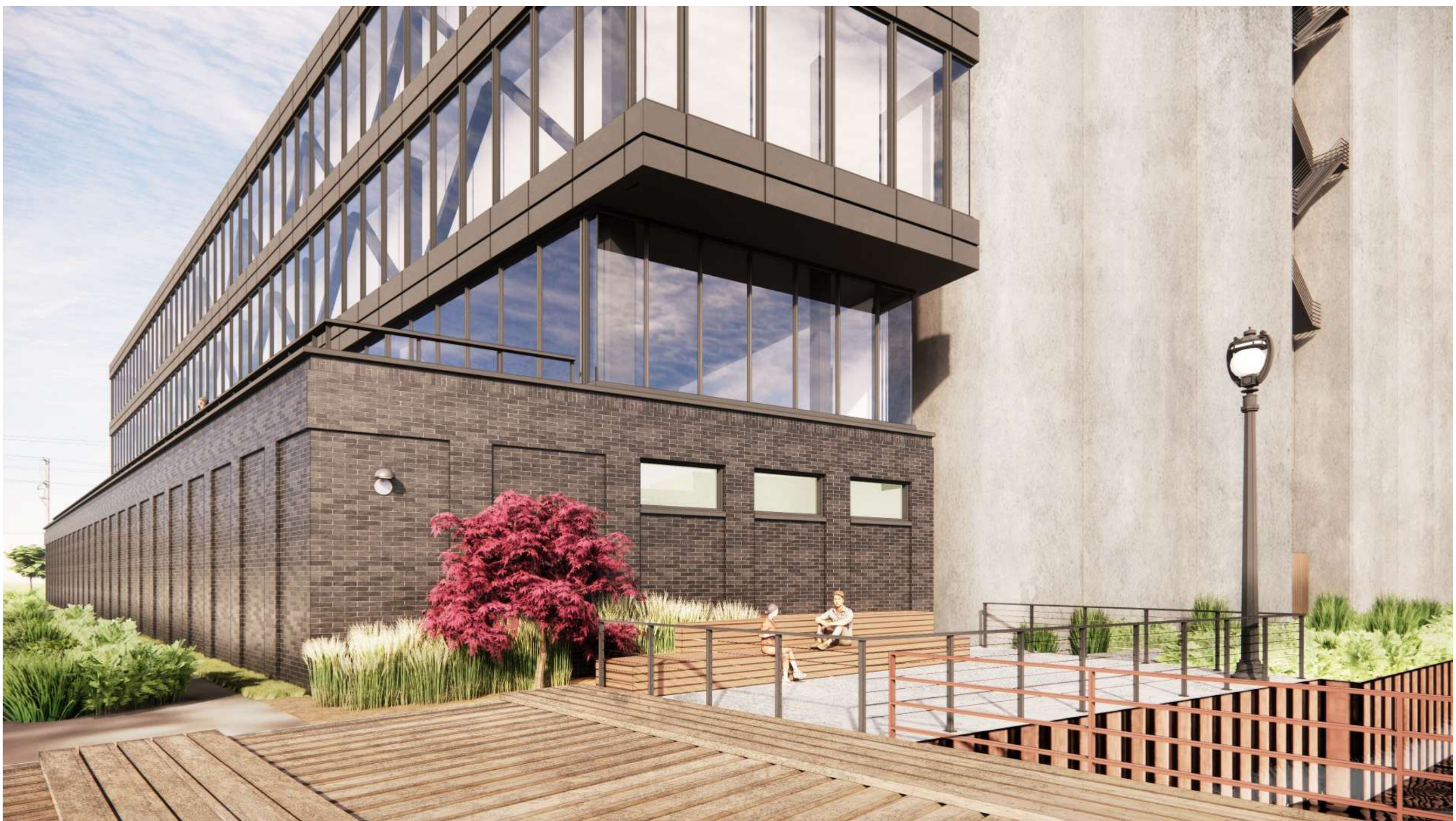


EXISTING SITE VIEW 1

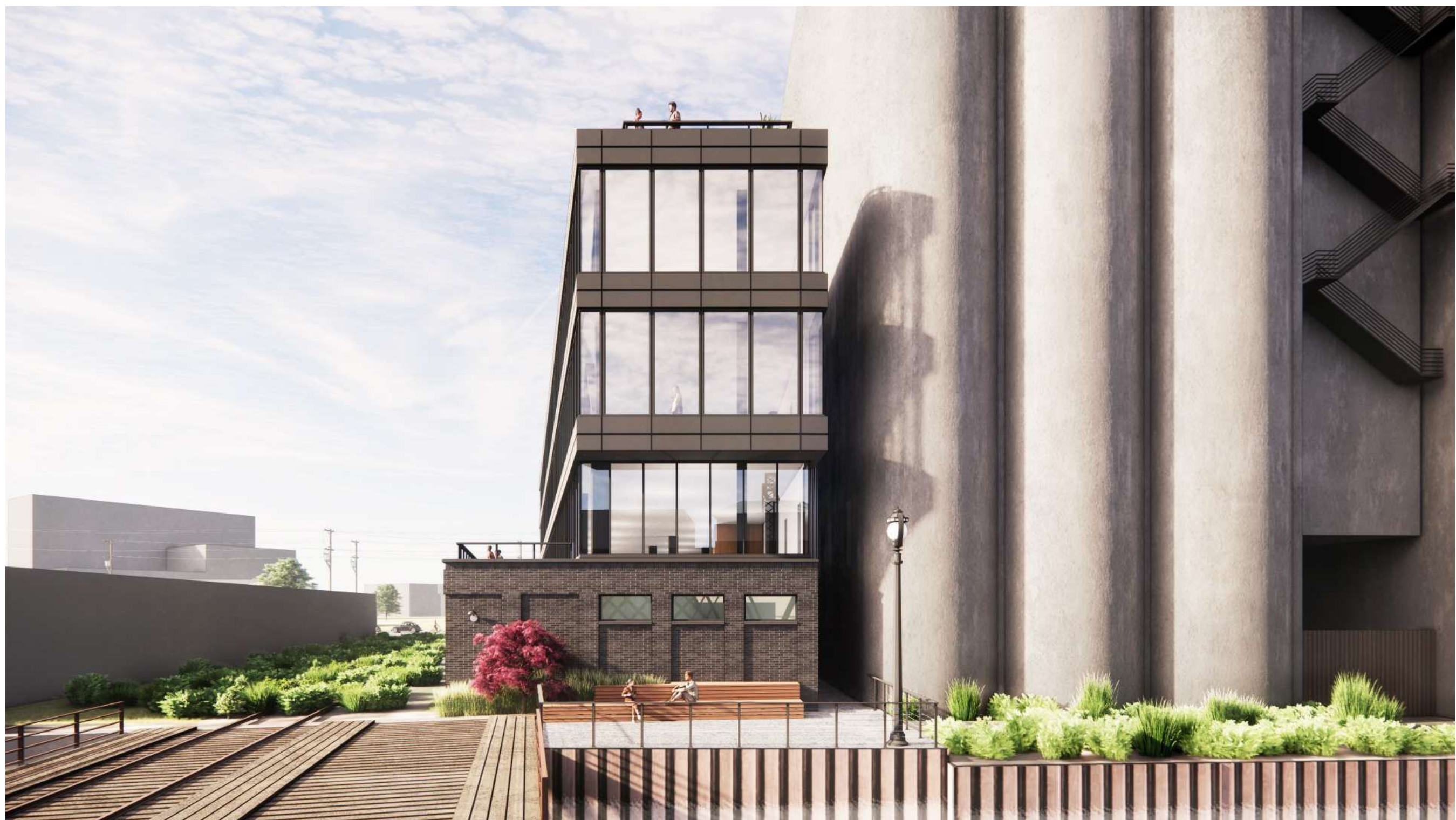




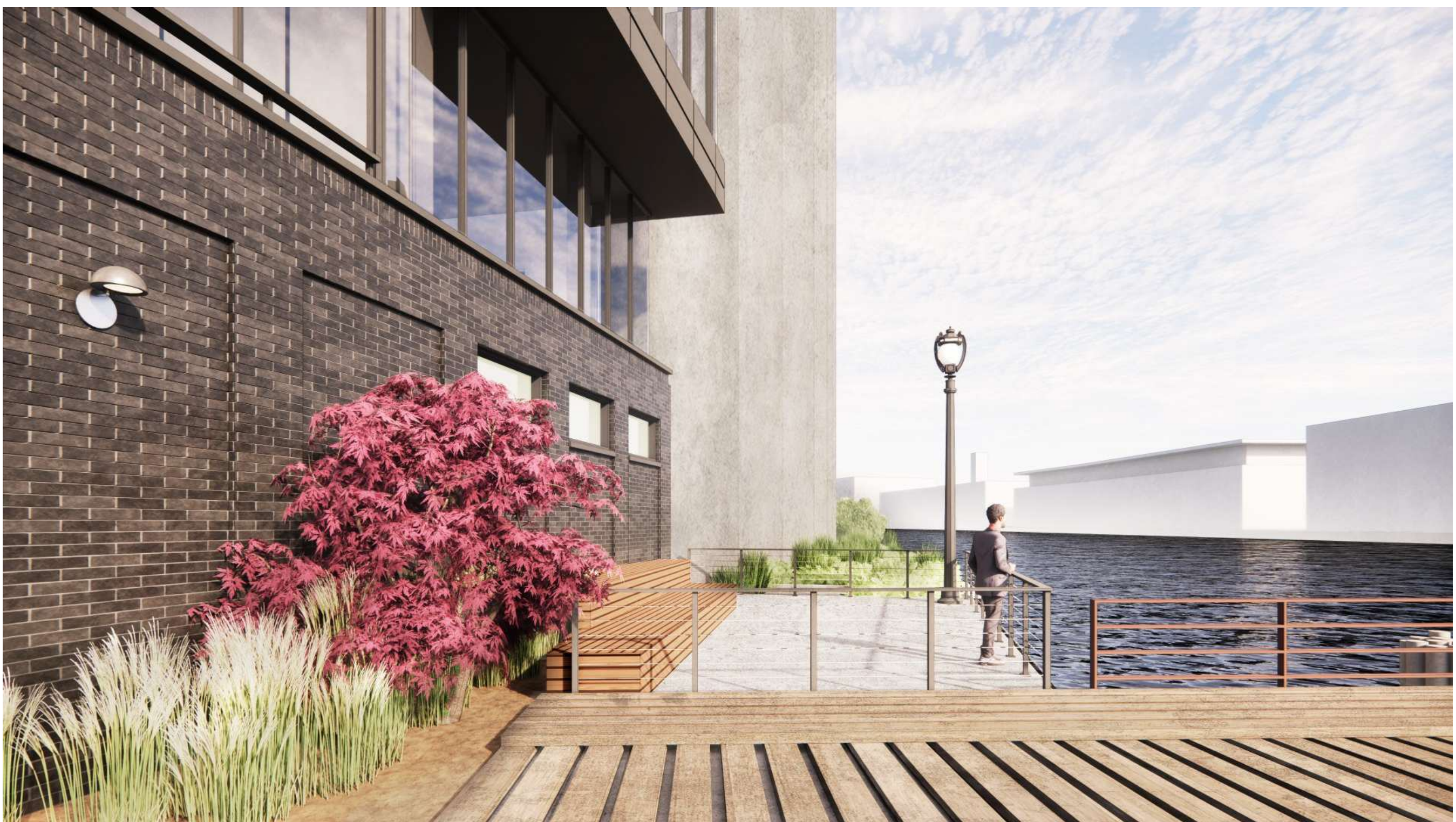
WATER STREET PERSPECTIVE



RIVERWALK RENDERING 2

