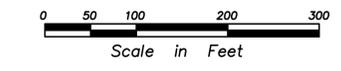


SITE SUMMARY 59 SINGLE FAMILY LOTS, 11 TWIN HOMES, 4 - 4 PLEXES, & 2 - COMMERCIAL
 TOTAL NUMBER OF UNITS = 99
 TOTAL AREA OF THE DEVELOPMENT IS 32.19 ACRES.
 THERE IS 0.77 ACRES OF WETLAND AND BUFFER, 0.83 ACRES OF PROPOSED CONSERVATION AREA ON THE WEST SIDE OF THE PROPERTY FOR TREES, AND 1.78 ACRES OF PROPOSED BIOFILTRATION AREA TO DEDUCT FROM THE TOTAL AREA = 28.81 ACRES FOR DENSITY CALCULATIONS.
 COMBINING THE HRA CONCEPT AND THIS CONCEPT THE AVERAGE DENSITY IS 4.2 UNITS PER ACRE WHICH IS WITHIN THE 4-6 UNITS PER ACRE GOAL OF THE CITY.



NEIGHBORHOOD COMMERCIAL OR TWIN LOTS IF COMMERCIAL DOESN'T SELL.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Engineer under the laws of the State of Minnesota.
 Date XX/XX/XXXX Registration No. 12783

Issued	
PLANNING COMMISSION REVIEW	2/7/2018
PLANNING COMMISSION REVIEW	2/9/2018

REVIEWED BY	GRH
DRAWN BY	GRH

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 PROJECT NO.: 372.01 DRAWING FILE: 37201BASE

CONCEPT SITE PLAN
KOESTER DEVELOPMENT
 NORTHFIELD, MN
 SHEET 1