

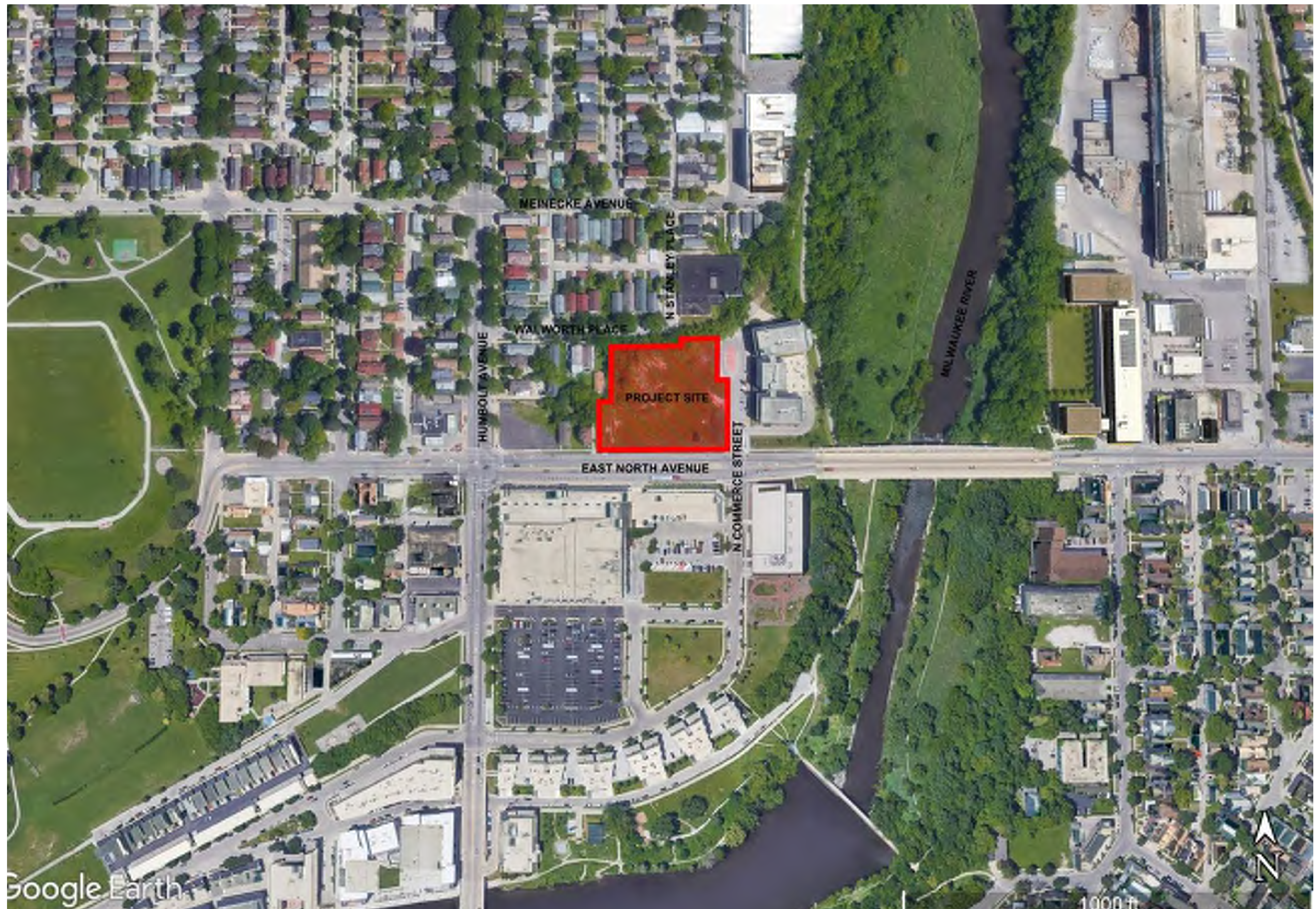


RIVERWEST | RESIDENTIAL BUILDING + FOOD ACCELERATOR

1132-1164 E. NORTH AVENUE | MILWAUKEE, WI

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE





I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, it's exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

Kevin A. Slotke, P.L.S. 2503

4/27/2023



Legal description per First American Title Insurance Company Commitment No. NCS-1034185-MKE, with an effective date of April 26, 2021 (Revision No. 1):

PARCEL A:
LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 7980 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON OCTOBER 8, 2007 AS DOCUMENT NO. 9505405, BEING A DIVISION OF LOTS 1 THRU 8 AND PART OF LOTS 28 THRU 30, IN BLOCK 1 IN WALWORTH'S SUBDIVISION, ALSO LOTS 1 THRU 7, IN BLOCK 2 IN MARINER'S SUBDIVISION, ALSO PART OF LOTS 17, 18 AND 19 (SCHOOL LANDS), ALL BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 1164 AND 1136-1146 EAST NORTH AVENUE, MILWAUKEE, WI
TAX PARCEL NO.: 320-1692-000 (LOT 2) AND 320-1693-000 (LOT 3)

PARCEL B:
LOT 27, BLOCK 1 IN WALWORTH'S SUBDIVISION OF LOT 17 IN THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPTING THEREFROM, THE SOUTH 2 FEET CONVEYED TO THE CITY OF MILWAUKEE BY WARRANTY DEED RECORDED AS DOCUMENT NO. 6439862.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 1132 EAST NORTH AVENUE, MILWAUKEE, WI
TAX PARCEL NO.: 320-1416-100

Per First American Title Insurance Company Commitment No. NCS-1034185-MKE, with an effective date of April 26, 2021 (Revision No. 1), the following items appear in Schedule B II as exceptions:

11. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.

12. Restriction as contained on Certified Survey Map No. 7980, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees: a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. (Affects Parcel A) **BLANKET IN NATURE.**

13. Easement for tunnel granted to Milwaukee Metropolitan Sewerage District (MMSD) by CMC Real Estate Corporation recorded July 25, 1986 in Reel 1924, Image 1222 as Document No. 5941862. **SHOWN ON MAP.**

14. Easement for fiber optic line granted to Norlight, a Wisconsin general partnership by CMC Real Estate Corporation, a Wisconsin corporation recorded April 14, 1989 in Reel 2320, Image 1208 as Document No. 6268064. Assignment of Easement recorded December 20, 1991 in Reel 2677, Image 160 as Document No. 6552967. **LIES TO NORTH, DOES NOT AFFECT SUBJECT PROPERTY.**

15. Easement for water main granted to City of Milwaukee, a municipal corporation by Milwaukee County, a municipal body corporate recorded December 13, 1990 in Reel 2521, Image 139 as Document No. 6442464. **SHOWN ON MAP.**

16. Affidavit of Soil Condition recorded April 08, 1992 in Reel 2753, Image 1065 as Document No. 6593109. **CANNOT BE PLOTTED, AFFECTS SUBJECT PROPERTY.**

17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Riverbank Stabilization, Access and Maintenance Easement recorded on August 07, 1997 in Reel 4112, Image 41, as Document No. 7403735. **LIES TO EAST, DOES NOT AFFECT SUBJECT PROPERTY.**

18. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded in January 24, 2001 in Reel 4994, Image 1515 as Document No. 8016026 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **SHOWN ON MAP.**

19. Covenants, Easements, Reservations, Conditions and Restrictions as set forth in Special Warranty Deed recorded in December 19, 2005 as Document No. 09150192 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel B) **AFFECTS ALL OF PARCEL B, MAY HAVE EXPIRED.**

20. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement recorded on March 07, 2007, as Document No. 09395858. **ALL OF THESE EASEMENTS WITHIN THIS DOCUMENT HAVE TERMINATED, NOT SHOWN.**

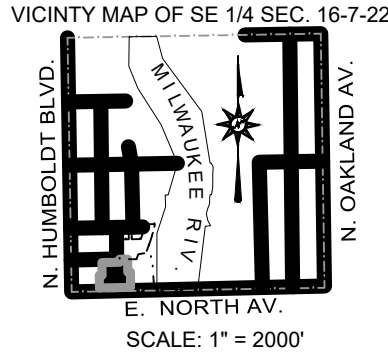
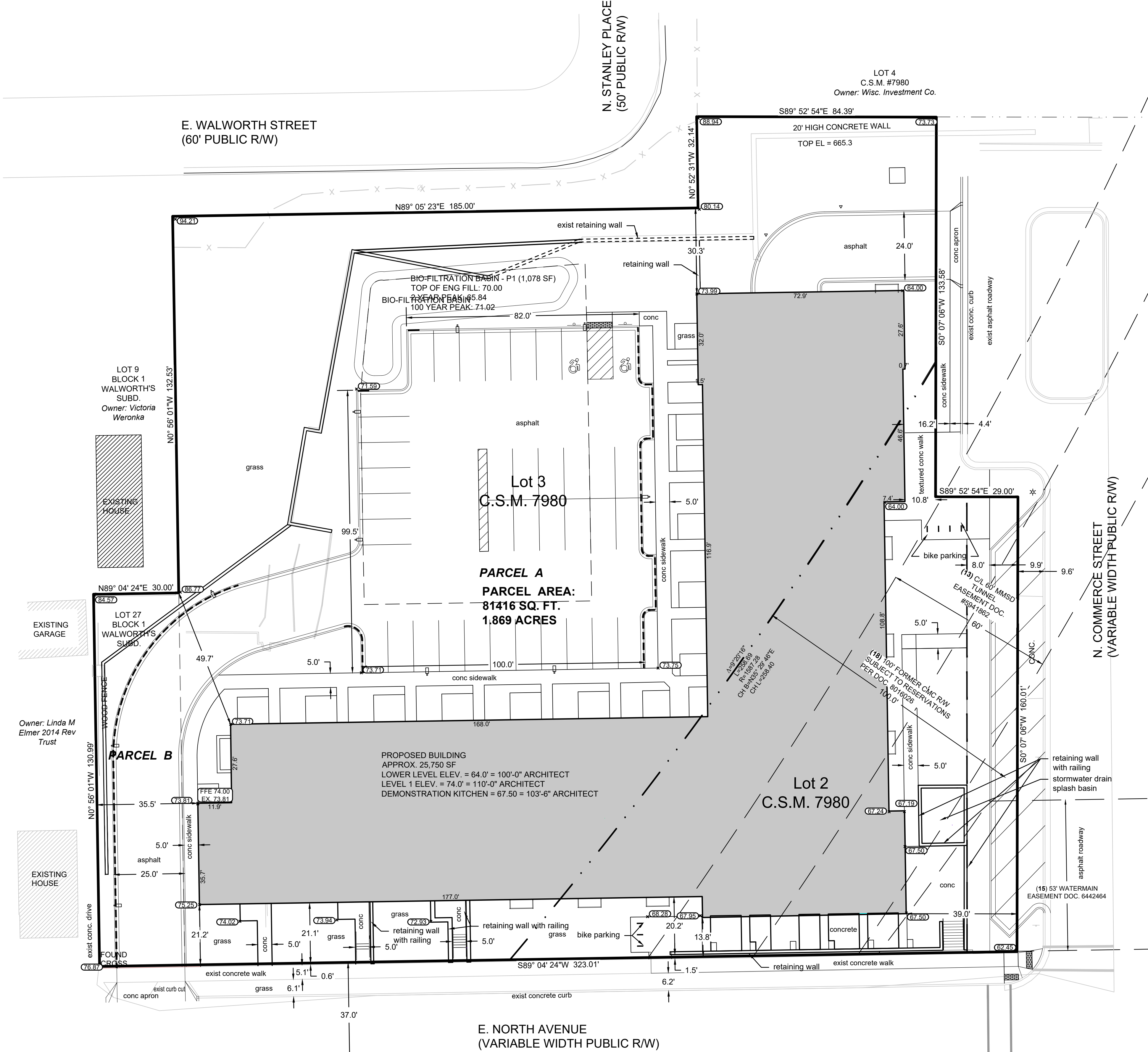
21. This item has been intentionally deleted.

22. - 23. **NOT SURVEY- RELATED**

24. Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any.

GENERAL NOTES:

- Drawing is based on field survey completed by The Sigma Group in June 2021.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983.
- Parcel falls within **Zone X, Areas determined to be outside the 0.2% annual chance floodplain**, per FEMA FIRM Panel 55079C0092E effective date of 09/26/2008.
- Total parcel area is 81,416 square feet or 1.869 acres.
- Vertical datum for the project survey is City of Milwaukee. add 580.36 to convert to USGS NAVD88.
- No buildings were observed on the subject property on the date of survey.

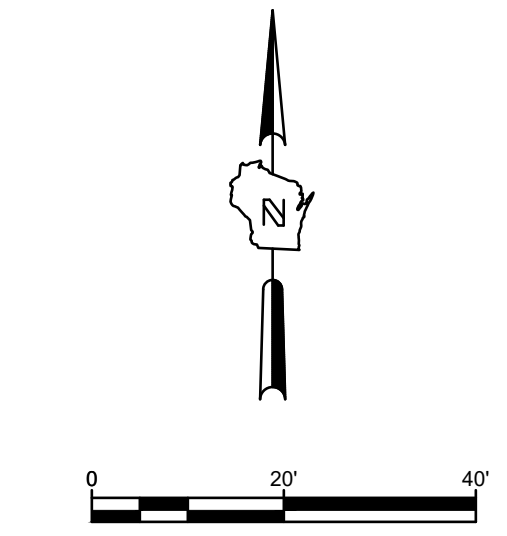


SIGMA GROUP
Single Source, Sound Solutions
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND	
SECTION 1/4 SECTION LINE	IRON PIPE FOUNDSET
PROPERTY LINE	REBAR FOUNDSET
EASEMENT	CHISELED CROSS FOUNDSET
CHAIN LINK FENCE	PK NAIL FOUNDSET
GUARDRAIL	SPRINKLER
METAL FENCE	MONUMENT
WOOD FENCE	ANCHOR MARK
TREE LINE	SIGN
CH	OVERHEAD UTILITY LINE
E	ELECTRIC
T	TELEPHONE
FO	FIBER OPTIC
CTV	CABLE TV
SAN	SANITARY SEWER
FS	FORCE MAIN
ST	STORM SEWER
W	WATER MAIN
G	GAS
EXISTING MAJOR CONTOUR	EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR	EXISTING MINOR CONTOUR
UNKNOWN MANHOLE	IRON PIPE FOUNDSET
SANITARY MANHOLE	REBAR FOUNDSET
STORM MANHOLE	CHISELED CROSS FOUNDSET
ELECTRIC MANHOLE	PK NAIL FOUNDSET
MMSD MANHOLE	SPRINKLER
TELEPHONE MANHOLE	MONUMENT
CATCH BASIN (ROUND)	ANCHOR MARK
ROOF DRAIN	SIGN
HYDRANT	DECEIDUOUS TREE (Diameter)
WATER VALVE	CONIFEROUS TREE (Diameter)
GAS VALVE	BUSH
UTILITY POLE	POST
GUY WIRE	SOIL BORING
GUY POLE	MONITORING WELL
GAS METER	CULVERT END
ELECTRIC METER	PARKING METER
UTILITY PEDESTAL	FLAG POLE
HANDHOLE	TRAFFIC SIGNAL

