

**LEGAL DESCRIPTION:**

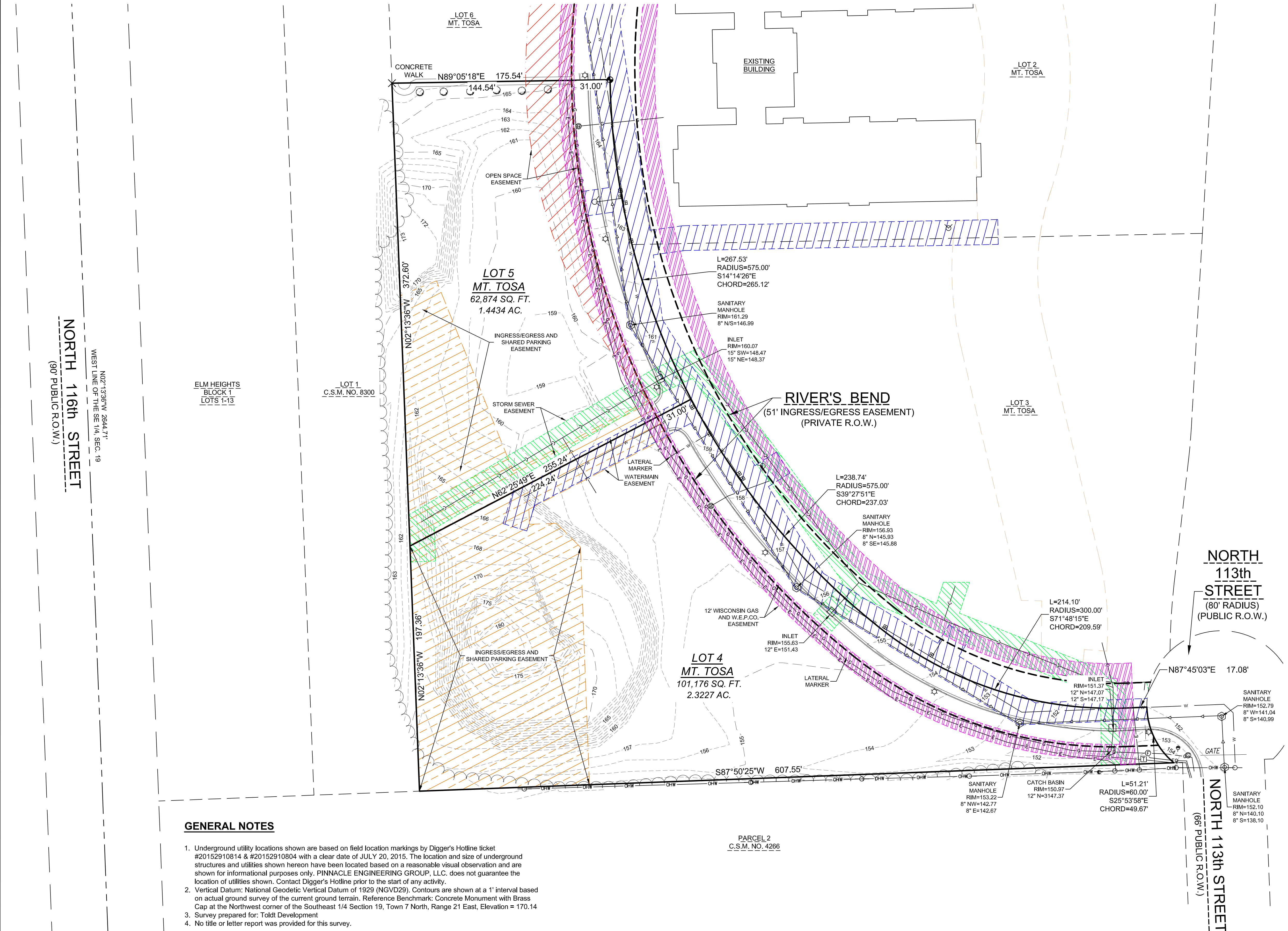
Lot 4 and Lot 5, MT. TOSA, being all of Lot 2 of Certified Survey Map No. 8300, being a part of the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southeast 1/4 of Section 19, Township 7 North, Range 21 East has a reference bearing of N87°50'29"E.



**LEGEND OF SYMBOLS & ABBREVIATIONS**

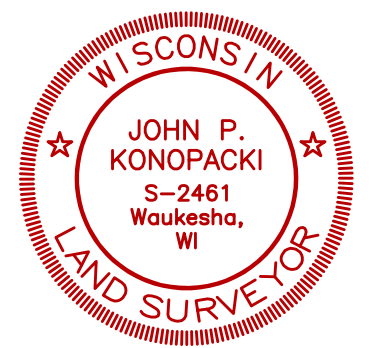
⊙	SANITARY MANHOLE	⊙	FIBER OPTIC MARKER	—	SIGN	
⊙	STORM MANHOLE	⊙	FIBER OPTIC MANHOLE	⊙	MAIL BOX	
⊙	STORM INLET	⊙	TELEPHONE PEDESTAL	⊙	FLAG POLE	
⊙	CLEANOUT	⊙	TELEPHONE MANHOLE	⊙	BOLLARD	
⊙	CATCH BASIN	⊙	TELEPHONE MARKER	⊙	CROSS CUT	
⊙	LATERAL	⊙	UTILITY POLE	⊙	IRON PIPE	
⊙	BASKETBALL HOOP	⊙	GUY WIRE	⊙	IRON REBAR/ROD	
⊙	SPOT ELEVATION	⊙	TRANSFORMER	⊙	MAG NAIL	
⊙	AIR CONDITIONING UNIT	⊙	ELECTRIC PEDESTAL	⊙	SECTION MONUMENT	
⊙	UNKNOWN MANHOLE	⊙	ELECTRIC MANHOLE	⊙	BENCH MARK	
⊙	DUMPSTER	⊙	CABLE TV RISER/BOX	⊙	CL	=CENTERLINE
⊙	HANDICAP STALL	⊙	CABLE TV MANHOLE	⊙	CONC.	=CONCRETE
⊙	WELL	⊙	GAS VALVE	⊙	EL.	=ELEVATION
⊙	HYDRANT	⊙	GAS METER	⊙	EXT.	=EXISTING
⊙	WATER VALVE	⊙	GAS MARKER	⊙	F.I.P.	=FOUND IRON PIPE
⊙	WATER SERVICE BOX	⊙	DIRECTIONAL ARROW	⊙	F.M.N.	=FOUND MAG NAIL
⊙	SPRINKLER VALVE	⊙	CONIFER TREE	⊙	INV.	=INVERT
⊙	TRAFFIC SIGNAL	⊙	DECIDUOUS TREE	⊙	MON.	=MONUMENT
⊙	FLOOD LIGHT	⊙	BUSH	⊙	P.O.B.	=POINT OF BEGINNING
⊙	LIGHT POLE	⊙	WETLAND SYMBOL	⊙	P.O.C.	=POINT OF COMMENCEMENT
<b>UNDERGROUND UTILITY LINES</b>		⊙	SANITARY SEWER	⊙	R.O.W.	=RIGHT OF WAY
—	STORM SEWER	⊙	WATER MAIN	⊙	SEC.	=SECTION
—	W	⊙	FIBER OPTIC	⊙	SQ. FT.	=SQUARE FEET
—	F	⊙	TELEPHONE	⊙	T.O.C.	=TOP OF CURB
—	T	⊙	ELECTRICAL	⊙	W/	=WITH
—	E	⊙	OVERHEAD WIRES	⊙	(R)	=RECORDED AS
—	OHW	⊙	CABLE TELEVISION			
—	CATV	⊙	GAS MAIN			
—	G	⊙	WETLANDS			
—	WET					

