

SITE DATA:
EXISTING ZONING R-1B

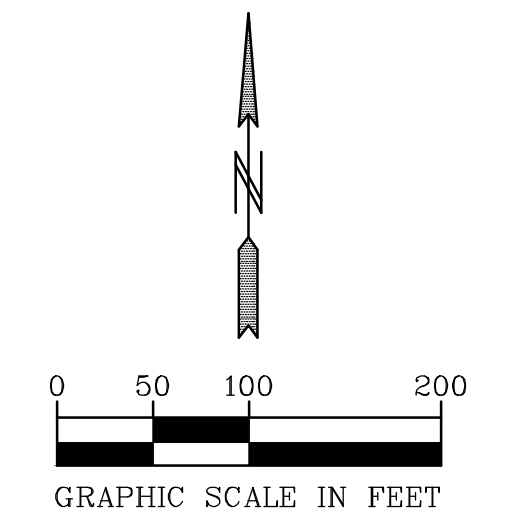
GROSS AREA: ±79.45 ACRES
WETLAND AREA: ±22.1 ACRES
OUTLET CHANNEL AREA: ±3.0 ACRES
BLUFF AREA: ±2.1 ACRES
CROSSROAD BLVD ROW: ±3.7 ACRES
GAS EASEMENT: ±0.8 ACRES

NET AREA : 47.75 ACRES

PROPOSED LOTS:
70' WIDE: 102

R-1B STANDARDS:
MINIMUM LOT AREA: 6,000 SF
MINIMUM LOT WIDTH: 60' (70' USED)
MINIMUM LOT DEPTH: 100'
FRONT SETBACK: 30'
SIDE SETBACK: 10' (30' CORNER)
REAR SETBACK: 30'

SITE PLAN BASED ON AVAILABLE DATA
FOLLOW EXISTING ZONING R-1B
ONSITE WETLANDS
DELINEATED IN 2015
LIDAR TOPOGRAPHY USED
MINIMIZE WETLAND IMPACTS
NO CHANNEL RELOCATION
NO LOTS ALLOWED ON CROSSINGS
BOULEVARD (COLLECTOR STREET)
NO ENGINEERING
NO ALTA/BOUNDARY OR TILE WORK



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name _____
Reg. No. _____
Date _____

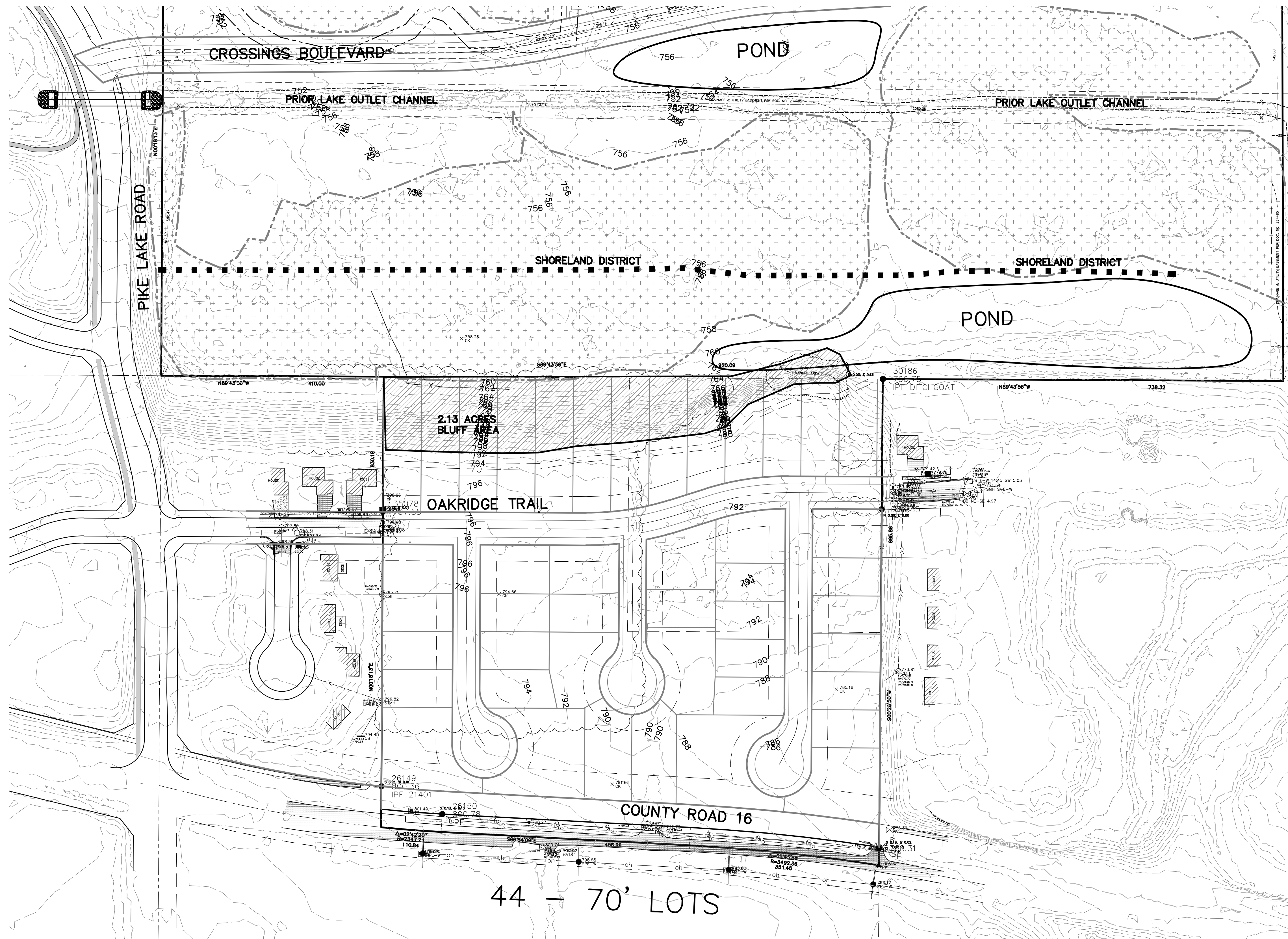
Revisions _____
Date 8-11-16
Designed NAP
Drawn _____

CONCEPT PLAN 1

LENNAR HOMES
16305 36TH AVENUE NORTH, SUITE 600
PLYMOUTH MN 55446-4270

RIDGE CREEK
SHAKOPEE, MINNESOTA

116235 LENNAR NPI



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