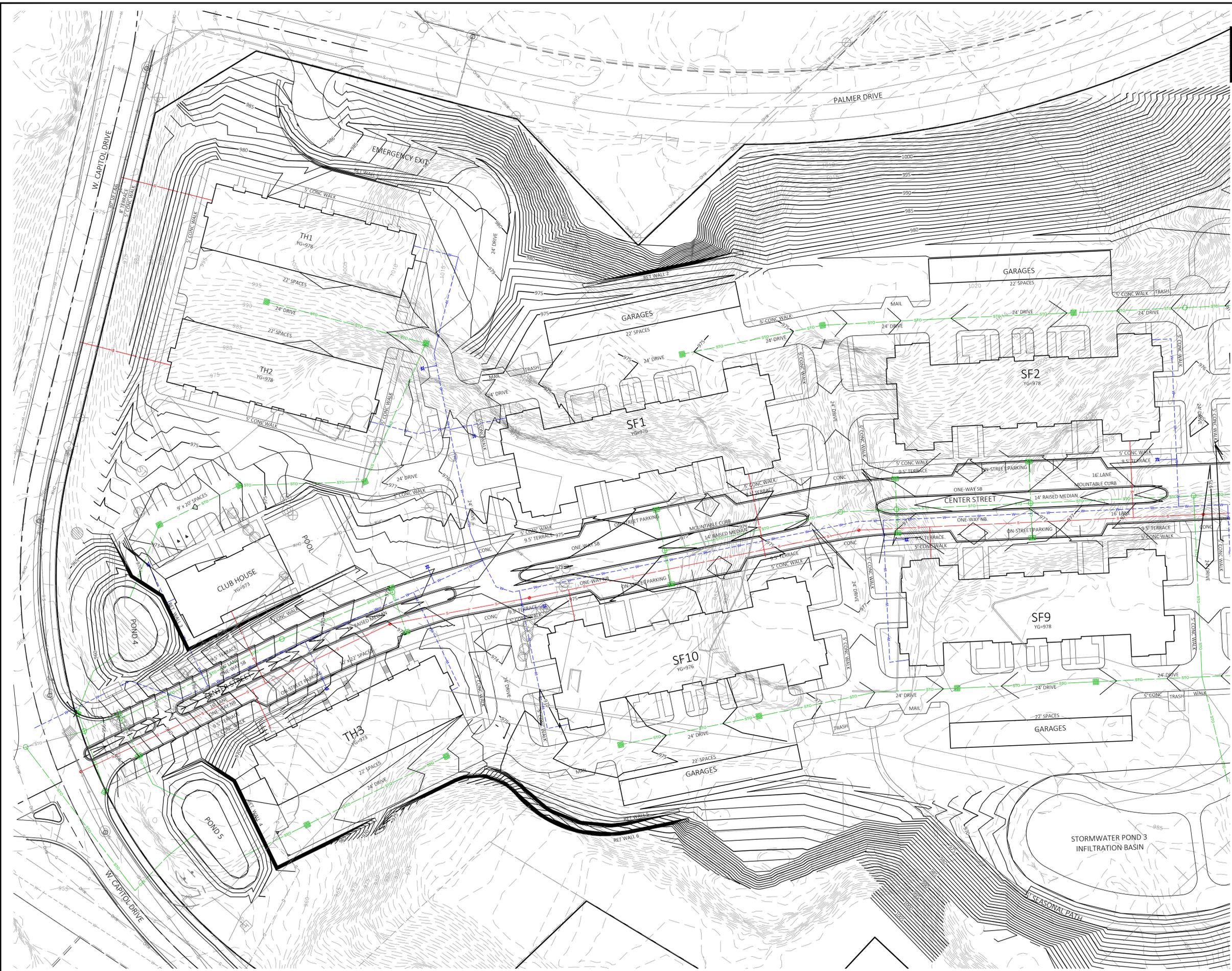
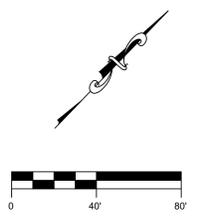




**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



NO.	REVISION DESCRIPTION	DATE

**Payne + Dolan**  
www.paynedolan.com  
(800) 757-7598

**Project:** Hartland Apartments  
700 W. Capitol Drive  
Village of Hartland, WI

**Client:** Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203

**Scale:**

**Project Title:** Grading Plan 1 of 2

**Copyright Notice:**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1:40  
Drawn: NJO  
04/27/2023  
Checked: CTD  
P&D Project No: 490686  
Sheet No:

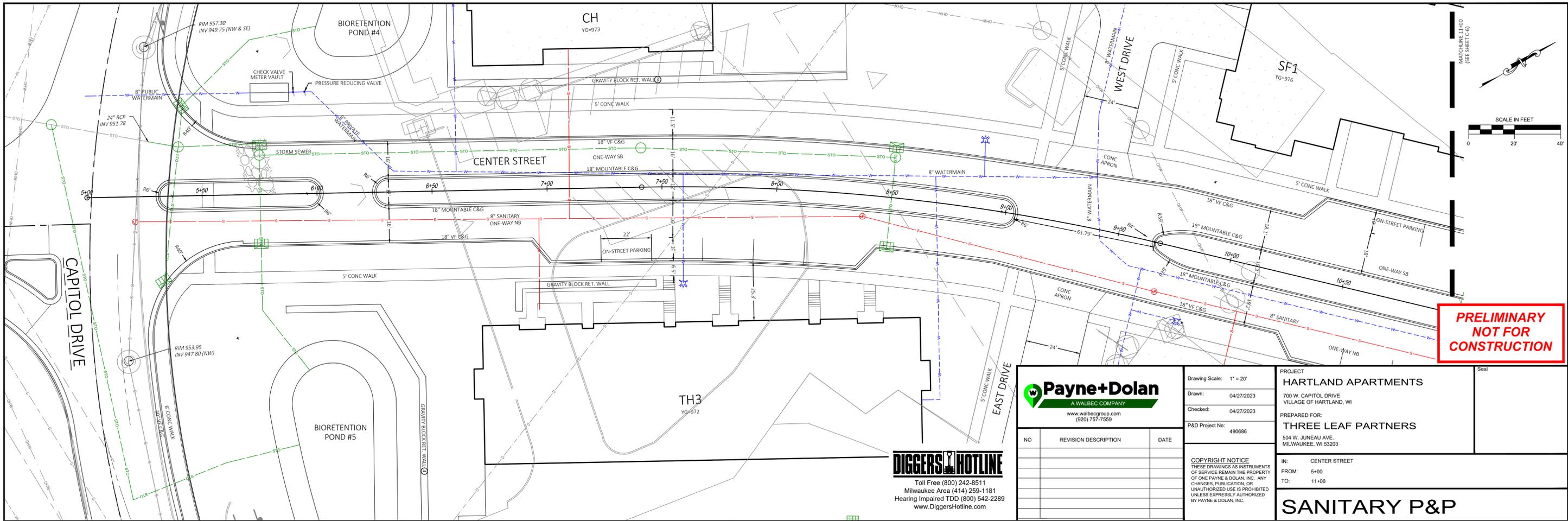
**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**C1**









**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
Drawn: 04/27/2023  
Checked: 04/27/2023  
P&D Project No: 490686

**COPYRIGHT NOTICE**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

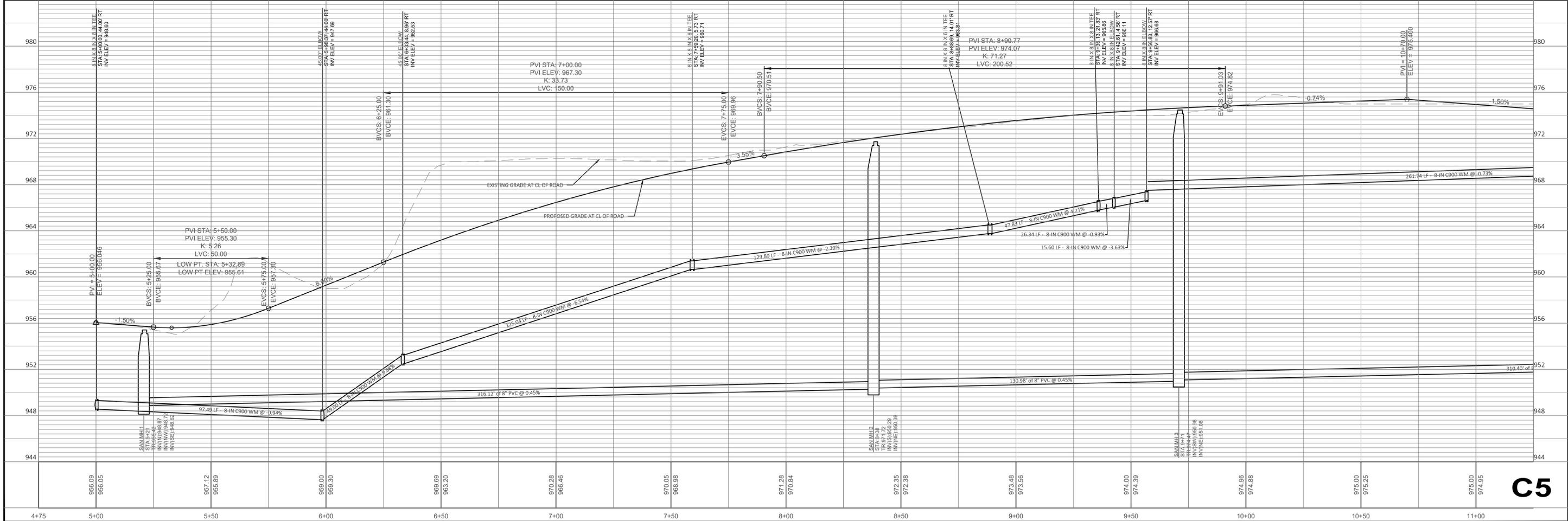
**PROJECT**  
HARTLAND APARTMENTS  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

**PREPARED FOR:**  
THREE LEAF PARTNERS  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

**IN:** CENTER STREET  
**FROM:** 5+00  
**TO:** 11+00

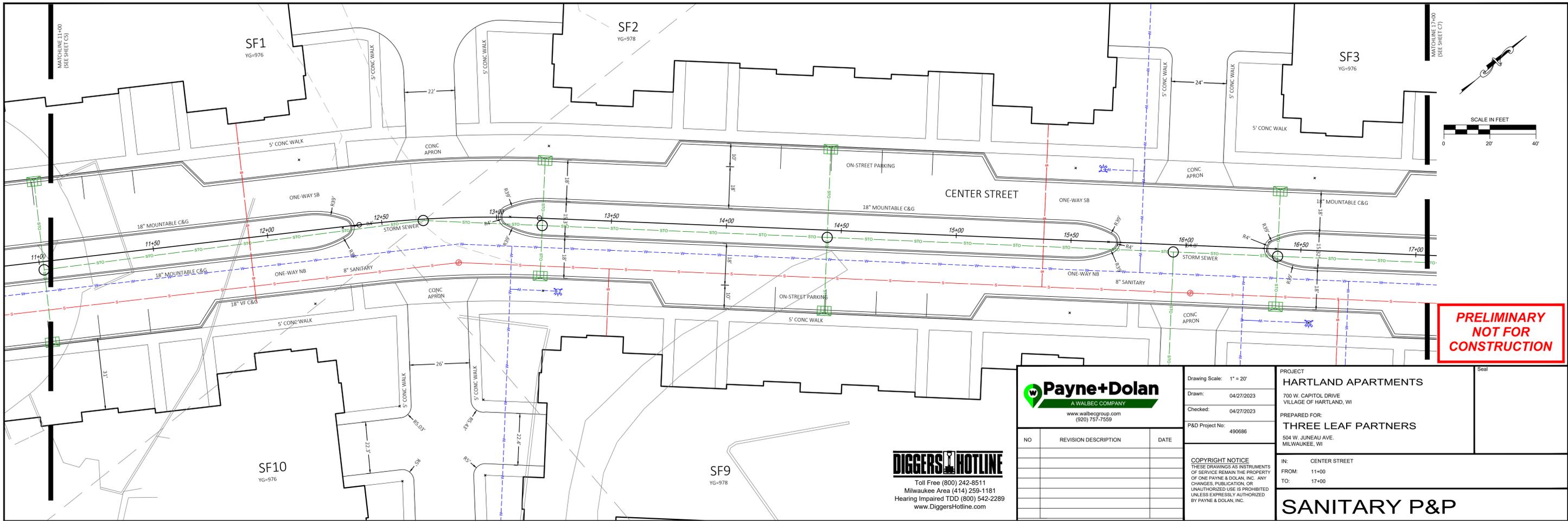
**SANITARY P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



Jun 01, 2023 4:05pm S:\Design & Construction Services\080-C3D\Mandel Group\Hartland Apartments\30 - SHEETSP\LAN\SHIT\_Sanitary\_PP.dwg

**C5**



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
Drawn: 04/27/2023  
Checked: 04/27/2023  
P&D Project No: 490686

**COPYRIGHT NOTICE**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

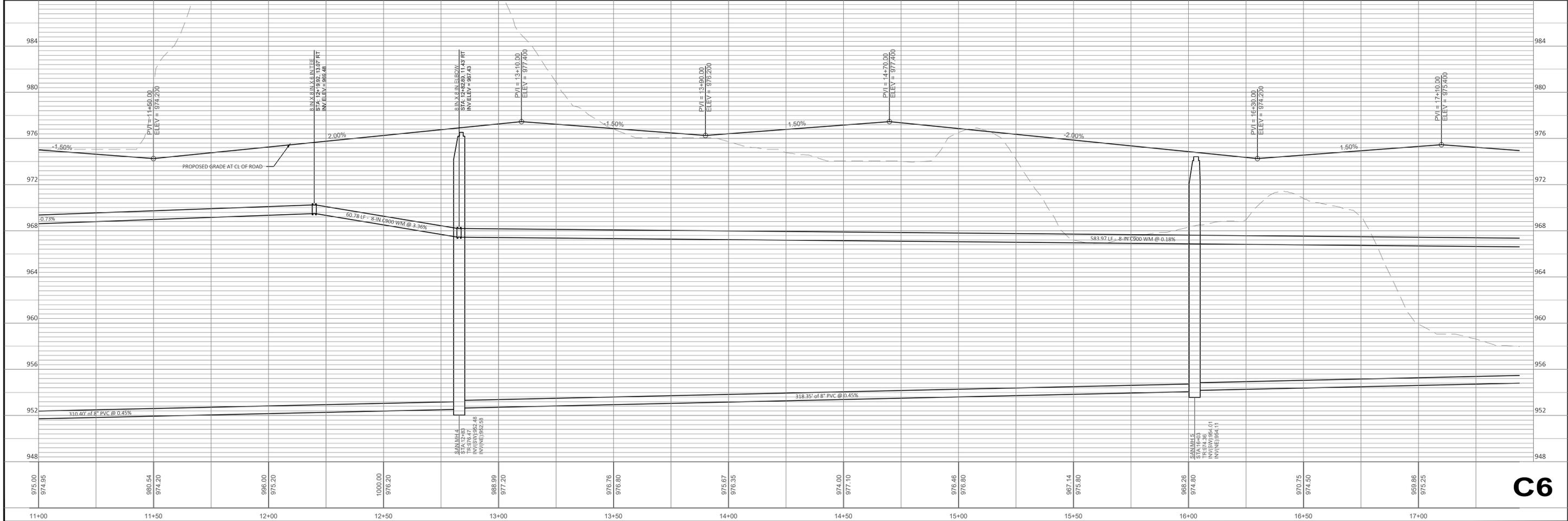
**HARTLAND APARTMENTS**  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

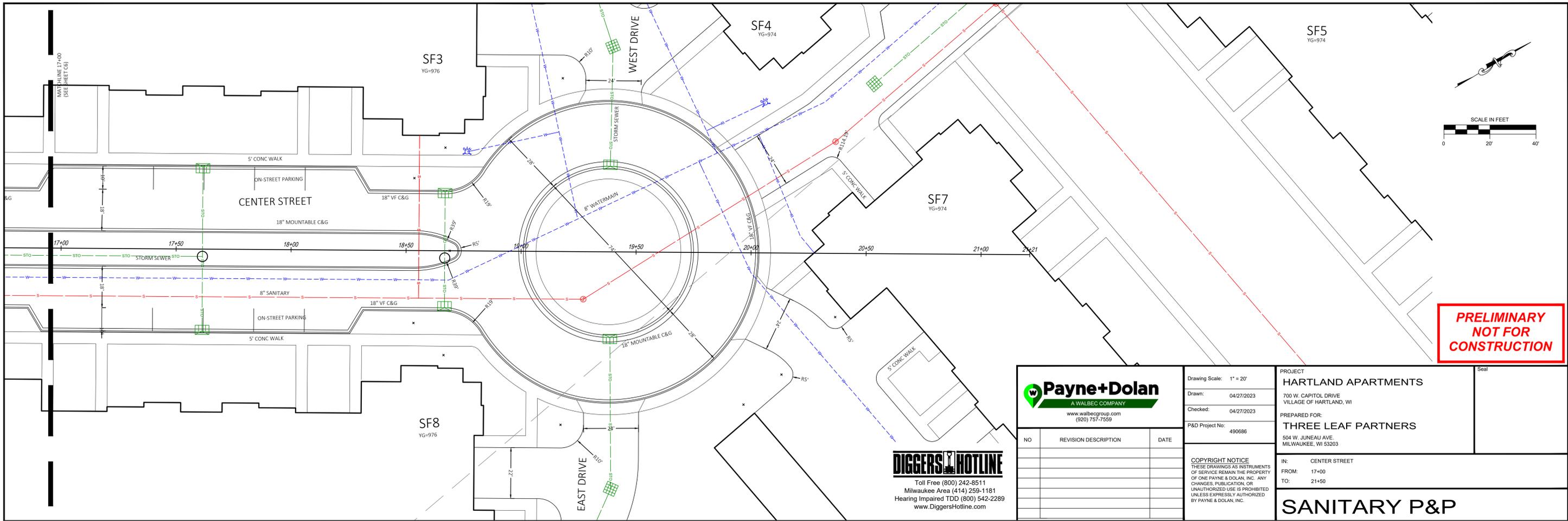
PREPARED FOR:  
**THREE LEAF PARTNERS**  
504 W. JUNEAU AVE.  
MILWAUKEE, WI

IN: CENTER STREET  
FROM: 11+00  
TO: 17+00

**SANITARY P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com





**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
 Drawn: 04/27/2023  
 Checked: 04/27/2023  
 P&D Project No: 490686

**COPYRIGHT NOTICE**  
 THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

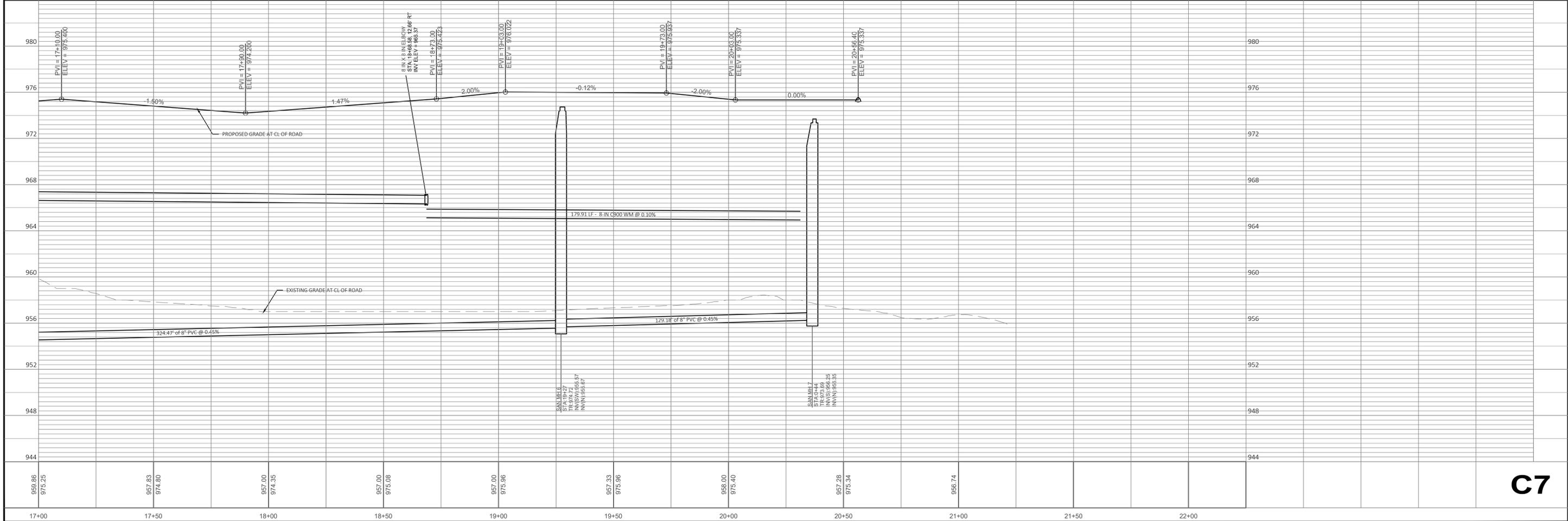
**PROJECT**  
**HARTLAND APARTMENTS**  
 700 W. CAPITOL DRIVE  
 VILLAGE OF HARTLAND, WI

