

Approved Conditionally by CPC on 7/11/2016

## THE BREWERY- BLOCK 5

1003 W. Winnebago Street  
Milwaukee, Wisconsin

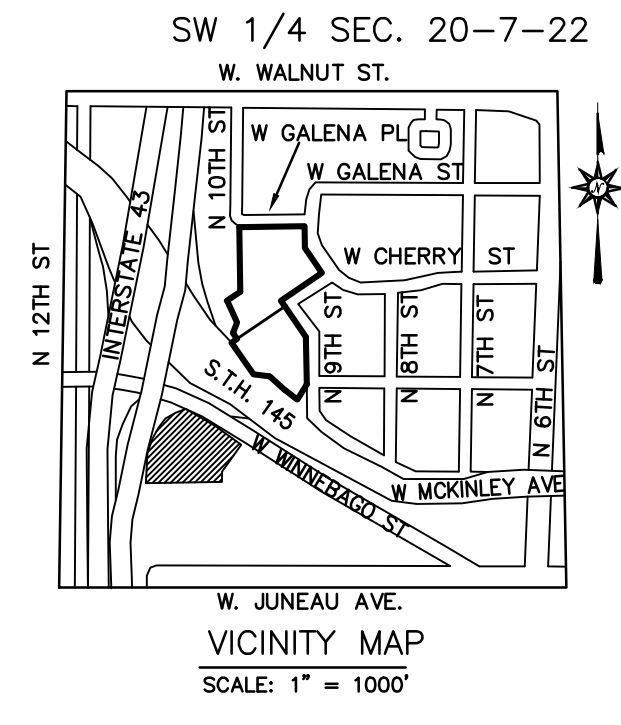


City of Milwaukee- Development  
Zone Plan Review Set

JLA PROJECT NUMBER: 16-0102



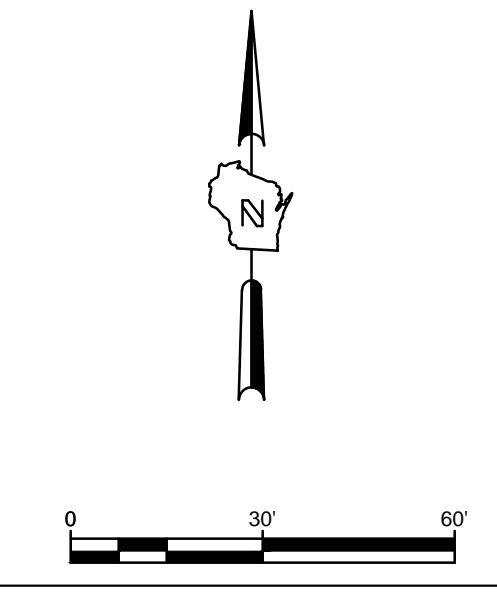
July 5, 2016



**LEGEND**

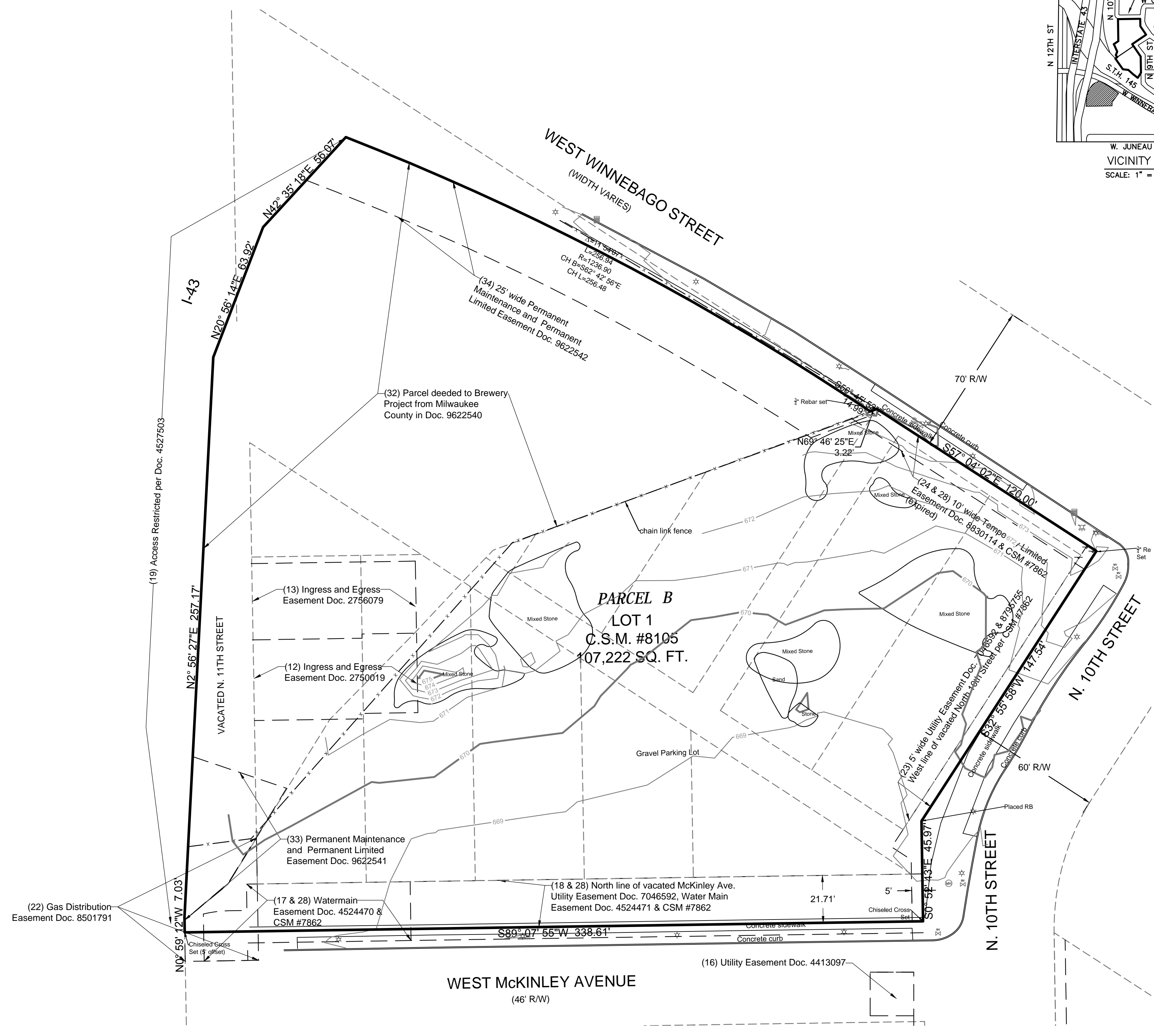
SECTION 1/4 SECTION LINE	PROPERTY LINE
EASEMENT	CHAIN LINK FENCE
GUARD RAIL	METAL FENCE
WOOD FENCE	TREE LINE
OVERHEAD UTILITY LINE	ELECTRIC
TELEPHONE	FIBER OPTIC
CABLE TV	SANITARY SEWER
FORCE MAIN	STORM SEWER
WATER MAIN	GAS
EXISTING MAJOR CONTOUR	EXISTING MINOR CONTOUR
MANHOLE	IRON PIPE FOUNDSET
CATCH BASIN	REBAR FOUNDSET
CATCH BASIN (ROUND)	PK. NAL FOUNDSET
ROOF DRAIN	SPHERICAL
HYDRANT	MONUMENT
WATER VALVE	BENCHMARK
GAS VALVE	SIGN
UTILITY POLE	DECIDUOUS TREE (Shaded)
GUY WIRE	CONIFEROUS TREE (Diameter)
GUY POLE	POST
GAS METER	SOIL BORING
ELECTRIC METER	MONITORING WELL
UTILITY MASTHEAD	CULVERT END
HANDHOLE	TRAFFIC SIGNAL
TRAFFIC SIGNAL	LIGHT POLE

**PABST BLOCK 5**  
**1003 W. WINNEBAGO STREET**  
**MILWAUKEE, WISCONSIN**  
**ALTA/NSPS LAND TITLE SURVEY**



Per Chicago Title Insurance Company Commitment No. CO-4294, with an effective date of January 8, 2016, the following items appear in Schedule B II as exceptions:

- Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly a part of alleys and streets, now vacated. (Affects Parcels A and B).
- Rights, if any, with respect to the maintenance and use of sewers, utility pipes, cables or conduits which may be installed under the surface of the Land. (Affects Parcel B).
- Easement contained in Warranty Deed, recorded on November 1, 1947 as Document No. 2750119. (Affects Parcel B). **SHOWN ON MAP.**
- Reciprocal Easement as set forth in Warranty Deed, recorded on November 29, 1947 as Document No. 2756079. (Affects Parcel B). **SHOWN ON MAP.**
- Easement, recorded on May 27, 1960 as Document No. 3810696. (Affects Parcel A). **PARCEL A EXCEPTIONS DEPICTED ON SEPARATE ALTA/NSPS LAND TITLE SURVEY.**
- Easement, recorded on January 25, 1963 as Document No. 4001251. (Affects Parcel A).
- Easement, recorded on August 23, 1968 as Document No. 4413097. (Affects Parcels A and B). **RELATES TO EASEMENTS THAT NOW LIE WITHIN DEDICATED RIGHTS-OF-WAY.**
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in an Easement, granted to the City of Milwaukee, for water main purposes, recorded on May 12, 1970, as Document No. 4524470. (Affects Parcels A and B). **SHOWN ON MAP.**
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in an Easement, granted to the City of Milwaukee, for water main purposes, recorded on May 12, 1970, as Document No. 4524471. (Affects Parcel A and B). **SHOWN ON MAP.**
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Indenture recorded on May 28, 1970, as Document No. 4527503. (Affects Parcel B). **SOME OF THESE ARE ARE BLANKET IN NATURE, ACCESS RESTRICTION SHOWN ON MAP.**
- Easement, recorded on January 30, 1976 as Document No. 4976875. (Affects Parcel A).
- The subject premises are situated within the area designated as the Pabst Brewing Company Historic District pursuant to a Resolution adopted by the Common Council of the City of Milwaukee on July 30, 1985, a certified copy of which was recorded in the Office of the Register of Deeds for Milwaukee County on August 16, 1985, as Document No. 5836790. (Affects Parcel A).
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a Gas Distribution Easement, granted to Wisconsin Gas Company, a Wisconsin corporation doing business as We Energies, for natural gas purposes, recorded on April 16, 2003, as Document No. 8501791. (Affects Parcels A and B). **AFFECTS PARCEL B ONLY, SHOWN ON MAP.**
- Easement - Underground Conduit and Manholes, recorded on June 2, 2004 as Document No. 8795755. (Affects Parcels A and B). **SHOWN ON MAP.**
- Easement as set forth in Deed by Corporation, recorded on July 26, 2004 as Document No. 8830114. (Affects Parcels A and B). **TEMPORARY LIMITED EASEMENT EXPIRED, SHOWN ONLY FOR REFERENCE.**
- Permanent Limited Easement, recorded on July 26, 2004 as Document No. 8830116. (Affects Parcels A and B). **LIES TO SOUTH OF PARCEL AND SOUTH OF MAPPED AREA.**
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a We Energies Distribution Easement Underground, granted to Wisconsin Electric Power Company, for utility purposes, recorded on November 15, 2004, as Document No. 8901066. (Affects Parcels A and B). **LIES TO SOUTH OF PARCEL WITHIN R/W OF N. 10TH STREET.**
- Temporary Right of Entry, recorded on June 21, 2006 as Document No. 9256294. (Affects Parcel A).
- Water Main Easements, Temporary Limited Easement, Vacated West McKinley Avenue, Vacated North 10th Street, and a requirement that utility lines providing electric power and telephone service and cable television or communications systems lines or cables be installed underground, as set forth in Certified Survey Map No. 7862, recorded on December 21, 2006 as Document No. 9357343. (Affects Parcel B). **SHOWN ON MAP.**
- 60 Foot Wide Underground Conduit Easement, Easement to the City of Milwaukee Over Vacated 10th Street, Vacated North 10th Street, and a requirement that utility lines providing electric power and telephone service and cable television or communications systems lines or cables be installed underground, as set forth on Certified Survey Map No. 7864, recorded on December 21, 2006 as Document No. 9357345. (Affects Parcel A).
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Declaration of Covenants and Restrictions Regarding Groundwater Conditions, recorded on February 15, 2007, as Document No. 9385972. (Affects Parcel B). **BLANKET IN NATURE, AFFECTS ENTIRE PARCEL.**
- Development Agreement made by and among Brewery Project LLC, a Wisconsin limited liability company, BP Property Owner LLC, a Wisconsin limited liability company, the City of Milwaukee, a Wisconsin municipal corporation, and the Redevelopment Authority of the City of Milwaukee, recorded on December 5, 2007 as Document No. 9531757, as corrected by Affidavit of Correction, recorded on December 18, 2007 as Document No. 9536671. (Affects Parcel B). **BLANKET IN NATURE, AFFECTS ENTIRE PARCEL.**
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the Warranty Deed recorded on July 8, 2008, as Document No. 9622540. (Affects Parcel B). **SHOWN ON MAP.**
- Permanent Maintenance Easement and Permanent Limited Easement, recorded on July 8, 2008 as Document No. 9622541. (Affects Parcel B). **SHOWN ON MAP.**
- Permanent Maintenance Easement and Permanent Limited Easement, recorded on July 8, 2008 as Document No. 9622542. (Affects Parcel B). **SHOWN ON MAP.**
- City Utility Easement, Vacated North 10th Street, and a requirement that utility lines providing electric power and telephone service and cable television or communications systems lines or cables be installed underground as set forth on Certified Survey Map 8091, recorded on October 1, 2008 as Document No. 9655460. (Affects Parcel A).
- Permanent Maintenance Easements and Permanent Limited Easements, Ingress Egress Easements, Apparent Easement for Tunnel, Water Main Easement, Utility Easements, Temporary Limited Easement, Vacated Alleys, Vacated West McKinley Avenue, Vacated N. 11th Street, and a requirement that utility lines providing electric power and telephone service and cable television or communications systems lines or cables be installed underground, as set forth on Certified Survey Map No. 8105, recorded on November 5, 2008 as Document No. 9667774. (Affects Parcel B). **SHOWN ON MAP BUT REFERENCED TO OTHER EXCEPTION #S.**
- Stormwater Lateral and Surface Drainage Easements, recorded on January 9, 2009 as Document No. 9686916. (Affects Parcel A).
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a Distribution Easement Joint Electric & Gas, granted to Wisconsin Electric Power Company and Wisconsin Gas LLC, a Wisconsin corporations doing business as We Energies, for utility purposes, recorded on May 4, 2009, as Document No. 9733750. (Affects Parcel A).
- City Utility Easement, Vacated North 10th Street, and a requirement that utility lines providing electric power and telephone service and cable television or communications systems lines or cables be installed underground, as set forth on Certified Survey Map No. 8336, recorded on March 18, 2011 as Document No. 9980411. (Affects Parcel A).
- Easement(s) for the purpose(s) and rights incidental thereto, as granted in a Distribution Easement Underground, granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, for utility purposes, recorded on July 12, 2011, as Document No. 10013164. (Affects Parcel A).
- Private Joint Alleyway and Access Easement, recorded on August 9, 2011 as Document No. 10021342. (Affects Parcel A).



