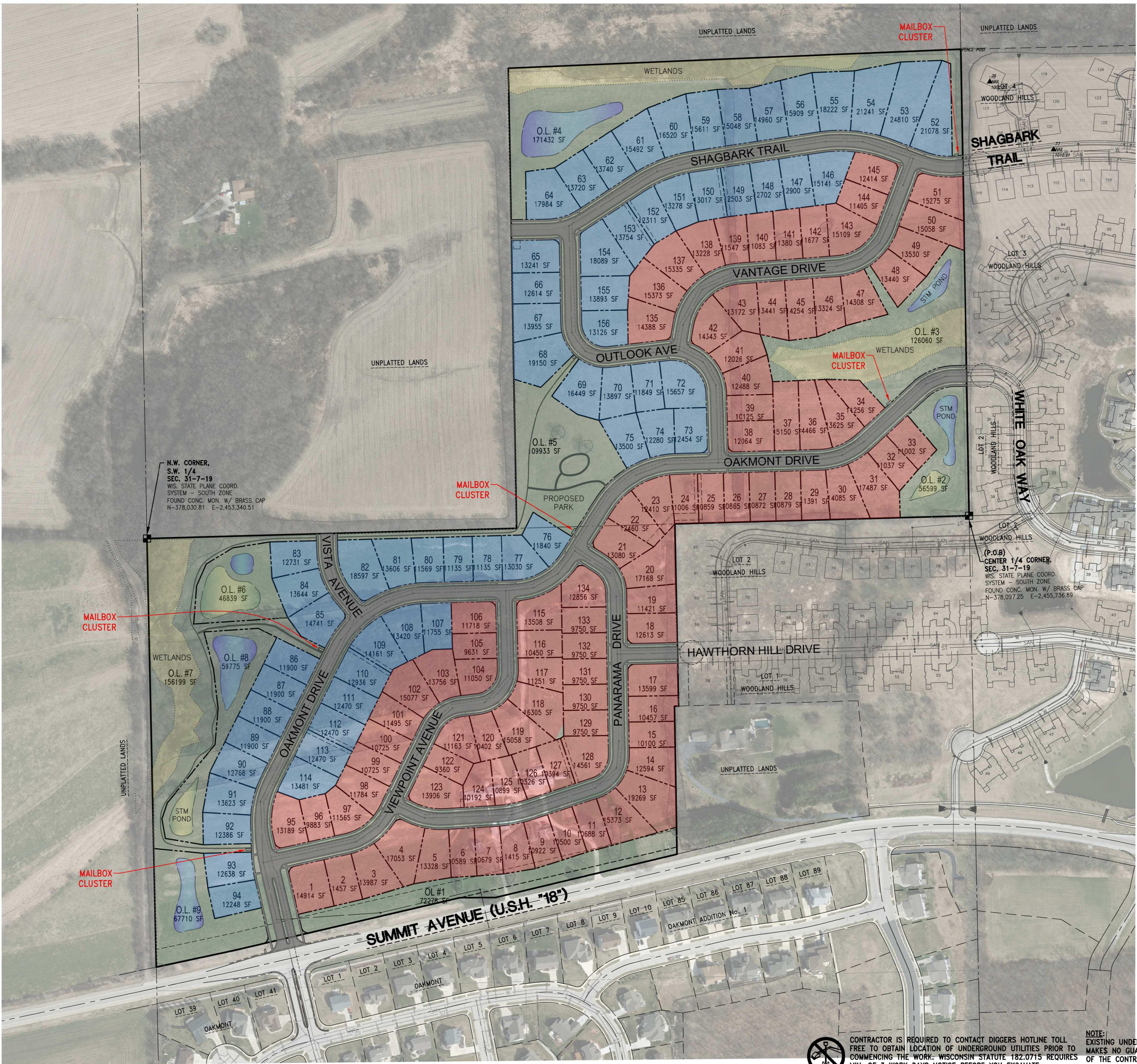
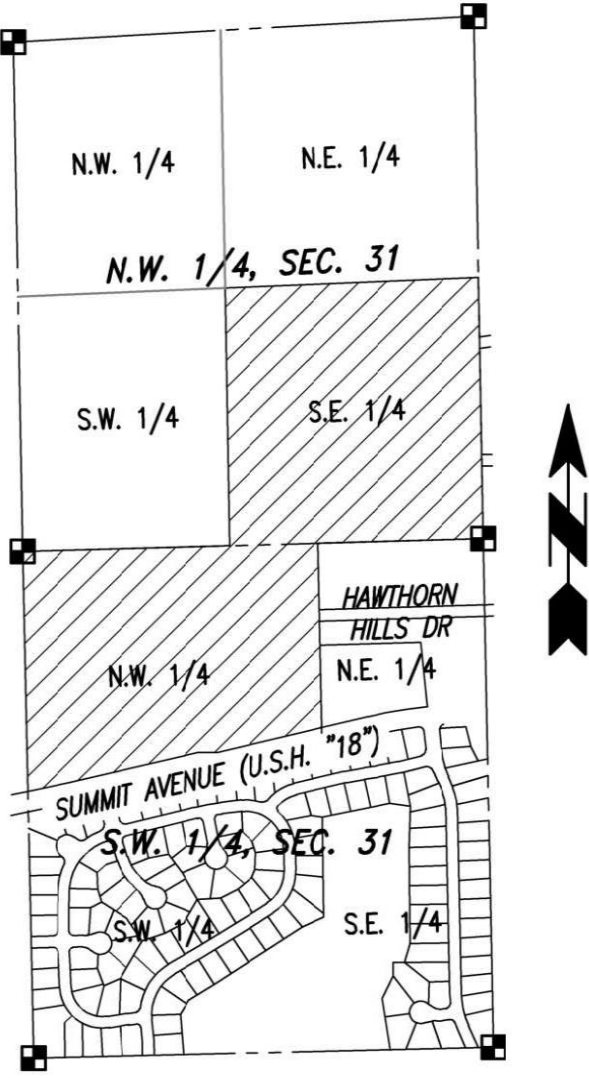
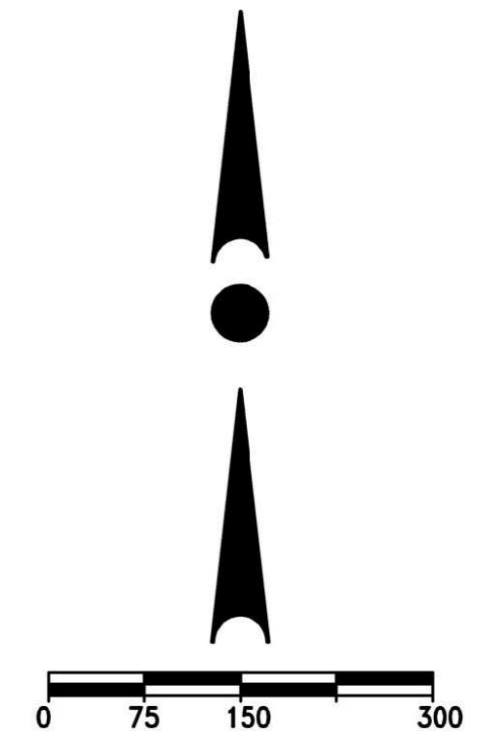


