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Programming Campus + Master Planning Interior Design Sustainable Design Historic Preservation/ Renovation Project Management

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EIGHTEEN87 ON WATER

1887 N. WATER STREET MILWAUKEE, WI 53202

06/28/2021

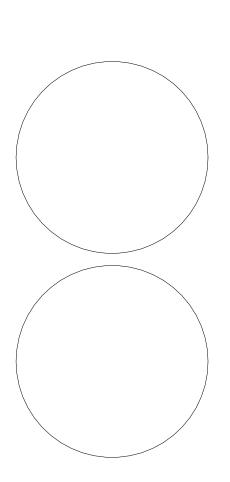
CAP PROJECT #: 210502

OWNER: RULE ENTERPRISES 1023 SOUTH 26TH STREET MILWAUKEE, WI 53204

CONSULTING ARCHITECT: CONTINUUM ARCHITECTS + PLANNERS, S.C. 751 N JEFFERSON ST - SUITE 200 MILWAUKEE, WI 53202 TEL. (414) 220-9640

CONSULTING CIVIL ENGINEER: THE SIGMA GROUP

1300 W. CANAL STREET MILWAUKEE, WI 53233 TEL. (414) 643-4163



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C200	GRADING
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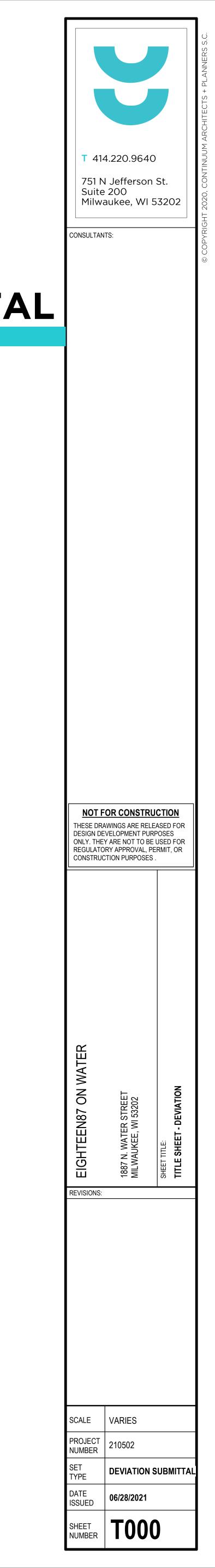
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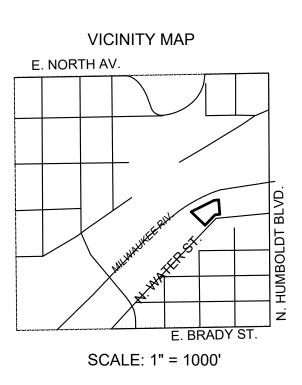
G PLAN APE OVERVIEW

LK SITE PLAN EXHIBIT

LK PERSPECTIVES

LK PERSPECTIVES





Legal description per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021:

Water Lots 10, 11, 12, and 13 in Hubbard and Pearson's Addition to Milwaukee, in the Northwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 354-0913-110-5

Address: 1887 N. Water Street

Per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021, the following items appear in Schedule B II as exceptions:

9. 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.

10. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, pond, lake or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to the land cut off by a change in course of the water body (avulsion); or ownership of artificially filled land. DOCK LINE SHOWN PER CH. 118-1 CITY OF MILWAUKEE ORDINANCE.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Plat of Hubbard and Pearson's Addition recorded December 27, 1838 as Document No. PL001009 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **BLANKET IN NATURE, NOT PLOTTABLE.**

12. Sewer Easement to City of Milwaukee, a municipal corporation, dated April 26, 1915, recorded/filed January 18, 1963 in Reel 64, Image 908 as Document No. 4000144. SHOWN ON MAP.

13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated April 05, 1963, recorded/filed April 19, 1963 in Reel 95, Image 868 as Document No. 4017101. SHOWN ON MAP.

14. Sewer Easement to Milwaukee Metropolitan Sewerage District (MMSD), dated July 25, 1988, recorded/filed October 31, 1988 in Reel 2269, Image 1078 as Document No. 6222410. SHOWN ON MAP.

