DETAILED PLAN DEVELOPMENT Submittal

Brewer's Hill Commons

Phase VII - Site A

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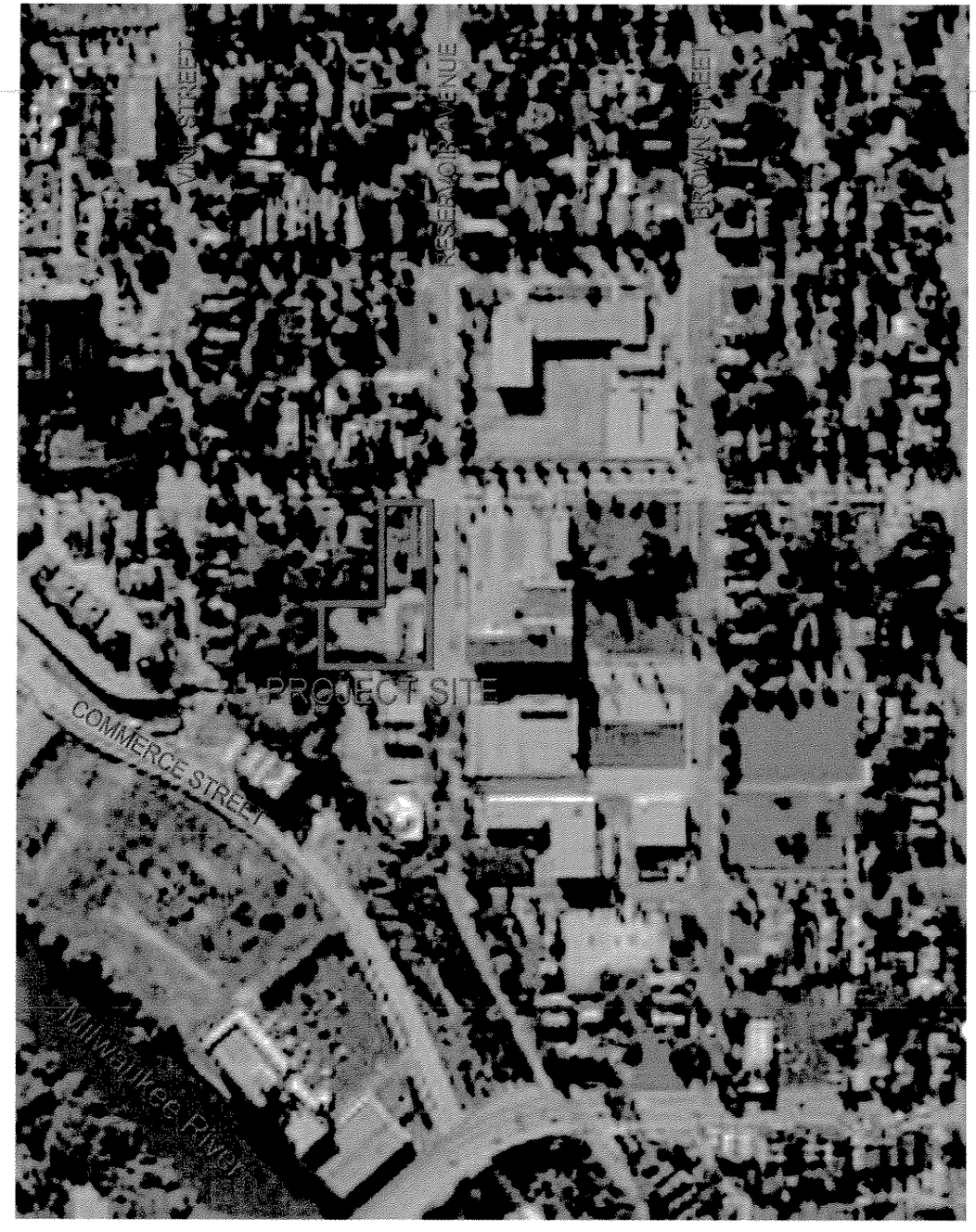
01.12.05

TANDEM DEVELOPERS LLC



Vicinity Map N

TANDEM DEVELOPERS, LLC

BREWER'S HILL COMMONS
PHASE VII
MILWAUKEE, WI

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ARCHITECTURE

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LEGAL DESCRIPTION

Parcel "C"
Lots One (1), Four (4), Five (5) and Eight (8) and the East Thirty-five (35) feet of Lot Two (2) in Block Thirty-four (34) in SHERMAN'S ADDITION, in the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

Parcel "D"
Lot Three (3) and all that part of Lot Two (2) except the East Thirty-five (35) feet thereof in Block Thirty-four (34) in SHERMAN'S ADDITION, in the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

Parcel "E"
Lot Nine (9) in Block Thirty-four (34) in SHERMAN'S ADDITION, in the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel "F"
Lot Ten (10) in Block Thirty-four (34) in SHERMAN'S ADDITION, in the Northeast One-quarter (1/4) of Section Twenty (20), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin

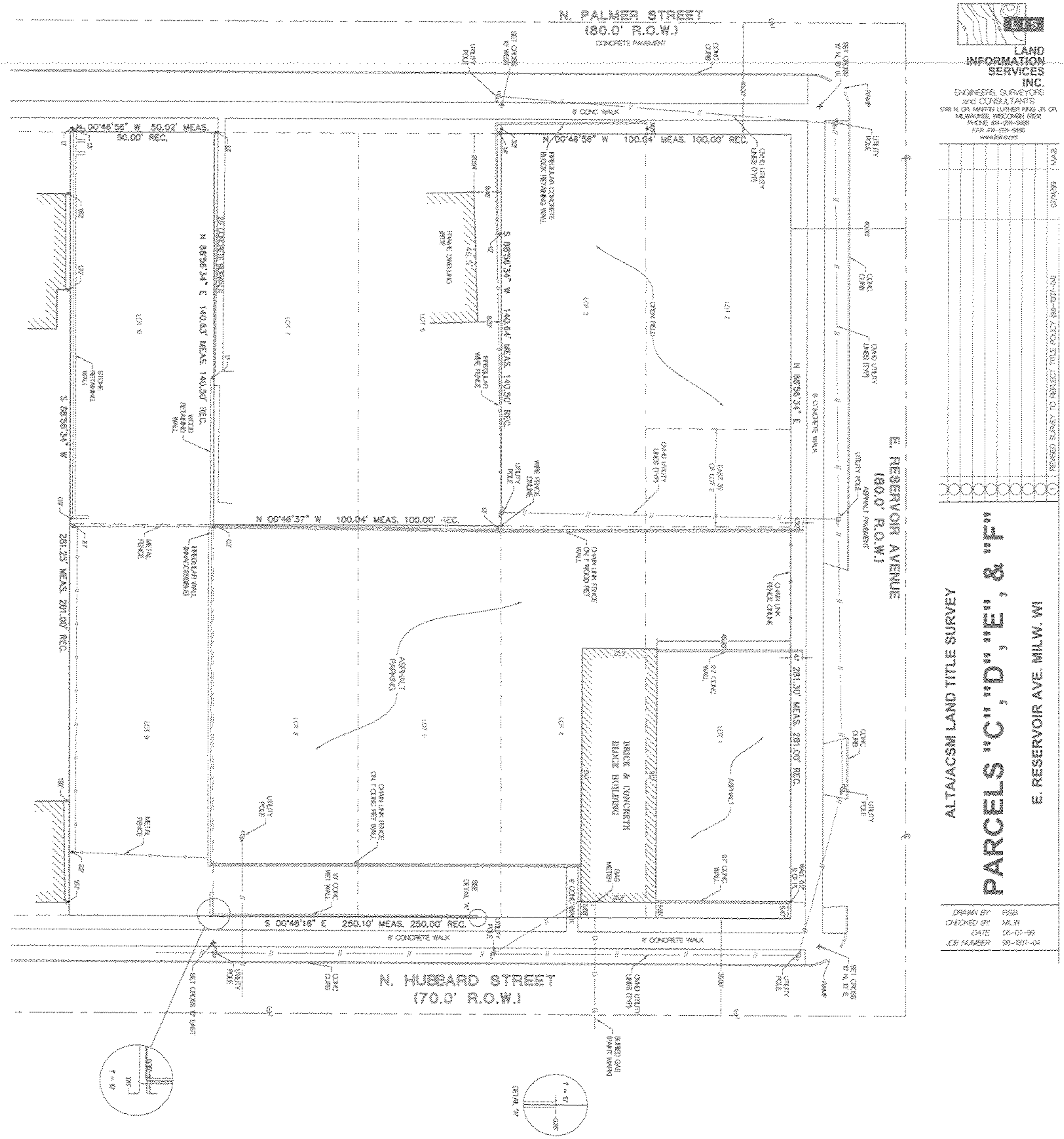
– TOTAL AREA: 56,277 sq. ft. (1.292 acres more or less)

– THIS SURVEY IS BASED ON WISCONSIN TITLE SERVICE COMPANY COMMITMENT NO. 308141, DATED FEBRUARY 25, 1999

– ZONING: RED

– SETBACKS RESTRICTIONS:
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET

– FLOOD PLAIN NOTE:
THE SUBJECT PROPERTY IS IN NOT IN A 100 YEAR FLOOD PLAIN.
THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.: 555219
0004 ZONE C, EFFECTIVE DATE: MARCH 1, 1982.



To WISCONSIN TITLE SERVICE COMPANY, TANDEM DEVELOPERS LLC, WEYCO GROUP, INC. the successors and assigns of any of the foregoing and any other person who purchases, mortgages or guarantees the title thereto within one year of the date of the survey.

I hereby certify that the survey was prepared from an actual on-the-ground instrument survey of the subject premises ... and meets the accuracy requirements of an Urban Survey, as defined therein.

Mark L. Weis
Registered Land Surveyor

Site Survey N

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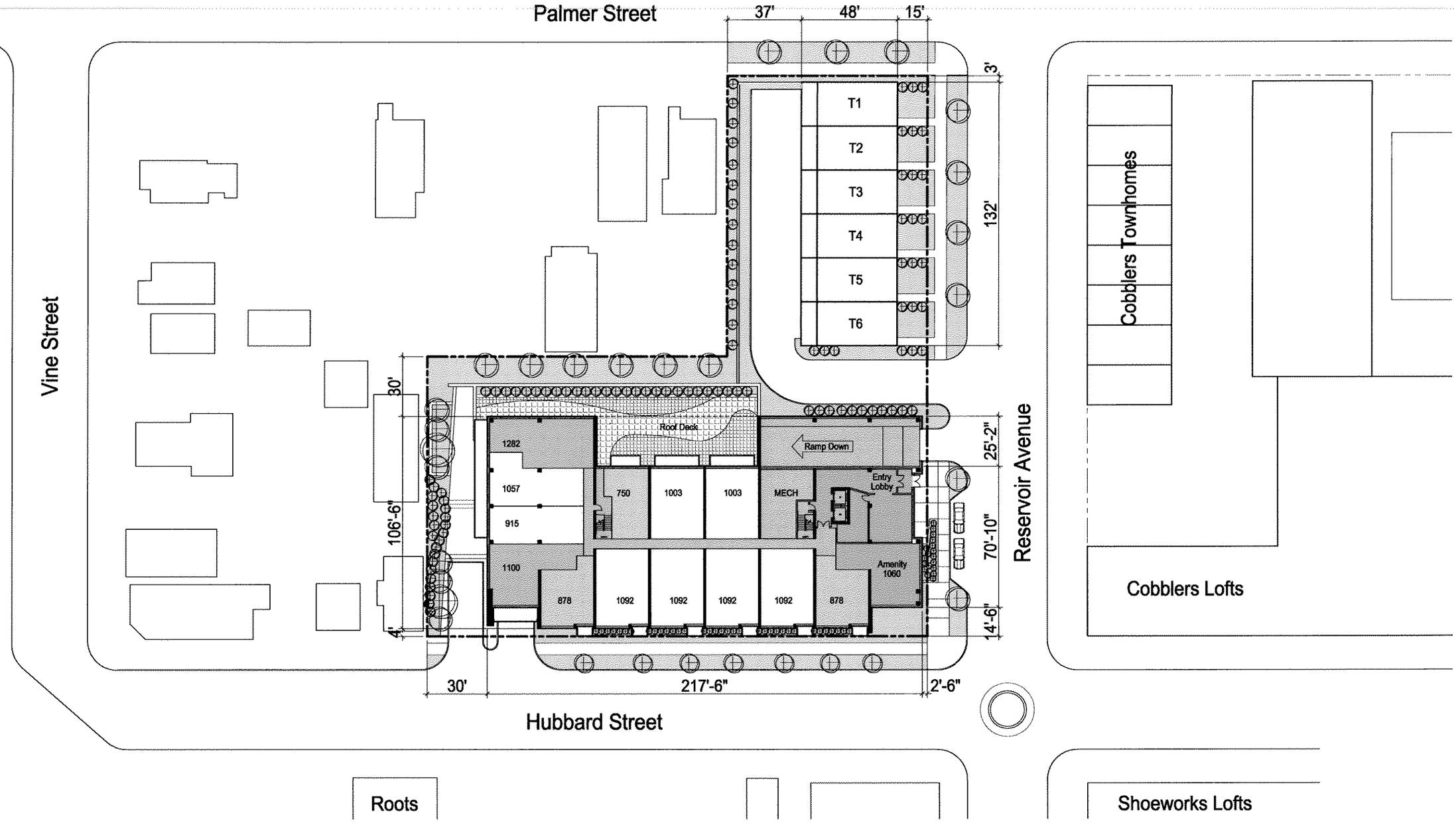

