

LOT CHARACTERISTICS

SINGLE-FAMILY LOW DENSITY
Zone 1: Lots 1 - 8

- Lot Size = 20,000 sf
- Average Lot Width = 100 feet
- Setbacks:
 - Min. Road = 35'
 - Side Offset = 15'
 - Rear Offset = 20'
 - Wetland = 75'
- Max Building Footprint = 17.5% of lot
- Open Space per Lot = 70% of lot

RESIDENTIAL SINGLE-FAMILY LOW-MEDIUM DENSITY
Zone 2: Lots 9 - 37

- Lot Size = 15,000 sf
- Average Lot Width = 90 feet
- Setbacks:
 - Min. Road = 25'
 - Side Offset = 12.5'
 - Rear Offset = 20'
 - Wetland = 75'
 - Elmhurst Rd = 50'
- Max Building Footprint = 25% of lot
- Open Space per Lot = 60% of lot

SINGLE-FAMILY MEDIUM DENSITY
Zones 3 & 4: Lots 38 - 155

- Lot Size = 10,000 sf
- Average Lot Width = 75 feet
- Setbacks:
 - Min. Road = 25'
 - Side Offset = 10'
 - Rear Offset = 20'
 - Wetland = 75'
 - Glen Cove Rd = 100'
 - Golf Rd (CTH DR) = 100'
 - Elmhurst Rd = 50'
- Max Building Footprint = 30% of lot
- Open Space per Lot = 60% of lot

DUPLEX CONDOS
Zone 3: Lots 156 & 157 (Bldgs 1-28)

- Density = 4 un/ac
- Setbacks:
 - Min. Road = 25'
 - Side Offset = 20' (building to building)
- Rear Offset = N/A
- Wetland = 75'
- Glen Cove Rd = 100'
- Golf Rd (CTH DR) = 100'
- Max Building Footprint = 25%
- Open Space per Lot = 60% of lot

SITE DATA TABLE

- Gross Area 151.49 acres
- Road Dedication (Glen Cove Rd & Elmhurst Rd) - 0.44 acres
- TOTAL AREA 151.05 acres

Proposed Zoning: Planned Residential District #1

Zone 1: 23.2 acres	8 lots
Zone 2: 29.94 acres	29 lots
Zone 3: 50.08 acres	37 lots
	+ 56 units
Zone 4: 47.83 acres	81 lots
Existing Farmhouse	1 lot
TOTAL	151.05 acres
	212 units

- DENSITY = 212 / 151.05 = **1.404 un/ac**

STORMWATER PLAN NOTES:

- THE PROPOSED DEVELOPMENT (ALL PHASES) ARE SERVED BY ON-SITE SHARED STORMWATER FACILITIES, AS SHOWN ON THE PRELIMINARY STORMWATER PLAN.
- THE STORMWATER FACILITIES WILL BE CONSTRUCTED WITH THEIR CORRESPONDING PHASE OF DEVELOPMENT.
- THE STORMWATER FACILITIES WILL BE LOCATED WITHIN OUTLOTS AND/OR DRAINAGE EASEMENTS.
- ALL RESIDENTIAL LOTS AND CONDOMINIUM UNITS WILL BE PART OF A MASTER HOMEOWNERS ASSOCIATION.
- THE MASTER HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND RESTORATION OF THE STORMWATER PRACTICES.

Single-Family Medium Density & Condominium
Zone 3

- Duplex Ranch = 56 units
- 10,000 sf Single Family Lots = 37 units
- Total = 93 units

Low Density Single Family Residential
Zone 1
20,000 sf, 100' wide ave
8 lots

Residential Single-Family Low-Medium Residential
Zone 2
15,000 sf, 90' wide ave
29 lots

Single-Family Medium Density
Zone 4
10,000 sf, 75' wide ave
81 lots

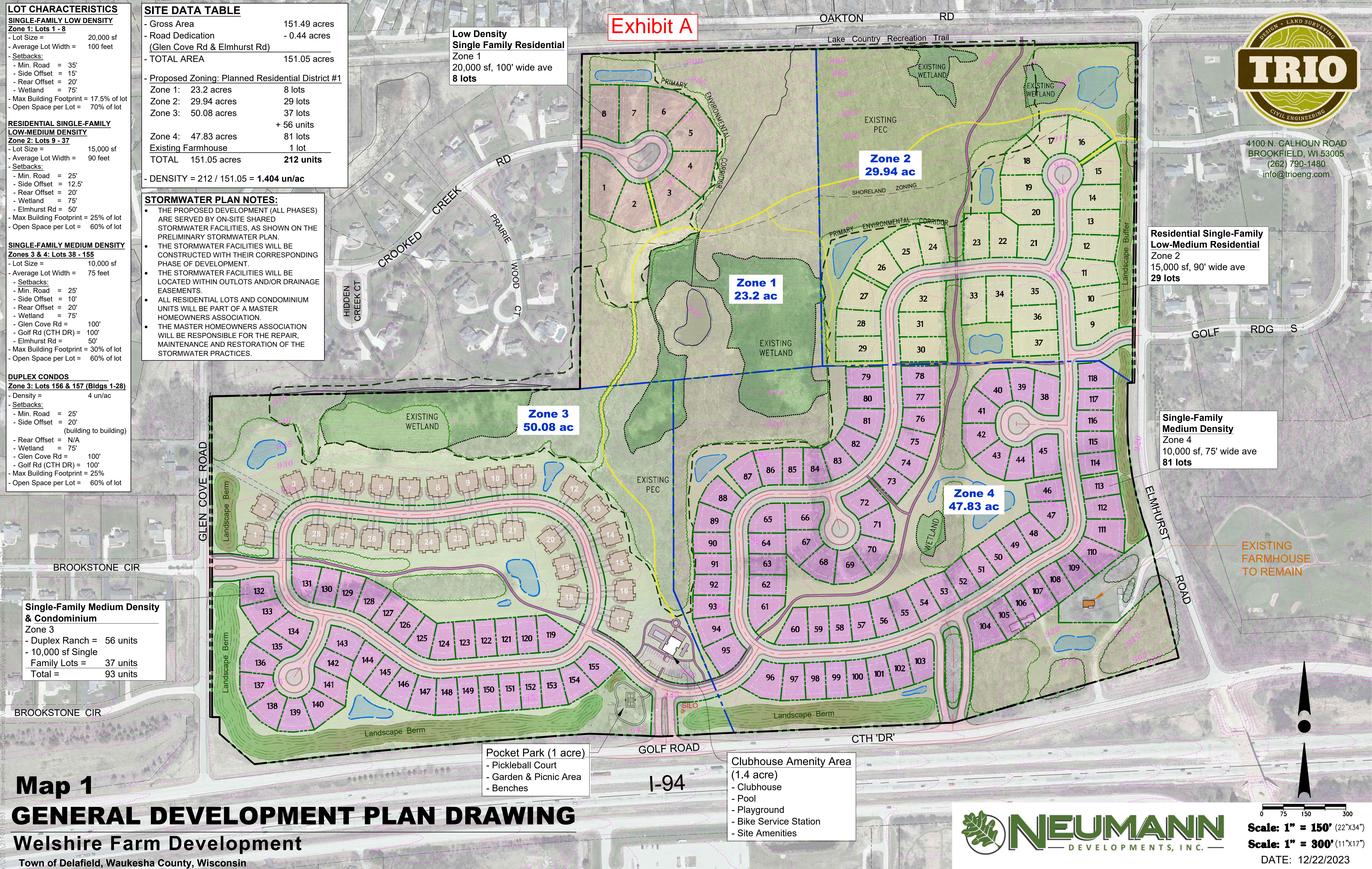


Exhibit A



4100 N. GALHOUN ROAD
BROOKFIELD, WI 53005
(262) 790-1480
info@trioeng.com



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")
DATE: 12/22/2023

Map 1
GENERAL DEVELOPMENT PLAN DRAWING
Welshire Farm Development
Town of Delafield, Waukesha County, Wisconsin