1132, 1164 &
1136-1146 E. NORTH AVE
MILWAUKEE, WISCONSIN

PLAT OF SURVEY



NO. REVISION	DATE BY
DRAWING NO.	19730 Plat.dwg
DRAWN BY:	CMM
DATE:	4/27/2023
PROJECT NO:	# 19730
CHECKED BY:	BMR
APPROVED BY:	BMR
SHEET NO.:	

1 OF 1

Riverwest

1132, 116 & 1136-1146 E. North Ave.
Milwaukee, WI 53212

Owner
GenCap KG North Avenue 91, LLC
6938 N. Santa Monica Blvd.
Milwaukee, WI 53217

PROJECT NUMBER 203198

ISSUED FOR:

ZND 2023-06-22

REVISION FOR:

NO.	DESCRIPTION	DATE
1	SWM UPDATE	06/20/23

ZONING, NEIGHBOR-
HOOD AND
DEVELOPMENT
COMMITTEE - NOT
FOR
CONSTRUCTION

DRAWN BY

TPM

CHECKED BY

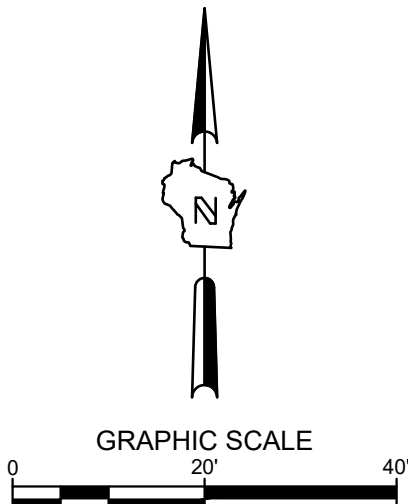
CTC

SITE PLAN

C100

SITE INFORMATION

SITE AREA = 81,404 SF (1.87 AC)
SITE DISTURBED AREA = 72,146 SF (1.66 AC) [88.8%]
EXISTING IMPERVIOUS AREA = 34,238 SF (0.786 AC) [42.0%]
PROPOSED IMPERVIOUS AREA = 47,166 SF (1.08 AC) [57.8%]
SURFACE PARKING SPACES = 35 SPACES
STREET PARKING SPACES = 11 SPACES
PARKING LEVEL SPACES = 56 SPACES
ADA PARKING SPACES = 2 SPACES



LEGEND:

	5" THICK CONCRETE WALK	(E C402)
	CONCRETE PAVEMENT	(D C401)
	ASPHALT SURFACE	(C C401)
	CRUSHED GRANITE SURFACE	(F C401)
	CONCRETE PAVERS	(M C401)
	CURB & GUTTER (ACCEPT)	(B C401)
	CURB & GUTTER (REJECT)	(B C401)

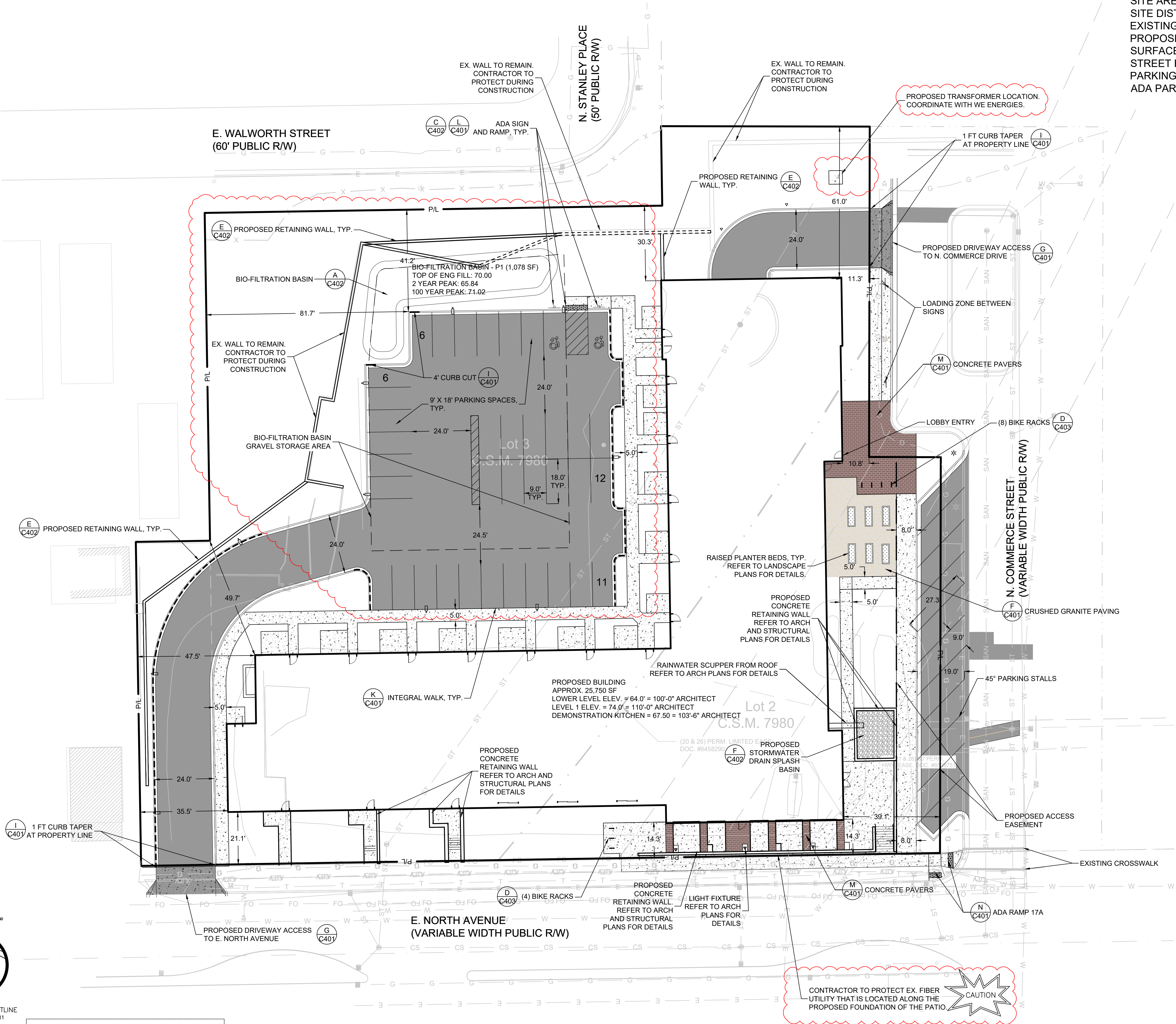
GENERAL NOTES:

- 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.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATUTE 182.075(1974)
REQUIRES 90 & 90% DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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.



PROJECT NUMBER 203198

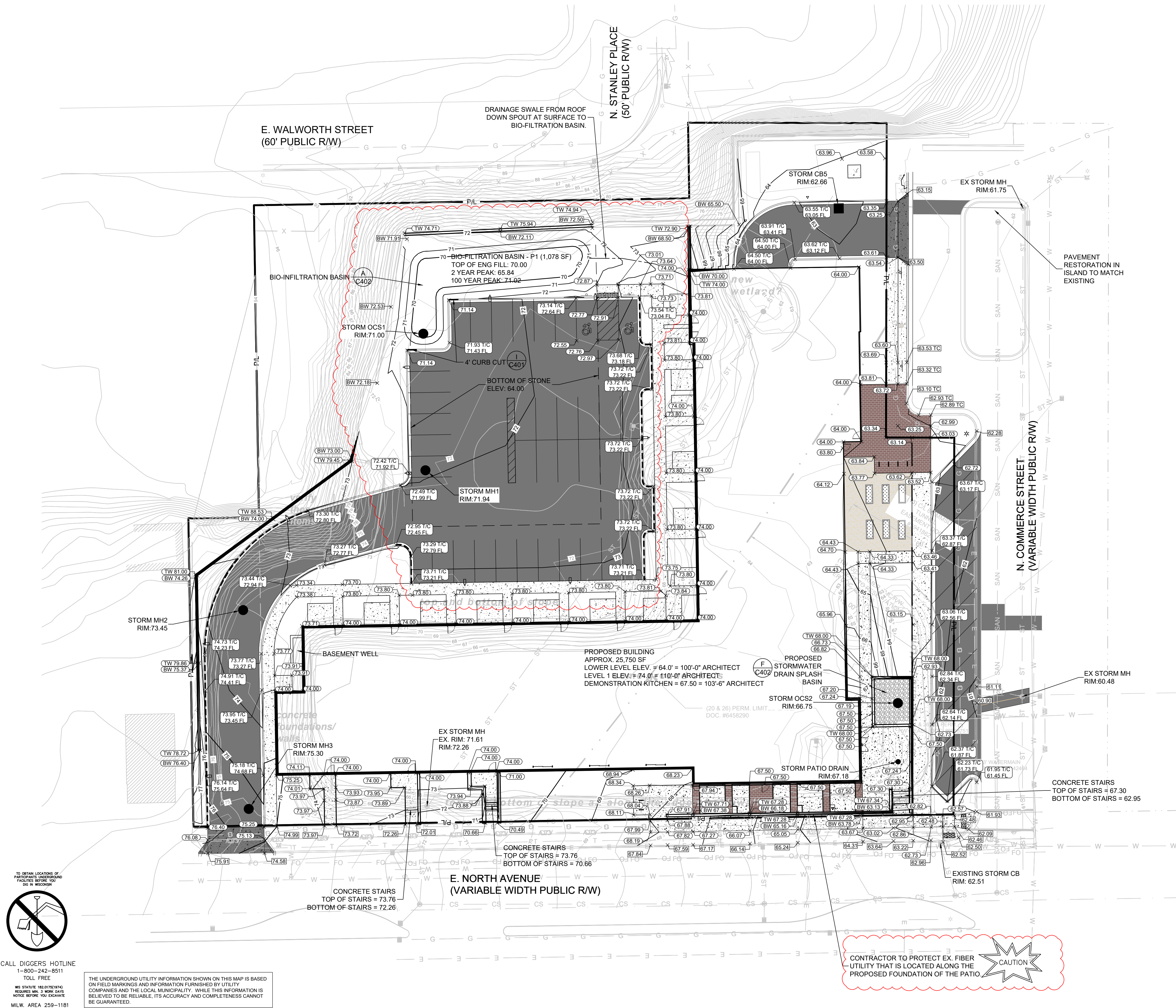
REVISION FOR:		DATE
NO.	DESCRIPTION	
1	SWM UPDATE	06/20/23

ZONING, NEIGHBORHOOD AND DEVELOPMENT COMMITTEE - NOT FOR CONSTRUCTION

CHECKED BY _____ CTC _____

GRADING PLAN

C200



Riverwest

1132, 116 & 1136-1146 E. North Ave.
Milwaukee, WI 53212

Owner
GenCap KG North Avenue 91, LLC
6938 N. Santa Monica Blvd.
Milwaukee, WI 53217

PROJECT NUMBER 203198

ISSUED FOR:

ZND 2023-06-22

REVISION FOR:

NO.	DESCRIPTION	DATE
1	SWM UPDATE	06/20/23

ZONING, NEIGHBORHOOD AND DEVELOPMENT COMMITTEE - NOT FOR CONSTRUCTION

DRAWN BY

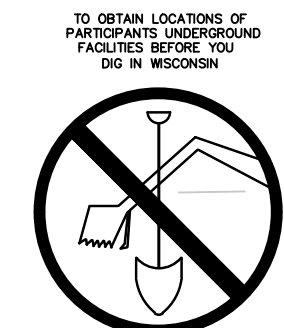
TPM

CHECKED BY

CTC

UTILITY PLAN

C300



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TOLL FREE
WIS. STATUTE 182.07(5)(974)
REQUIRES 911 & WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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LEGEND:

--- W --- PROPOSED WATER SERVICE
--- SAN --- PROPOSED SANITARY SERVICE
--- S --- PROPOSED STORM SEWER
--- G --- PROPOSED GAS SERVICE
--- E --- PROPOSED ELECTRIC SERVICE

PROPOSED STORM INLET (B C402)
PROPOSED STORM MANHOLE (A C402)

GENERAL NOTES:

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- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
- PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
- WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
- PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
- COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
- IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
- WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
- INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

E. WALWORTH STREET
(60' PUBLIC R/W)

N. STANLEY PLACE
(50' PUBLIC R/W)

CAUTION
CONTRACTOR TO VIDEO AND VERIFY
EXISTING STORM SEWER IS NOT
ACTIVE PRIOR TO CONSTRUCTION

PROPOSED TRANSFORMER LOCATION
COORDINATE WITH WE-ENERGIES

EX STORM MH
EX RIM:61.81±
EX 60" N&S INV:52.49
EX 10" SE INV:57.23
6" W INV:56.00

78.3 L.F. of 6" STORM @ 4.00%

REMOVE STREET LIGHT AND REPLACE
WITH NEW 21' CONCRETE POLE IN-KIND.
COORDINATE WITH WE ENERGIES AND
CITY OF MILWAUKEE STREET LIGHTING

64.2 L.F. of 8" SAN @ 10.47%

CONNECT TO EX.
WITH 8" WYE
EX. 8" SAN N&S INV: 49.28±
8" W INV:49.28±

6" GATE VALVE
WITH VALVE BOX
6" W INV:54.00
6" E INV:54.00

2.0 L.F. of 6" W.M. @ 0.00%
CONNECT TO EX. 8" WM
8"x6" TEE
EX. 8" N&S INV:53.92±
6" W INV:54.00±

UTILITY CROSSING
EX. 8" SAN INV: 49.27
6" WATER INV: 54.53

78.0 L.F. of 6" W.M. @ 3.85%

EXISTING FLUSH
GRATE TO REMAIN

UTILITY CROSSING
EX. 8" SAN INV: 49.03
8" STM INV: 56.21

86.3'

81.4'

EX STORM MH
EX RIM:60.58±
ADJUST EX RIM TO NEW ELEV:60.48
EX 60" N&S INV:51.98
EX 10" W INV:56.06
EX 10" W INV:UNKNOWN
8" W INV:56.00

52.9 L.F. of 8" STORM @ 4.88%

STORM CB5
TRAPPED AND SUMPED
MANHOLE W/ CLEANOUT
RIM:62.66
6" E INV:59.13

ROOF DRAINS SYSTEM TO BE
DISCHARGED TO SURFACE DRAINAGE
SWALE TO BIO-FILTRATION BASIN

SAN BLDG SERVICE
8" E INV:56.00

WATER BLDG SERVICE
8" E INV:57.00

SPLASH BASIN

RAINWATER SCUPPER
FROM ROOF
REFER TO ARCH
PLANS FOR DETAILS

PROPOSED BUILDING
APPROX. 25,750 SF
LOWER LEVEL ELEV. = 64.0' = 100'-0" ARCHITECT
LEVEL 1 ELEV. = 74.0' = 110'-0" ARCHITECT
DEMONSTRATION KITCHEN = 67.50 = 103'-6" ARCHITECT

ROOF DRAIN
REFER TO ARCH
PLANS FOR DETAILS

ROOF DRAIN TO DISCHARGE TO AERIAL
DOWNSPOT EAST INTO STORMWATER SPLASH
BASIN. REFER TO ARCH PLANS FOR DETAILS

STORM OCS2
TRAPPED AND SUMPED
MANHOLE W/ CLEANOUT
RIM:66.75
6" S INV:64.08
8" E INV:58.58
24.9 L.F. of 6" STORM @ 1.34%

STORM PATIO DRAIN
RIM:67.18
6" N INV:64.41

EXISTING FLUSH
GRATE TO REMAIN
EXISTING HYDRANT
TO REMAIN

CAUTION
CONTRACTOR TO PROTECT EX. FIBER
UTILITY THAT IS LOCATED ALONG THE
PROPOSED FOUNDATION OF THE PATIO.

