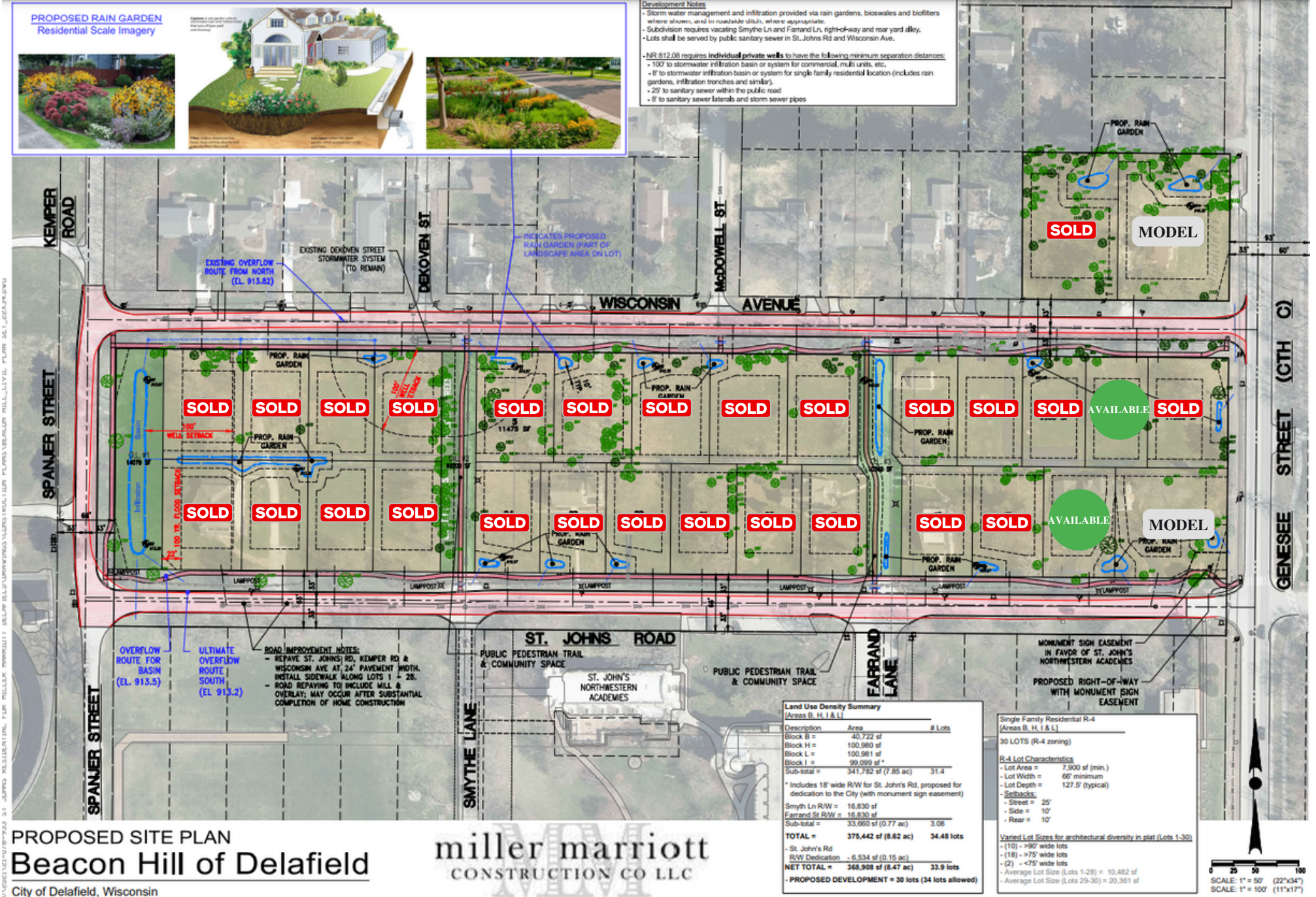


PROPOSED RAIN GARDEN Residential Scale Imagery



- Development Notes**
- Storm water management and infiltration provided via rain gardens, bioswales and biofilters where shown, and in roadside ditches, where appropriate.
 - Subdivision requires vacating Smythe Ln and Farrand Ln, right-of-way and rear yard alley.
 - Lots shall be served by public sanitary sewer in St. Johns Rd and Wisconsin Ave.
 - NR 812.06 requires individual private wells to have the following minimum separation distances:
 - 100' to stormwater infiltration basin or system for commercial, multi units, etc.
 - 6' to stormwater infiltration basin or system for single family residential location (includes rain gardens, infiltration trenches and similar).
 - 20' to sanitary sewer within the public road
 - 6' to sanitary sewer laterals and storm sewer pipes



ROAD IMPROVEMENT NOTES:

- REPAVE ST. JOHNS RD, KEMPER RD & WISCONSIN AVE AT 24' PAYMENT WIDTH.
- INSTALL SIDEWALK ALONG LOTS 1 - 28.
- ROAD REPAVING TO INCLUDE MILL & OVERLAY; MAY OCCUR AFTER SUBSTANTIAL COMPLETION OF HOME CONSTRUCTION

OVERFLOW ROUTE FOR BASIN (EL. 913.5)

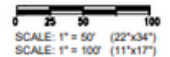
ULTIMATE OVERFLOW ROUTE SOUTH (EL. 913.2)

Land Use Density Summary (Areas B, H, I & L)		
Description	Area	# Lots
Block B =	40,722 sf	
Block H =	100,960 sf	
Block L =	100,961 sf	
Block I =	99,099 sf*	
Sub-total =	341,782 sf (7.85 ac)	31.4
Smyth Ln R/W =	16,830 sf	
Farrand St R/W =	16,830 sf	
Sub-total =	33,660 sf (0.77 ac)	3.08
TOTAL =	375,442 sf (8.62 ac)	34.48 lots
- St. John's Rd R/W Dedication =	6,534 sf (0.15 ac)	
NET TOTAL =	368,908 sf (8.47 ac)	33.9 lots
- PROPOSED DEVELOPMENT = 30 lots (34 lots allowed)		

- Single Family Residential R-4
(Areas B, H, I & L)**
- 30 LOTS (R-4 zoning)
- R-4 Lot Characteristics:**
- Lot Area = 7,900 sf (min.)
 - Lot Width = 60' minimum
 - Lot Depth = 127.5' (typical)
 - **Setbacks:**
 - Street = 25'
 - Side = 10'
 - Rear = 10'
- Varied Lot Sizes for architectural diversity in plat (Lots 1-30)**
- (10) - >90' wide lots
 - (18) - >75' wide lots
 - (2) - <75' wide lots
 - Average Lot Size (Lots 1-28) = 10,482 sf
 - Average Lot Size (Lots 29-30) = 20,361 sf

PROPOSED SITE PLAN
Beacon Hill of Delafield
City of Delafield, Wisconsin

miller marriott
CONSTRUCTION CO LLC



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