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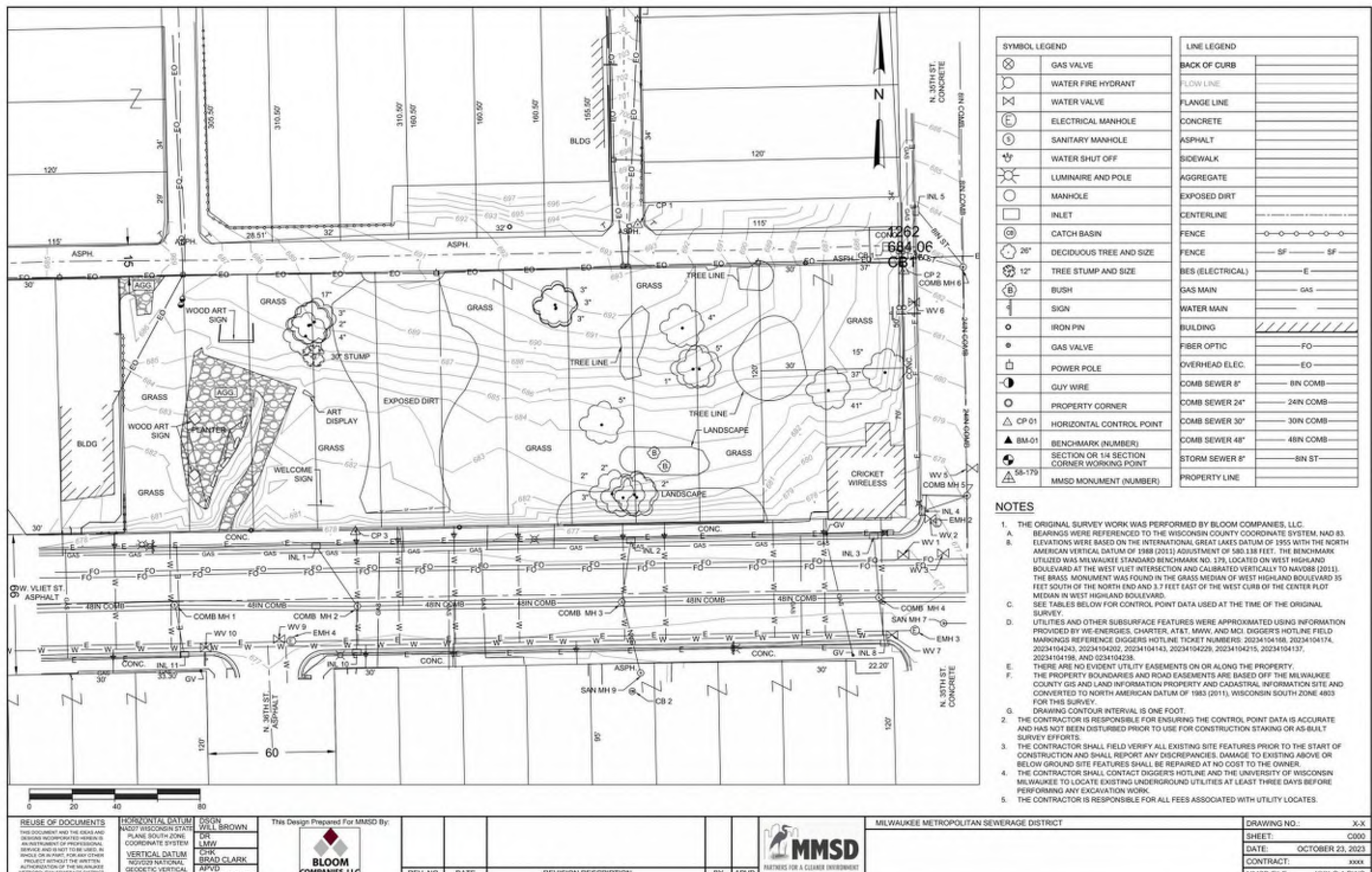




1 Aerial View Parcel Plan



3 Existing Condition Photographs



COMBINED SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	NOTES
COMB 1	677.60		E 659.430	48"	
			W 659.430	48"	
		S	8"	COULD NOT MEASURE. PIPE TO FAR IN MANHOLE.	
COMB 2	677.33		E 664.740	48"	
			W 664.740	48"	
		S	8"		
COMB 3	676.92	NW	671.740	8"	
		E	664.470	48"	
		W	664.470	48"	
		N	671.530	8"	
		S	666.320	8"	
COMB 4	676.66	SE	670.230		
		E	664.110	48"	
		W	664.110	48"	
		N (1)	666.030	8"	
		S	665.830	8"	
COMB 5	667.28	N (2)	670.210	8"	
		N (3)	671.140	8"	
		N (1)	665.370	24"	
		S	654.860	30"	
		SW	660.860	8"	
COMB 6	682.91	N (2)	660.250	8"	
		S	661.570	8"	
		N	669.970	8"	
		S	669.970	24"	
		W (TO CR1)	676.210	8"	
		NW (TO INL 5)	677.000	8"	
		NE (TO INL 10)	676.860	8"	
		SE (TO CB 4)	676.820	8"	