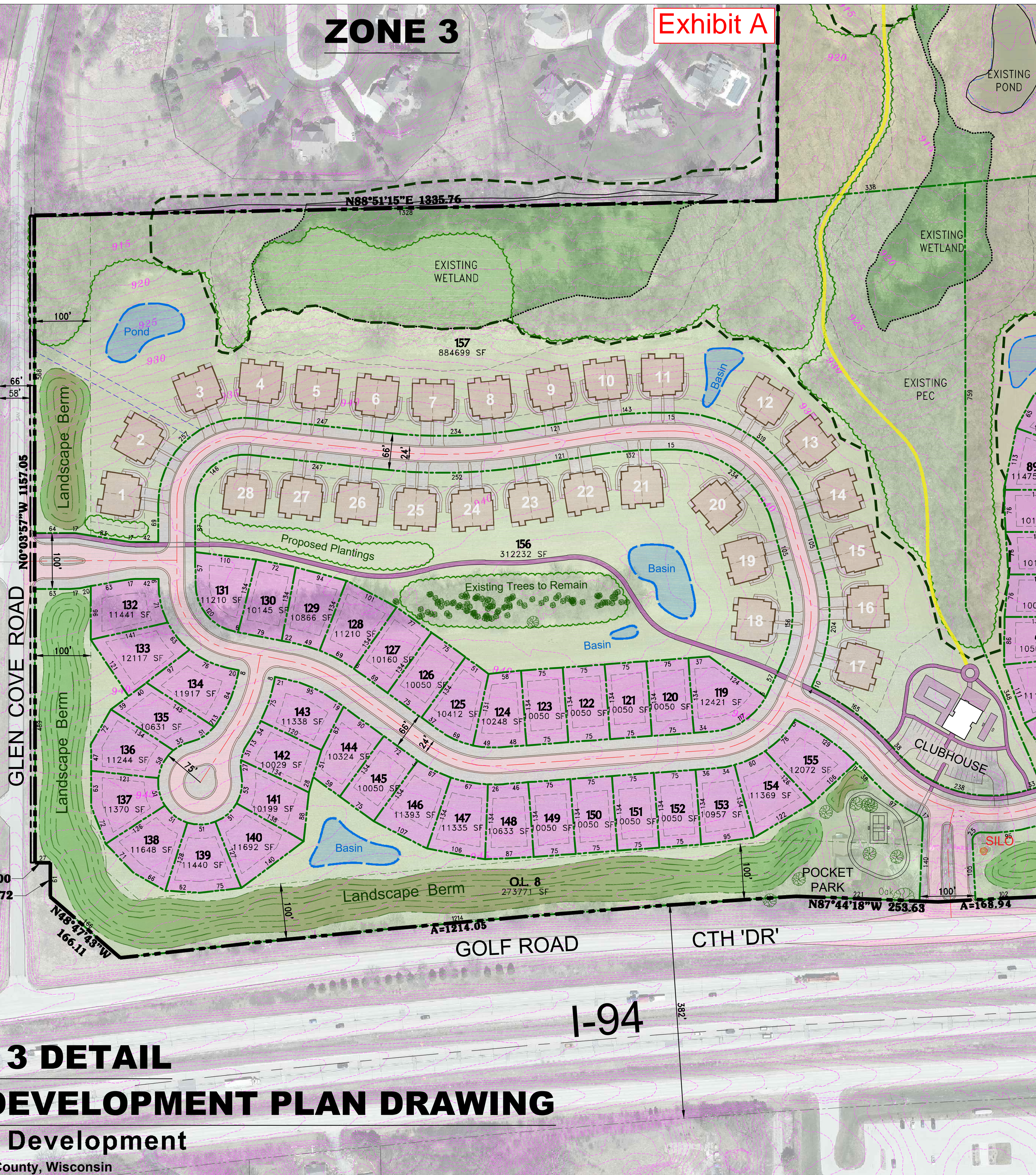
Pocket Park (1 acre)
- Pickleball Court
- Garden & Picnic Area
- Benches

Clubhouse Amenity Area (1.4 acre)
- Clubhouse
- Pool
- Playground
- Bike Service Station
- Site Amenities

ZONE 3

Exhibit A

- LOT CHARACTERISTICS**
SINGLE-FAMILY MEDIUM DENSITY
Zone 3: Lots 119 - 155
 - Lot Size = 10,000 sf
 - Average Lot Width = 75 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 10'
 - Rear Offset = 20'
 - Wetland = 75'
 - Glen Cove Rd = 100'
 - Golf Rd (CTH DR) = 100'
 - Elmhurst Rd = 50'
 - Max Building Footprint = 30% of lot
 - Open Space per Lot = 60% of lot
- DUPLEX CONDOS**
Zone 3: Lots 156 & 157
(Buildings 1 - 28)
 - Density = 4 un/ac
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 20'
 (building to building)
 - Rear Offset = N/A
 - Wetland = 75'
 - Glen Cove Rd = 100'
 - Golf Rd (CTH DR) = 100'
 - Max Building Footprint = 25%
 - Open Space per Lot = 60% of lot

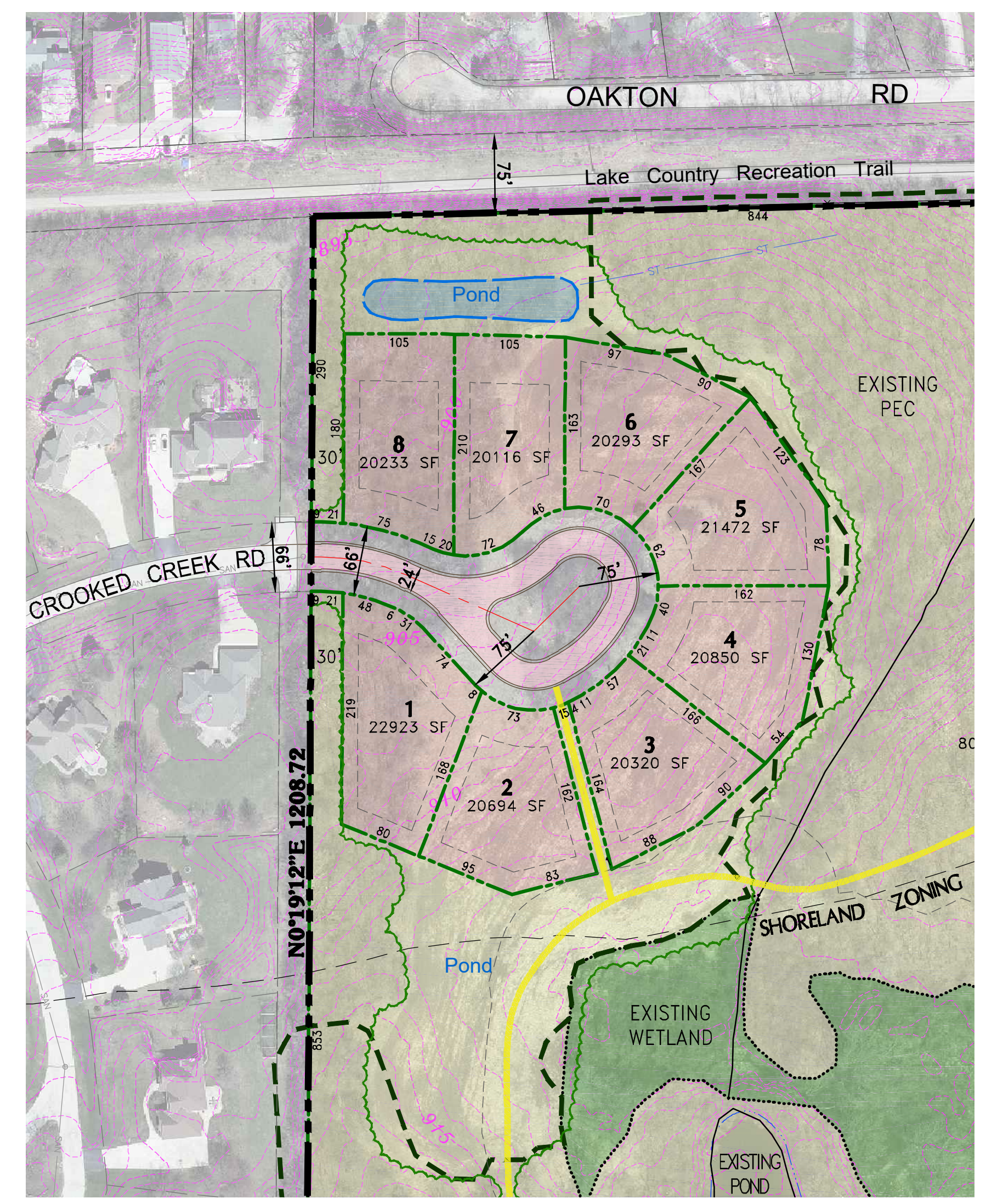


ZONE 1

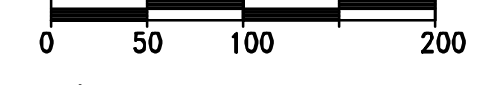
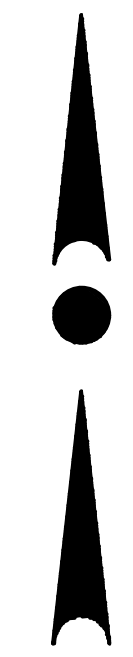


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SINGLE-FAMILY LOW DENSITY
Zone 1: Lots 1 - 8
 - Lot Size = 20,000 sf
 - Average Lot Width = 100 feet
 - Setbacks:
 - Min. Road = 35'
 - Side Offset = 15'
 - Rear Offset = 20'
 - Wetland = 75'
 - Max Building Footprint = 17.5% of lot
 - Open Space per Lot = 70% of lot



- STORMWATER PLAN NOTES:**
- THE PROPOSED DEVELOPMENT (ALL PHASES) ARE SERVED BY ON-SITE SHARED STORMWATER FACILITIES, AS SHOWN ON THE PRELIMINARY STORMWATER PLAN.
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Scale: 1" = 100' (22"x34")
 Scale: 1" = 200' (11"x17")
 DATE: 12/22/2023



Map 1-A ZONES 1 & 3 DETAIL GENERAL DEVELOPMENT PLAN DRAWING Welshire Farm Development Town of Delafield, Waukesha County, Wisconsin

LOT CHARACTERISTICS

RESIDENTIAL SINGLE-FAMILY LOW-MEDIUM DENSITY
Zone 2: Lots 9 - 37
 - Lot Size = 15,000 sf
 - Average Lot Width = 90 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 12.5'
 - Rear Offset = 20'
 - Wetland = 75'
 - Elmhurst Rd = 50'
 - Max Building Footprint = 25% of lot
 - Open Space per Lot = 60% of lot