**GENERAL NOTES**

- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20152910814 & #20152910804 with a clear date of JULY 20, 2015. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete Monument with Brass Cap at the Northwest corner of the Southeast 1/4 Section 19, Town 7 North, Range 21 East, Elevation = 170.14
- Survey prepared for: Toldt Development
- No title or letter report was provided for this survey.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided.

SIGNED: JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
15850 W. BULKINGTON ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

**LOT 4 AND LOT 5 IN MT. TOSA**  
NW 1/4 OF THE SE 1/4 SECTION 19,  
T7N, R21E, CITY OF WAUWATOSA

**TOPOGRAPHY**

**REVISIONS**


REG. JOB No. 200.00  
REG. PM. AK  
DATE 07/27/15  
SCALE 1"=80'

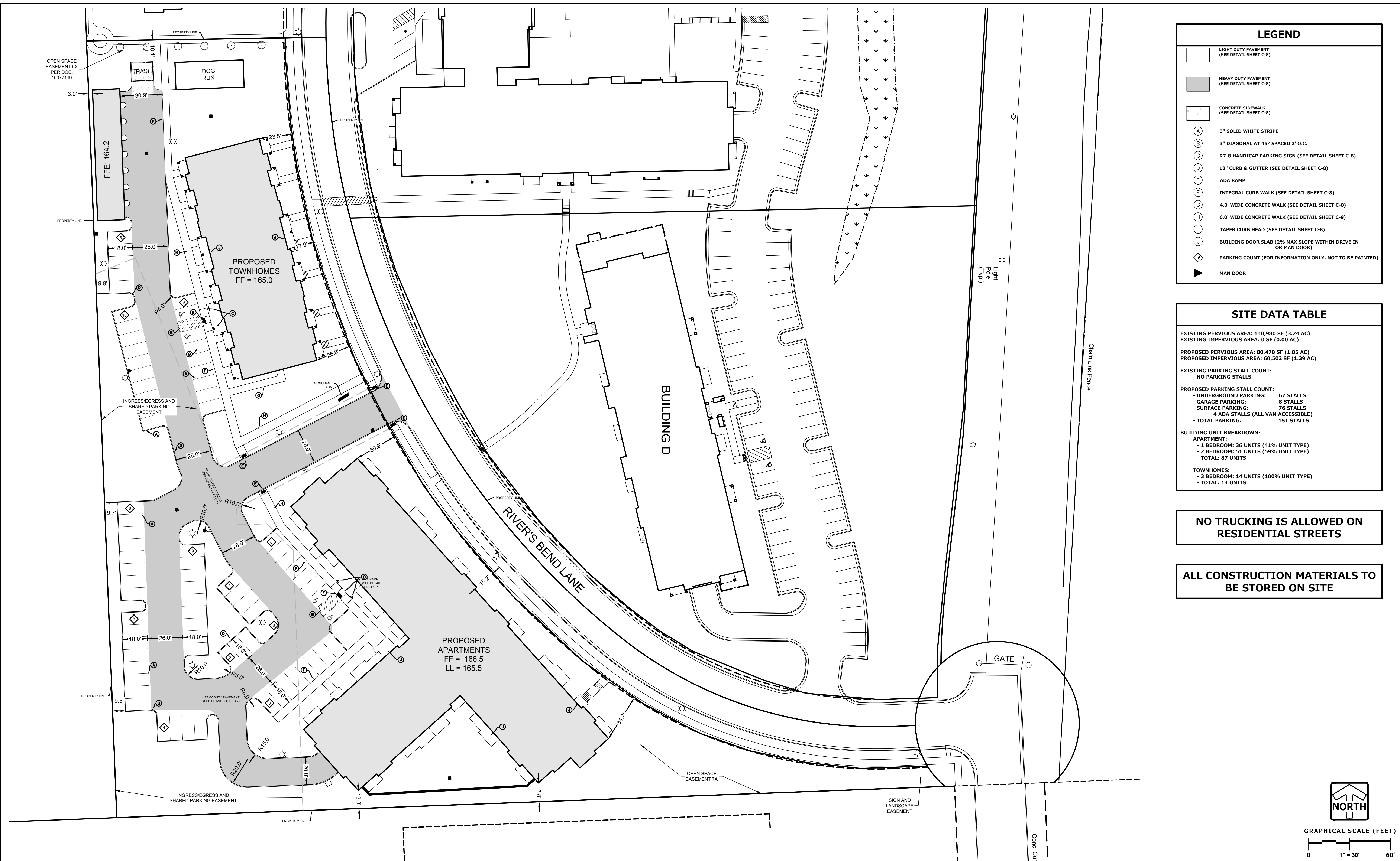
**SHEET 1 of 1**

**SURVEY**

DESIGNED: ST  
REVIEWED: JPK  
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www.pinnacle-engr.com

DESIGNED: BDP  
 DRAFTED: BDP  
 REVIEWED: AEK  
 THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

