



DEVELOPMENT SUMMARY	
Proposed Zoning/Use:	Rd-2 Two-family residential community
Parcel Area:	375,191 s.f. (8.613 ac)
Proposed R/W:	- 9,314 s.f. (0.214 ac)
Total Area:	365,877 s.f. (8.399 ac) (excluding R/W)
Proposed Development:	Multi-Family
Proposed Units:	20 Units
Density:	2.381 units/acre
Parking:	Garage = 2/unit = 40 spaces Driveway = 2/unit = 40 spaces Visitor = 4 spaces Total = 84 spaces (4.2 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 ROAD, SUITE 300  
 BROOKFIELD, WI 53005  
 PHONE: (262) 790-1480  
 FAX: (262) 790-1481  
 EMAIL: info@trioeng.com

**PROJECT:**  
**PRAIRIE SONG VILLAS**  
 CITY OF WAUKESHA, WISCONSIN  
 BY: **BIELINSKI COMMERCIAL, LLC.**  
 1830 MEADOW LN., SUITE A  
 PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
11/11/19	CITY SUBMITTAL
12/04/19	SITE PLAN REV.

**DATE:**  
 DECEMBER 4, 2019

**JOB NUMBER:**  
 01006

**DESCRIPTION:**  
 PROPOSED SITE PLAN

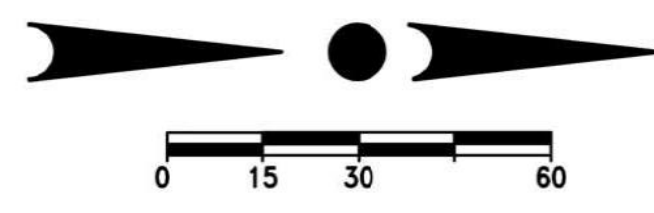
**SHEET**

**C1.2**

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 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
	PROPOSED STORM END SECTION

**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.



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