

The Hills Luxury Commons
227 E. Reservoir Ave & 1937 N. Hubbard St
Milwaukee, WI 53202

Amendment to General Plan Development known as
Brewer's Hill Commons, File 160113



Table Of Contents

• Project Team	3
• Owner's Statement of Intent & General Plan Project Description	4
• Vicinity Map	6
• Site Images	7
• Site Surveys	9
• Site Plans	11

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Owner's Statement of Intent & General Plan Project Description

GPD

File No. 160113

Owner's Statement of Intent

Brewers Hill GPD

The Brewers Hill neighborhood is the benefactor of a strategic General Planned Development (GPD). Initiated in 1999, the GPD (File No. 990181; subsequently amended in 2003 as File No. 030976) encompassed the revitalization and repurpose of former manufacturing sites in the near downtown area. The housing plan called for single family, town homes, and multifamily apartments/condos, along with a parking standard of one parking space provided per residential unit across all phases. The success of the GPD has created a vibrant neighborhood full of diversity, energy, and economic activity. Development was contemplated to occur in 7 phases, and Detailed Planned Developments (DPDs) were established for each phase.

Phase I, Cobblers Lofts – Block “B”: File No. 991824; Resulted in the conversion of an existing six (6) story warehouse building on the Northwest corner of Hubbard and Reservoir into fifty-six (56) loft condominiums. Parking is located both indoor and outdoor for a combined total of sixty-one (61) spaces.

Phase I, Cobblers Townhomes – Block “B”: File No. 001047; Consists of the development of eight (8) townhouse style condominiums. Sales and construction are complete. This phase is adjacent to Cobblers Lofts, located at the corner of Palmer and Reservoir and continuing east along Reservoir approximately one hundred seventy-five (175) feet. Each unit is approximately two thousand, three hundred (2,300) square feet, is three stories, and has a rooftop deck, balcony, two (2) bedrooms, two (2) bathrooms, and indoor parking for two (2) cars. Each unit has an individual entrance that faces Reservoir Avenue. Cobblers Lofts and Cobblers Townhomes maintain the same share an access point to enter their respective parking spaces.

Phase III, Single Family Homes – Block “D”: File No. 010046; located between the northwest corner of Brown and Buffum and the northeast corner of Brown and Hubbard. This phase resulted in the creation of seventeen (17) single family homes that range from one thousand, eight hundred (1,800) to two thousand, two hundred (2,200) square feet of living space.

Phase IV, conversion of warehouse to residential lofts – Block “C”: File No. 010250; Featured the conversion of a vacant sixty thousand (60,000) foot warehouse at the Northeast corner of Reservoir and Hubbard streets into sixty-five (65) loft condominiums called Shoeworks Lofts. The first floor was planned for sixty-three (63) indoor parking spaces, with an additional seventeen (17) outdoor spaces. Three (3) floors were added to the existing structure, resulting in floors two (2) through five (5) containing residential units.

Phase V, Townhomes on Block C: File No. 021422; North of the Phase IV warehouse loft building on Block “C”, the development of ten (10) new construction residential condominium units were planned to be built at the southeast corner of Hubbard and Brown Streets. Each three (3) story unit is planned to have two (2) indoor parking spaces. This phase has not been completed, and is not the subject of this GPD amendment.

Phase VI, Residential on the North portion of Block “B”: File No. 030624; located on the south side of East Brown Street between North Palmer Street and North Hubbard Street (Block B), this site was approved for 70 multi-family residential units. This phase has not yet been constructed, and is the subject of this amendment to increase the approved number of units from 70 to 84, and change the parking ratio from 1.23 per unit, to 1.08 per unit. See below for additional information.

Phase VII, Residential development of Block “A”: File No. 030622; located on the south side of East Reservoir Avenue between North Palmer Street and North Hubbard Street (Block A), approved for up to 74 units of multi-family housing. This phase has not yet been constructed, and is the subject of this amendment to increase the approved number of units from 74 to 97, while reducing the total bedroom count, and changing the parking ratio from 1.7 per unit to 1.03 per unit, while adding additional opportunity for on street parking. See below for additional information.

In 2004, Detailed Plan Developments (DPD) were approved for parcels at the SW corner of Hubbard/Reservoir (Phase VII-Block A) and the SW corner of Hubbard/Brown (Phase VI-Block B). These developments were not constructed, and the current development team is proposing an amendment to the GPD to increase the number of allowable units from a total of 144 to 181 multi-family units. Additionally the DPDs for the parcels mentioned above are proposed to be amended (under separate files) to allow for the development of the two underutilized sites in the Brewers Hill neighborhood.

The development team understands the design guidelines as stated in the original Brewers Hill Commons Planned Residential Development description GPD (file # 030976 on 12/17/2003), and have implemented them into our plans where applicable/possible, while designing a development that meets consumer demand in the current market. For your reference, please see the design guidelines below:

Building Placement

1. New construction shall have setbacks consistent with the existing context of the neighborhood.
2. In blocks with new, single family home construction, the exact same model with the same materials will not be placed on an adjacent lot.

Building Design

1. Variety in each building design throughout the residential development is encouraged.
2. Front facades shall be oriented to public streets.
3. Entrances to multi-unit residential buildings shall be clearly identifiable, visible from the street, easily accessible and inviting to pedestrians.
4. Individual entrances located along public streets must be provided at townhomes and single-family residences.
5. Blank, unarticulated walls facing the streets are not permitted. Modulate facades visible from public streets with articulated bays, windows, and openings, varying color and texture and/or other architectural details that relate to the human scale.
6. New construction at public streets shall contain the architecturally significant materials and fenestration.
7. Screen rooftop equipment from pedestrian view.
8. Samples of building materials must be submitted for review, as requested.

