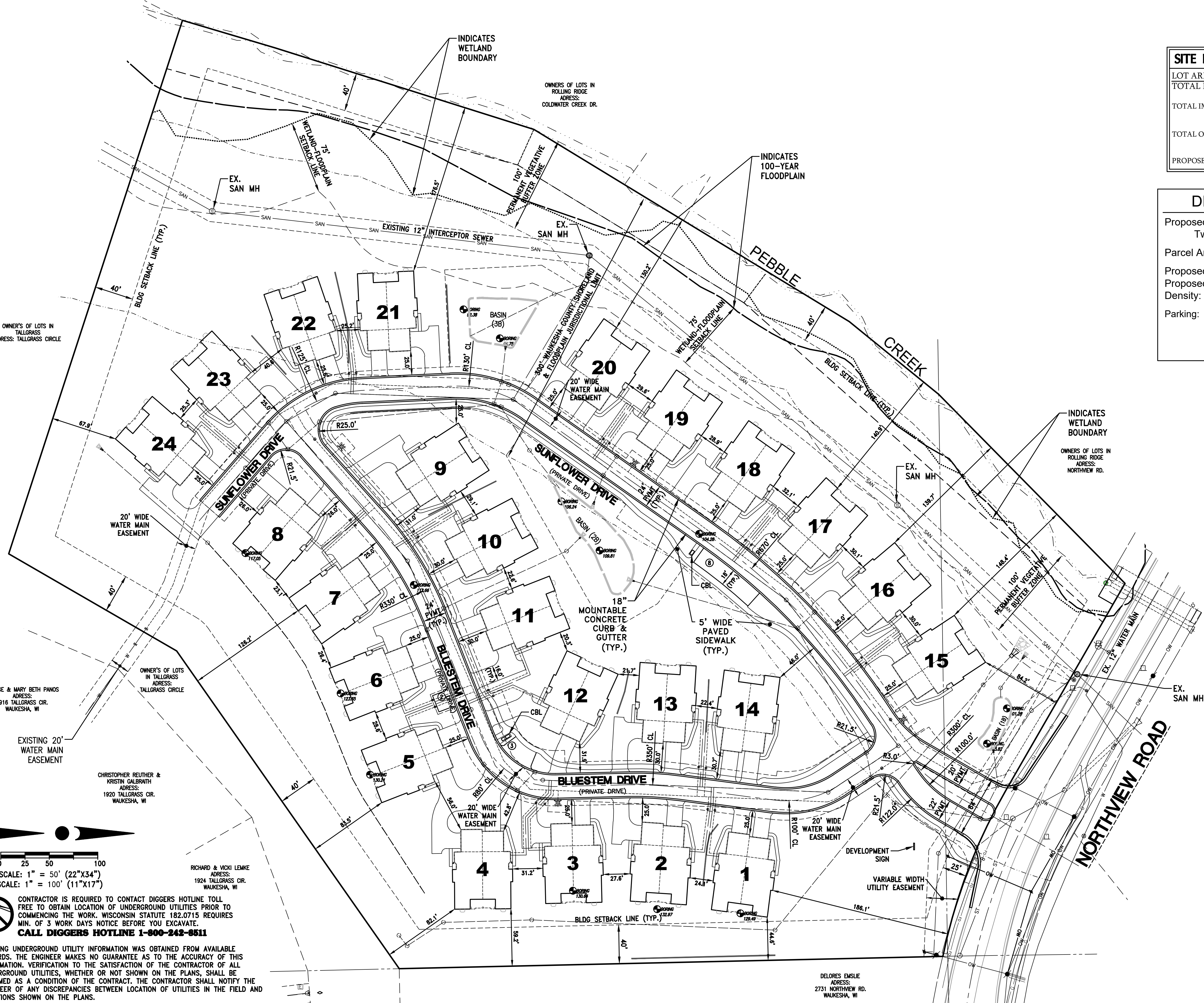


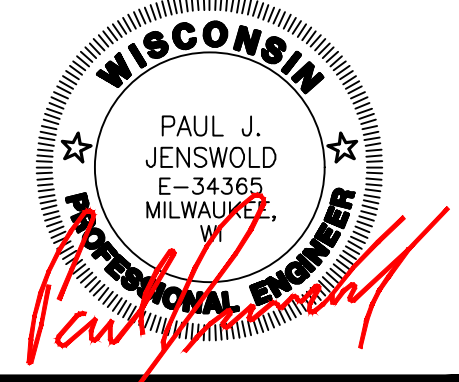
X:\2021\21-059-966\_BIELINSKI TALL GRASS WAUKESHA\DRAWINGS\CONSTRUCTION PLANS\CIVIL\_TALLGRASS VILLAS\_EXIST & SITE\_22X34.DWG



SITE DATA	
LOT AREA DATA:	
TOTAL LOT AREA:	712,766 S.F. (16.36 Acres)
TOTAL IMPERVIOUS AREA:	207,112 S.F. (4.75 Acres) 29.06% of Lot
TOTAL OPEN SPACE AREA:	505,654 S.F. (11.61 Acres) 70.94% of Lot
PROPOSED DISTURBED AREA:	505,732 S.F. (11.61 Acres)

DEVELOPMENT SUMMARY	
Proposed Zoning/Use:	Rd-2 Two-family residential community
Parcel Area:	715,766 s.f.(16.363 ac)
Proposed Development:	Multi-Family
Proposed Units:	48 Units
Density:	2.933 units/acre
Parking:	Garage = 2/unit = 96 spaces Driveway = 2/unit = 96 spaces Visitor = 13 spaces Total = 205 spaces (4.3 sp/un)

Rd-2 ZONING SUMMARY	
Street Setback =	25'
Side Yard Setback =	10'
Rear Yard Setback =	40'
Density =	5.8 un/ac



4100 N. CALHOUN RD., SUITE 300  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jjudelko@trioeng.com

**PROJECT:**  
**TALLGRASS VILLAS**  
CITY OF WAUKESHA, WISCONSIN  
BY: BIELINSKI HOMES  
1830 MEADOW LN., SUITE A  
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
01/08/23	CITY COMMENTS
01/26/23	WM COMMENTS
03/03/23	CITY COMMENTS
04/06/23	EROSION CONTROL UPDATE
04/27/23	LABEL REVISIONS
06/08/23	SANITARY SEWER UPDATE
08/18/23	BUILDING PLAN UPDATE

**DATE:**  
AUGUST 18, 2023

**JOB NUMBER:**  
21-059-966

**DESCRIPTION:**  
OVERALL  
PROPOSED  
SITE PLAN

**SHEET**

**C1.0**

SCALE: 1" = 50' (22"x34")  
SCALE: 1" = 100' (11"x17")

**NOTE:**  
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**  
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.

LEGEND:	
(---)	EXISTING CONTOUR
(---)	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 CATY 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
(---)	PROPOSED STORM END SECTION