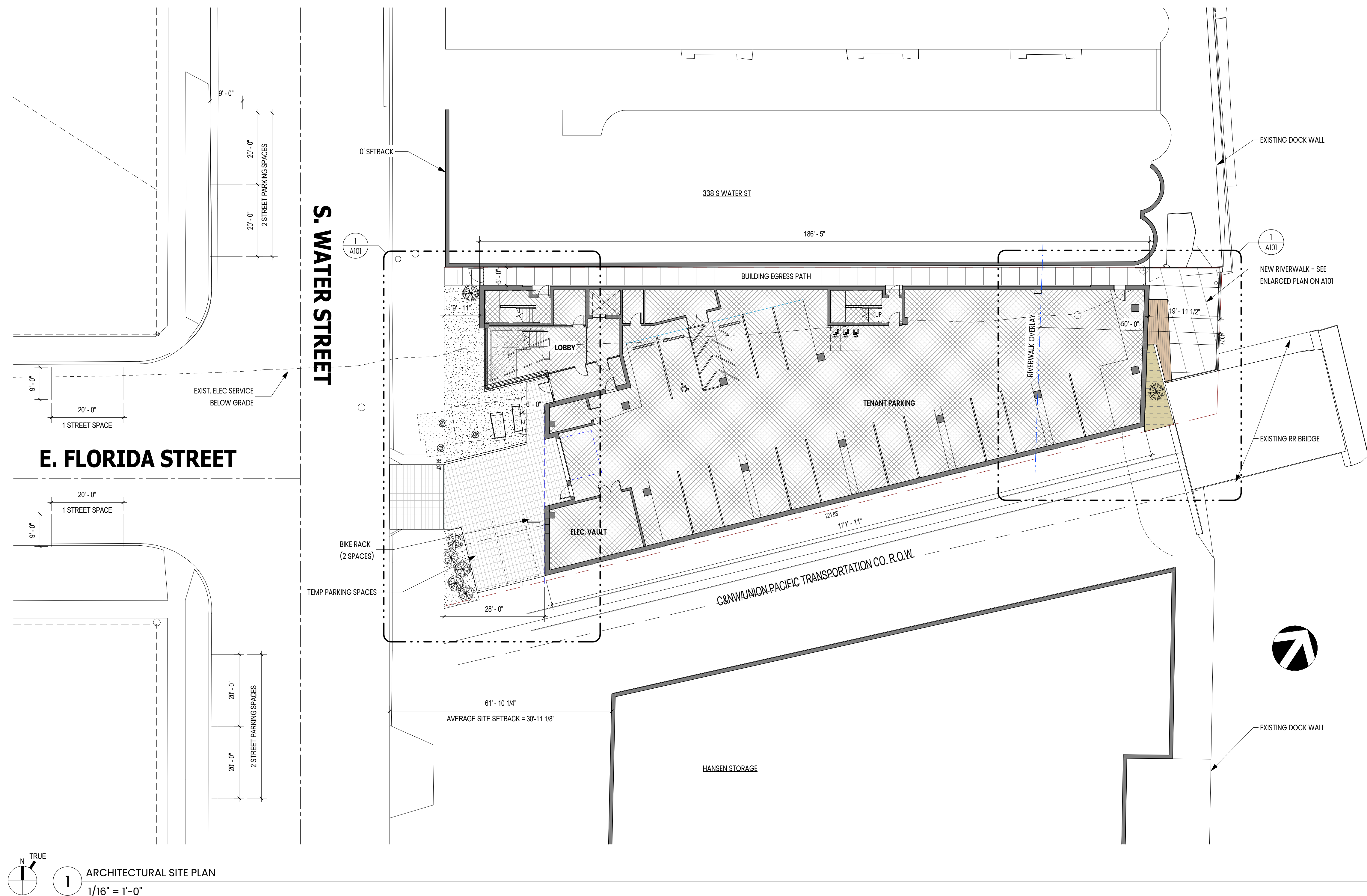


RIVERWALK RENDERING 3



RIVERWALK RENDERING 1

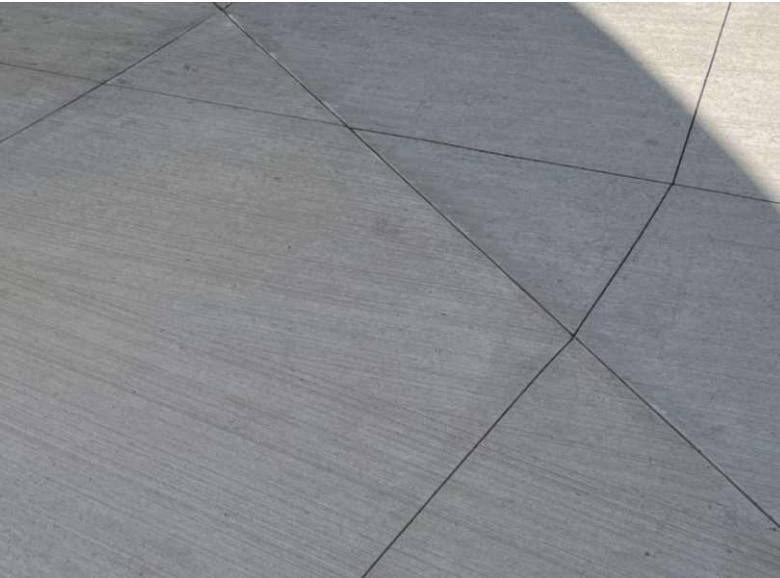




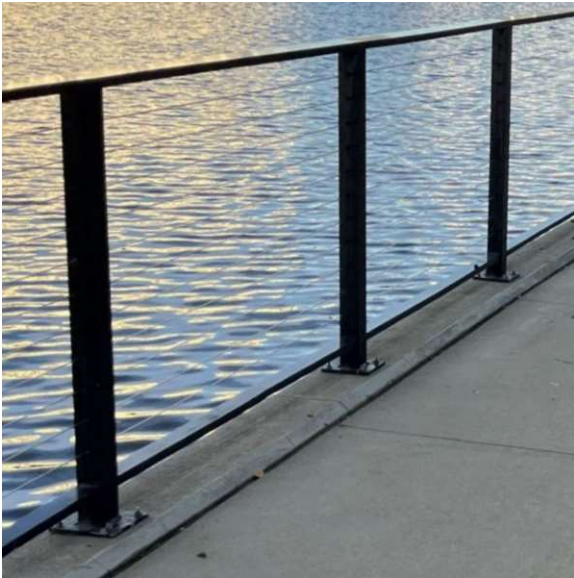
ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