Parking Standards

1. Provide a minimum of one parking space per dwelling unit.
2. Where possible, surface parking will be located mid-block.
3. All surface parking will be screened from the public streets.
4. Minimize the number of curb cuts and driveways.
5. Align new driveways with driveways across the street where possible.
6. Provide direct pedestrian access between public sidewalks/bus stops and building entrances.
7. Provide delineated, direct pedestrian connections from parking areas to building entrances.
8. Lighting poles should not exceed twelve (12) feet in height.

Owner's Statement of Intent & General Plan Project Description

Planned Development Project Description

Phase VI-Block B

The development team is proposing a change to the General Planned Development (GPD) for the parcel(s) located at the SW Corner of Hubbard and Brown. Per GPD file number 030976 this site is currently approved for:

- The development of 70 residential units within two buildings (East and West).
- An East building with a total of five (5) floors, with first floor parking of 26 spaces and 40 units above.
- A West building with a total of four (4) floors, with first floor parking of 26 spaces and 30 units above.
- Approximately thirty-four (34) Outdoor surface parking spaces were also approved to be provided on the southern portion of the site in between the East and West buildings.

The amended GPD will allow for the construction of up to (84) residential units with 1 and 3 bedroom unit types and approximately eighty six (86) parking spaces (48 covered within at-grade parking and 38 surface spaces). The development will include high end finishes including stainless steel appliances, luxury wood style plank floors, quartz/granite counter tops in addition to private balconies, roof top terraces, club/ party room, fitness center, enclosed heated parking, car washing station, bike rental program and on site property management.

Phase VII - Block A

The development team is proposing a change to the General Planned Development (GPD) for the parcel(s) located at the SW Corner of Hubbard and Reservoir. Per GPD file number 030976 this site is currently approved for:

- The development of 74 residential units within one building, with housing over basement parking.

The amended GPD will allow construction of up to 97) residential units with 1 and 2 bedroom unit types. The development will include high end finishes including stainless steel appliances, luxury wood style plank floors, quartz/granite counter tops in addition to private balconies, roof top terraces, a sky lounge, club/ party room, fitness center, dog run, underground heated parking, car washing station, bike rental program and on site property management. The development will also encompass a commercial space with a cafe/coffee shop or small restaurant as the targeted end use.

Uses:

Listed below are permitted uses for Phases VI and VII, as defined in the Milwaukee zoning code (chapter 295 of the City of Milwaukee City Charter and Code of Ordinances).

Phase VI (Block B):

Multi-family dwelling, parking lot accessory use, parking structure accessory use, uses ancillary to multi-family dwelling.

Phase VII (Block A):

Multi-family dwelling, parking structure accessory use, and the following uses shall be permitted in the commercial portion of the building: general retail establishment, personal service, sit down restaurant, café/coffee shop, temporary real estate sales office, or other neighborhood-serving use. Additionally, uses accessory to the multi-family (i.e. community space, etc.) may occupy the space.

Project statistics:

Block A (Phase VII) Overview:

Total lot square footage: 49,175 SF (1.13 Acres)
Maximum amount of land covered by principal structure: 37,836 SF - 77%
Maximum amount of land devoted to parking structure and drives: 25,780 SF (Basement) + 488 SF (Drives) - 52%
Maximum amount of land devoted to landscaped open space: 11,339 SF - 23%
Proposed number of buildings: One
Number of dwelling units: 97
Bedrooms per unit: One and Two - Total bedroom count: up to 111
Parking spaces provided: Up to 100: Approx. one per dwelling unit
Block A density: 507 SF/ Dwelling unit

Block B (Phase VI) Overview:

Total lot square footage: 57,247 SF (1.31 Acres)
Maximum amount of land covered by Principal Structures: 26,706 SF - 47%
Maximum amount of land devoted to Parking structures: 16,340 SF - 29%
Maximum amount of land devoted to Parking lot and drives: 15,478 SF - 27%
Maximum amount of land devoted to Landscaped open Space: 14,951 SF - 26%
Proposed number of buildings: Two
Number of dwelling units: 84
Bedrooms per unit: One and Three - Total bedroom count: 92
Parking spaces provided: Up to 86: Approx. one per dwelling unit
Block B density: 682 SF/ Dwelling unit

Total buildout: Block A and Block B

Total lot square footage: 106,422 (2.44 Acres)
Total number of dwelling units: 181 (Increase of 37 units)
Overall density: 588 SF/ Dwelling unit

General Sign Standards

Building signage for Phase VI will include up to two wall mounted address signs located at the northeast and northwest corners of the site, as well as address signs located at the entrances to the eight walkup units, and an additional address sign at the shared lobby of each building. Address signs will be either surface mounted raised metal characters or frosted glass. Signs will be Type A (only letters and logos illuminated) and constructed with high quality building materials that match the building. Signs will not exceed approximately 4 feet in height and 36 square feet overall.

Building signage for Phase VII will include a wall mounted address sign located at the northeast corner of the site, and an additional address sign at the shared lobby of the building. The address sign will be either surface mounted raised metal characters or frosted glass. Additionally, wall mounted signs will be located on the garden walls at the northeast corner of the site. The retail suite at the northeast corner of the building will have a separate, wall mounted sign. Signs will be Type A (only letters and logos illuminated) and constructed with high quality building materials that match the building. Signs will not exceed approximately 4 feet in height and 36 square feet overall.

General Landscaping Standards

Parking lot landscaping at Phase VI will follow Type B landscaping, per 295-405 of the Zoning Code. All required vegetation and plantings in the interior areas shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.