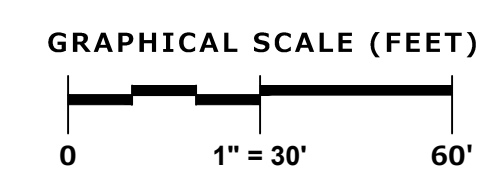


LEGEND	
	LIGHT DUTY PAVEMENT (SEE DETAIL SHEET C-8)
	HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C-8)
	CONCRETE SIDEWALK (SEE DETAIL SHEET C-8)
	3" SOLID WHITE STRIPE
	3" DIAGONAL AT 45° SPACED 2' O.C.
	R7-8 HANDICAP PARKING SIGN (SEE DETAIL SHEET C-8)
	18" CURB & GUTTER (SEE DETAIL SHEET C-8)
	ADA RAMP
	INTEGRAL CURB WALK (SEE DETAIL SHEET C-8)
	4.0' WIDE CONCRETE WALK (SEE DETAIL SHEET C-8)
	6.0' WIDE CONCRETE WALK (SEE DETAIL SHEET C-8)
	TAPER CURB HEAD (SEE DETAIL SHEET C-8)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	MAN DOOR

SITE DATA TABLE	
EXISTING PERVIOUS AREA:	140,980 SF (3.24 AC)
EXISTING IMPERVIOUS AREA:	0 SF (0.00 AC)
PROPOSED PERVIOUS AREA:	80,478 SF (1.85 AC)
PROPOSED IMPERVIOUS AREA:	60,502 SF (1.39 AC)
EXISTING PARKING STALL COUNT:	- NO PARKING STALLS
PROPOSED PARKING STALL COUNT:	- UNDERGROUND PARKING: 67 STALLS
	- GARAGE PARKING: 8 STALLS
	- SURFACE PARKING: 76 STALLS
	4 ADA STALLS (ALL VAN ACCESSIBLE)
	- TOTAL PARKING: 151 STALLS
BUILDING UNIT BREAKDOWN:	
APARTMENT:	
	- 1 BEDROOM: 36 UNITS (41% UNIT TYPE)
	- 2 BEDROOM: 51 UNITS (59% UNIT TYPE)
	- TOTAL: 87 UNITS
TOWNHOMES:	
	- 3 BEDROOM: 14 UNITS (100% UNIT TYPE)
	- TOTAL: 14 UNITS

**NO TRUCKING IS ALLOWED ON RESIDENTIAL STREETS**

**ALL CONSTRUCTION MATERIALS TO BE STORED ON SITE**



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**WALNUT GLEN**  
**WAUWATOSA, WISCONSIN**

**SITE PLAN**

REVISIONS	

PEG JOB No. 200-20 PEG PM. AEK START DATE 06/16/20 SCALE 1"=30' © COPYRIGHT 2018	<b>SHEET</b> <b>C-3</b> <b>C-8</b>
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**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued - Sept. 11, 2020

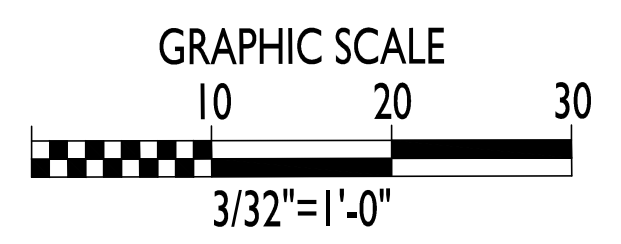
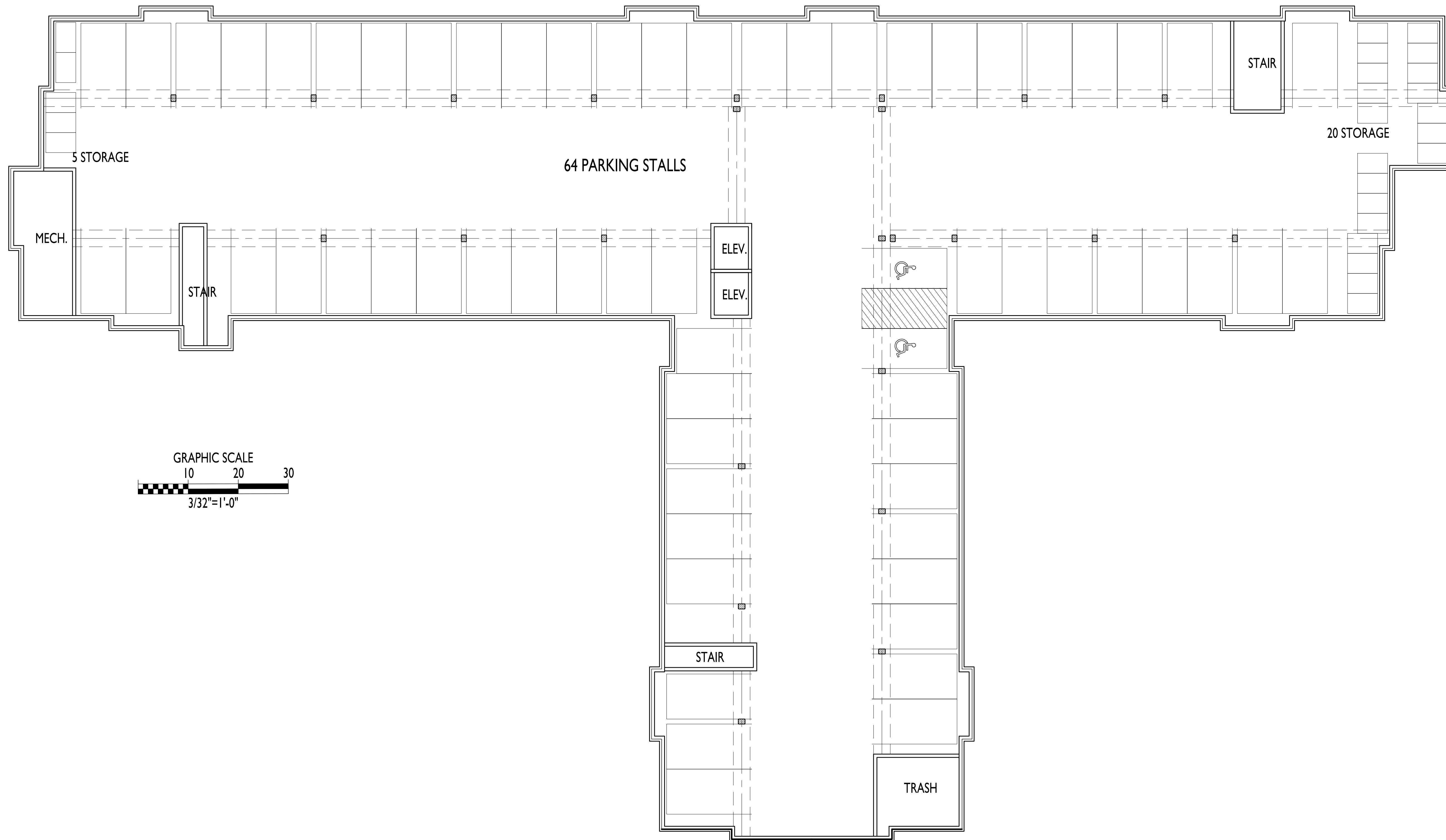
PROJECT TITLE  
Walnut Glen  
Wauwatosa, WI

