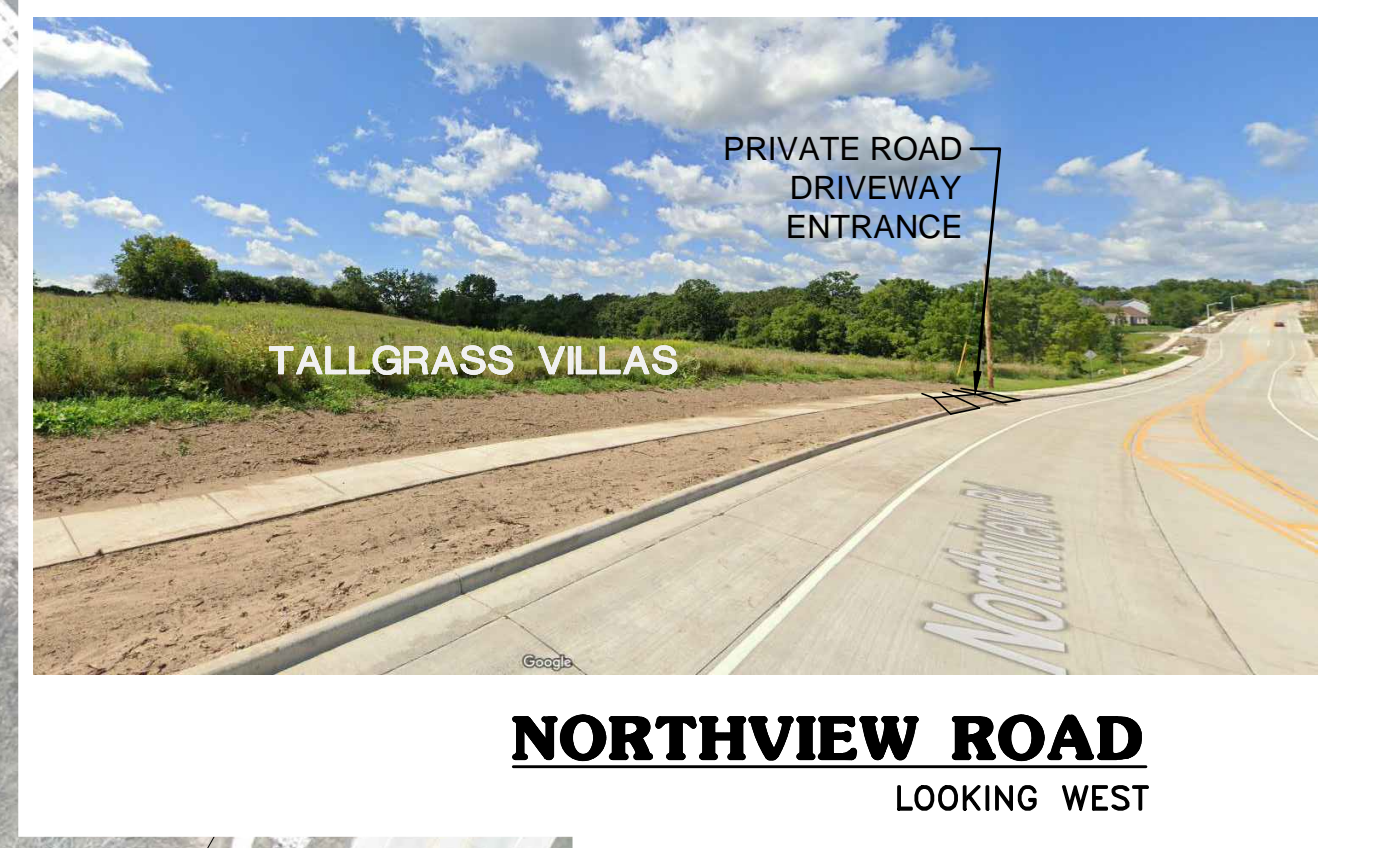
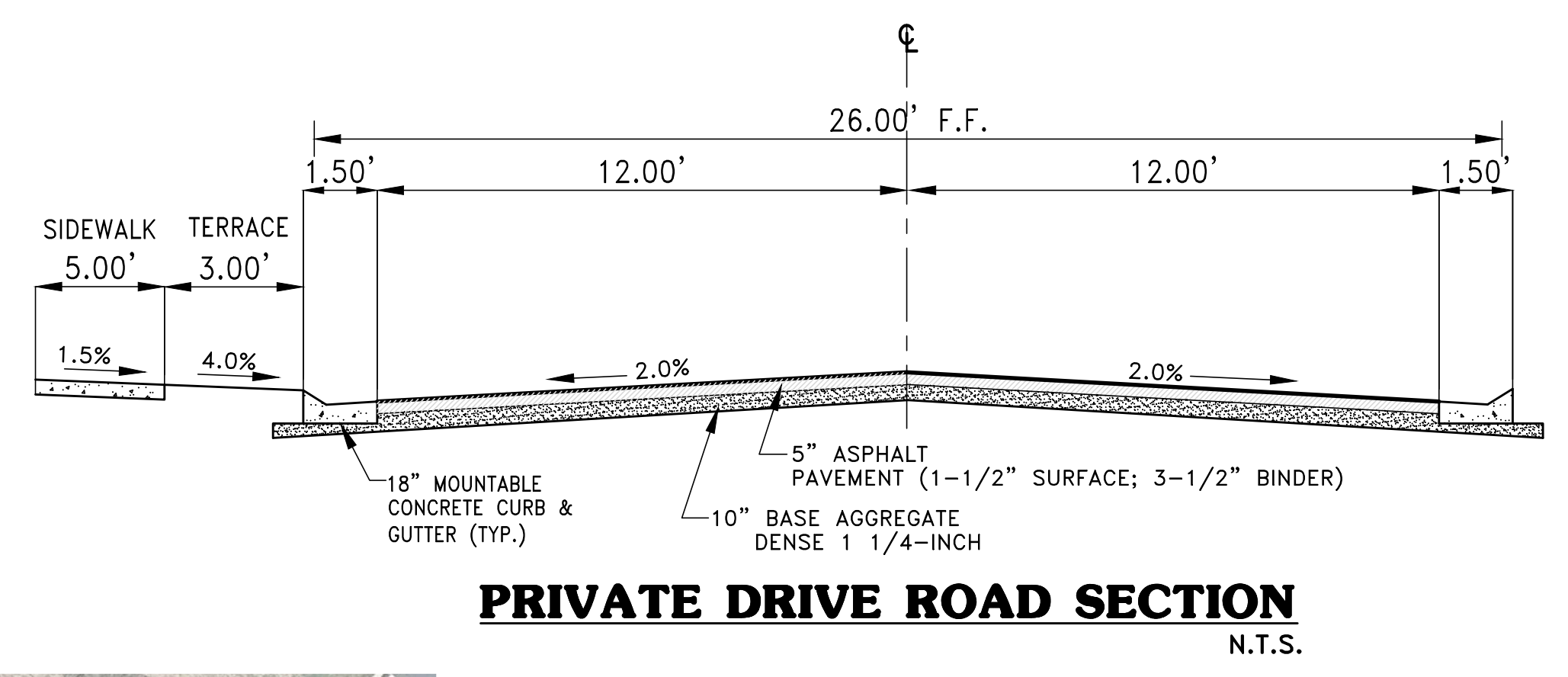
