

PROPOSED SITE DATA TABLE

Zoning: Neighborhood / Village Trade (C1)

Total Area: 2.6426 ac

Lot Coverage:

- Proposed Building: 1.25 ac (47.3%)
- Courtyard Hardsurface: 0.34 ac (12.9%)
- Proposed Parking & Drive: 0.37 ac (14.0%)
- Proposed Concrete Walks: 0.13 ac (4.9%)
- Plaza Expansion: 0.08 ac (3.0%)
- Total Impervious: 2.17 ac (82.2%)

Proposed Open Space:

- Proposed Site: 0.28 ac
- Courtyard Green Space: 0.19 ac
- Total Open Space: 0.47 ac (17.8% of site)

Parking Data:

- Total Underground Parking: 192 Spaces
- Total Surface Parking: 20 Spaces
- Proposed ADA Parking: 5 Spaces
- Prop. Van ADA Parking: 1 Spaces
- Outdoor Bike Parking: 32 Bikes
- Indoor Bike Parking: 40 Bikes
- Public Street Parking: +1 new space
- Total Public Parking: 6 Spaces
- Total Private Parking: 212 Spaces

Building Data:

- Studio: 2 Units
- 1 BR: 62 Units
- 1 BR+Den: 17 Units
- 1 JRBR: 33 Units
- 2 BR: 34 Units
- 2 BR+Den: 3 Units
- 3 BR: 2 Units

Existing Lot Coverage:

- Existing Impervious: 99,521 sf (86.5%)
- Existing Pervious: 15,591 sf (13.5%)

PROPOSED DEVELOPMENT NOTES:

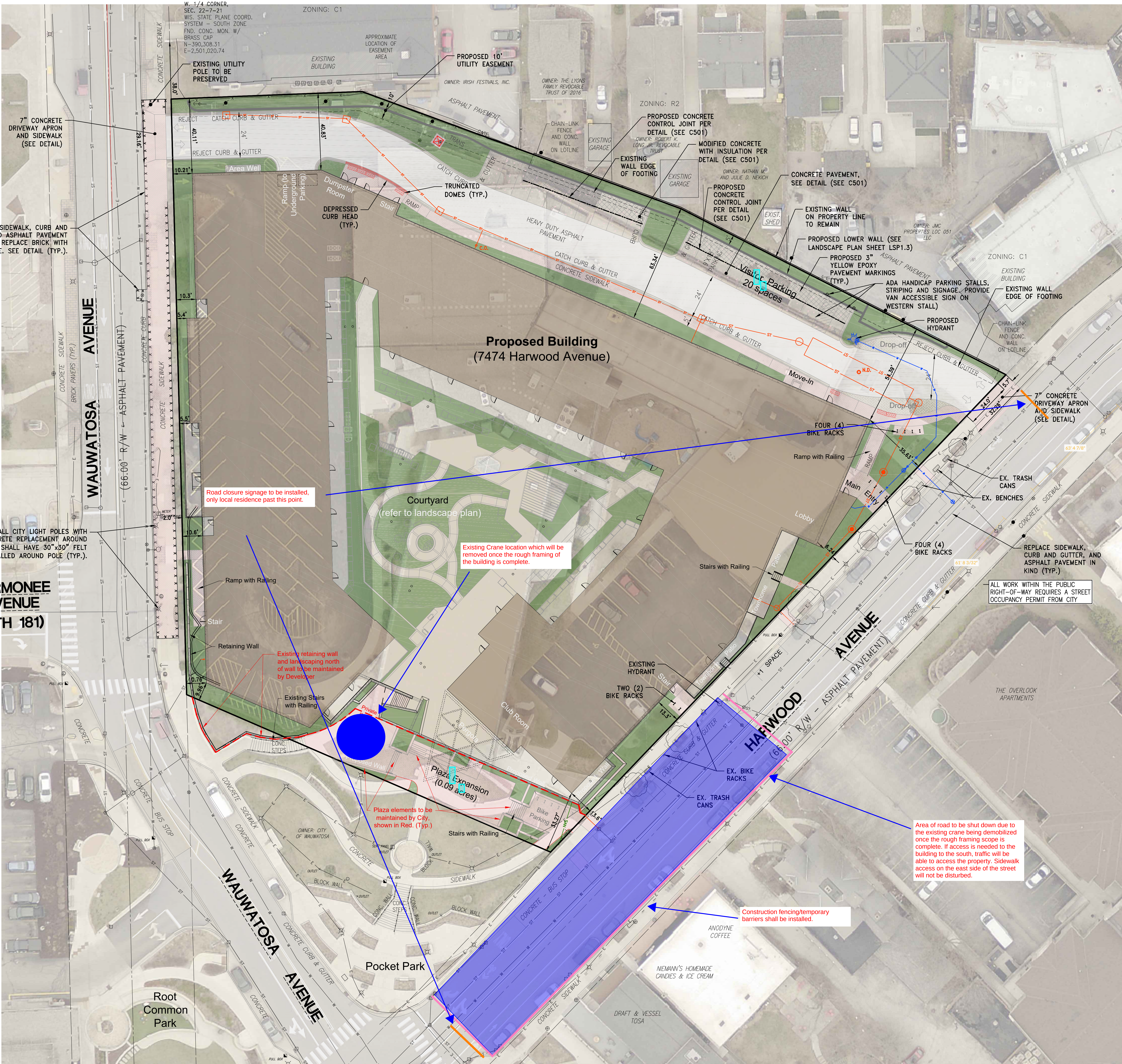
- **STORM WATER MANAGEMENT:**
- The proposed redevelopment will provide storm water management complying with MMSD Ch. 13 and Wauwatosa Ch. 24.13.040 requirements, including:
  - 40% TSS load reduction from parking and drive areas
  - 10% Reduction to the Existing Runoff Release Rate
  - The primary means of storm water management will be underground pipe & structures in the parking areas.
  - Stormwater runoff will discharge to the existing storm sewer in Harwood Avenue, consistent with the existing condition.
- **SANITARY SEWER:**
- Proposed 6" PVC sanitary sewer lateral connection to the Harwood Avenue sanitary sewer.
- **WATER MAIN:**
- Proposed 6" water service connecting to the Harwood Avenue water main.