CAUTION
CONTRACTOR TO PROTECT EX. 42" W.M.
UTILITY THAT IS LOCATED ALONG THE
PROPOSED FOUNDATION OF THE PATIO.

BIO-FILTRATION BASIN - P1 (1,078 SF)
TOP OF ENG.FILL: 70.00
2 YEAR PEAK: 65.84
100 YEAR PEAK: 71.02

STORM OCS1
RIM:71.00
12" S INV:64.00

STORM MH1
RIM:71.94
12" N INV:63.82
12" SW INV:63.82

BIO-FILTRATION BASIN
GRAVEL STORAGE AREA
ELEV: 64.00 | AREA: 9,207 SF

ROOF DRAIN
REFER TO ARCH
PLANS FOR DETAILS

97.6 L.F. of 12" STORM @ 0.30%

STORM MH2
RIM:73.45
12" NE INV:63.53
12" S INV:63.53

84.5 L.F. of 12" STORM @ 0.40%

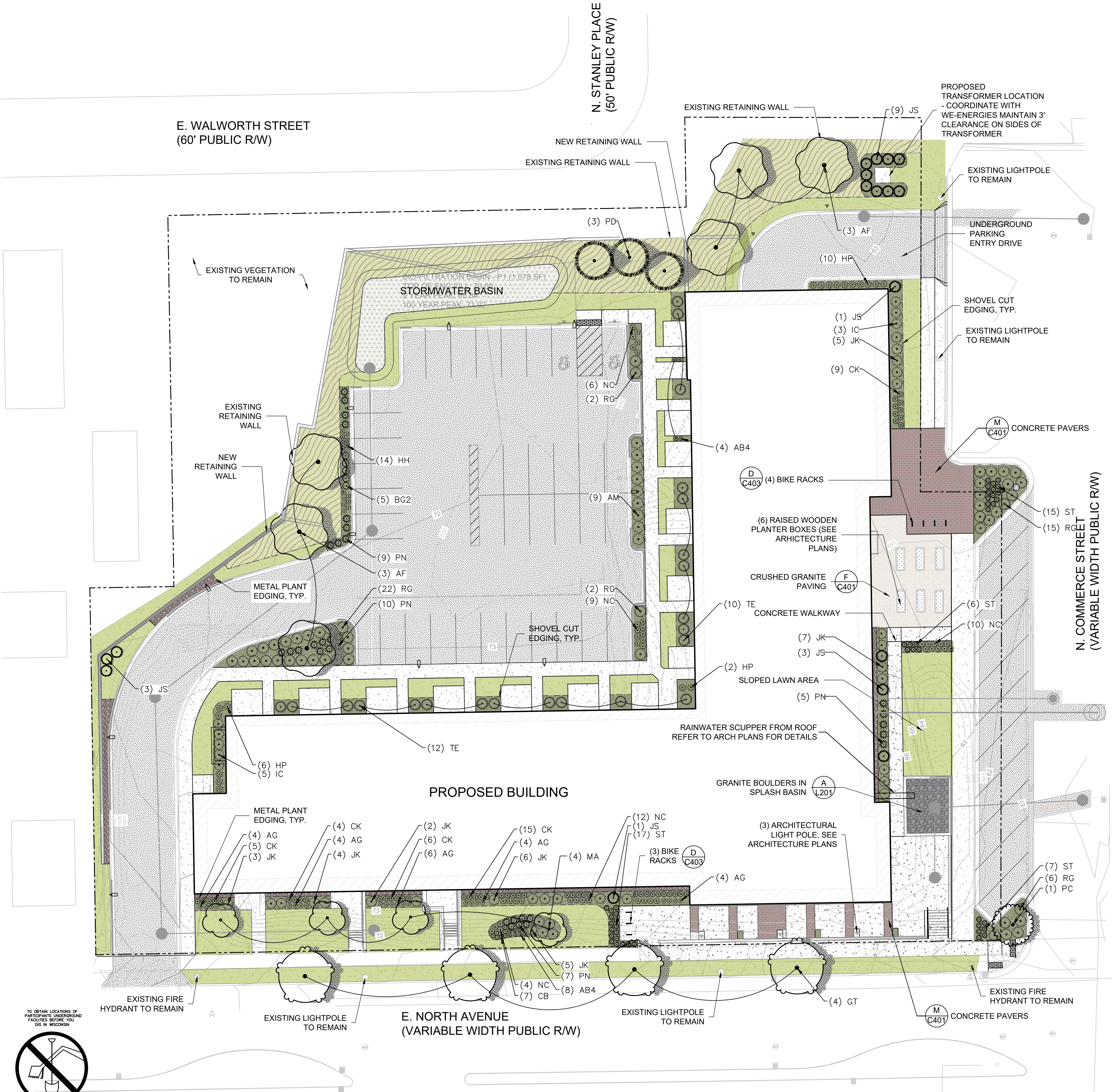
75.8 L.F. of 12" STORM @ 0.45%

EX STORM MH
EX RIM:72.08±
ADJUST EX RIM TO NEW ELEV:72.26
EX 12" N INV:52.59
EX 12" S INV:49.86
12" W INV:62.85

STORM MH3
RIM:75.30
12" N INV:63.19
12" E INV:63.19

TRAPPED AND SUMPED
MANHOLE W/ CLEANOUT

EXISTING HYDRANT
TO REMAIN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WE STATUTE 182.07(2)(97A)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY
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BE GUARANTEED.

CITY OF MILWAUKEE LANDSCAPE REQUIREMENTS		
SCREENING: OPTION A	REQUIRED	PROPOSED
WIDTH OF SCREENING AT NORTH AVE	10'-0"	11'-0"
* SHRUBS ALONG NORTH AVE	7.00	6
* GRASS/PERENNIALS ALONG NORTH AVE	14.00	7
SCREENING CANOPY TREES	1.00	1
**TOTAL PARKING LOT LANDSCAPE AREA	600 SF	1,636 SF
**TOTAL PARKING LOT CANOPY TREE	6.00	11

* REQUIREMENT CAN BE SATISFIED WITH A COMBINATION OF PERENNIALS & SHRUBS
** REQUIRED QUANTITY ACCOUNTS FOR GREEN INFRASTRUCTURE AREA

GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

LEGEND:

- HARDWOOD BARK MULCH PLANTING BED
- TURFGRASS SEED (SEE L201 FOR SEED MIX) (C L201)
- STORMWATER INFILTRATION PLUGS (SEE L200 FOR SPECIES AND QUANTITIES)
- SHORTGRASS PRAIRIE NATIVE SEED MIX (SEE L201 FOR SEED MIX) (B L201)
- CRUSHED GRANITE SURFACING (F C401)
- DECORATIVE STONE MAINTENANCE EDGE (C L200)
- GRANITE BOULDERS IN SPLASH BASIN (A L201)
- CONCRETE PAVERS (M C401)
- PROPERTY LINE
- METAL PLANT EDGING
- SHOVEL CUT PLANT EDGING

PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	JS	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	5' Ht.	B&B	17
	PD	Pseudotsuga menziesii / Douglas Fir	6' Ht.	B&B	3
FLOWERING TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	MA	Malus x adstringens 'Durleo' TM / Gladiator Crabapple	2.5' Cal.	B&B	4
	PC	Pyrus calleryana 'Cleveland Select' / Cleveland Select Callery Pear	2.5' Cal.	B&B	1
SHADE TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AF	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	2.5' Cal.	B&B	6
	GT	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5' Cal.	B&B	4
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AM	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	3 gal.	Cont.	9
	HP	Hosta x 'Patriot' / Patriot Hosta	3 gal.	Cont.	18
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Cont.	47
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	BG2	Buxus x 'Green Mound' / Green Mound Boxwood	3 gal.	Cont.	5
	IC	Ilex glabra 'Compacta' / Compact Inkberry	3 gal.	Cont.	8
	JK	Juniperus x pfizeriana 'Kallay's Compact' / Kallay's Compact Pfitzer Juniper	3 gal.	Cont.	30
	TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	23
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	49
	CB	Carex bicknellii / Prairie Sedge	1 gal.	Cont.	7
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	3 gal.	Cont.	31
	ST	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	45
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AG	Allium x 'Globemaster' / Globemaster Ornamental Onion	1 gal.	Cont.	22
	AB4	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	12
	HH	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal.	Cont.	14
	NC	Nepeta x 'Cat's Pajamas' / Cat's Pajamas Catmint	1 gal.	Cont.	41

Riverwest

1132, 116 & 1136-1146 E. North Ave.
Milwaukee, WI 53212

Owner
GenCap KG North Avenue 91, LLC
6938 N. Santa Monica Blvd.
Milwaukee, WI 53217

PROJECT NUMBER 203198

SEAL

ISSUED FOR:

ZND 2023-06-22

REVISION FOR:

NO. DESCRIPTION DATE
1 SWM UPDATE 06/20/23

ZONING, NEIGHBORHOOD AND HOOD AND DEVELOPMENT COMMITTEE - NOT FOR CONSTRUCTION

DRAWN BY

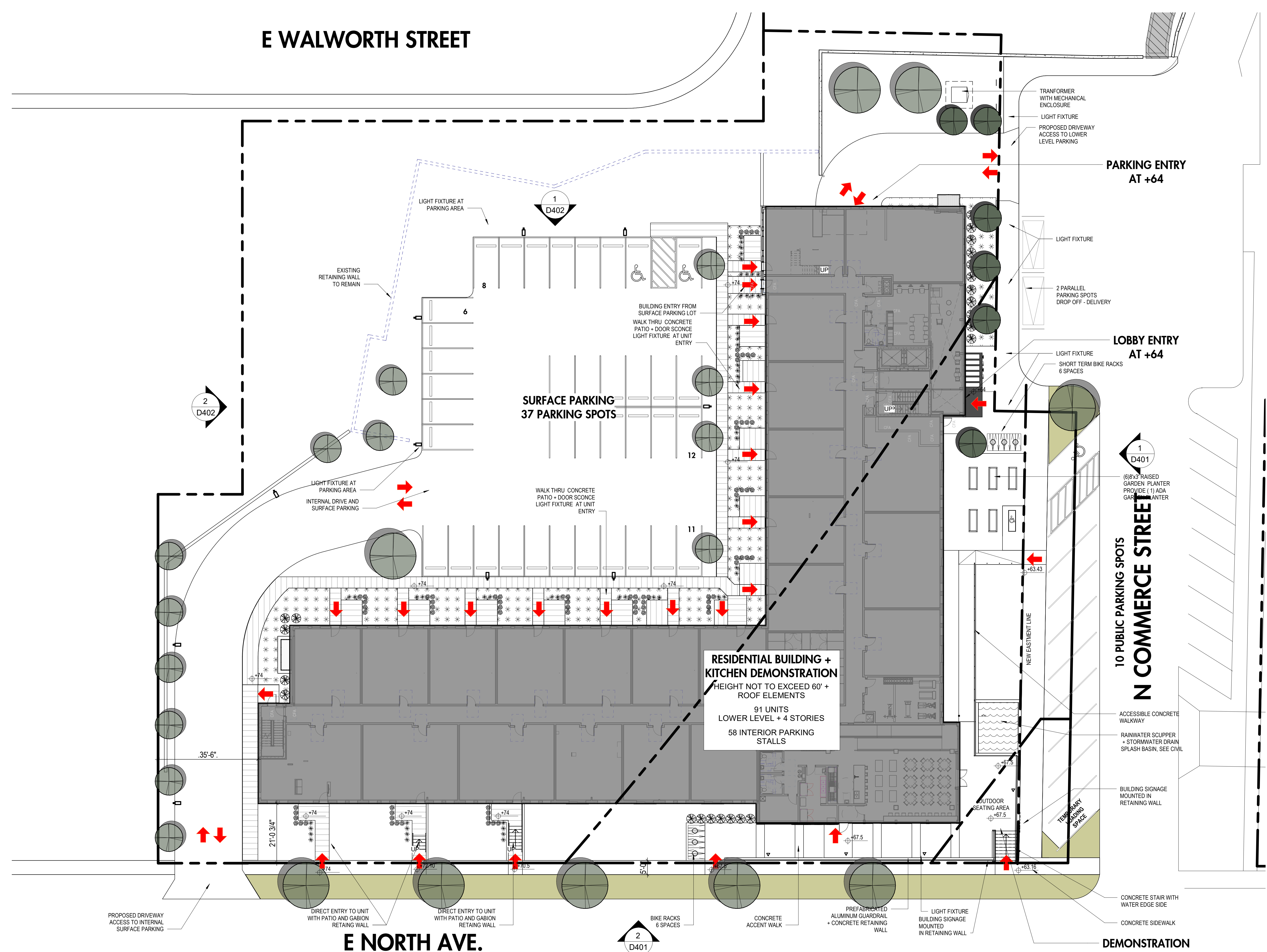
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CHECKED BY