Block B - Brown Street



Block B - Brown & Palmer



Block B - Hubbard Street



Block B



Block B



Block B



Reservoir Street Rowhouses - across from Block A



Cobblers Lofts - across from Block A



Hubbard Street Lofts - across from Block A



View from Block A



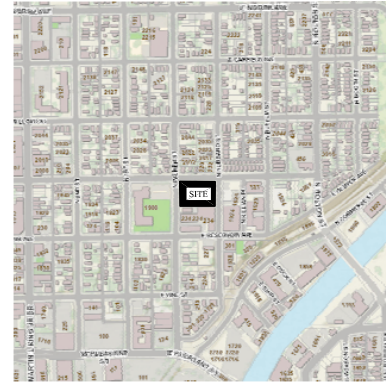
Block A existing structure



Single family homes - across from Block A

ALTA/NSPS LAND TITLE SURVEY

SITUATED ON E. BROWN STREET
LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 31, TOGETHER WITH THE EAST 500 FEET OF VACATED N. PALMER STREET ADJACENT TO LOTS 2, 3, 4 AND 7, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 26, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.
MAY 3, 2016 BROWN STREET II, LLC SURVEY NO. 4992
BROWN STREET II, LLC



NOTES:

- A. BEARINGS ARE BASED ON THE NORTH LINE OF THE LOT 1 IN CERTIFIED SURVEY MAP NO. 6980, WHICH IS ASSUMED TO BEAR N 89° 36' 30" E.
- B. THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NCS-745287-MKE, EFFECTIVE DATE OF MARCH 23, 2016, REVISED APRIL 22, 2016, WHICH LIST THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - 1-3 AFFECTS SITE IF ANY, SHOWN.
 - 4-11,14-15 NOT SURVEY RELATED, NOT SHOWN.
 - 12. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 1, 1999, AND RECORDED ON OCTOBER 9, 1999, IN REEL 4665, IMAGE 1927, AS DOCUMENT NO. 7818.232 (AS TO PARCEL 6, AFFECTS SITE, SHOWN).
 - 13. RIGHTS OF ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION THE LAND LYING WITHIN VACATED NORTH PALMER STREET, PURSUANT TO SECTION 66.1005(2) (A) WISCONSIN STATUTES AND CERTIFIED COPY OF RESOLUTION VACATION-FILE NO. 991923 RECORDED ON AUGUST 10, 2001, AS DOCUMENT NO. 8115163. (AS TO PARCEL 6, AFFECTS SITE, SHOWN).

- C. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE COUNTY OF MILWAUKEE, COMMUNITY PANEL NO. 597970091K, EFFECTIVE DATE OF SEPTEMBER 26, 2008, THIS SITE FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- D. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT REGULATIONS THAT MAY APPLY-SITE IS ZONED PD PLANNED DEVELOPMENT DISTRICT.

SETBACKS. A PLANNED DEVELOPMENT EXCEEDING 5 ACRES IN SIZE SHALL PROVIDE A SETBACK OF AT LEAST 25 FEET AROUND THE PERIMETER OF THE SITE, UNLESS A SMALLER SETBACK IS APPROVED BY THE COMMON COUNCIL, BECAUSE ADJACENT BUILDINGS HAVE SETBACKS THAT ARE LESS THAN 25 FEET.
- E. THERE ARE NO REGULAR AND NO HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

TO:
ROYAL CAPITAL GROUP, LLC
BROWN STREET I, LLC AND BROWN STREET II, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

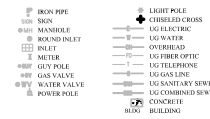
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 3, 2016.