STORM SEWER INLETS					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	NOTES
CB 1	684.06				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 4.85'; DEPTH TO TOP OF WATER 4.49'.
CB 2	676.69				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS CAPPED OFF; DEPTH TO BOTTOM 5.60'; DEPTH TO TOP OF WATER 3.12'.
CB 4	680.6				COULD NOT MEASURE. INVERT BECAUSE PIPE IS A INSIDE DROP. DEPTH TO BOTTOM 3.38'; DEPTH TO TOP OF PIPE 2.64'.
INL 1	676.65				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 6.72'.
INL 2	676.19				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 4.76'.
INL 3	675.82				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 6.49'; DEPTH TO TOP OF WATER 3.77'.
INL 4	676.71				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 3.65'; DEPTH TO TOP OF WATER 2.64'.
INL 5	683.08				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 3.50'; DEPTH TO TOP OF WATER 3.40'.
INL 6	675.76				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 6.97'; DEPTH TO TOP OF WATER 4.23'.
INL 10	683.64				COULD NOT MEASURE. INVERT OF PIPE BECAUSE PIPE WAS BLOCKED; DEPTH TO BOTTOM 6.49'. LOCATED AT CURB OF 1422 N. 35TH ST.
INL 11	676.93	N	672.74	8"	
INL 10	676.50	N	672.4	8"	LOCATED AT CURB NEAR 3535 W VLIET ST

CONTROL POINTS						
NAME	NORTHING	EASTING	ELEVATION	LOCATION		
CP 1	389084.190	251420.690	693.270	PK NAIL LOCATED 2.8' W OF E/P, 11.7' E OF L/P, & 20.2' NE OF PP.		
CP 2	389062.440	251435.650	682.950	CUT CROSS LOCATED 14.3' SE OF CB 1, 22.8' W OF SANMAN 6, & 5.6' W OF B/C.		
CP 3	388940.110	2514078.210	677.530	CUT CROSS LOCATED 19.6' NE OF INLET 1, 5.8' N OF B/C, & 35.0' N SAN MH 2.		

WATER VALVES							
NAME	STRUCT. ID	P/T NO.	RIM ELEVATION	TOP NUT ELEVATION	TOP OF WATER	TOP OF DEBRIS	NOTES
Water Valve 1	WW-1	1145	676.36		676.11		WATER VALVE FILLED WITH WATER.
Water Valve 2	WW-2	1147	676.63		676.38		WATER VALVE FILLED WITH WATER.
Water Valve 3	WW-3	1220	676.51				COULD NOT OPEN WATER VALVE. SEALED.
Water Valve 5	WW-5	1223	677.28		671.88		COULD NOT MEASURE TOP OF NUT BECAUSE VALVE BOX SLANTED.
Water Valve 7	WW-7	1263	676.01				COULD NOT OPEN WATER VALVE. SEALED.
Water Valve 9	WW-9	1364	677.28	672.15			
Water Valve 10	WW-10	1388	677.08	672.63			
Water Valve 20	WW-20	2004	676.07	671.68			
Water Valve 21	WW-21	2003	676.36		676.21		WATER VALVE FILLED WITH WATER.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	NOTES
SAN 9	677.01	NW	669.04	8"	SANITARY MANHOLE IN PARKING LOT OF 1353 N 35TH ST
		SE	669.040	8"	

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PROJ.

2 Existing Conditions Site Survey



PROJECT:
Vliet Street Development -
3500 Block of W Vliet St
Project Proposal

CONTACT:

Derrick Cainion - Vliet Street Development
vlietstreetdevelopment@gmail.com

PROJECT ADDRESS:
3510-3602 W Vliet Street & 1415 N 35th
Street, Milwaukee, WI 53208

ARCHITECT:

KCB
Buildings

KCB BUILDINGS, LLC
Architecture + Design

400 E. Wisconsin Ave. #205
Milwaukee, WI 53202

CONTACT:
KEITH BARNES, AIA 608-669-4923
keith@kcbbuildings.com

[illegible]

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

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Sheet Title:

Existing Conditions

Scale: As indicated

Date: 2/11/2024

Sheet No.