CTC

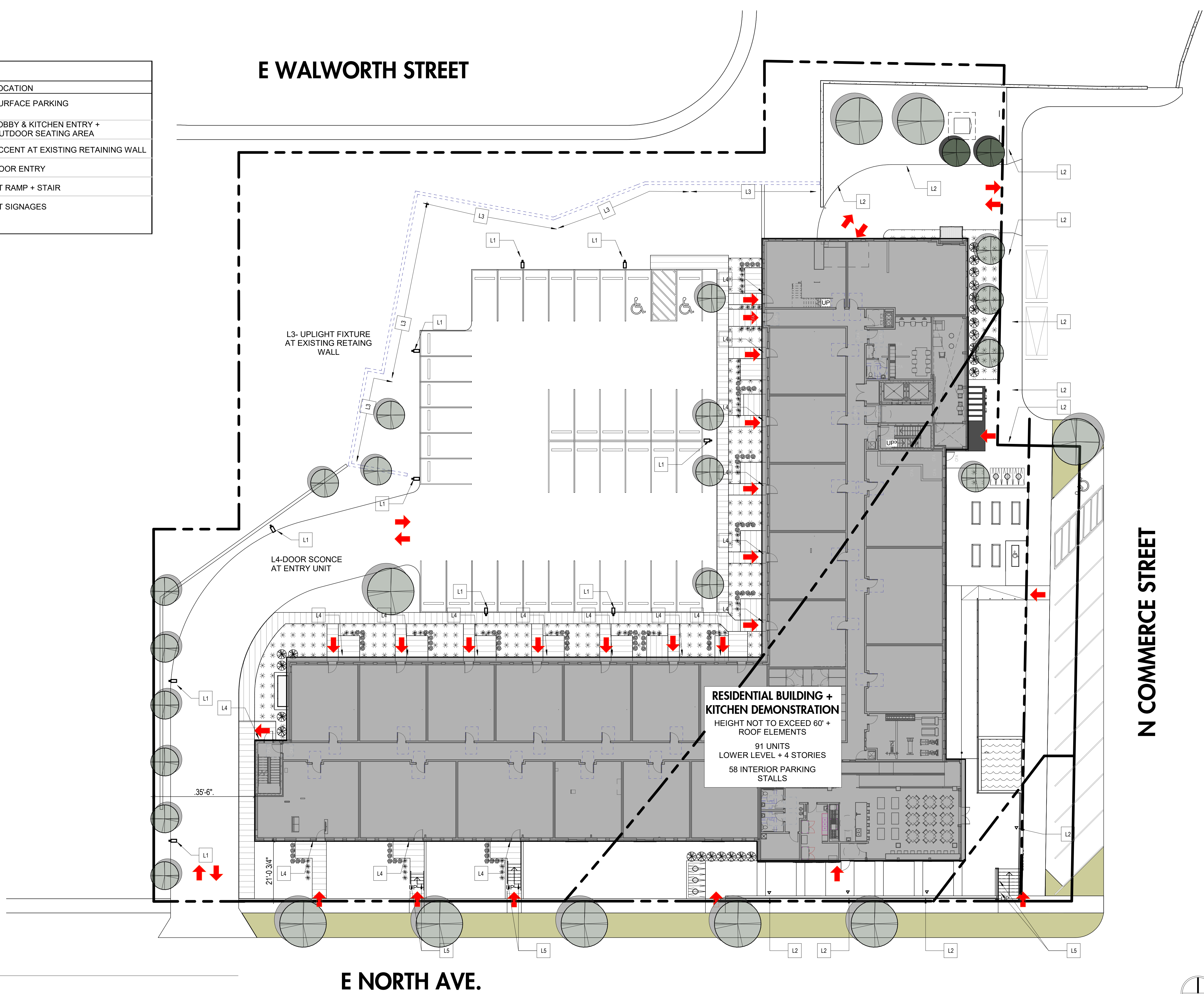
LANDSCAPE OVERVIEW

L100



1 ARCHITECTURE SITE PLAN
SCALE: 1/16" = 1'-0"

SITE LIGHT FIXTURES - BASIS OF DESIGN			
MFG.	MODEL	LOCATION	
L1	LinmoreLED HAPCO	Site Lighter (SL1) EXTERIOR LED FIXTURE Square Straight Steel Pole No Arm — 4-Bolt Base	SURFACE PARKING
L2	LIDGMAN	USM-21141 Smith Square Light Column	LOBBY & KITCHEN ENTRY + OUTDOOR SEATING AREA
L3	LIDGMAN	ULD-50001 Lador 1 Floodlight	ACCENT AT EXISTING RETAINING WALL
L4	PERFORMANCE IN LIGHTING	MIMIK 20 FLAT B	DOOR ENTRY
L5	LIGMAN	RADO 1 RECESSED - URA-40531	AT RAMP + STAIR
L6	ORGANIC	ACLED TAPE (120v) CORNER CHANNEL + FROSTED LENS # 036022-48" / #037100-BLK / #036100 / #036056 Cut to Length & Sealed by Factory (Increments of 12")	AT SIGNAGES



1 SITE PLAN - EXTERIOR LIGHTING
SCALE: 1/16" = 1'-0"

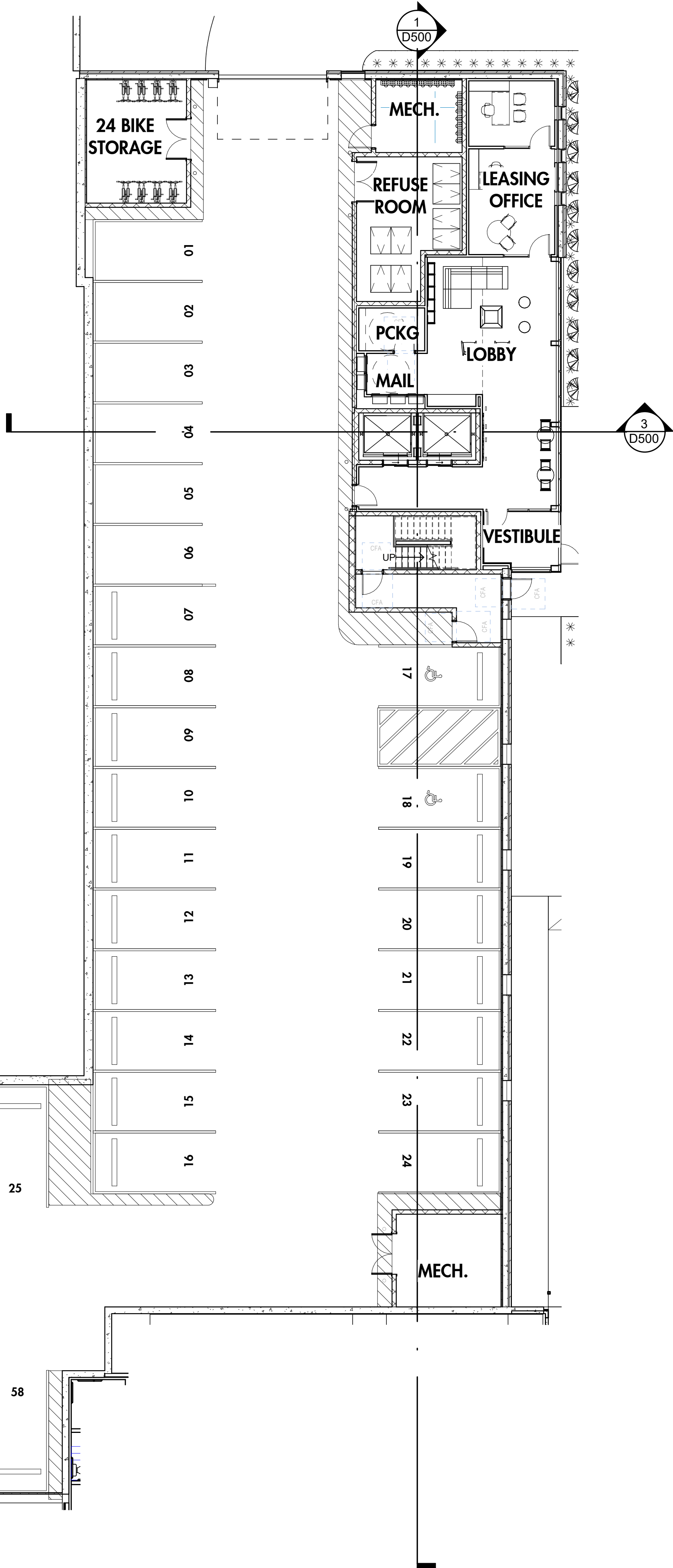
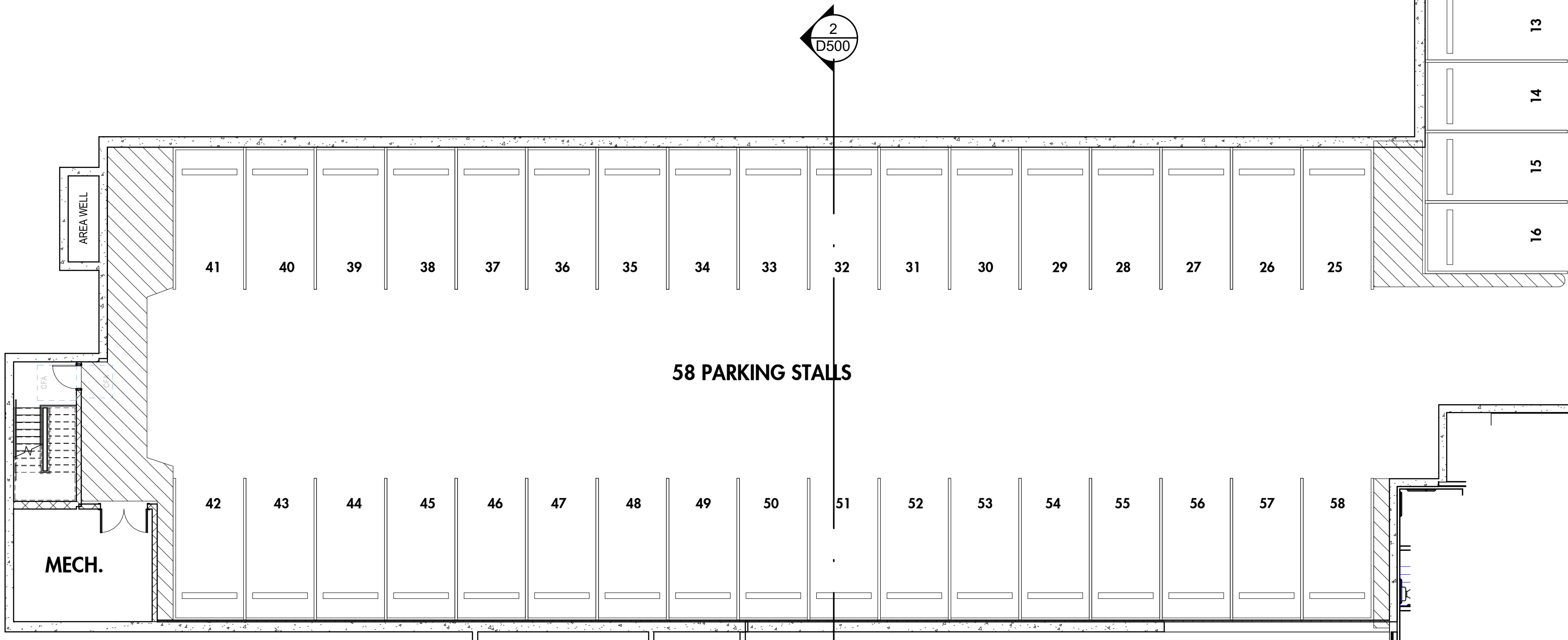
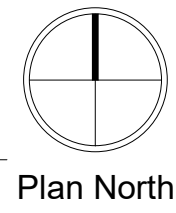
UNIT MATRIX											
UNIT TYPE	UNIT DATA						UNITS PER FLOOR				
	UNIT NUMBER	BED	DEN	BATH	WD	GSF	1ST	2ND	3RD	4TH	TOTALS
1A	105 - 106 - 107 - 205 - 207 - 209 - 210 - 307 - 309 - 310 - 405 - 407 - 409 - 410	1	N/A	1	STACK	683 SF	3	4	3	4	14
1A (ADA)	108	1	N/A	1	SIDE	683 SF	1	-	-	-	1
1A (WHEDA)	211 - 311 - 411	1	N/A	1	STACK	683 SF	-	1	1	1	3
1B	315 - 316 - 317 - 318 - 322 - 323 - 324 - 325 - 326 - 415 - 416 - 417 - 418 - 422 - 423 - 424 - 425 - 426	1	N/A	1	STACK	674 SF			9	9	18
1B (WHEDA)	319 - 320 - 321 - 419 - 420 - 421	1	N/A	1	STACK	674 SF	-	-	3	3	6
2A	103 - 104 - 109 - 110 - 203 - 204 - 212 - 213 - 303 - 304 - 305 - 312 - 313 - 403 - 404 - 412 - 413	2	N/A	2	STACK	965 SF	4	4	5	4	17
2B	206 - 406	2	N/A	1	STACK	928 SF	-	1	-	1	2
2B.1	306	2	N/A	1	STACK	1,162 SF	-	-	1	-	1
2C (ADA)	111	2	N/A	1	SIDE	903 SF	1	-	-	-	1
2C (WHEDA)	214 - 314 - 414	1	N/A	1	STACK	924 SF	-	1	1	1	3
2D	208 - 308 - 408	2	N/A	1	STACK	886 SF	-	1	1	1	3
2E	202 - 302 - 402	2	N/A	2	STACK	1,055 SF	-	1	1	1	3
2F	101 - 201 - 301 - 401	2	N/A	2	SIDE	1,092 SF	1	1	1	1	4
2G (WHEDA)	327 - 427	2	N/A	1	STACK	894 SF	-	-	1	1	2
3A	112 - 113 - 114 - 115 - 116 - 120 - 121 - 122 - 123	3	N/A	2	STACK	1,355 SF	9	-	-	-	9
3B (WHEDA)	117-118 - 119	3	N/A	2	STACK	1,355 SF	3	-	-	-	3
3C	124	3	N/A	2	SIDE	1,639 SF	1	-	-	-	1
TOTAL UNITS							23	14	27	27	91

BUILDING AREAS	
APPLICABLE CODE	IBC 2015
OCCUPANCY	
LOWER LEVEL - S-2 / A-2	I-A
1ST FLOOR - R-2 / A-2	V-A
2ND, 3RD & 4TH FLOORS - R-2	V-A
SPRINKLER SYS.	NFP-13
# OF FLOORS	4 STORIES
AREA	
LOWER LEVEL	23,265 SF
LOBBY	1,780 SF
PARKING	21,485 SF
1ST FLOOR	26,020 SF
KITCHEN	2,560 SF
RESIDENTIAL	23,060 SF
2ND FLOOR	25,560 SF
3RD & 4TH FLOOR	25,560 SF
TOTAL BUILDING AREA	125,565 SF
PARKING	
SURFACE PARKING	37+10 PUBLIC SPOTS
COVERED PARKING	58 SPOTS
TOTAL PARKING	95 SPOTS + 10 PUBLIC SPOTS