1st Floor Plan Site Plan

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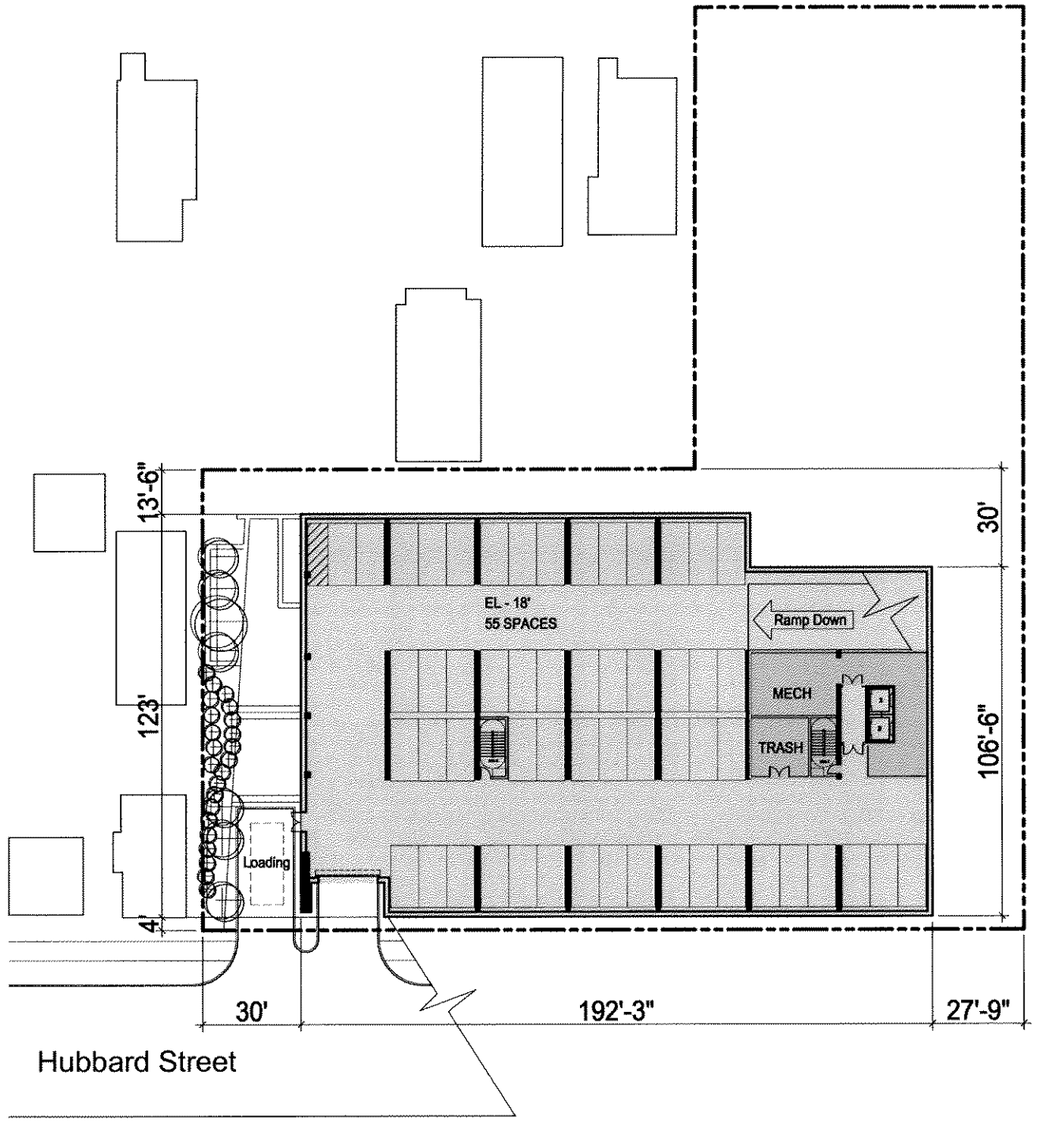
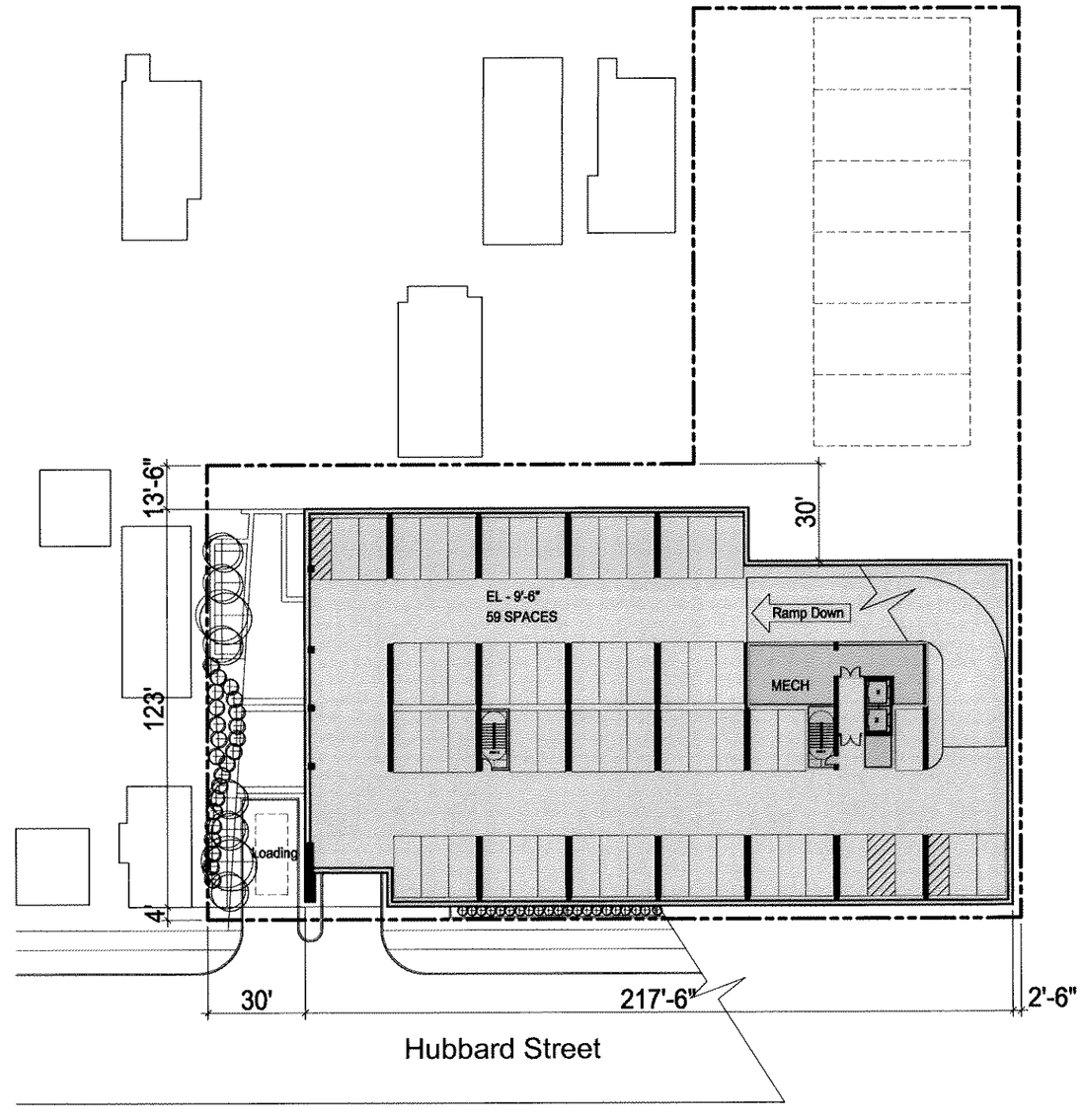


