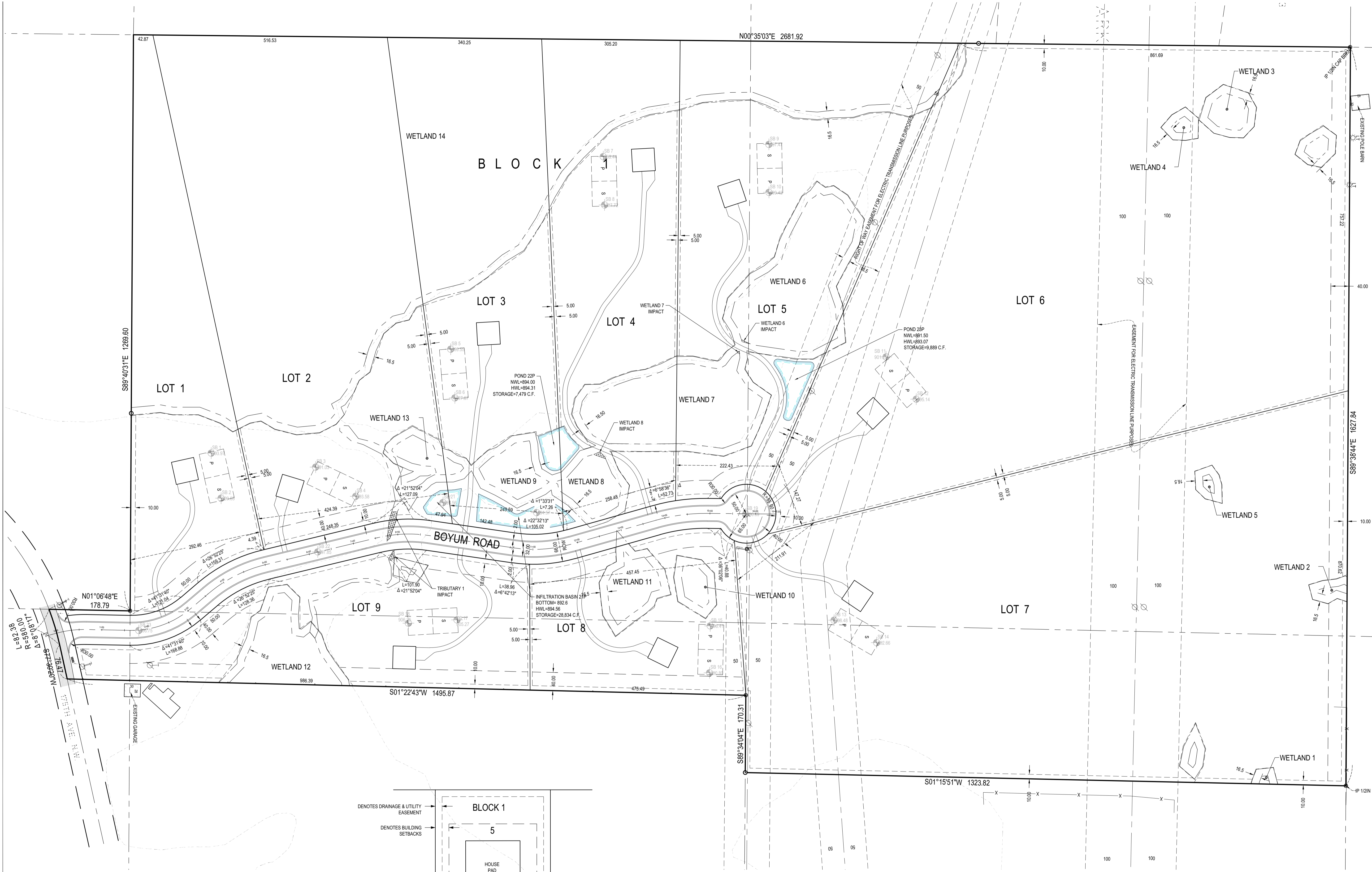


| DATE | ISSUE / REVISION | REVIEW |
|--------------|----------------------------|--------|
| 06 MAY 2021 | PRELIMINARY PLAT SUBMITTAL | CNC |
| 17 JUN 2021 | WATERSHED SUBMITTAL | CNC |
| 01 JULY 2021 | FINAL PLAT SUBMITTAL | CNC |
| 27 AUG 2021 | FINAL PLAT RESUBMITTAL | CNC |



CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Bill Boyum, Engineer
License No. 195 000100201

Signatures shown in a digital format are not valid. The signed copy of this plan on file at Landform Professional Services, LLC is available upon request.