MATERIAL AND PLANT IMAGES



RIVERWALK SCORED CONCRETE - SEE PLAN FOR PATTERN



RIVERWALK RAILING - METAL CAP AND POST WITH CABLE RAIL



WOOD BENCH



HARP LAMP



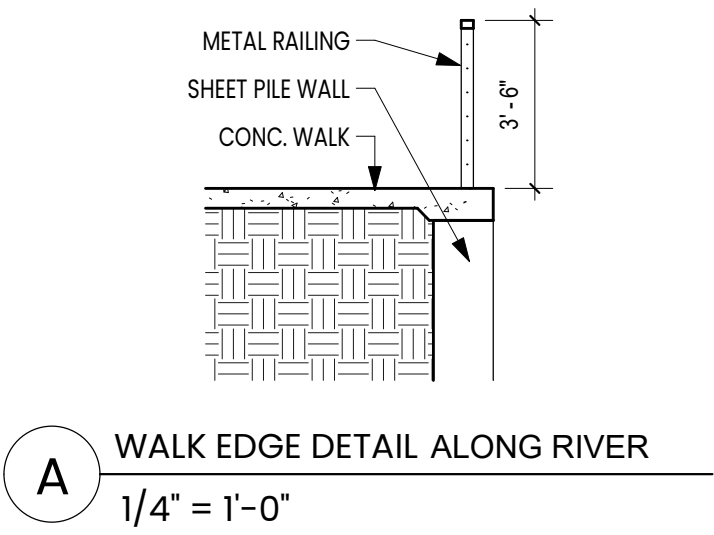
DECIDUOUS SHRUB



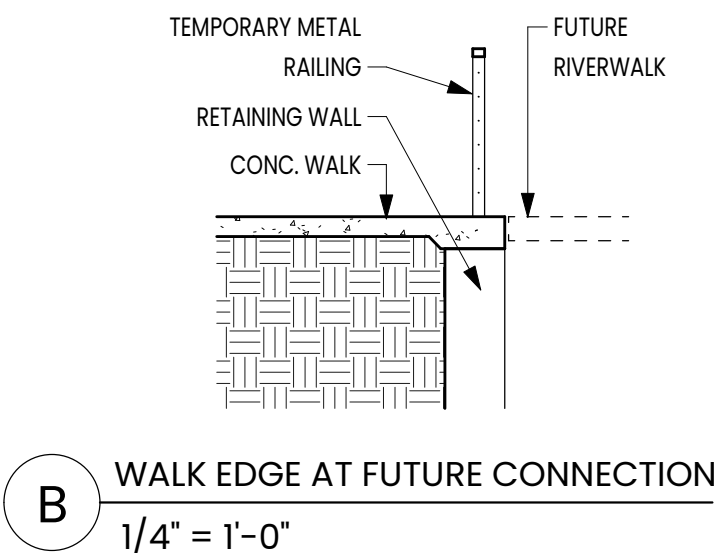
DECIDUOUS SHRUB



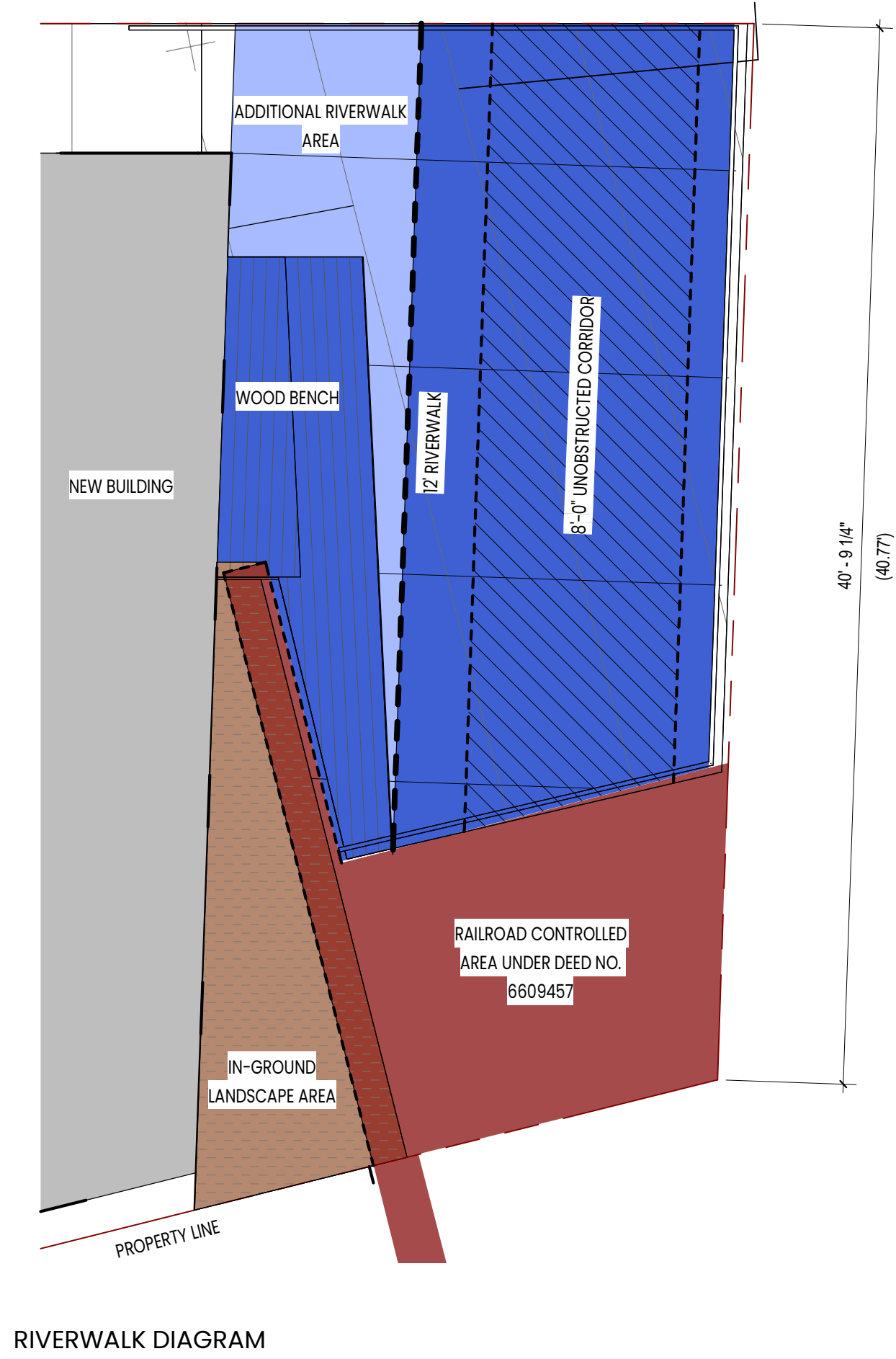
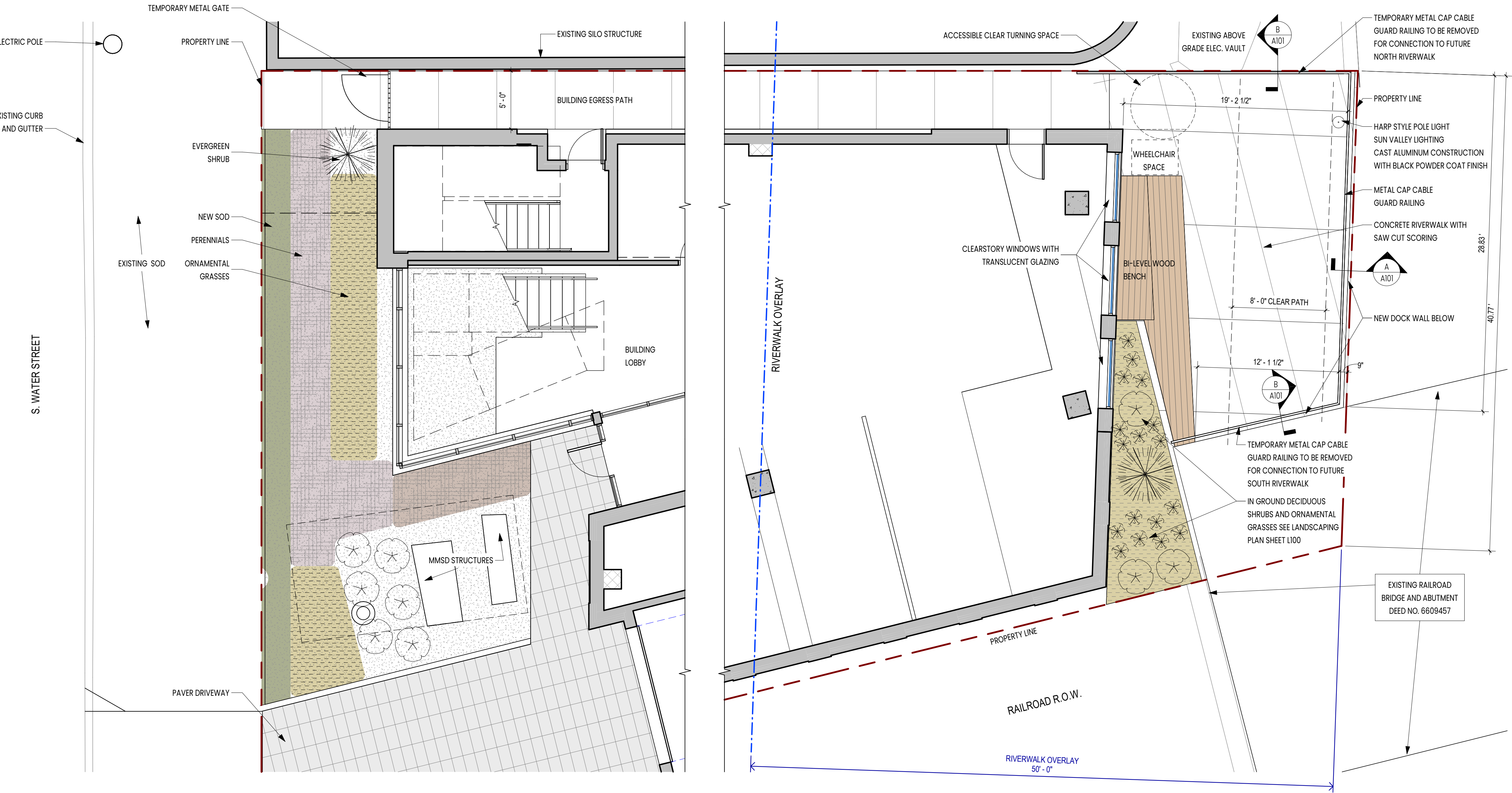
ORNAMENTAL GRASSES



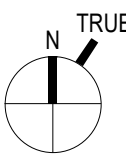
A WALK EDGE DETAIL ALONG RIVER  
1/4" = 1'-0"



B WALK EDGE AT FUTURE CONNECTION  
1/4" = 1'-0"