15. Terms, provisions, restrictions, obligations as set forth in Redevelopment Plan for the Beer Line Redevelopment Project "B" Area adopted on May 03, 1993 by the Redevelopment Authority of the City of Milwaukee recorded on August 17, 1993 in Reel 3099, Image 1747 as Document No. 6813328. Modification and/or amendment by instrument: Redevelopment Plan Amendment No. 1 Recording Information: August 25, 2000 as Document No. 7953564 BLANKET IN NATURE, NOT PLOTTABLE.

NOTES:

1. Bearings are referenced to the East line of the NW 1/4 of Section 21-7-22, bearing North 0°18'59" West.

2. Flood Zone classification: Part of the property lies within flood Zone AE. The Zone AE line is shown per FEMA FIRM Panel 55079C0092E, dated 9/26/08 with a Base Flood Elevation determined to be 584.55 NGVD.

3. Parcel Area: 41,104 SQUARE FEET OR 0.944 ACRES.

4. Vertical Datum: Elevations referenced to the City of Milwaukee Datum with the City Standard Benchmark located 180' north of the north curb of E. Kane Place and 5' west of the west curb of N. Warren St. having a published elevation of 67.824.

5. No Zoning Report provided.

ENCR. 2

MAPON.

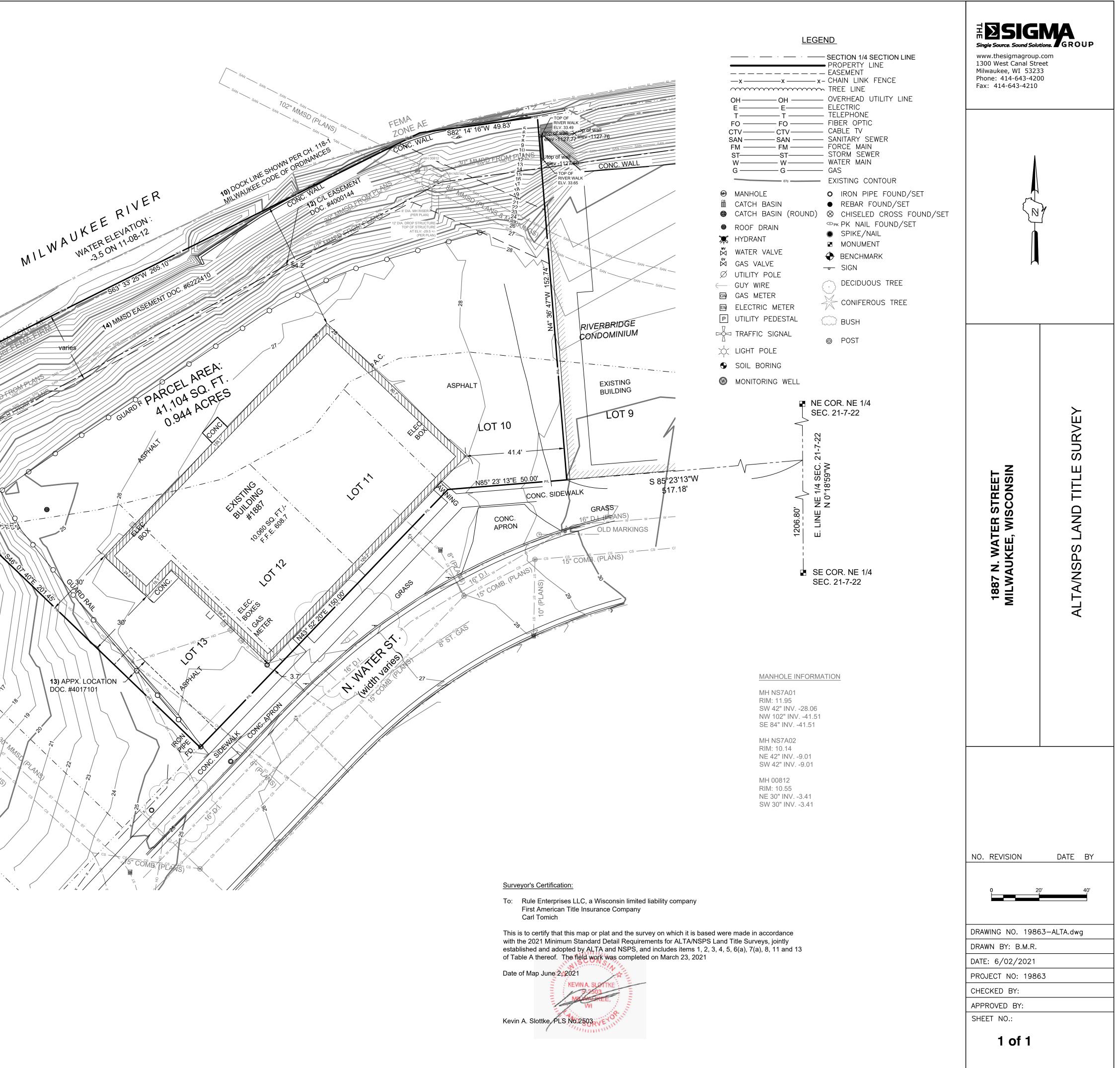
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WATER STREET REALTY