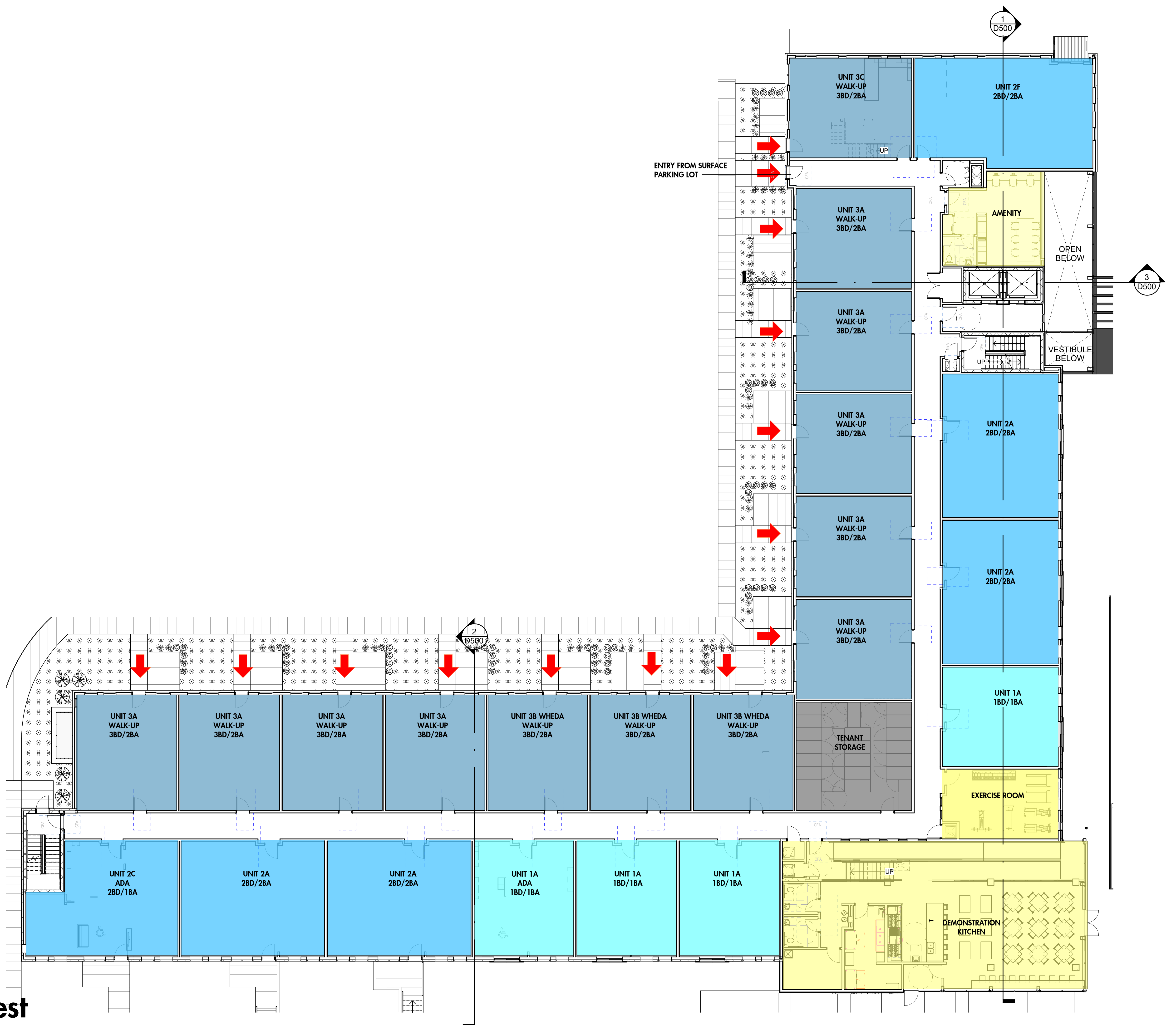
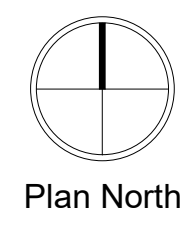
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BASEMENT PLAN

SCALE: 3/32" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 3/32" = 1'-0"

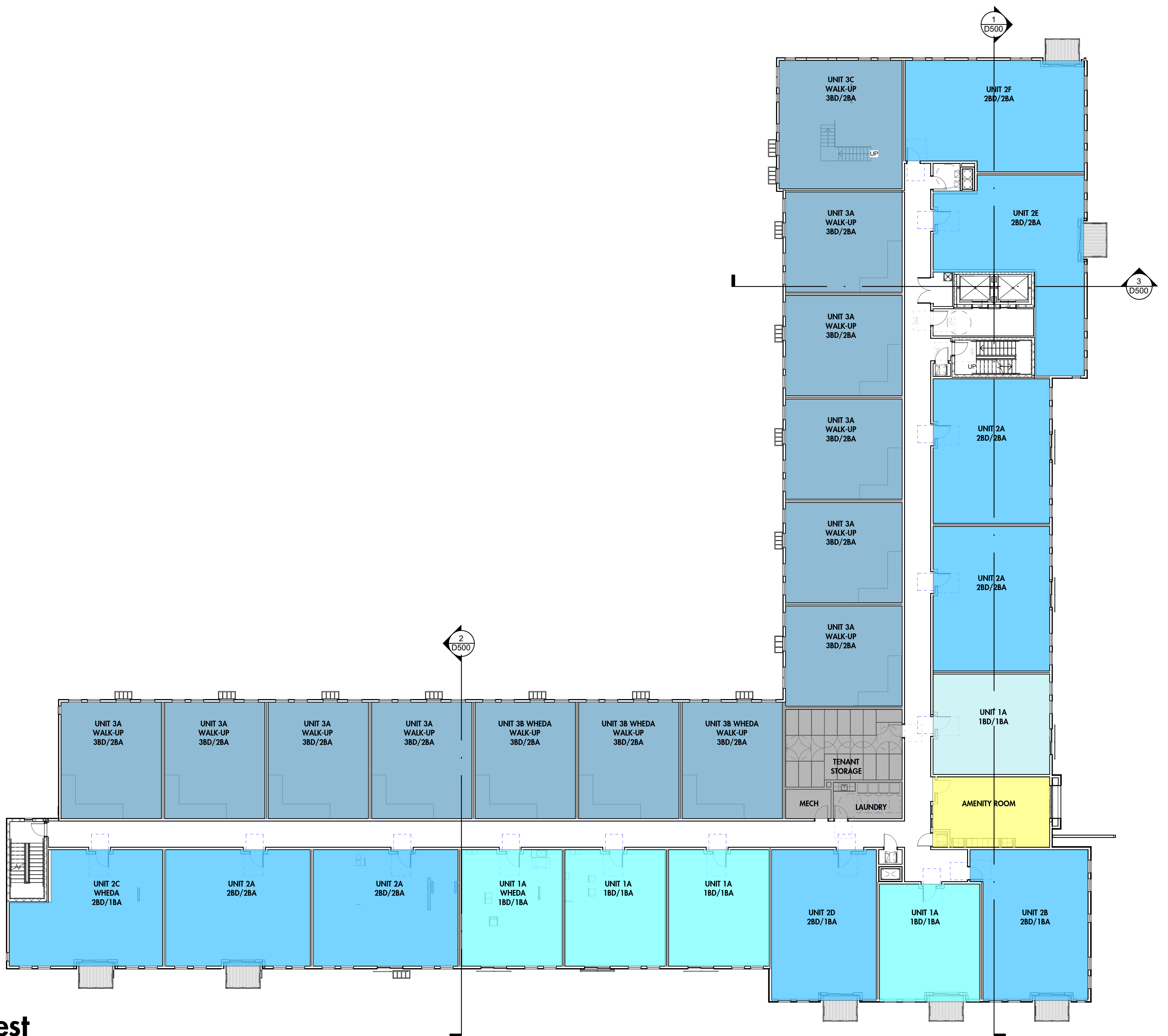


1 LEVEL 2 PLAN

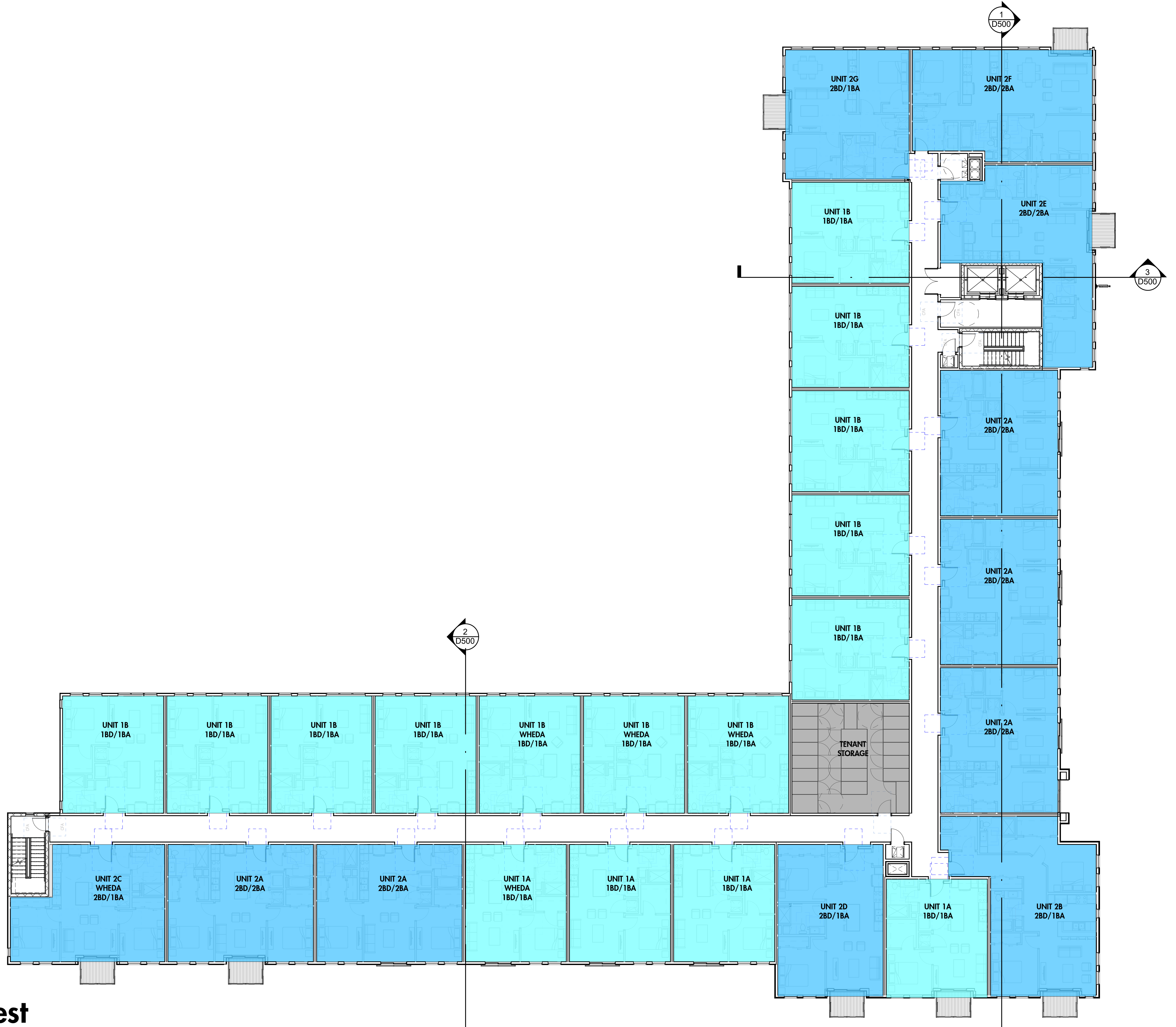
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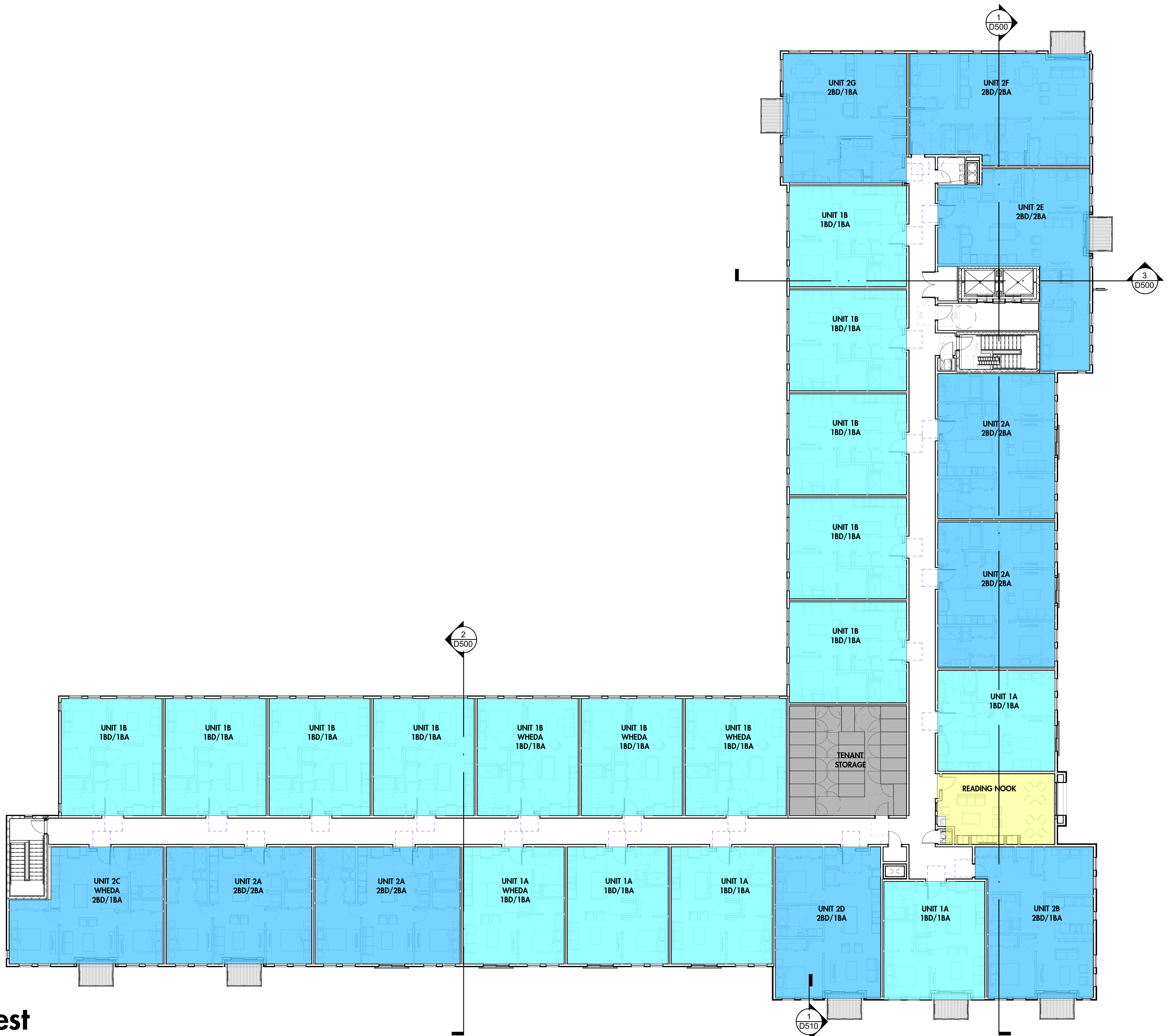
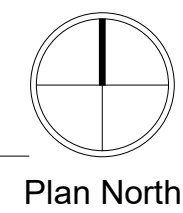
Plan North