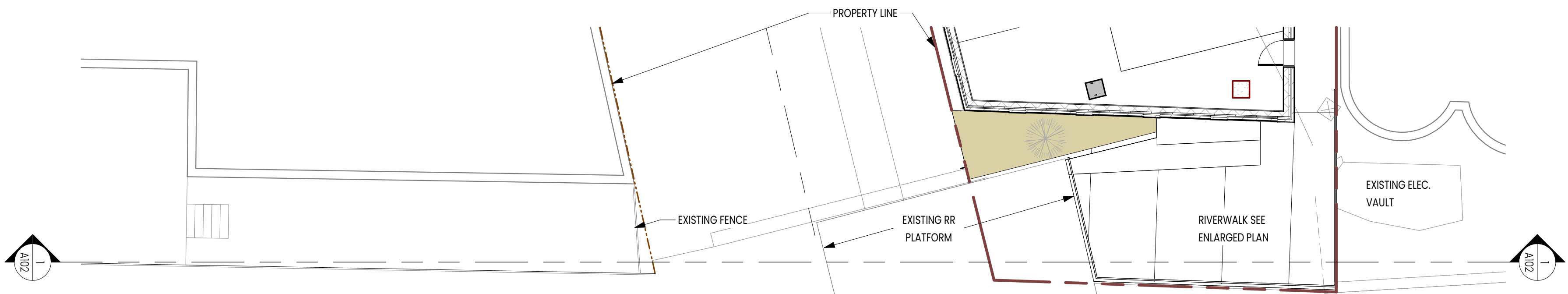
RIVERWALK DIAGRAM



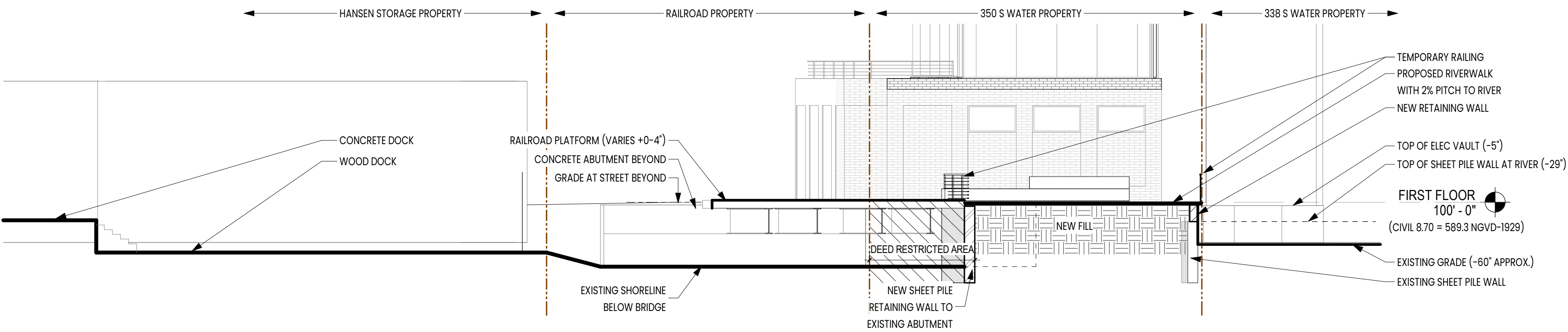




EXISTING SITE PHOTO WITH SPOT GRADES

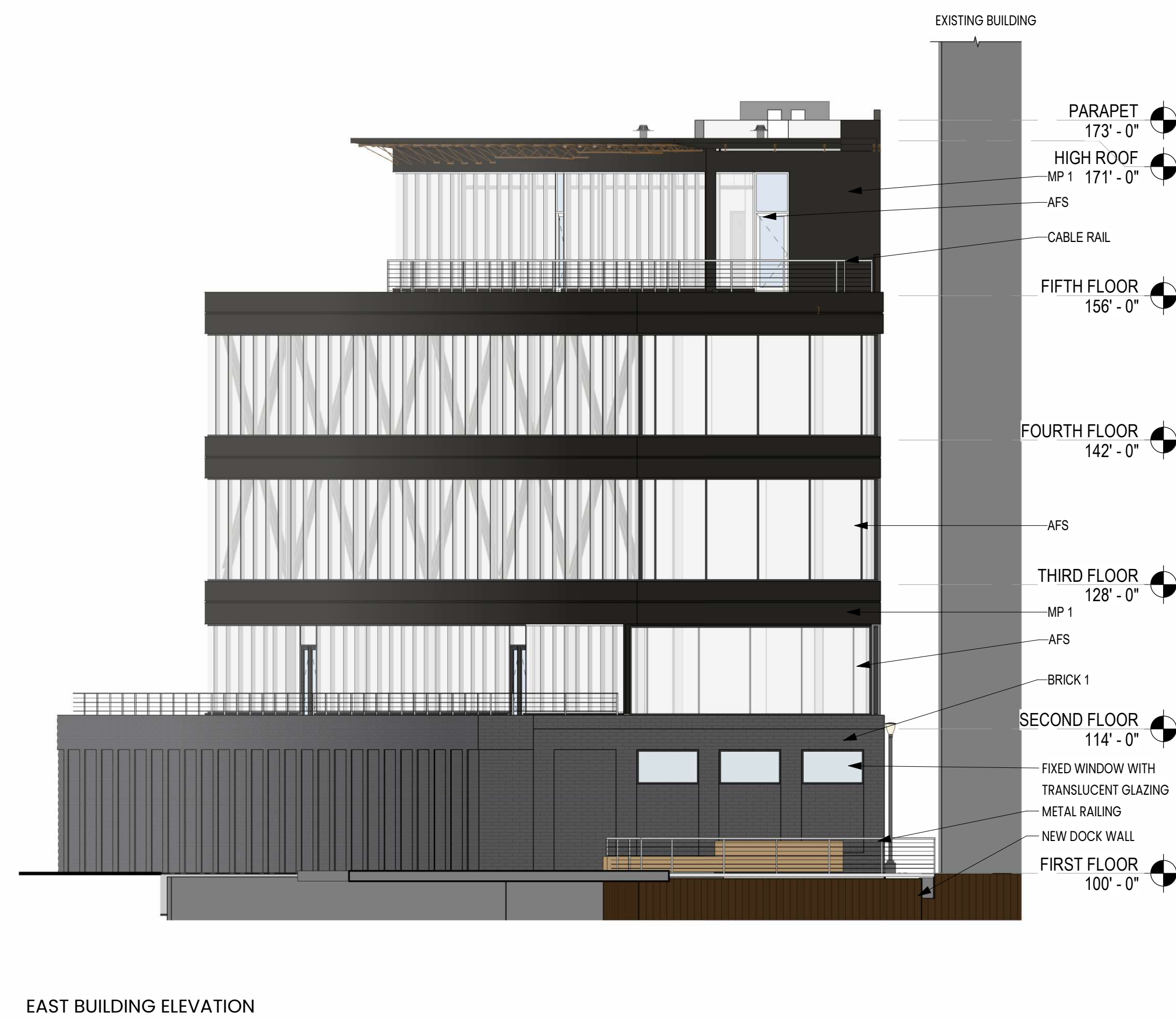
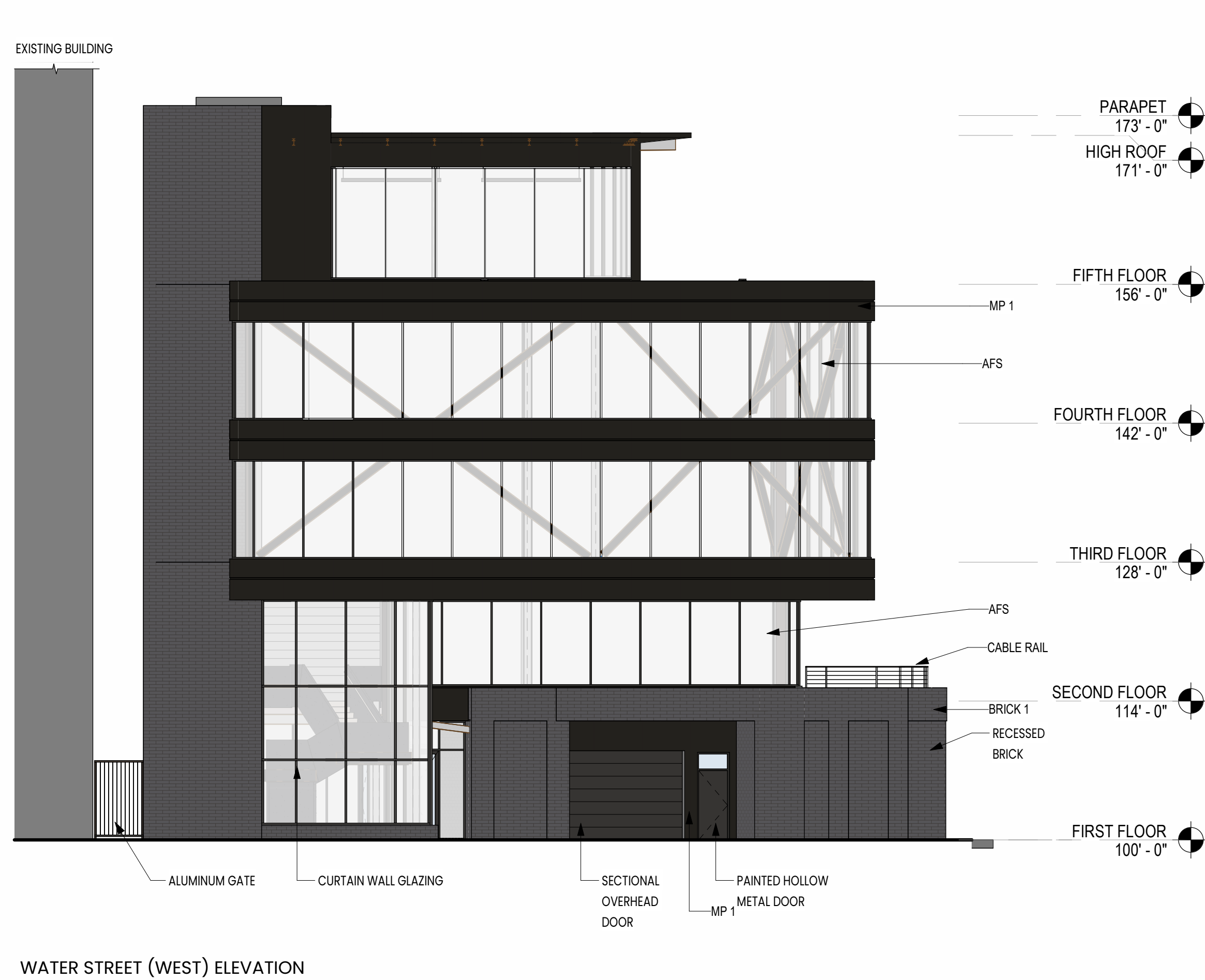


PLAN



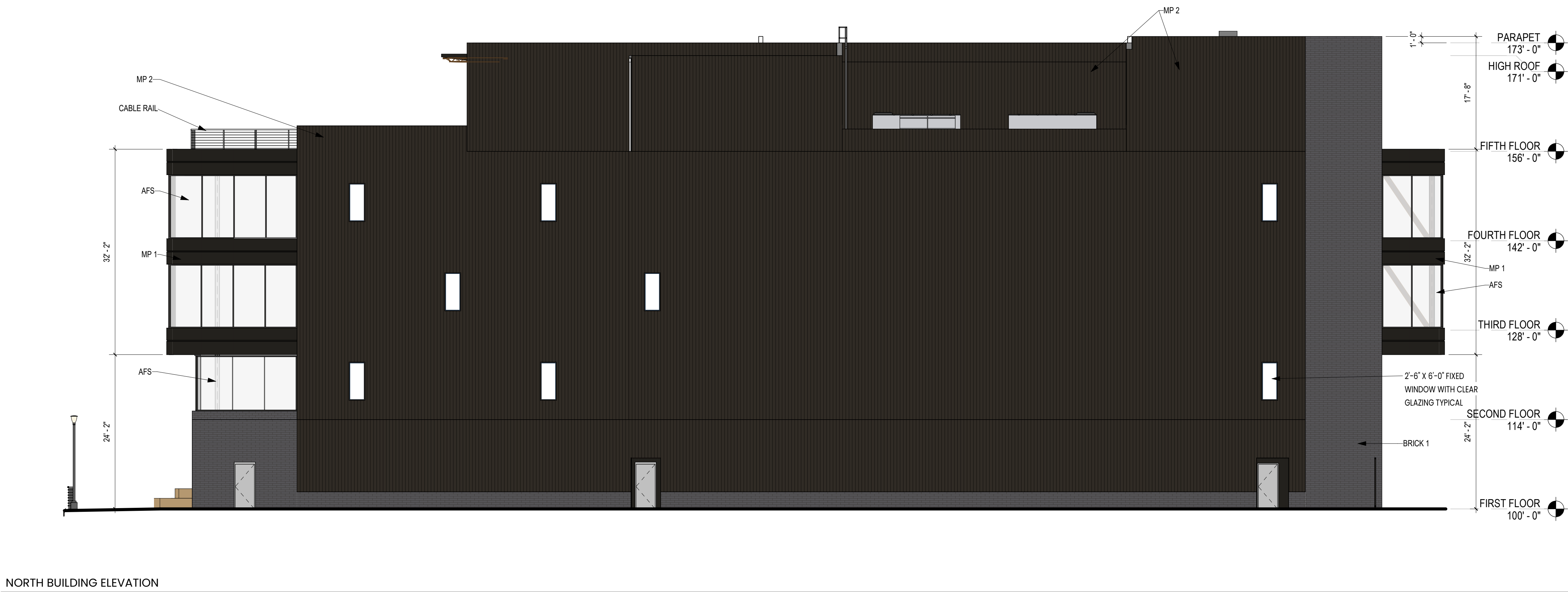
1 RIVERWALK SECTION  
1" = 10'-0"