Legal description per Chicago Title Insurance Company Commitment No. CO-4294, with an effective date of January 8, 2016:

Parcel B:  
Lot 1 of Certified Survey Map No. 8105, recorded on November 5, 2008, in Reel 6979 of Certified Survey Maps, as Document No. 9667774, being Lot 4 in Certified Survey Map No. 7862 and that part of Lots 3 through 11 and vacated alleys and vacated North 11th Street and Vacated West McKinley Avenue Adjoining said lots, all in Block 121, in Plat of the Town of Milwaukee on the West Side of the River, in the Southwest 1/4 of the Southwest 1/4 of Section 20, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No: 362-0531-7  
Address: 1003 W Winnebago St.

**PARCEL A DEPICTED ON SEPARATE ALTA/NSPS LAND TITLE SURVEY**

**GENERAL NOTES:**

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- DRAWING IS BASED ON FIELD SURVEY COMPLETED BY DOUG CHEVERIE ON FEBRUARY 19, 2016.
- HORIZONTAL DATUM FOR THE PROJECT SURVEY IS WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 27 WITH THE SOUTH LINE OF THE SW 1/4 OF SECTION 20-7-22 BEARING N88°57'51"E.
- PARCEL FALLS IN ZONE X PER FEMA FLOOD PANEL 55079C0091E WITH AN EFFECTIVE DATE OF 9/26/2008.

Surveyor's Certification:  
To: Milhaus Properties, LLC  
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7, 8, 11, and 13 of Table A thereof. The field work was completed on \_\_\_\_\_.

Date of Map \_\_\_\_\_

Baiba M. Rozite, PLS 2351

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

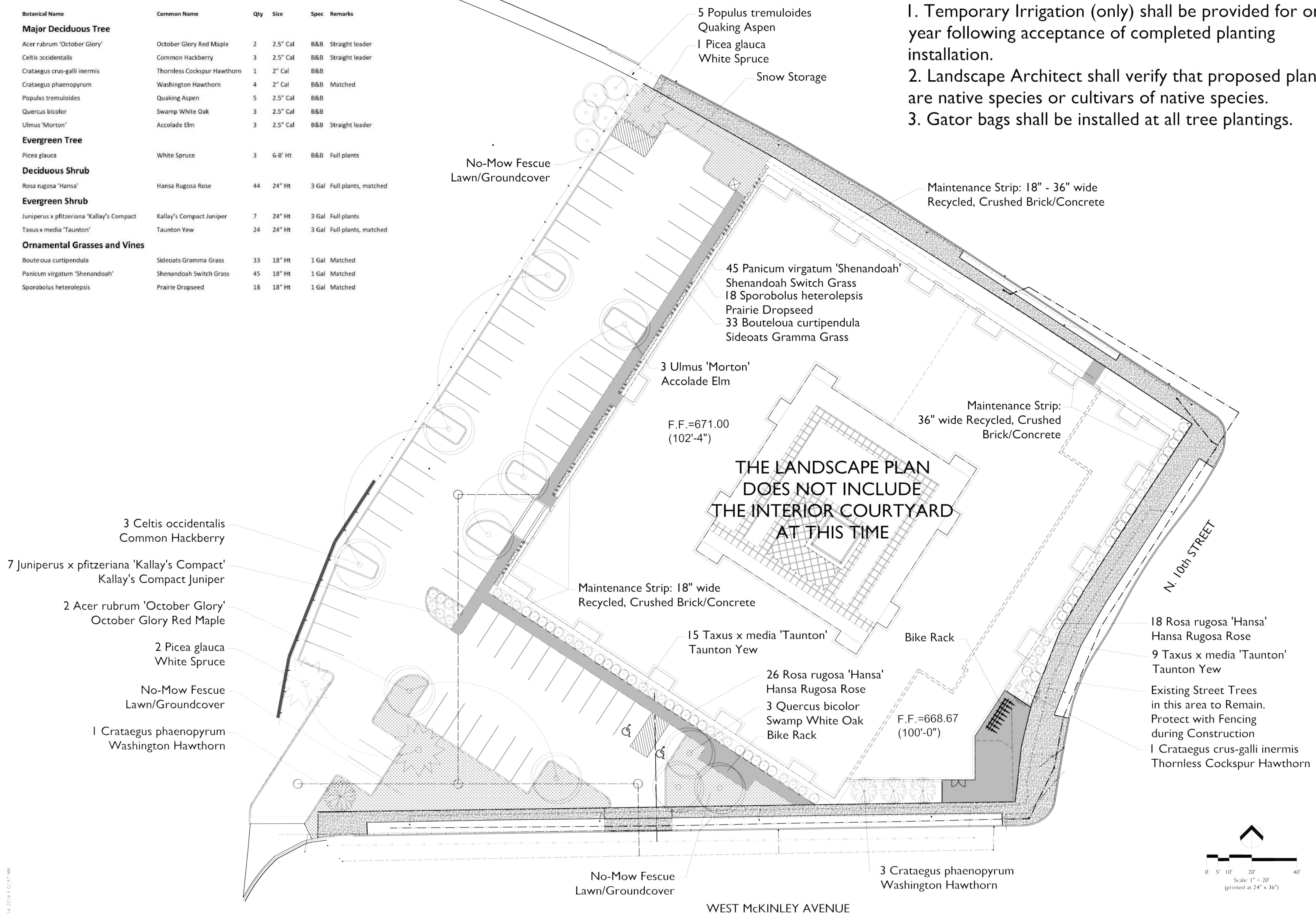
NO. REVISION	DATE	BY
DRWNG NO.	15803-ALTA.dwg	
DRAWN BY:	B.M.R.	
DATE:	2-15-2016	
PROJECT NO:	15803	
CHECKED BY:		
APPROVED BY:		
SHEET NO.:		

# Block 5 Plant Schedule

Botanical Name	Common Name	Qty	Size	Spec	Remarks
<b>Major Deciduous Tree</b>					
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2	2.5" Cal	B&B	Straight leader
<i>Celtis occidentalis</i>	Common Hackberry	3	2.5" Cal	B&B	Straight leader
<i>Crataegus crus-galli inermis</i>	Thornless Cockspur Hawthorn	1	2" Cal	B&B	
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	4	2" Cal	B&B	Matched
<i>Populus tremuloides</i>	Quaking Aspen	5	2.5" Cal	B&B	
<i>Quercus bicolor</i>	Swamp White Oak	3	2.5" Cal	B&B	
<i>Ulmus</i> 'Morton'	Accolade Elm	3	2.5" Cal	B&B	Straight leader
<b>Evergreen Tree</b>					
<i>Picea glauca</i>	White Spruce	3	6-8" Ht	B&B	Full plants
<b>Deciduous Shrub</b>					
<i>Rosa rugosa</i> 'Hansa'	Hansa Rugosa Rose	44	24" Ht	3 Gal	Full plants, matched
<b>Evergreen Shrub</b>					
<i>Juniperus x pfitzeriana</i> 'Kallay's Compact'	Kallay's Compact Juniper	7	24" Ht	3 Gal	Full plants
<i>Taxus x media</i> 'Taunton'	Taunton Yew	24	24" Ht	3 Gal	Full plants, matched
<b>Ornamental Grasses and Vines</b>					
<i>Bouteloua curtipendula</i>	Sideoats Gramma Grass	33	18" Ht	1 Gal	Matched
<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass	45	18" Ht	1 Gal	Matched
<i>Sporobolus heterolepis</i>	Prairie Dropseed	18	18" Ht	1 Gal	Matched

# Block 5 Planting Notes:

1. Temporary Irrigation (only) shall be provided for one year following acceptance of completed planting installation.
2. Landscape Architect shall verify that proposed plantings are native species or cultivars of native species.
3. Gator bags shall be installed at all tree plantings.