DATE OF PLAT OR MAP: MAY 17, 2016

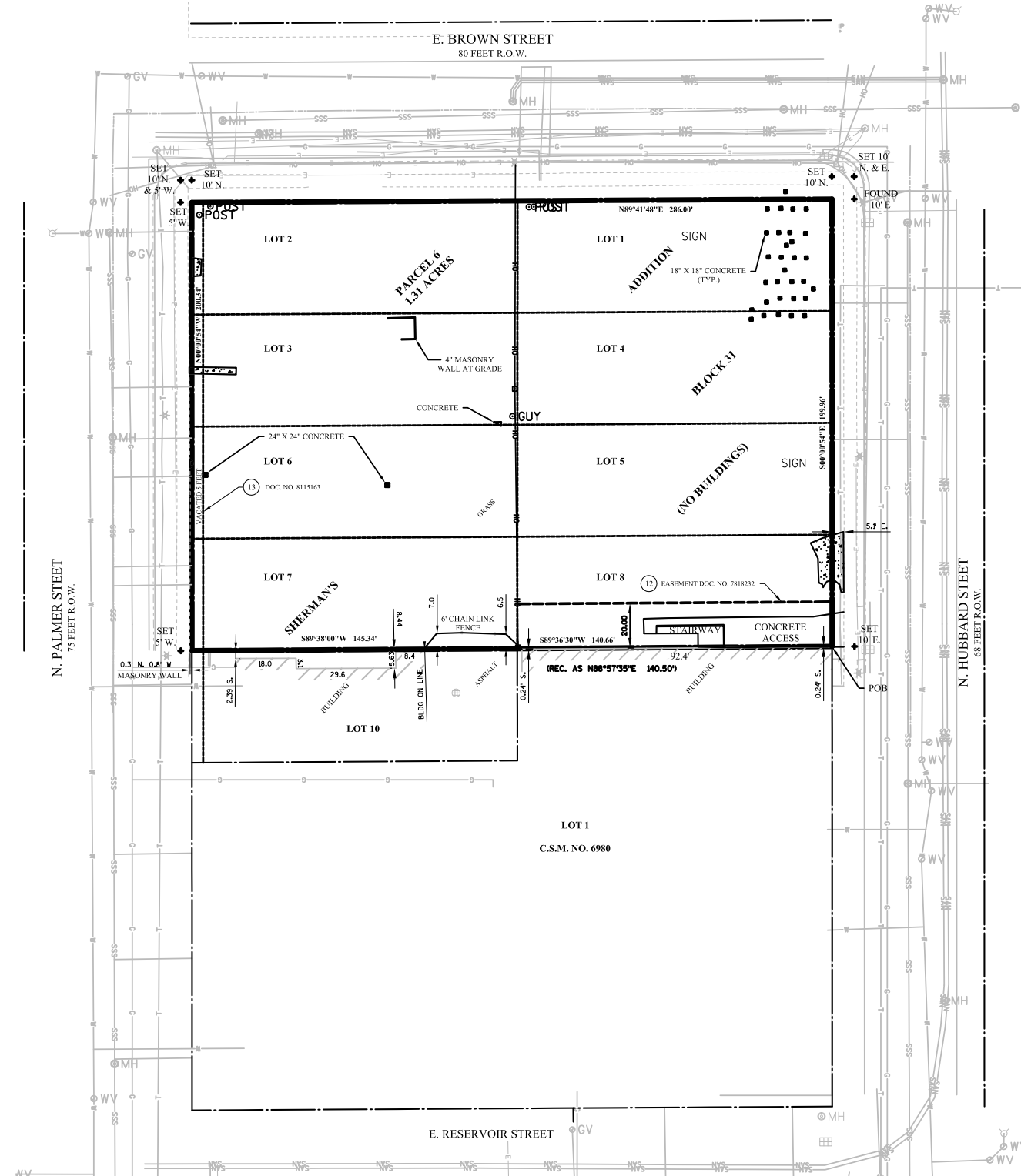
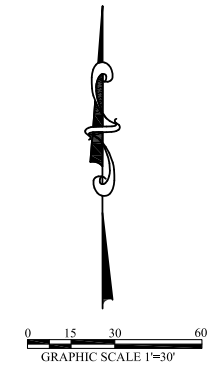
PAUL A. KUBICEK
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2232



VICINITY MAP
NOT TO SCALE



LEGEND
NOT TO SCALE



ALTA/NSPS LAND TITLE SURVEY

BREWER HILL DEVELOPMENT - BLOCK B

ROYAL CAPITAL GROUP, LLC

SITUATED ON NORTH BROWN STREET

TITLE:

PROJECT TITLE:

CLIENT:

PROJECT LOCATION:

REVISIONS	DATE	DESCRIPTION

DRAWN BY KMA	DATE 05/17/2016
CHECKED BY PAK	DATE 05/17/2016
SHEET TITLE ALTA/NSPS LAND TITLE SURVEY	

AS101D30

SHEET #1 of SHEET #1



3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1: KNOWN AS 227 E. RESERVOIR AVENUE
LOTS 1, 4, 5 AND 8, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 2: KNOWN AS 1848-50 N. PALMER STREET
LOT 2, EXCEPT THE EAST 35 FEET THEREOF, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 3: KNOWN AS 217 E. RESERVOIR AVENUE
THE EAST 35 FEET OF LOT 2, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 4: KNOWN AS 1844 N. PALMER STREET
LOT 3, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL 5: KNOWN AS 1823-25 N. HUBBARD STREET
LOT 9, IN BLOCK 34, IN SHERMAN'S ADDITION, IN THE NORTHEAST 1/4 OF SECTION 28, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

MAY 3, 2016 ROYAL CAPITOL GROUP LLC SURVEY NO. 4992

NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF EAST RESERVOIR AVENUE, WHICH IS ASSUMED TO BEAR N 89° 39' 39" E.
- THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NCS-745287-MKE, EFFECTIVE DATE OF JULY 01, 2015, WHICH LIST THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

- AFFECTS SITE IF ANY, SHOWN.
- 4-11, 14-15 NOT SURVEY RELATED, NOT SHOWN.
- TERMS, PROVISIONS AND CONDITIONS SET FORTH IN EASEMENT AGREEMENT DATED OCTOBER 1, 1999 AND RECORDED ON OCTOBER 9, 1999, IN REEL 4665, IMAGE 1927, AS DOCUMENT NO. 78K22 (AS TO PARCEL 4, DOES NOT AFFECTS SITE, NOT SHOWN).
- RIGHTS OF ENTRANCE TO, MAINTENANCE, CONSTRUCTION, OR REPAIR OF ANY UTILITY STRUCTURES, IMPROVEMENTS OR SERVICES WHICH MAY BE UNDER THE SURFACE OF THE PORTION THE LAND LYING WITHIN VACATED NORTH PALMER STREET, PURSUANT TO SECTION 66.108(2) (A) WISCONSIN STATUTES AND CERTIFIED COPY OF RESOLUTION VACATION FILE NO. 99123 RECORDED ON AUGUST 18, 2001, AS DOCUMENT NO. H15163, (AS TO PARCEL 4, DOES NOT AFFECT SITE, NOT SHOWN).

C. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE COUNTY OF MILWAUKEE, COMMUNITY PANEL NO. 587678091E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, THIS SITE FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

D. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT REGULATIONS THAT MAY APPLY-SITE IS ZONED PD PLANNED DEVELOPMENT DISTRICT.