Lower Level 2 Parking



Lower Level 1 Parking

Lower Level Parking Plans

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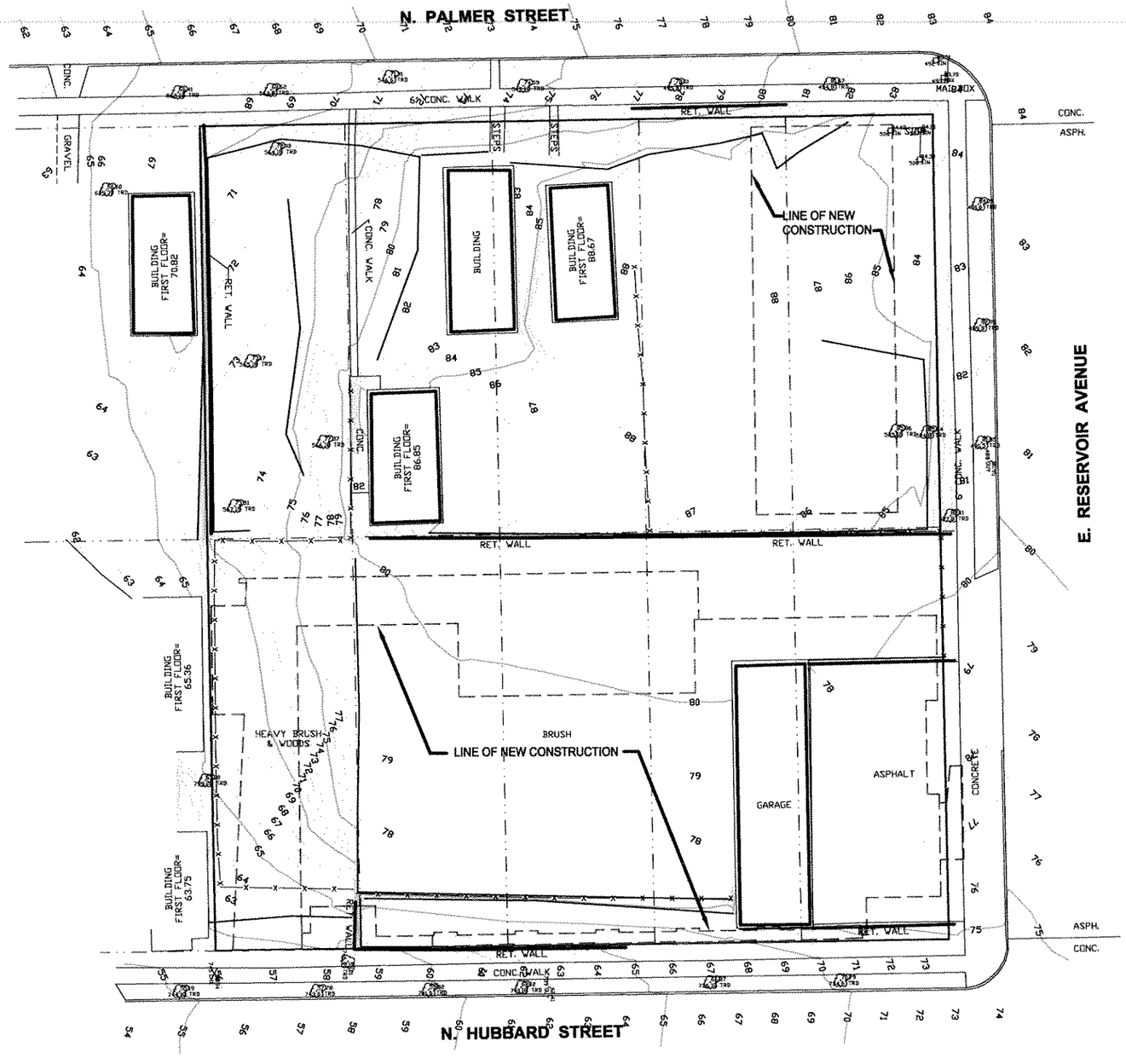