| KEYNOTES - PER SHEET |   |
|----------------------|---|
| KEYNOTE              | DESCRIPTION   |
| AFS                  | ALUMINUM STOREFRONT SYSTEM FRONT<br>GLAZED - KAWNEER 451T - BLACK             |
| BRICK 1              | UTILITY SIZE BRICK VENEER - BELDON BLACK<br>DIAMOND VELOR SMOOTH              |
| CABLE RAIL           | STAINLESS STEEL CABLE RAILING WITH FLAT CAP                                   |
| MP 1                 | ACM PANEL - REYNOBOND "DEEP BLACK"  |
| MP 2                 | CORRUGATED METAL PANEL WITH EXPOSED<br>FASTENER - VERTICAL - PAC-CLAD - BLACK |





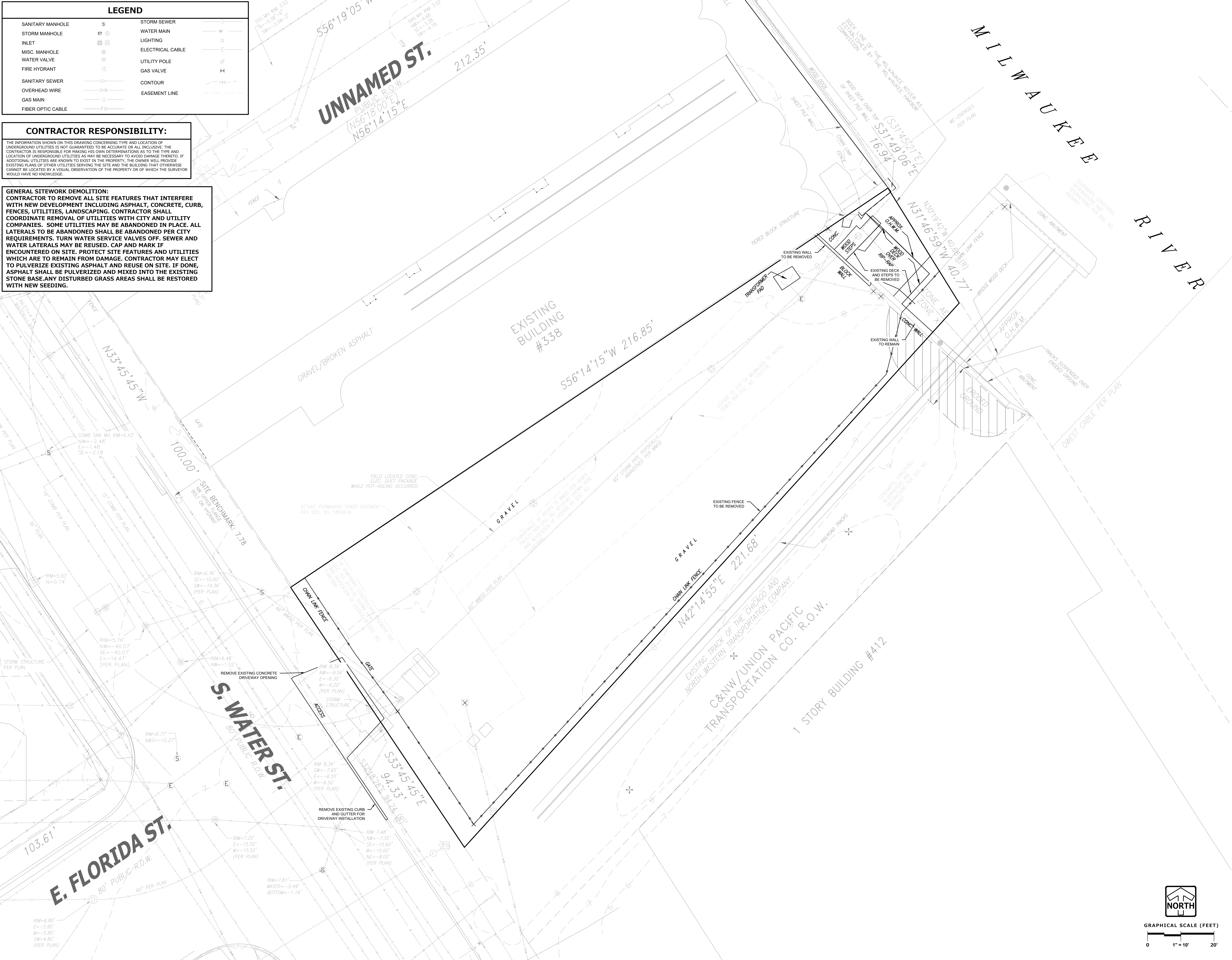
| LEGEND            |      |                  |     |
|-------------------|------|------------------|-----|
| SANITARY MANHOLE  | S    | STORM SEWER      | W   |
| STORM MANHOLE     | ST   | WATER MAIN       | W   |
| INLET             |      | LIGHTING         |     |
| MISC. MANHOLE     |      | ELECTRICAL CABLE | E   |
| WATER VALVE       |      | UTILITY POLE     |     |
| FIRE HYDRANT      |      | GAS VALVE        |     |
| SANITARY SEWER    |      | CONTOUR          | 749 |
| OVERHEAD WIRE     | OHW  | EASEMENT LINE    |     |
| GAS MAIN          | G    |                  |     |
| FIBER OPTIC CABLE | F.O. |                  |     |

#### CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVIVOR WOULD HAVE NO KNOWLEDGE.

#### GENERAL SITEWORK DEMOLITION:

CONTRACTOR TO REMOVE ALL SITE FEATURES THAT INTERFERE WITH NEW DEVELOPMENT INCLUDING ASPHALT, CONCRETE, CURB, FENCES, UTILITIES, LANDSCAPING. CONTRACTOR SHALL COORDINATE REMOVAL OF UTILITIES WITH CITY AND UTILITY COMPANIES. SOME UTILITIES MAY BE ABANDONED IN PLACE. ALL LATERALS TO BE ABANDONED SHALL BE ABANDONED PER CITY REQUIREMENTS. TURN WATER SERVICE VALVES OFF. SEWER AND WATER LATERALS MAY BE REUSED. CAP AND MARK IF ENCOUNTERED ON SITE. PROTECT SITE FEATURES AND UTILITIES WHICH ARE TO REMAIN FROM DAMAGE. CONTRACTOR MAY ELECT TO PULVERIZE EXISTING ASPHALT AND REUSE ON SITE. IF DONE, ASPHALT SHALL BE PULVERIZED AND MIXED INTO THE EXISTING STONE BASE. ANY DISTURBED GRASS AREAS SHALL BE RESTORED WITH NEW SEEDING.



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20725 WATERTOWN RD  
BROOKFIELD, WI 53186  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE  
PEG JOB #: 6143.00

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350 S WATER ST  
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OWNER:  
PONTIS, LLC  
700 S. WATER STREET  
MILWAUKEE, WI 53204

ARCHITECT:  
KORB ARCHITECTURE  
648 N. PLANKINTON AVE,  
SUITE 240  
MILWAUKEE, WI 53203

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STRUCTURAL ENGINEER:  
SPIRE ENGINEERING  
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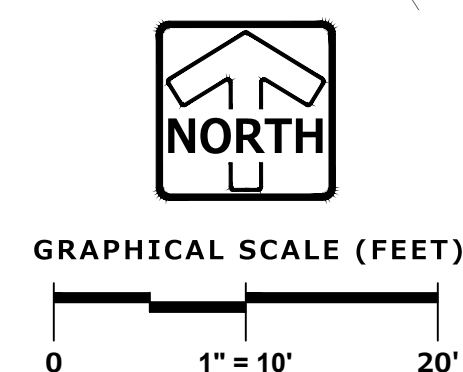
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| PROJ. NO: 24022       |
| SCALE: 1" = 10'       |
| PHASE: CPC SUBMISSION |
| DATE: 1/13/2026       |