NOTE:  
ALL RAMPS (EXCLUDING CURB RAMPS) AND STAIRS SHALL BE INSTALLED WITH HAND RAILS MEETING ADA REQUIREMENTS. SEE ARCHITECTS PLANS FOR DETAILS.

| LEGEND: |                             |
|---------|-----------------------------|
|         | EXISTING SANITARY SEWER     |
|         | EXISTING SANITARY MANHOLE   |
|         | EXISTING WATER MAIN         |
|         | EXISTING HYDRANT            |
|         | EXISTING STORM SEWER        |
|         | EXISTING STORM MANHOLE      |
|         | EXISTING STORM INLET        |
|         | EXISTING TRANSFORMER        |
|         | EXISTING ELECTRIC PEDESTAL  |
|         | EXISTING TELEPHONE PEDESTAL |
|         | EXISTING CATV PEDESTAL      |
|         | EXISTING POWER POLE         |
|         | PROPOSED SANITARY SEWER     |
|         | PROPOSED SANITARY MANHOLE   |
|         | PROPOSED WATER MAIN         |
|         | PROPOSED HYDRANT            |
|         | PROPOSED WATER VALVE        |
|         | PROPOSED STORM SEWER        |
|         | PROPOSED STORM MANHOLE      |
|         | PROPOSED STORM INLET        |

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.



KORB

Architecture • Design • Planning



PROJECT:  
7474 HARWOOD  
7474 HARWOOD BLVD  
WAUWATOSA, WI 53213

OWNER:  
THREE LEAF PARTNERS  
504 WEST JUNEAU  
MILWAUKEE, WI 53203

ARCHITECT:  
KORB + ASSOCIATES  
ARCHITECTS  
648 N. PLANKINTON AVE,  
SUITE 240  
MILWAUKEE, WI 53203

CIVIL ENGINEER:  
TRIO ENGINEERING  
4100 N CALHOUN RD  
STE 300  
BROOKFIELD, WI 53005

LANDSCAPE ARCHITECT:  
INSITE DESIGN INC.  
11525 W NORTH AVE  
WAUWATOSA, WI 53226

| DATE     | REVISION               |
|----------|------------------------|
| 8.30.24  | DESIGN DEVELOPMENT     |
| 10.1.24  | PERMIT / GMP PACKAGE   |
| 10.31.24 | CITY COMMENTS          |
| 12.18.24 | CONSTRUCTION DOCS      |
| 01.14.25 | PER CITY COMMENTS      |
| 02.08.25 | LOGISTICS PLAN REV     |
| 03.05.25 | per CITY COMMENTS      |
| 03.10.25 | per CITY COMMENTS      |
| 04.03.25 | per CITY COMMENTS      |
| 04.07.25 | TRAFFIC SIGNAGE        |
| 04.18.25 | per CITY COMMENTS      |
| 04.25.25 | per CITY COMMENTS      |
| 05.05.25 | CB-05                  |
| 05.22.25 | per L.S. Plan Comments |
| 05.29.25 | CB-07                  |

|          |                        |
|----------|------------------------|
| PROJECT: | 24004.01               |
| SCALE:   | 1" = 20' TYP.          |
| PHASE:   | CONSTRUCTION DOCUMENTS |
| DATE:    | 05.29.2025             |

PROPOSED SITE PLAN

C102