SETBACKS: A PLANNED DEVELOPMENT EXCEEDING 5 ACRES IN SIZE SHALL PROVIDE A SETBACK OF AT LEAST 25 FEET AROUND THE PERIMETER OF THE SITE, UNLESS A SMALLER SETBACK IS APPROVED BY THE COMMON COUNCIL. BECAUSE ADJACENT BUILDINGS HAVE SETBACKS THAT ARE LESS THAN 25 FEET.

E. THERE ARE NO REGULAR AND NO HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

TO:
ROYAL CAPITAL GROUP, LLC
BREWERS HILL COMMONS II, 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 3, 2016.

DATE OF PLAT OR MAP: MAY 17, 2016

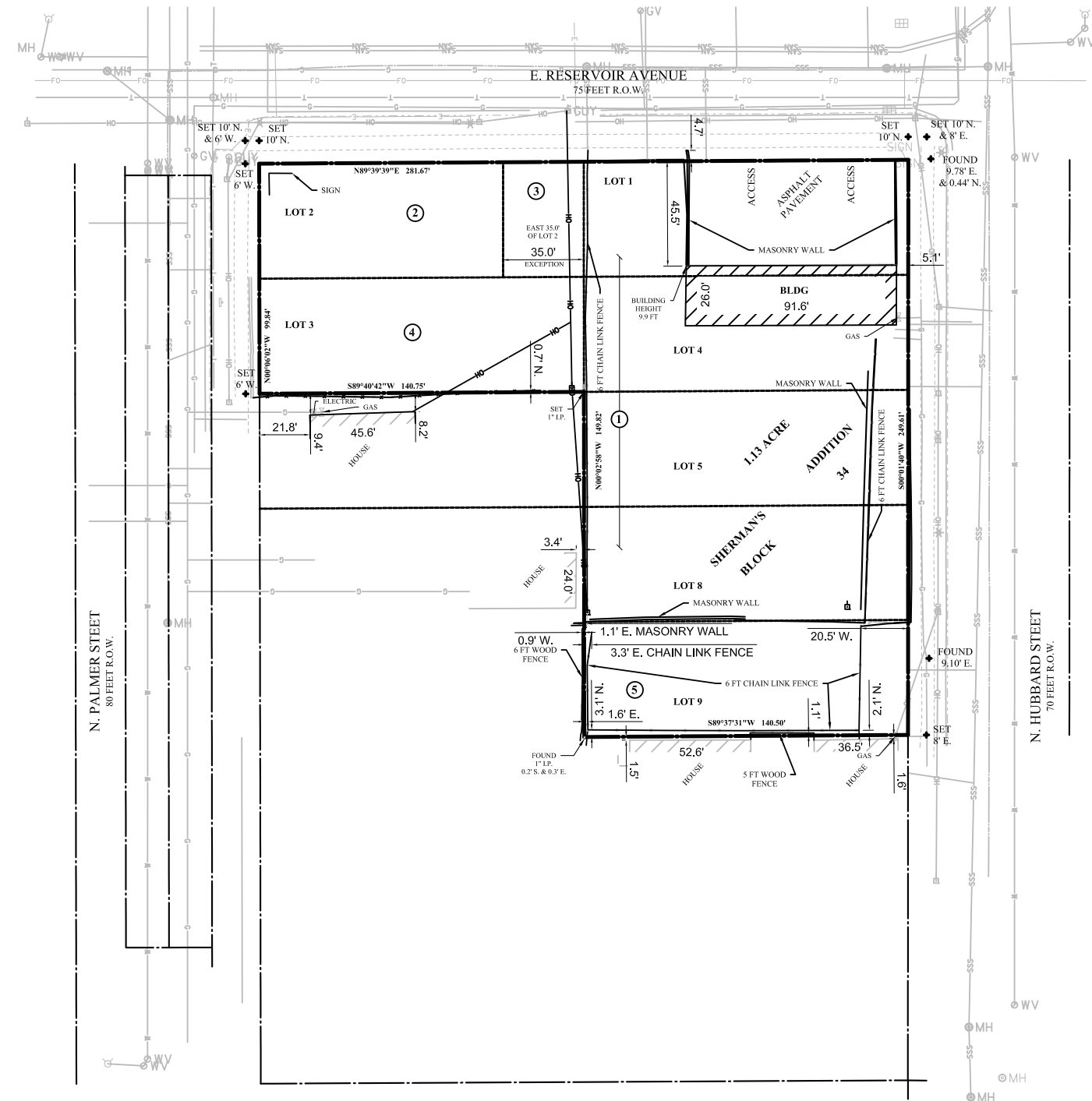
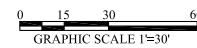
PAUL A. KUBICEK
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2232



VICINITY MAP
NOT TO SCALE

IP	IRON PIPE	—	LG ELECTRIC
IB	IRON	—	LG WATER
RI	RIBBON	—	OVERHEAD
RI	RIBBON INLET	—	LG FIBER OPTIC
DI	DRAIN	—	LG TELEPHONE
M	METER	—	LG GAS LINE
GV	GOV. VALVE	—	LG SANITARY SEWER
WV	WATER VALVE	—	LG COMBINED SEWER
PP	POWER POLE	—	CONCRETE BUILDING
LP	LIGHT POLE	—	PARCEL NO.
CH	CHISELED CROSS	—	

LEGEND
NOT TO SCALE



TITLE: ALTA/NSPS LAND TITLE SURVEY
PROJECT TITLE: BREWER HILL DEVELOPMENT - BLOCK A
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: 227 EAST RESERVOIR AVENUE

REVISIONS	DATE	DESCRIPTION

DRAWN BY KMA	DATE 05/17/2016
CHECKED BY PAK	DATE 05/17/2016
SHEET TITLE ALTA/NSPS LAND TITLE SURVEY	

AS201D30

SHEET #1 of SHEET #1

TITLE: BLOCK B SITE PLAN
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST BROWN ST. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

DRAWN BY JAF	DATE 06/20/2016
CHECKED BY APS	DATE 06/20/2016

**SITE PLAN
BLOCK B
(NORTH BLOCK)**

C200B

GENERAL NOTES:

1. ALL CURB RADII ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT; UNLESS STATED OTHERWISE.
3. CONTRACTOR TO ENSURE THAT ALL EXTERIOR CONCRETE SLABS ARE BROOM FINISHED.
4. REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

BUILDING USE & HEIGHT:

BUILDING AA USE = XXX
BUILDING AA HEIGHT = XXX

BUILDING AREA:
FIRST FLOOR AREA: 26,998 S.F.

