

SITE DATA
33 LOTS
- Gross Acreage = 52.42 acres
- Less Driving Range = -12.13 acres
- Gross Development Area = 40.29 acres
- Add Newman Parcel = +2.00 acres
- PUD Area = 42.29 acres
- Less 80% of Wetlands = -1.41 acres
- Total Residential Area = 40.88 acres
- Common Open Space = 40% (17.12 ac)
(Areas 1 - 7, excluding Driving Range)
- Net Density = 53,962 s.f./lot > 41,000 s.f./lot
- Total Road Length = 3,600 l.f. (109 l.f./lot)
- PUD Allowable Density (30% open space):
1,780,732 s.f./41,000 s.f. = 43 units

DEVELOPMENT SUMMARY
- Proposed Zoning: R-1 (PUD)
Town of Waukesha
32 - NEW single family units
+1 - Existing single family residence
- Private, wooded units throughout
- 12 units > 20,000 s.f.
11 units > 26,000 s.f.
7 units > 30,000 s.f.
3 units > 43,000 s.f.
- Gated Private Roads
in 30' wide Common Area
- Private Path to Clubhouse
- Unit Characteristics:
- Unit Area: 20,000 s.f. (minimum)
- Ave Unit Size: 28,827 s.f.
- Average Unit Width = 110' min.
(Note: Unit = Single Family Lot)
- Building Setbacks:
Front = 35' (50' to CL)
Side = 15' Rear = 25'

SITE PLAN

The Legend at Merrill Hills

Waukesha, WI

Prepared For:
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COVENANTS AND RESTRICTIONS FOR THE PRIVATE SEPTIC SYSTEM EASEMENT AREAS IN THE LEGEND AT MERRILL HILLS:

- Lots/Units 1, 2, 4, 6, 9, 10, & 22 - 31 in the Single Family development have been selected to allow their individual septic systems to be contained partially in easements in the common open areas of the development.
 - These easement areas are contained and described on the Condominium Plat and the corners of the easements are marked by 1-5/16" outside diameter x 24" long iron pipe weighing 1.68 lbs. per lineal foot.
 - All activities for the installation, maintenance, repair and if necessary, reconstruction shall be contained within the limits of the septic system easements provided.
 - At the time a lot owner proposes to construct a residential dwelling on their lot, they shall have prepared the final designs and locations for the proposed septic system to be contained on their lot and/or within the easements provided. The permit for such installation, maintenance, repair and if necessary, reconstruction shall be obtained from the Waukesha County Agency authorized and empowered to issue and regulate such permitting, installation and use.
 - Prior to any construction, the easement limits shall be defined with Erosion Control or other restrictive fencing to contain all construction activities within the easements.
 - The lot owner shall be solely responsible to properly place and maintain all portions of the septic systems placed within such easements.
 - The lot owner shall be solely responsible for the proper planting and maintenance of grasses or compatible vegetation within the mound area and shall be responsible for maintaining the mound area's landscaping such that woody vegetation and/or deep rooted plants shall not be allowed to grow and/or are removed upon inspection.
 - Vehicle and/or heavy traffic shall not be allowed within the septic system easement area except for mowing and maintenance activities.
 - Septic System Easements shown on the Condominium Plat shall be used solely by the designated unit.
- Testing has been done and suitable soils have been found for mound private sewage systems on each Unit, or Individual Designs have been completed and approved by the State where applicable. Additional soil tests may be required on each lot before a sanitary permit can be issued by Waukesha County.
- The Private Owner Waste Treatment Systems (POWTS) to be contained within the septic system easement areas shown on the Condominium Plat are not to be located within the Wetlands. Any proposed systems not presently shown hereon are also subject to this restriction.
- All the Covenants and Restrictions contained herein which have been prepared to regulate the easements provided on the Condominium Plat shall also apply to all additional easements as may be granted and created thereafter.

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