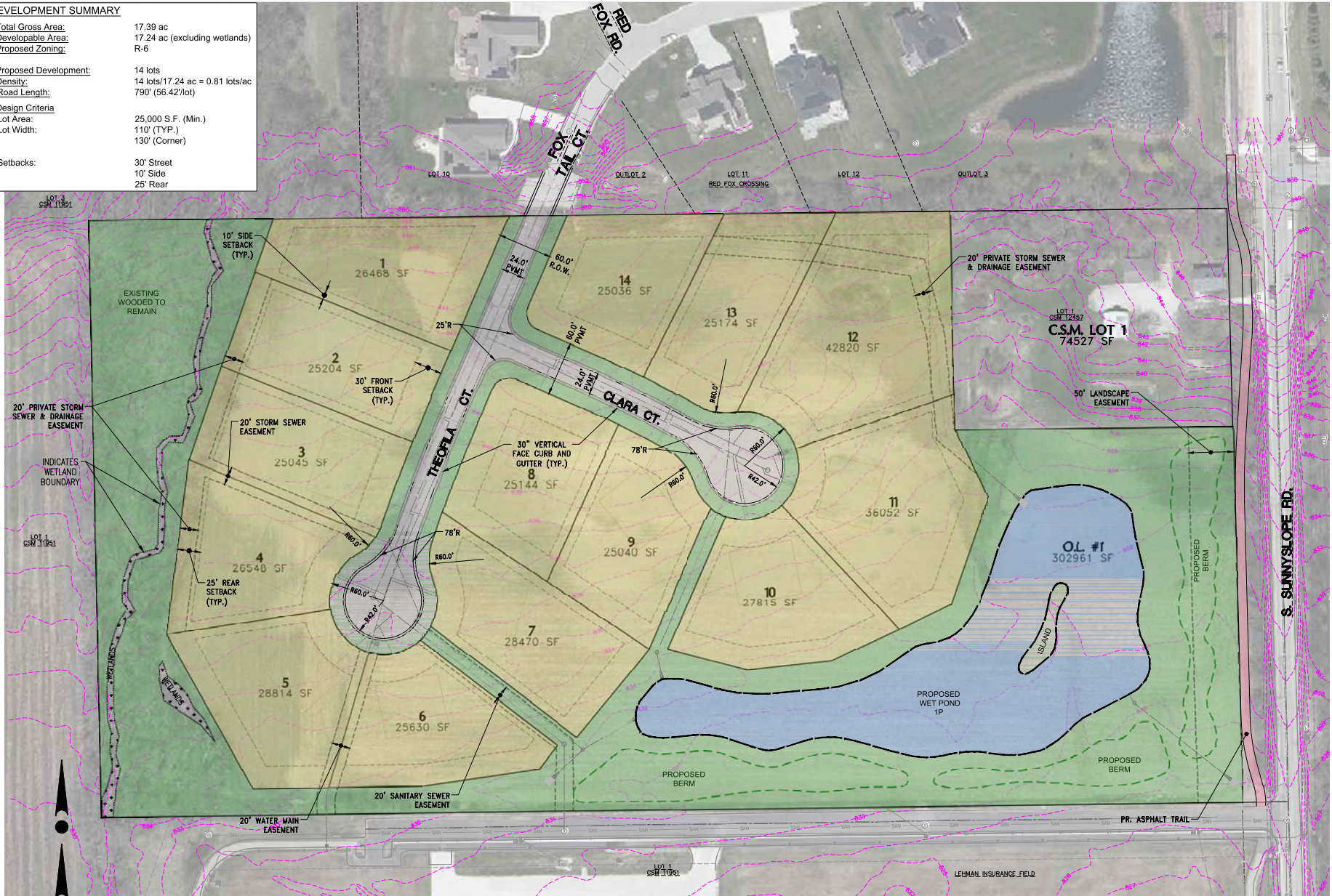


DEVELOPMENT SUMMARY	
- Total Gross Area:	17.39 ac
- Developable Area:	17.24 ac (excluding wetlands)
- Proposed Zoning:	R-6
- Proposed Development:	14 lots
- Density:	14 lots/17.24 ac = 0.81 lots/ac
- Road Length:	790' (56.42/lot)
- Design Criteria	
Lot Area:	25,000 S.F. (Min.)
Lot Width:	110' (TYP.)
	130' (Corner)
Setbacks:	
	30' Street
	10' Side
	25' Rear



X:\2023\23-041-1124 THEOFILA - NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\THEOFILA_SITE_PLANS_2304.DWG

0 25 50 100
 SCALE: 1" = 50' (22"x34")
 SCALE: 1" = 100' (11"x17")



4700 N. CHANDLER RD., SUITE 200
 BROOKFIELD, WI 53008
 PHONE: 262-798-4488
 FAX: 262-798-4491
 EMAIL: info@trioeng.com

PROJECT:
THEOFILA
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 CITY OF NEW BERLIN, WISCONSIN
 BY: JANSSEN BRUCKNER
 PO BOX 277
 EAGLE, WI 53116

REVISION HISTORY	
DATE	DESCRIPTION
10/20/23	REV. SUBMITTAL

DATE:
 OCTOBER 20, 2023

JOB NUMBER:
 23-041-1124

DESCRIPTION:
 PROPOSED
 SITE PLAN

SHEET

C1.0