SINGLE-FAMILY MEDIUM DENSITY
Zones 4: Lots 38 - 118
 - Lot Size = 10,000 sf
 - Average Lot Width = 75 feet
 - Setbacks:
 - Min. Road = 25'
 - Side Offset = 10'
 - Rear Offset = 20'
 - Wetland = 75'
 - Glen Cove Rd = 100'
 - Golf Rd (CTH DR) = 100'
 - Elmhurst Rd = 50'
 - Max Building Footprint = 30% of lot
 - Open Space per Lot = 60% of lot

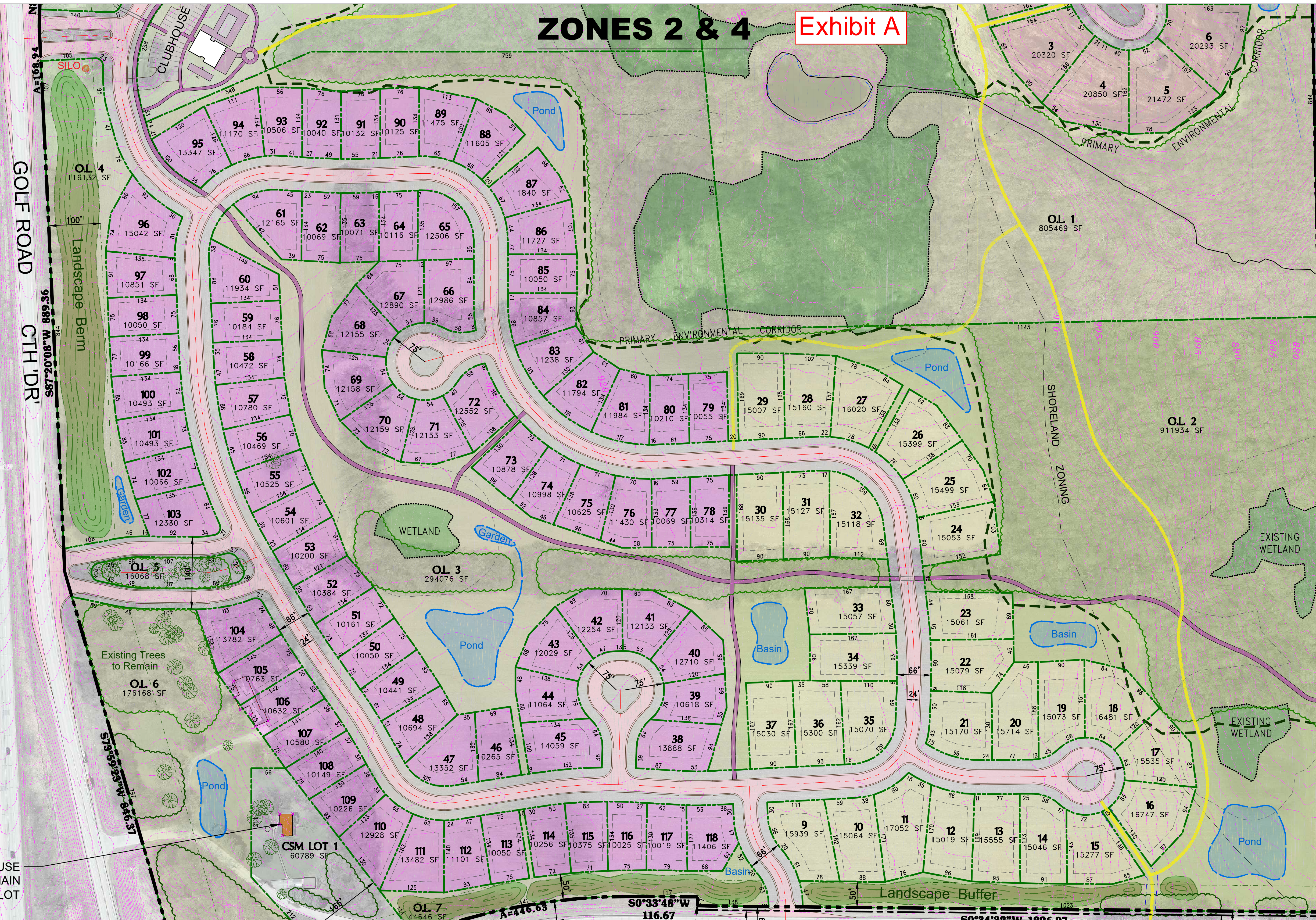
STORMWATER PLAN NOTES:

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- THE MASTER HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND RESTORATION OF THE STORMWATER PRACTICES.

Map 1-B
ZONES 2 & 4 DETAIL
GENERAL DEVELOPMENT PLAN DRAWING
Welshire Farm Development
 Town of Delafield, Waukesha County, Wisconsin

ZONES 2 & 4

Exhibit A



4100 N. CALHOUN ROAD
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Lake County Recreation Trail

50'

75'

50'

75'

50'

75'

50'

75'

50'

75'

50'

75'

50'

75'

50'

75'



0 50 100 200
 Scale: 1" = 100' (22"x34")
 Scale: 1" = 200' (11"x17")
 DATE: 12/22/2023

PHASING NOTES

LANDSCAPE BERMS:

INSTALL WITH EACH CORRESPONDING PHASE OF CONSTRUCTION.

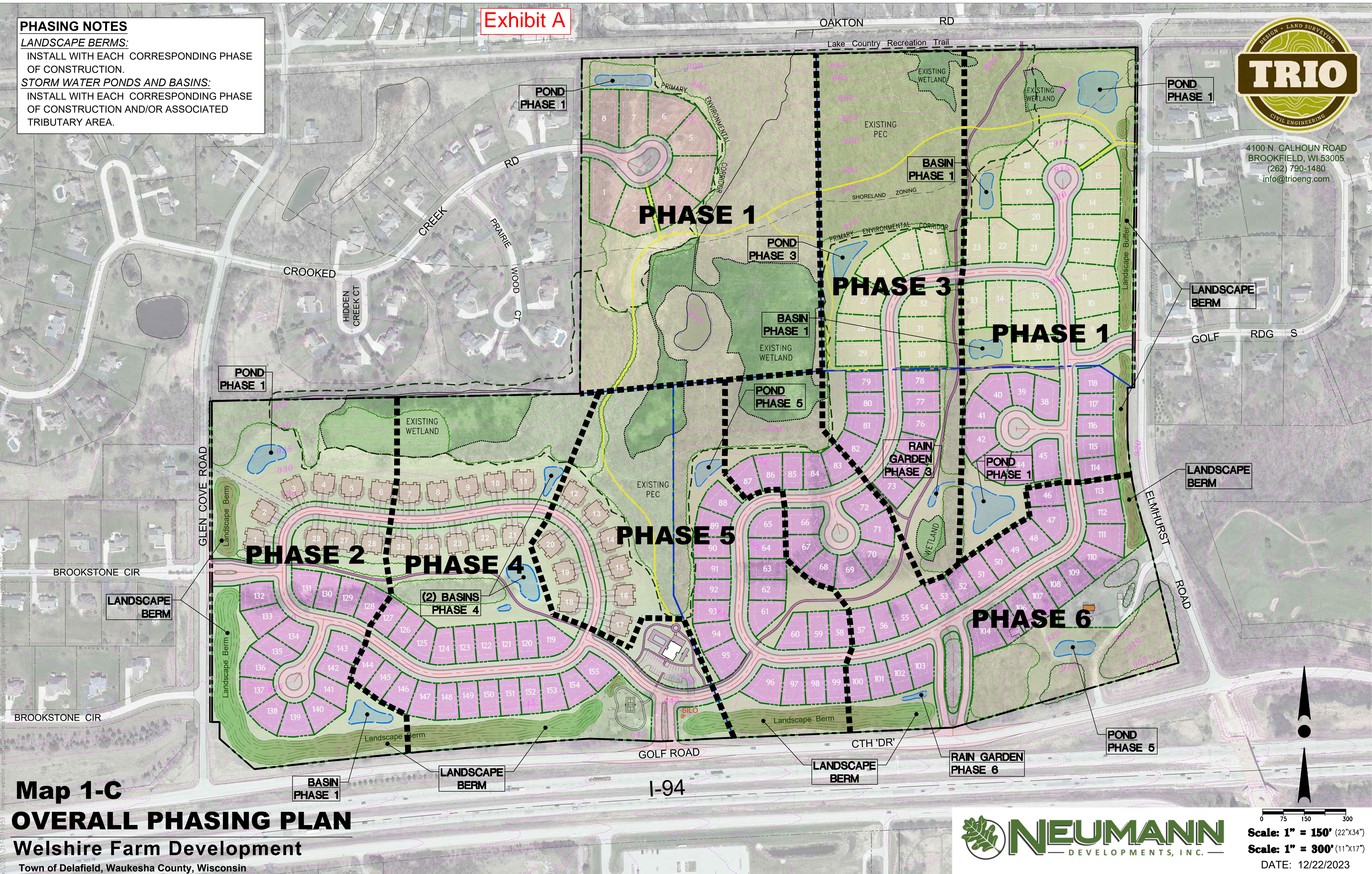
STORM WATER PONDS AND BASINS:

INSTALL WITH EACH CORRESPONDING PHASE OF CONSTRUCTION AND/OR ASSOCIATED TRIBUTARY AREA.