## THE BREWERY - BLOCK 5

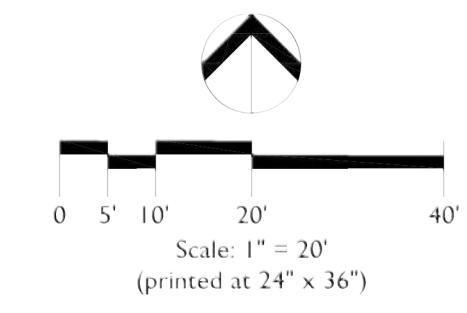
**PROGRESS DOCUMENTS**  
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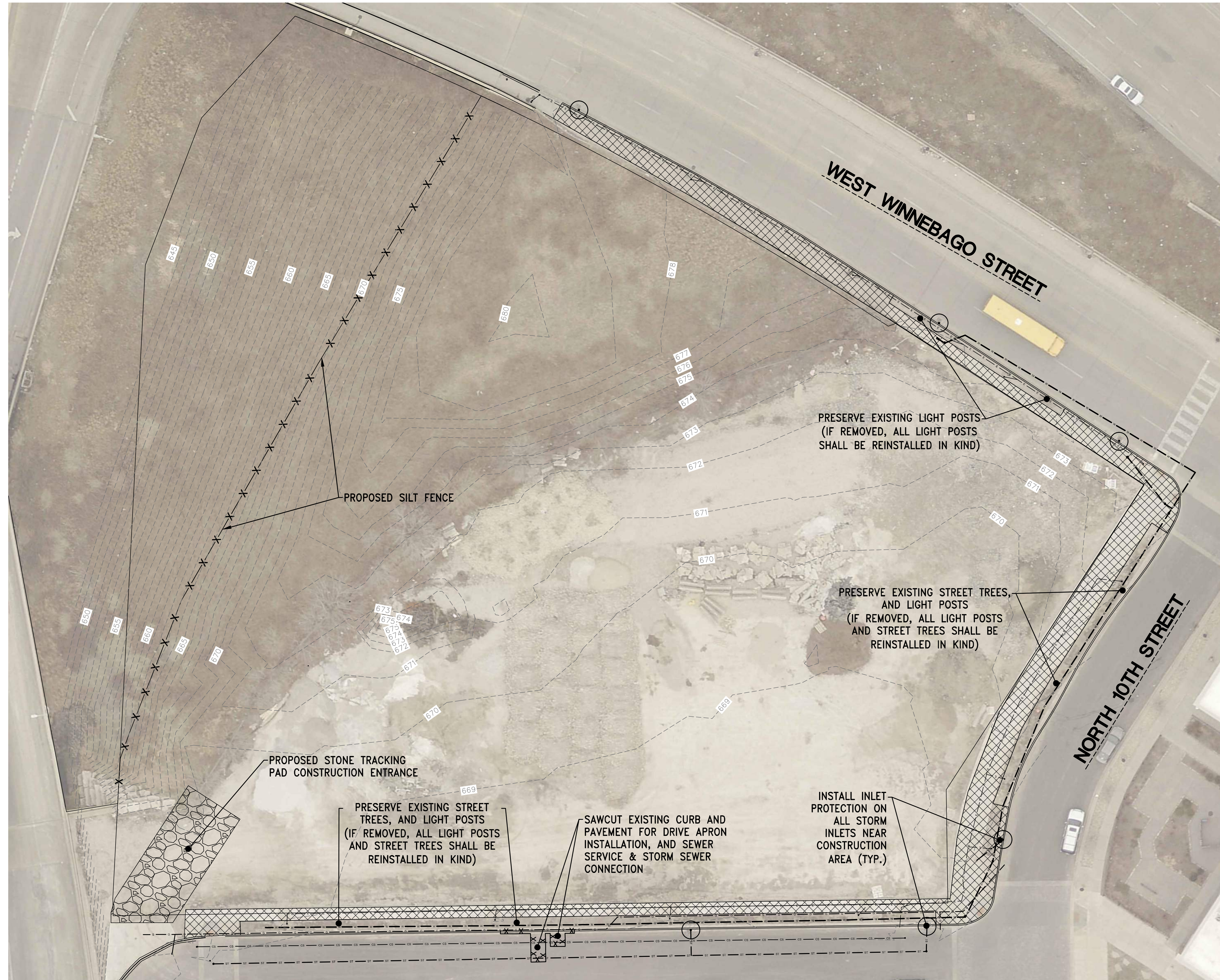
DATE OF ISSUANCE July 1, 2016

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**Planting Plan**

SHEET NUMBER  
**L100**





**LEGEND:**

- - - 665 - - - EXISTING CONTOUR
- - - - - EXISTING STORM SEWER
- - - - - EXISTING COMBINED SEWER
- - - - - EXISTING GAS MAIN
- - - - - EXISTING WATER MAIN
- - - - - EXISTING UNDERGROUND ELECTRIC
- X X X X X PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- X X PROPOSED SAW CUT



12660 W. NORTH AVENUE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
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Progress Plan Review Set

**THE BREWERY- BLOCK 5**

**PROGRESS DOCUMENTS**

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

**CIVIL SITE DEMO AND EROSION CONTROL PLAN**

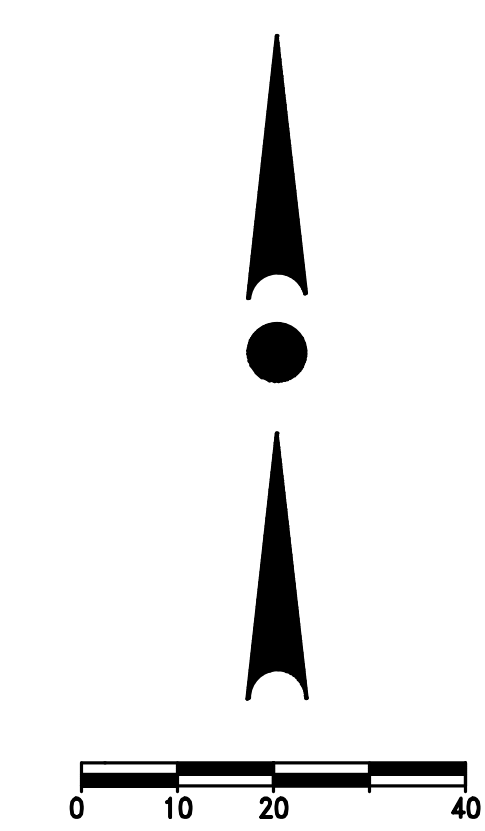
SHEET NUMBER

**C100**

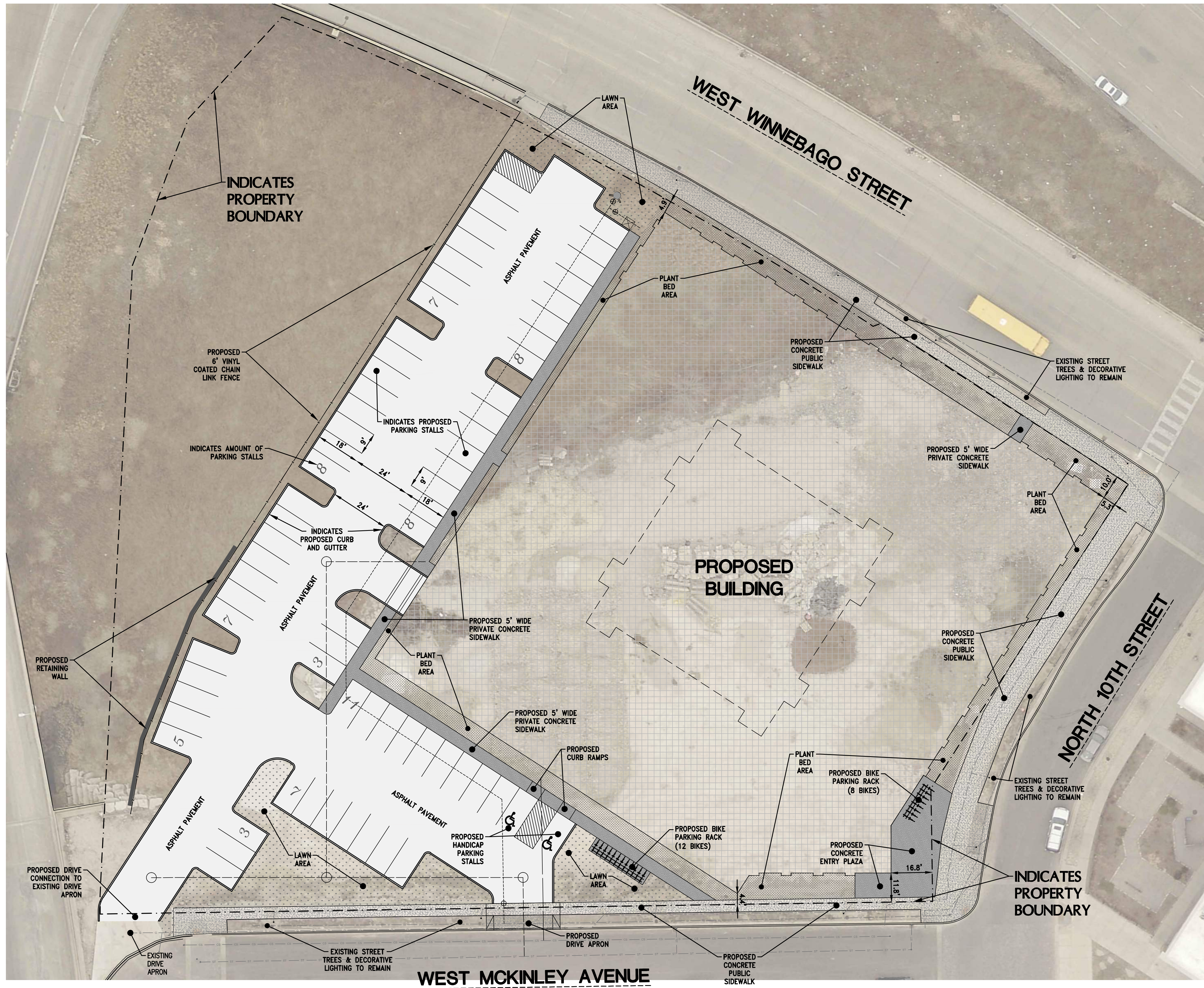
**WEST MCKINLEY AVENUE**

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

**NOTE:** EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



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**SITE DATA**

TOTAL LOT AREA:	107,222 S.F. (2.46 Acres)
PROPOSED BUILDING FOOTPRINT:	45,483 S.F. (1.04 Acres) 42.42% of Lot
PROPOSED PARKING & DRIVE:	23,898 S.F. (0.55 Acres) 22.29% of Lot
PROPOSED SIDEWALK & PATIOS:	3,566 S.F. (0.08 Acres) 3.33% of Lot
TOTAL IMPERVIOUS AREA:	72,947 S.F. (1.21 Acres) 68.03% of Lot
TOTAL OPEN SPACE:	34,275 S.F. (0.79 Acres) 31.97% of Lot
TOTAL SURFACE PARKING SPACES:	67 SPACES
2 HANDICAP PARKING SPACES PROVIDED	

**LEGEND:**

	EXISTING STORM SEWER
	EXISTING COMBINED SEWER
	EXISTING GAS MAIN
	EXISTING WATER MAIN
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SANITARY SERVICE
	PROPOSED CHAIN LINK FENCE
	PROPOSED RETAINING WALL



JOSEPH LEE + ASSOCIATES  
2418 CROSSROADS DRIVE SUITE 2300  
MADISON, WISCONSIN 53718  
608.241.9500

JLA PROJECT NUMBER: 16-0102



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Progress Plan Review Set

**THE BREWERY- BLOCK 5**

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

**CIVIL SITE DEVELOPMENT PLAN**

SHEET NUMBER

**C200**

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## THE BREWERY- BLOCK 5

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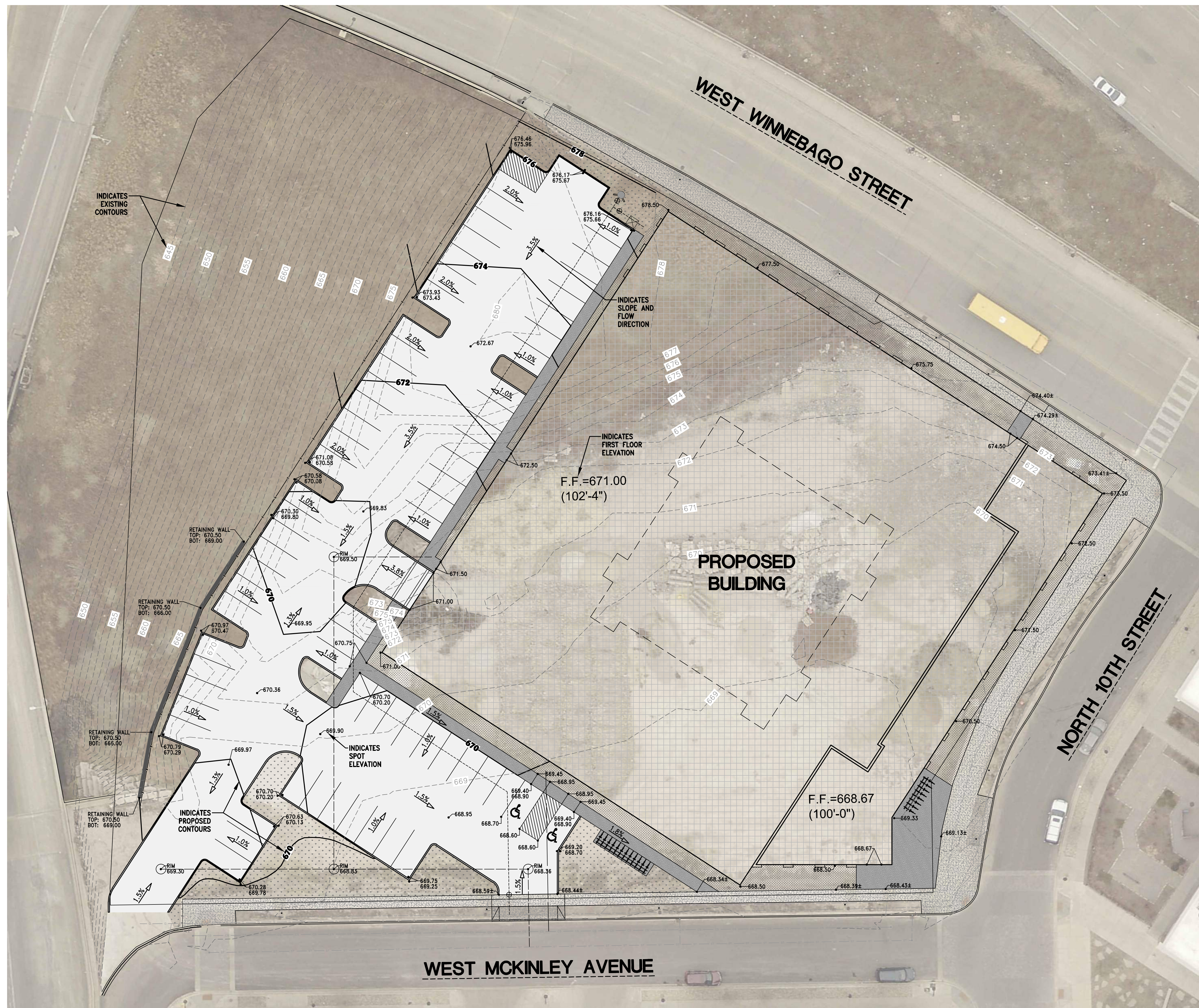
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