SHEET TITLE  
Basement Floor  
Plan

SHEET NUMBER

**A-1.0**

PROJECT NO.  
© Knothe & Bruce Architects, LLC



**1** BASEMENT FLOOR PLAN  
A-1.0 3/32" = 1'-0"



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ISSUED  
Issued - Sept. 11, 2020

PROJECT TITLE  
Walnut Glen  
Wauwatosa, WI

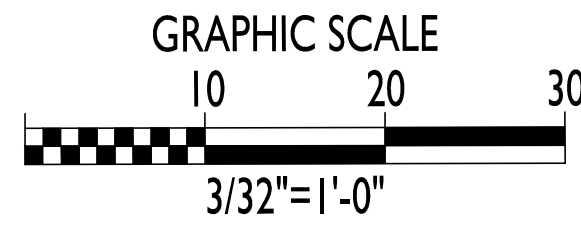
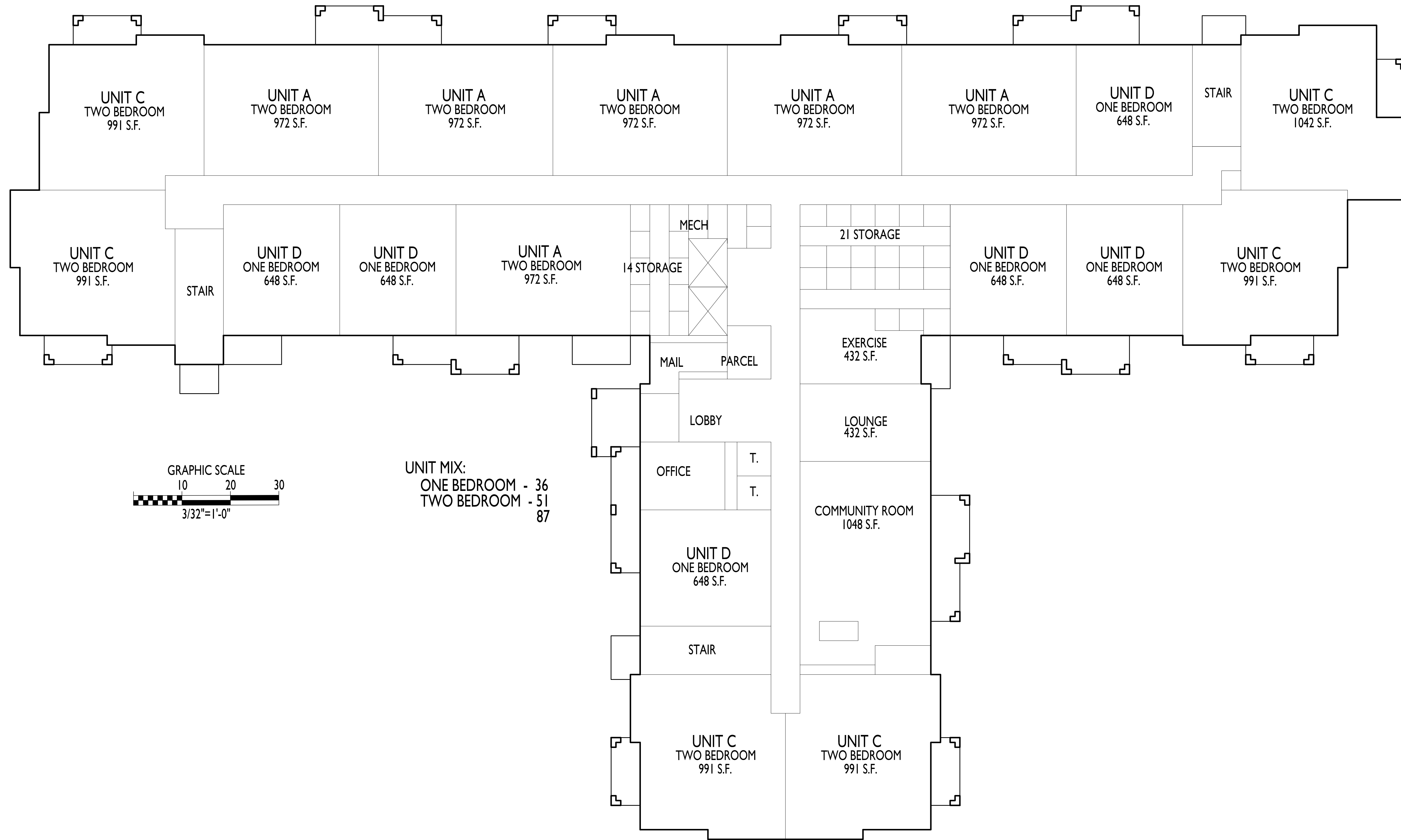
SHEET TITLE  
First Floor Plan

SHEET NUMBER

**A-1.1**

PROJECT NO.