SITE DATA:

TOTAL AREA OF LOTS = 57,247 S.F. = 1.31 ACRES
TOTAL DISTURBED AREA (PROJECT LIMITS) = 60,328 S.F. = 1.39 ACRES
IMPERVIOUS AREA BEFORE CONSTRUCTION = 0.00 S.F. = 0.00 ACRES
IMPERVIOUS AFTER CONSTRUCTION = 42,219 S.F. = 0.97 ACRES
IMPERVIOUS INCREASE =

GREEN SPACE:

LOT:
AREA = 57,247 S.F.
GREEN SPACE = 15,028 S.F.
26% GREEN SPACE

PARKING DATA:

TOTAL SURFACE PARKING SPACES = 43
HANDICAP ACCESSIBLE PARKING SPACES = 4



PARCEL ADDRESS:

1937 N. HUBBARD
MILWAUKEE, WI 53202

ZONING:

CURRENTLY: XXXXXX ZONING
PROPOSED: XX




LEGEND

-  CONCRETE
-  HOT MIX ASPHALT (HMA) PAVEMENT

PLAN NOTES:

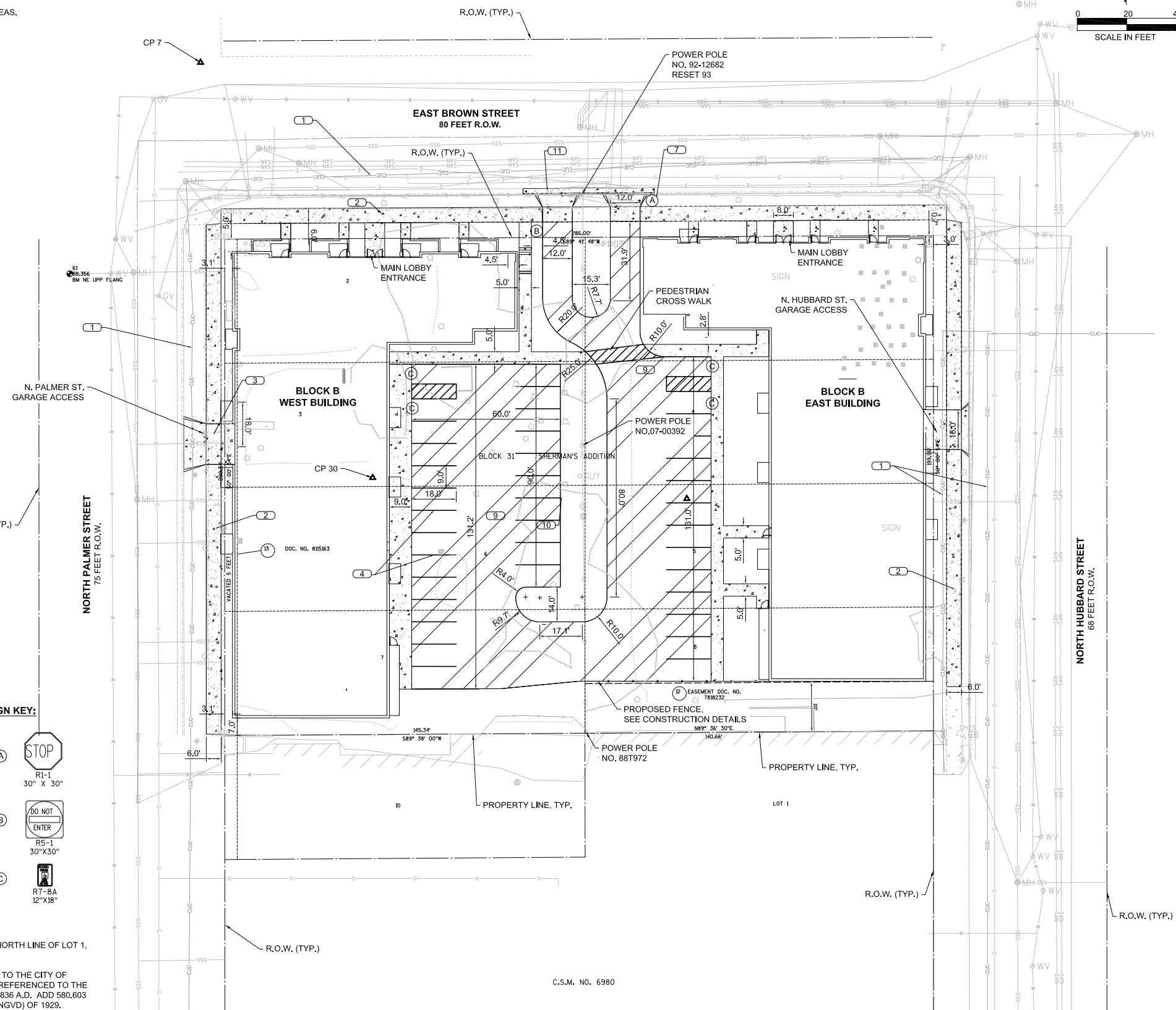
1. CITY UNDERGROUND CONDUIT (CUC) SHALL REMAIN IN SERVICE. THIS CUC PACKAGE SHALL NOT BE EXPOSED OR UNDERMINED DURING THE CONSTRUCTION OF THE BLOCK B EAST AND WEST BUILDINGS INCLUDING THE SEWER LATERALS, WATER LATERALS, SIDEWALK AND/OR DRIVEWAYS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS INCLUDING TIGHT SHEATHING TO ENSURE THE CUC PACKAGE REMAINS INTACT, IN SERVICE AND WITHOUT DAMAGE.
2. 5" CONCRETE SIDEWALK, SEE DETAIL 3, SHEET C501.
3. 7" THICK CONCRETE SLABS AT DRIVEWAY APPROACHES, SEE DETAIL 8, SHEET C501
4. PAVEMENT MARKING 4-INCH WHITE, TYP.
5. PAVEMENT MARKING 8-INCH WHITE, TYP.
6. PAVEMENT MARKING ARROW, WHITE, TYP.
7. R1-1 STOP SIGN SIZE 6, TUBULAR STEEL POST, SEE DETAIL 1, SHEET C502
8. R7-8A RESERVED PARKING SIGN, TUBULAR STEEL POST, SEE DETAIL 1, SHEET C503
9. HMA PAVEMENT CONSISTS OF 4" OF ASPHALTIC PAVEMENT TYPE E-1 ON 4" OF DENSE GRADED 1 1/4-INCH ON 8" DENSE GRADED 3-INCH, SEE DETAIL 1, SHEET C501
10. 18" CONCRETE CURB AND GUTTER, TYP., SEE DETAIL 4, SHEET C501
11. 31" CONCRETE CURB AND GUTTER, TYP., SEE DETAIL 4, SHEET C501
12. CURB RAMPS, SEE DETAIL 7, SHEET C501
13. END SECTION CURB & GUTTER, SEE DETAIL 6, SHEET C501