107 17

PARTNERS LLC

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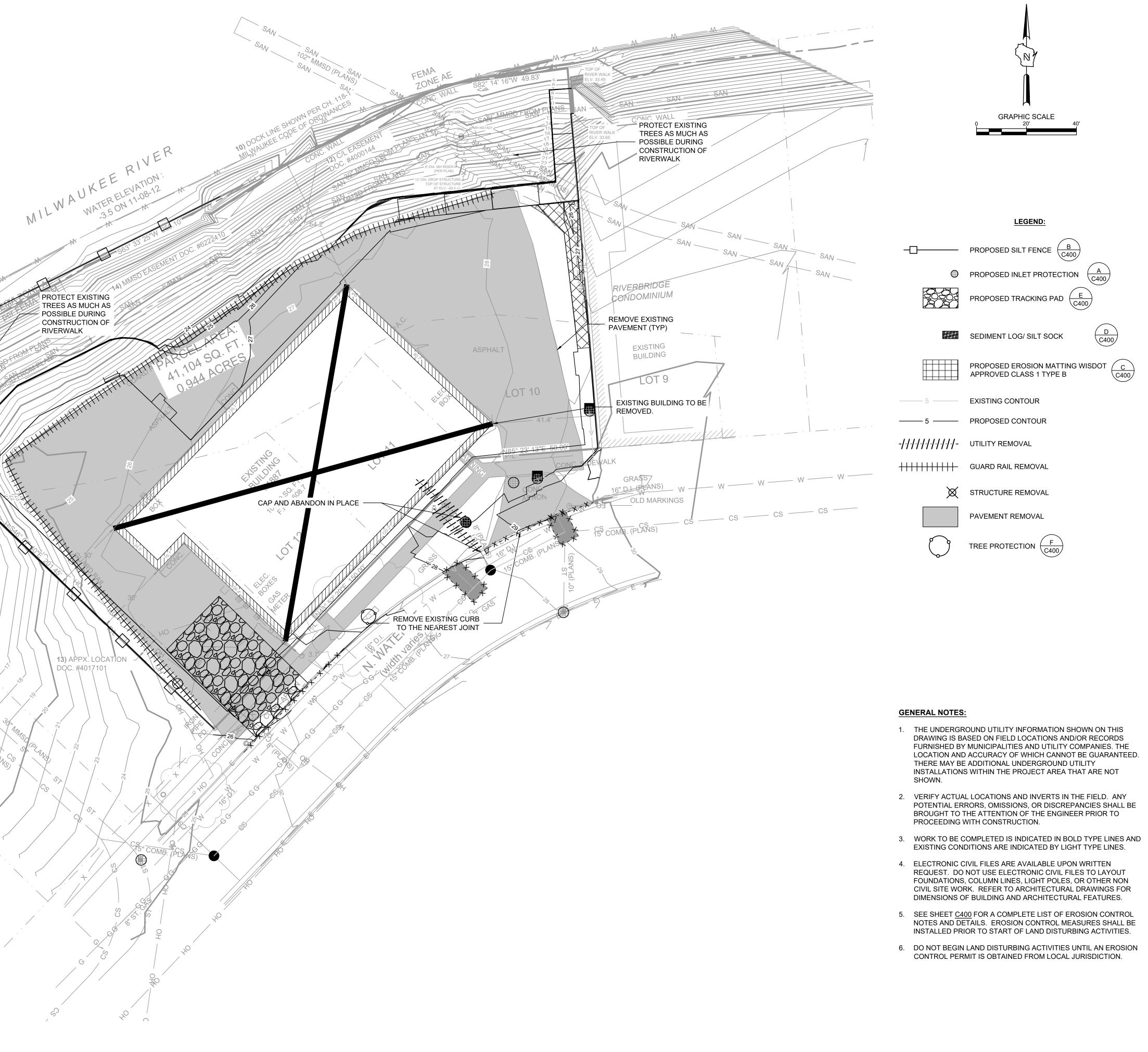


CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 259-1181

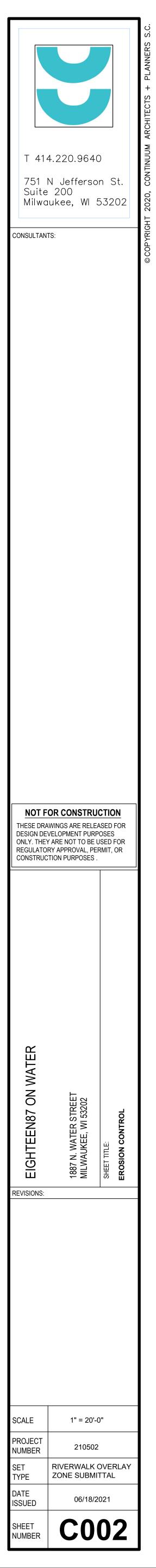
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

#180 WATER STREET REALTY / PARTNERS LLC

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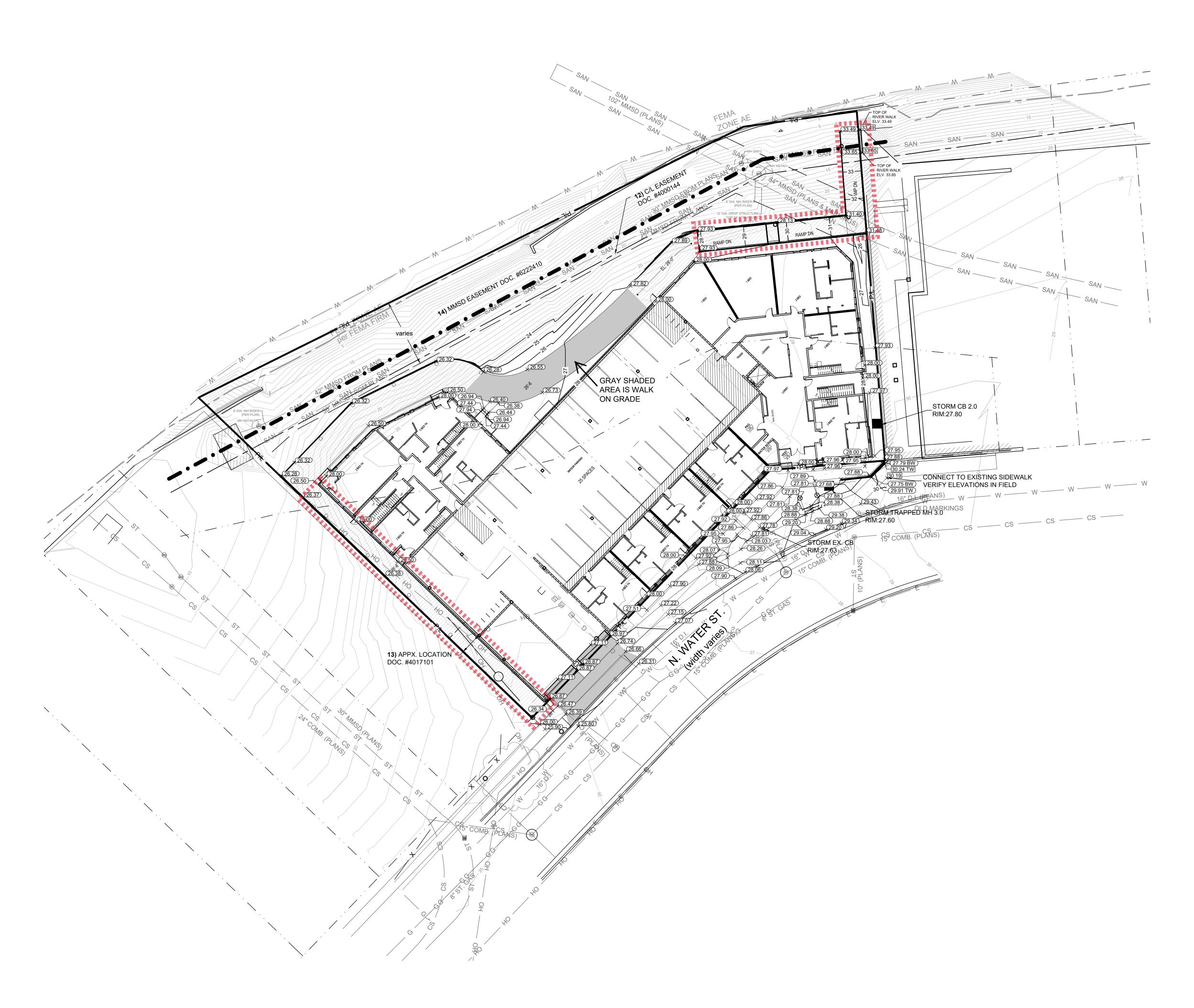