© Knothe & Bruce Architects, LLC



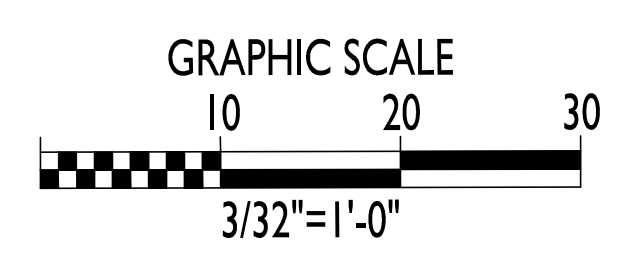
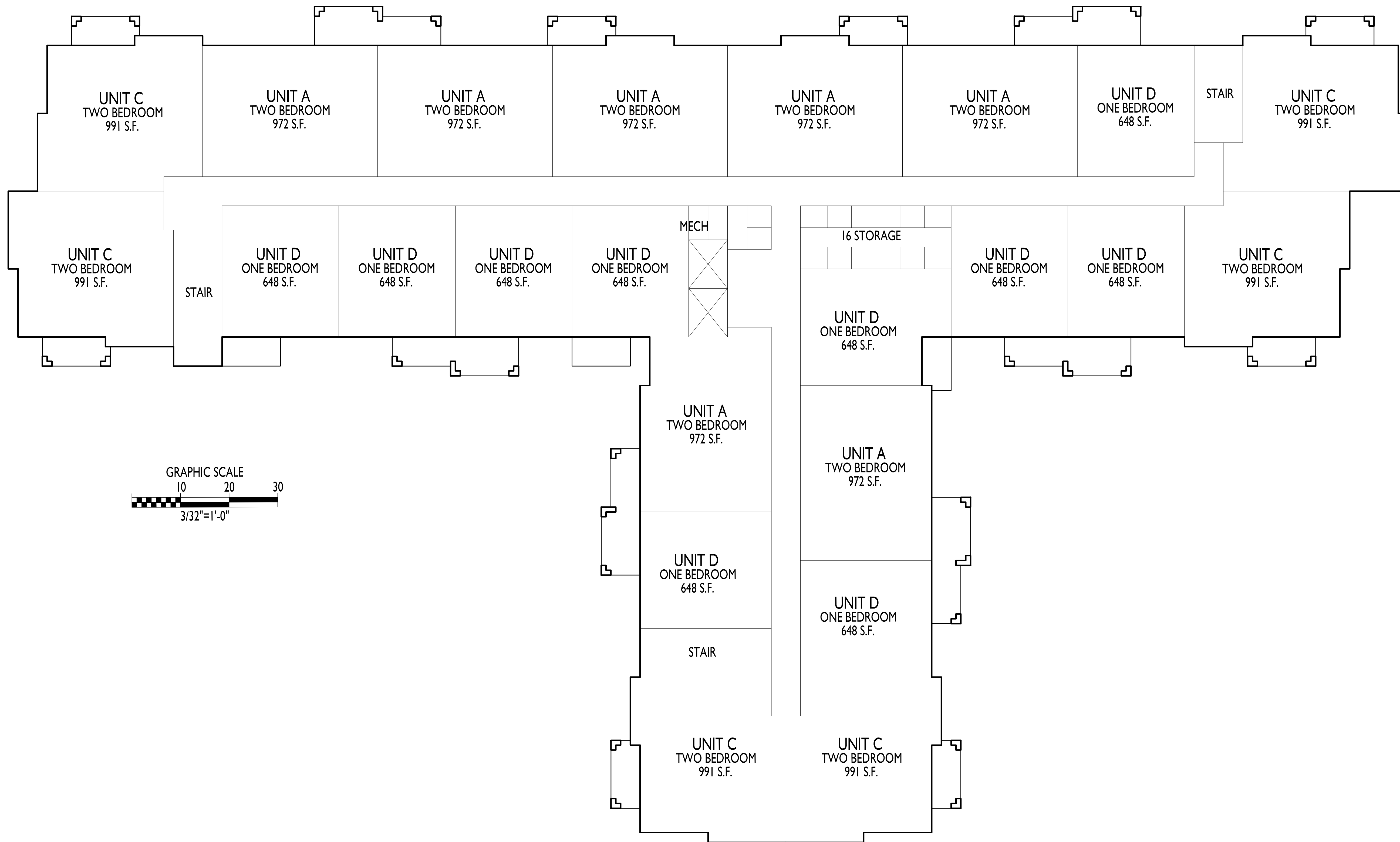
UNIT MIX:  
ONE BEDROOM - 36  
TWO BEDROOM - 51  
87

**1** FIRST FLOOR PLAN  
A-1.1 3/32" = 1'-0"



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ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562