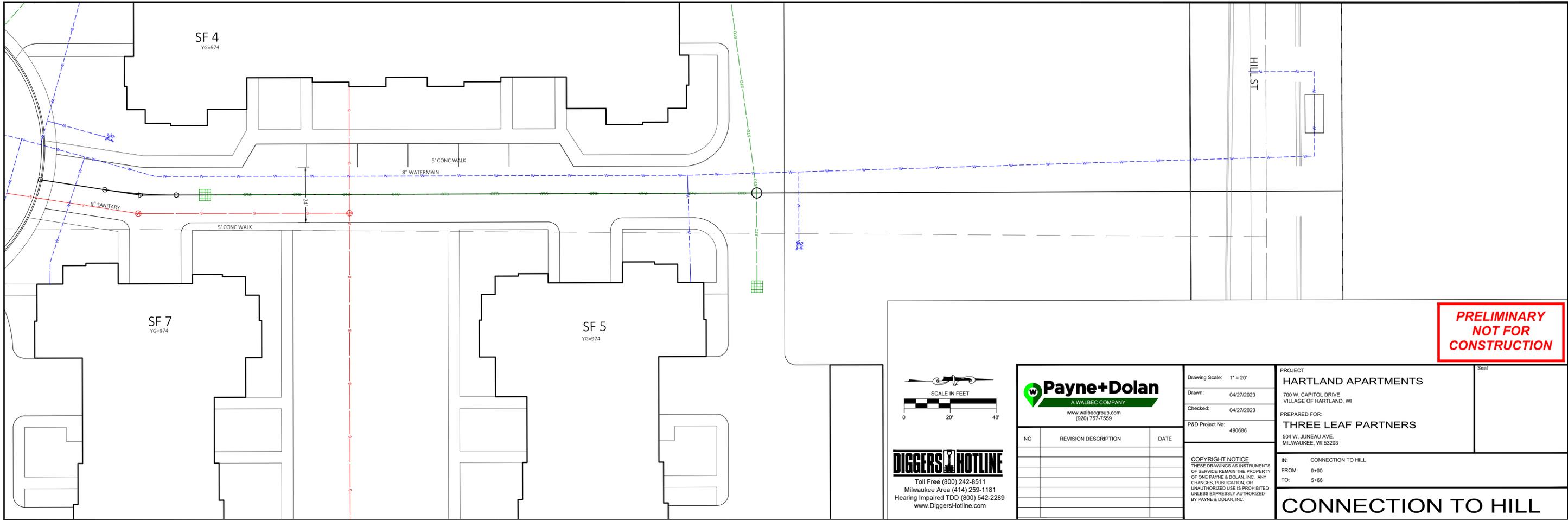
**PREPARED FOR:**  
**THREE LEAF PARTNERS**  
 504 W. JUNEAU AVE.  
 MILWAUKEE, WI 53203

**IN:** CENTER STREET  
**FROM:** 17+00  
**TO:** 21+50

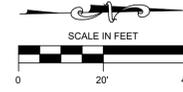
**SANITARY P&P**

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

<p>A WALBEC COMPANY www.walbecgroup.com (920) 757-7559</p>		
NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'

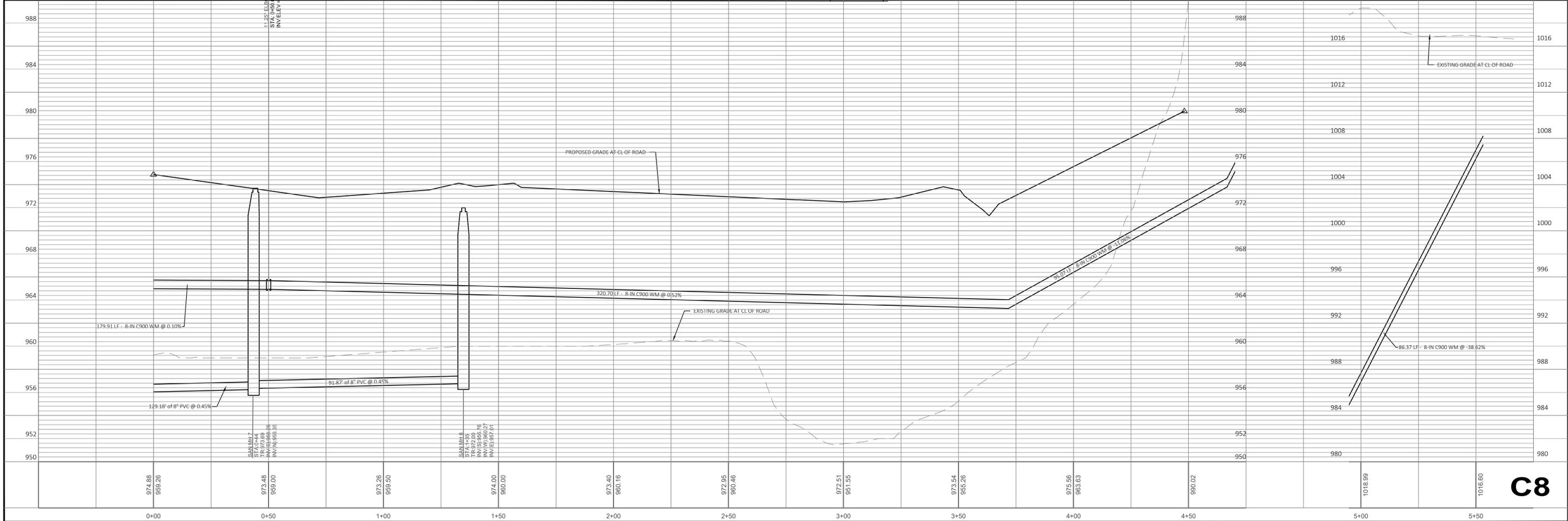
Drawn: 04/27/2023  
Checked: 04/27/2023  
P&D Project No: 490686

**PROJECT**  
HARTLAND APARTMENTS  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

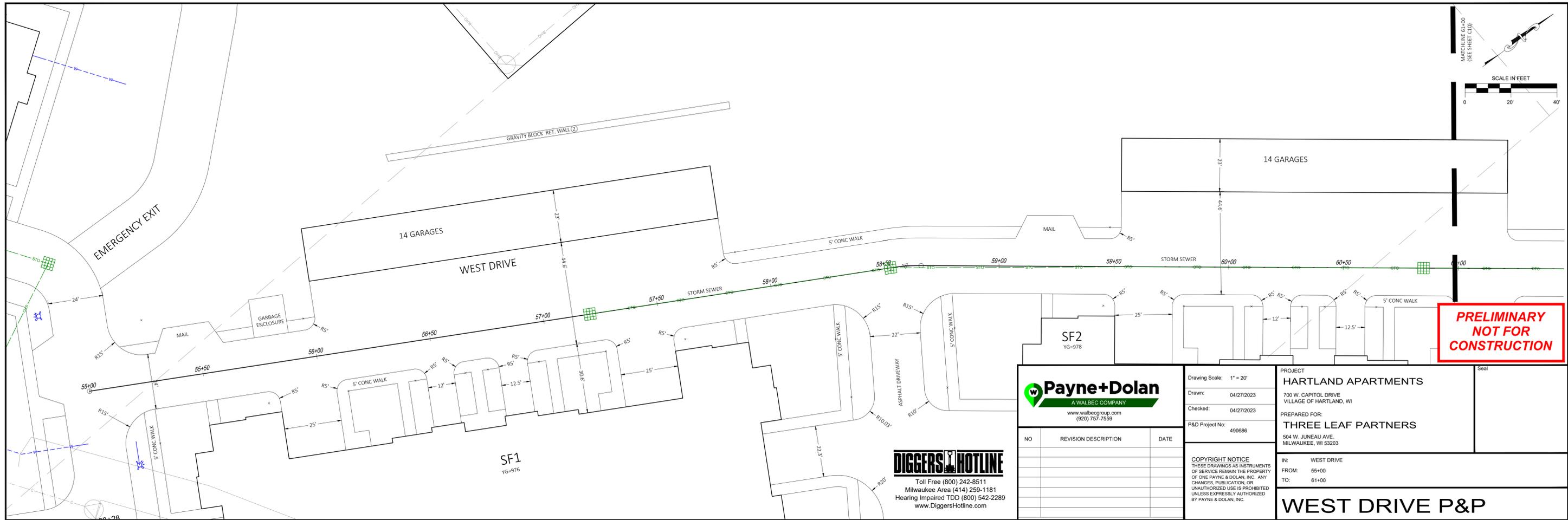
**PREPARED FOR:**  
THREE LEAF PARTNERS  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

**IN:** CONNECTION TO HILL  
**FROM:** 0+00  
**TO:** 5+66

**CONNECTION TO HILL**



**C8**



**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
Drawn: 04/27/2023  
Checked: 04/27/2023  
P&D Project No: 490688

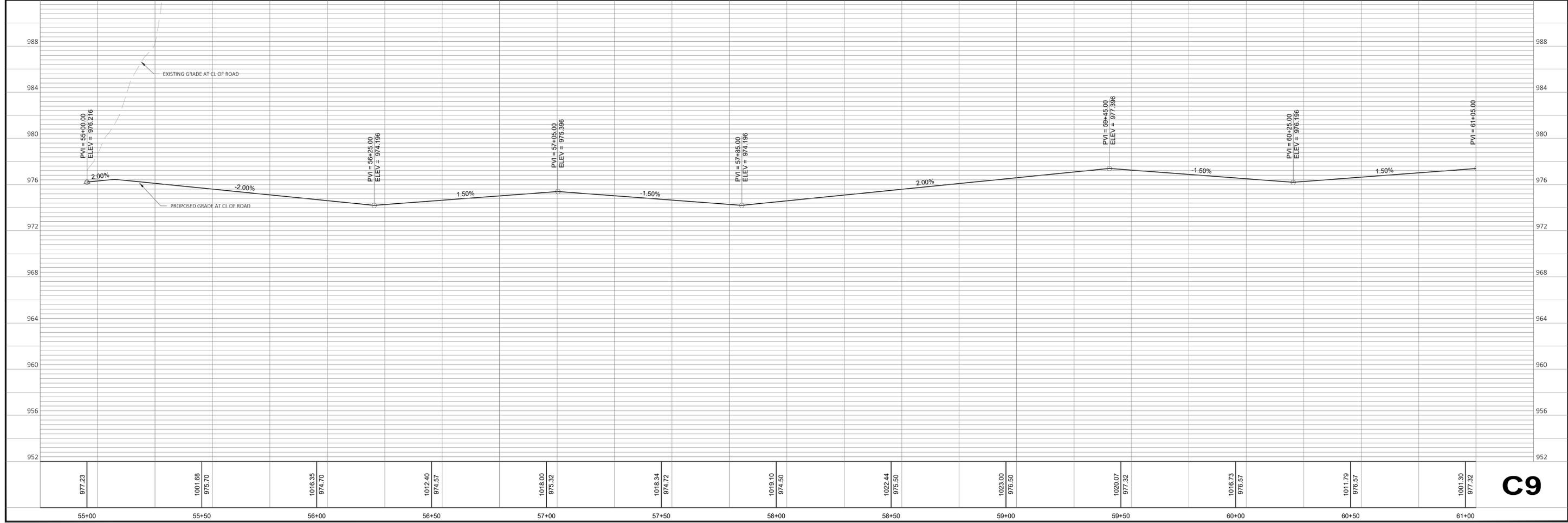
**PROJECT**  
**HARTLAND APARTMENTS**  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

PREPARED FOR:  
**THREE LEAF PARTNERS**  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

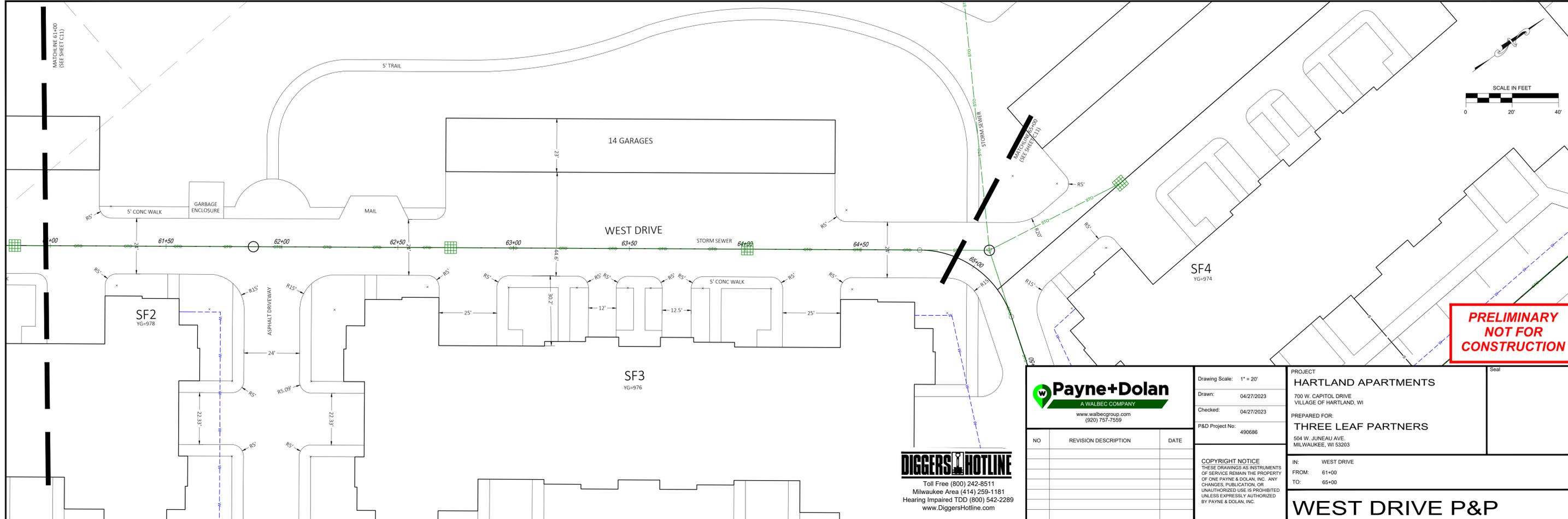
IN: WEST DRIVE  
FROM: 55+00  
TO: 61+00

**WEST DRIVE P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



Jun 01, 2023 - 4:07pm  
S:\Design & Construction Services\080-CSD\Mendel Group\Hartland Apartments\30 - SHEETS\PLAN\SH1\_West Dr\_PP.dwg



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

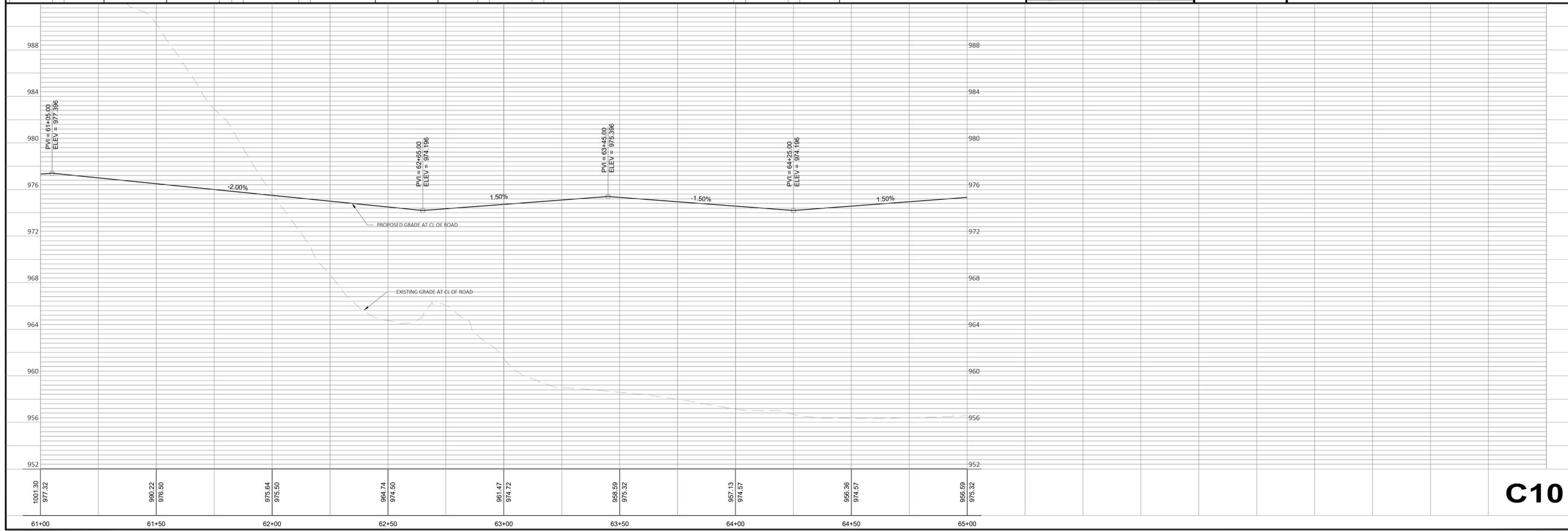
PROJECT  
**HARTLAND APARTMENTS**  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

PREPARED FOR:  
**THREE LEAF PARTNERS**  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

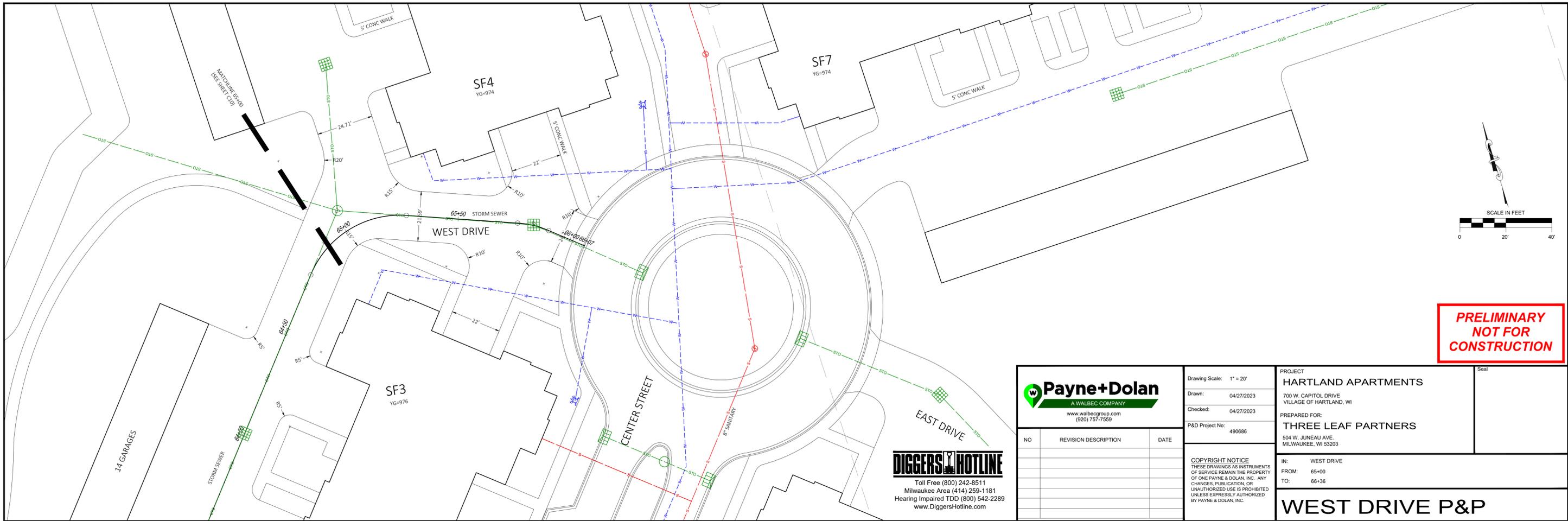
IN: WEST DRIVE  
FROM: 61+00  
TO: 65+00

**WEST DRIVE P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



**C10**



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
Drawn: 04/27/2023  
Checked: 04/27/2023  
P&D Project No: 490686

**COPYRIGHT NOTICE**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

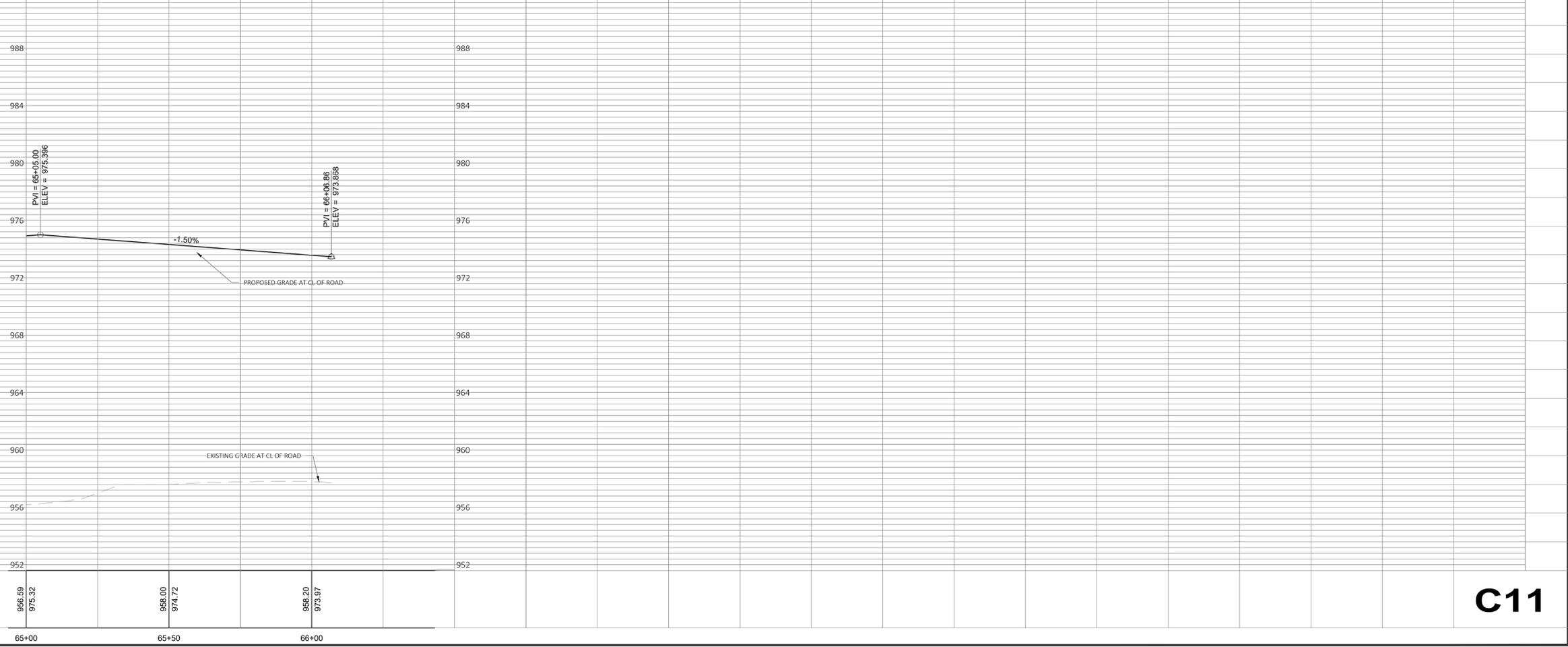
PROJECT  
**HARTLAND APARTMENTS**  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