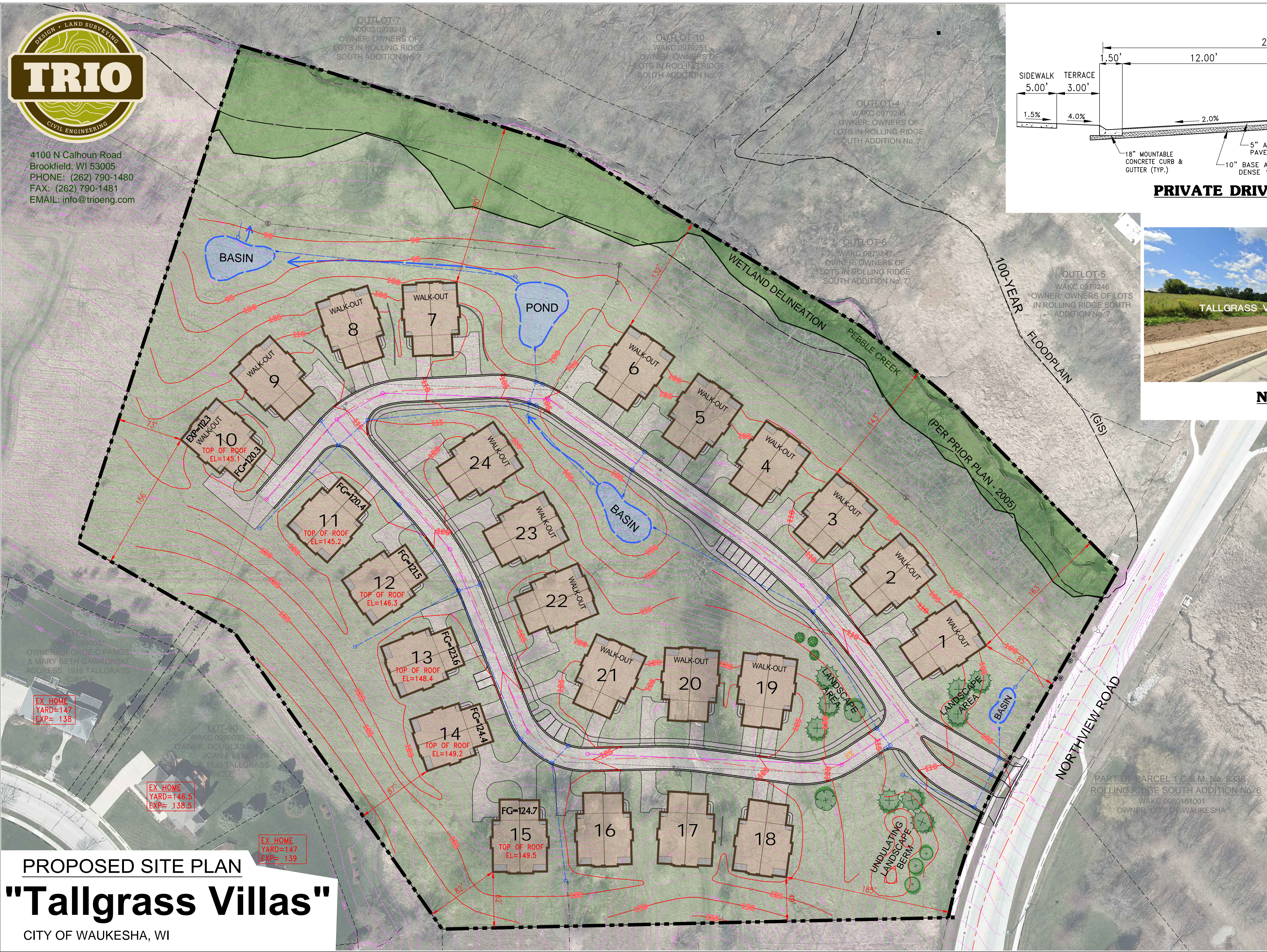