A-001



2 Rendered Aerial View

SITE PLAN KEYED NOTES

- 1 Proposed Single Story Art Gallery Building with Artist Hoteling Suite, Commercial Kitchen and a Green Roof.
- 2 Proposed Pavilion with Solar Array Roof
- 3 Proposed Single Family Residential Building with a Green Roof.
- 4 Proposed BioSwale and Sculpture Garden
- 5 Proposed Parking

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Proposed Architectural Site Plan

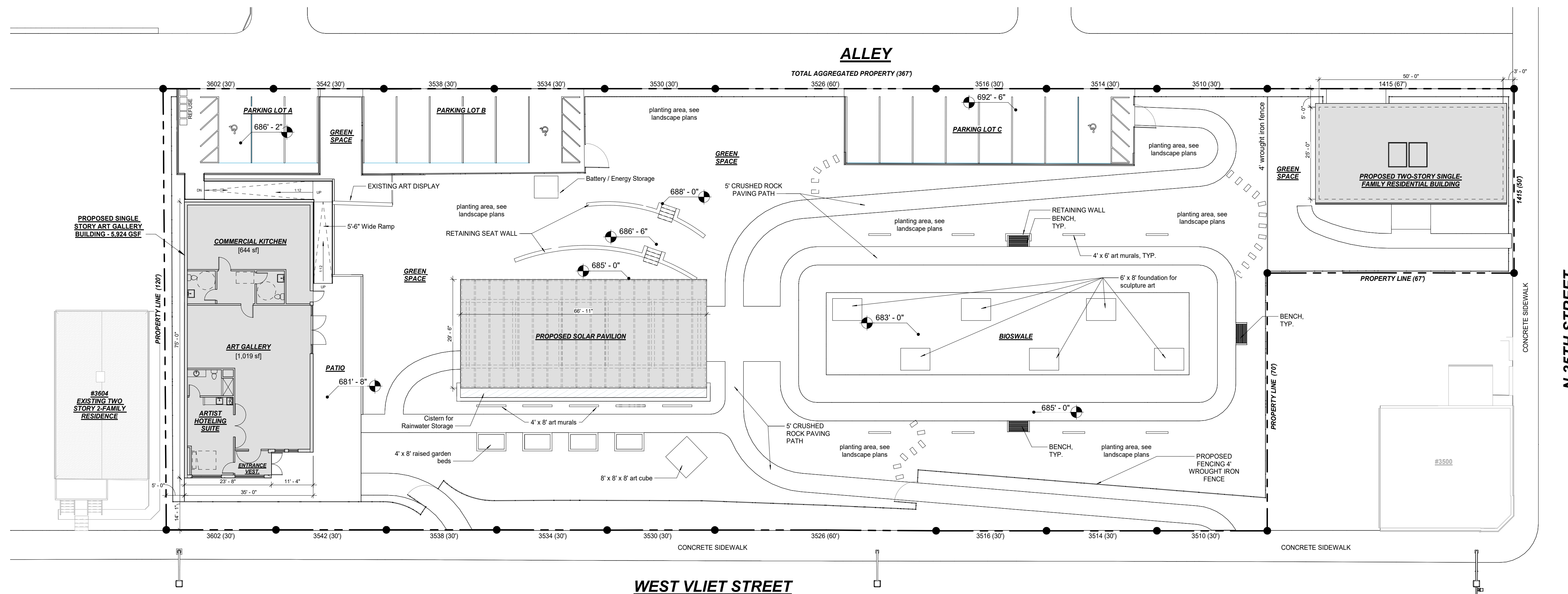
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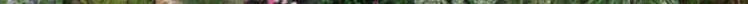