PREPARED FOR:  
**THREE LEAF PARTNERS**  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

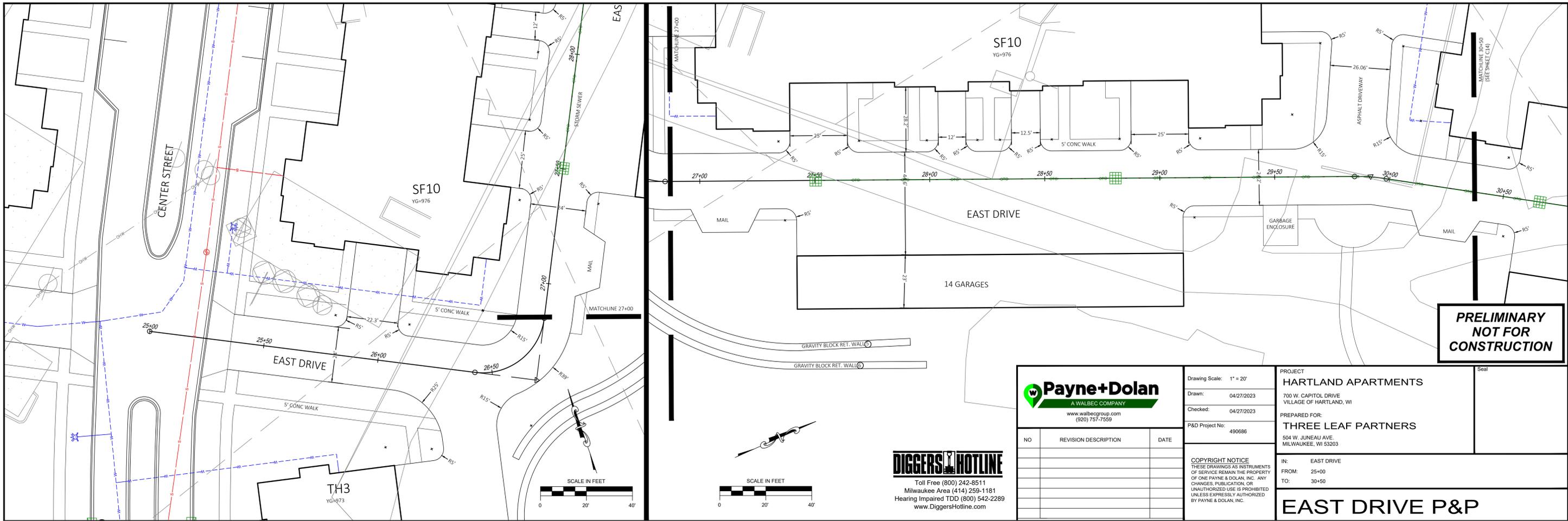
IN: WEST DRIVE  
FROM: 65+00  
TO: 66+36

**WEST DRIVE P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



**C11**



**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
Drawn: 04/27/2023  
Checked: 04/27/2023  
P&D Project No: 490686

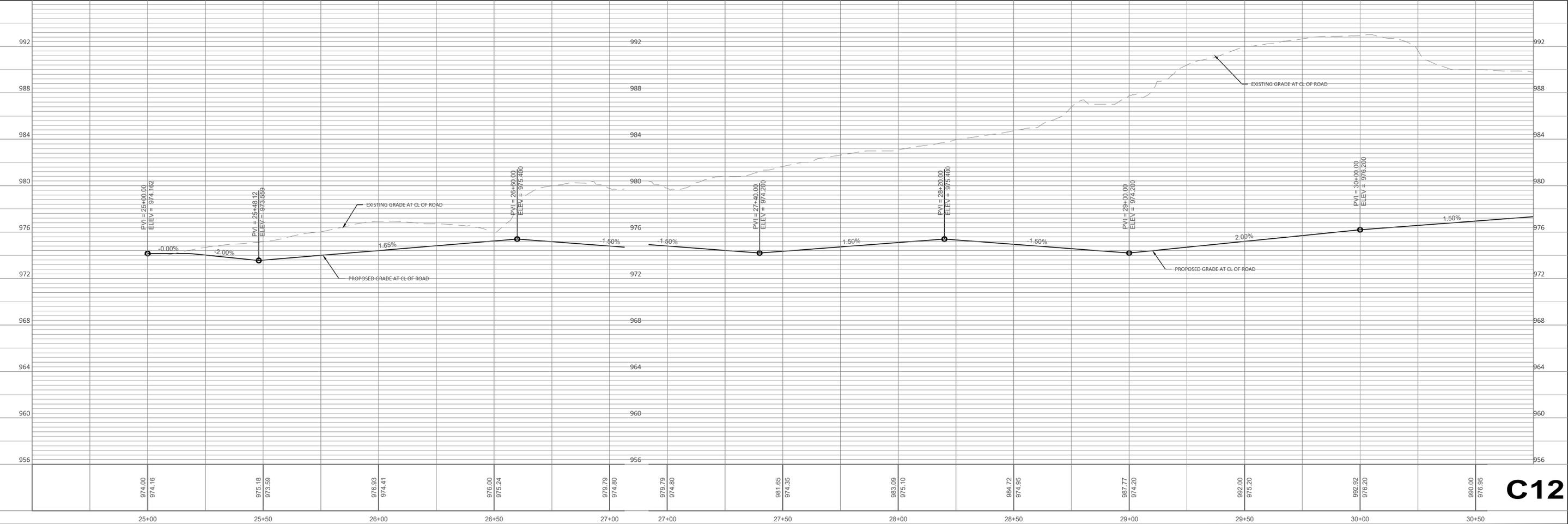
**PROJECT**  
**HARTLAND APARTMENTS**  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

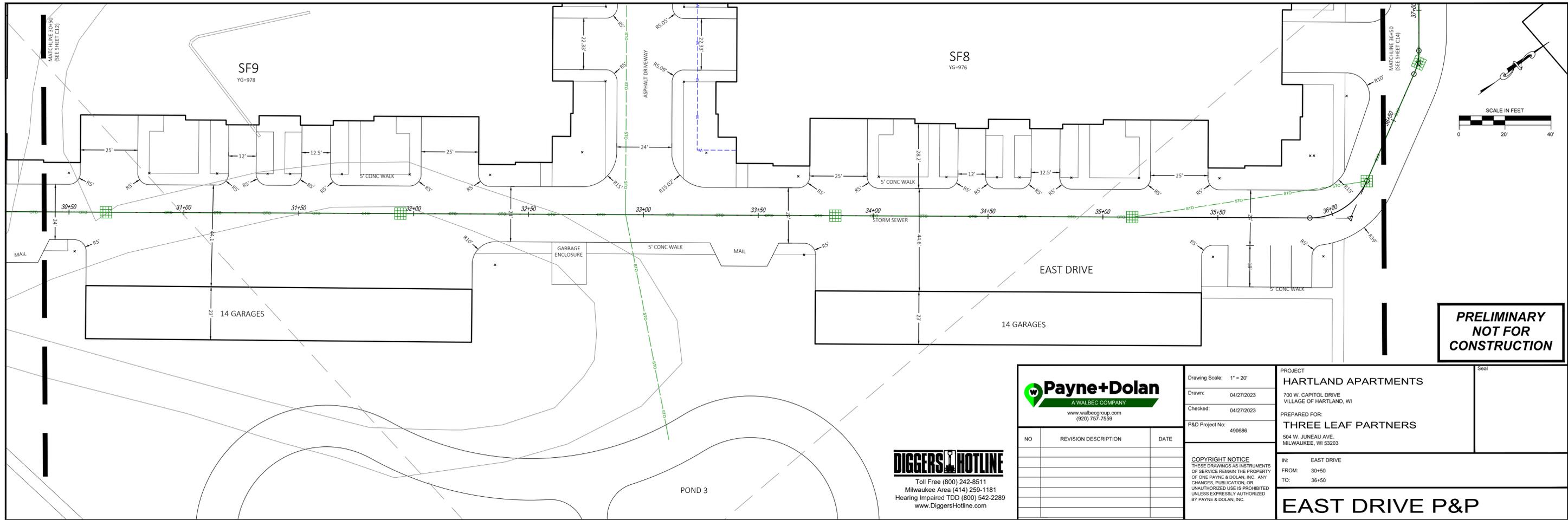
PREPARED FOR:  
**THREE LEAF PARTNERS**  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

IN: EAST DRIVE  
FROM: 25+00  
TO: 30+50

**EAST DRIVE P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com





**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'

Drawn: 04/27/2023

Checked: 04/27/2023

P&D Project No: 490688

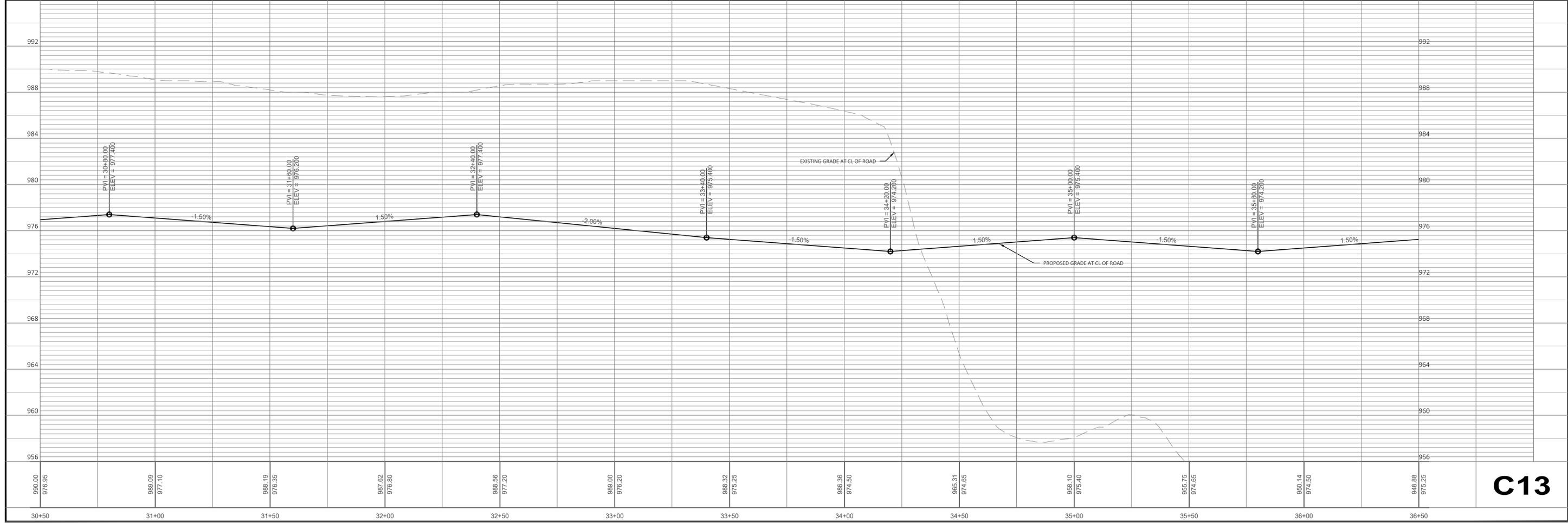
**HARTLAND APARTMENTS**  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

PREPARED FOR:  
**THREE LEAF PARTNERS**  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

IN: EAST DRIVE  
FROM: 30+50  
TO: 36+50

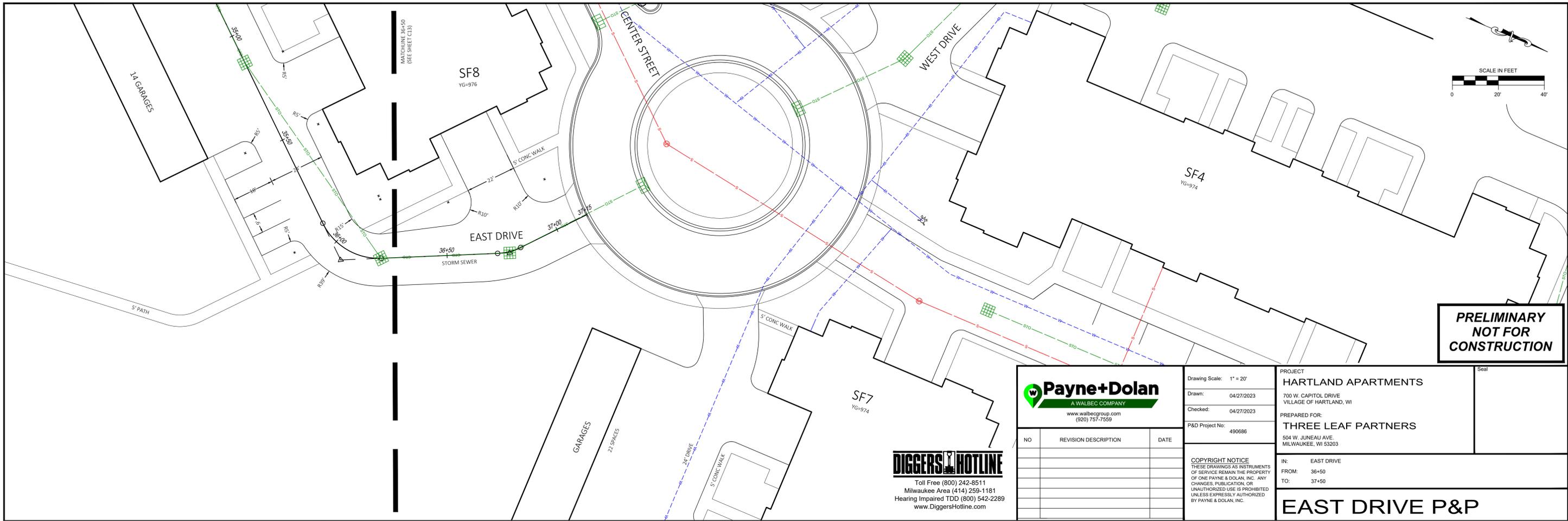
**EAST DRIVE P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

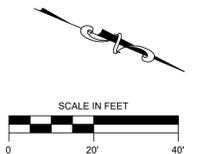


Jun 01, 2023 4:15pm S:\Design & Construction Services\080-C3D\Mandel Group\Hartland Apartments\30 - SHEETS\PLAN\SHIT\_East Dr\_PP.dwg

**C13**



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
Drawn: 04/27/2023  
Checked: 04/27/2023  
P&D Project No: 490688

**COPYRIGHT NOTICE**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

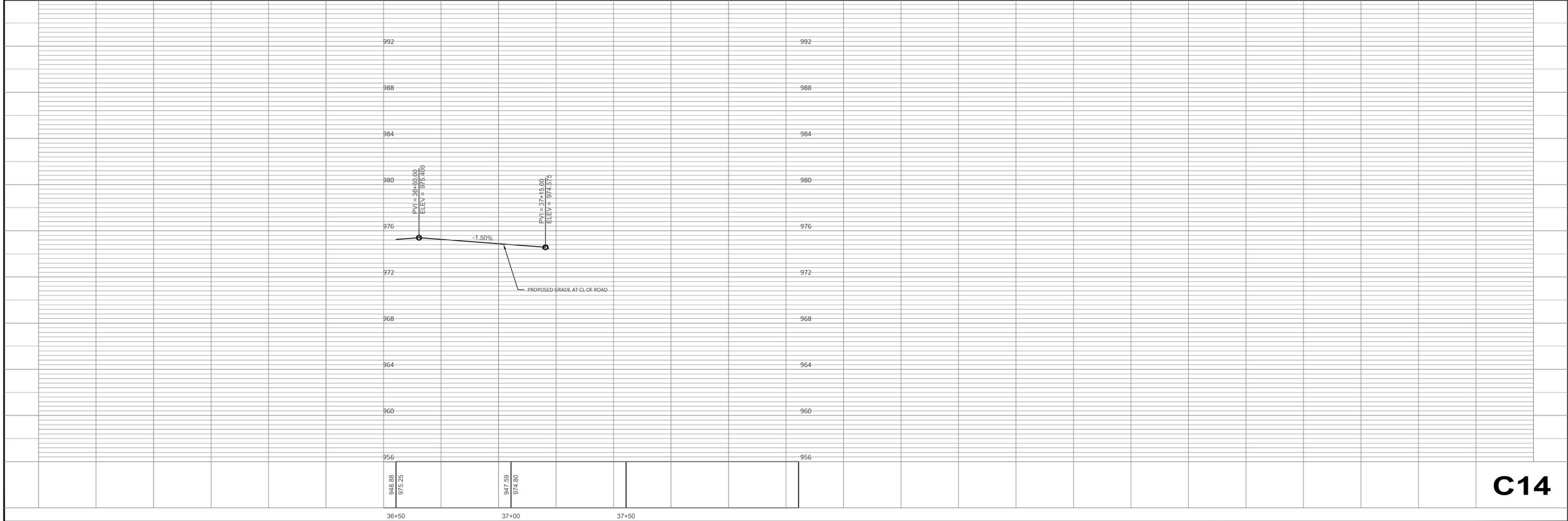
**PROJECT**  
**HARTLAND APARTMENTS**  
700 W. CAPITOL DRIVE  
VILLAGE OF HARTLAND, WI

**PREPARED FOR:**  
**THREE LEAF PARTNERS**  
504 W. JUNEAU AVE.  
MILWAUKEE, WI 53203

IN: EAST DRIVE  
FROM: 36+50  
TO: 37+50

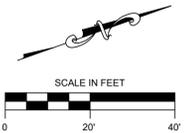
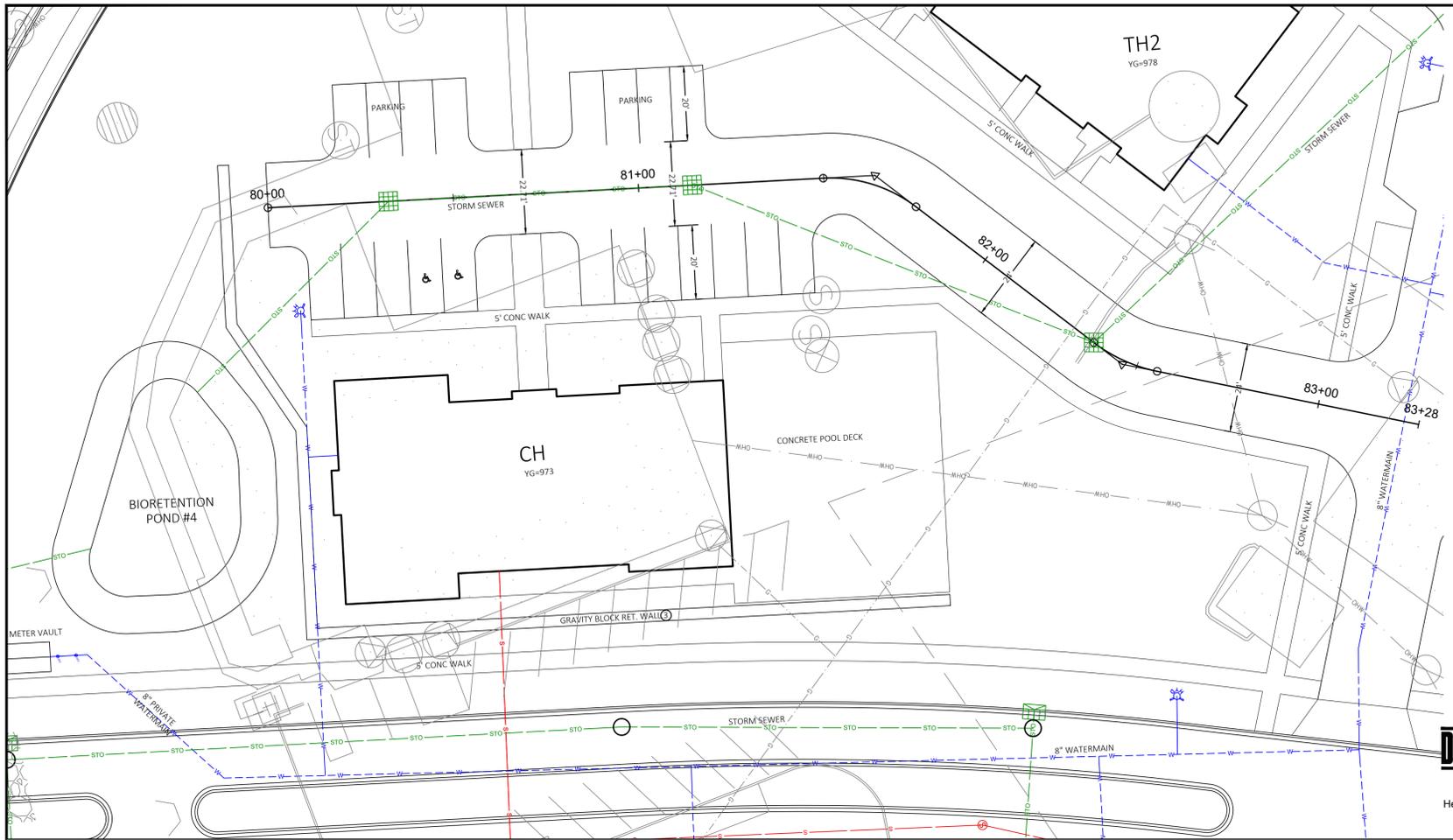
**EAST DRIVE P&P**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



