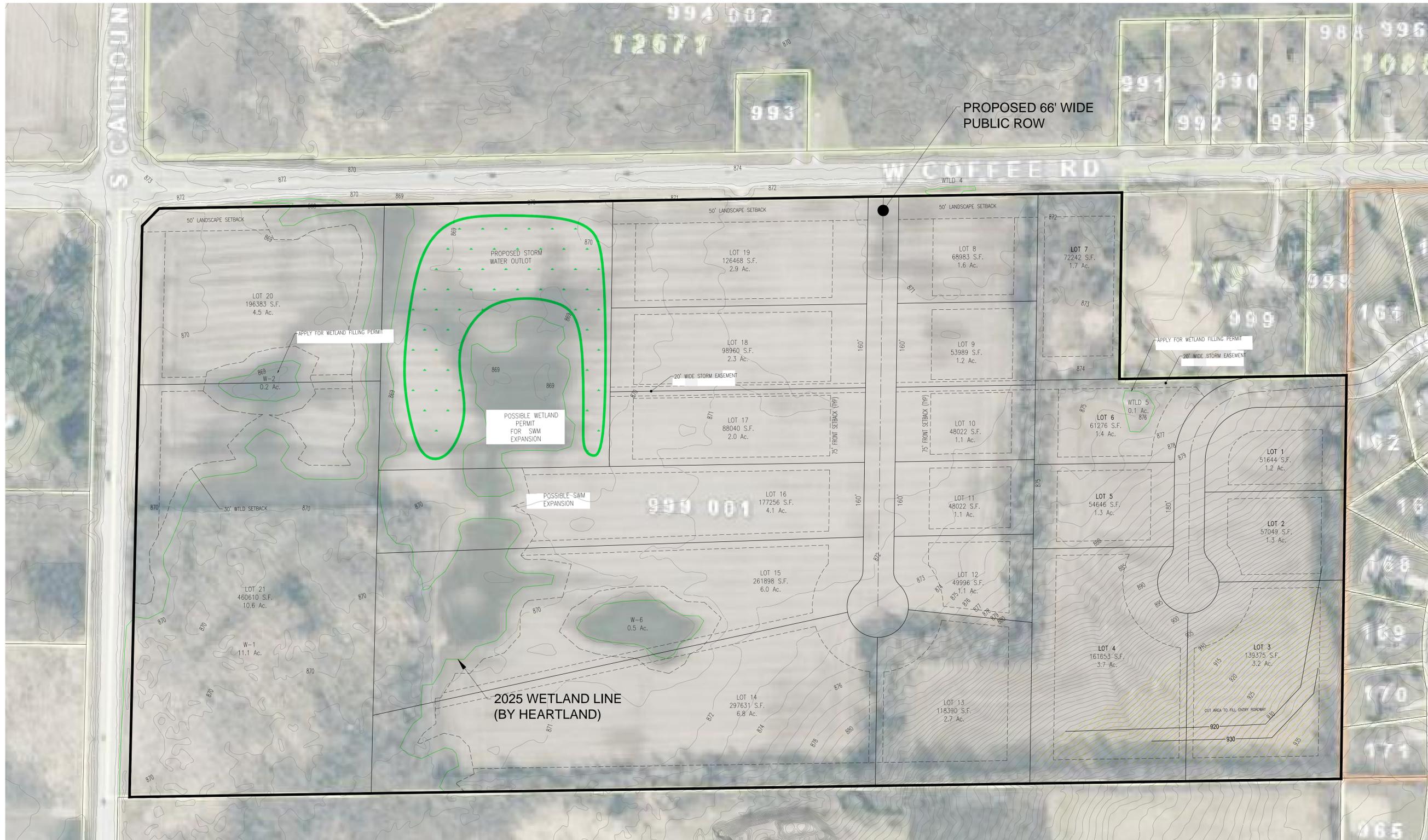


SITE DATA TABLE	
	PROPOSED
PROPERTY AREA (LESS ROW DEDICATION):	71.0 Acres
TOTAL WETLAND AREA:	13.2 Acres
NET AREA FOR R-3 DENSITY CALCULATION:	71.0 - 13.2(.75) = 61.1 Acres
ALLOWABLE DENSITY FOR R- 3 @ 2DU/net area:	61.1 * 2 DU = 122 LOTS
PROPOSED LOTS:	21 LOTS
PROPOSED TOTAL LENGTH OF ROADWAYS:	1560 LF

R-3 ZONING DATA TABLE	
R-3 ZONING:	
MIN LOT SIZE:	20,000 SF
MIN LOT WIDTH:	110' (130' CORNERS)
MIN LOT DEPTH:	155'
MIN FRONT:	50'
MIN SIDE:	15'
MIN REAR:	50'
MIN WETLAND SETBACK:	30'



SCALE: 1" = 100'



DATE	DESCRIPTION

ELC
ELLENA ENGINEERING CONSULTANTS, LLC
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
 700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
 Phone: 262-719-6183 Email: mellenae@eeceng.com

JEWELL HOMES DEVELOPMENT
 SE CORNER OF S CALHOUN RD & W COFFEE RD, NEW BERLIN, WI

Proposed Site Plan

WISCONSIN
 MARK R. ELLENA
 E-24090
 WALES, WI
 PROFESSIONAL ENGINEER
Mark R. Ellena
 DATE: 01-03-2026
 BY: MARK R. ELLENA, PE
 SCALE: 1"=100'