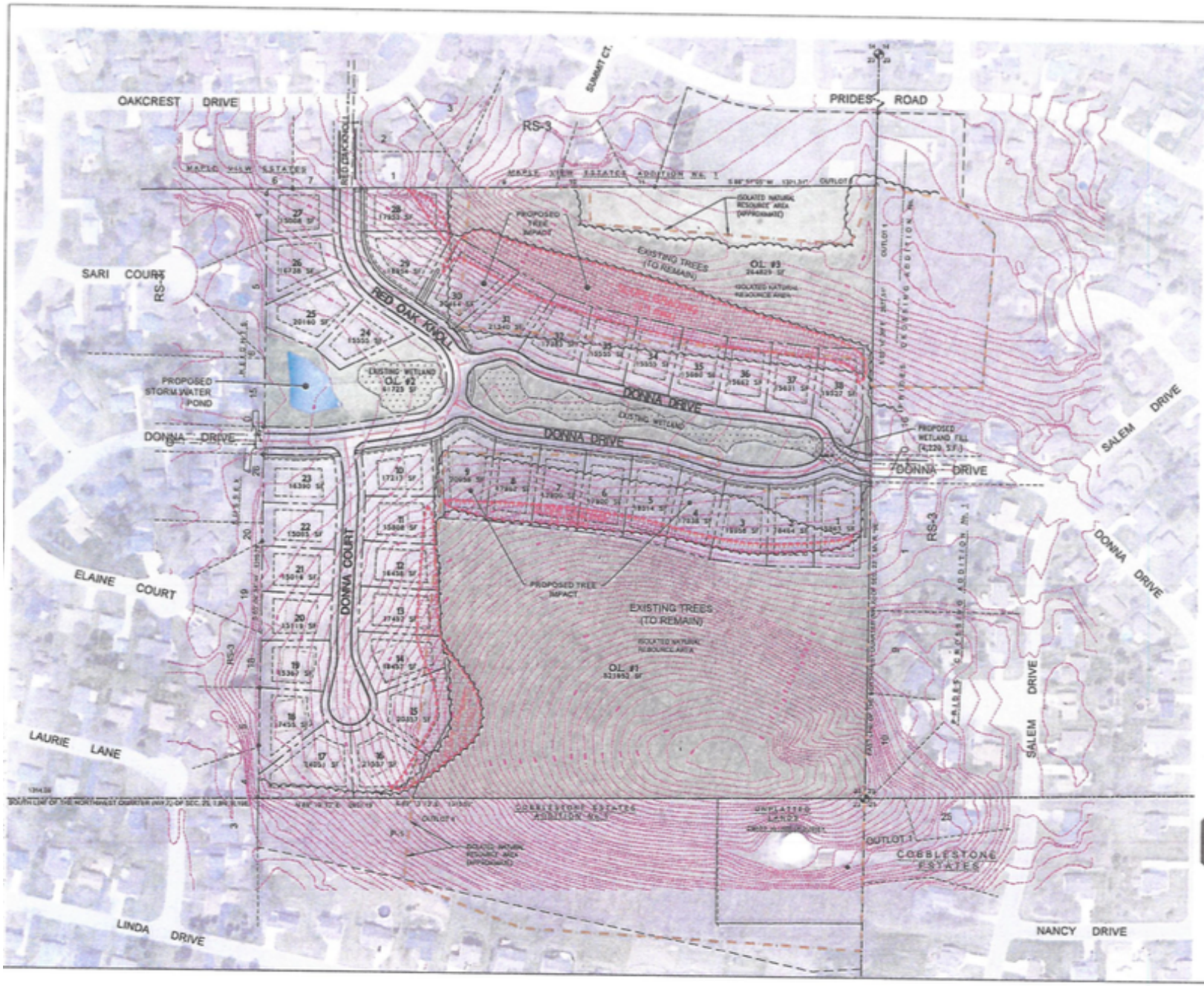
DEVELOPMENT PLAN

ANCIENT OAKS SUBDIVISION

VILLAGE OF SUSSEX, WI



SITE DATA

TOTAL LOT AREA:	40.35 acres
WETLAND AREA:	1.11 acres
PROPOSED WETLAND FILL:	0.097 acres (4,220 s.f.)
PROPOSED DEVELOPMENT:	38 lots 3 Outlots
DENSITY:	0.94 lots/acre
PROPOSED OPEN SPACE: (Outlots 1, 2 & 3)	19.48 acres (48.3%)
DONNA DRIVE BOULEVARD OPEN SPACE:	1.61 acres (4.1%)
ZONING:	RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT
SETBACKS:	
FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	25 FEET
STREETS:	
STREET LENGTH:	Standard Street: 1,700 ft Boulevard Street: 800 ft Total Street: 2,500 ft
PUBLIC STREET WIDTH:	30 feet (back of curb width)
BOULEVARD DRIVE WIDTH:	25 feet (back of curb width)

PROPOSED DEVELOPMENT BY:
CARITY LAND CORPORATION
12720 W. NORTH AVE
BROOKFIELD, WI 53005

CURRENT LANDOWNER:
KILBOURN MERCHANT CORP.
W190 N11230 CARNEGIE DR
GERMANTOWN, WI 53022

TRIO

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BROOKFIELD, WI 53005
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Scale: 1" = 100' (22"X34")
Scale: 1" = 200' (11"X17")

DATE: 07-21-2016