SIGN KEY:

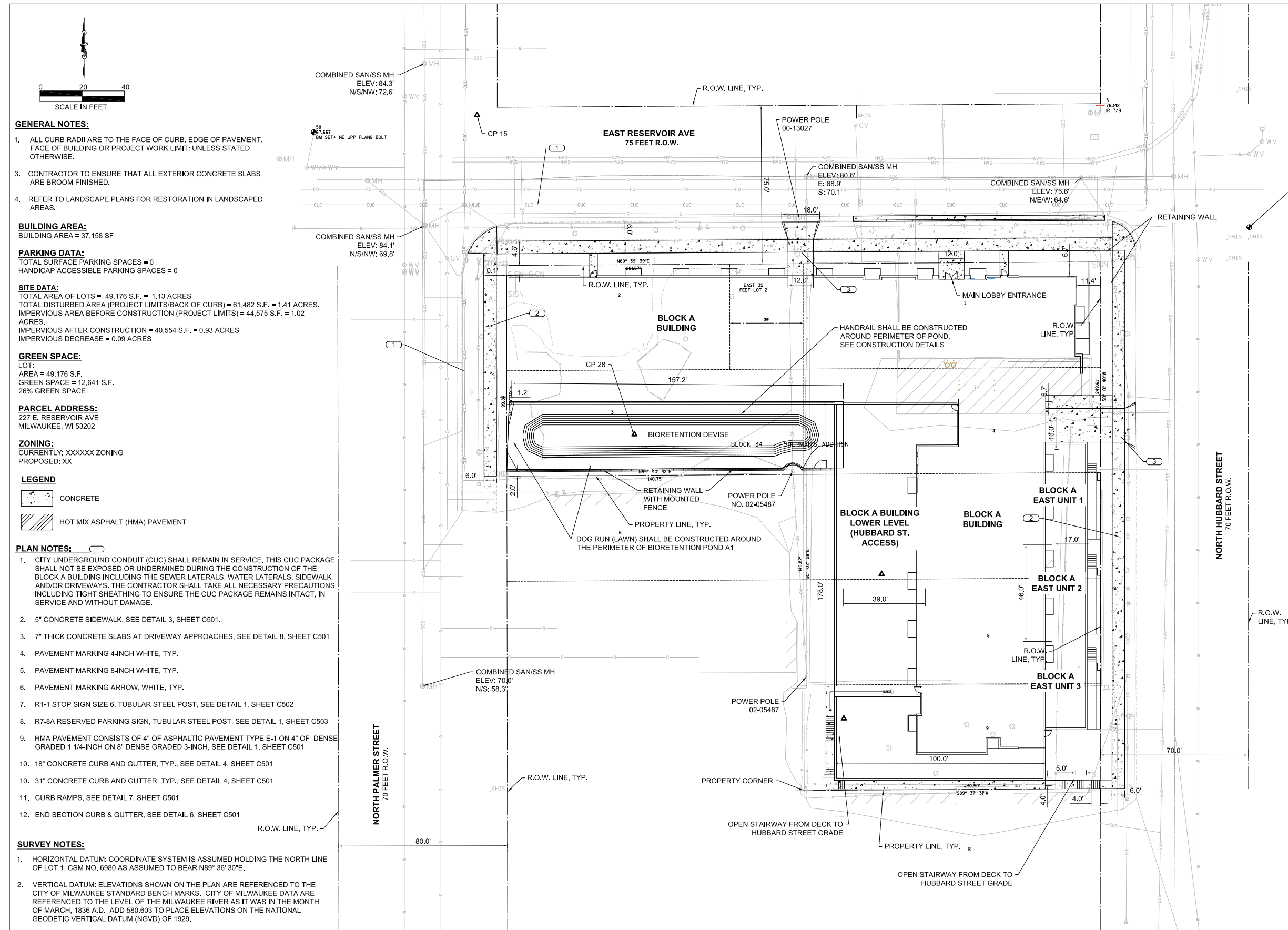
- (A)  R1-1
30" X 30"
- (B)  R5-1
30" X 30"
- (C)  RT-8A
12" X 18"

