

# CONCEPT PLAN

LOCATED IN:  
 THE WEST 1/2 OF THE N.E. 1/4 AND  
 THE N.E. 1/4 OF THE N.W.1/4 OF SECTION 5,  
 TOWNSHIP 9 NORTH, RANGE 19 EAST, TOWN OF RICHFIELD,  
 WASHINGTON COUNTY, WISCONSIN.



NORTH  
 1" = 200'

PREPARED FOR:  
 HOMETOWN INVESTMENTS L.L.C.  
 1247 HIGHWAY 175  
 HUBERTUS, WI.  
 53033

PREPARED BY:  
 BAUDHUIN INCORPORATED  
 55 S. 3RD AVENUE  
 P.O. BOX 105  
 STURGEON BAY, WI 54235  
 DRAWN BY: M.G.M.C.



## DENSITY CALCULATION

TOTAL NET AREA = 121.18 ACRES  
 DENSITY ALLOWED : TOTAL AREA / 3 ACRES  
 MAXIMUM LOT YIELD = 40 LOTS  
 DESIGNED LOTS = 35 LOTS

## OPEN SPACE CALCULATION

TOTAL NET AREA = 121.18 ACRES  
 OPEN SPACE = 65.60 ACRES  
 OPEN SPACE RATIO = 54.13%  
 OPEN SPACE REQUIRED = 40%

WETLAND AREA = 34.46 ACRES

100 YEAR FLOOD ELEVATION = 1015