**C14**



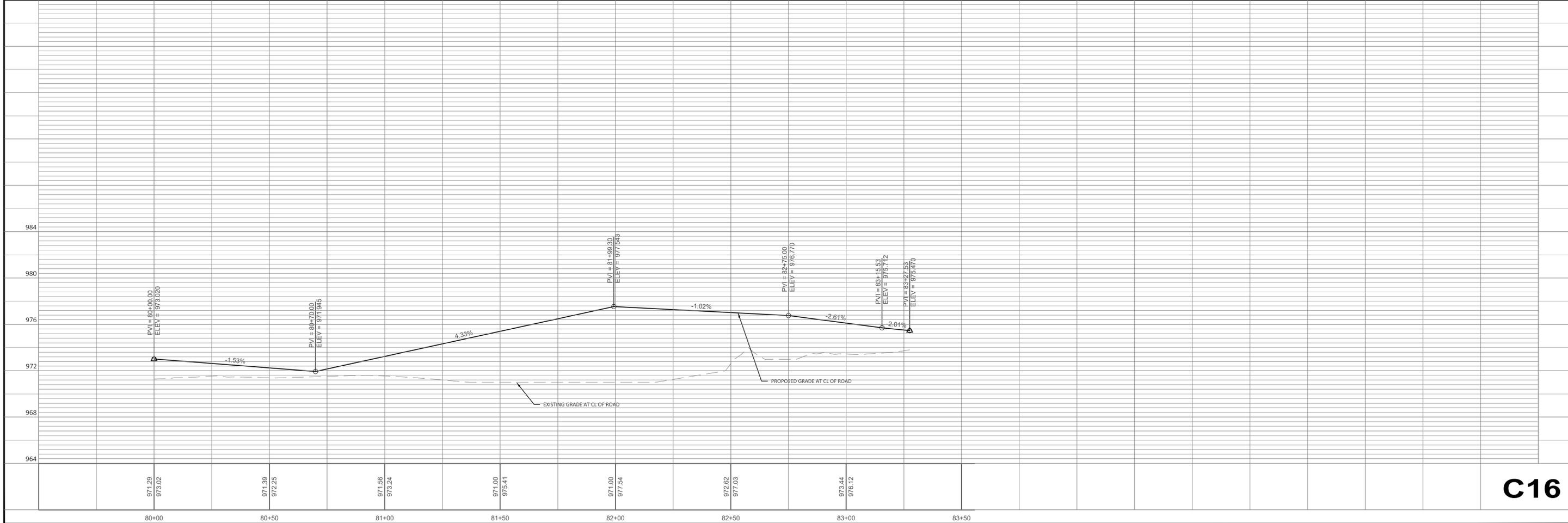


**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

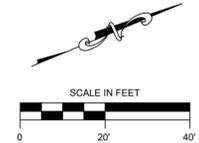
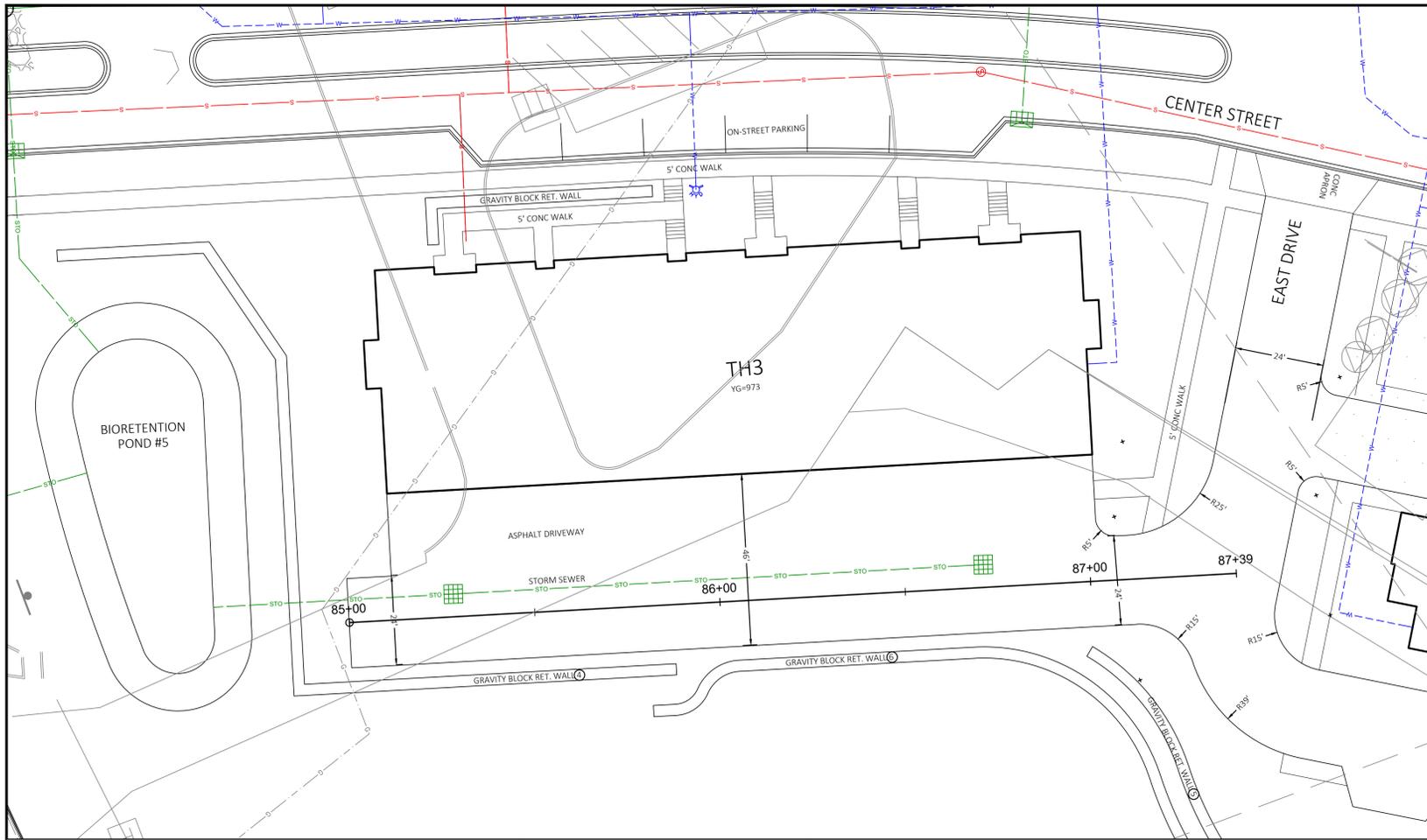
<p>A WALBEC COMPANY        www.walbecgroup.com        (920) 757-7559</p>		
NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20' Drawn: 04/27/2023 Checked: 04/27/2023 P&D Project No: 490686	PROJECT <b>HARTLAND APARTMENTS</b> 700 W. CAPITOL DRIVE VILLAGE OF HARTLAND, WI PREPARED FOR: <b>THREE LEAF PARTNERS</b> 504 W. JUNEAU AVE. MILWAUKEE, WI 53203	Seal
COPYRIGHT NOTICE THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.		
<b>TOWNHOMES P&amp;P</b>		



Jun 01, 2023 4:16pm S:\Design & Construction Services\080-C3D\Mandel Group Hartland Apartments\30 - SHEETS\PLAN\SHIT\_Townhomes\_PP.dwg

**C16**



**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

<p>A WALBEC COMPANY        www.walbecgroup.com        (920) 757-7559</p>		
NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
 Drawn: 04/27/2023  
 Checked: 04/27/2023  
 P&D Project No: 490686

**COPYRIGHT NOTICE**  
 THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

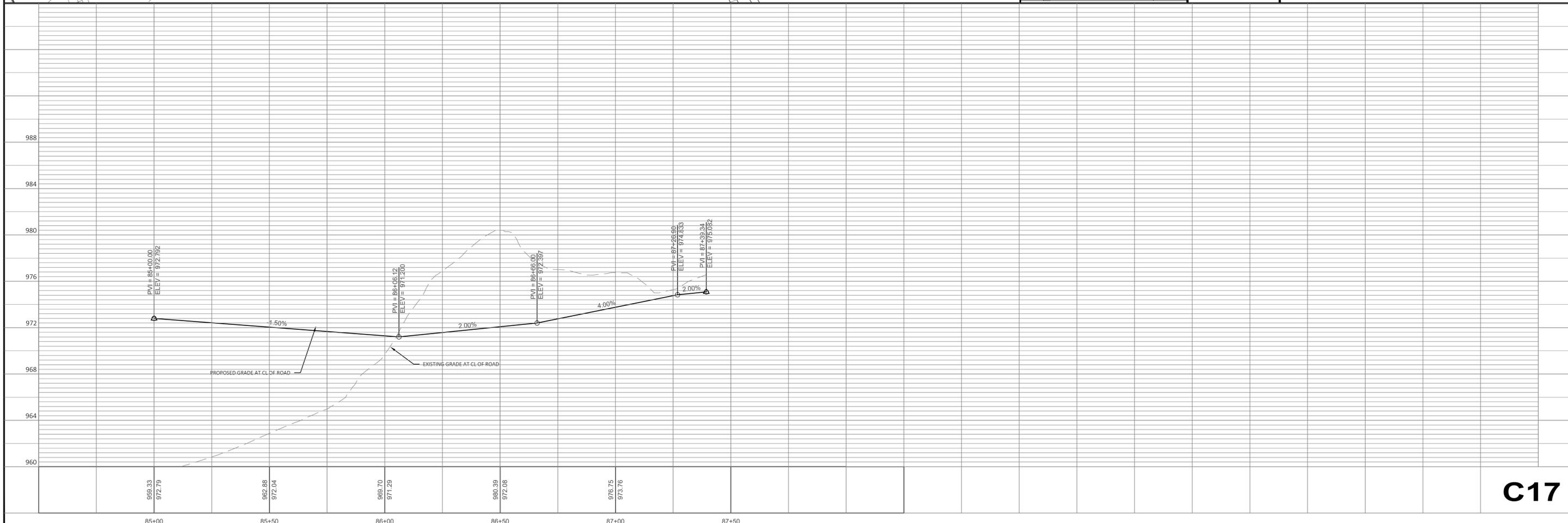
PROJECT  
**HARTLAND APARTMENTS**  
 700 W. CAPITOL DRIVE  
 VILLAGE OF HARTLAND, WI

PREPARED FOR:  
**THREE LEAF PARTNERS**  
 504 W. JUNEAU AVE.  
 MILWAUKEE, WI 53203

IN: TOWNHOMES  
 FROM: 85+00  
 TO: 87+39.34

**TOWNHOMES P&P**

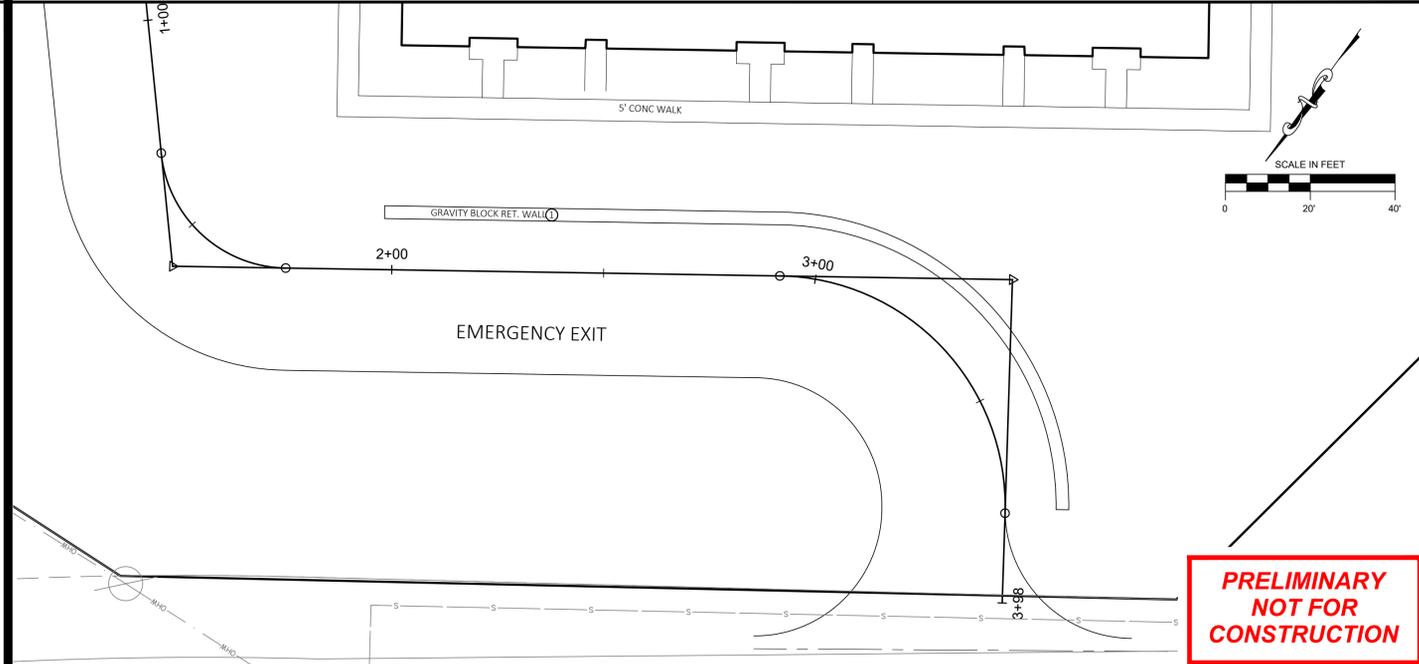
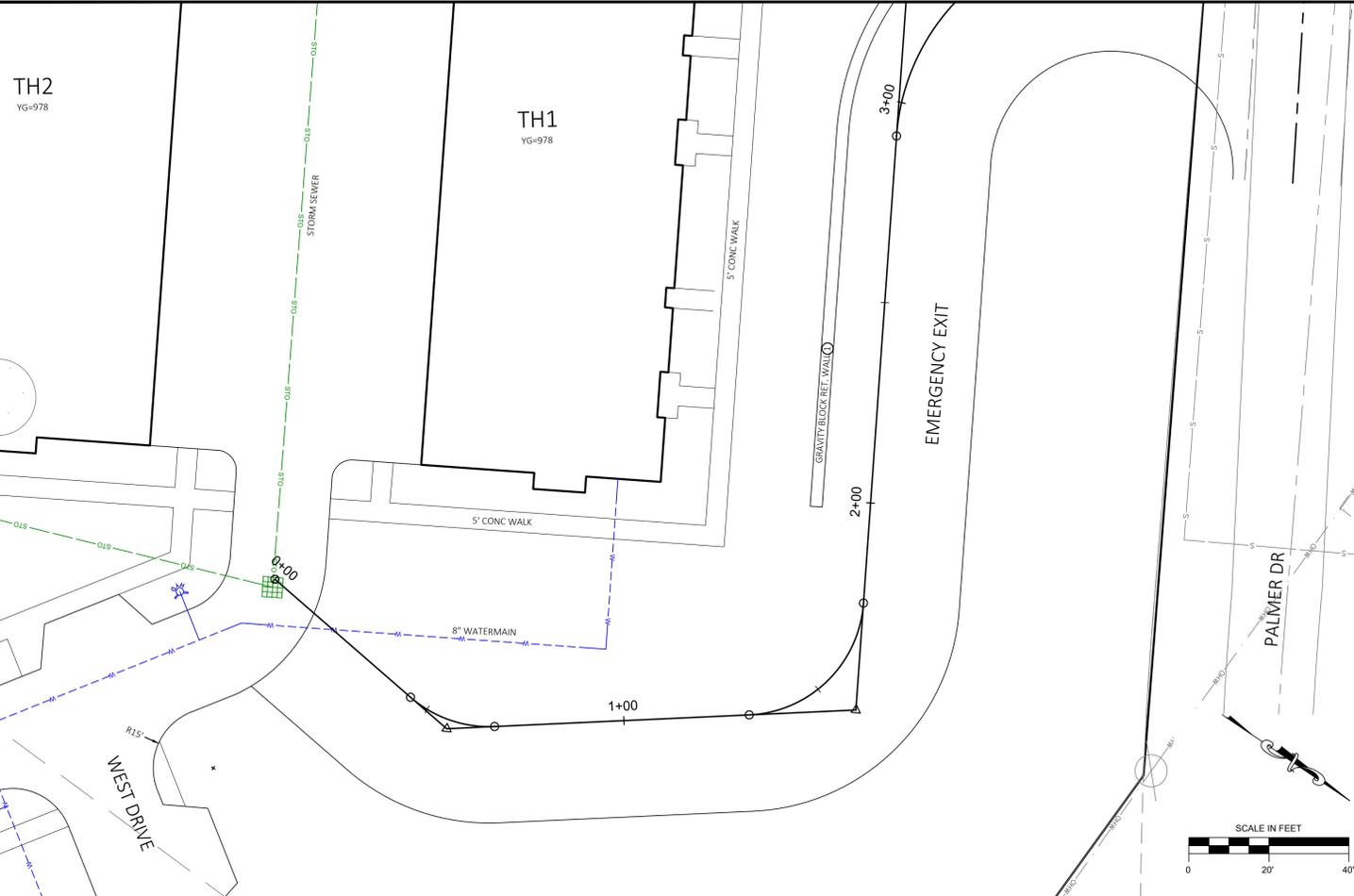
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**



Jun 01, 2023 - 4:16pm  
 S:\Design & Construction Services\080-C3D\Mandel Group\Hartland Apartments\30 - SHEETPLAN\SHIT\_Townhomes\_PP.dwg

TH2  
YG-978

TH1  
YG-978



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Payne+Dolan**  
A WALBEC COMPANY  
www.walbecgroup.com  
(920) 757-7559

NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1" = 20'  
 Drawn: 04/27/2023  
 Checked: 04/27/2023  
 P&D Project No: 490686

**COPYRIGHT NOTICE**  
 THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

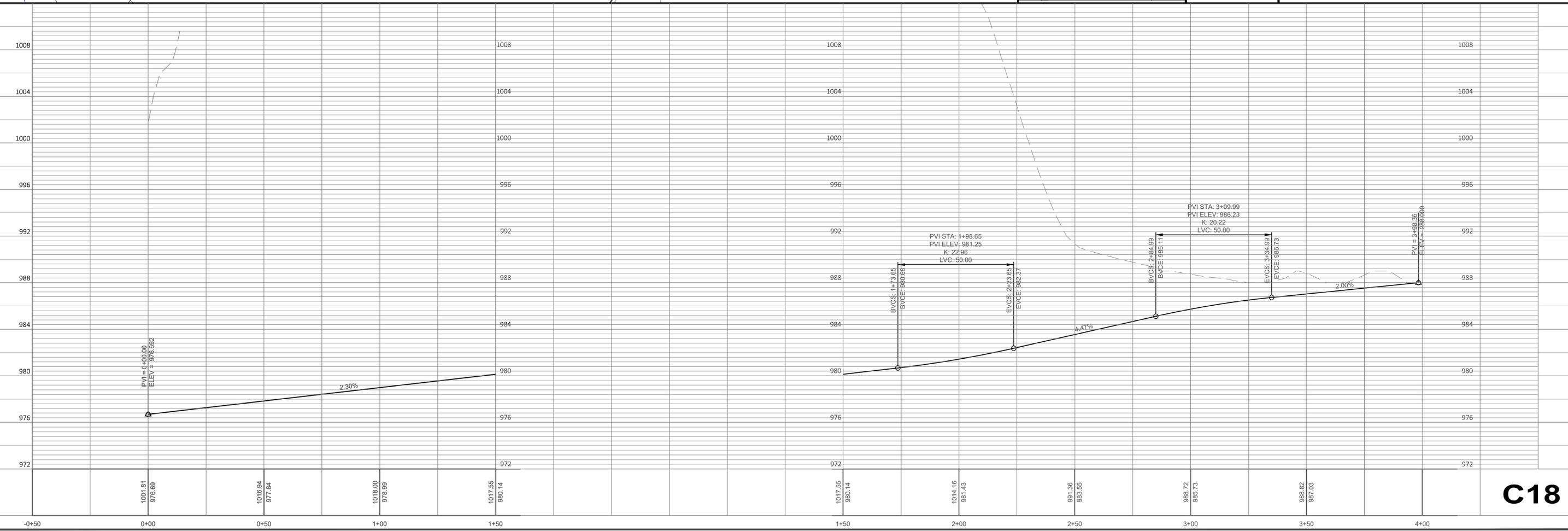
**PROJECT**  
**HARTLAND APARTMENTS**  
 700 W. CAPITOL DRIVE  
 VILLAGE OF HARTLAND, WI