EXISTING CONDITIONS &  
DEMOLITION PLAN

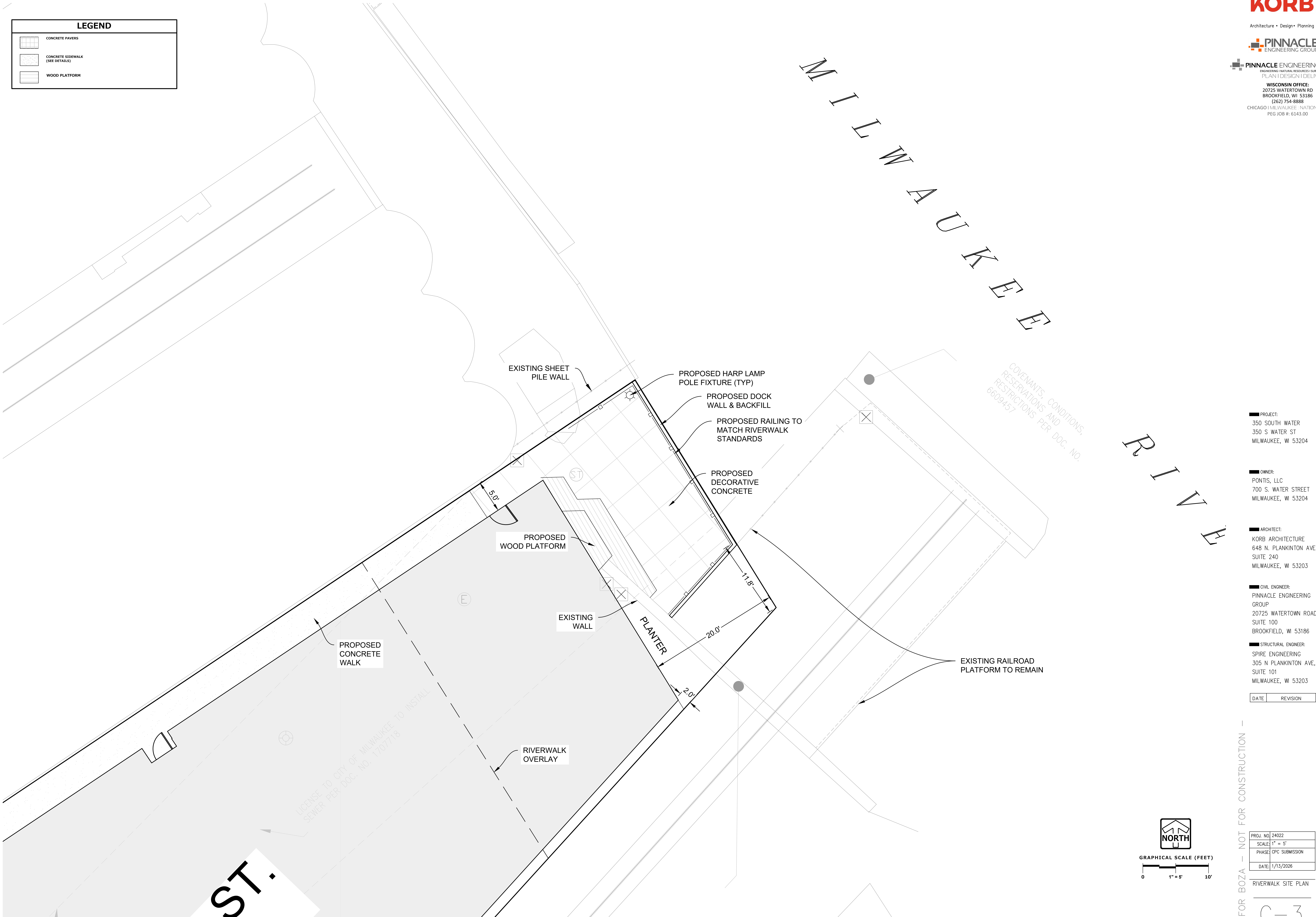
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LEGEND

SANITARY SEWER

STORM SEWER

WATER MAIN

PROPOSED CONTOUR

EXISTING CONTOUR

SILT FENCE

CONSTRUCTION ENTRANCE

| STABILIZATION TYPE | STABILIZATION UTILIZATION PERIODS |      |      |      |     |      |      |      |       |      |      |      |
|--------------------|-----------------------------------|------|------|------|-----|------|------|------|-------|------|------|------|
|                    | JAN.                              | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
| PERMANENT SEEDING  |                                   |      |      |      |     |      |      |      |       |      |      |      |
| DORMANT SEEDING    |                                   |      |      |      |     |      |      |      |       |      |      |      |
| TEMPORARY SEEDING  |                                   |      |      |      |     |      |      |      |       |      |      |      |
| SODDING            |                                   |      |      |      |     |      |      |      |       |      |      |      |

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

C. SPRING OATS 100 LBS/ACRE.

D. WHEAT OR CEREAL RYE 150 LBS/ACRE.

E. SOD.

F. STRAW MULCH 2 TONS/ACRE.

\* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

CONSTRUCTION SITE SEQUENCING

ALL WORK SHALL BE CONFORMANCE WITH THE DNR WPDES PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WITTING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. ONCE LAND DISTURBING ACTIVITIES COMMENCE, INSPECTIONS SHALL OCCUR AT A MINIMUM OF ONCE PER WEEK AND WITHIN 24 HOURS OF RAINFALLS OF 0.5 INCHES OR MORE. AN INSPECTION LOG SHALL BE KEPT ON SITE. REPAIRS SHALL BE MADE IMMEDIATELY.
3. INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
4. INSTALL FILTER FABRIC IN FRONT OF ANY HOLES IN THE EXISTING DOCK WALL TO PREVENT SEDIMENT FROM PASSING THROUGH HOLES.
5. IF STOCKPILE IS UTILIZED, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
6. IF DEWATERING IS REQUIRED, ALL PUMPED WATER SHALL BE DIVERTED TO THE SEDIMENT TRAP OR TREATED VIA A SILT BAG OR SIMILAR SEDIMENT REMOVAL DEVICE. IN NO CASES SHALL UNTREATED RUNOFF BE PUMPED TO THE RIVER OR STORM SEWER.
7. MASS GRADE SITE
8. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
9. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
10. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
11. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER, STRAW MAT, ANY AREAS REQUIRING MINOR TOUCH UP AS A RESULT OF REMOVAL.
12. OWNER TO FILE A NOTICE OF TERMINATION UPON FINAL COMPLETION.

CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES

FOR ALL UTILITY ROADWAY CONNECTIONS: SAWCUT AND REMOVE EXISTING PAVEMENT, CURB, AND SIDEWALK FOR UTILITY TRENCH. REPLACE IN KIND. SLURRY BACKFILL TO BE USED WITHIN ROADWAY.

The plan shows the site for 350 S. Water St., a 1-story building. Key features include:   
- **Proposed Underdrain:** A line of underdrains along the building's foundation with elevations ranging from 8.36 EX to 8.70 EX.   
- **Proposed 12" Storm Lateral Connection:** A connection to the existing storm main with elevations from 8.31 EX to 8.70 EX.   
- **Proposed 8" Sanitary Sewer Lateral Connection:** A connection to the existing sewer main with elevations from 8.34 EX to 8.70 EX.   
- **Grading:** The building footprint is at FF = 8.70. Surrounding areas are graded to various elevations, with contours shown at 0.5-foot intervals.   
- **Contours:** Existing contours are shown as dashed lines, and proposed contours are solid lines.   
- **Utilities:** The plan shows the layout of the proposed underdrain, storm lateral, and sanitary sewer lateral, along with their connections to the existing mains.   
- **Other Features:** A construction entrance, silt fence (typical), and various existing structures and easements are also indicated.   
- **Adjacent Properties:** The plan shows the locations of existing buildings #338 and #412, and the proximity to the Milwaukee River and Florida St.

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|------|----------|

A north arrow pointing upwards and a graphical scale bar indicating 0, 10, and 20 feet.

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|                       |
|-----------------------|
| PROJ. NO: 24022       |
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GRADING & UTILITY  
PLAN

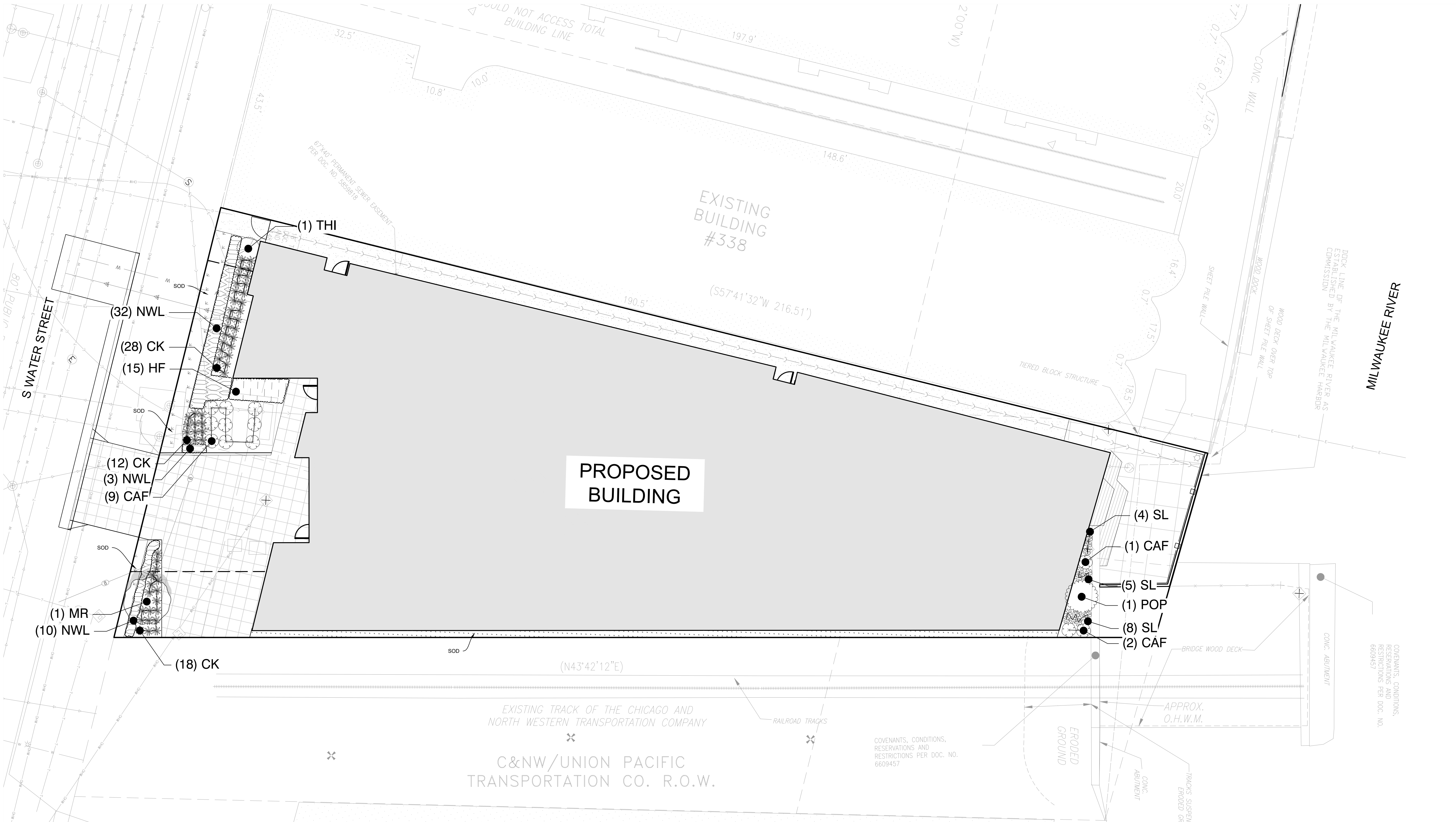
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PLANT SCHEDULE