ISSUED  
Issued - Sept. 11, 2020

PROJECT TITLE  
Walnut Glen  
Wauwatosa, WI

SHEET TITLE  
Second - Fourth  
Floor Plan

SHEET NUMBER

**A-1.2**

PROJECT NO.  
© Knothe & Bruce Architects, LLC

**1** SECOND - FOURTH FLOOR PLAN  
A-1.2 3/32" = 1'-0"



**knothe • bruce**  
ARCHITECTS

Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

ISSUED  
Issued - June 22, 2020

PROJECT TITLE  
Walnut Glen  
Wauwatosa, WI

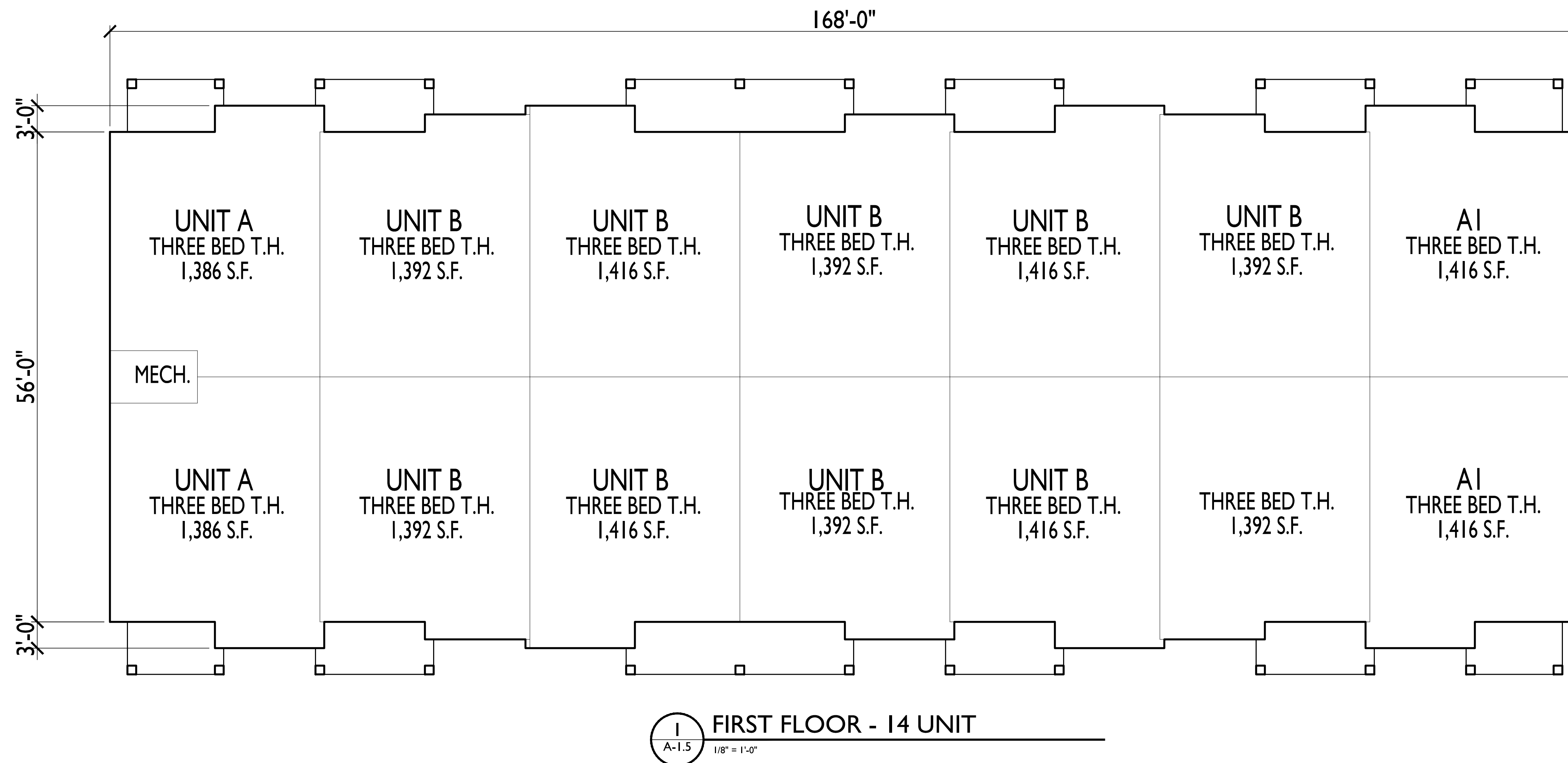
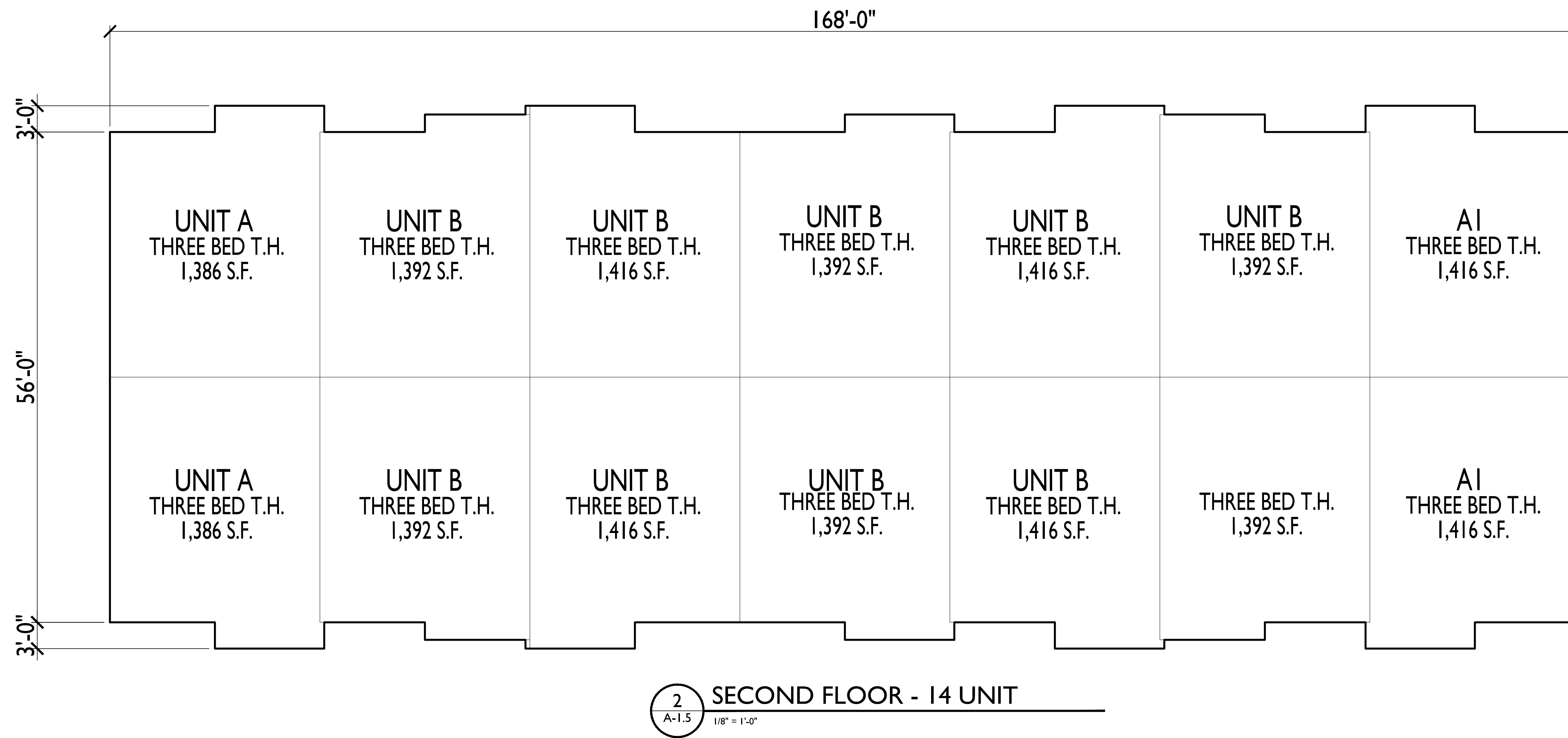
SHEET TITLE  
Floor Plans  
14 Unit