### CIVIL SITE GRADING PLAN

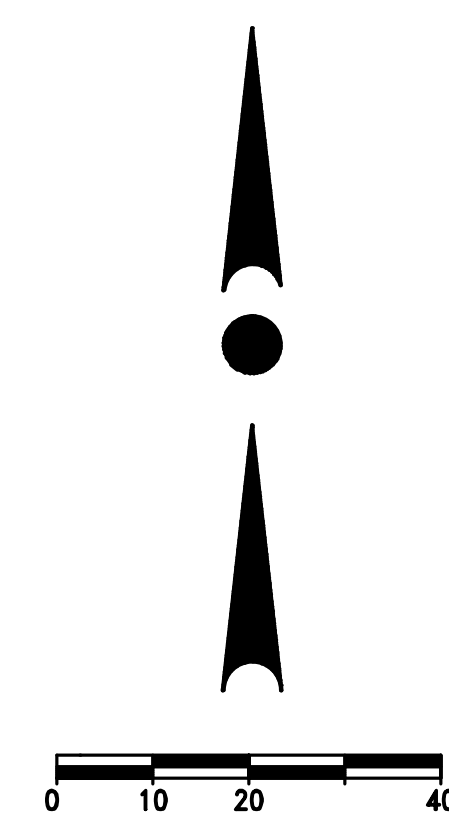
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# C300



**LEGEND:**

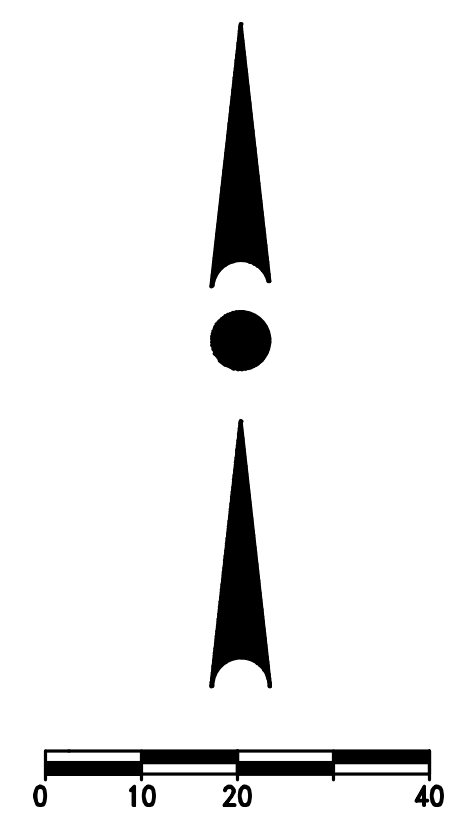
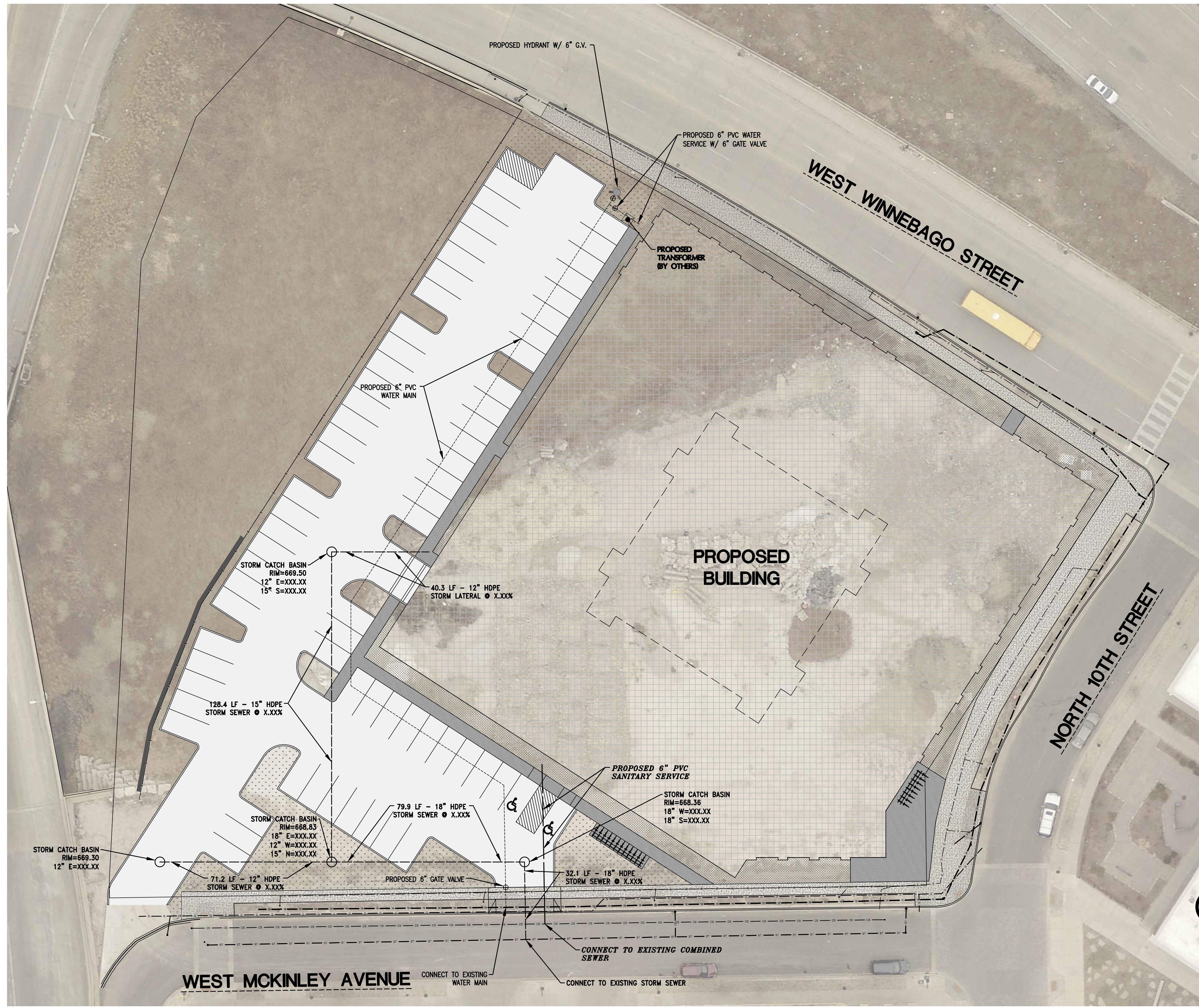
- - - 665 - - - EXISTING CONTOUR
- - - - - EXISTING STORM SEWER
- - - - - EXISTING COMBINED SEWER
- - - - - EXISTING GAS MAIN
- - - - - EXISTING WATER MAIN
- - - - - EXISTING UNDERGROUND ELECTRIC
- - - 672 - - - PROPOSED CONTOUR
- 668.00 - - - PROPOSED SPOT ELEVATION
- 1.0% - - - PROPOSED FLOW ARROW
- F.F.=668.67 - - - PROPOSED FIRST FLOOR ELEV.
- - - - - PROPOSED STORM SEWER
- - - - PROPOSED STORM MANHOLE
- - - - PROPOSED WATER MAIN
- ⊕ - - - PROPOSED HYDRANT
- ⊕ - - - PROPOSED GATE VALVE
- - - - - PROPOSED SANITARY SERVICE
- - - - - PROPOSED CHAIN LINK FENCE
- - - - - PROPOSED RETAINING WALL



**CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511**

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**LEGEND:**

- — — — — EXISTING STORM SEWER
- — — — — EXISTING COMBINED SEWER
- — — — — EXISTING GAS MAIN
- — — — — EXISTING WATER MAIN
- — — — — EXISTING UNDERGROUND ELECTRIC
- — — — — PROPOSED STORM SEWER
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Progress Plan Review Set

## THE BREWERY - BLOCK 5

### PROGRESS DOCUMENTS

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DATE OF ISSUANCE July 1, 2016

