DATE: 06-20-2025

DEVELOPMENT SUMMARY TABLE

- TOTAL AREA		**16.17 ac**
- PROPOSED CONDOMINIUM		**60 units (18 buildings)**
- DENSITY	**60 / 16.17 =**	**3.71 un/ac**
- OPEN SPACE		**9.42 acres (58.3% of Site)**
- LOT COVERAGE		**6.75 acres (41.7% of Site)**
- Buildings =	3.41 acres	
- Sidewalk & Patio =	0.60 acres	
- Roadway & Driveway =	2.74 acres	
- PRIVATE ROAD		**1,150 lf (19.2 lf/unit)**

ORIGINAL PLANNED LOT COVERAGE

DESCRIPTION	AREA	CN
- MULTI-FAMILY	9.9 ac	85
- ROW CROP	6.27 ac	75
- TOTAL	16.17 ac	81

PROPOSED LOT COVERAGE

DESCRIPTION	AREA	CN
- BUILDINGS	3.41 ac	98
- SIDEWALK	0.60 ac	98
- PAVEMENT	2.73 ac	98
- OPEN SPACE	9.43 ac	61
- TOTAL	16.17	**76**

The proposed Curve Number (CN) of 76 is less than the design CN of 81; therefore, the proposed project complies with the Stormwater Analysis and capacity of Pond 3.

0 25 50 100
SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

ZONING, SETBACKS AND MINIMUMS
VILLAGE OF NORTH PRAIRIE CODE OF ORDINANCES: (LAST REV. 01/13/99)
ZONING: R-3 MULTI-FAMILY RESIDENTIAL
PERMITTED USES: SINGLE FAMILY RESIDENTIAL

- MINIMUM LOT AREA: 20,000 SF
- MINIMUM LOT WIDTH: 150 FT
- MINIMUM FRONT/STREET SETBACK:
  - AUGUSTA WAY: 50 FT TO MAIN BUILDING, 35 FT TO DEN OR SUN ROOM
  - PRIVATE DRIVE: 20 FT
- MINIMUM REAR YARD SETBACK: 25 FT
- MINIMUM SIDE YARD SETBACK: 20 FT

NO FLOODPLAIN EXISTS ON PROPERTY PER WAUKESHA COUNTY WISCONSIN

SOIL TYPES
WeA: WARSAW LOAM, 0 TO 2 PERCENT SLOPES
WeB: WARSAW LOAM, 2 TO 6 PERCENT SLOPES
WeC2: ERODED WARSAW LOAM, 6 TO 12 PERCENT SLOPES

BEARING REFERENCE
ALL BEARINGS ON THIS PLAT ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM WITHIN WHICH THE NORTH LINE OF AUGUSTA WAY EAST OF ST. ANDREWS BOULEVARD BEARS OF S74°39'44"E. THE SAME LINE HAD A BEARING OF S75°52'38"E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27) AT THE TIME OF THIS PLATTING.

LEGAL DESCRIPTION:
Being all of Lot 2 of CSM 8544 , recorded as Document No. 2322829 on May 27, 1998, lying within and being a part of the Northwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 31, in Township 6 North, Range 18 East, Village of North Prairie, Waukesha County, Wisconsin.

Said lands containing 704,404 s.f. (16.171 Ac), more or less of land.

The Glen at Broadlands

16.17 acres NPV 1563994, North Prairie, WI

Prepared for:

CORNERSTONE DEVELOPMENT

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