**PREPARED FOR:**  
**THREE LEAF PARTNERS**  
 504 W. JUNEAU AVE.  
 MILWAUKEE, WI 53203

IN: TOWNHOMES  
 FROM: 0+00  
 TO: 3+98.37

**FIRE EXIT P&P**

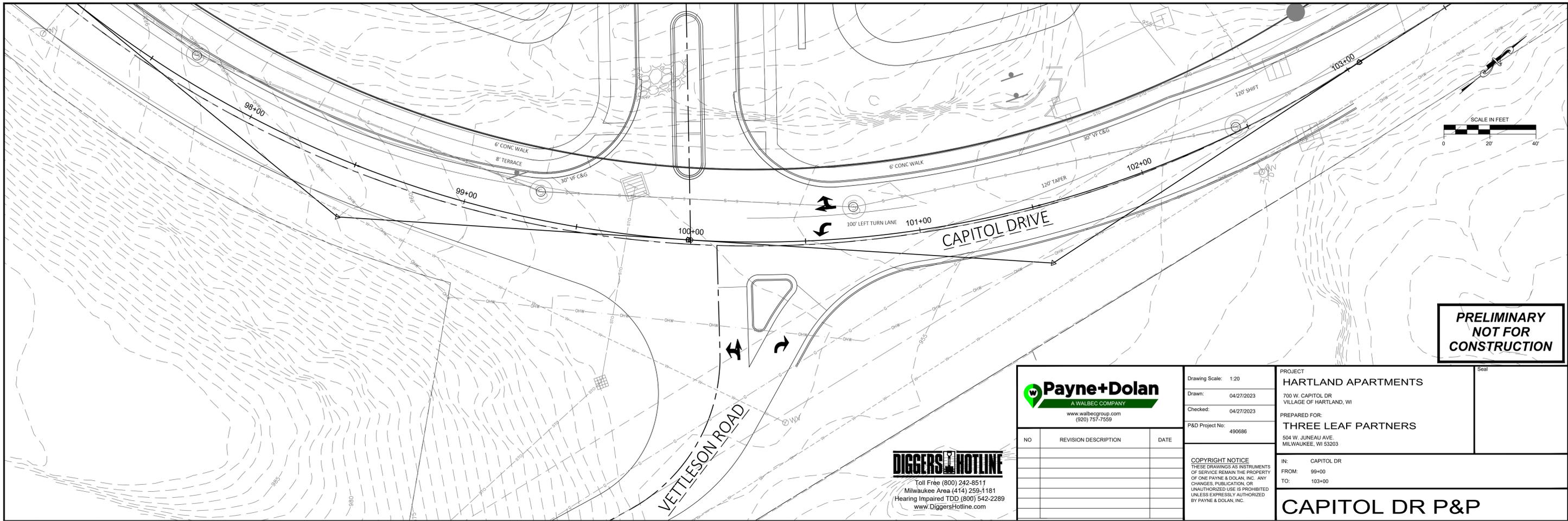
**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com



Jun 01, 2023 4:16pm S:\Design & Construction Services\080-C3D\Mandel Group\Hartland Apartments\30 - SHEETSP\LAN\SHIT\_Townhomes\_PP.dwg

**C18**





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

<p><b>Payne+Dolan</b> A WALBEC COMPANY www.walbecgroup.com (920) 757-7559</p>		
NO	REVISION DESCRIPTION	DATE

Drawing Scale: 1:20  
 Drawn: 04/27/2023  
 Checked: 04/27/2023  
 P&D Project No: 490686

**COPYRIGHT NOTICE**  
 THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ONE PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

PROJECT  
**HARTLAND APARTMENTS**  
 700 W. CAPITOL DR  
 VILLAGE OF HARTLAND, WI

PREPARED FOR:  
**THREE LEAF PARTNERS**  
 504 W. JUNEAU AVE  
 MILWAUKEE, WI 53203

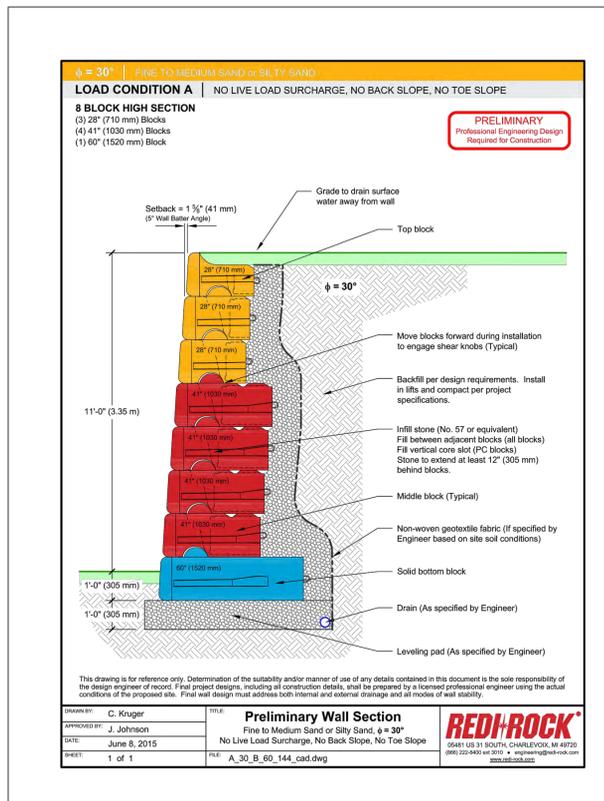
IN: CAPITOL DR  
 FROM: 99+00  
 TO: 103+00

**CAPITOL DR P&P**

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

958.95	958.05	957.29	956.63	956.05	955.59	955.04	954.69	954.43	954.37	954.00	954.00	954.00	953.74	953.16	953.00	953.00	952.95	952.95
99+00	100+00		101+00				102+00					103+00					104+00	

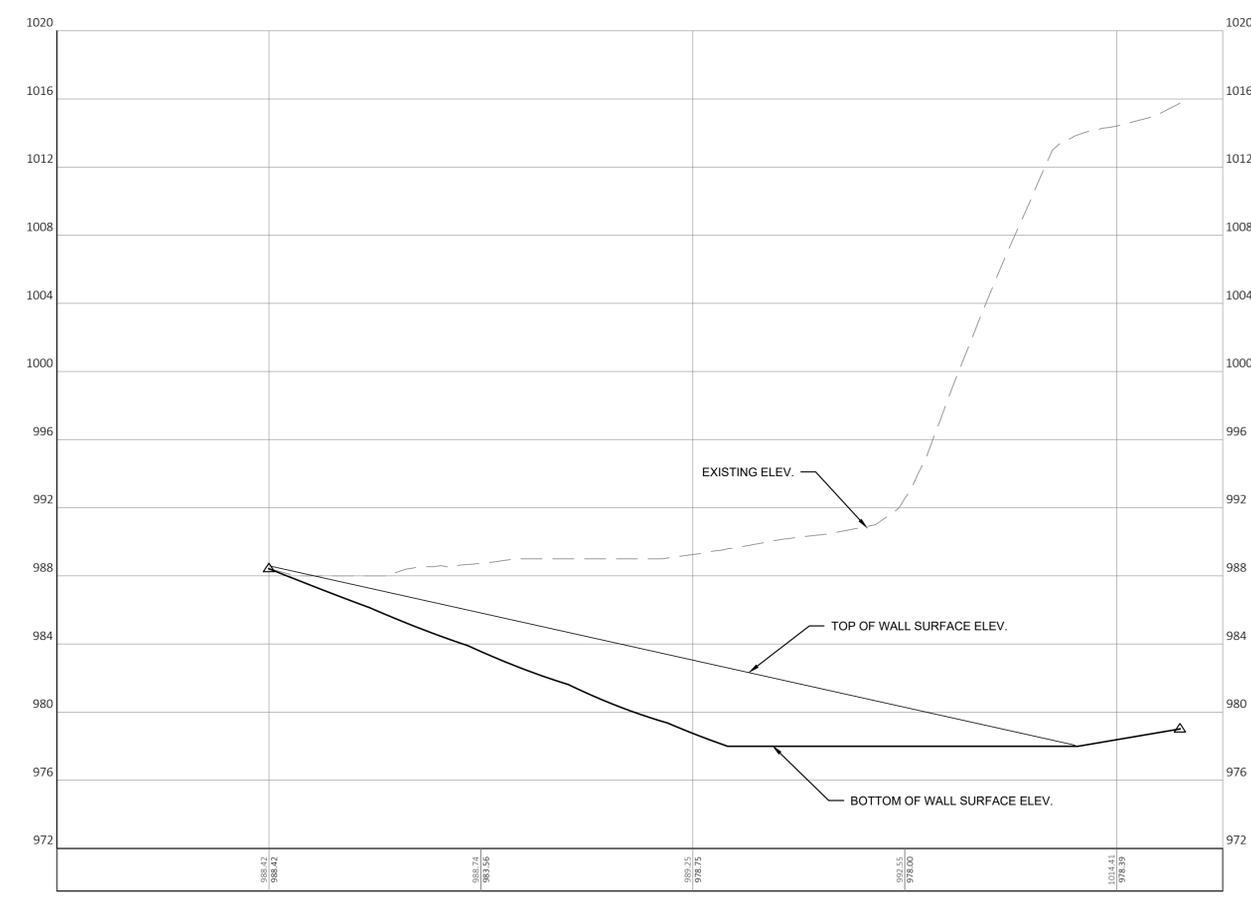
**C20**



**GRAVITY WALL NOTES**

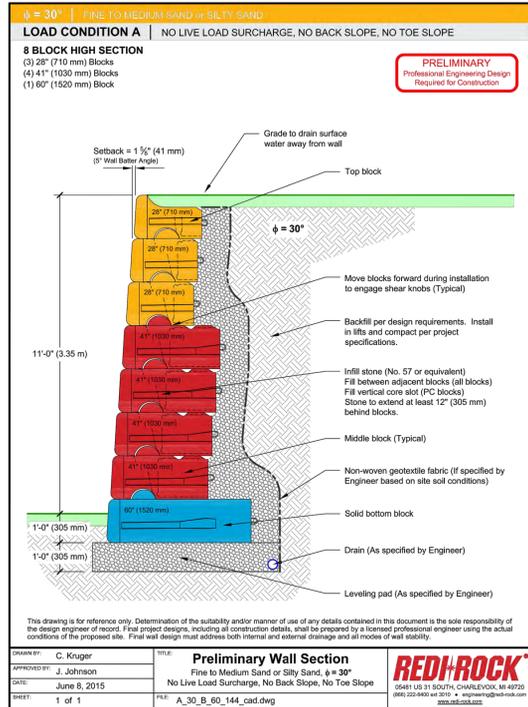
1. RETAINING WALLS TO BE RECON, REDI-ROCK OR EQUIVALENT PRODUCT.
2. RETAINING WALLS GREATER THAN 4--FEET IN HEIGHT SHALL BE PREPARED, STAMPED AND SIGNED BY A WISCONSIN LICENSED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO PROVIDE RETAINING WALL SHOP DRAWINGS AND STAMPED RETAINING WALL PLANS BASED ON CONSTRUCTION PLANS AND FIELD CONDITIONS FOR FINAL APPROVAL BY THE VILLAGE PRIOR TO INSTALLATION.
4. RETAINING WALL COLOR SHALL BE NATURAL CONCRETE, UNSTAINED. WALL BLOCK FINISH SHALL BE LIMESTONE TEXTURE WITH A 3--FOOT DECORATIVE, BLACK ALUMINUM FENCE PLACED AT THE TOP OF THE FINISHED WALL PER FINAL APPROVAL BY THE VILLAGE.
5. 1,911 SF OF BLOCK

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**



DATE	
REVISION DESCRIPTION	
NO.	
 PAYNE + DOLAN A WALBECC COMPANY www.walbecgroup.com (800) 757-7596	
PROJECT:	HARTLAND APARTMENTS 700 W CAPITOL DR VILLAGE OF HARTLAND, WI
CLIENT:	THREE LEAF PARTNERS 504 W. JUNEAU AVE MILWAUKEE, WI 53203
SHEET TITLE:	CONSTRUCTION DETAILS WALL 1 PROFILE - INSIDE FIRE LANE GRAVITY BLOCK WALL
COPYRIGHT NOTICE THESE DRAWINGS AND INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.	
Drawing Scale:	1" = 20'
Drawn:	NJO
Checked:	CTD
P&D Project No:	490686
Sheet No:	###

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

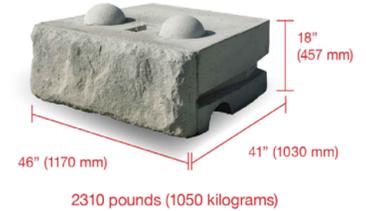


**GRAVITY WALL NOTES**

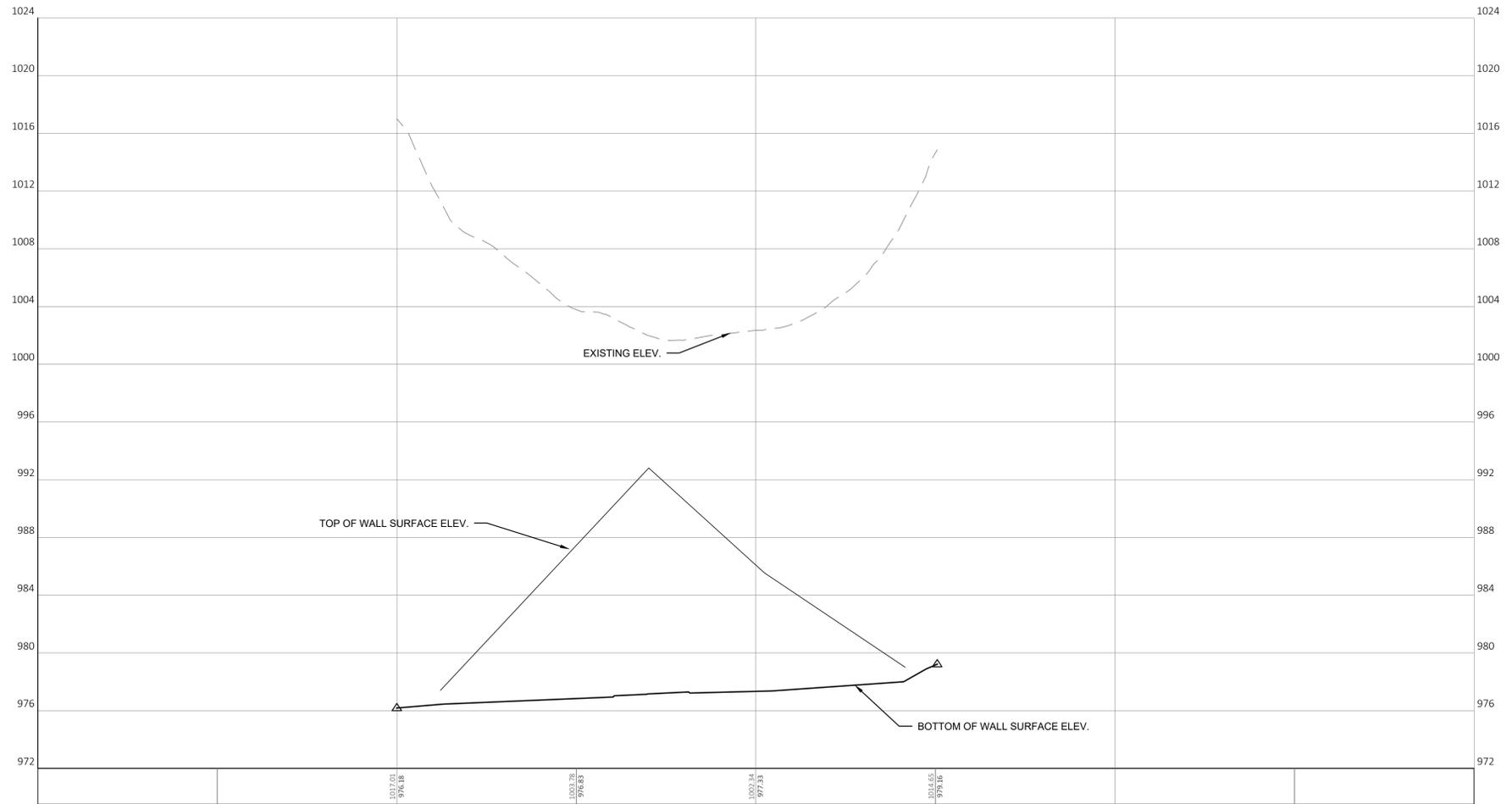
1. RETAINING WALLS TO BE RECON, REDI-ROCK OR EQUIVALENT PRODUCT.
2. RETAINING WALLS GREATER THAN 4- FEET IN HEIGHT SHALL BE PREPARED, STAMPED AND SIGNED BY A WISCONSIN LICENSED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO PROVIDE RETAINING WALL SHOP DRAWINGS AND STAMPED RETAINING WALL PLANS BASED ON CONSTRUCTION PLANS AND FIELD CONDITIONS FOR FINAL APPROVAL BY THE VILLAGE PRIOR TO INSTALLATION.
4. RETAINING WALL COLOR SHALL BE NATURAL CONCRETE, UNSTAINED. WALL BLOCK FINISH SHALL BE LIMESTONE TEXTURE WITH A 3-FOOT DECORATIVE, BLACK ALUMINUM FENCE PLACED AT THE TOP OF THE FINISHED WALL PER FINAL APPROVAL BY THE VILLAGE.
5. XXX SF OF BLOCK

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**Limestone Block Specifications**



- Quarried stone texture
- 5.75 square feet (0.5 square meters) of face
- Four unique faces to give walls a random aesthetic
- 5.75 square feet (0.5 square meters) of face per block
- Approximately 23 square feet (2 square meters) of non-repeating texture available
- Wet-cast concrete gives a greater level of detail and durability



DATE	
REVISION DESCRIPTION	
NO.	

**Payne + Dolan**  
 A WALBECK COMPANY  
 www.walbeckgroup.com  
 (800) 757-7556

**PROJECT:**  
**HARTLAND APARTMENTS**  
 700 W CAPITOL DR  
 VILLAGE OF HARTLAND, WI

**CLIENT:**  
**THREE LEAF PARTNERS**  
 504 W. JUNEAU AVE  
 MILWAUKEE, WI 53203

**SHEET TITLE:**  
**CONSTRUCTION DETAILS**  
**WALL 2 PROFILE - SF1**  
**GRAVITY BLOCK WALL**

**COPYRIGHT NOTICE:**  
 THESE DRAWINGS AND INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 20'

Drawn: NJO  
 04/27/2023

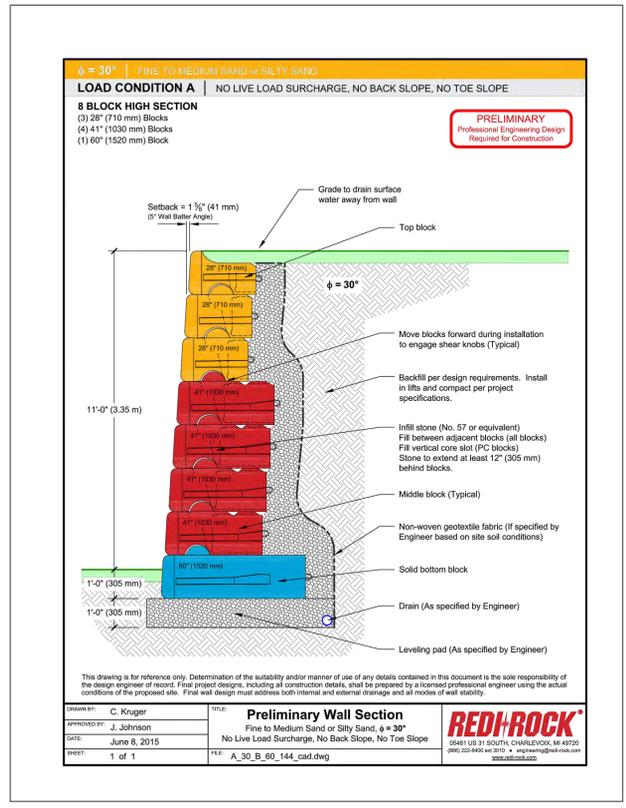
Checked: CTD

PRD Project No: 490686

Sheet No: ###





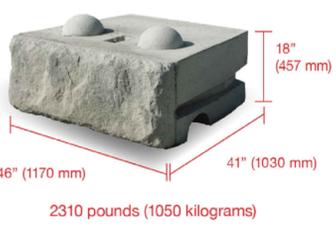


**GRAVITY WALL NOTES**

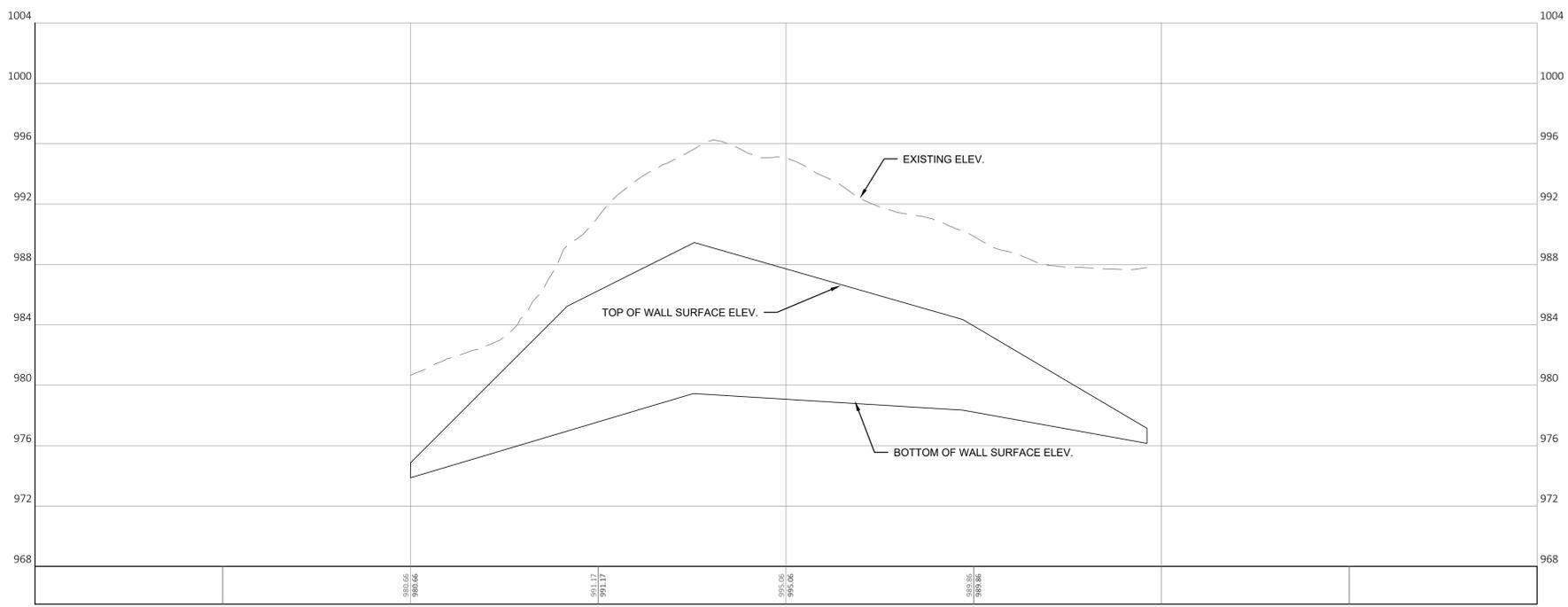
1. RETAINING WALLS TO BE RECON, REDI-ROCK OR EQUIVALENT PRODUCT.
2. RETAINING WALLS GREATER THAN 4--FEET IN HEIGHT SHALL BE PREPARED, STAMPED AND SIGNED BY A WISCONSIN LICENSED PROFESSIONAL ENGINEER.
3. CONTRACTOR TO PROVIDE RETAINING WALL SHOP DRAWINGS AND STAMPED RETAINING WALL PLANS BASED ON CONSTRUCTION PLANS AND FIELD CONDITIONS FOR FINAL APPROVAL BY THE VILLAGE PRIOR TO INSTALLATION.
4. RETAINING WALL COLOR SHALL BE NATURAL CONCRETE, UNSTAINED. WALL BLOCK FINISH SHALL BE LIMESTONE TEXTURE WITH A 3--FOOT DECORATIVE, BLACK ALUMINUM FENCE PLACED AT THE TOP OF THE FINISHED WALL PER FINAL APPROVAL BY THE VILLAGE.
5. XXX SF OF BLOCK