### REVISION SCHEDULE

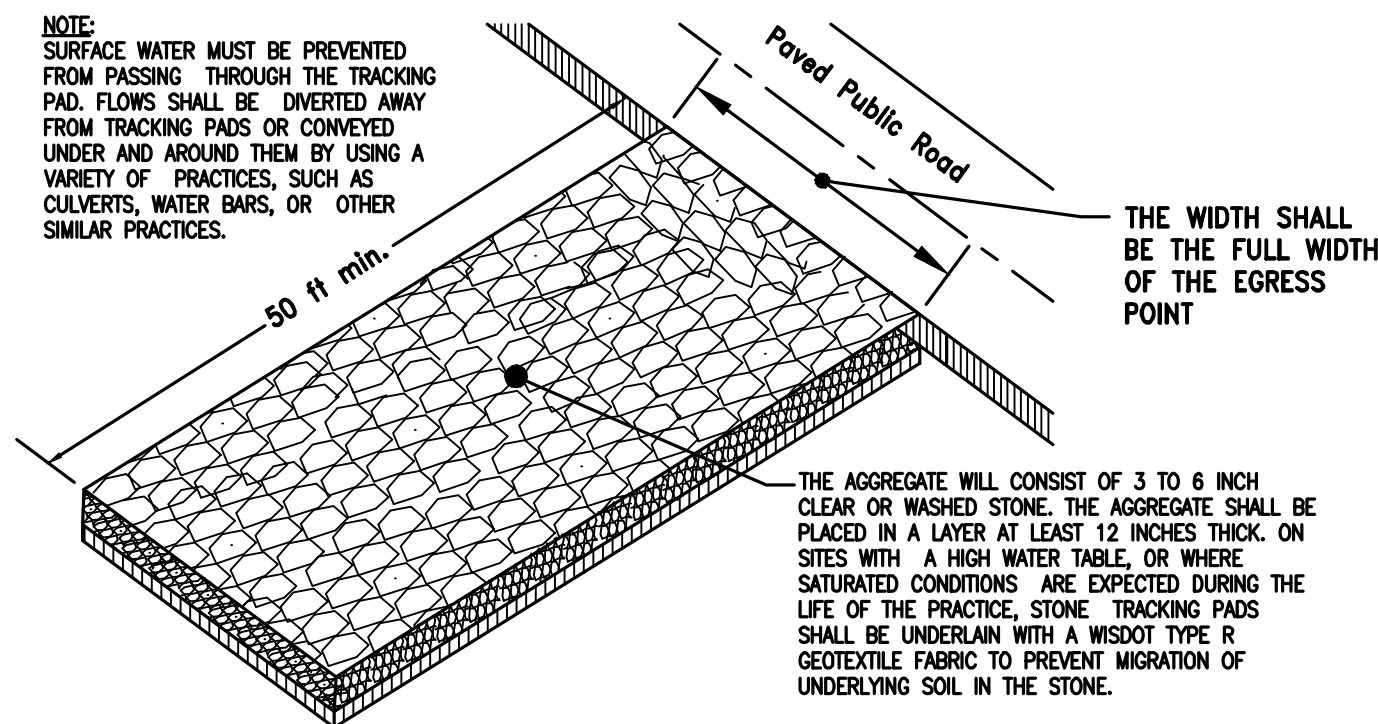
Mark	Description	Date

SHEET TITLE

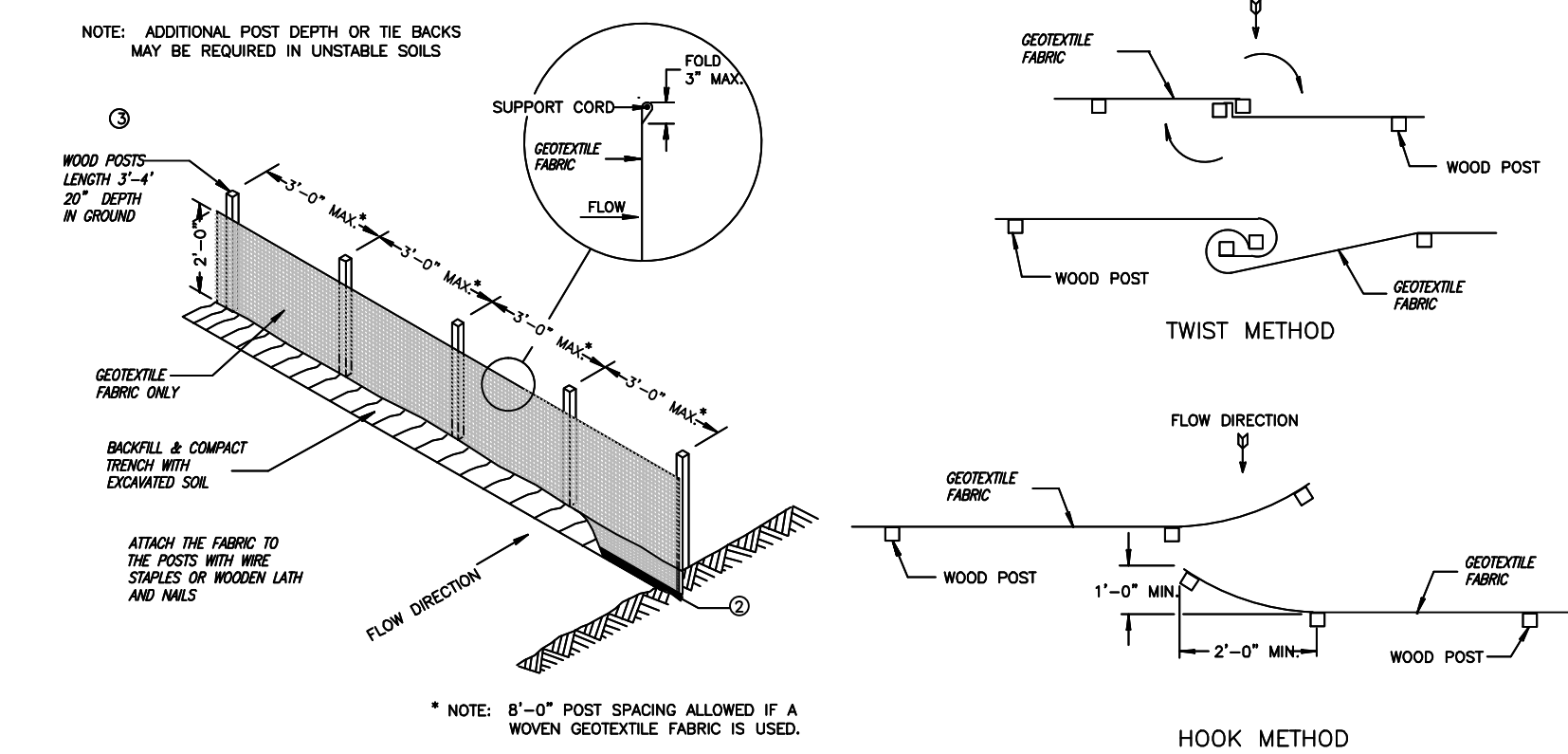
## CIVIL SITE UTILITY PLAN

SHEET NUMBER

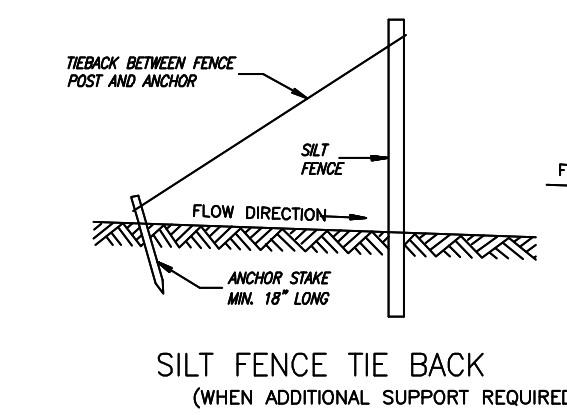
# C400



CONSTRUCTION ENTRANCE DETAIL  
NO SCALE

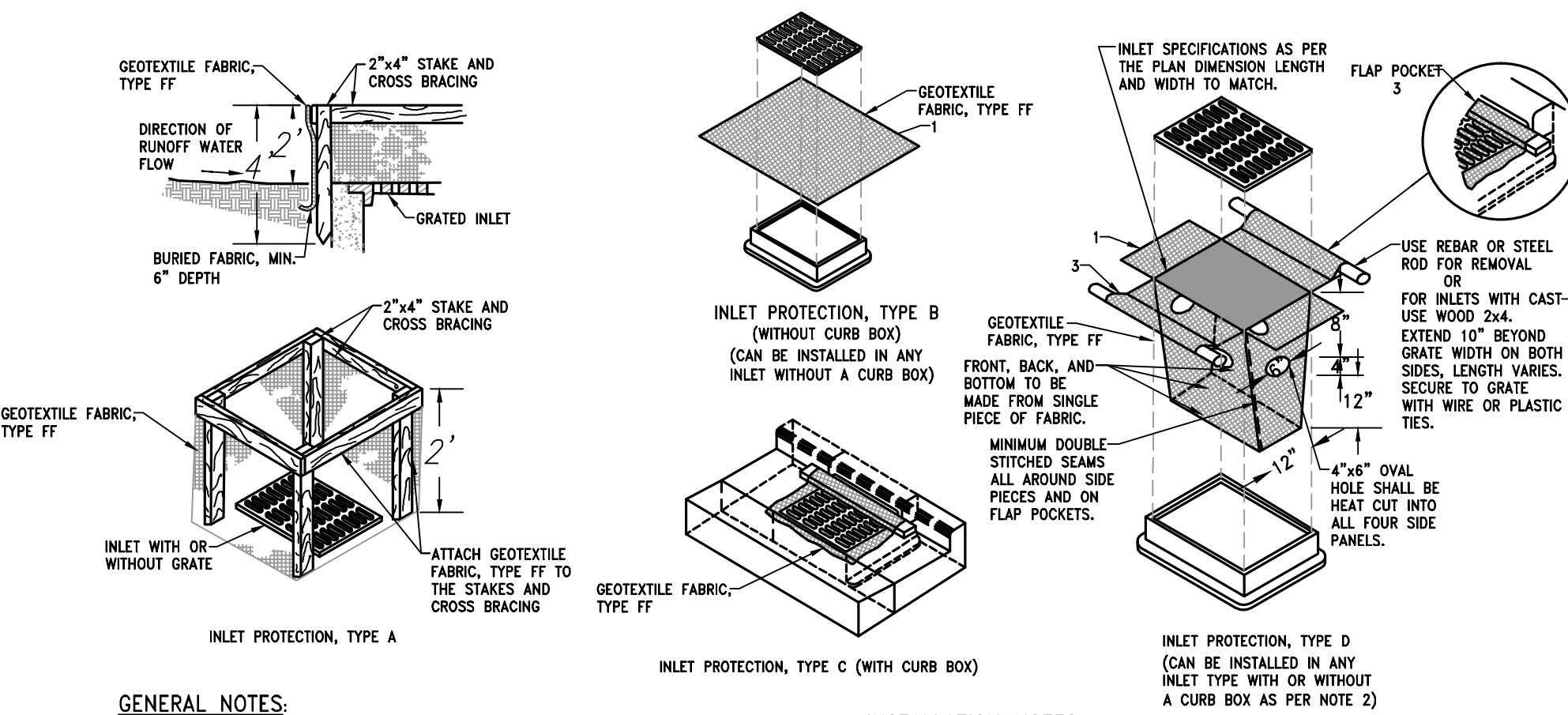


SILT FENCE



TRENCH DETAIL

SILT FENCE INSTALLATION DETAIL  
NO SCALE

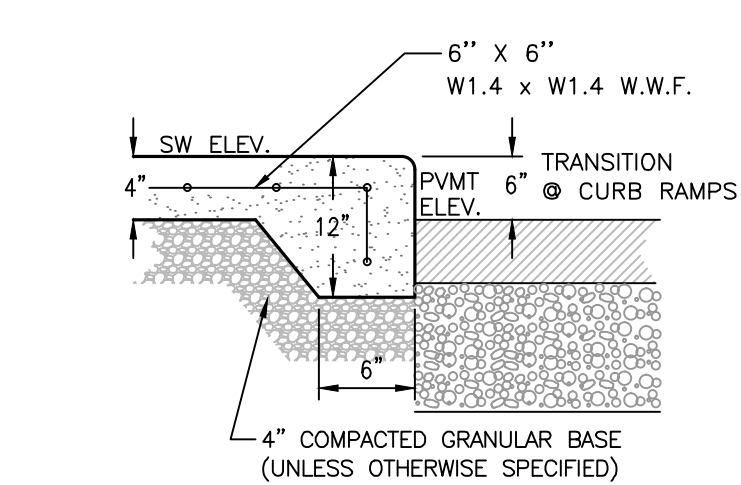


INLET PROTECTION DETAIL  
NO SCALE

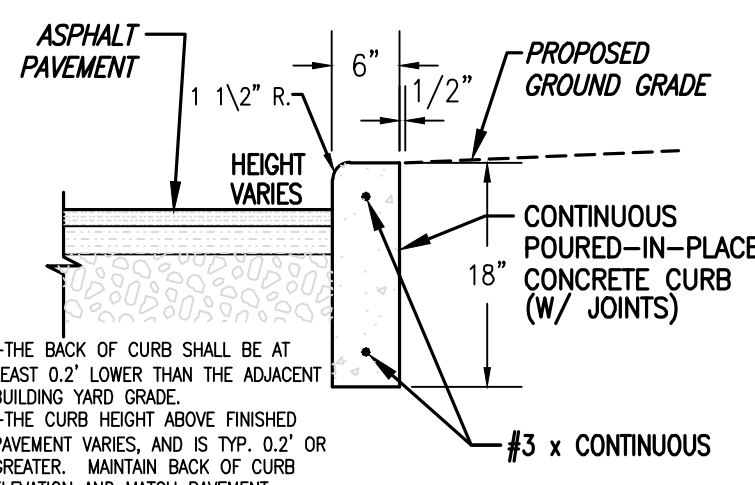
- GENERAL NOTES:**
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
  - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
  - FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
  - FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
  - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

**INSTALLATION NOTES:**

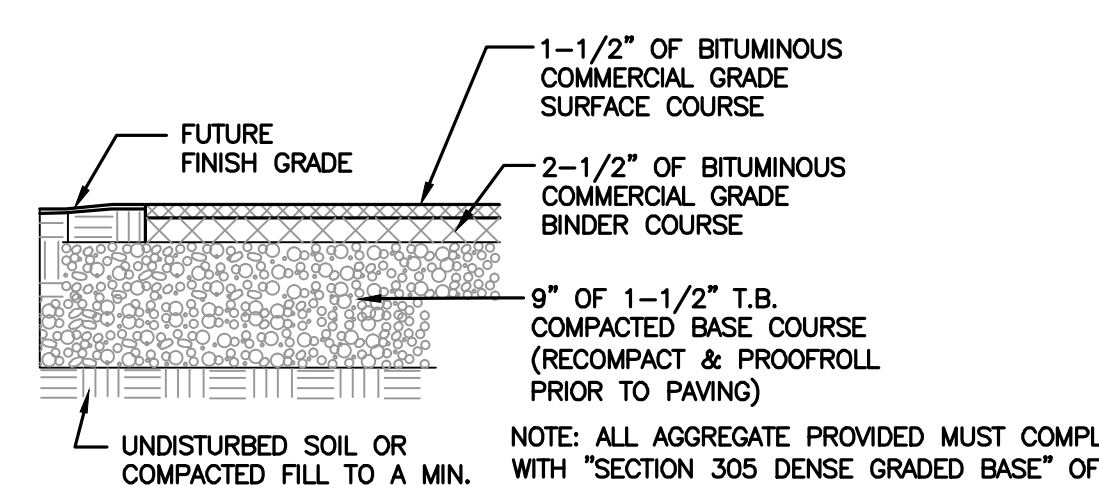
- TYPE B & C**  
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OF OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**  
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