Exhibit A



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Map 1-C
OVERALL PHASING PLAN

Welshire Farm Development

Town of Delafield, Waukesha County, Wisconsin



0 75 150 300
Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")
DATE: 12/22/2023

OPEN SPACE DATA TABLE - Welshire Farm Date: 4/21/2023

Proposed Zoning = PLANNED DEVELOPMENT DISTRICT #1

ZONE	PROPOSED USE	Total Area (acres)	Incremental Total Area (acres)	Total Area of Lots, Right-of-Way or Condominium Hard Surfaces within Zone (acres)	Total Outlot / Open Space (Gross) (acres)	Lowland in Outlot / Open Space (acres)	Upland in Outlot / Open Space (acres)	Net Lowland (0.2 of total Lowland) (acres)	Outlot / Open Space (Net) (acres)	(%)	Required Open Space (Net) (acres)	(%)
1	Single-Family Low Density	23.20		4.71	18.49	3.98	14.51	0.80	15.31	66.0%	6.96	30.0%
2	Residential Single-Family Low-Medium Density (15,000)	29.94		13.18	16.76	0.90	15.86	0.18	16.04	53.6%	8.98	30.0%
3	Condominium (4 un/ac) ***	50.08	32.59	10.02	22.57	3.77	18.81	0.75	19.56	60.0%	19.56	60.0%
	Single-Family Medium Density (10,000)		17.49	11.33	6.16		6.16		6.16	35.2%	6.12	35.0%
4	Single-Family Medium Density (10,000)	47.83		29.67	18.16	1.45	16.72	0.29	17.00	35.6%	16.74	35.0%
SUBTOTAL		151.05		68.91	82.14	10.09			74.07	49.0%	58.36	38.6%

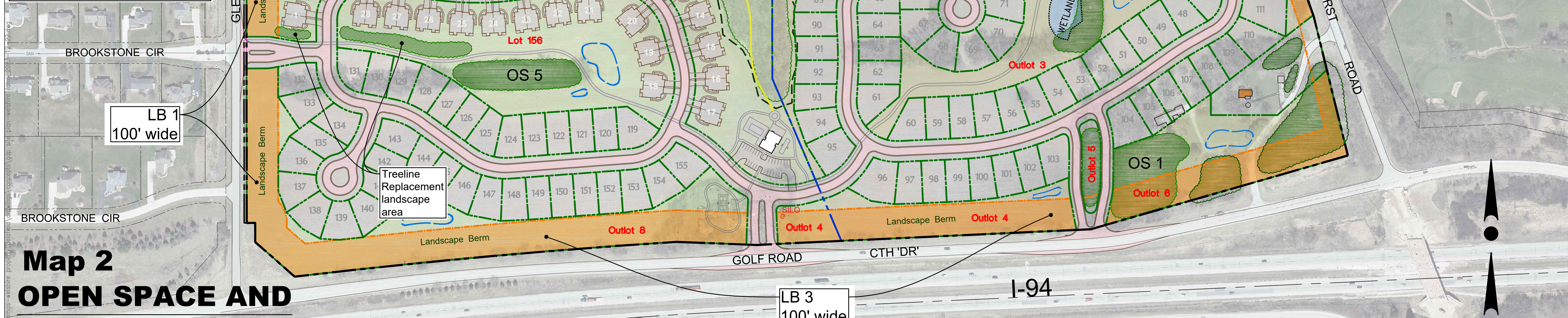
* Required Net Open Space applies to whole development site (Total Area) for each Zone or Use.

** Net Open Space Provided is per Sec. 17.04(5)(R)10 a. Accounts for Lowland Area multiplied by 0.2. Single family open space is located in Outlots. Condo open space is common area.

*** Condo Net Open Space includes: Upland Common Areas + 0.2 of Lowland Common Area in Condominium and Clubhouse area, and portions of OL 4 & OL 8 within Zone 3.

Open Space Plan Legend

- Wetlands**
(Heartland Ecological Group Inc, July 2022)
- Primary Environmental Corridor (PEC)**
(Heartland Ecological Group Inc, July 2022)
- Treelines & Other wooded areas to be preserved (OS)**
- Landscape Buffer (LB)**
- Open Space Areas for Development Site Calculations**
- Single family in Outlot
- Condo is common area



Map 2
OPEN SPACE AND
NATURAL RESOURCE PROTECTION PLAN
Welshire Farm Development
 Town of Delafield, Waukesha County, Wisconsin

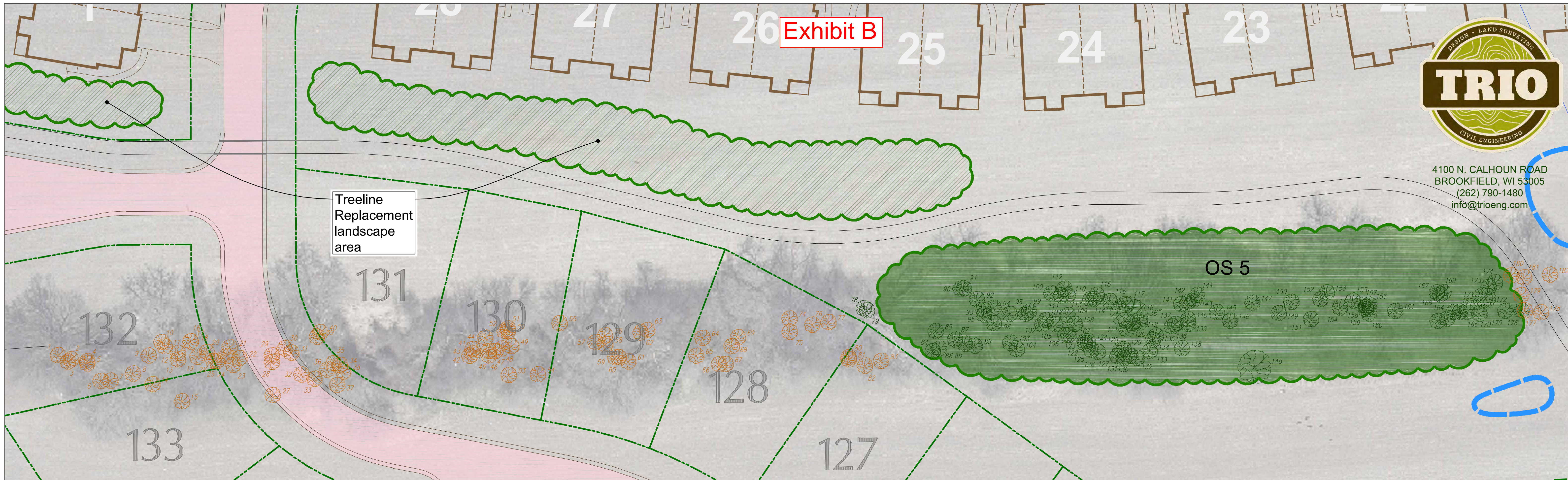
Exhibit B



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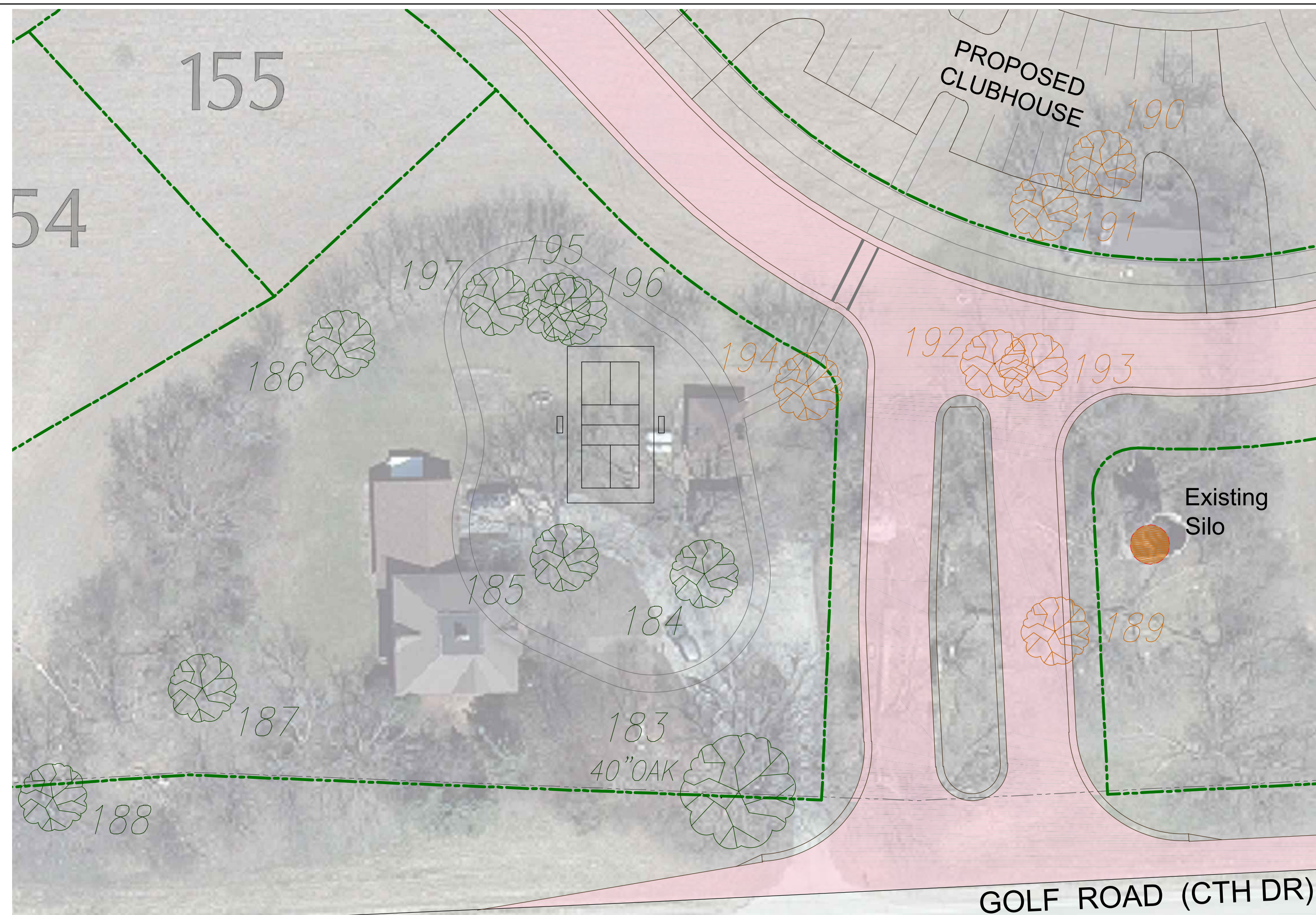