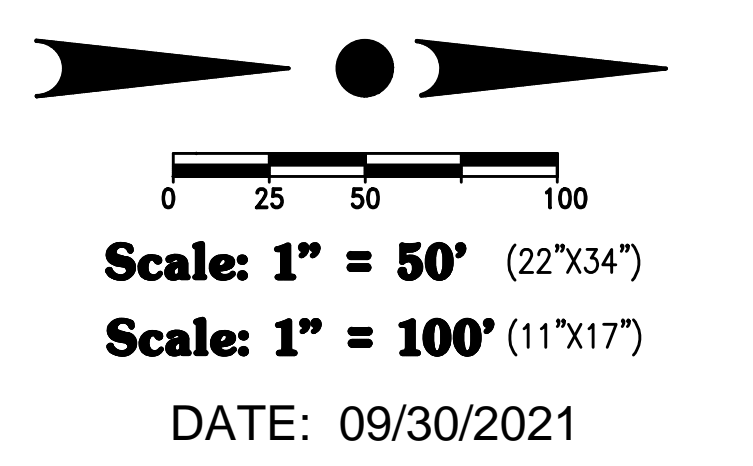
4100 N Calhoun Road
 Brookfield, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: info@trioeng.com

H:\C900\966\WAUKESHA-TALL GRASS MULTI-CONCEPTS\SITE PLAN-TALLGRASS VILLAS_2021-09-30.DWG



LEGEND	
	- EXISTING CONTOUR
	- APPROXIMATE BEDROCK
	- ELEVATION
	- PROPOSED SANITARY SEWER (1,847)
	- PROPOSED WATER MAIN (2,085)
	- PROPOSED STORM SEWER (2,115)
	- PROPOSED CONTOUR
	- WALK-OUT - FULL EXPOSURE (WALK OUT) (16 BLDGS)
	- LOOK-OUT - PARTIAL EXPOSURE (LOOK OUT)
	- PROPOSED LANDSCAPE WALL (<4')

DEVELOPMENT SUMMARY	
Total Area:	16.36 acres
Proposed Development:	Two-Family Residential
	24 Buildings / 48 units
Density:	2.93 units/acre
Parking:	2 garage + 2 driveway / bldg
Additional Parking:	13 spaces
Private Road:	1,900 LF (39.6 LF/unit)



PROPOSED SITE PLAN

"Tallgrass Villas"

CITY OF WAUKESHA, WI

EX HOME
YARD=146.5
EXP= 138.5

EX HOME
YARD=147
EXP= 139

EX HOME
YARD=147
EXP= 138

PART OF PARCEL 1 C.S.M. No. 8338
 ROLLING RIDGE SOUTH ADDITION No. 6
 WAKC 0980161001
 OWNER: CITY OF WAUKESHA