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**Limestone Block Specifications**



- Quarried stone texture
- 5.75 square feet (0.5 square meters) of face
- Four unique faces to give walls a random aesthetic
- 5.75 square feet (0.5 square meters) of face per block
- Approximately 23 square feet (2 square meters) of non-repeating texture available
- Wet-cast concrete gives a greater level of detail and durability



**Payne + Dolan**  
 A WALBECK COMPANY  
 www.walbeckgroup.com  
 (800) 757-7556

**HARTLAND APARTMENTS**  
 700 W CAPITOL DR  
 VILLAGE OF HARTLAND, WI

**THREE LEAF PARTNERS**  
 504 W JUNEAU AVE  
 MILWAUKEE, WI 53203

**CONSTRUCTION DETAILS**  
**WALL 5 PROFILE - EAST DRIVE**  
**GRAVITY BLOCK WALL**

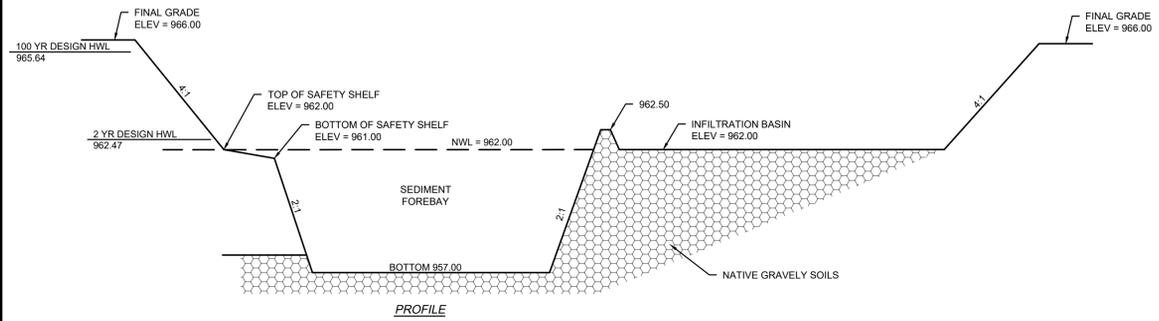
**COPYRIGHT NOTICE**  
 THESE DRAWINGS AND INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 20'  
 Drawn: NJO  
 04/27/2023  
 Checked:  
 P&D Project No: 490686  
 Sheet No: ###

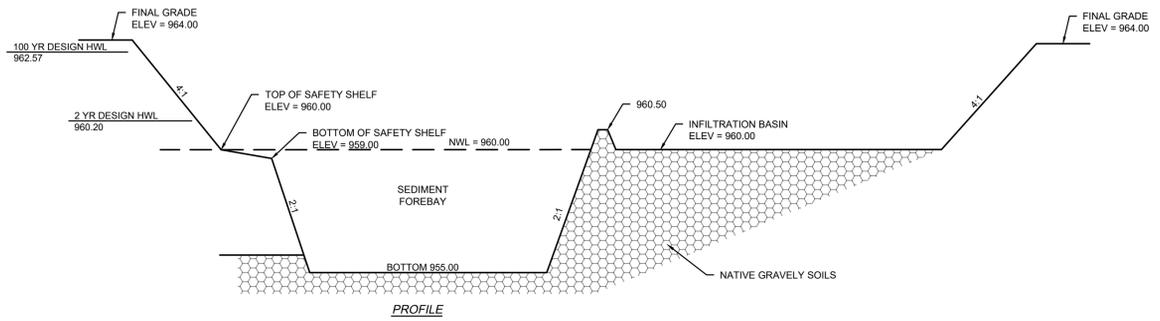
**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com



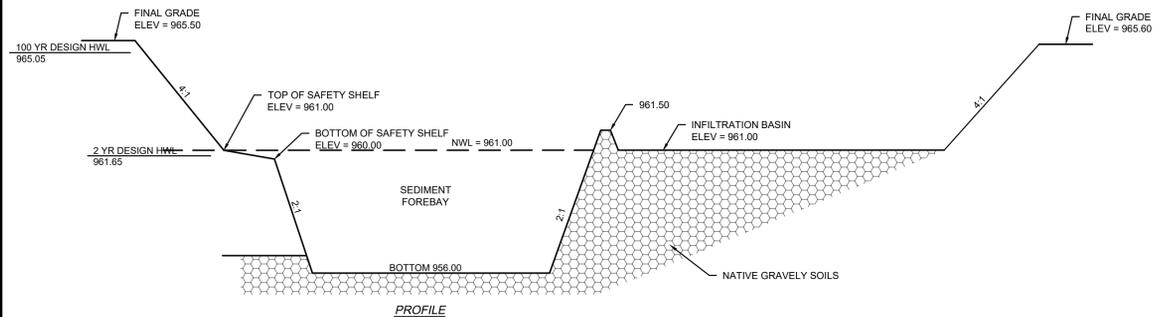
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



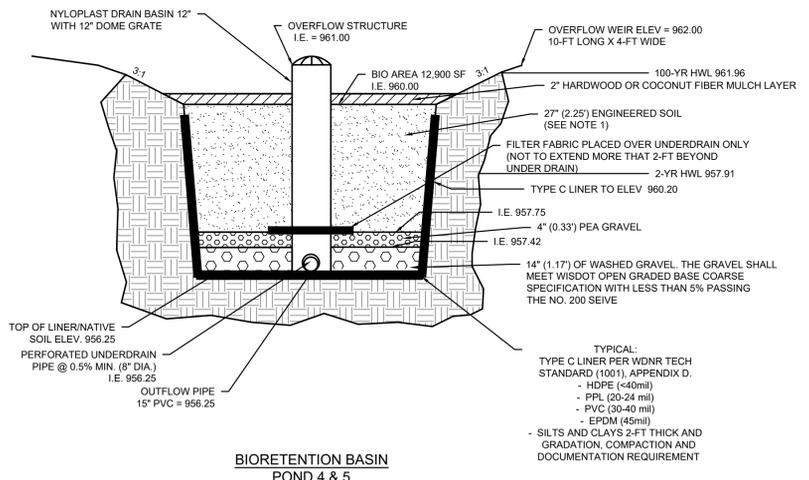
**NORTHWEST INFILTRATION BASIN DETAIL  
POND 1**



**NORTHEAST INFILTRATION BASIN DETAIL  
POND 2**

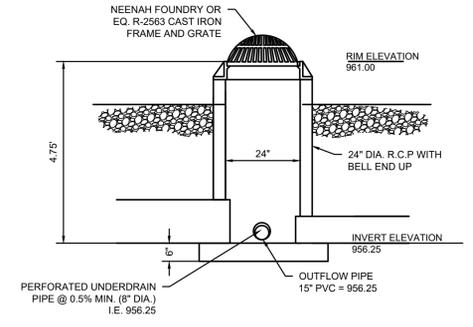


**MIDDLE INFILTRATION BASIN DETAIL  
POND 3**



**BIORETENTION BASIN  
POND 4 & 5**

- NOTES:**
- DO NOT ADD ENGINEERED MEDIA UNTIL AFTER THE PAVING IS COMPLETED AND LANDSCAPE AREAS ARE STABILIZED.
  - ENGINEERED SOIL MIX SHALL BE PLACED WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING OVER THE SURFACE).
  - ENGINEERED SOIL SHALL BE PLACED IN 6' LIFTS AND SPRINKLED WITH WATER AFTER EACH LIFT TO ACHIEVE SETTLEMENT.
  - ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70% TO 75% SAND AND 25% TO 30% COMPOST. THE PERCENTAGES ARE BASED ON VOLUME. THE ENGINEERED SOIL SHALL MEET THE REQUIREMENTS OF WDNr TECHNICAL STANDARD 1004.
  - SAND INTERFACE LAYER: 3-INCHES OF SAND SHALL BE PLACED BELOW THE GRAVEL LAYER AND VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 4-INCHES, PER WDNr TECHNICAL STANDARD 1002.
  - A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATION DEVICES SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DEVICE.
  - CONSTRUCTION OF THE BIORETENTION DEVICE SHALL FOLLOW THE REQUIREMENTS OF WDNr TECHNICAL STANDARD 1002. CONSTRUCTION AND OVERSIGHT SHALL FOLLOW SECTION "C" OF THE TECHNICAL STANDARD.



**BIORETENTION OVERFLOW  
STRUCTURE DETAIL**

NO.	REVISION DESCRIPTION	DATE

**Paynet+Dolan**  
A WALBECC COMPANY  
www.walbeccgroup.com  
(800) 757-7596

**PROJECT:**  
HARTLAND APARTMENTS  
700 W CAPITOL DR  
VILLAGE OF HARTLAND, WI

**CLIENT:**  
THREE LEAF PARTNERS  
504 W. JUNEAU AVE  
MILWAUKEE, WI 53203

**CONSTRUCTION DETAILS  
POND DETAILS**

**CONSTRUCTION DETAILS  
POND DETAILS**

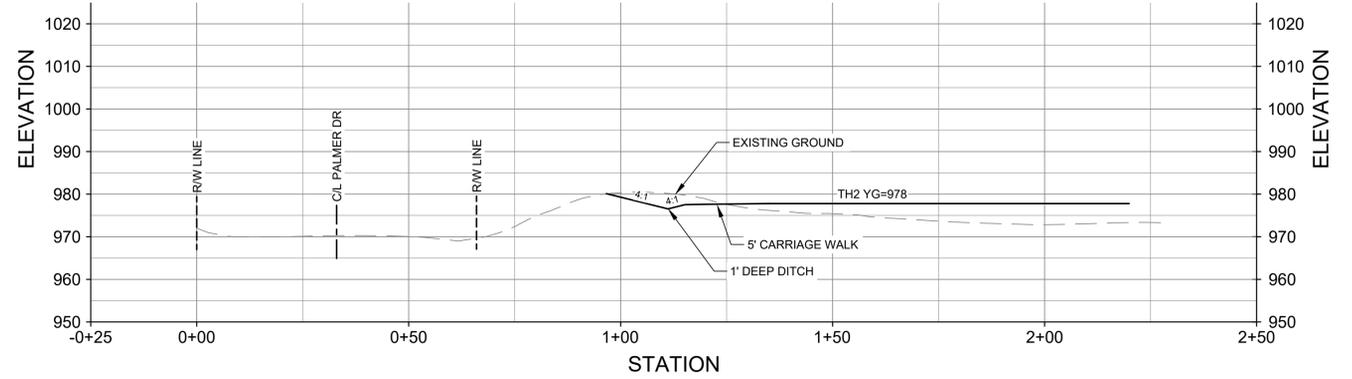
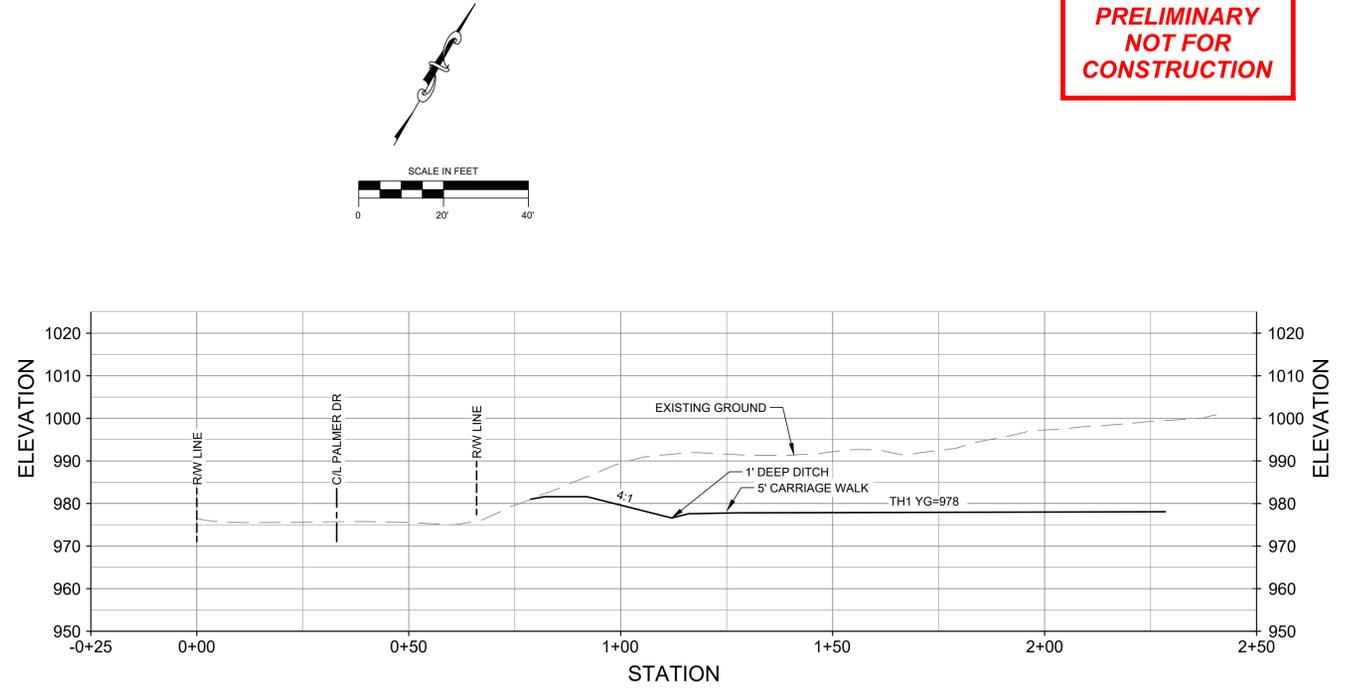
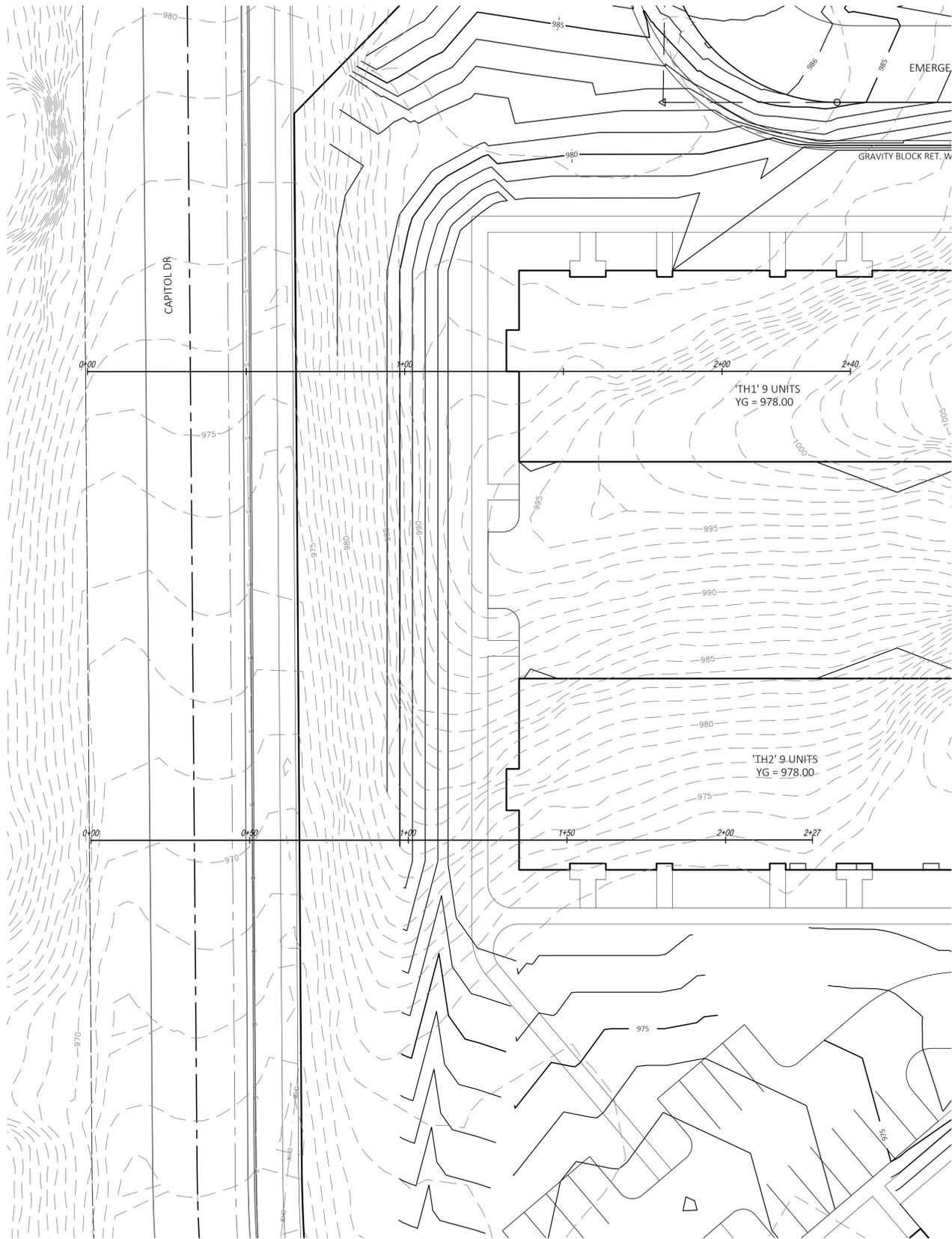
**COPYRIGHT NOTICE**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 20'  
Drawn: GME  
04/27/2023  
Checked:  
P&D Project No: 490686  
Sheet No:

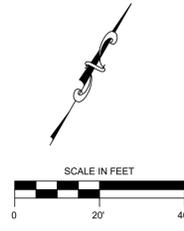
**DIGGERSHOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**C27**





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



NO.	REVISION DESCRIPTION	DATE

**Paynet+Dolan**  
A WALBECC COMPANY  
www.walbecgroup.com  
(800) 757-7596

**PROJECT:**  
Hartland Apartments  
700 W. Capital Drive  
Village of Hartland, WI

**CLIENT:**  
Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203

**SHEET TITLE:**  
TOWNHOUSE 1 & 2  
GRADING SECTION

**COPYRIGHT NOTICE:**  
THESE DRAWINGS AND INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 20'

Drawn: NJO  
04/27/2023

Checked: CTD  
04/27/2023

P&D Project No: 490686

Sheet No:

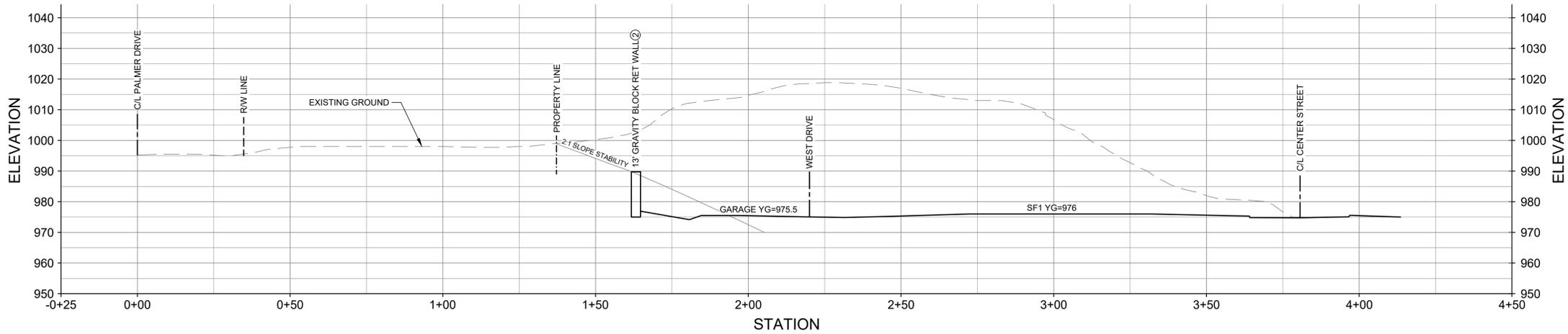
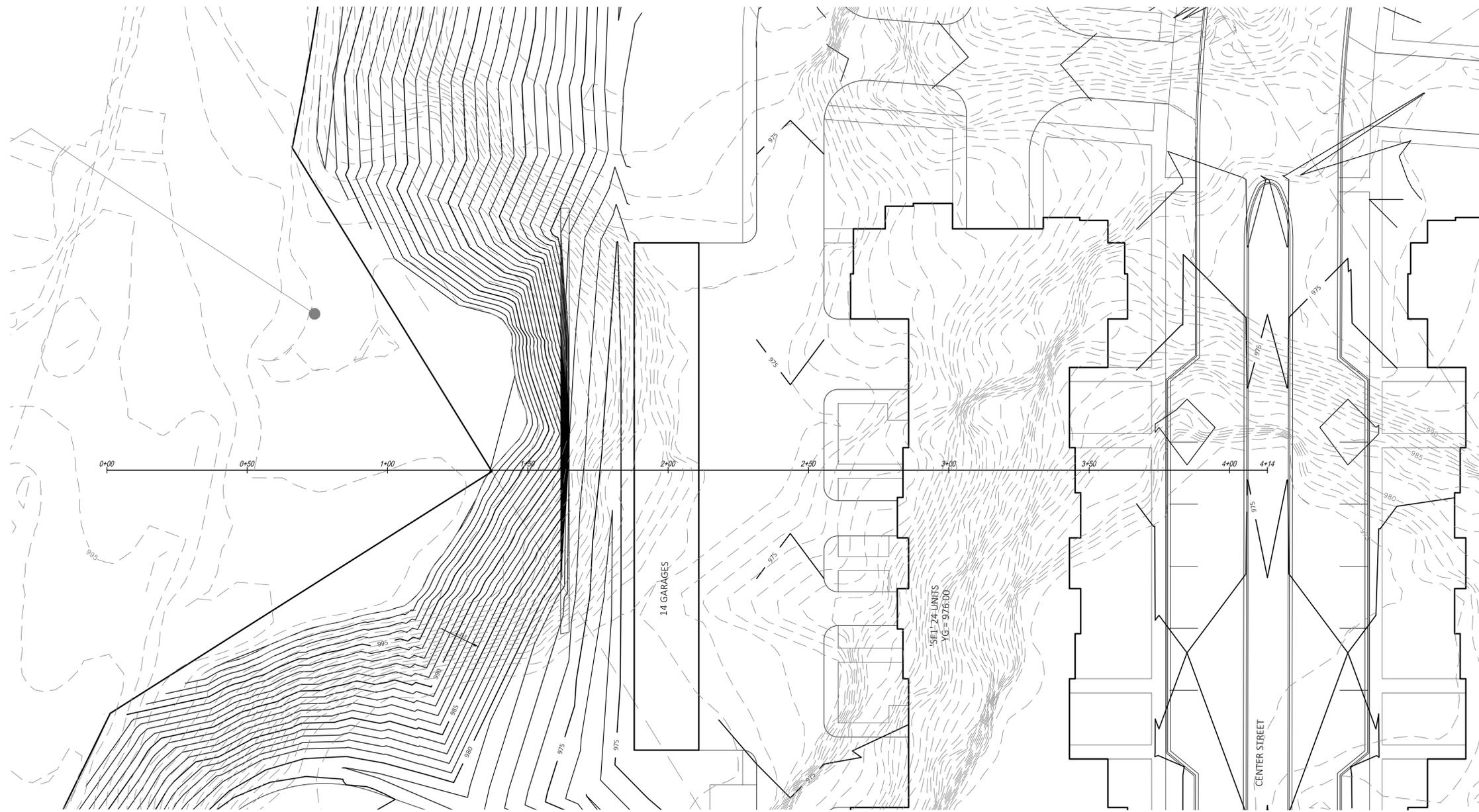
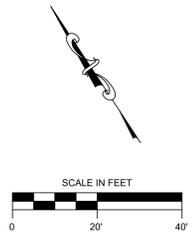
**DIGGERSHOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**C29**





**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



NO.	REVISION DESCRIPTION	DATE

**Payne + Dolan**  
A WALBECK COMPANY  
www.walbecgroup.com  
(800) 757-7596

**PROJECT:**  
Hartland Apartments  
700 W. Capital Drive  
Village of Hartland, WI

**CLIENT:**  
Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203

**DATE:**

**PROJECT TITLE:**  
STACKED FLAT 1 GRADING SECTION

**COPYRIGHT NOTICE:**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

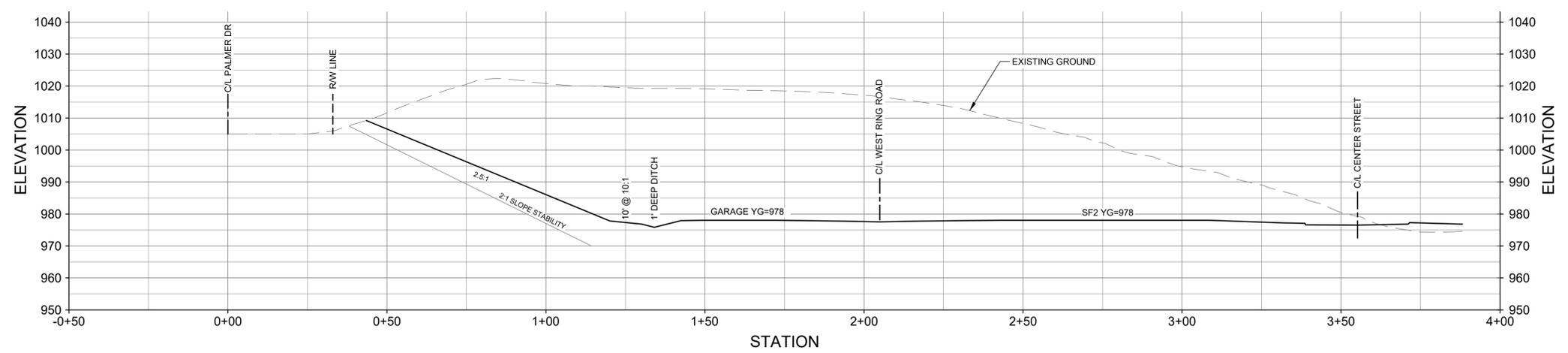
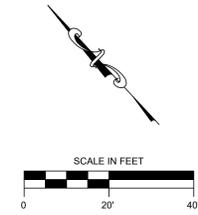
Drawing Scale: 1" = 20'  
Drawn: NJO 04/27/2023  
Checked: CTD 04/27/2023  
P&D Project No: 490686

Sheet No:  
**C32**

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



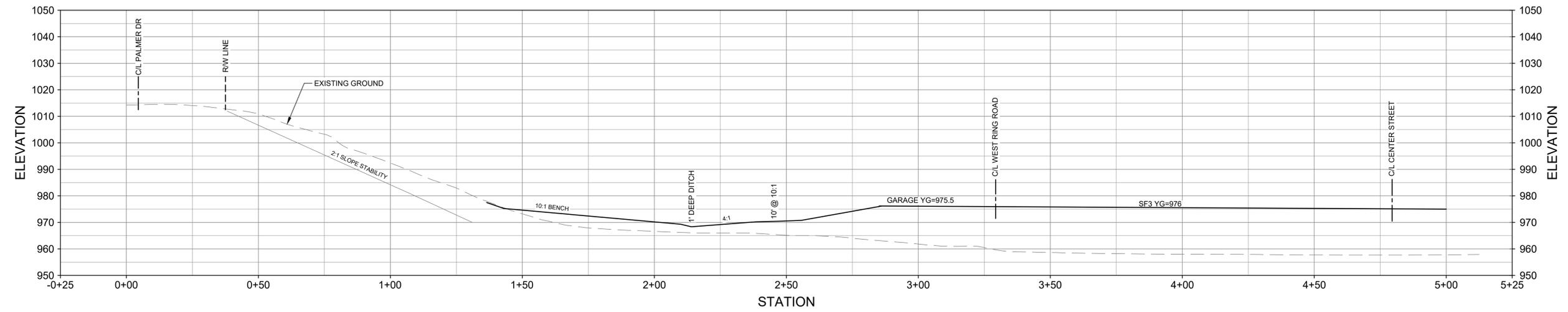
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



	NO.	REVISION DESCRIPTION	DATE
<b>PROJECT</b> <b>Hartland Apartments</b> 700 W. Capital Drive Village of Hartland, WI	<b>CLIENT</b> <b>Three Leaf Partners</b> 504 W. Juneau Ave. Milwaukee, WI 53203		
<b>STACKED FLAT 2 GRADING SECTION</b>			
<small>COPYRIGHT NOTICE          THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE &amp; DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE &amp; DOLAN, INC.</small>			
<small>Drawing Scale:</small> 1" = 20'		<small>Drawn:</small> NJO 04/27/2023	
<small>Checked:</small> CTD 04/27/2023		<small>PKD Project No:</small> 490686	
<small>Sheet No:</small>		<b>C33</b>	

Toll Free (800) 242-8511  
 Milwaukee Area (414) 259-1181  
 Hearing Impaired TDD (800) 542-2289  
 www.DiggersHotline.com

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



NO.	REVISION DESCRIPTION	DATE

**Paynet+Dolan**  
A WALBECC COMPANY  
www.walbeccgroup.com  
(800) 757-7596

**PROJECT**  
Hartland Apartments  
700 W. Capital Drive  
Village of Hartland, WI

**CLIENT**  
Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203

**SHEET TITLE**  
STACKED FLAT 3 GRADING SECTION

**COPYRIGHT NOTICE**  
THESE DRAWINGS AND INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 30'

Drawn: NJO  
04/27/2023

Checked: CTD  
04/27/2023

P&D Project No: 490686

Sheet No:

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**C34**

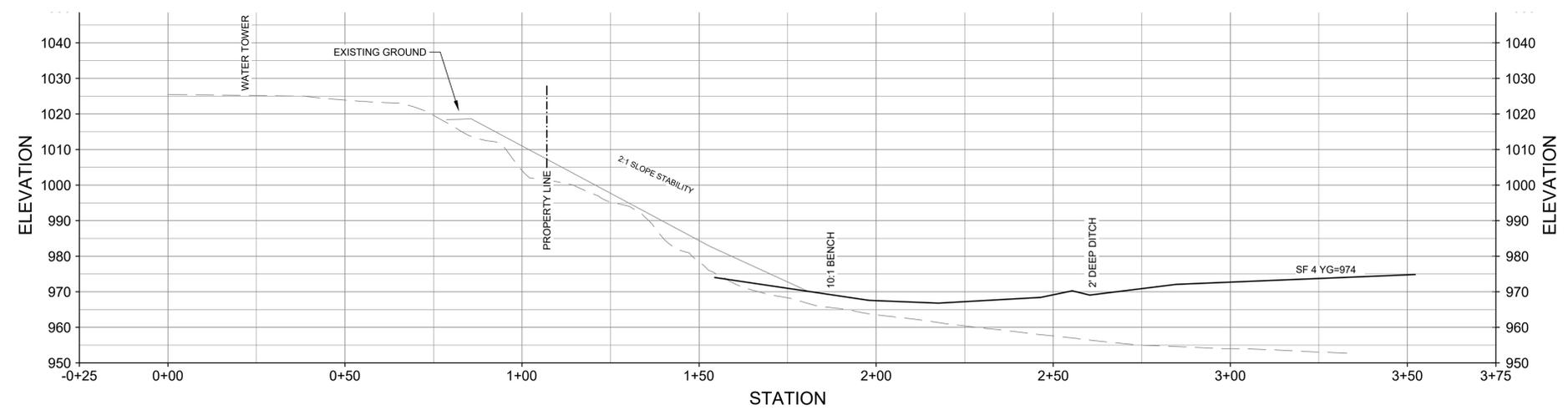
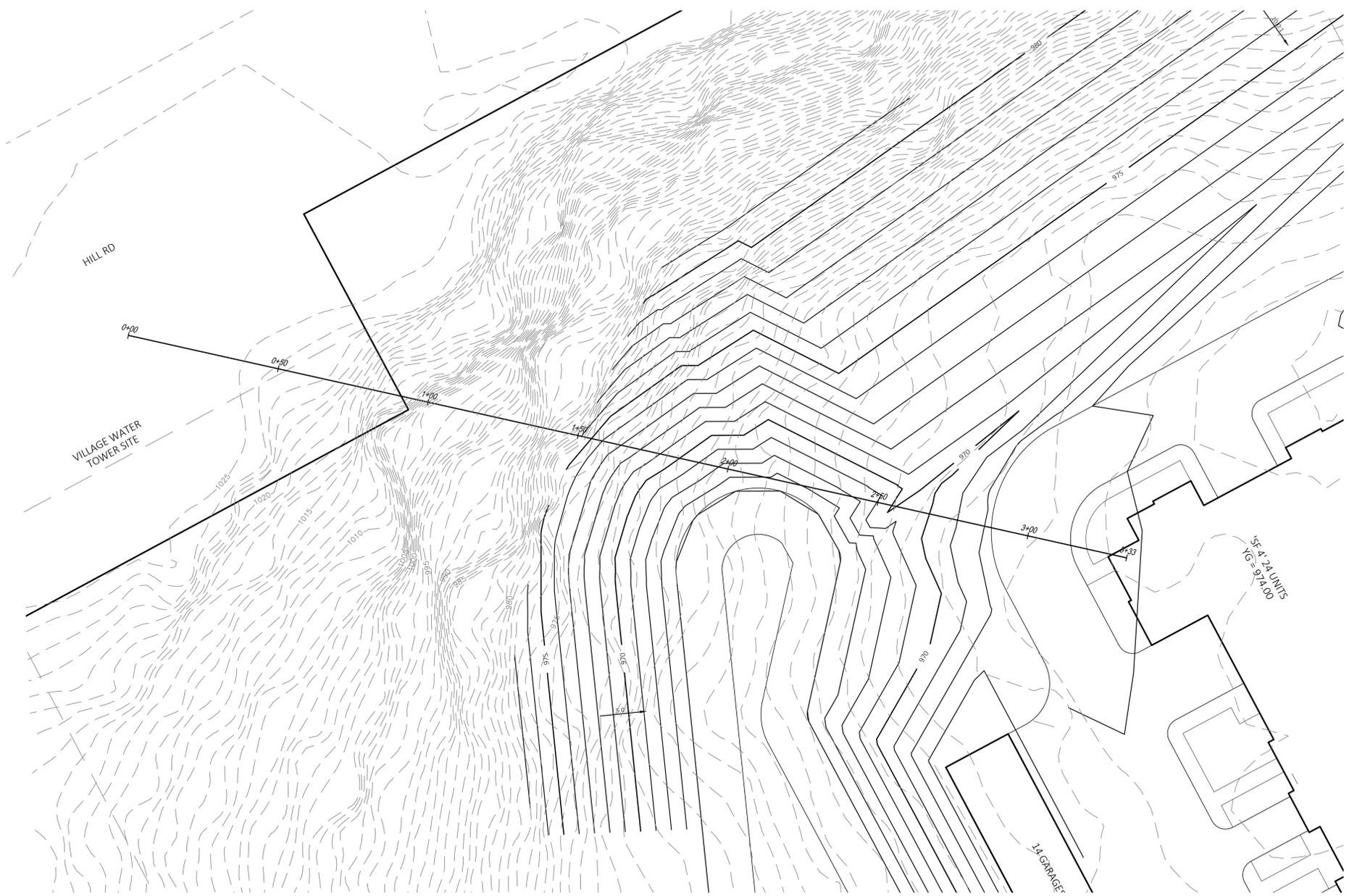
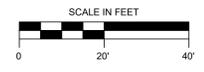








**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



NO.	REVISION DESCRIPTION	DATE

**Paynet+Dolan**  
A WALBECK COMPANY  
www.walbecgroup.com  
(800) 787-7596

**PROJECT:**  
Hartland Apartments  
700 W. Capital Drive  
Village of Hartland, WI

**CLIENT:**  
Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203

**SHEET TITLE:**  
STACKED FLAT 4 GRADING SECTION

**COPYRIGHT NOTICE:**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 20'

Drawn: NJO 04/27/2023

Checked: CTD 04/27/2023

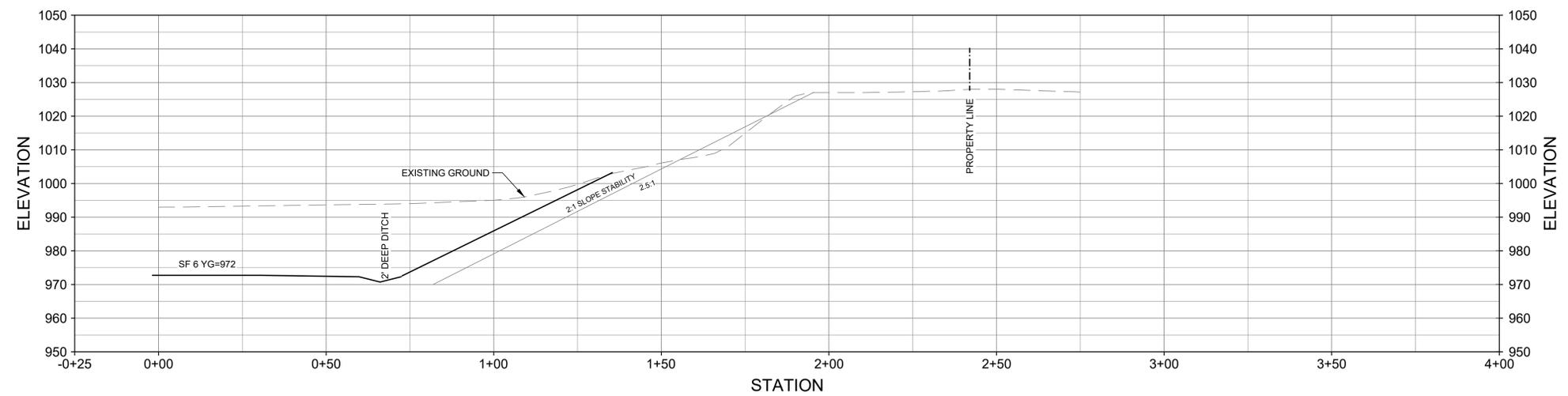
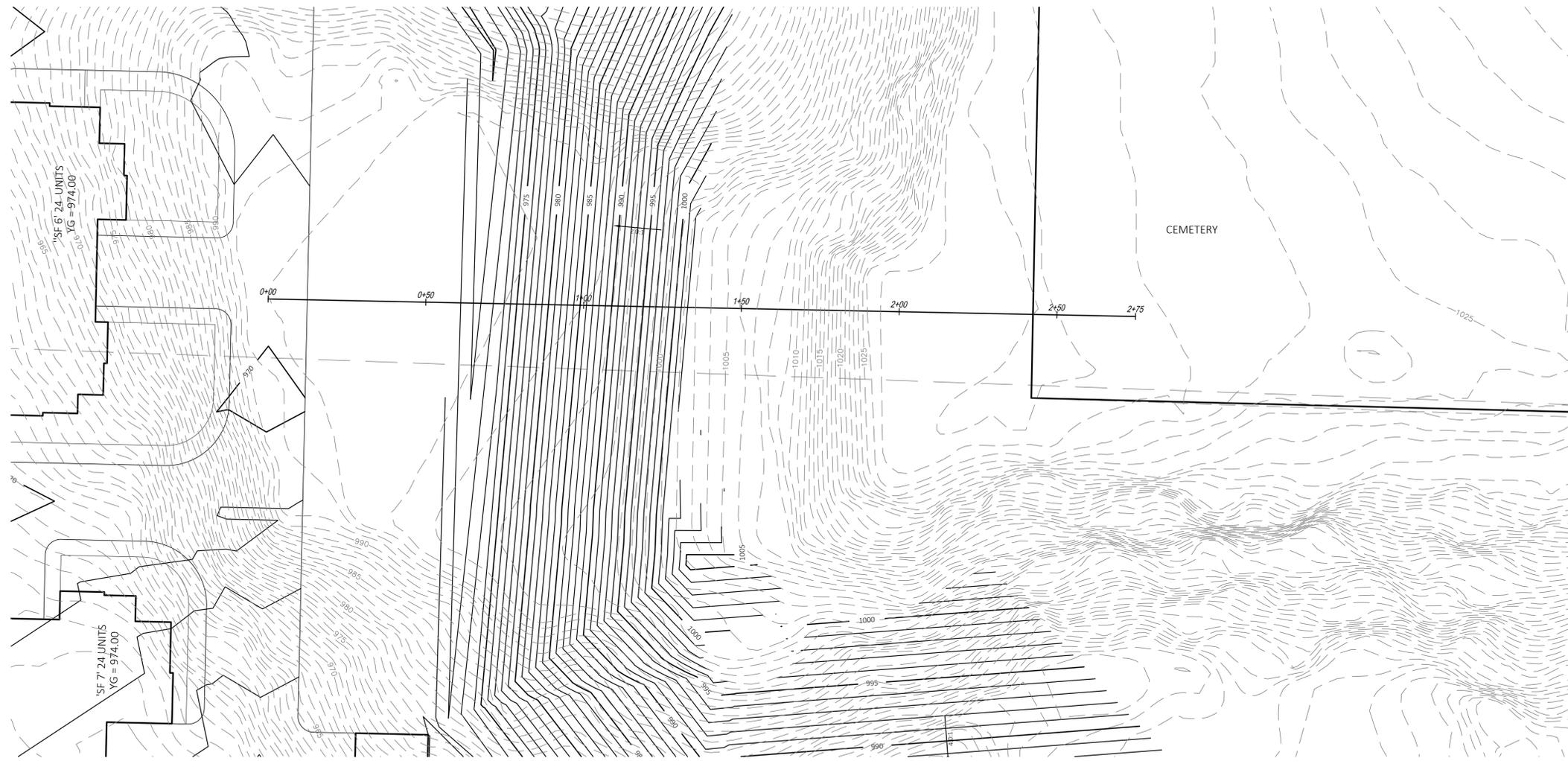
P&D Project No: 490686