SURVEY NOTES:

1. HORIZONTAL DATUM: COORDINATE SYSTEM IS ASSUMED HOLDING THE NORTH LINE OF LOT 1, CSM NO. 6980 AS ASSUMED TO BEAR N89° 36' 30"E.
2. VERTICAL DATUM: ELEVATIONS SHOWN ON THE PLAN ARE REFERENCED TO THE CITY OF MILWAUKEE STANDARD BENCH MARKS. CITY OF MILWAUKEE DATA ARE REFERENCED TO THE LEVEL OF THE MILWAUKEE RIVER AS IT WAS IN THE MONTH OF MARCH, 1836 A.D., ADD 580.603 TO PLACE ELEVATIONS ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.



C.S.M. NO. 6980



- GENERAL NOTES:**
- ALL CURB RADII ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROJECT WORK LIMIT; UNLESS STATED OTHERWISE.
 - CONTRACTOR TO ENSURE THAT ALL EXTERIOR CONCRETE SLABS ARE BROOM FINISHED.
 - REFER TO LANDSCAPE PLANS FOR RESTORATION IN LANDSCAPED AREAS.

BUILDING AREA:
BUILDING AREA = 37,158 SF

PARKING DATA:
TOTAL SURFACE PARKING SPACES = 0
HANDICAP ACCESSIBLE PARKING SPACES = 0

SITE DATA:
TOTAL AREA OF LOTS = 49,176 S.F. = 1.13 ACRES
TOTAL DISTURBED AREA (PROJECT LIMITS/BACK OF CURB) = 61,482 S.F. = 1.41 ACRES.
IMPERVIOUS AREA BEFORE CONSTRUCTION (PROJECT LIMITS) = 44,575 S.F. = 1.02 ACRES.
IMPERVIOUS AFTER CONSTRUCTION = 40,554 S.F. = 0.93 ACRES
IMPERVIOUS DECREASE = 0.09 ACRES

GREEN SPACE:
LOT:
AREA = 49,176 S.F.
GREEN SPACE = 12,641 S.F.
26% GREEN SPACE

PARCEL ADDRESS:
227 E. RESERVOIR AVE
MILWAUKEE, WI 53202

ZONING:
CURRENTLY: XXXXXX ZONING
PROPOSED: XX

- LEGEND**
- CONCRETE
 - HOT MIX ASPHALT (HMA) PAVEMENT

- PLAN NOTES:**
- CITY UNDERGROUND CONDUIT (CUC) SHALL REMAIN IN SERVICE. THIS CUC PACKAGE SHALL NOT BE EXPOSED OR UNDERMINED DURING THE CONSTRUCTION OF THE BLOCK A BUILDING INCLUDING THE SEWER LATERALS, WATER LATERALS, SIDEWALK AND/OR DRIVEWAYS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS INCLUDING TIGHT SHEATHING TO ENSURE THE CUC PACKAGE REMAINS INTACT, IN SERVICE AND WITHOUT DAMAGE.
 - 5" CONCRETE SIDEWALK, SEE DETAIL 3, SHEET C501.
 - 7" THICK CONCRETE SLABS AT DRIVEWAY APPROACHES, SEE DETAIL 8, SHEET C501
 - PAVEMENT MARKING 4-INCH WHITE, TYP.
 - PAVEMENT MARKING 8-INCH WHITE, TYP.
 - PAVEMENT MARKING ARROW, WHITE, TYP.
 - R1-1 STOP SIGN SIZE 6, TUBULAR STEEL POST, SEE DETAIL 1, SHEET C502
 - R7-8A RESERVED PARKING SIGN, TUBULAR STEEL POST, SEE DETAIL 1, SHEET C503
 - HMA PAVEMENT CONSISTS OF 4" OF ASPHALTIC PAVEMENT TYPE E-1 ON 4" OF DENSE GRADED 1 1/4-INCH ON 8" DENSE GRADED 3-INCH, SEE DETAIL 1, SHEET C501
 - 18" CONCRETE CURB AND GUTTER, TYP., SEE DETAIL 4, SHEET C501
 - 31" CONCRETE CURB AND GUTTER, TYP., SEE DETAIL 4, SHEET C501
 - CURB RAMPS, SEE DETAIL 7, SHEET C501
 - END SECTION CURB & GUTTER, SEE DETAIL 6, SHEET C501

- SURVEY NOTES:**
- HORIZONTAL DATUM: COORDINATE SYSTEM IS ASSUMED HOLDING THE NORTH LINE OF LOT 1, CSM NO. 6980 AS ASSUMED TO BEAR N89° 36' 30"E.
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TITLE: BLOCK A SITE PLAN
PROJECT TITLE: THE HILLS LUXURY COMMONS
CLIENT: ROYAL CAPITAL GROUP, LLC
PROJECT LOCATION: EAST RESEVOIR AVE. MILWAUKEE, WI

REVISIONS	DATE	DESCRIPTION

DRAWN BY: JAF DATE: 06/20/2016
CHECKED BY: APS DATE: 06/20/2016

**SITE PLAN
BLOCK A
(SOUTH BLOCK)**

C200A