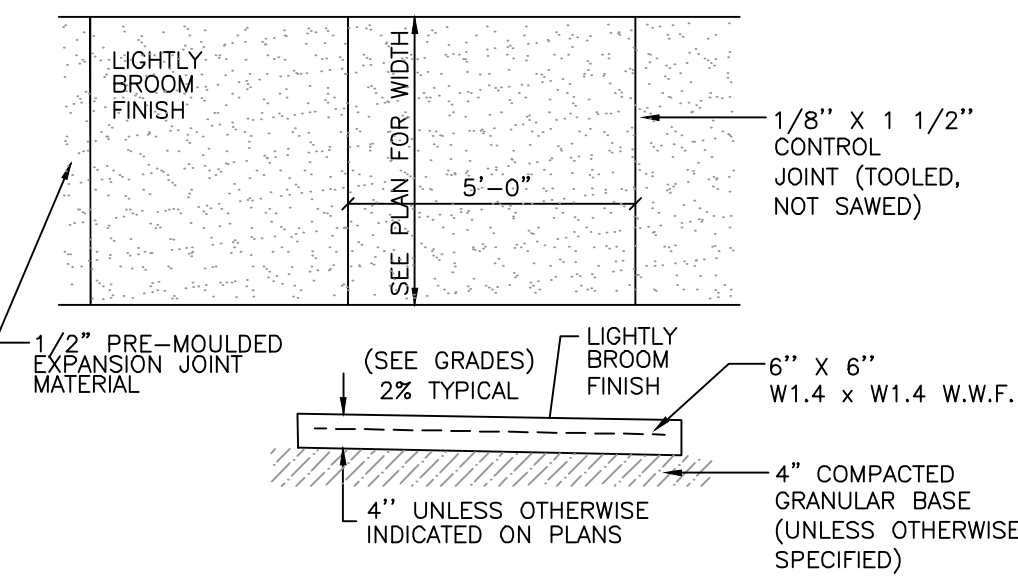
INTEGRAL SIDEWALK & BARRIER CURB  
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



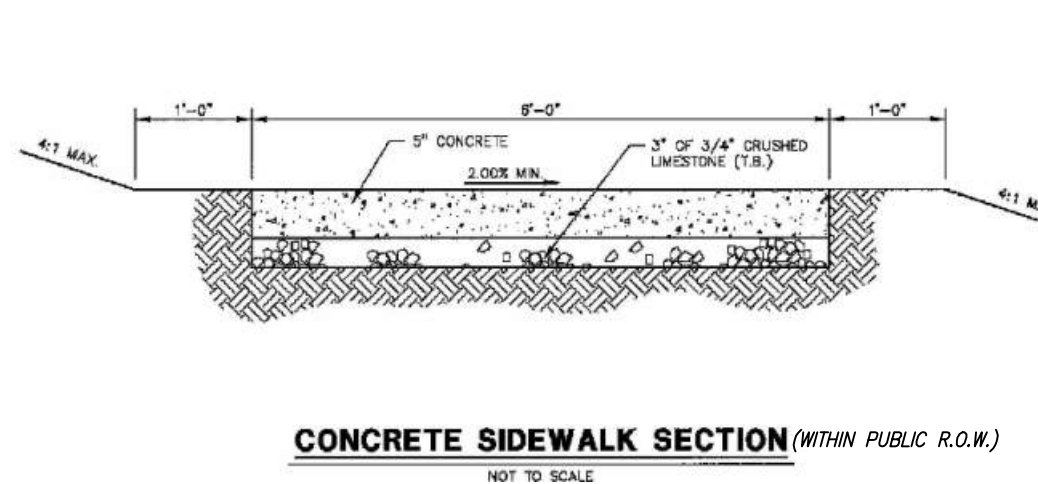
CONCRETE CURB DETAIL  
NO SCALE



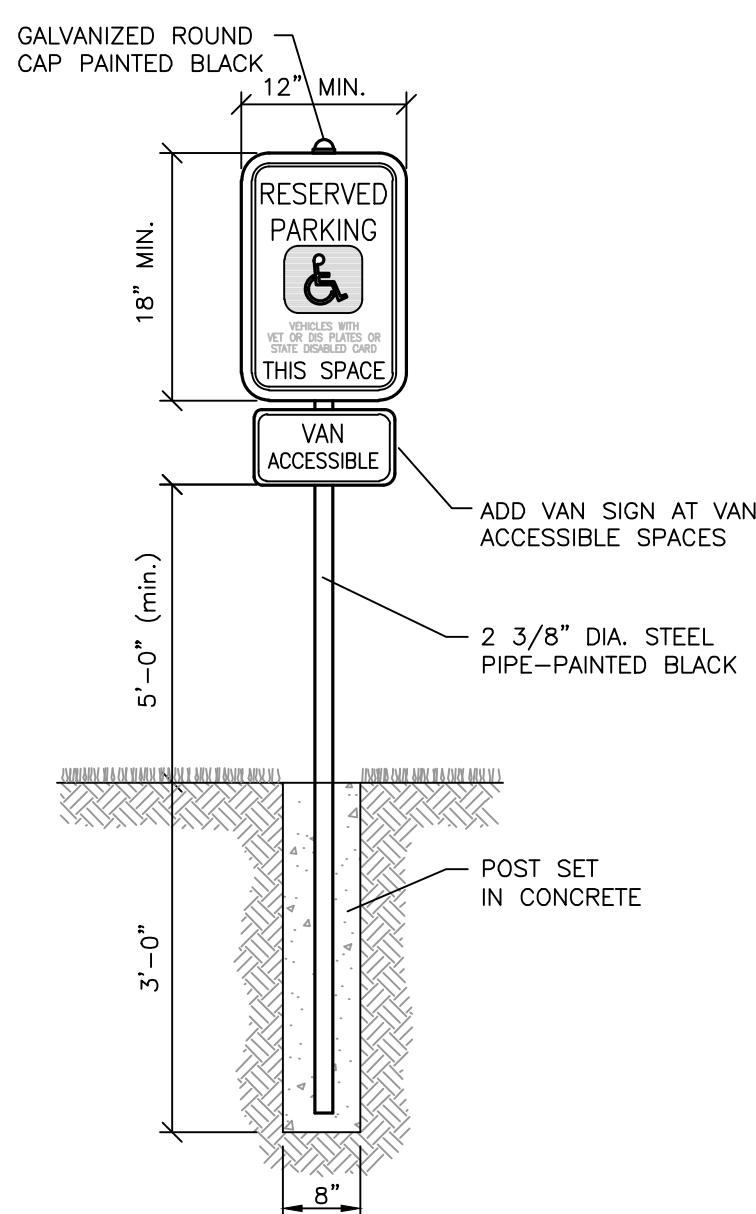
PARKING LOT ASPHALT PAVING DETAIL  
NO SCALE



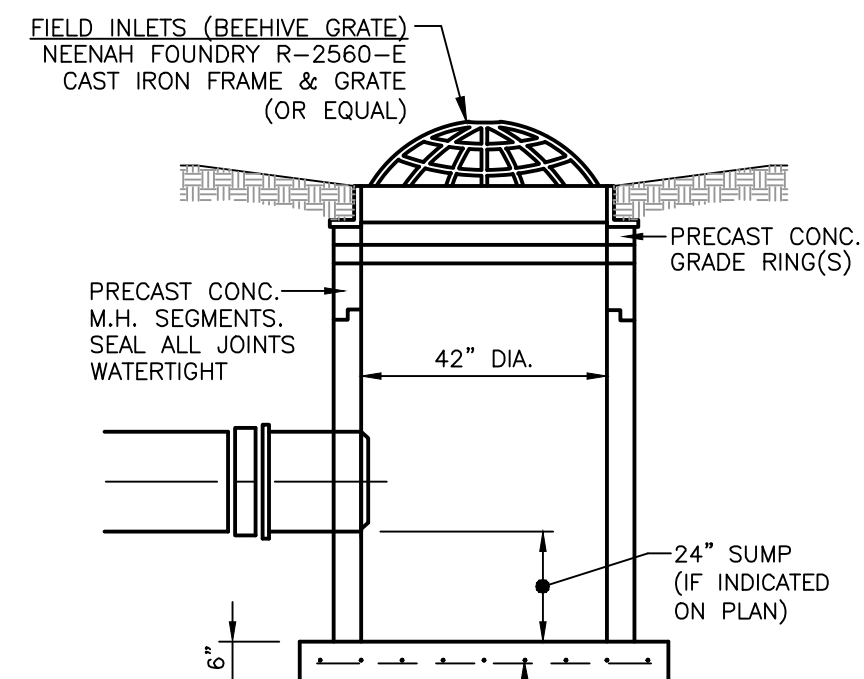
PRIVATE CONCRETE SIDEWALK DETAIL  
NO SCALE



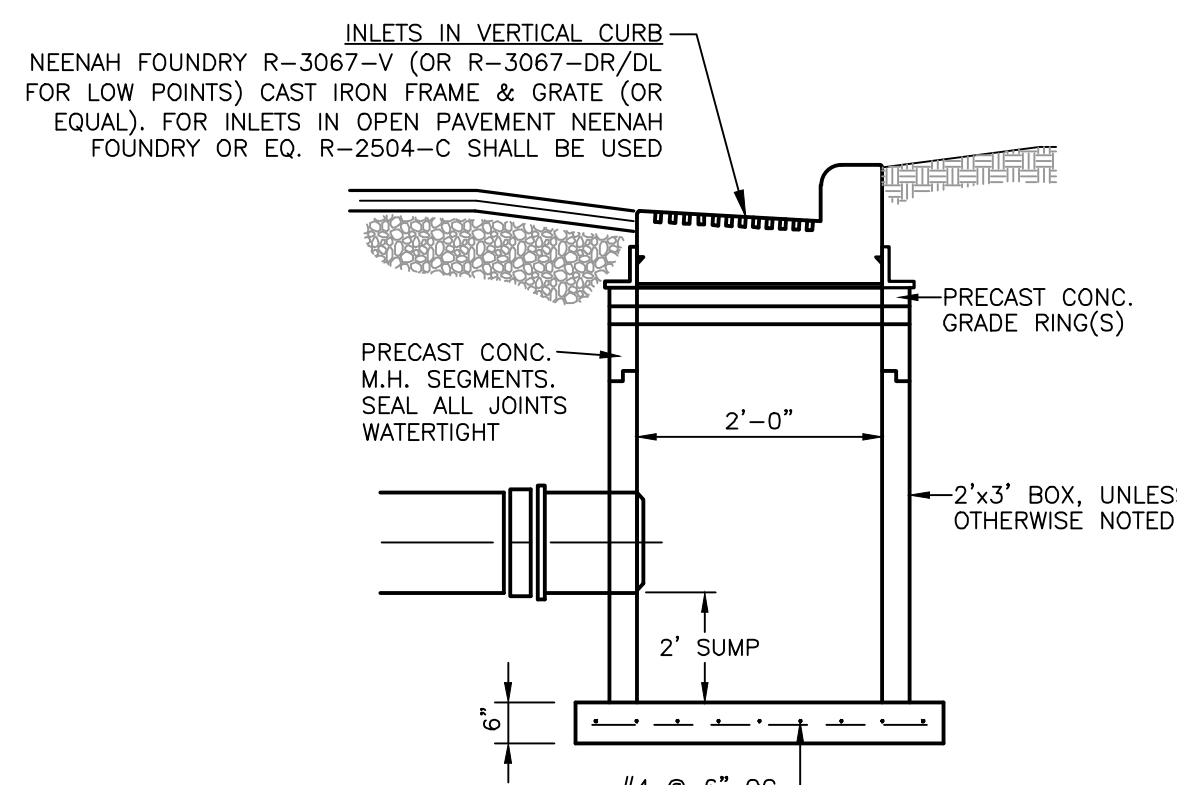
CONCRETE SIDEWALK SECTION (WITHIN PUBLIC R.O.W.)  
NO SCALE



HANDICAP SIGNAGE DETAIL  
NO SCALE



STORM SEWER FIELD INLET DETAIL  
NO SCALE



STORM SEWER CATCH BASIN  
NO SCALE

**COMPLIANT DOCUMENTATION:**

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDR STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.