1 Architectural Site Plan - Proposed

TREES & SHRUBS



Silver Eastern Red Cedar Quaking Aspen Autumn Gold Ginkgo River Birch



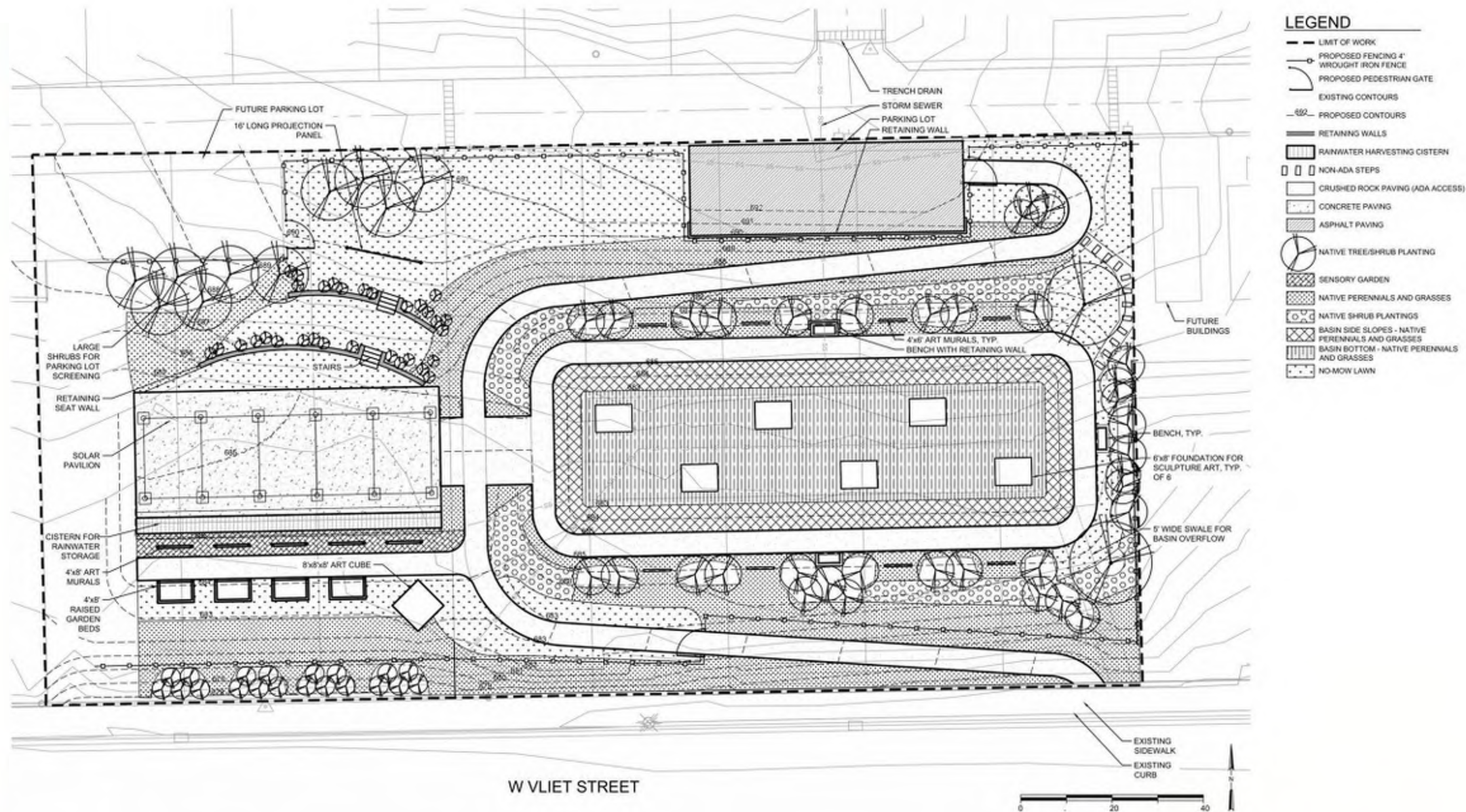
Blue Wild Indigo	Prairie Spiderwort	Nodding Onion	Purple Prairie Clover	Little Blau Yarrow	Magnus Purple Coneflower	Short Toothed Mountain Mint	Rattlesnake Master	Pennsylvania Sedge	Shenandoah Switch Grass	Prairie Dropseed
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Little Bluestem	hory Sedge	Prairie Smoke	Wild White Indigo	Ohio Spiderwort	Black-eyed Susan	Ohio Goldenrod	White Tinge Sedge	Brown Fox Sedge	Fringe Sedge	Stebb's Sedge
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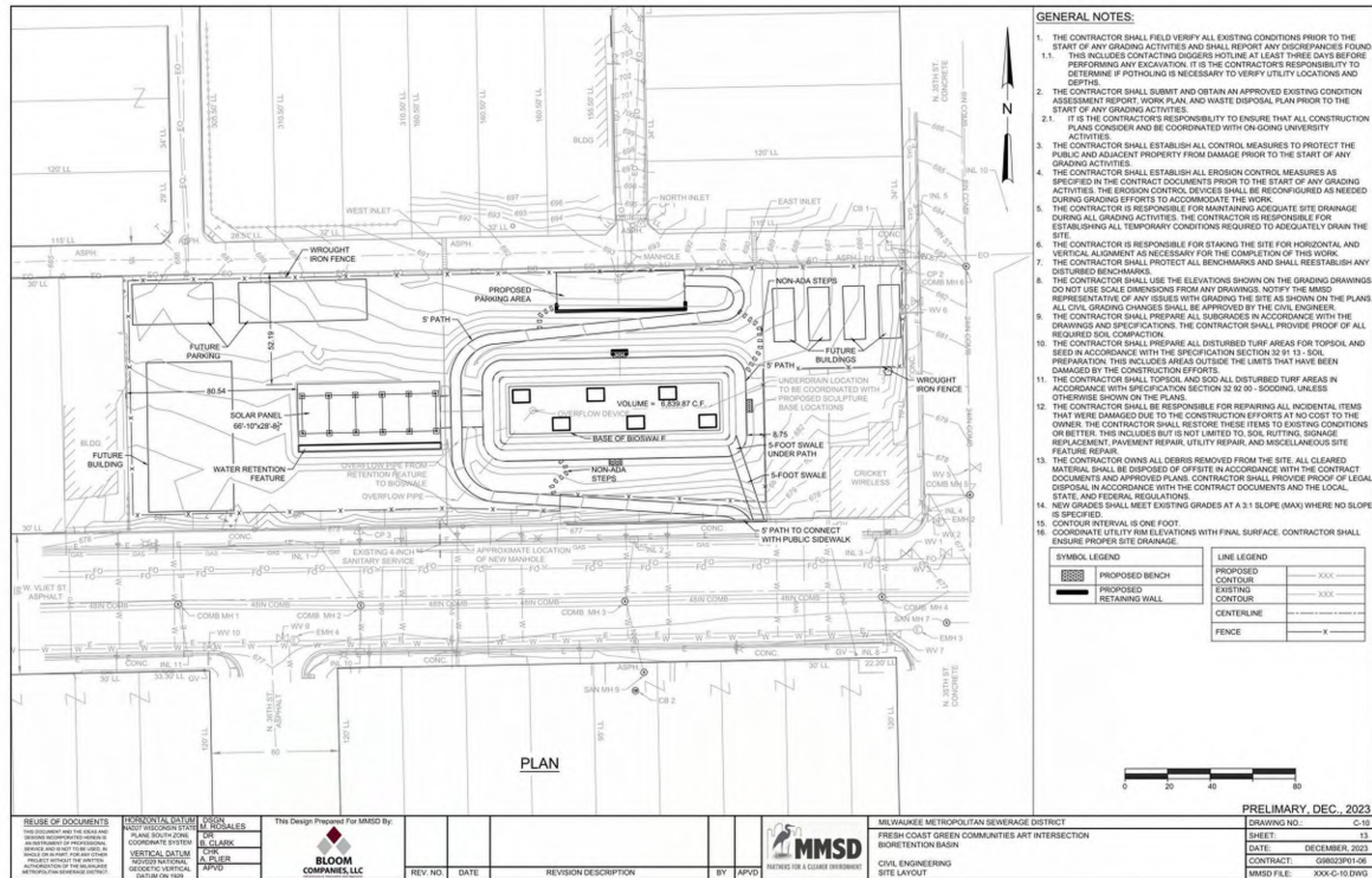
3510-3602 W Vliet Street & 1415 N 35th Street, Milwaukee, WI

Concrete and wood bench with dry stack stone retaining wall behind to create a seating niche.

Large monumental concrete bench to provide seating and also retains soils behind (Eliminates the need for a retaining wall)



ART INTERSECTION - CONCEPT PLAN



1 Preliminary Site Civil Plan

1" = 40'-0"

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Project Proposal

CONTACT:

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vlietstreetdevelopment@gmail.com

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Street, Milwaukee, WI 53208

ARCHITECT:



KCB
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DRAWING ISSUANCE SCHEDULE:

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Preliminary Civil / Landscape Plan

Scale: 1" = 40'-0"

Date: 2/11/2024

Sheet No.

A-003



PROJECT:

Vliet Street Development - 3500 Block of W Vliet St Project Proposal

CONTACT:

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ARCHITECT



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Site Renderings

Scale:

Date: 2/11/2024

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A-011

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PROJECT:

Vliet Street Development - 3500 Block of W Vliet St Project Proposal

CONTACT:

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vlietstreetdevelopment@gmail.com

PROJECT ADDRESS

3510-3602 W Vliet Street & 1415 N 35th
Street, Milwaukee, WI 53208

ARCHITECT



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400 E. Wisconsin Ave. #205
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CONTACT:

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Site Renderings

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