H:\C900\966\19013-01\PRELIMINARY\PRELIM_SITE_PLAN_SKYLINE-22X34.DWG



N.W. CORNER,
S.W. 1/4
SEC. 31-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=378,030.81 E=2,453,340.51

(P.O.B)
CENTER 1/4 CORNER,
SEC. 31-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N=378,037.25 E=2,455,736.89



LOCALITY MAP:
N.W. 1/4, SEC. 31,
S.W. 1/4, SEC. 31,
T. 7 N., R. 19 E.
SCALE: 1"=1000'

Parcel Area: 79.94 acres
Proposed Development: Residential
Proposed Zoning: Rs-3
Total Lots: 156 units
(1.95 units/ac)

SOUTH = 80 LOTS
NORTH = 76 LOTS

Rs-3 Zoning Standards:

- Building Setbacks:**
- Street Yard: 25'
- Side Yard: 10'
- Rear Yard: 40'

- Lot Requirements:**
- Lot Size: 11,000+ s.f. typical
Zoning Requirement: 8,000 s.f. min.
- Lot Width: 75'-90' typical (85' corner lot)
Zoning Requirement: 65'/75' corner min.

Site Data Table

Description	Typical Lot Widths	Lot #	Proposed # Lots
75' Wide Single Family	75' - 80'	1-51, 95-106	94 units (60%)
85' Wide Single Family	82' - 92'	115-145 52-94, 107-114, 146-156	62 units (40%)
Total Lot Count			156 units



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.



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

PROJECT:
SKYLINE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF WAUKESHA, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
10/30/2019	PREL SUBMITAL
11/11/2019	REVISED LOT LAYOUT
12/13/2019	REVISED LOT LAYOUT

DATE:
DECEMBER 13, 2019

JOB NUMBER:
19013

DESCRIPTION:
OVERALL PROPOSED SITE PLAN

SHEET

C1.00