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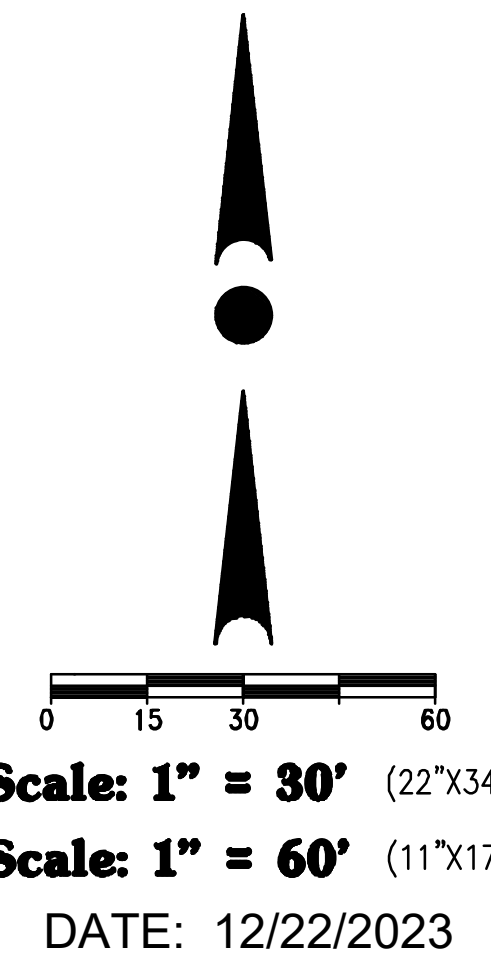


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Tree Identification Legend	
	Existing Tree to Remain (Field surveyed by Heartland Ecological Group Inc, Feb 2023)
	Existing Tree to be Removed (Field surveyed by Heartland Ecological Group Inc, Feb 2023)
	Treelines & Other wooded areas to be preserved (OS)



Map 2-A
ZONE 3
EXISTING TREE PLAN
Welshire Farm Development
Town of Delafield, Waukesha County, Wisconsin



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ALL ZONES

FIELD LOCATED TREES TO BE REMOVED

ID	Common Name	Species	DBH	To be Removed
1	Siberian Elm	Ulmus pumila	30	Remove
2	Boxelder	Acer negundo	10	Remove
3	Boxelder	Acer negundo	13	Remove
4	Black Cherry	Prunus serotina	24	Remove
5	Black Cherry	Prunus serotina	24	Remove
6	Boxelder	Acer negundo	10	Remove
7	Boxelder	Acer negundo	30	Remove
8	Black Cherry	Prunus serotina	14	Remove
9	Black Cherry	Prunus serotina	9	Remove
10	Boxelder	Acer negundo	25	Remove
11	Boxelder	Acer negundo	12	Remove
12	Black Cherry	Prunus serotina	8	Remove
13	Black Cherry	Prunus serotina	13	Remove
14	Boxelder	Acer negundo	9	Remove
15	Boxelder	Acer negundo	7	Remove
16	Boxelder	Acer negundo	12	Remove
17	Boxelder	Acer negundo	8	Remove
18	Boxelder	Acer negundo	6	Remove
19	Black Cherry	Prunus serotina	9	Remove
20	Black Cherry	Prunus serotina	9	Remove
21	Black Cherry	Prunus serotina	11	Remove
22	Black Cherry	Prunus serotina	6	Remove
23	Silver Maple	Acer saccharinum	7	Remove
24	Black Cherry	Prunus serotina	13	Remove
25	Black Cherry	Prunus serotina	12	Remove
26	Black Cherry	Prunus serotina	14	Remove
27	Boxelder	Acer negundo	5	Remove
28	Boxelder	Acer negundo	14	Remove
29	Boxelder	Acer negundo	12	Remove
30	Black Cherry	Prunus serotina	26	Remove
31	Black Cherry	Prunus serotina	28	Remove
32	Boxelder	Acer negundo	9	Remove
33	Boxelder	Acer negundo	22	Remove
34	Boxelder	Acer negundo	14	Remove
35	Boxelder	Acer negundo	5	Remove
36	Boxelder	Acer negundo	9	Remove
37	Boxelder	Acer negundo	8	Remove
38	Boxelder	Acer negundo	9	Remove
39	Boxelder	Acer negundo	11	Remove
40	Boxelder	Acer negundo	26	Remove
41	Black Cherry	Prunus serotina	14	Remove
42	Black Cherry	Prunus serotina	12	Remove
43	Black Cherry	Prunus serotina	13	Remove
44	Black Cherry	Prunus serotina	9	Remove
45	Black Cherry	Prunus serotina	7	Remove
46	Black Cherry	Prunus serotina	12	Remove
47	Black Cherry	Prunus serotina	15	Remove
48	Black Cherry	Prunus serotina	13	Remove
49	Black Cherry	Prunus serotina	10	Remove
50	Silver Maple	Acer saccharinum	9	Remove
51	Silver Maple	Acer saccharinum	5	Remove
52	Silver Maple	Acer saccharinum	5	Remove
53	Boxelder	Acer negundo	10	Remove
54	Boxelder	Acer negundo	13	Remove
55	Boxelder	Acer negundo	8	Remove
56	Boxelder	Acer negundo	14	Remove
57	Boxelder	Acer negundo	14	Remove
58	Boxelder	Acer negundo	14	Remove
59	Boxelder	Acer negundo	14	Remove
60	Boxelder	Acer negundo	6	Remove
61	Boxelder	Acer negundo	18	Remove
62	Black Cherry	Prunus serotina	20	Remove
63	Black Cherry	Prunus serotina	24	Remove
64	Black Cherry	Prunus serotina	9	Remove
65	Boxelder	Acer negundo	8	Remove
66	Boxelder	Acer negundo	14	Remove
67	Boxelder	Acer negundo	12	Remove
68	Northern Hackberry	Celtis occidentalis	11	Remove
69	Boxelder	Acer negundo	10	Remove
70	Boxelder	Acer negundo	10	Remove
71	Boxelder	Acer negundo	24	Remove
72	Black Cherry	Prunus serotina	5	Remove
73	Boxelder	Acer negundo	26	Remove
74	Black Cherry	Prunus serotina	14	Remove
75	Black Cherry	Prunus serotina	21	Remove
76	Black Cherry	Prunus serotina	14	Remove
77	Black Cherry	Prunus serotina	19	Remove
80	Boxelder	Acer negundo	5	Remove
177	Boxelder	Acer negundo	11	Remove
178	Boxelder	Acer negundo	12	Remove
179	Boxelder	Acer negundo	4	Remove
180	Boxelder	Acer negundo	6	Remove
181	Boxelder	Acer negundo	15	Remove
182	Boxelder	Acer negundo	8	Remove
189	Misc			Remove
190	Misc			Remove
191	Misc			Remove
192	Misc			Remove
193	Misc			Remove
194	Misc			Remove
EAST 1	Twin Cherry		27	Remove
EAST 2	Oak		30	Remove
EAST 3	Cherry		18	Remove
EAST 4	Cherry		15	Remove