FINAL PLAT RESUBMITTAL

08.27.2021



From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C201222543.dwg
PROJECT NO. ZZZ20543

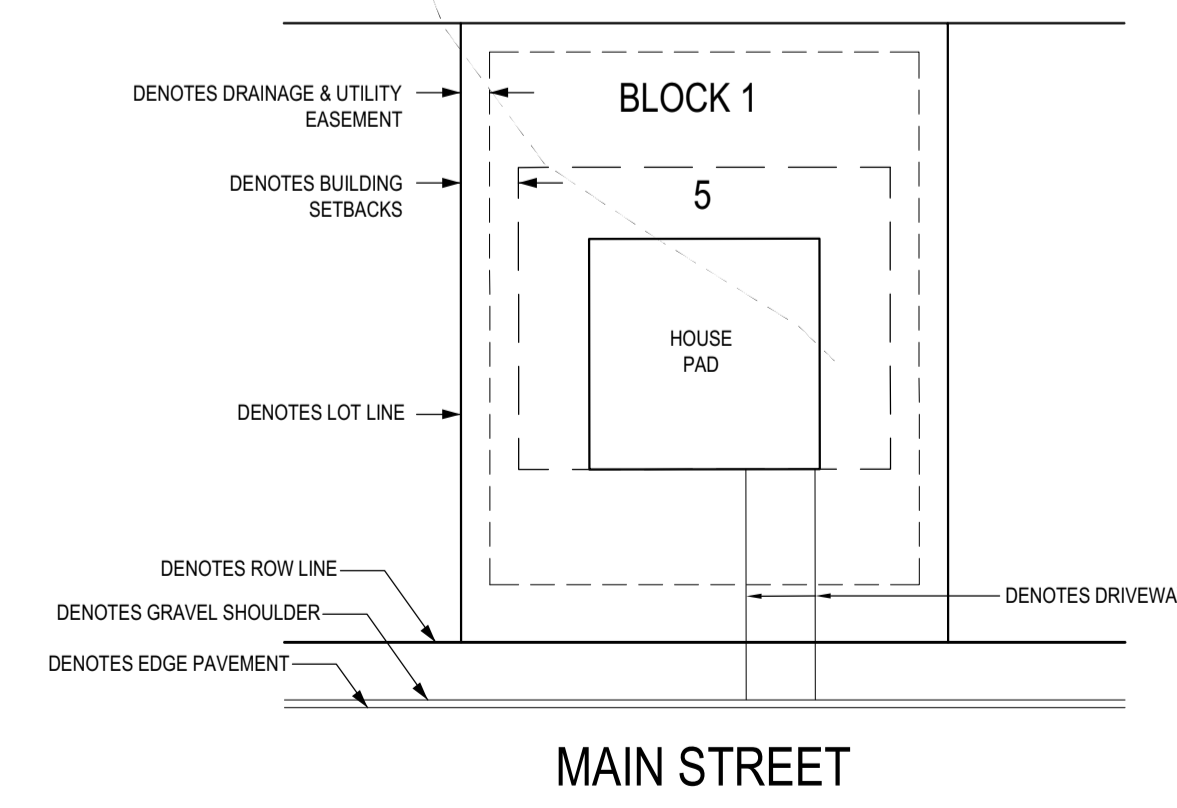
SITE PLAN

C2.1

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
- Dimensions shown are to edge of bluminous and exterior face of building unless noted otherwise.

SITE PLAN NOTES



TYPICAL LOT DETAIL
NO SCALE

ZONING AND SETBACK SUMMARY

Existing Zoning - Rural Developing (Outside MUSA)

Building Setback Information is as follows:
Front - 40 ft.
Rear - 40 ft.
Side (Interior) - 10 ft.
Side (Street) - 40 ft.
Minimum Lot Area - 2.5 Acres
Minimum Lot Width - 200 ft. or 100 ft. on cul-de-sac
Minimum Lot Depth - Residential lots shall have a lot depth of not less than 100 ft. for a continuous width of 60 ft., exclusive of any wetland, wetland setback area, roadway or steep space.

AREA SUMMARY

Total Site Area: 4,113.235 SF = 94.42 AC.
Wetland Area: 970.205 S.F. = 22.27 AC.
Tributary Area: 9,030 S.F. = 21 AC.
Upland Area: 3,134,000 SF. = 71.94 Ac.
Total Single Family Lots = 9
Net Density = 0.13 Units/Acre

WETLAND IMPACT

| | |
|---------------------|----------|
| Wetland 6 Impact: | 37 s.f. |
| Wetland 7 Impact: | 16 s.f. |
| Wetland 8 Impact: | 150 s.f. |
| Tributary 1 Impact: | 859 s.f. |

Denotes Area of Wetland Impact

