

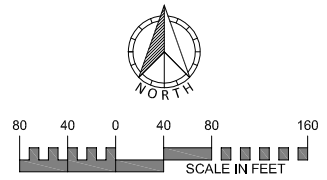
ALPINE DRIVE

RIVERSTONE DEVELOPMENT

LOT COUNT	
Villa Lots (50')	61
Single Family Lots (80')	35
Total:	96

- PROPOSED ZONING: PUD**
1. MINIMUM LOT AREA = 6,500 SF.
  2. MINIMUM LOT WIDTH = 50 FT.
  3. MINIMUM LOT DEPTH = 130 FT.
  4. STREET ROW = 50 FT / 60 FT (29' B-B)
  5. MINIMUM CDS RADIUS = 60 FT.
  6. FRONT YARD SETBACK = 25 FT
  7. SIDE YARD SETBACK = 7.5 FT. / 7.5 FT. (Single Family)  
5 FT. / 5 FT. (Villa)
  8. CORNER SETBACK = 20 FT.
  9. MINIMUM REAR YARD SETBACK = 25 FT.

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

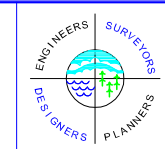


DRAWING NAME	NO.	BY	DATE	REVISIONS
xxx				
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CHECKED BY				
xxx				
DATE				
xx/xx/xx				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E. \_\_\_\_\_  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_



**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
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CHAMPLIN/DAYTON,  
MINNESOTA

CONCEPT PLAN 110819  
NORTHFORK  
BROWN

FILE NO.  
10945-003  
X  
X