ALL ZONES

FIELD LOCATED TREES TO REMAIN

ID	Common Name	Species	DBH	To be Removed
78	Boxelder	Acer negundo	6	
79	Boxelder	Acer negundo	6	
81	Boxelder	Acer negundo	6	
82	Boxelder	Acer negundo	7	
83	Boxelder	Acer negundo	4	
84	Boxelder	Acer negundo	8	
85	Boxelder	Acer negundo	12	
86	Boxelder	Acer negundo	8	
87	Boxelder	Acer negundo	10	
88	Boxelder	Acer negundo	9	
89	Boxelder	Acer negundo	12	
90	Boxelder	Acer negundo	14	
91	Boxelder	Acer negundo	16	
92	Boxelder	Acer negundo	16	
93	Boxelder	Acer negundo	9	
94	Boxelder	Acer negundo	9	
95	Boxelder	Acer negundo	7	
96	Boxelder	Acer negundo	10	
97	Boxelder	Acer negundo	6	
98	Boxelder	Acer negundo	12	
99	Boxelder	Acer negundo	14	
100	Boxelder	Acer negundo	5	
101	Boxelder	Acer negundo	6	
102	Boxelder	Acer negundo	11	
103	Boxelder	Acer negundo	5	
104	Boxelder	Acer negundo	4	
105	Boxelder	Acer negundo	10	
106	Boxelder	Acer negundo	9	
107	Boxelder	Acer negundo	11	
108	Boxelder	Acer negundo	5	
109	Boxelder	Acer negundo	12	
110	Boxelder	Acer negundo	5	
111	Boxelder	Acer negundo	8	
112	Boxelder	Acer negundo	5	
113	Boxelder	Acer negundo	10	
114	Boxelder	Acer negundo	10	
115	Boxelder	Acer negundo	13	
116	Black Cherry	Prunus serotina	11	
117	Boxelder	Acer negundo	8	
118	Bur Oak	Quercus macrocarpa	43	
119	Boxelder	Acer negundo	5	
120	Black Cherry	Prunus serotina	6	
121	Boxelder	Acer negundo	4	
122	Boxelder	Acer negundo	9	
123	Boxelder	Acer negundo	12	
124	Boxelder	Acer negundo	10	
125	Boxelder	Acer negundo	12	
126	Boxelder	Acer negundo	4	
127	Boxelder	Acer negundo	15	
128	Boxelder	Acer negundo	6	
129	Boxelder	Acer negundo	4	
130	Boxelder	Acer negundo	10	
131	Boxelder	Acer negundo	9	
132	Boxelder	Acer negundo	13	
133	Boxelder	Acer negundo	9	
134	Boxelder	Acer negundo	14	
135	Boxelder	Acer negundo	8	
136	Boxelder	Acer negundo	11	
137	Boxelder	Acer negundo	11	
138	Boxelder	Acer negundo	6	
139	Boxelder	Acer negundo	14	
140	Boxelder	Acer negundo	7	
141	Boxelder	Acer negundo	17	
142	Boxelder	Acer negundo	16	
143	Boxelder	Acer negundo	20	
144	Boxelder	Acer negundo	10	
145	Boxelder	Acer negundo	15	
146	Boxelder	Acer negundo	17	
147	Boxelder	Acer negundo	15	
148	Boxelder	Acer negundo	10	
149	Boxelder	Acer negundo	16	
150	Boxelder	Acer negundo	23	
151	Boxelder	Acer negundo	17	
152	Boxelder	Acer negundo	24	
153	Boxelder	Acer negundo	13	
154	Boxelder	Acer negundo	16	
155	Boxelder	Acer negundo	15	
156	Boxelder	Acer negundo	14	
157	Boxelder	Acer negundo	12	
158	Boxelder	Acer negundo	11	
159	Boxelder	Acer negundo	6	
160	Boxelder	Acer negundo	18	
161	Boxelder	Acer negundo	11	
162	Boxelder	Acer negundo	12	
163	Boxelder	Acer negundo	13	
164	Boxelder	Acer negundo	14	
165	Boxelder	Acer negundo	13	
166	Boxelder	Acer negundo	15	
167	Boxelder	Acer negundo	11	
168	Boxelder	Acer negundo	13	
169	Boxelder	Acer negundo	12	
170	Boxelder	Acer negundo	13	
171	Black Cherry	Prunus serotina	16	
172	Black Cherry	Prunus serotina	17	
173	Boxelder	Acer negundo	4	
174	Boxelder	Acer negundo	13	
175	Boxelder	Acer negundo	14	
176	Boxelder	Acer negundo	17	
183	Burr Oak		40	
184	Misc			
185	Misc			
186	Misc			
187	Misc			
188	Misc			
195	Misc			
196	Misc			
197	Misc			

Exhibit B

Tree Identification Legend

- Existing Tree to Remain (Field surveyed by Heartland Ecological Group Inc, Feb 2023)
- Existing Tree to be Removed (Field surveyed by Heartland Ecological Group Inc, Feb 2023)
- Treelines & Other wooded areas to be preserved (OS)



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Map 2-B

ZONE 4

EXISTING TREE PLAN

Welshire Farm Development

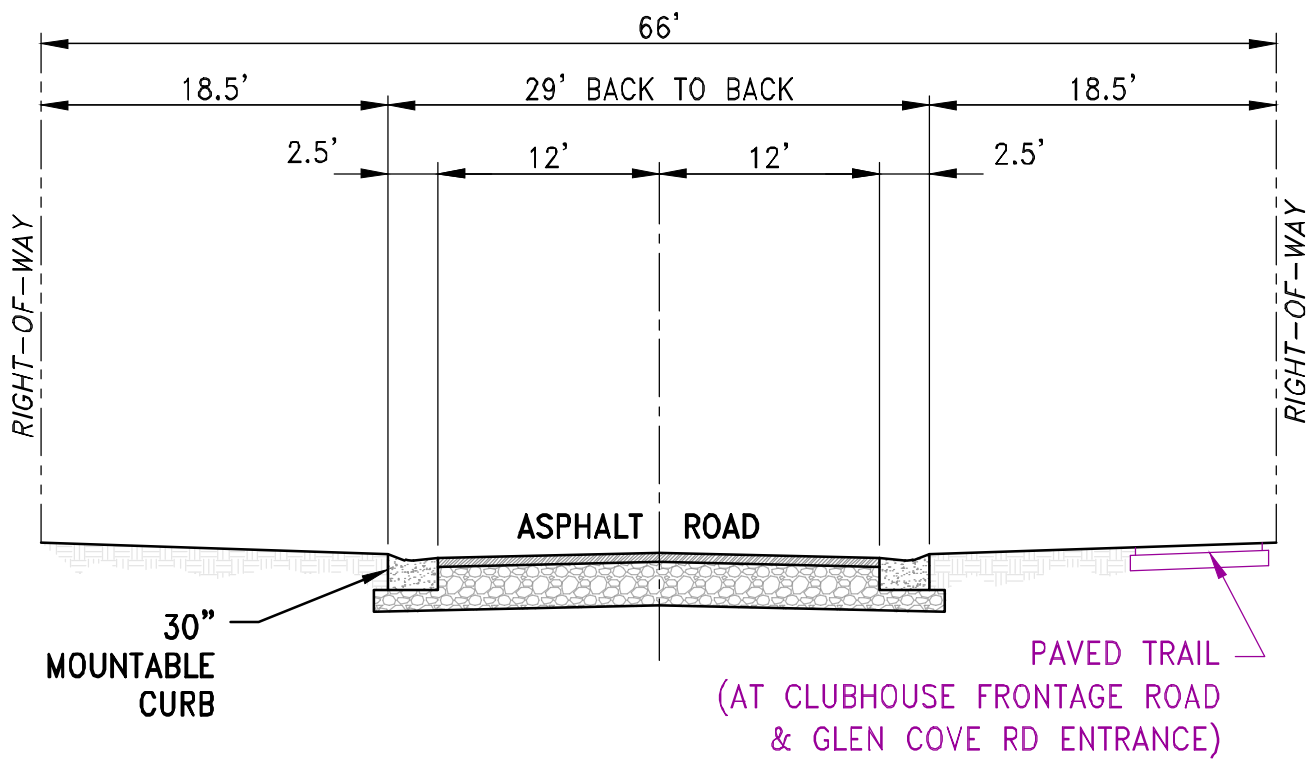
Town of Delafield, Waukesha County, Wisconsin



Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")
DATE: 12/22/2023

x:\2021\21-071-953 - Thomas-welshire property deafield\Drawings\concepts\gap site plan-welshire farm_2023-12-22.dwg

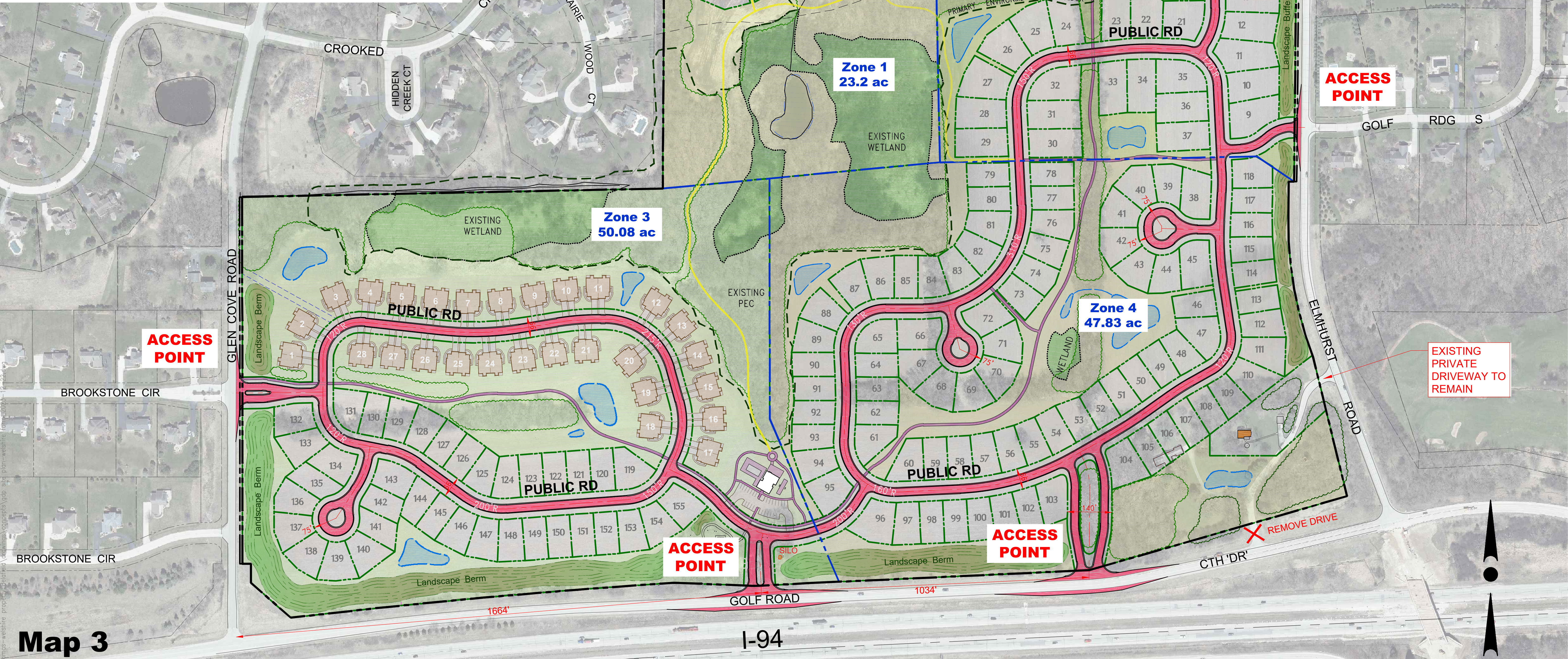
Exhibit D



PROPOSED PUBLIC ROAD CROSS SECTION
NOT TO SCALE



4100 N. GALHOUN ROAD
BROOKFIELD, WI 53005
(262) 790-1480
info@trioeng.com



Map 3
ROAD ACCESS PLAN
Welshire Farm Development
Town of Delafield, Waukesha County, Wisconsin