**CONTRACTOR RESPONSIBILITY:**

- EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.
- THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE CONSTRUCTION INSPECTION PLAN.
- ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

**CONSTRUCTION NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
- ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN BEST MANAGEMENT PRACTICE HANDBOOK AND TECHNICAL STANDARDS.
- ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, SILT SOCK, GRAVEL ENTRANCE, SILTATION BASIN, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION. GRADING ASSOCIATED WITH INSTALLATION OF EROSION OR SEDIMENTARY PRACTICES MAY OCCUR CONCURRENTLY WITH INSTALLATION OF PRACTICES.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
- INLETS SHALL BE PROTECTED WITH AN EROSION BARRIER MEETING WDR TECHNICAL STANDARD 1060 UNTIL THE AREA HAS BEEN STABILIZED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
- UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD A MINIMUM OF FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN SEVEN DAYS AFTER BEING DISTURBED USING THE SEED MIX SPECIFIED ON THE PLANS.
- ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.
- REFER TO EROSION CONTROL PLAN FOR SITE EROSION CONTROL ELEMENTS, REQUIREMENTS.



JOSEPH LEE + ASSOCIATES  
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JLA PROJECT NUMBER: 16-0102



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Progress Plan Review Set

THE BREWERY- BLOCK 5

PROGRESS DOCUMENTS

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DATE OF ISSUANCE July 1, 2016

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

CIVIL  
CONSTRUCTION  
NOTES & DETAILS

SHEET NUMBER

C500





City of Milwaukee- Development Zone  
Plan Review Set

THE BREWERY- BLOCK 5

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DATE OF ISSUANCE July 5, 2016

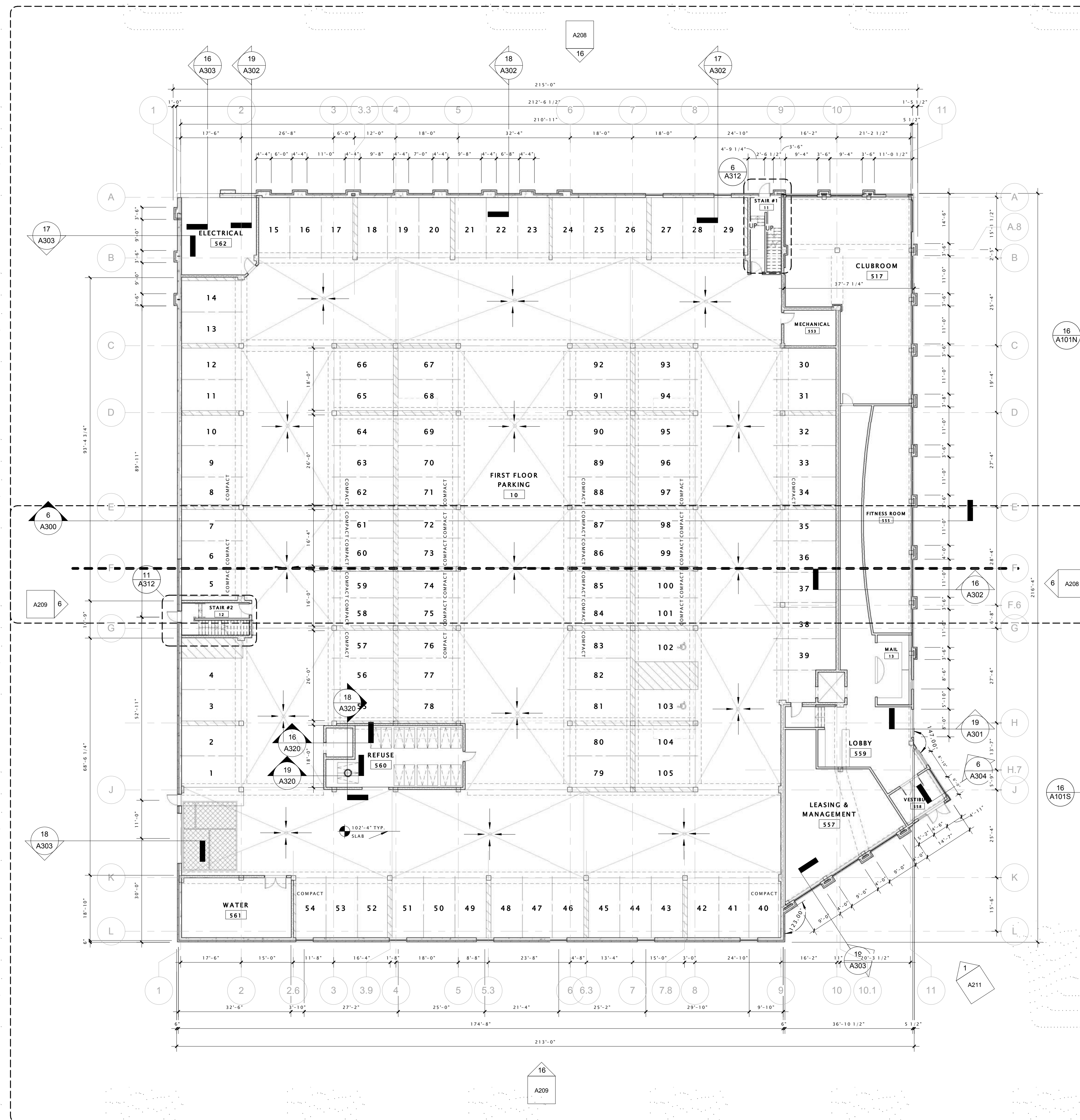
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

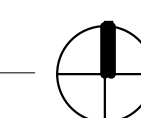
FIRST FLOOR PLAN-  
OVERALL

SHEET NUMBER

A101



16 FIRST FLOOR  
1/16" = 1'-0"





City of Milwaukee- Development Zone  
Plan Review Set

THE BREWERY- BLOCK 5

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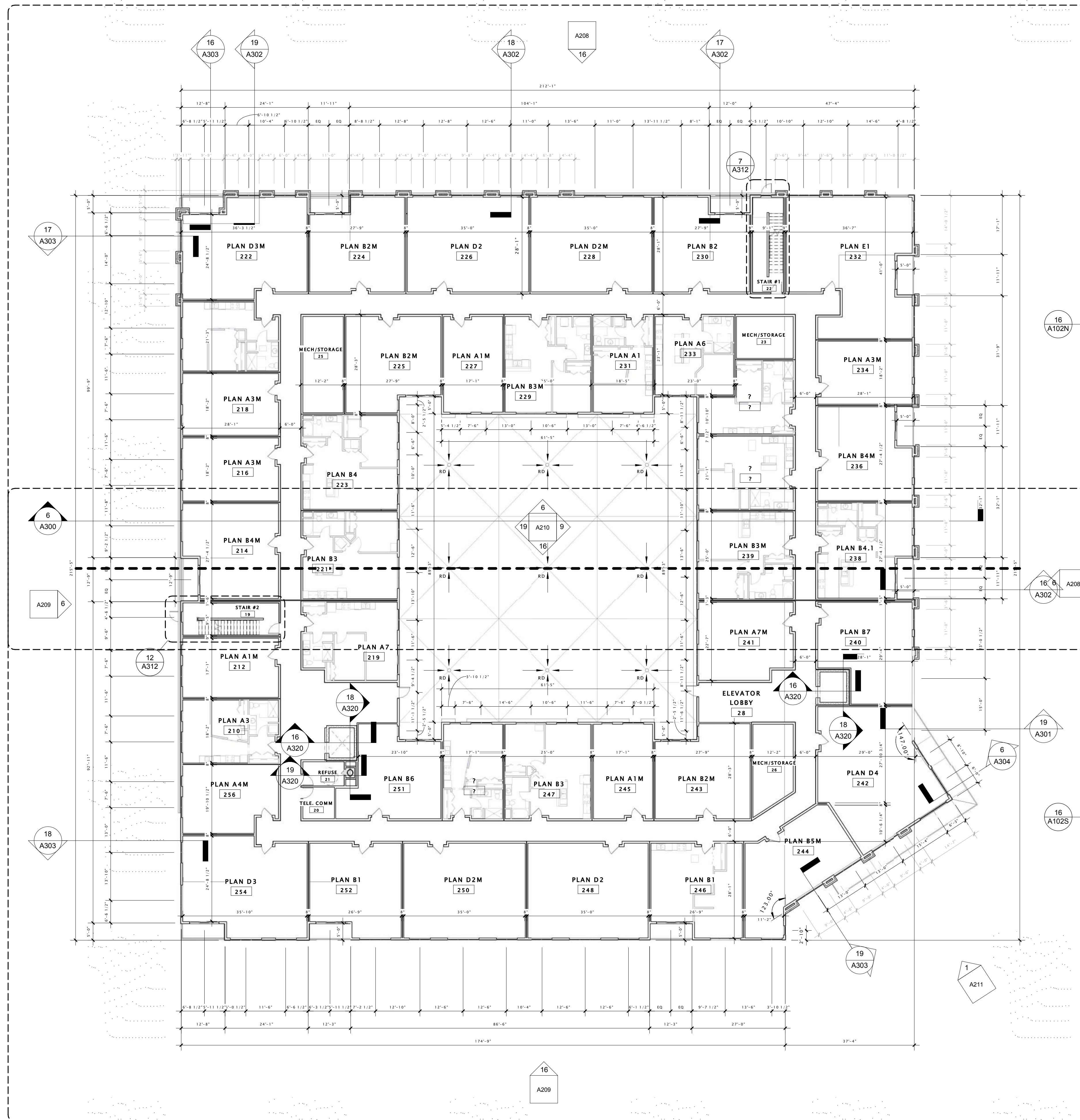
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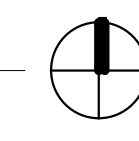
SECOND FLOOR  
PLAN- OVERALL

### SHEET NUMBER

A102



16 SECOND FLOOR  
1/16" = 1'-0"





City of Milwaukee- Development Zone  
Plan Review Set

THE BREWERY- BLOCK 5

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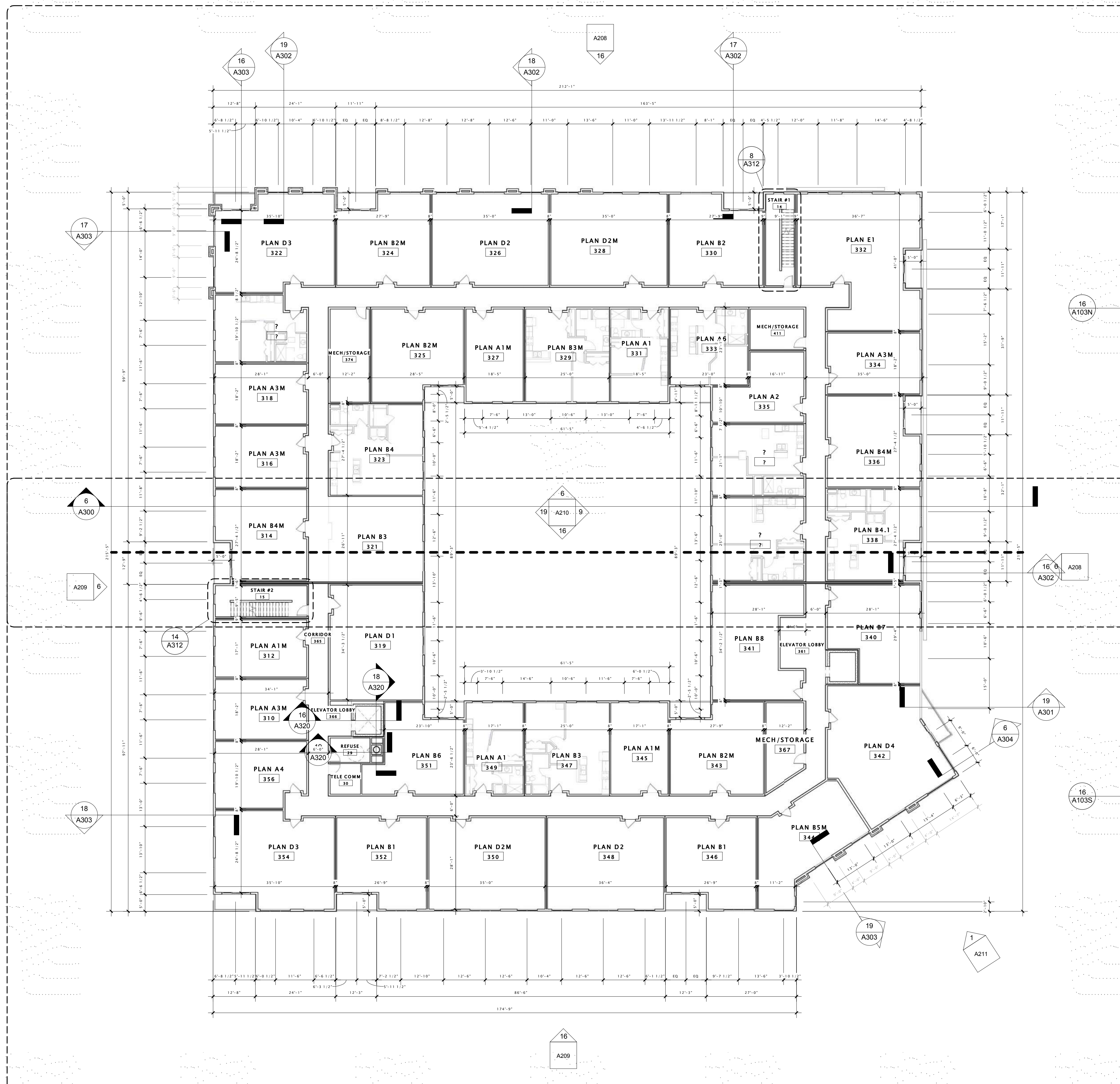
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Mark	Description	Date