Sheet No: C39

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



NO.	REVISION DESCRIPTION	DATE

**Paynet+Dolan**  
A WALBECK COMPANY  
www.walbeckgroup.com  
(800) 787-7598

**PROJECT:**  
Hartland Apartments  
700 W. Capital Drive  
Village of Hartland, WI

**CLIENT:**  
Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203

**SHEET TITLE:**  
STACKED FLAT 6 GRADING SECTION

**COPYRIGHT NOTICE:**  
THESE DRAWINGS AND INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 20'  
Drawn: NJO 04/27/2023  
Checked: CTD 04/27/2023  
P&D Project No: 490686

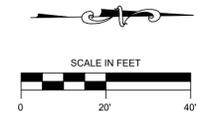
**DIGGERSHOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

Sheet No:  
**C41**

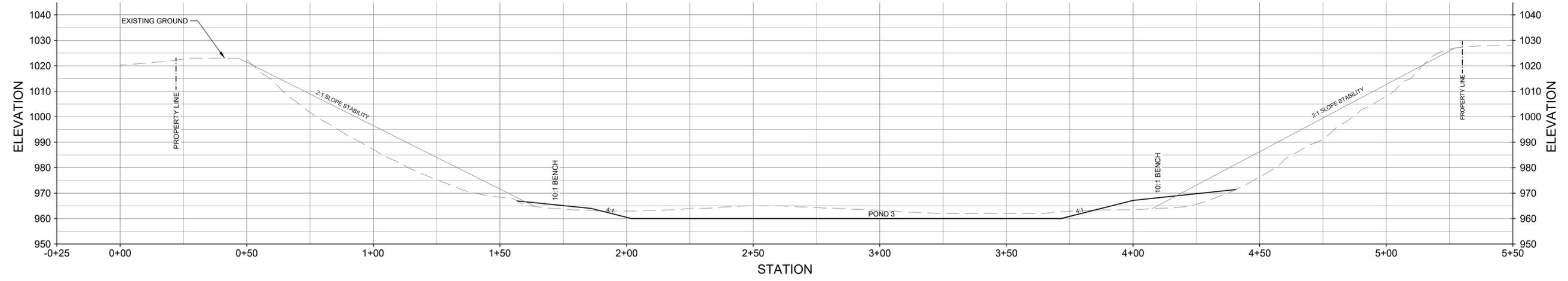
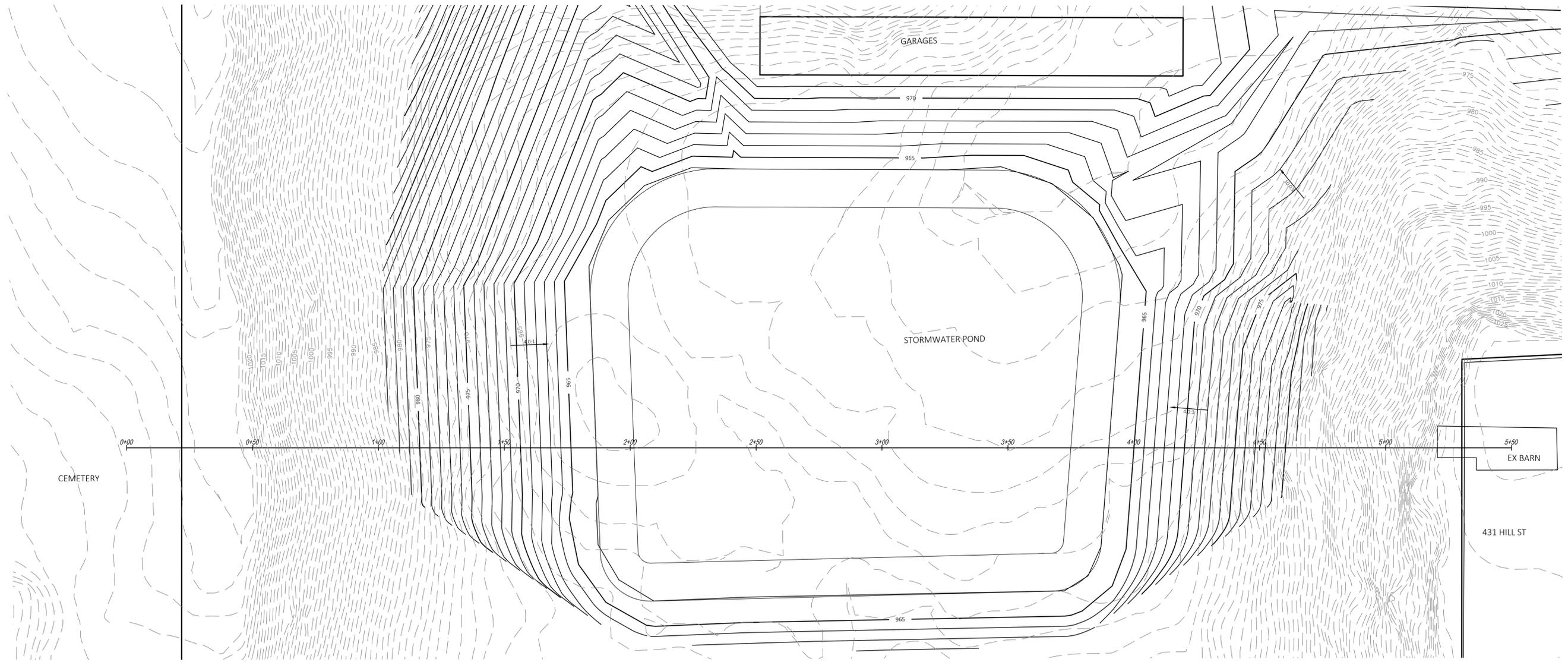








**PRELIMINARY  
NOT FOR  
CONSTRUCTION**



NO.	REVISION DESCRIPTION	DATE

**Paynet+Dolan**  
A WALBECC COMPANY  
www.walbecgroup.com  
(800) 757-7596

**PROJECT:** Hartland Apartments  
700 W. Capital Drive  
Village of Hartland, WI

**CLIENT:** Three Leaf Partners  
504 W. Juneau Ave.  
Milwaukee, WI 53203

**ARCHITECT:** STORMWATER POND GRADING SECTION

**COPYRIGHT NOTICE**  
THESE DRAWINGS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF PAYNE & DOLAN, INC. ANY CHANGES, PUBLICATION, OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED BY PAYNE & DOLAN, INC.

Drawing Scale: 1" = 20'  
Drawn: NJO  
04/27/2023  
Checked: CTD  
04/27/2023  
P&D Project No: 490686  
Sheet No:

**DIGGERSHOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

**C44**

# Exhibit E

## Retaining Wall Imagery

### Gravity Block Retaining Wall Example



# Exhibit F

## Detailed Unit Mix

### Stacked Flats Unit Mix

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
1 Bedroom	20	707	1,492	\$2.11
1 Bedroom	40	759	1,601	\$2.11
1 Bedroom	20	793	1,673	\$2.11
1 Bedroom	20	829	1,749	\$2.11
2 Bedroom	40	1,030	2,011	\$1.95
2 Bedroom	20	1,212	2,254	\$1.86
2 Bedroom	40	1,225	2,230	\$1.82
3 Bedroom	20	1,515	2,681	\$1.77
3 Bedroom	20	1,652	2,924	\$1.77
<b>Total/Averages</b>	240	1,061	\$2,038	\$1.92

### Townhomes Unit Mix

Unit Type	Units	Sq. Ft
2 Bedroom	21	1,573
3 Bedroom	6	1,692
<b>Total/Averages</b>	27	1,599

**Exhibit G**  
**ALTA Survey**

# ALTA/NSPS LAND TITLE SURVEY

**CLIENT**  
Mandel Group

**SITE ADDRESS**  
700, 701 W. Capitol Drive, Village of Hartland, Waukesha County, Wisconsin.

**LEGAL DESCRIPTION**  
Parcel A:  
All that part of the Northwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Commencing at a point on the town line 705.37 feet West of the North 1/4 post of said Section 3; thence 3 West on said section line 819.53 feet to a point; thence South 0° 23' 21" West 1118.17 feet to a point; thence North 88° 21' East 466.6 feet to a point; thence South 0° 47' West 234 feet to the place of beginning; thence North 0° 54' East 1200.91 feet to the place of beginning.  
EXCEPTING therefrom that part conveyed by Warranty Deed recorded as Document No. 882276.

Parcel B:  
All that part of the Northwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Commencing in the center of the old Milwaukee and Watertown Plank Road at its intersection with the West line of said Section 3; thence North on section line to the Southwest corner of lands heretofore deeded by J.H. Johnson and wife to Gustave Thiel; thence East on South line of said Thiel's land to the Southeast corner thereof; thence South on the West line of land conveyed to Merton Blodgett to the Southwest corner of said Blodgett's land; thence East on said Blodgett's South line to the West line of land owned by Lars Hansen; thence South on said West line of Lars Hansen's land to the center of Plank Road; thence West along the center of said road to the place of beginning.  
EXCEPTING therefrom that certain parcel on the South said thereof heretofore conveyed by H. Johnson and wife to Fred G. Simonds, by deed recorded in Volume 130 of Deeds on Page 255 as Document No. 74328.  
FURTHER EXCEPTING therefrom those lands conveyed to Louis Hurtgen et ux by deed recorded in Volume 262 of Deeds on Page 613 as Document No. 219227.  
FURTHER EXCEPTING therefrom those lands conveyed to State of Wisconsin/Department of Transportation, division of highways by deed recorded in Reel 66, Image 54 as Document No. 871276 and as corrected by deed recorded in Reel 79, Image 579 as Document No. 882105.

Parcel C:  
All that part of the Northwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, County of Waukesha, State of Wisconsin, described as follows:  
Starting at a point that is 734.5 feet South 0° 27' West of a point on the North line of said Section 3, drawn 1525.2 feet West of the North 1/4 corner of said Section 3; thence South 0° 27' West 315.9 feet; thence South 76° 27' West 315.9 feet; thence North 0° 27' West 748.5 feet; thence East 306.6 feet to the place of beginning.  
EXCEPTING therefrom those lands conveyed to State of Wisconsin/Department of Transportation, division of highways by deed recorded in Reel 66, Image 54 as Document No. 871276 and as corrected by deed recorded in Reel 79, Image 579 as Document No. 882105.

Parcel D:  
All that part of the Northwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Beginning at a point 1054 feet West and 1104.26 feet South of the North 1/4 post of said Section; thence South 88° 18' West 468.2 feet; thence South 42.0 feet; thence North 74° 42' East 325.19 feet; thence North 3° West 111.4 feet; thence North 87° East 124.3 feet; thence North 3° West 29.5 feet; thence East 36 feet; thence North 210.24 feet more or less to the place of beginning.

Parcel E:  
All that part of the Northwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Starting at a point on the North line of said Section 3, 1525.2 feet West of the North 1/4 corner of said Section 3; thence South 0° 27' West 735.5 feet; thence West parallel to the North line of said Section 3, 306.6 feet; thence North 0° 27' East 735.5 feet; thence East along the said North line, 306.6 feet to the place of beginning.  
EXCEPTING all that part of the Northwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Town of Delafield, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Commencing at the North 1/4 corner of said Section 3, thence West along the section line and the centerline of a public road, 1603.00 feet to the point of beginning of lands herein described; thence South 0° 27' West 174.75 feet; thence West parallel with the section line and the centerline of aforesaid road, 228.80 feet; thence North 0° 27' East 174.75 feet to the section line and centerline of said road; thence East along said centerline and section line 228.80 feet to the point of beginning.  
Also excepting that part conveyed to the Village of Hartland by Warranty Deed recorded as Document No. 882276.  
FURTHER EXCEPTING therefrom those lands conveyed to State of Wisconsin/Department of Transportation, division of highways by deed recorded in Reel 66, Image 54 as Document No. 871276 and as corrected by deed recorded in Reel 79, Image 579 as Document No. 882105.

Parcel F:  
That part of the Northwest One-quarter (1/4) of Section Three (3), Township Seven (7) North, Range Eighteen (18) East, Village of Hartland, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Commencing at a point on the North line of said Northwest 1/4 of Section 3, said point being 165 feet West of the Stone land mark set at the North 1/4 corner of said Section 3; thence South and parallel with the 1/4 section line as now established 950 feet; thence South 60° 15' West 610 feet; thence North 1201 feet to a point on the North line of said Section, said point being 540 feet West of the place of beginning; thence East on said North line of Section 3 a distance of 540 feet to the place of beginning.  
EXCEPTING therefrom those lands conveyed to Hartland Lutheran Cemetery Association by Warranty Deed recorded June 12, 1923 as Document No. 127765.  
FURTHER EXCEPTING those lands conveyed to Maurice A. Reeves, Jr. by Deed recorded as Document No. 772613.

**BASIS OF BEARINGS**  
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NW 1/4 bears N89°56'35"E.

**TABLE "A" ITEMS**

- According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0176H, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- The Land Area of the subject property is 1,978,452 square feet or 45,4190 acres.
- There are 19 regular parking spaces and 0 handicap space marked on this site.
- 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 20224507505 & 20224507513. 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.
- There is no visible evidence of earth moving, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

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. 46-627. - Yards. (See also section 46-926.)  
Site is zoned: Q-1 (Quarrying/Extractive)  
Yard regulations in the Q-1 district shall be as follows:  
(1) The extractive operation shall have a minimum yard of 200 feet from the right-of-way line of all highways, streets or roads and all exterior property lines.  
(2) Uses accessory to the extractive operations such as offices, parking and unloading areas and stockpiles of materials shall be set back a minimum of 100 feet from the right-of-way line of all highways or roads and all property lines.  
(3) Shore yard: See section 46-16.  
Sec. 46-626. - Building height. (See also section 46-926.)  
No structure, building or parts of a building in the Q-1 district shall exceed 75 feet in height above the original land elevation of the parcel.

**TITLE COMMITMENT**  
This survey was prepared based on First American Title Insurance Company Commitment No. 2210A0249, effective date of October 18, 2022 which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7, 8, 10 & 11 visible evidence shown, if any.
- 2, 3, 4, 9, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30 not survey related.
- Access restrictions set forth in an Indenture recorded on January 15, 1974 in Reel 66, Image 54, as Document No. 871276 and revised by an Indenture recorded on May 22, 1974 in Reel 79, Image 579, as Document No. 882105. **Does not affect property by location, not shown.**
- Utility Easement recorded on November 14, 1942 in Volume 331 of Deeds on Page 77, as Document No. 252917. **Affects property by location, shown.**
- Utility Easement recorded on December 12, 1945 in Volume 389 of Deeds on Page 443, as Document No. 281221. **Affects property by location, blanket type.**
- Utility Easement recorded on October 30, 1947 in Volume 453 of Deeds on Page 199, as Document No. 307283. **Affects property by location, blanket type.**
- Utility Easement recorded on April 12, 1955 in Volume 661 of Deeds on Page 602, as Document No. 413799. **Affects property by location, shown.**
- Ground Water Use Restriction recorded on July 20, 2001 as Document No. 2678597. **Affects property by location, blanket type.**
- Conditional Use Permit (Meyer Material/Lafarge Aggregates - 700 W. Capitol Drive) recorded on August 9, 2018 as Document No. 4354978 and modified by Amended Conditional Use Permit (Meyer Material/Lafarge Aggregates - 700 W. Capitol Drive) recorded on October 18, 2018 as Document No. 4366693. **Affects property by location, blanket type.**
- Conditional Use Permit (Dzina Ready Mix Concrete, Inc. - 700 W. Capitol Drive) recorded on October 18, 2018 as Document No. 4366694. **Affects property by location, blanket type.**

**NOTE:** There was no evidence of delineated wetland markers when doing the field work.

**TO:** Matt Burrow and Mandel Group Properties LLC, or assigns  
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 Standards for Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1(a), 2(a), 3(a), 4(a), 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 16, 17, 18, 19, and 20(b) of Table A thereof. The field work was completed on January 9, 2023.

Date of Map: January 10, 2023

**CHAPUT LAND SURVEYS**  
DONALD C. CHAPUT  
S-1316  
MILWAUKEE  
Professional Land Surveyor  
Registration Number S-1316

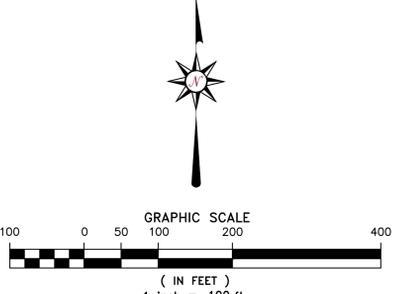
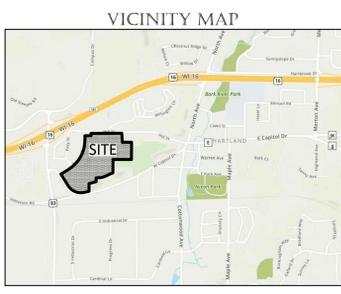
Date Revision description  
May 15, 2023 Boundary deb  
May 24, 2023 Area-boundary deb

This document is an instrument of professional services, and may be protected by the attorney work product doctrine or surveyor-client privilege. The information shown herein is intended solely for the use of the client and does not constitute a contract. Drawing No. 2-263-267-01



**LEGEND**

● INDICATES FOUND 1" IRON PIPE	○ WALL INDICATOR VALVE	▲ MARSH
⊕ INDICATES SET 1" IRON PIPE	⊕ POST INDICATOR VALVE	▬ FLAGPOLE
⊕ INDICATES FOUND CHISELED CROSS	⊕ LIGHT POLE	⊕ PARKING METER
⊕ SANITARY MANHOLE	⊕ SPOT/YARD LIGHT	⊕ SIGN
⊕ SANITARY CLEANOUT OR VENT	⊕ UTILITY POLE	⊕ MAILBOX
⊕ SEPTIC TANK ACCESS COVER	⊕ GUY POLE	⊕ RAILROAD CROSSING SIGNAL
⊕ M.I.S. MANHOLE	⊕ GUY WIRE	⊕ HANDICAP SPACE
⊕ UNKNOWN MANHOLE	⊕ ELECTRIC MANHOLE	⊕ CONFERIOUS TREE
⊕ STORM MANHOLE	⊕ ELECTRIC PEDESTAL	⊕ DECIDUOUS TREE
⊕ INLET (ROUND)	⊕ ELECTRIC METER	⊕ SANITARY SEWER
⊕ INLET (SQUARE)	⊕ TELEPHONE MANHOLE	⊕ STORM SEWER
⊕ CURB INLET	⊕ TELEPHONE PEDESTAL	⊕ WATERLINE
⊕ GAS VALVE	⊕ CABLE PEDESTAL	⊕ MARKED GAS MAIN
⊕ GAS METER	⊕ BURIED ELECTRIC SERVICE	⊕ MARKED ELECTRIC
⊕ WATER VALVE	⊕ FIBER OPTIC PEDESTAL/SIGN	⊕ OVERHEAD WIRES
⊕ HYDRANT	⊕ TRAFFIC LIGHT	⊕ MARKED TELEPHONE
⊕ WATER MANHOLE	⊕ COMMUNICATION MANHOLE	⊕ MARKED CABLE TV LINE
⊕ WATER SERVICE CURB STOP	⊕ BOLLARD	⊕ MARKED FIBER OPTIC
⊕ WELL HEAD	⊕ SOIL BORING/MONITORING WELL	⊕ BOARD FENCE
⊕ STAND PIPE	⊕ WATER SURFACE	⊕ CHAIN LINK FENCE
	⊕ WETLANDS FLAG	⊕ WIRE FENCE



- TITLE COMMITMENT**  
This survey was prepared based on First American Title Insurance Company Commitment No. 2210A0249, effective date of October 18, 2022 which lists the following easements and/or restrictions from schedule B-II:
- 1, 5, 6, 7, 8, 10 & 11 visible evidence shown, if any.
  - 2, 3, 4, 9, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30 not survey related.
  - Access restrictions set forth in an Indenture recorded on January 15, 1974 in Reel 66, Image 54, as Document No. 871276 and revised by an Indenture recorded on May 22, 1974 in Reel 79, Image 579, as Document No. 882105. **Does not affect property by location, not shown.**
  - Utility Easement recorded on November 14, 1942 in Volume 331 of Deeds on Page 77, as Document No. 252917. **Affects property by location, shown.**
  - Utility Easement recorded on December 12, 1945 in Volume 389 of Deeds on Page 443, as Document No. 281221. **Affects property by location, blanket type.**
  - Utility Easement recorded on October 30, 1947 in Volume 453 of Deeds on Page 199, as Document No. 307283. **Affects property by location, blanket type.**
  - Utility Easement recorded on April 12, 1955 in Volume 661 of Deeds on Page 602, as Document No. 413799. **Affects property by location, shown.**
  - Ground Water Use Restriction recorded on July 20, 2001 as Document No. 2678597. **Affects property by location, blanket type.**
  - Conditional Use Permit (Meyer Material/Lafarge Aggregates - 700 W. Capitol Drive) recorded on August 9, 2018 as Document No. 4354978 and modified by Amended Conditional Use Permit (Meyer Material/Lafarge Aggregates - 700 W. Capitol Drive) recorded on October 18, 2018 as Document No. 4366693. **Affects property by location, blanket type.**
  - Conditional Use Permit (Dzina Ready Mix Concrete, Inc. - 700 W. Capitol Drive) recorded on October 18, 2018 as Document No. 4366694. **Affects property by location, blanket type.**

**CHAPUT LAND SURVEYS**  
234 W. Florida Street  
Milwaukee, WI 53204  
414-224-8006  
www.chaputlandsurveys.com

CHAPUT LAND SURVEYS