| CODE  | QTY    | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | REMARKS      |               |
|---|--------|--|----------------------------------|-----------|--------------|---------------|
| ORNAMENTAL TREES  |        |  |                                  |           |              |               |
| MR  | 1      | Malus x pink sparkles                      | Pink Sparkles                    | 1.5" Cal. | 15'T x 12'W  |               |
| DECIDUOUS SHRUBS  |        |  |                                  |           |              |               |
| CAF   | 12     | Cornus stolonifera 'Arctic Fire'           | Arctic Fire Dogwood              | 2 gal.    | 3' T x 3' W  |               |
| POP   | 1      | Physocarpus opulifolius                    | Common Ninebark                  | 5 gal.    | 8' T x 8' W  |               |
| EVERGREEN SHRUBS  |        |  |                                  |           |              |               |
| THI   | 1      | Taxus x media 'Hicksii'                    | Hicks Yew                        | 5' Ht.    | 10' T x 5' W |               |
| ORNAMENTAL GRASSES  |        |  |                                  |           |              |               |
| CK  | 58     | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 gal.    | 5'T X 2'W    |               |
| SL  | 17     | Schizachyrium scoparium                    | Little Bluestem                  | 1 gal.    | 3'T x 18'W   |               |
| CODE  | QTY    | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | SPACING      | REMARKS       |
| PERENNIALS  |        |  |                                  |           |              |               |
| HF  | 15     | Hosta x 'First Frost'                      | First Frost Hosta                | 1 gal.    | 24" o.c.     | 18'T x 2'W    |
| NWL   | 45     | Nepeta x 'Walker' s Low'                   | Walker's Low Catmint             | 1 gal.    | 24" o.c.     | 20' T x 28' W |
| SYMBOL  | QTY    | BOTANICAL NAME                             | COMMON NAME                      | REMARKS   |              |               |
| GROUND COVER  |        |  |                                  |           |              |               |
|  | 478 sf | Turf Sod                                   | Drought Tolerant Fescue Blend    |           |              |               |



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GRAPHICAL SCALE (FEET)

0 1" = 10' 20'

— NOT FOR CONSTRUCTION —

|                       |
|-----------------------|
| PROJ. NO. 24022       |
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LANDSCAPE OVERVIEW

L100

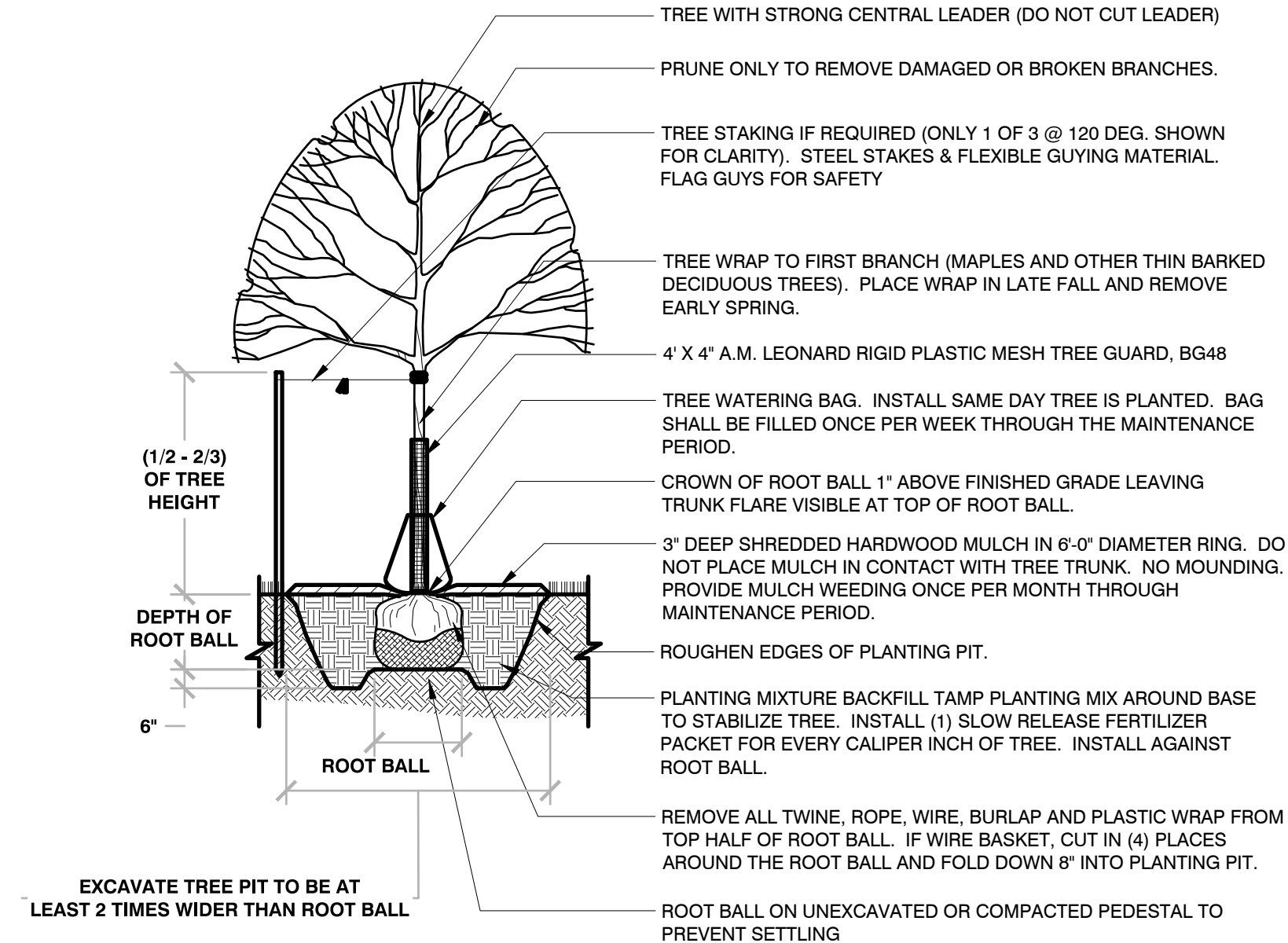


GENERAL PLANTING NOTES

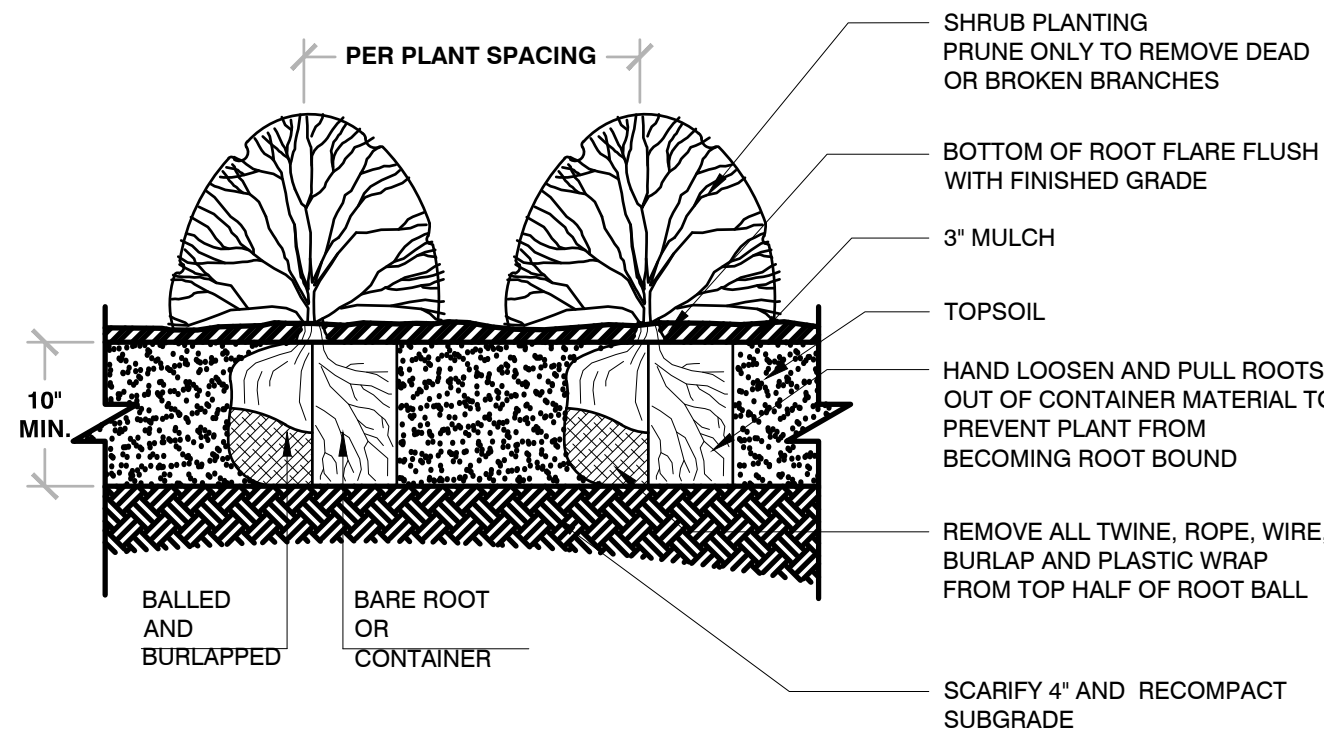
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- 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.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5B. SEED 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.
- 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.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- 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.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL ¾ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- 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.
- 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 TURF AND PLANTING AREAS.
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
  - 10 FEET FROM ANY FIRE HYDRANT
  - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- ALL SODDED AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. APPLY A 10-10-10 STARTER FERTILIZER UNIFORMLY AT RECOMMENDED RATES PRIOR TO INSTALLATION OF SOD. INSTALL SOD UNIFORMLY WITH STAGGERED JOINTS, LAID TIGHTLY END TO END AND SIDE TO SIDE. ROLL SOD WITH A WALK BEHIND ROLLER AND WATER IMMEDIATELY TO A DEPTH OF 3". SOD INSTALLED IN SWALES AND ON SLOPES EXCEEDING 1:3 SHALL BE STAKED. CONTRACTOR IS RESPONSIBLE TO PROVIDE A SMOOTH, UNIFORM, HEALTHY LAWN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST 2 MOWINGS AND WATERING DURING THIS ESTABLISHMENT PERIOD.
- 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
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- 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.
- 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.
- 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.
- 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

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL.
- 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)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- 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. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- 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.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