Existing Site Grading Plan N

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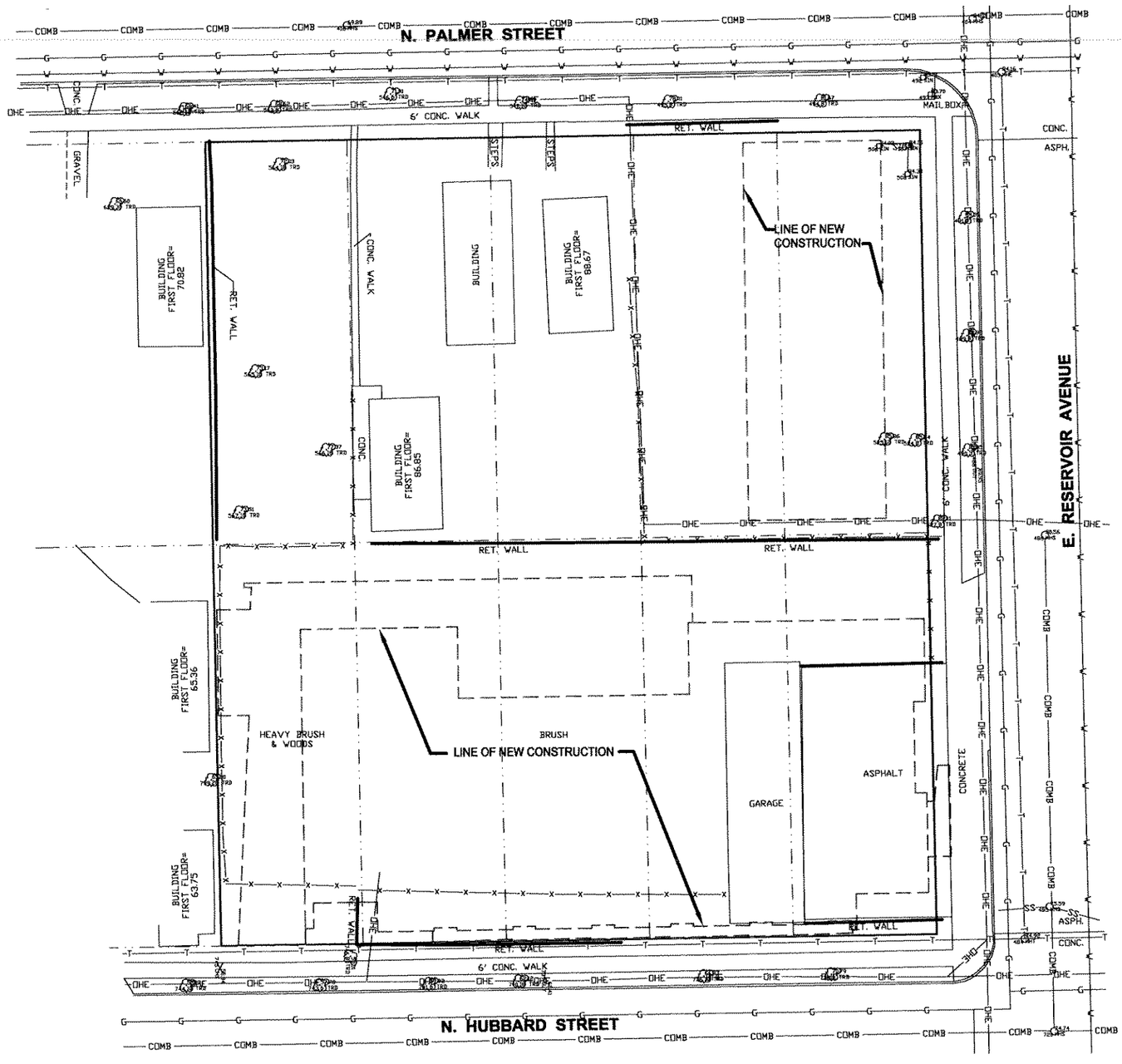