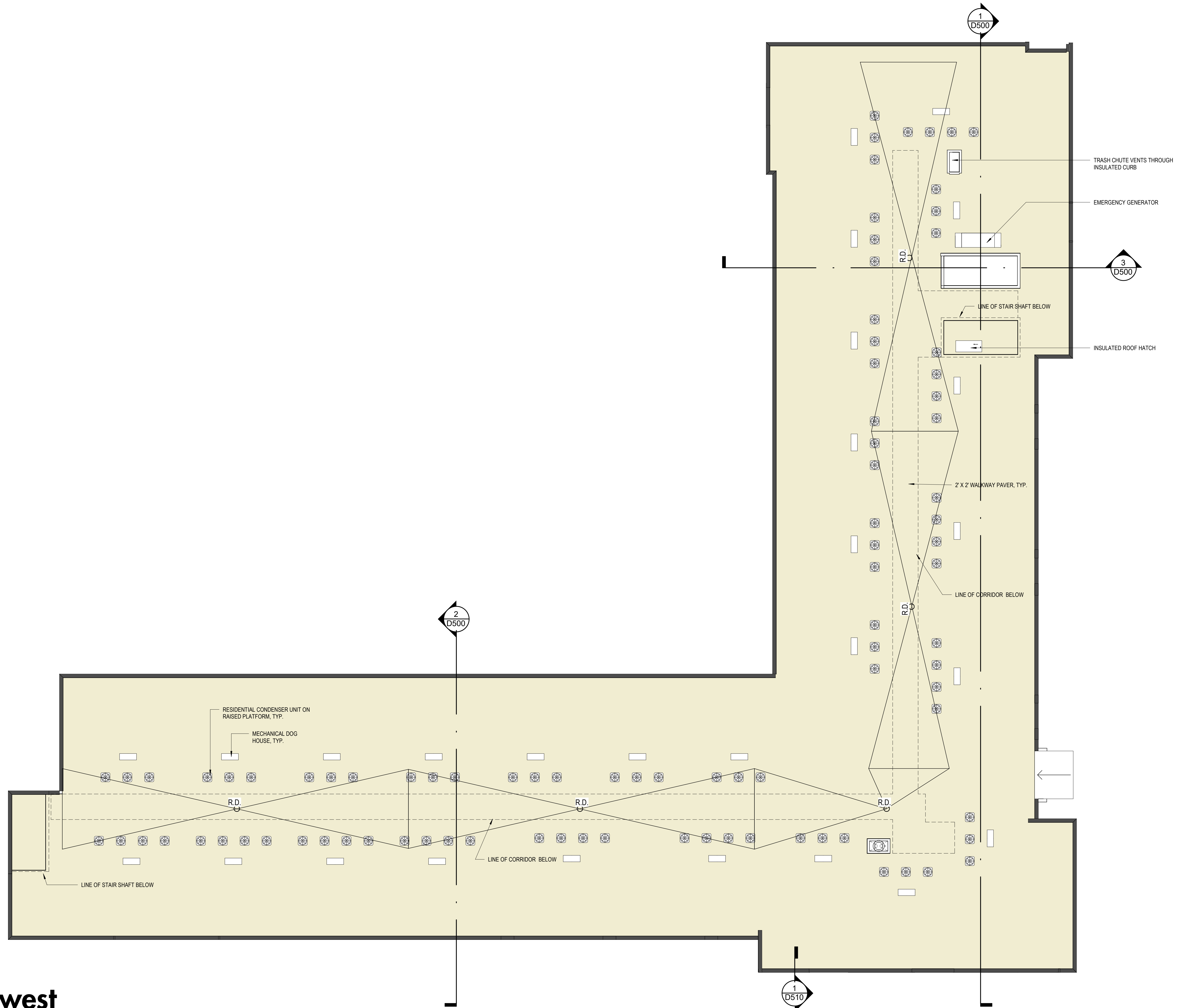
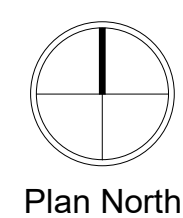
1 LEVEL 3 PLAN
SCALE: 3/32" = 1'-0"



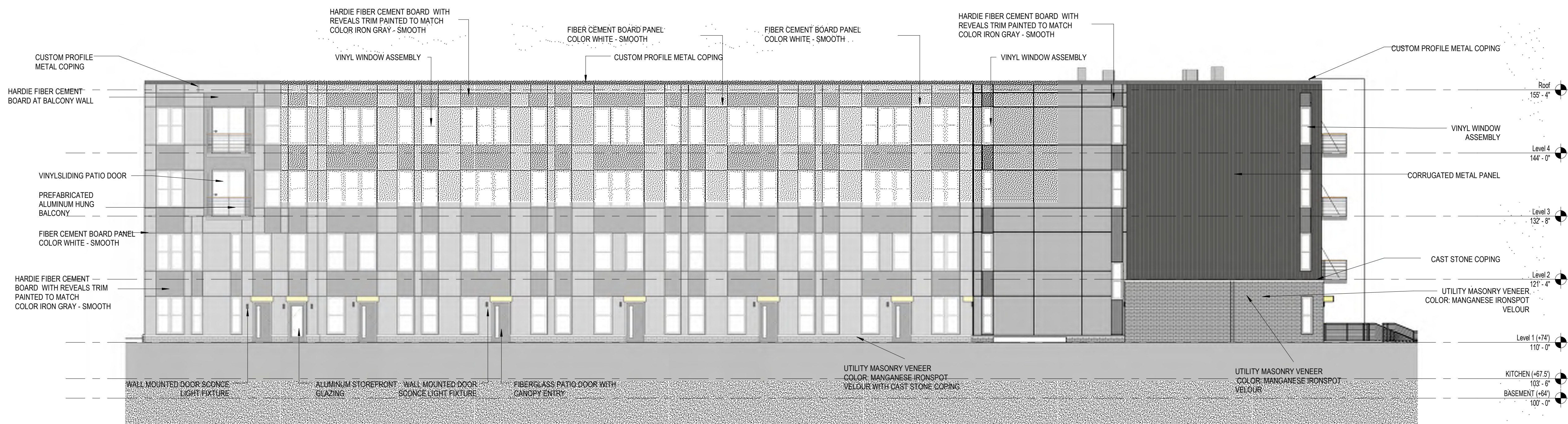
1 LEVEL 4 PLAN
SCALE: 3/32" = 1'-0"



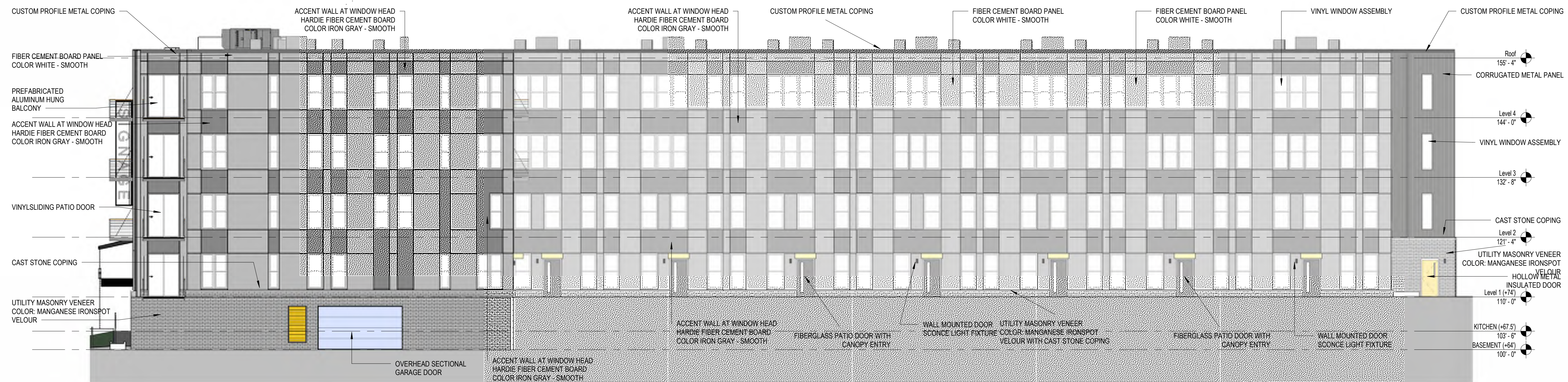
1 ROOF PLAN
SCALE: 3/32" = 1'-0"