SHEET NUMBER

**A-1.5**

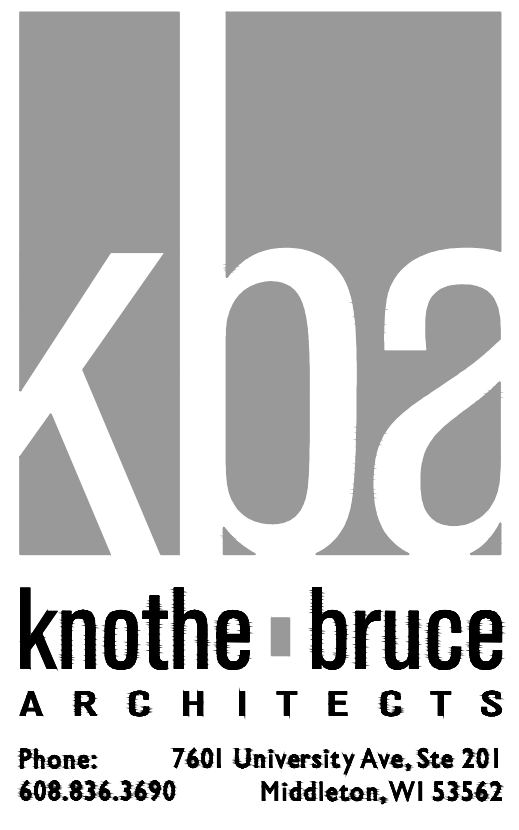
PROJECT NO.

© Knothe & Bruce Architects, LLC





- TYPICAL MATERIALS:
- ASPHALT SHINGLES
  - ALUM. WRAPPED FASCIA
  - COMPOSITE BOARD AND BATTEN
  - PRECAST SILLS
  - COMPOSITE TRIM
  - COMPOSITE SIDING
  - SOLDIER COURSE
  - BRICK VENEER



**1 EAST ELEVATION**  
A-2.1 3/32" = 1'-0"



**2 NORTH ELEVATION**  
A-2.1 3/32" = 1'-0"



**3 SOUTH ELEVATION**  
A-2.1 3/32" = 1'-0"

ISSUED  
Issued - Sept. 11, 2020

PROJECT TITLE  
Walnut Glen  
Wauwatosa, WI

SHEET TITLE  
Elevations  
87 Unit

SHEET NUMBER

**A-2.1**

PROJECT NO.

© Knothe & Bruce Architects, LLC

TYPICAL MATERIALS:

- ASPHALT SHINGLES
- ALUM. WRAPPED FASCIA
- COMPOSITE TRIM
- COMPOSITE SIDING
- SOLDIER COURSE
- PRECAST SILLS
- BRICK VENEER

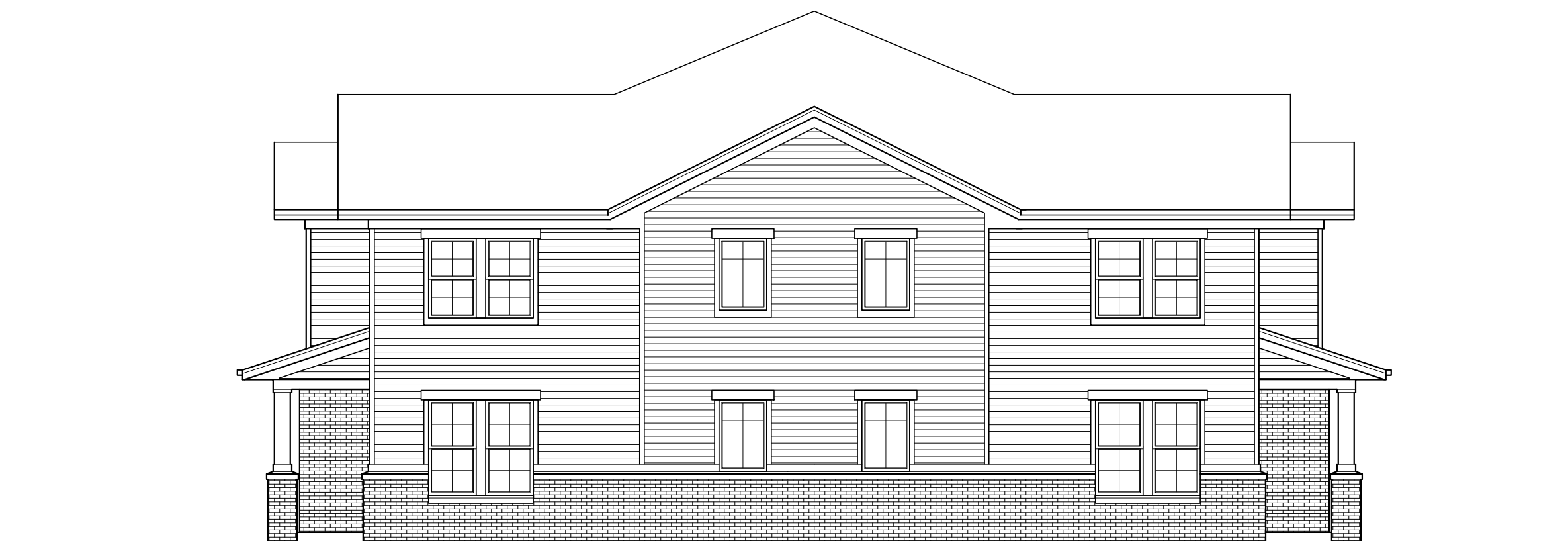


**1 EAST ELEVATION ( WEST ELEVATION MIRROR IMAGE)**  
A-2.2 1/8" = 1'-0"

ISSUED  
Issued - Sept. 11, 2020



**2 SOUTH ELEVATION**  
A-2.2 1/8" = 1'-0"



**3 NORTH ELEVATION**  
A-2.2 1/8" = 1'-0"

PROJECT TITLE  
Walnut Glen  
Wauwatosa, WI

SHEET TITLE  
Elevations  
14 Unit

SHEET NUMBER

**A-2.2**

PROJECT NO.