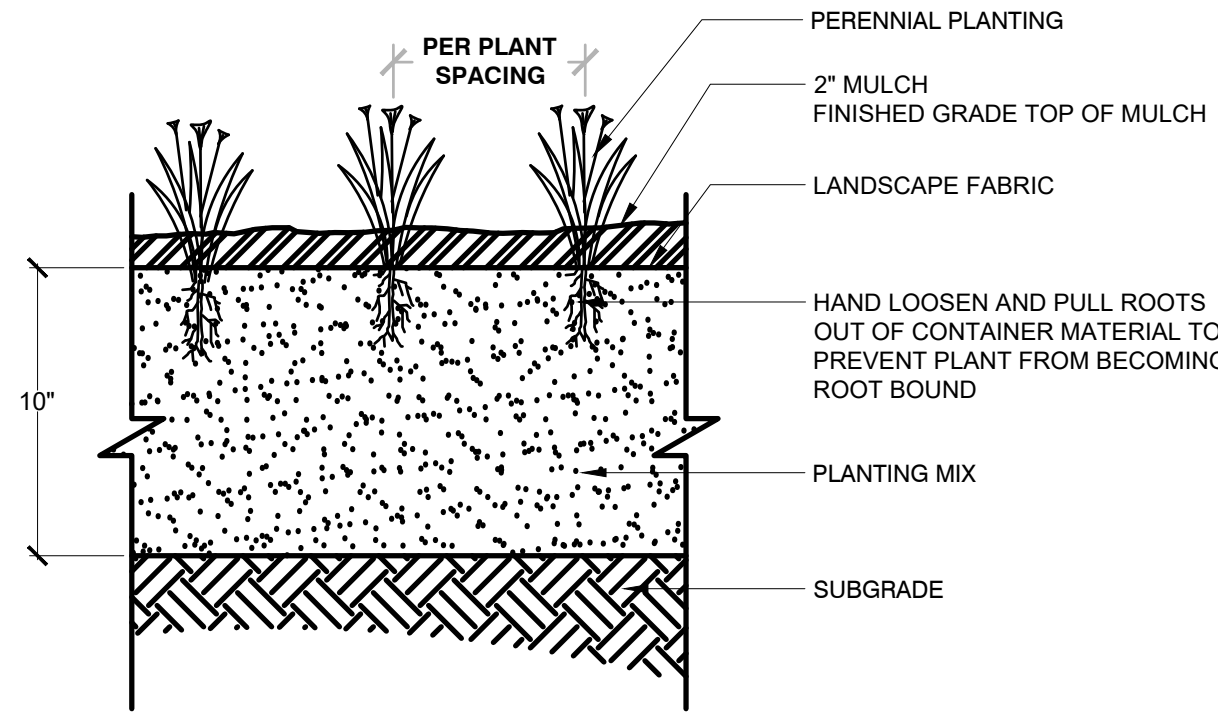


1 TREE PLANTING 1/4" = 1'-0" 3293-01

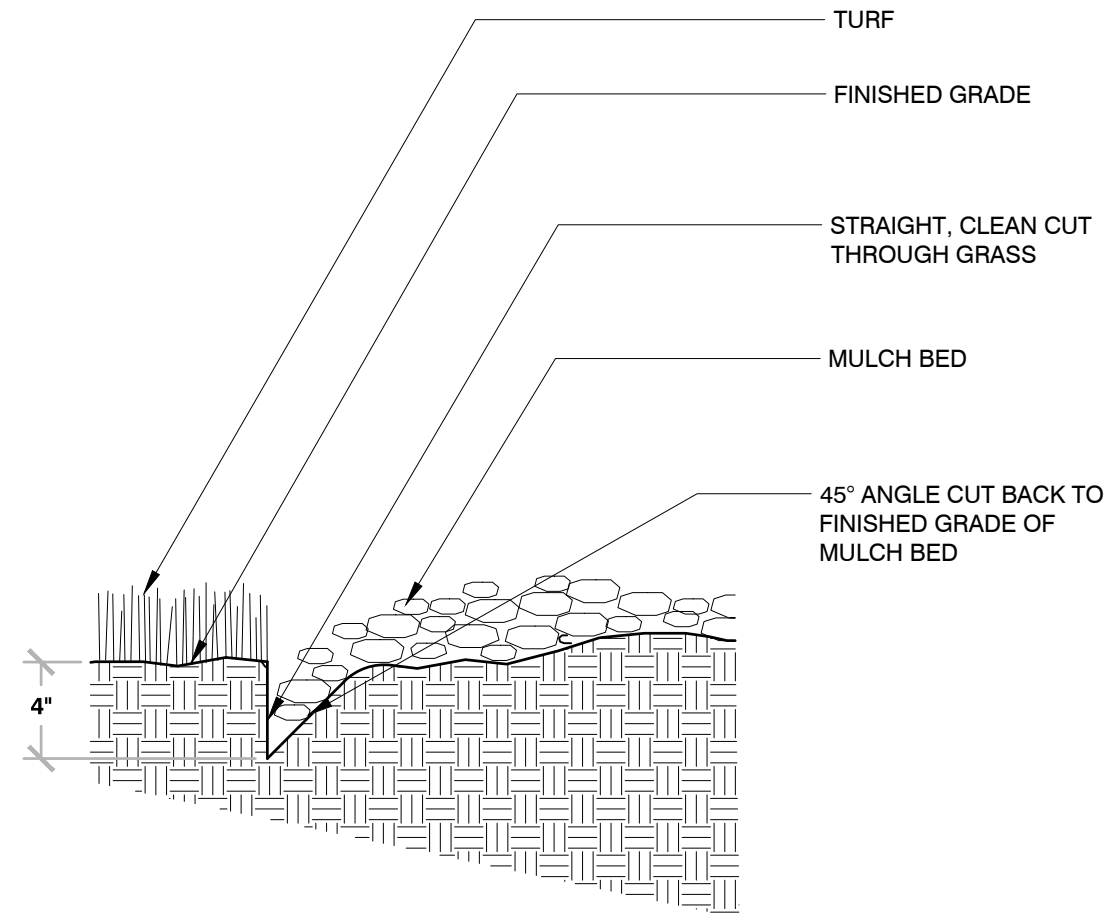


- BAREROOT PLANTING NOTES:
- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
  - SCARIFY SIDES AND BOTTOMS OF HOLE.
  - PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
  - TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
  - WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
  - BACKFILL VOIDS AND WATER SECOND TIME.
  - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

2 SHRUB PLANTING 1/2" = 1'-0" 3293-02



3 PERENNIAL PLANTING 1" = 1'-0" 3293-06



4 TRENCHED BED EDGE 3/4" = 1'-0" 3293-03



ALTA/NSPS  
LAND TITLE SURVEY

CLIENT

Mandel Group

SITE ADDRESS

350 S. Water Street, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

LOT 3 AND A PART OF LOT 4 TOGETHER WITH LANDS LYING BETWEEN SAID LOTS AND THE DOCK LINE OF THE MILWAUKEE RIVER, AS SAID DOCK LINE WAS ESTABLISHED BY THE CITY OF MILWAUKEE BOARD OF HARBOR COMMISSIONERS, IN BLOCK 65 IN SUBDIVISION OF LOTS 3 AND 5 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 32° 18' 28" EAST ALONG THE NORTHEASTLY LINE OF SOUTH WATER STREET 94.24 FEET TO A POINT, SAID POINT BEING 10.00 FEET NORTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE EXISTING TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE NORTH 43° 42' 12" EAST AND PARALLEL TO THE SAID TRACK 221.68 FEET TO A POINT ON THE DOCK LINE OF THE MILWAUKEE RIVER; THENCE NORTH 30° 19' 42" WEST ALONG SAID DOCK LINE 40.68 FEET TO A POINT; THENCE SOUTH 57° 41' 32" WEST 216.51 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the East line of the NE 1/4 bears N01°18'13"W.

- Vertical datum is based on City of Milwaukee Vertical Datum which is NGVD 1929 - 580.603.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1135693-MKE, effective date of June 16, 2022 which lists the following easements and/or restrictions from schedule B-11:

1, 2, 3, 5, 9, 10 & 11 visible evidence shown, if any.

4, 6, 7, 8, 20-25 not survey related.

12. License by and between Chicago and North Western Railway Company and City of Milwaukee, Wisconsin recorded on June 11, 1929, as Document No. 1707718. **Affects property by location, shown.**

13. Easement Deed No. 84551 granted to Milwaukee Metropolitan Sewerage District recorded on October 30, 1985, as Document No. 5859818. **Affects property by location, shown.**

14. Reservations, easements and agreements contained in Deed recorded on May 13, 1992, as Document No. 6609457. **Affects property by location, blanket type.**

15. Conveyance of Rights recorded on March 23, 2009, as Document No. 9714142. **Affects property by location, shown.**

16. Notice of Lis Pendens recorded on May 13, 2009, as Document No. 9738365. **Affects property by location, shown.**

17. Award of Damages recorded on June 5, 2009, as Document No. 9748302. **Affects property by location, shown.**

18. Affidavit outlines Declaratory Judgement for Milwaukee County Circuit Court Case No. 2010-CV- 017162. **Affects property by location, blanket type.**

19. Easement Deed by Court Order in Settlement of Landowner Action granted to Sprint Communications Company, L.P., Qwest Communications Company, LLC and Witel Communications, LLC recorded April 16, 2014 as Document No. 10351439. **Affects property by location, blanket type.**

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0094E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

4. The Land Area of the subject property is 14,547 square feet or 0.3339 acres.

9. There are no parking spaces marked on this site.

11(a). No plans or reports provided by client.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20185001757, 20185001762, 20185001775, 20185001780, 20185001784 & 20185001785. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

20(a). The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 295-805-2.

Site is zoned: IM (Industrial Mixed)

Front setback: none

Side setback: none

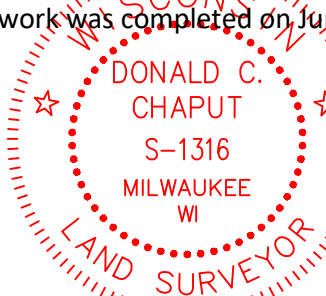
Rear setback: none

Maximum building height: 85 feet max (New Construction) 30 feet minimum

TO: Mandel / Fifth Ward Holdings I LLC  
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 2021 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), 7(b)(1), 7(c), 8, 9, 11(a)(b), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on June 24, 2022.

Date of Map: July 6, 2022



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

CHAPUT  
LAND SURVEYS

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Drawing No. 20220706-350 S Water St-Alta-3089

CHAPUT LAND SURVEYS