SHEET TITLE

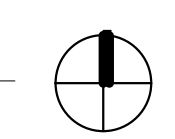
THIRD FLOOR PLAN-  
OVERALL

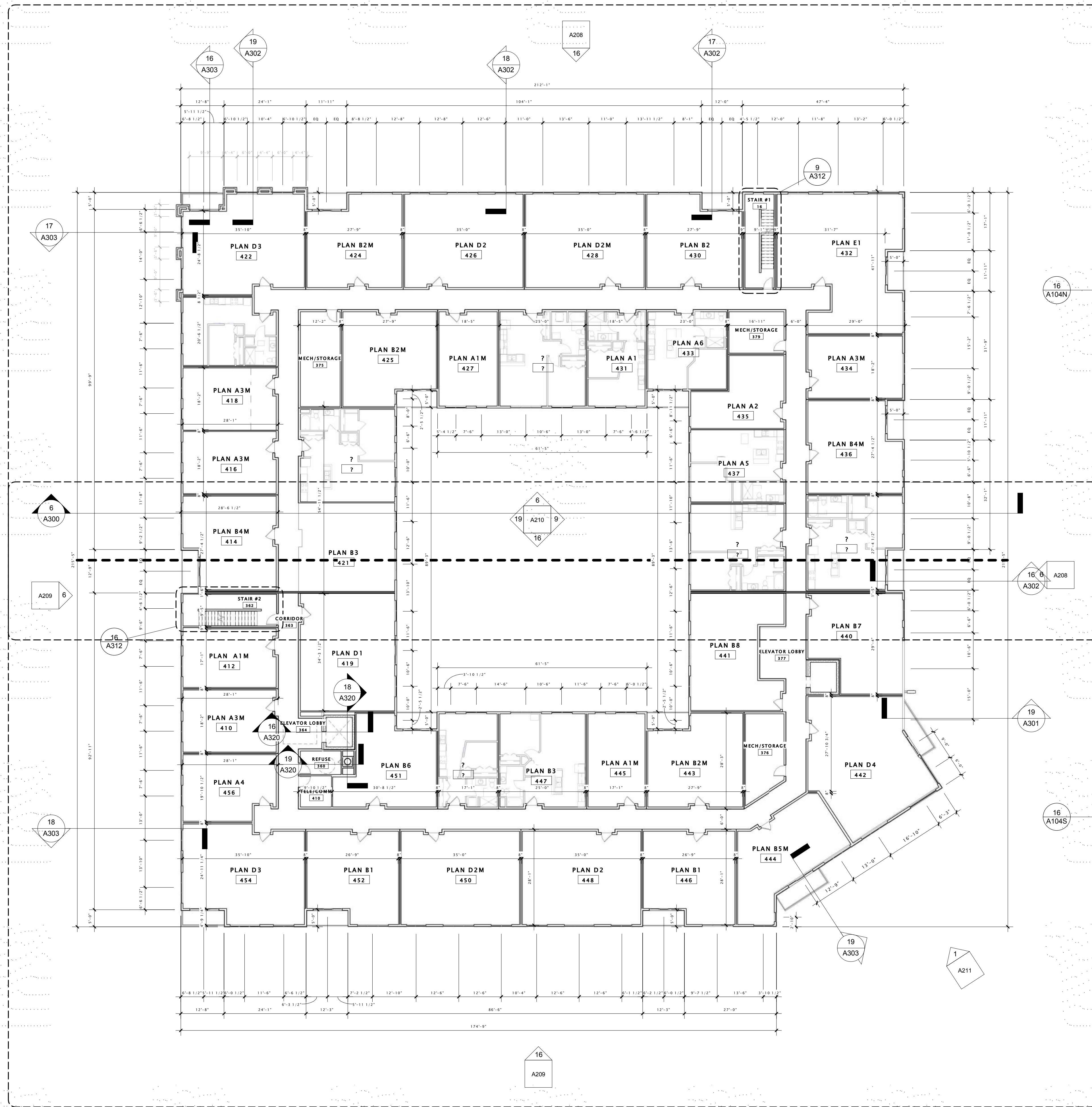
SHEET NUMBER

A103



16 THIRD FLOOR  
1/16" = 1'-0"





16 FOURTH FLOOR  
1/16" = 1'-0"



City of Milwaukee- Development Zone  
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THE BREWERY- BLOCK 5

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR  
PLAN- OVERALL

SHEET NUMBER

A104



City of Milwaukee- Development Zone  
Plan Review Set

THE BREWERY- BLOCK 5

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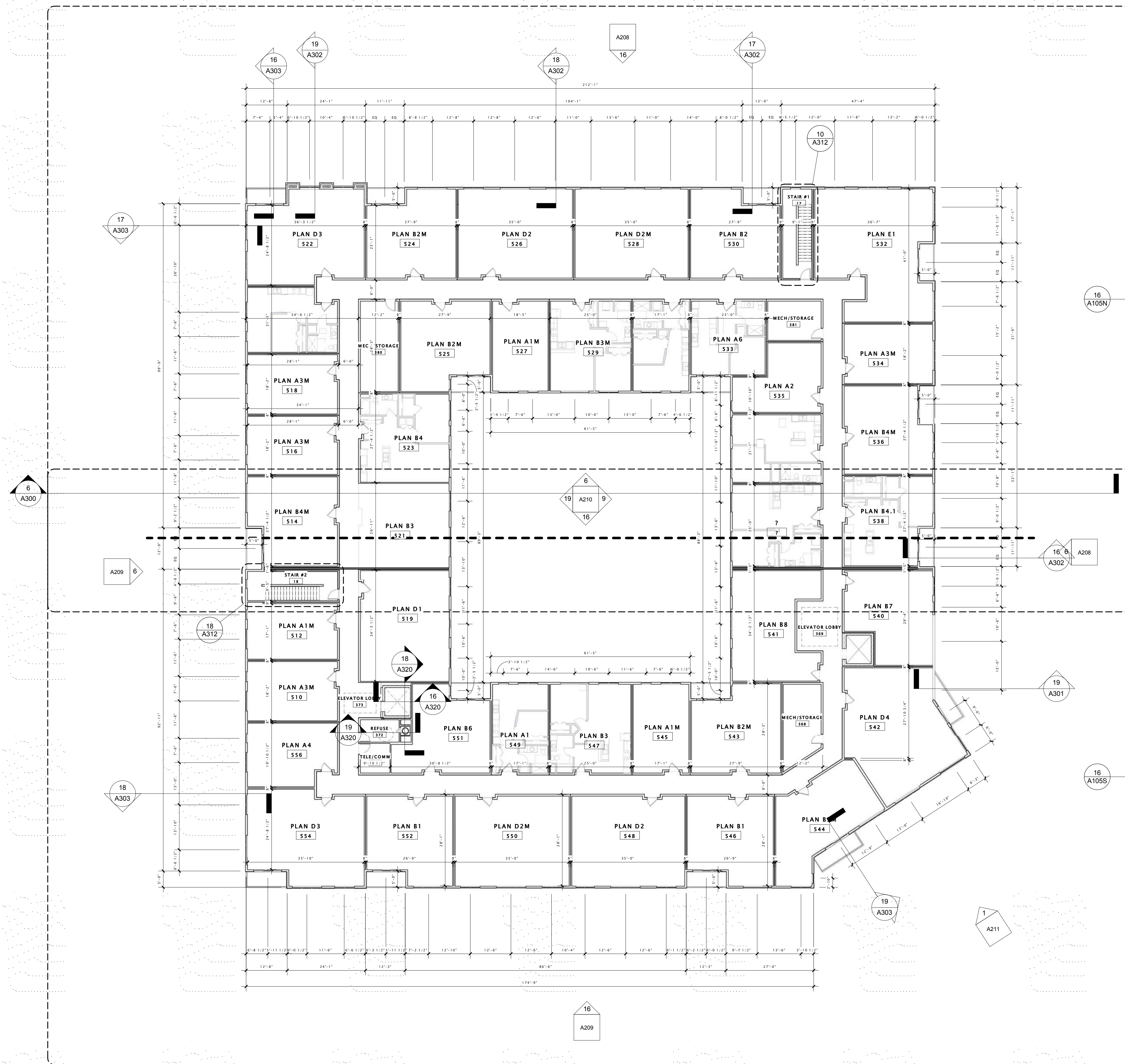
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

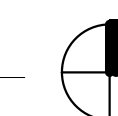
FIFTH FLOOR PLAN-  
OVERALL

SHEET NUMBER

A105



16 FIFTH FLOOR  
1/16" = 1'-0"





City of Milwaukee- Development Zone  
Plan Review Set

## THE BREWERY- BLOCK 5

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



6 East Elevation  
3/32" = 1'-0"



16 North Elevation  
3/32" = 1'-0"



City of Milwaukee- Development Zone  
Plan Review Set

## THE BREWERY- BLOCK 5

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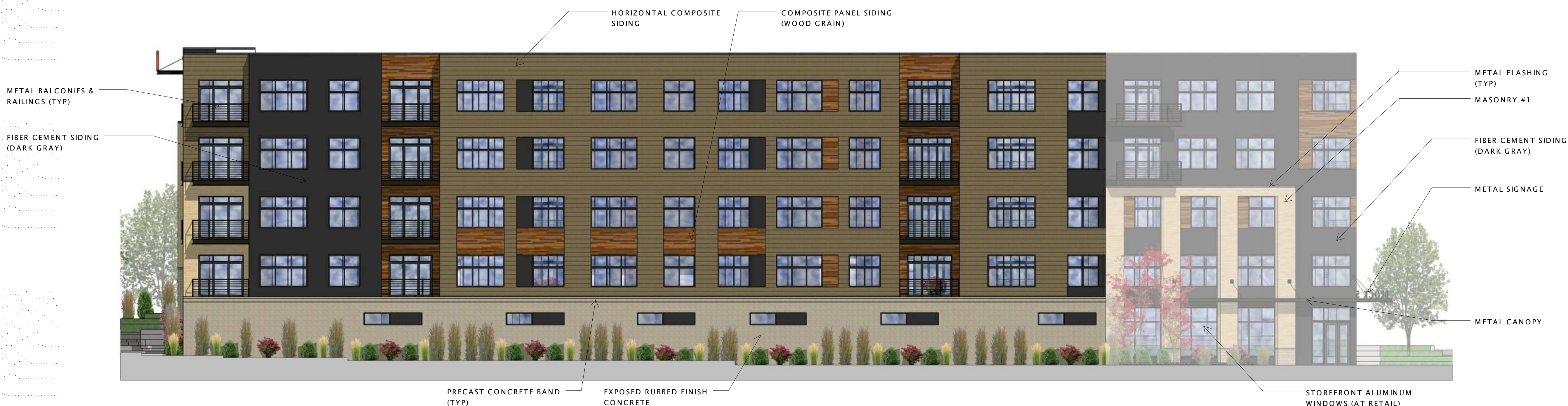
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A201**



16 West Elevation  
3/32" = 1'-0"



16 South Elevation  
3/32" = 1'-0"

**PROGRESS DOCUMENTS**

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A202



6 Courtyard South Elevation  
3/32" = 1'-0"



8 Courtyard West Elevation  
3/32" = 1'-0"



16 Courtyard North Elevation  
3/32" = 1'-0"



18 Courtyard East Elevation  
3/32" = 1'-0"