SITE PLAN

The Legend at Merrill Hills

Waukesha, WI

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 =	40.83 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 dry outlot
- 12 units > 20,000 s.f.
11 units > 28,000 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: 28,927 s.f.
- Average Unit Width = 116' min.
(Note: Unit = Single Family Lot)
- Building Setbacks:
Front = 35' (50' to CL)
Side = 15' Rear = 25'

TRIO

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

Scale: 1" = 100'

Date: 02-18-2018