0 75 150 300
Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")
DATE: 12/22/2023

Exhibit E

PROPOSED 8" SANITARY SEWER
to Crooked Creek Rd sewer:
- 8 Single Family Lots

PROPOSED 8" SANITARY SEWER
to Glen Cove Rd sewer:
- 37 Single Family Lots
- 56 Condo units
= 93 units

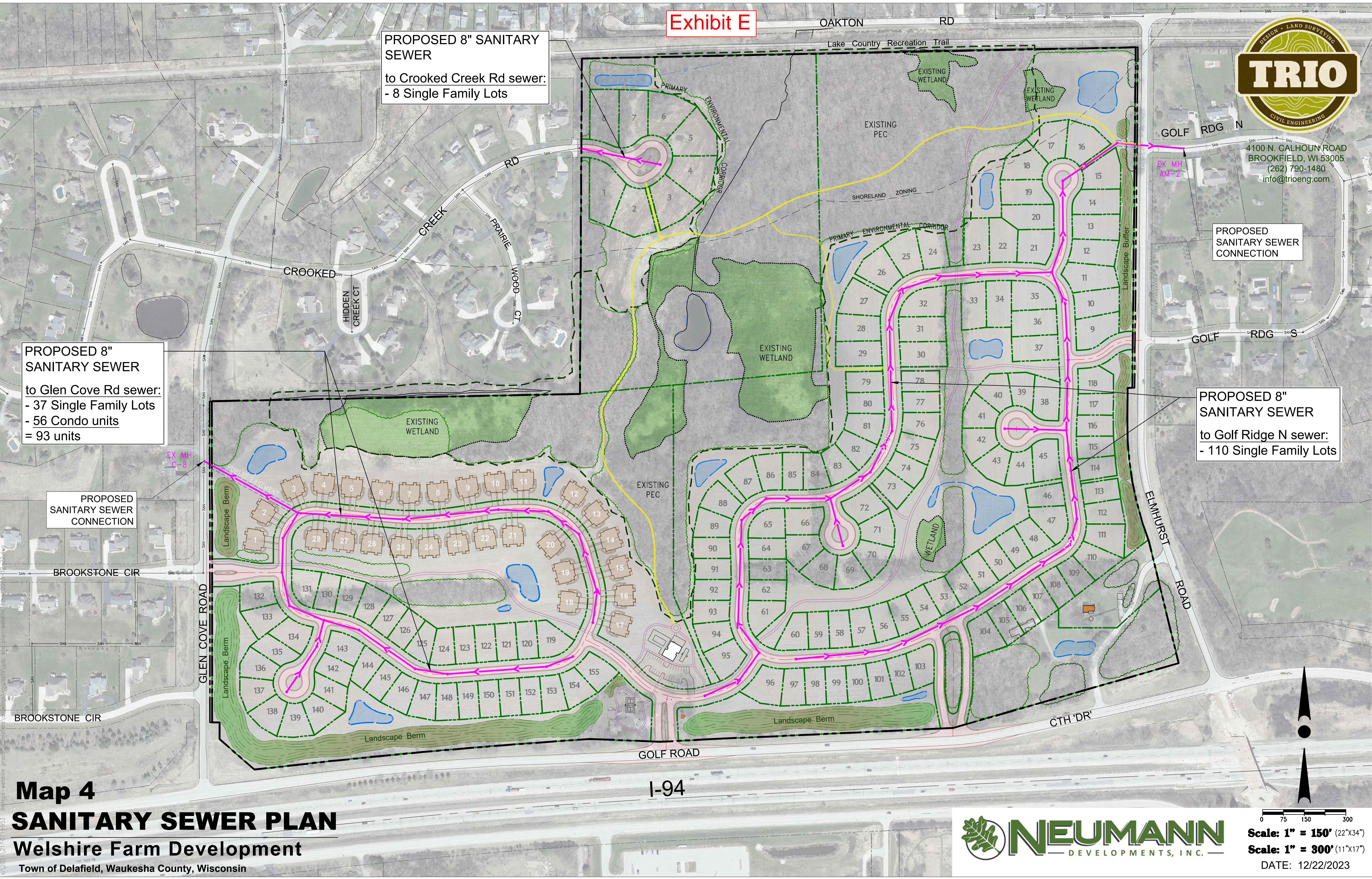
PROPOSED SANITARY SEWER CONNECTION

PROPOSED SANITARY SEWER CONNECTION

PROPOSED 8" SANITARY SEWER
to Golf Ridge N sewer:
- 110 Single Family Lots



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Map 4
SANITARY SEWER PLAN

Welshire Farm Development

Town of Delafield, Waukesha County, Wisconsin



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")
DATE: 12/22/2023

STORMWATER REPORT:
 - REFER TO THE PRELIMINARY STORMWATER PLAN REPORT FOR ADDITIONAL DETAILS (INCLUDING POND/BASIN OUTLET PIPES & STRUCTURES) AND CALCULATIONS

- STORMWATER PLAN NOTES:**
- THE PROPOSED DEVELOPMENT (ALL PHASES) ARE SERVED BY ON-SITE SHARED STORMWATER FACILITIES, AS SHOWN ON THE PRELIMINARY STORMWATER PLAN.
 - THE STORMWATER FACILITIES WILL BE CONSTRUCTED WITH THEIR CORRESPONDING PHASE OF DEVELOPMENT.
 - THE STORMWATER FACILITIES WILL BE LOCATED WITHIN OUTLOTS AND/OR DRAINAGE EASEMENTS.
 - ALL RESIDENTIAL LOTS AND CONDOMINIUM UNITS WILL BE PART OF A MASTER HOMEOWNERS ASSOCIATION.
 - THE MASTER HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND RESTORATION OF THE STORMWATER PRACTICES.