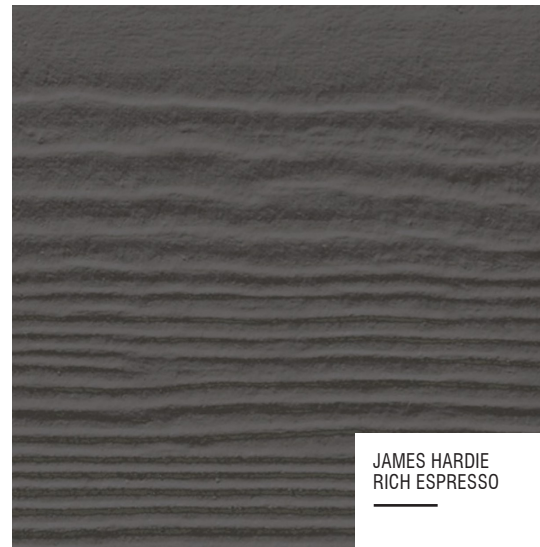
WALNUT GLEN  
WAUWATOSA, WI  
RENDERED PERSPECTIVE





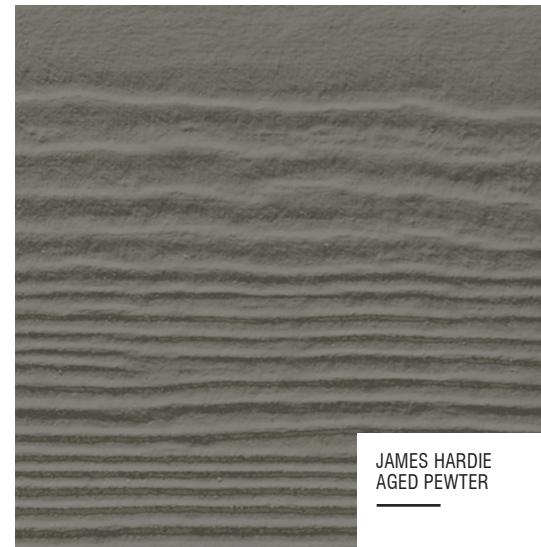
WALNUT GLEN  
WAUWATOSA, WI  
RENDERED PERSPECTIVE





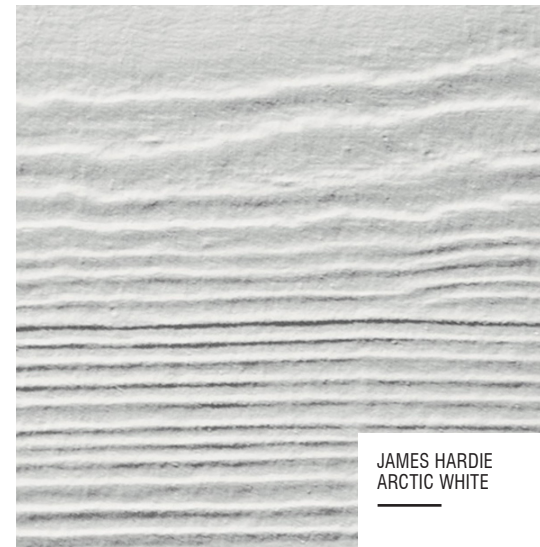
JAMES HARDIE  
RICH ESPRESSO

**COMPOSITE SIDING**



JAMES HARDIE  
AGED PEWTER

**COMPOSITE BOARD & BATTEN**



JAMES HARDIE  
ARCTIC WHITE

**COMPOSITE TRIM**



ROCKCAST  
RIESLING | SMOOTH

**STONE SILLS & BANDS**



**WINDOWS**



**ALUMINUM RAILINGS**



HEBRON BRICK  
CHAMPAGNE

**BRICK VENEER**

**BUILDING MATERIALS**

RIVERS BEND LANE  
WAUWATOSA, WI  
JUNE 26, 2020



## SITE / AREA PHOTOGRAPHS

113<sup>th</sup> Street and Rivers Bend (looking west) – June 2020



View from site looking northeast – June 2020



View from site looking east – June 2020



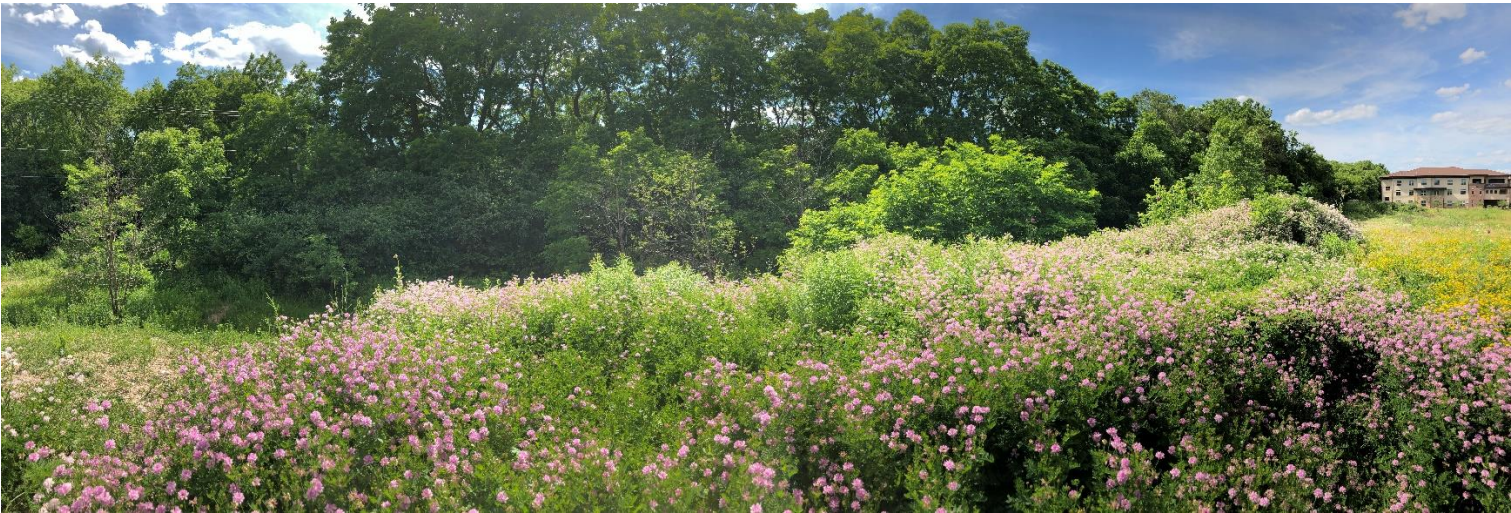
View from Rivers Bend looking southwest – June 2020



View from north end of Lot 5 looking south – June 2020



View from site looking west – June 2020



Existing Use – Cedar Glen Senior Apartments (1661 Rivers Bend) – Fall 2019





Existing Use – Oak Park Place (1621 Rivers Bend) – Fall 2019



Existing Use – 1600 Tosa Apartments (1600 Rivers Bend) – Fall 2019