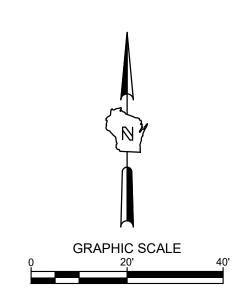


MILW. AREA 259-1181

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BE GUARANTEED.





LEGEND:

5" THICK CONCRETE WALK (A) C401/
CONCRETE PAVEMENT
RIVER WALK (SEE ARC PLANS)

------- 5 ------ EXISTING CONTOUR

— 5 — PROPOSED CONTOUR

PROPOSED CURB & GUTTER 100.50 T/C SPOT GRADE 100.00 FL T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE

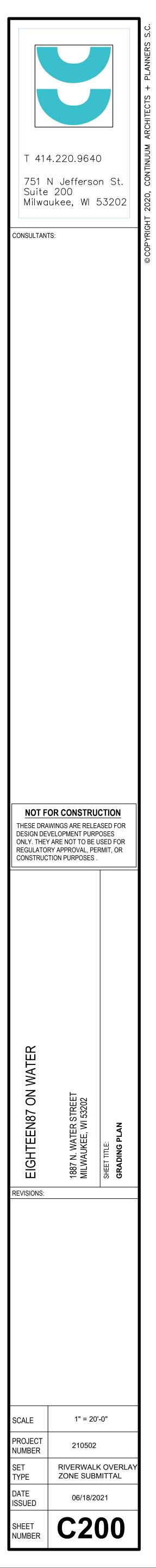
(100.00) 100.00

PROPOSED ASPHALT SPOT GRADE EXISTING SURFACE SPOT GRADE (MATCH)

GENERAL NOTES:

- 1. 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.
- 2. 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.
- 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 4. 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.
- 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- 6. 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.
- 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