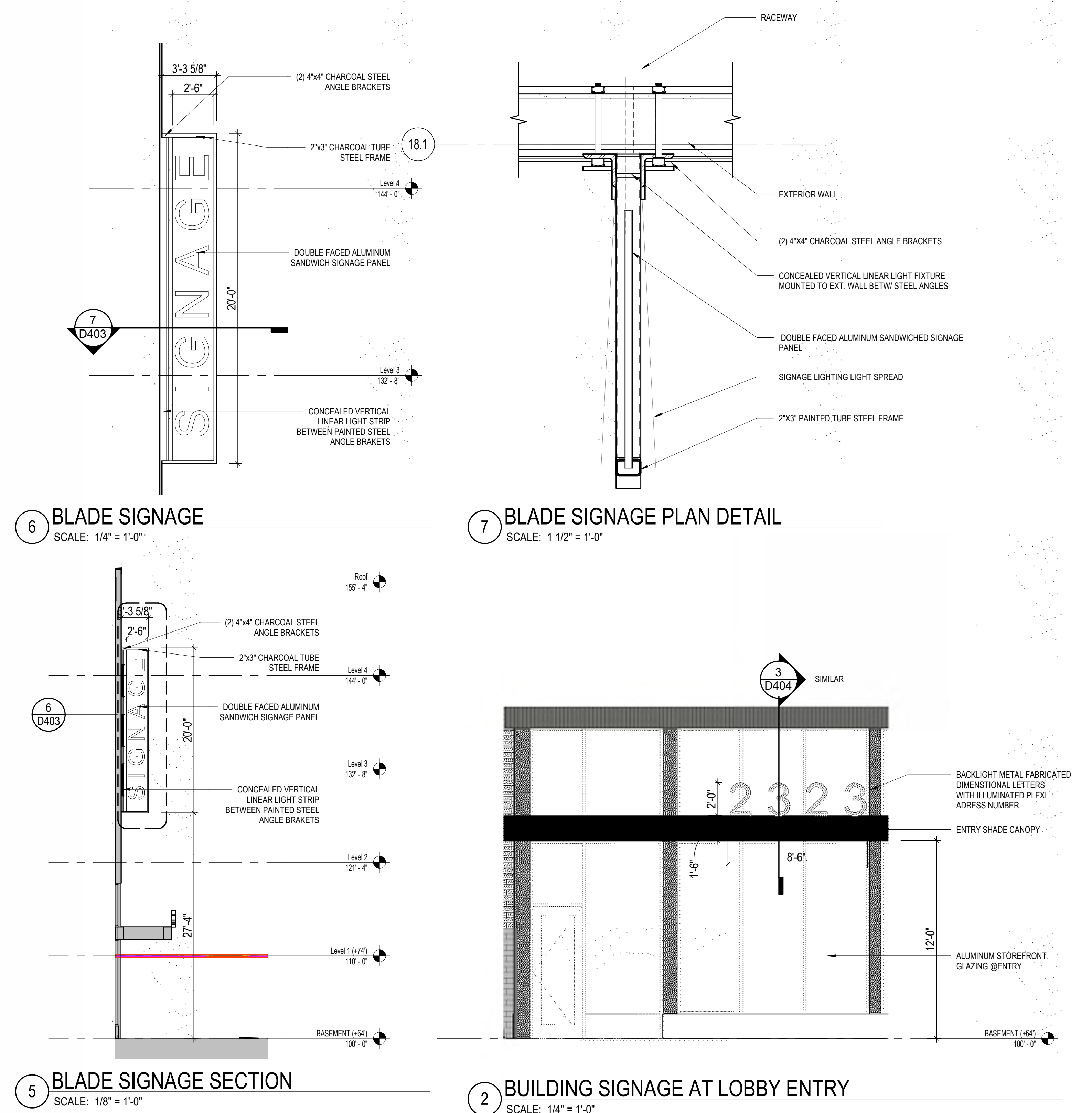


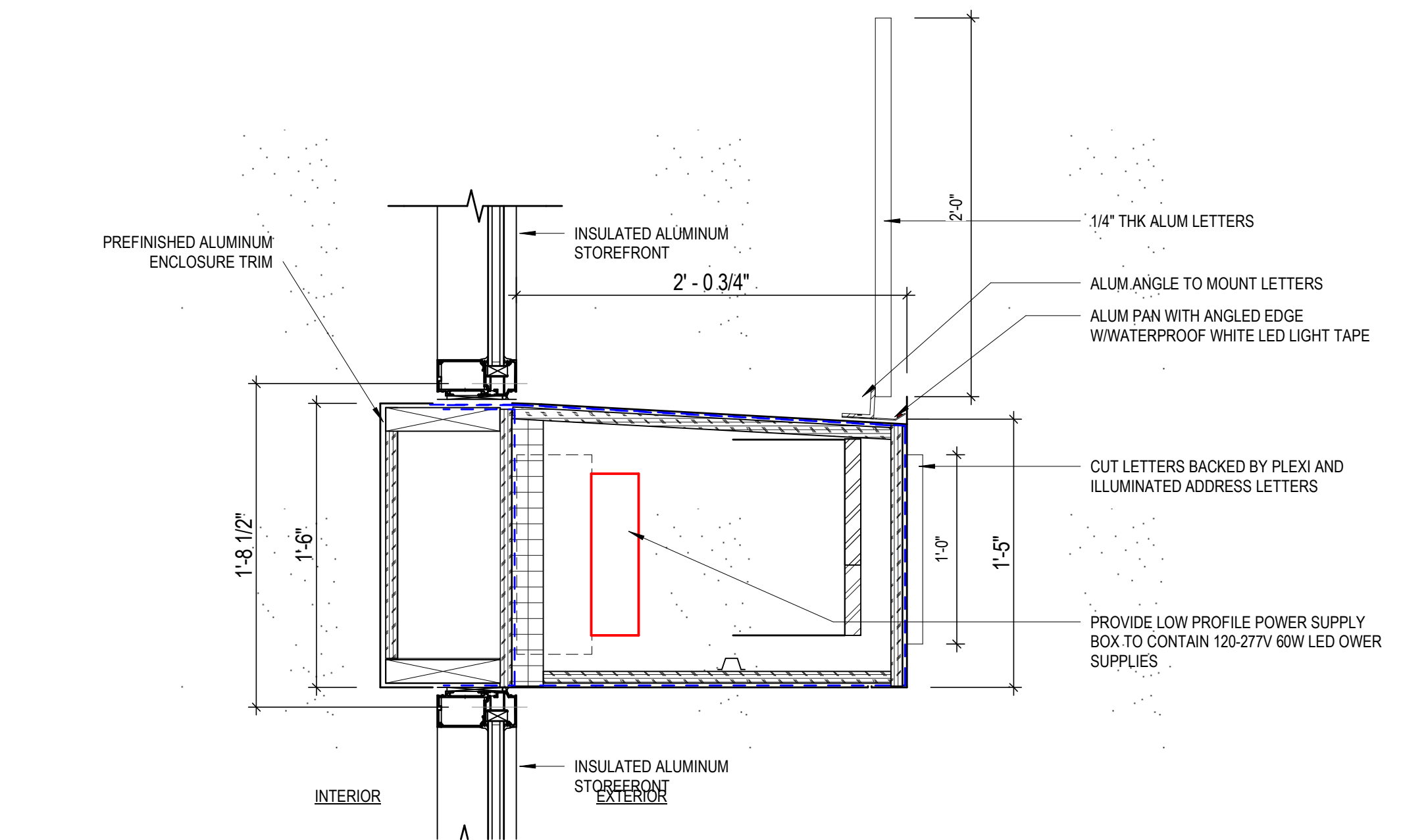


2 BUILDING ELEVATION - WEST.
SCALE: 3/32" = 1'-0"

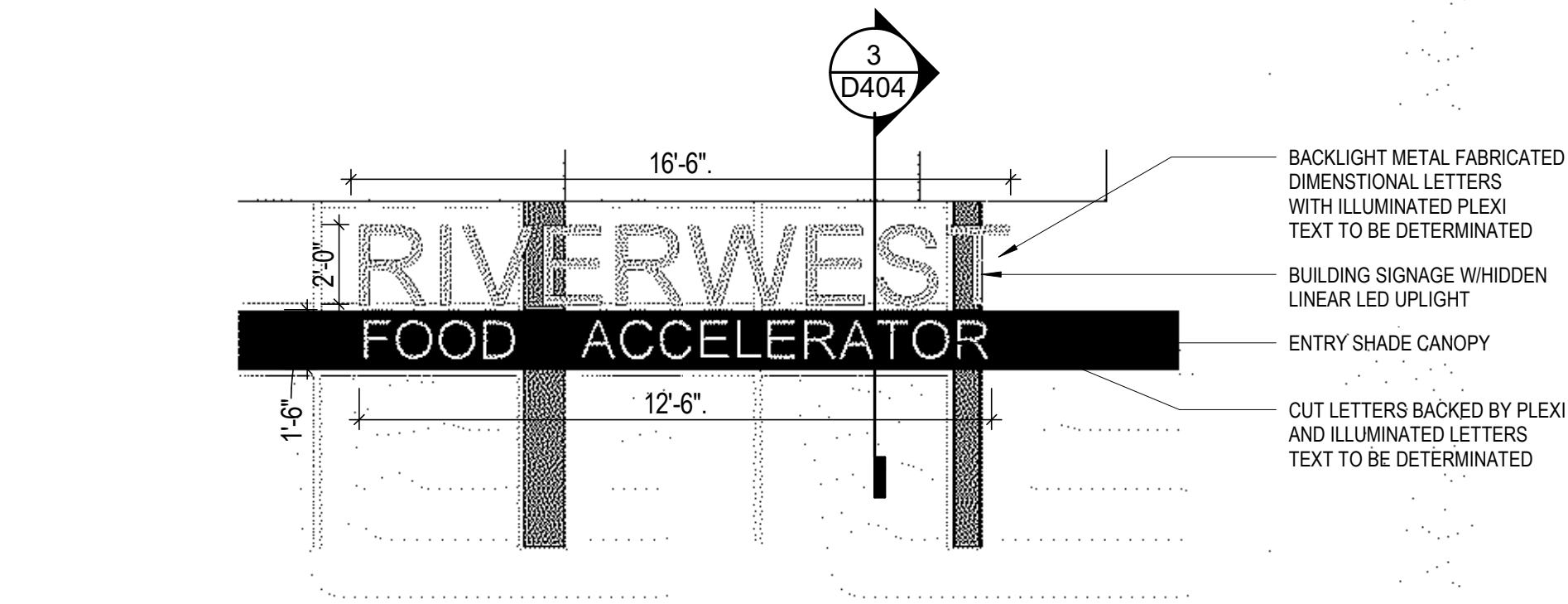


1 BUILDING ELEVATION - NORTH.
SCALE: 3/32" = 1'-0"

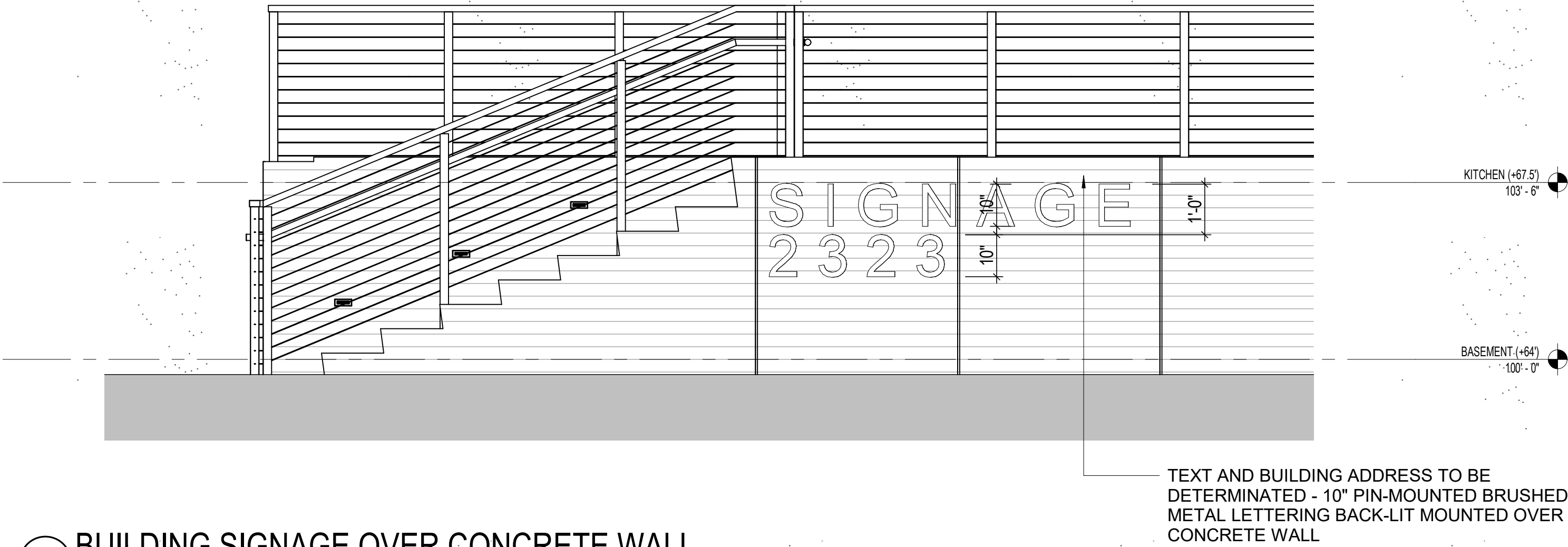




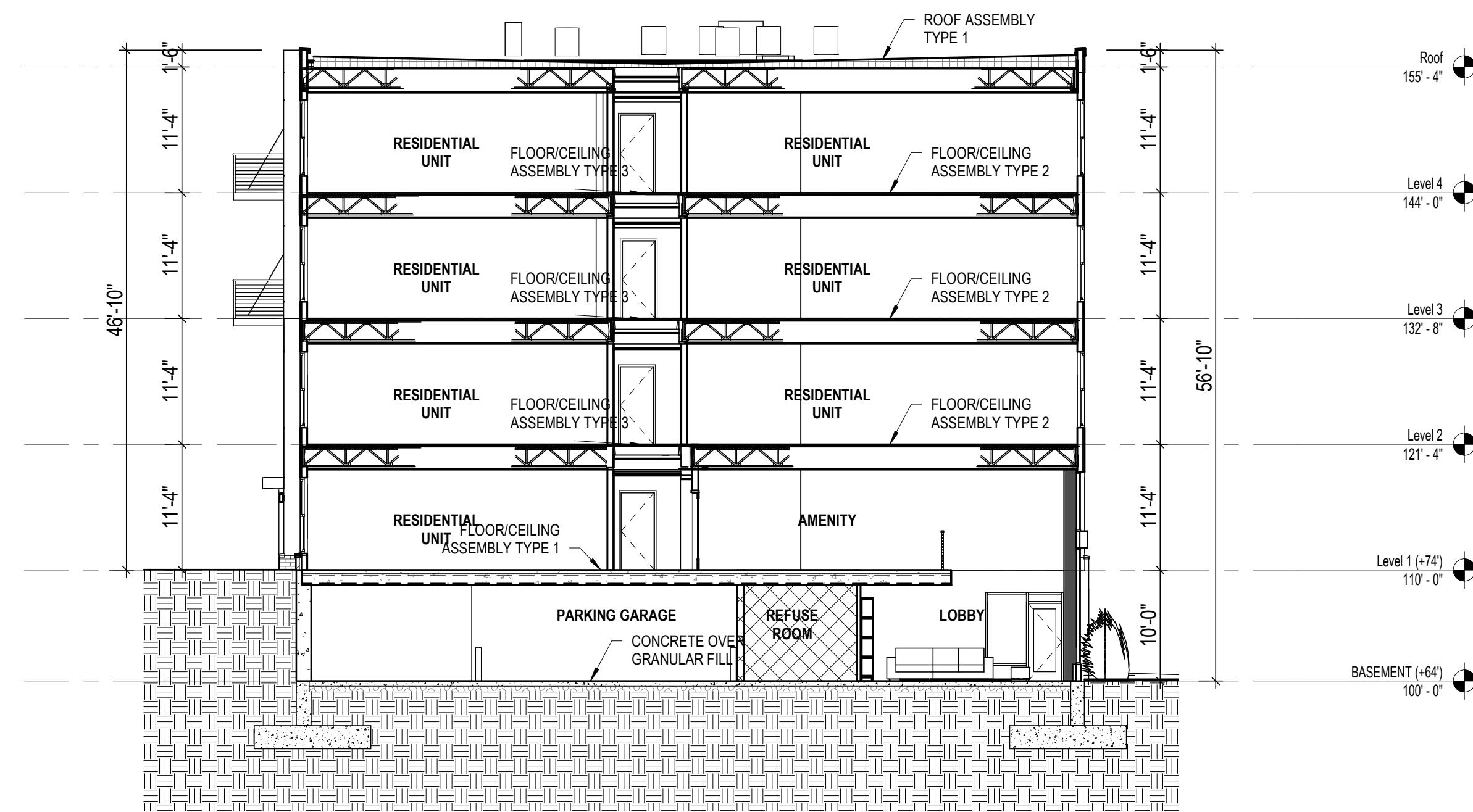
3 SIGNAGE AT CANOPY
SCALE: 1 1/2" = 1'-0"



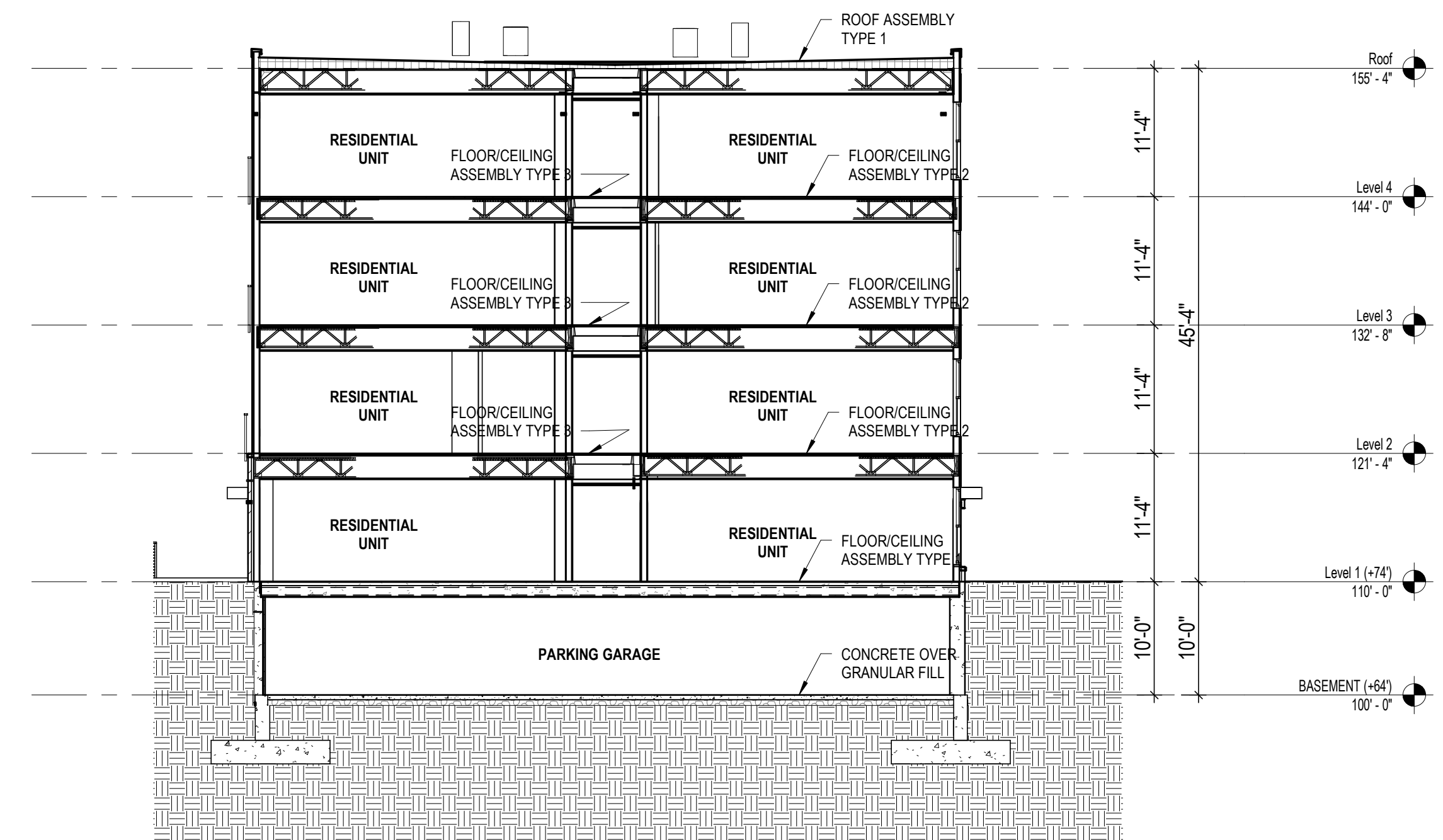
1 BUILDING SIGNAGE AT KITCHEN CANOPY
SCALE: 1/4" = 1'-0"