Existing Utility Plan N

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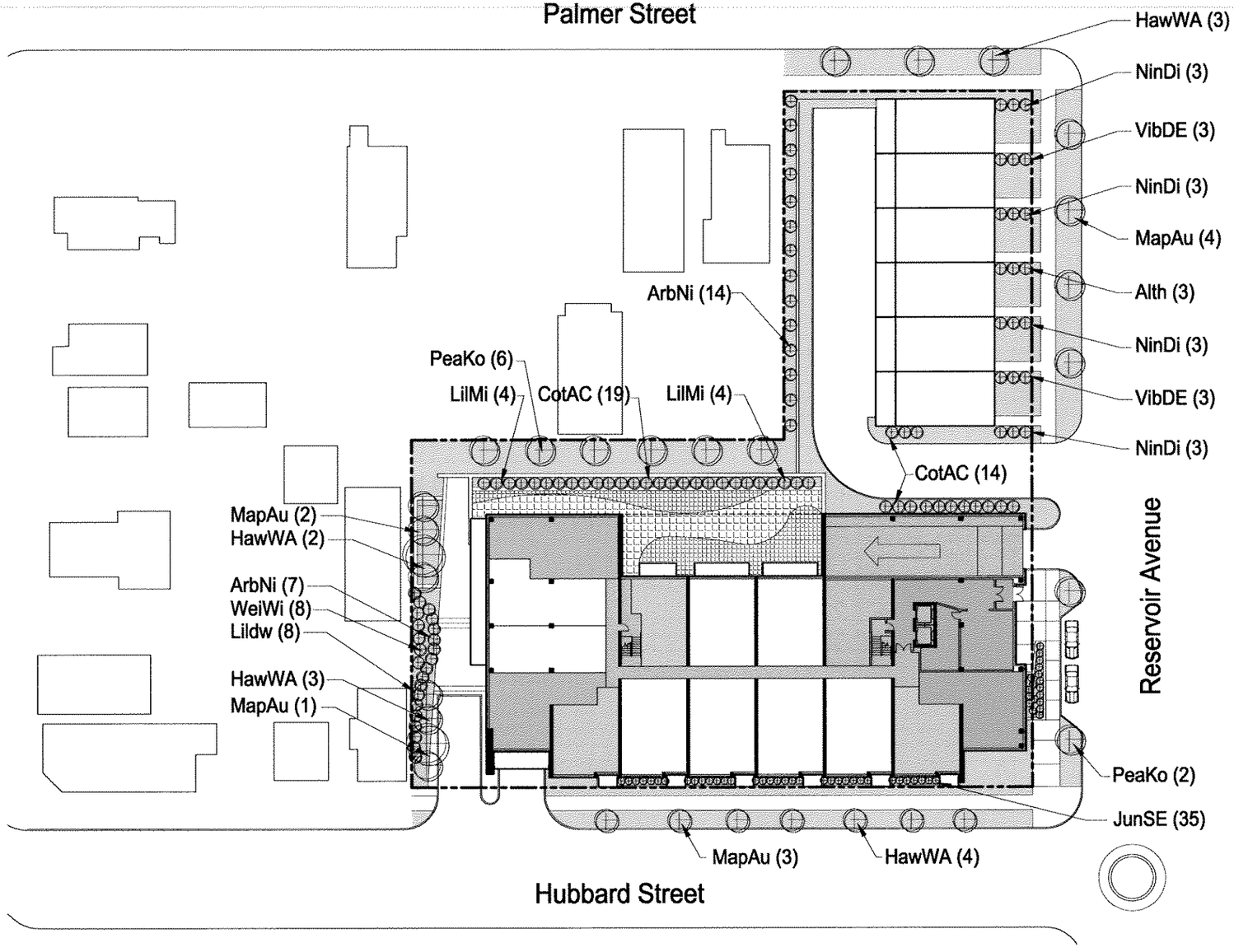

PLANT LIST

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
MapAu	10	2.5" BB	Acer x freemanii	Autumn Blaze Maple
HawWA	12	6' BB	Crataegus phaenopyrum	Washington Hawthorn
PeaKo	8	6' BB	Pyros Fauriei	Korean Pear
EVERGREEN				
ArbNi	21	5' BB	Thuja occidentalis	Nigra Arborvitae
JunSE	35	18" BB	Juniperus chinensis	Sea Green Juniper
SHRUBS				
CotAc	33	4' BB	Cotoneaster acutifolius	Peking Cotoneaster
Alth	3	3' BB	Hibiscus syriacus	Rose of Sharon
NinDi	12	24" P	Physocarpos opulifolius	Diablo Ninebark
Lildw	8	30" BB	Syringa meyeri	Dwarf Korean Lilac
LilMi	8	30" BB	Syringa patula	Miss Kim Lilac
VibDE	6	4' BB	Viburnum dentatum	Chicago Lustre Viburnum
WeiWi	8	30" P	Weigela florida	Wine & Roses Weigela

Landscape Plan N

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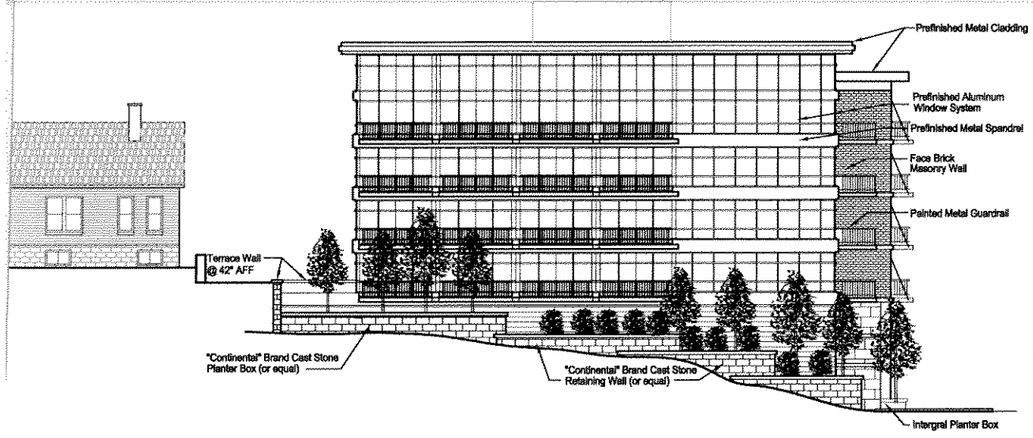
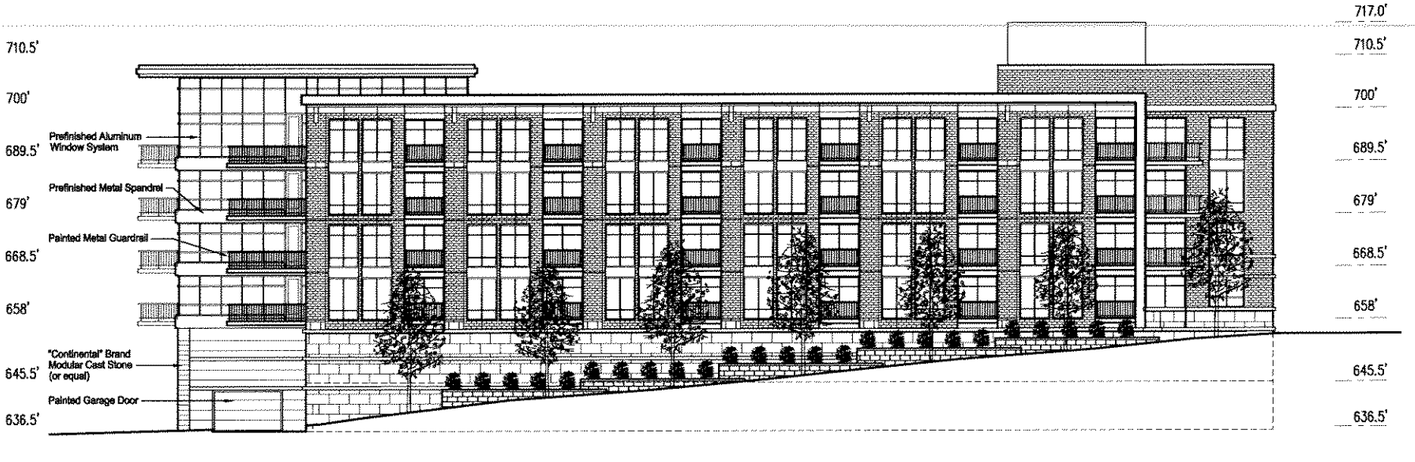
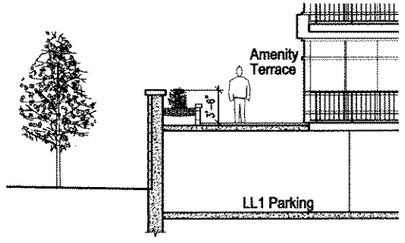