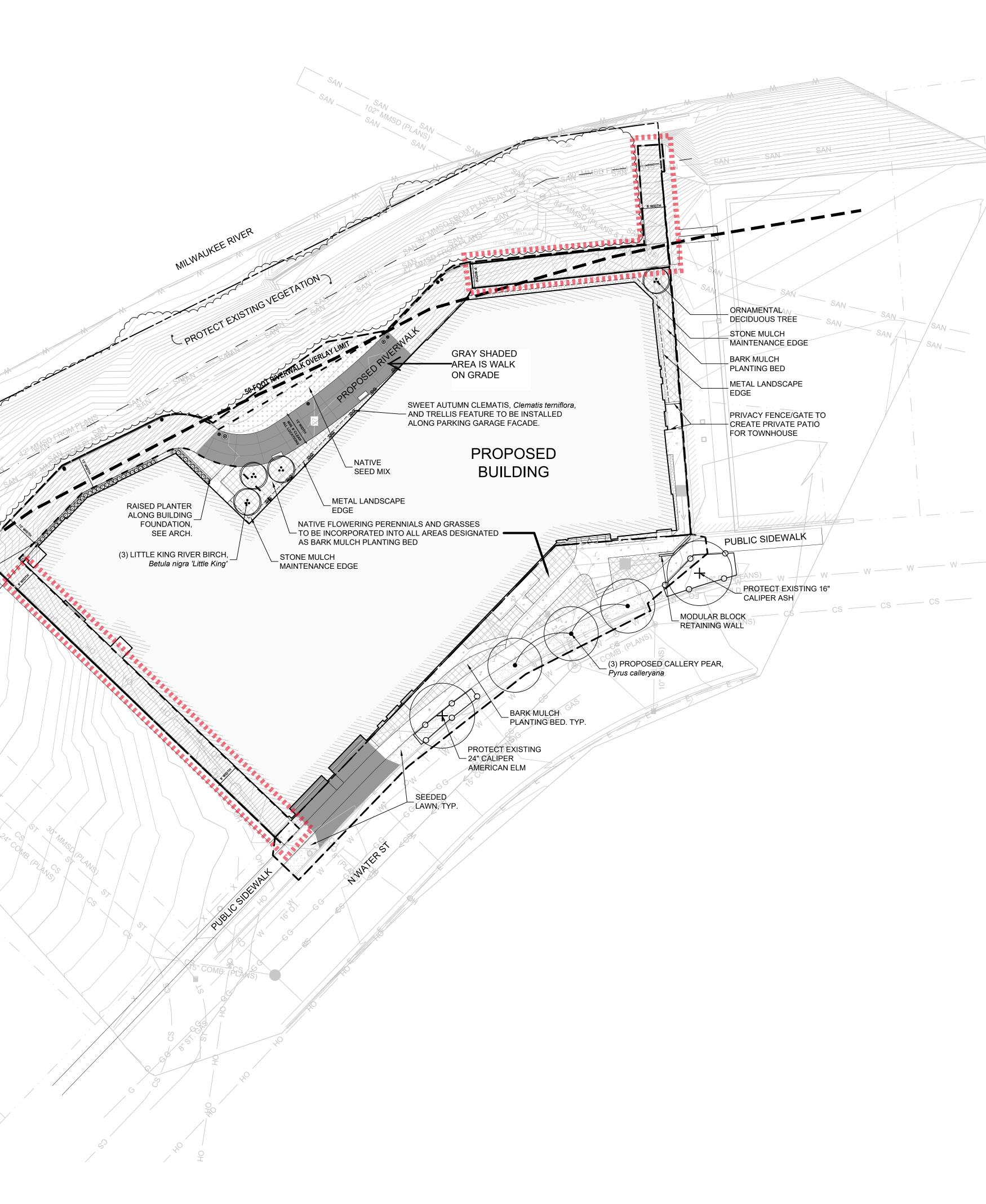






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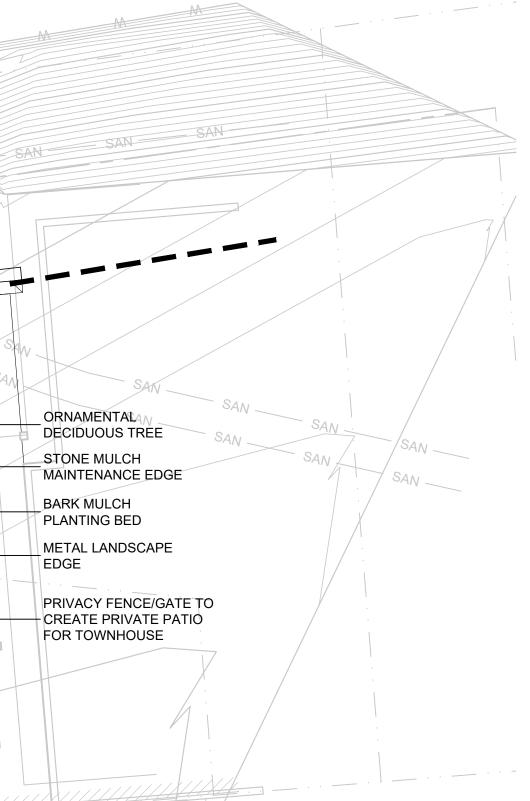


RAISED PLANTER ALONG BUILDING FOUNDATION, ----

Calamagrostis acutiflora

(40) KARL FORESTER FEATHER REED GRASS,

SEE ARCH.



