

Concept Sketch Plan



CONCEPT DATA

Gross Site Area: 12.2 ac
 Major R/W: 1.2 ac
 Delineated Wetland: 1.4 ac

Net Developable Area: 9.6 ac

Other Ponding/Openspace: ~ 2.6 ac
 (Includes ponds & buffer outlots; net estimated remaining wetland)

Proposed 66' SF Lots: 22 Lots*
 Includes partial lots from adjacent Outlots

Project Gross Density: 1.8 un/ac
 22 un / 12.2 gross ac

Project Net Density: 2.3 un/ac
 22 un / 9.6 net developable ac

Adjusted Net Density: 3.1 un/ac
 22 un / 7.0 ac site area less major r/w & perm openspace

Proposed Lot Standards (PUD):

Min Lot Width: 66'
 Min Lot Area: 8,580 sf
 Average Lot Area: ~10,456 sf
 Front Setback: 25'
 Rear Setback: 30'
 Rear Setback to Co Rd: 50'
 Side Setbacks: 8'/8' (16' tot)
 Side Setback Corners: 25'

Max Impervious Coverage: 44%

(Est impervious 3,800 sf / 8,580 min lot size)

Avg Impervious Coverage: 36%

(Est impervious 3,800 sf / 10,456 avg lot size)

Aerial photography from State of Minnesota;
 Topography from State LIDAR