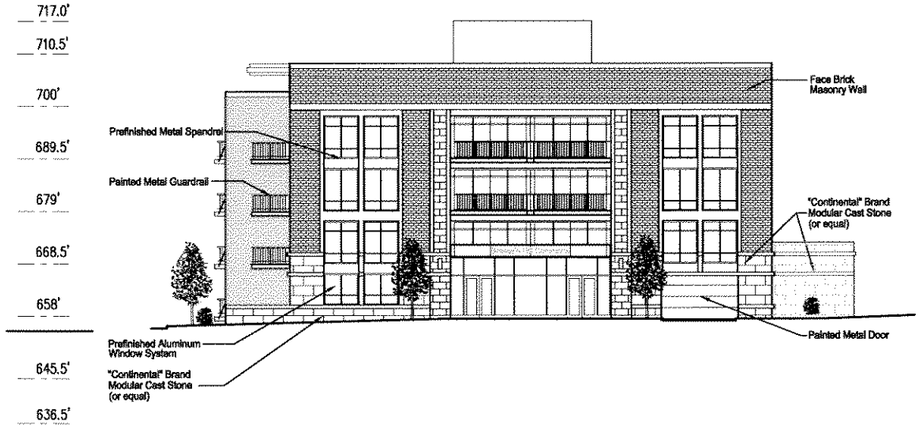
SOUTH ELEVATION



EAST ELEVATION (HUBBARD ST.)



TERRACE SECTION



NORTH ELEVATION (RESERVOIR AVE.)

WEST ELEVATION

Condominum Elevations

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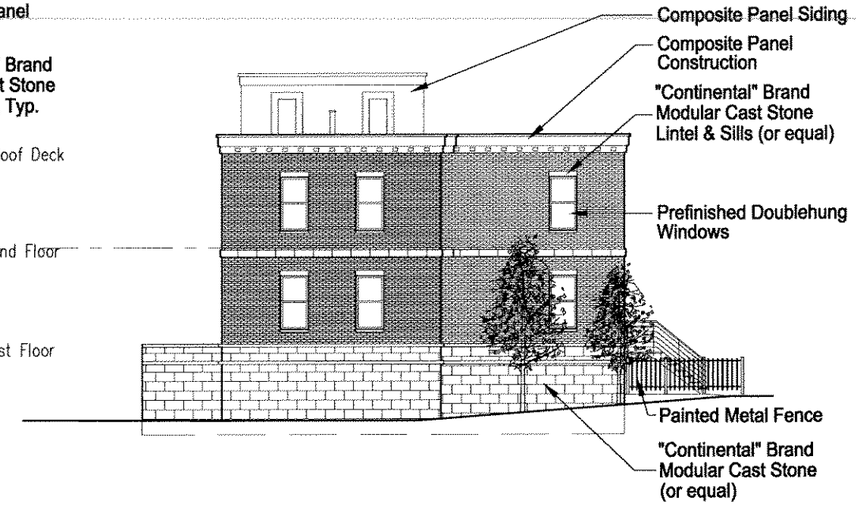
NORTH ELEVATION (RESERVOIR AVE.)



EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION (PALMER ST.)