PUBLIC SIDEWALK

CALIPER ASH

PROTECT EXISTING 16"

GENERAL NOTES:

- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTORS EXPENSE.
- 2. CONTRACTOR SHALL PROTECT ALL BENCHMARKS.
- 3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE. 4. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND
- OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- 5. ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- 6. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.

LEGEND:

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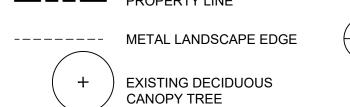
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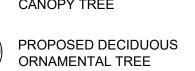
- - LIMITS OF DISTURBANCE

--------- PROPERTY LINE





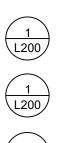
CANOPY TREE

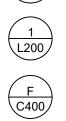


EXISTING DECIDUOUS

- BARK MULCH PLANTING BED
- NATIVE SEED MIX
- SEEDED LAWN
- STONE MULCH (4 L200)





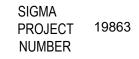




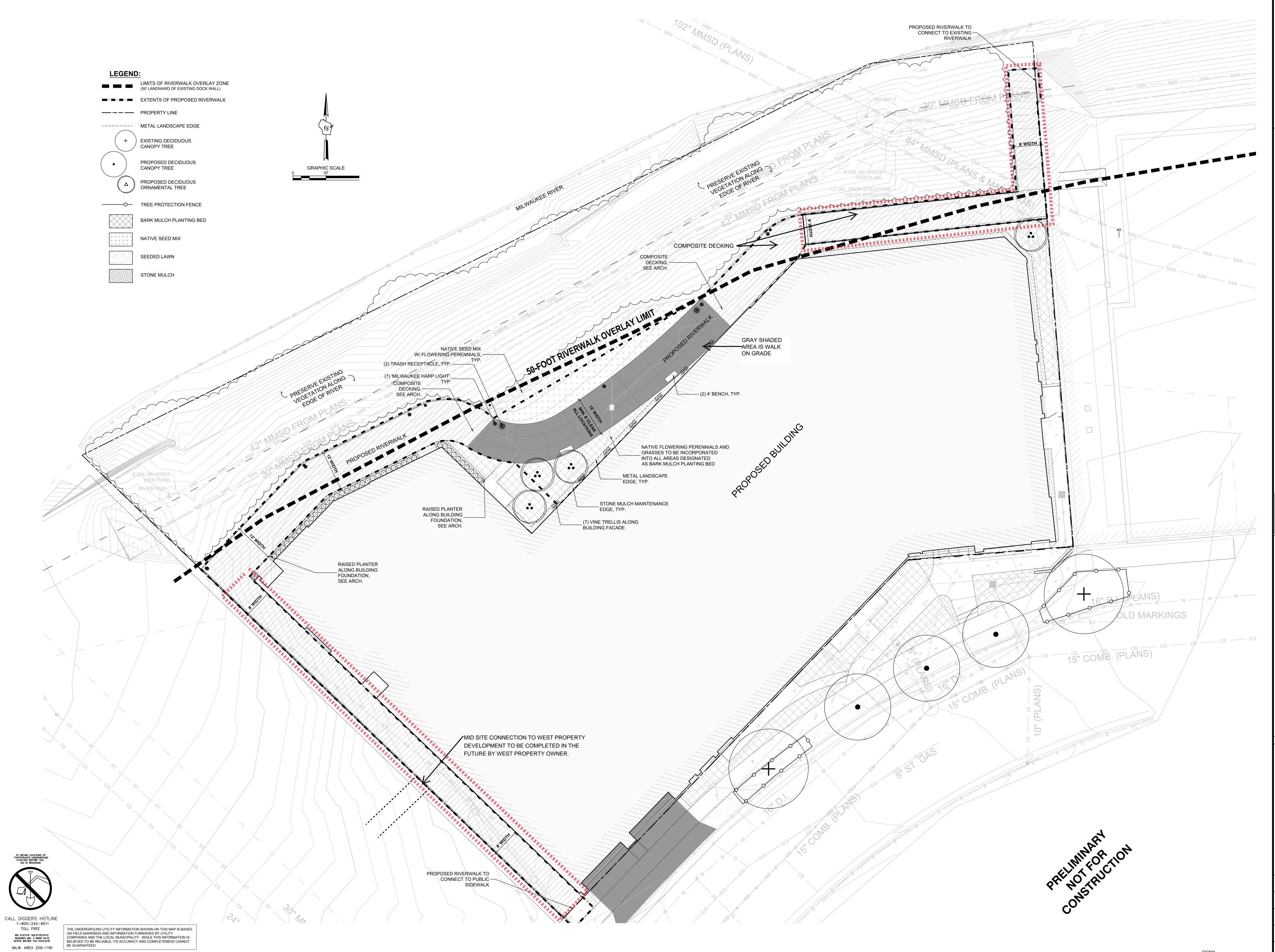




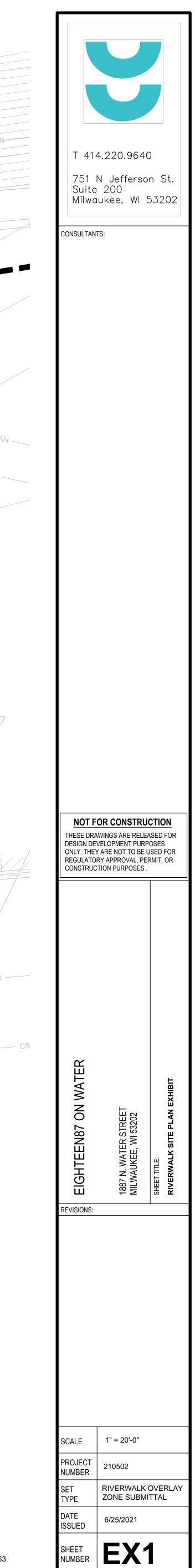








TOLL FREE WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 259-1181

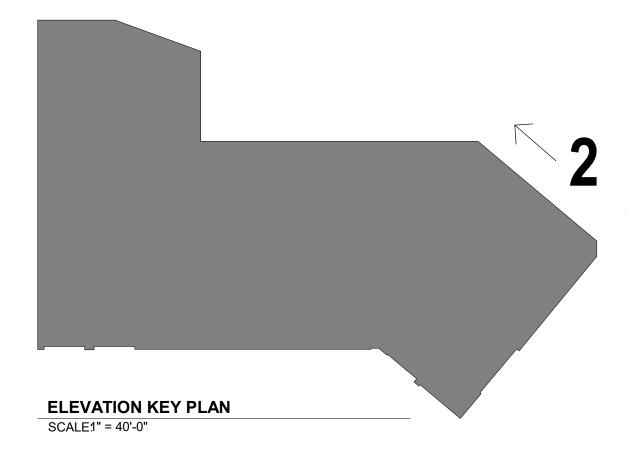


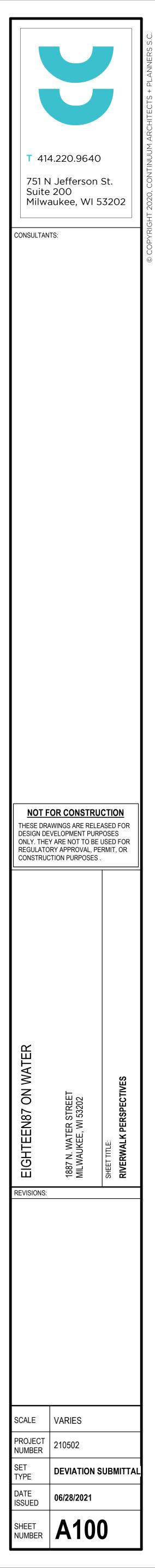
PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 1







PERSPECTIVE VIEW 7