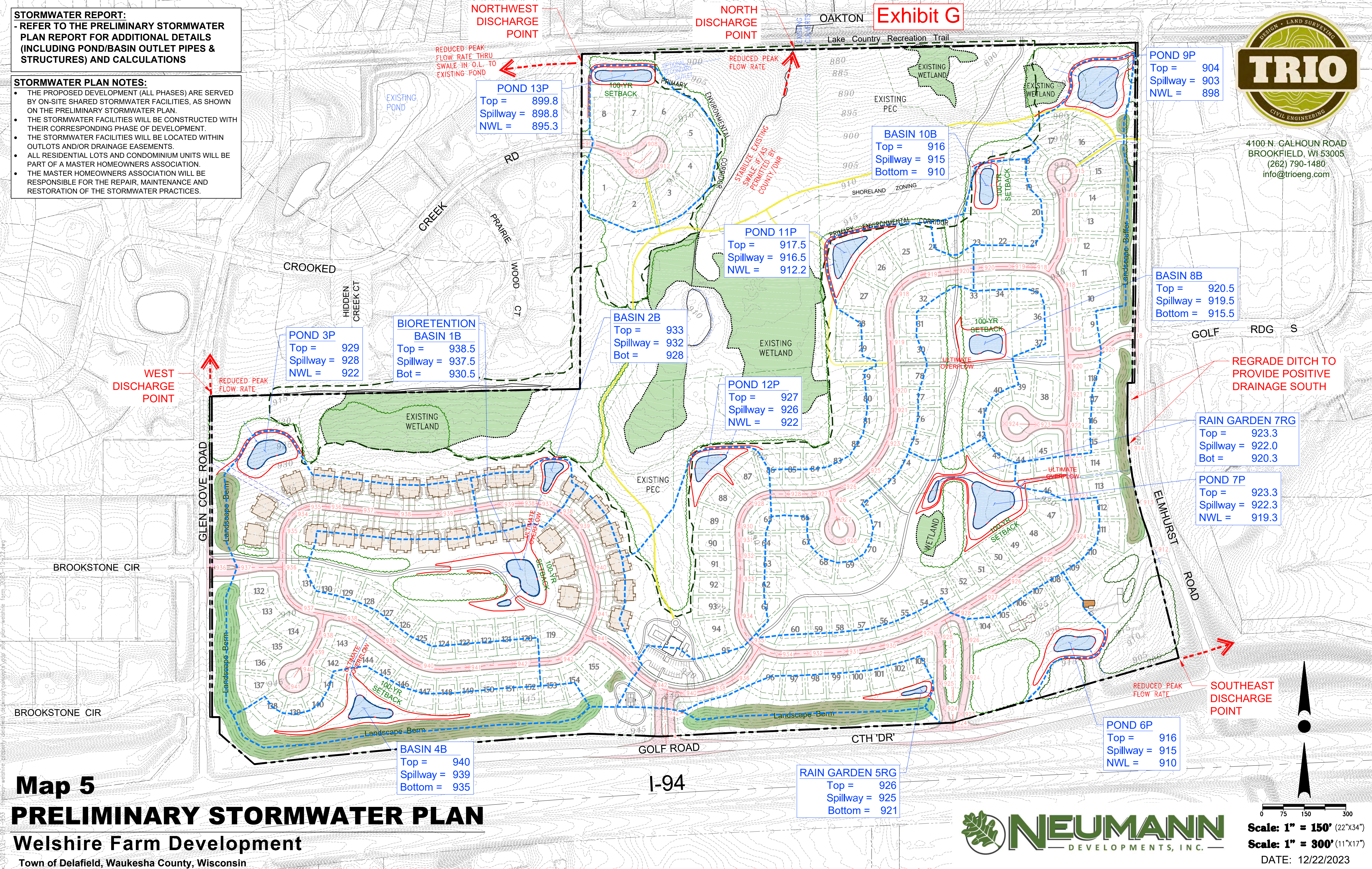
NORTHWEST DISCHARGE POINT

NORTH DISCHARGE POINT

Exhibit G



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POND 13P
 Top = 899.8
 Spillway = 898.8
 NWL = 895.3

BASIN 10B
 Top = 916
 Spillway = 915
 Bottom = 910

POND 11P
 Top = 917.5
 Spillway = 916.5
 NWL = 912.2

BASIN 8B
 Top = 920.5
 Spillway = 919.5
 Bottom = 915.5

POND 3P
 Top = 929
 Spillway = 928
 NWL = 922

BIORETENTION BASIN 1B
 Top = 938.5
 Spillway = 937.5
 Bot = 930.5

BASIN 2B
 Top = 933
 Spillway = 932
 Bot = 928

POND 12P
 Top = 927
 Spillway = 926
 NWL = 922

RAIN GARDEN 7RG
 Top = 923.3
 Spillway = 922.0
 Bot = 920.3

POND 7P
 Top = 923.3
 Spillway = 922.3
 NWL = 919.3

WEST DISCHARGE POINT

REGRADE DITCH TO PROVIDE POSITIVE DRAINAGE SOUTH

POND 6P
 Top = 916
 Spillway = 915
 NWL = 910

SOUTHEAST DISCHARGE POINT

BASIN 4B
 Top = 940
 Spillway = 939
 Bottom = 935

RAIN GARDEN 5RG
 Top = 926
 Spillway = 925
 Bottom = 921

Map 5
PRELIMINARY STORMWATER PLAN
Welshire Farm Development
 Town of Delafield, Waukesha County, Wisconsin

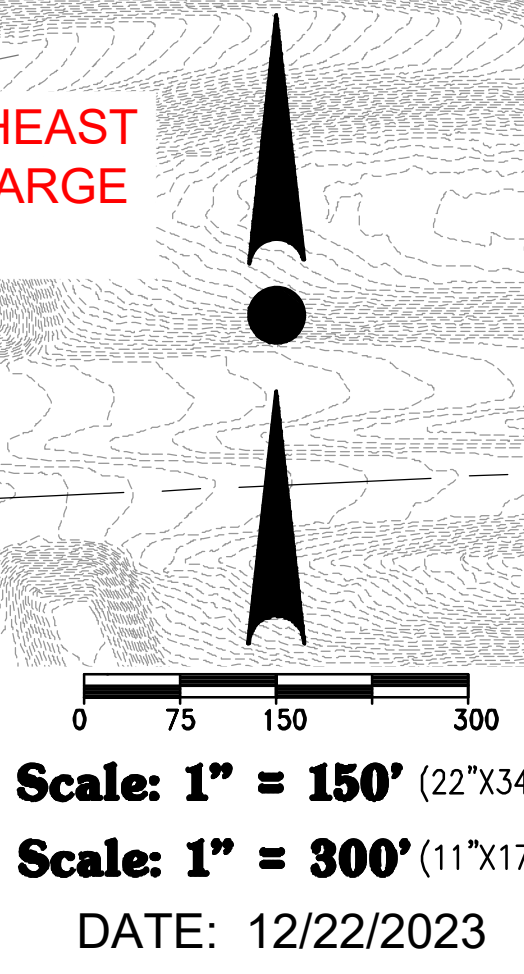


Exhibit H



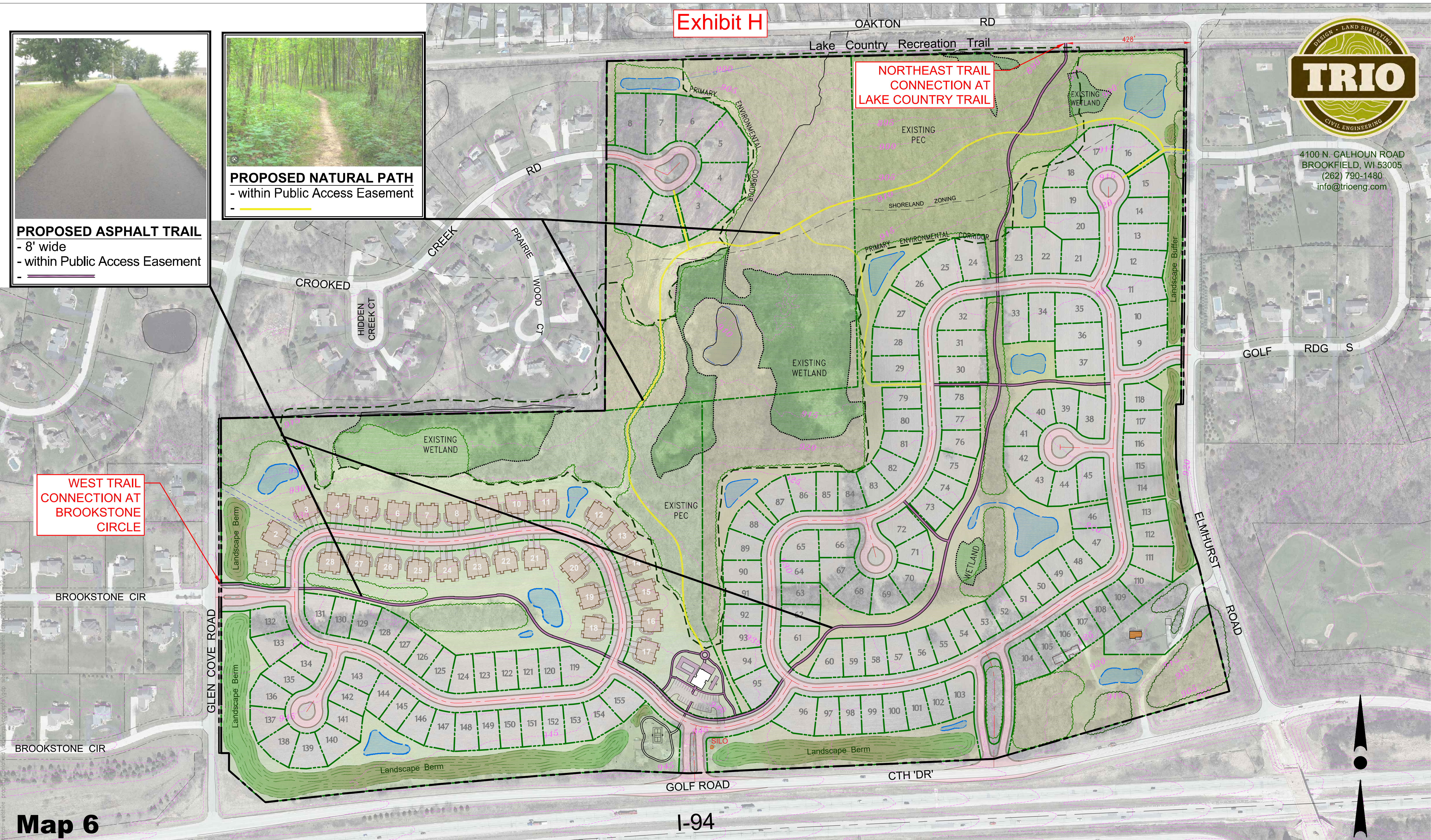
PROPOSED ASPHALT TRAIL
- 8' wide
- within Public Access Easement



PROPOSED NATURAL PATH
- within Public Access Easement



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WEST TRAIL CONNECTION AT BROOKSTONE CIRCLE

NORTHEAST TRAIL CONNECTION AT LAKE COUNTRY TRAIL

Map 6
BIKE AND PEDESTRIAN PLAN
Welshire Farm Development
Town of Delafield, Waukesha County, Wisconsin



Scale: 1" = 150' (22"x34")
Scale: 1" = 300' (11"x17")
DATE: 12/22/2023

Exhibit I



4100 N. CALHOUN ROAD
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- CLUBHOUSE AMENITY AREA**
- 1.4 Acre
 - Clubhouse
 - Pool & Patio
 - Playground
 - Bike Service Station
 - Site Amenities (fire pit, benches, etc.)

- POCKET PARK**
- 1 Acre
 - Pickleball Court
 - Garden & Picnic Area
 - Benches
 - Quality existing trees to remain