Townhome Elevations

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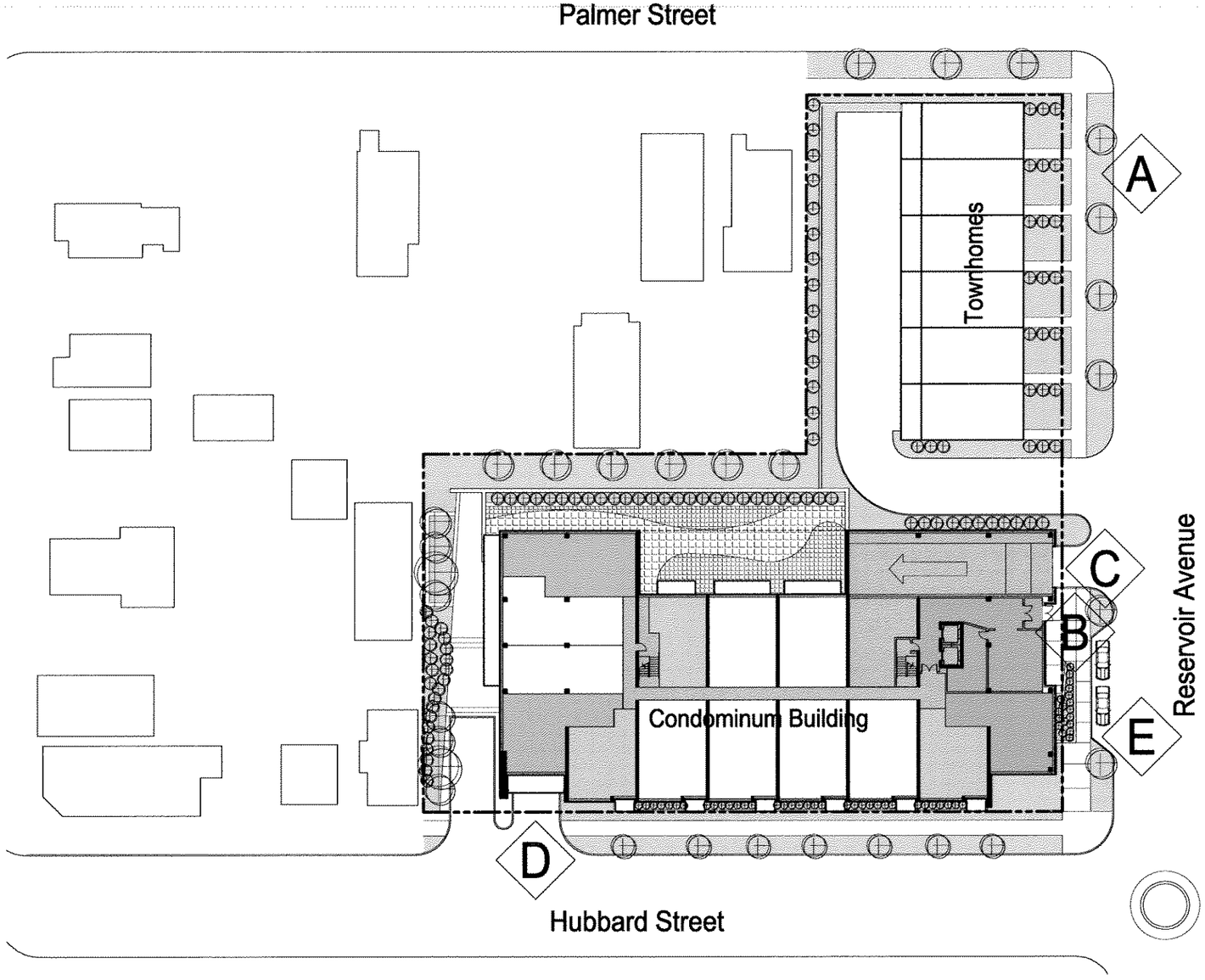

A INDIVIDUAL TOUNHOUSE ADDRESS (6 TOTAL)

B CONDOMINIUM BUILDING ADDRESS

C PARKING ENTRY

D PARKING EXIT ONLY - NO ENTRY

E 10 MIN PARKING ONLY

Signage Plan N

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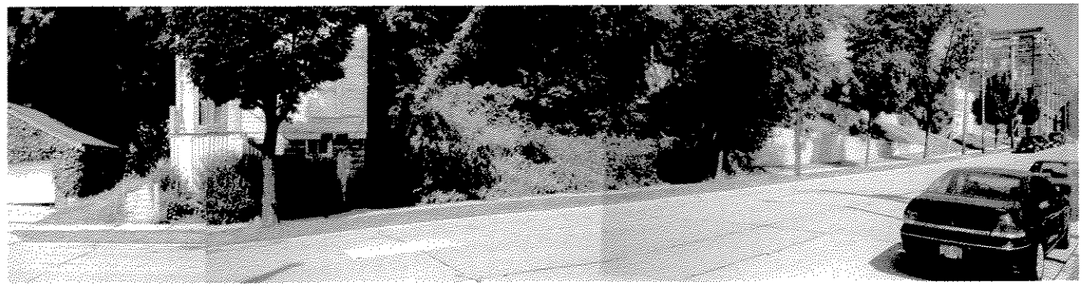

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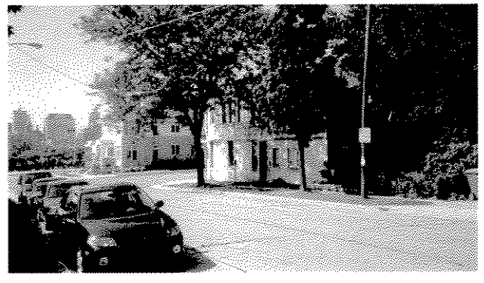

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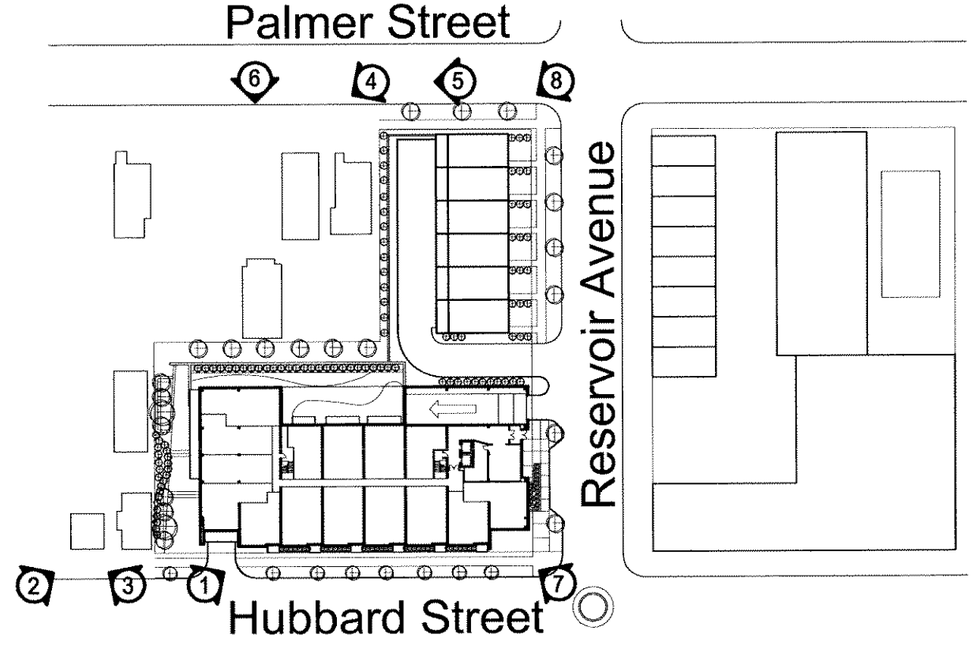

Site Photos

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