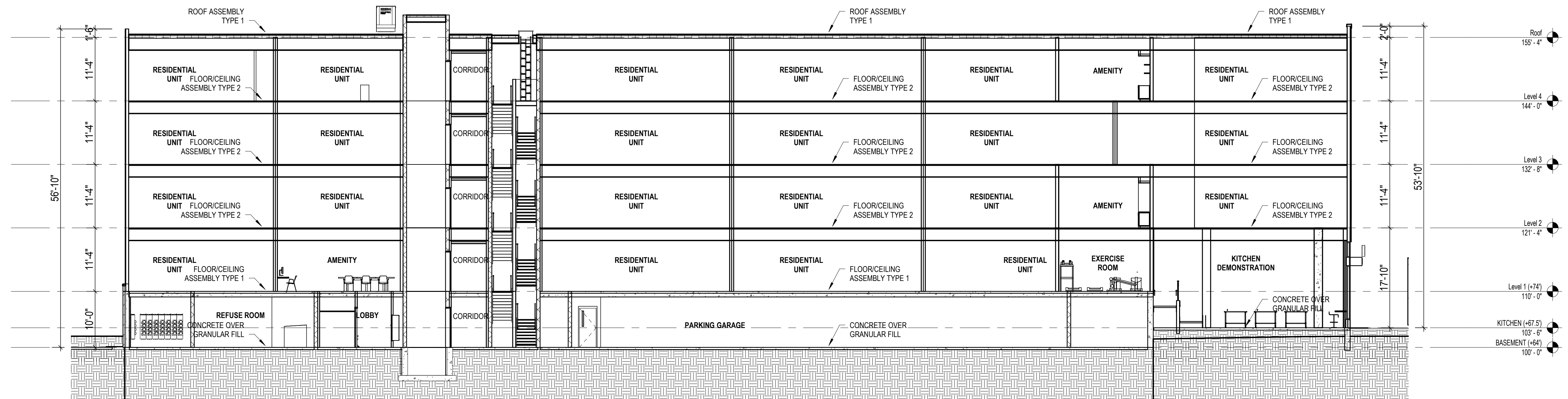
2 BUILDING SIGNAGE OVER CONCRETE WALL
SCALE: 1/2" = 1'-0"



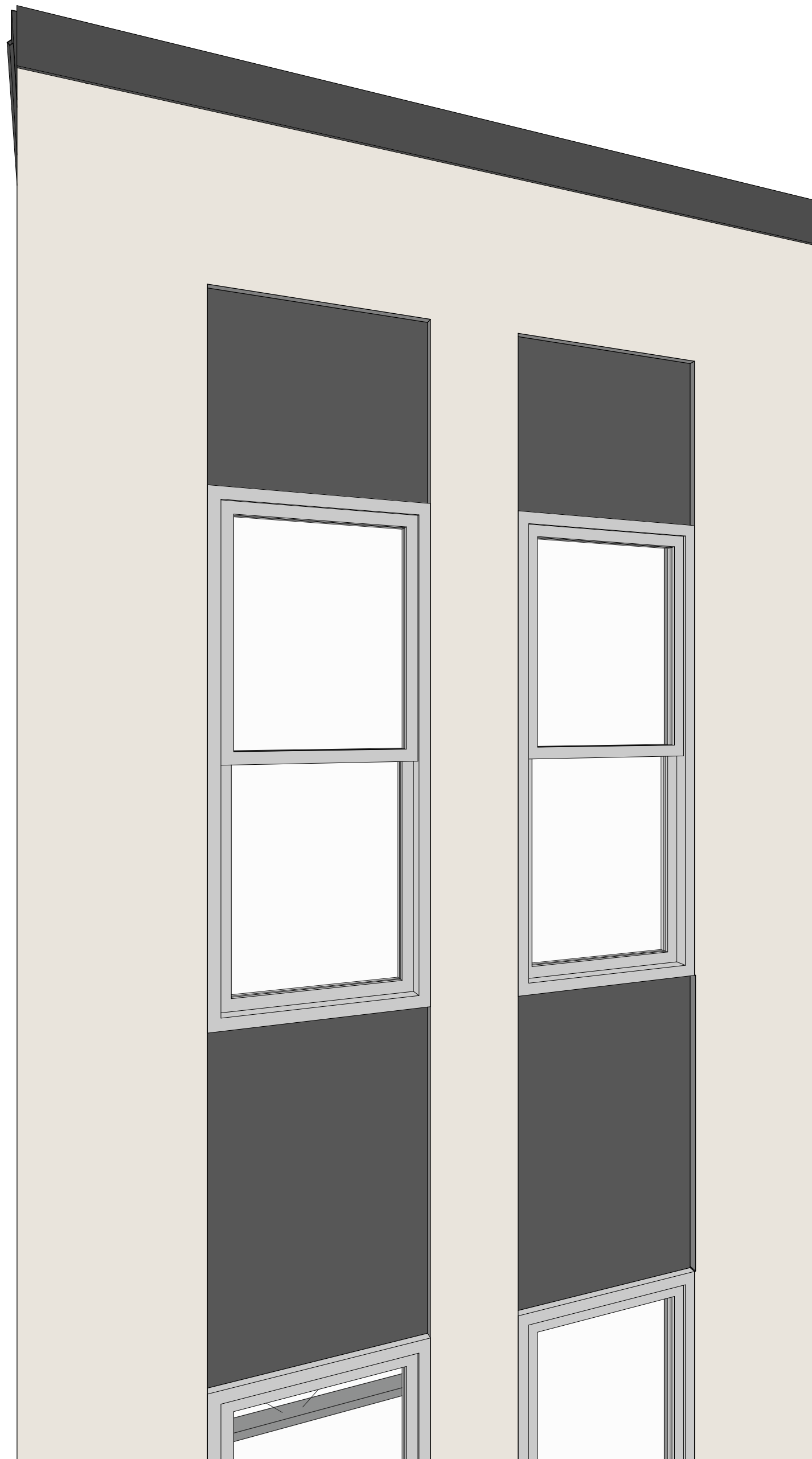
3 W/E BUILDING SECTION.
SCALE: 3/32" = 1'-0"



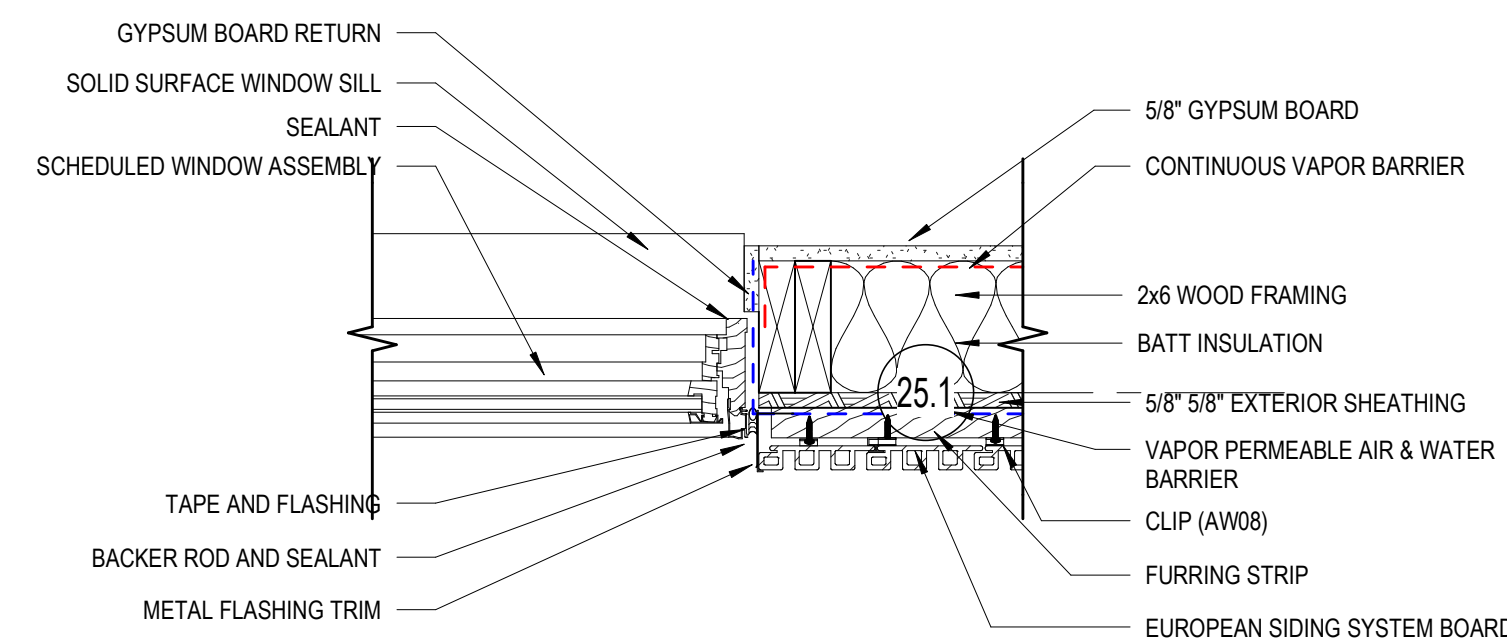
2 N/S BUILDING SECTION 2.
SCALE: 3/32" = 1'-0"



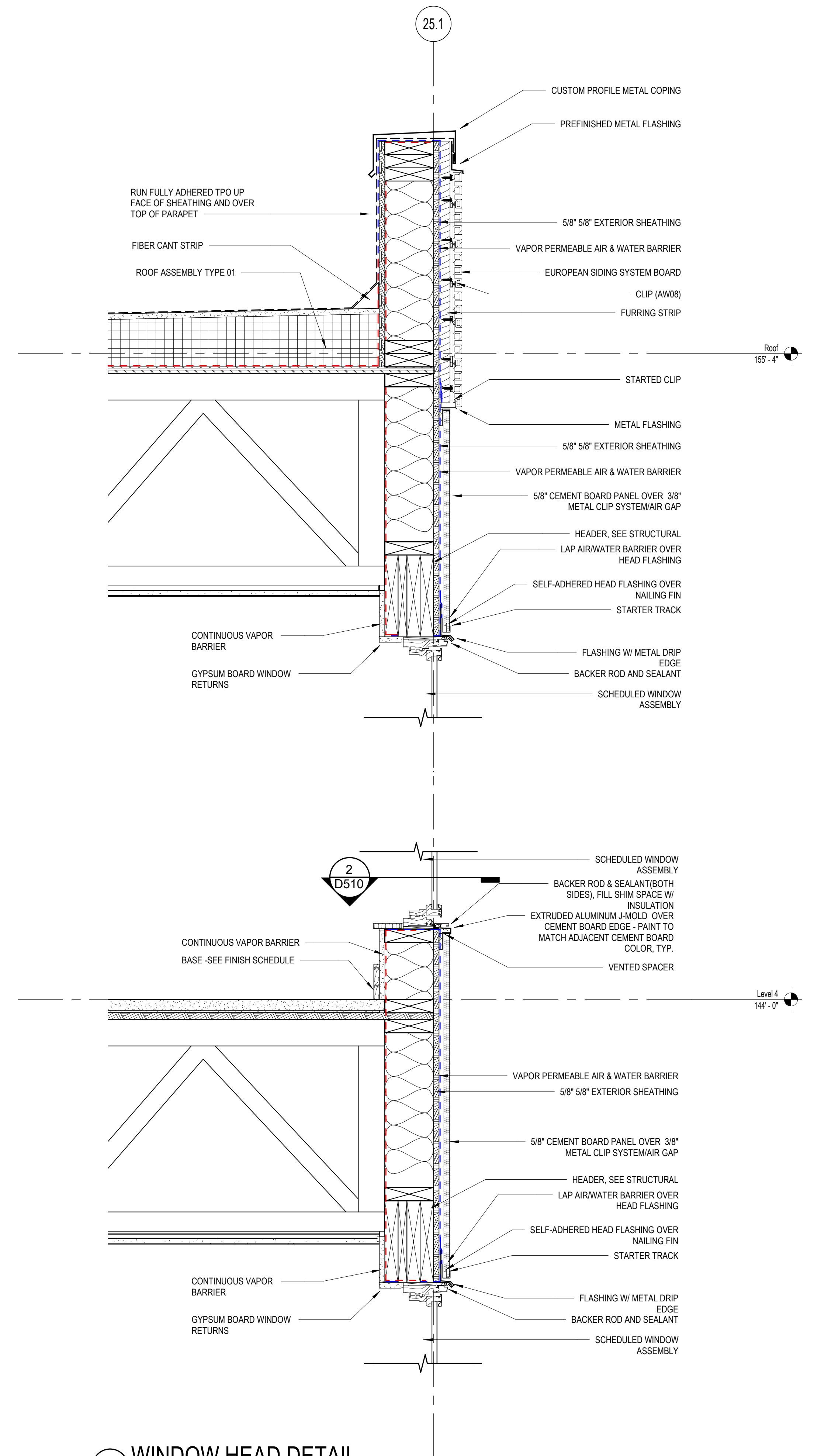
1 N/S BUILDING SECTION 1.
SCALE: 3/32" = 1'-0"



3 WINDOW VIGNETTE
SCALE:



2 WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



1 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"

COMPOSITE EUROPEAN STYLE
SIDING BOARD, COLOR ANTIQUE
PROFILE UH46 -
ULTRASHIELD NATURE

CORRUGATED METAL PANEL
RIBBED METAL PANEL
FIRESTONE UC-601,
COLOR MATTE BLACK

LAMBOO RAINSCREEN
COLOR GOLDEN HONEY

HARDIE FIBER CEMENT BOARD
COLOR IRON GRAY - SMOOTH
COLOR ARTIC WHITE - SMOOTH

MASONRY BRICK
MANGANESE IRONSPOT
VELOUR MODULAR
UTILITY SIZE







