

CONCEPT 1 LOT DATA SUMMARY					
	SINGLE FAMILY	TWIN	TOWNHOMES	TOTAL LOTS	TOTAL UNITS
TOTALS	8	20 (40 UNITS)	5 (30 UNITS)	35	78



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PROJECT

SOUTHBRIDGE DEVELOPMENT

NORTHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

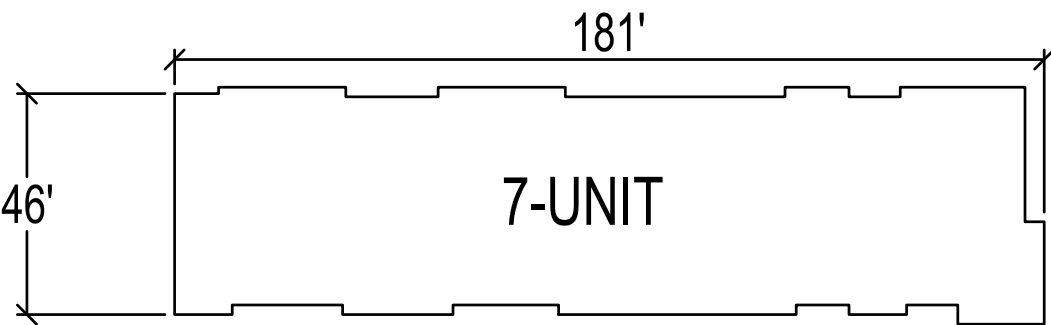
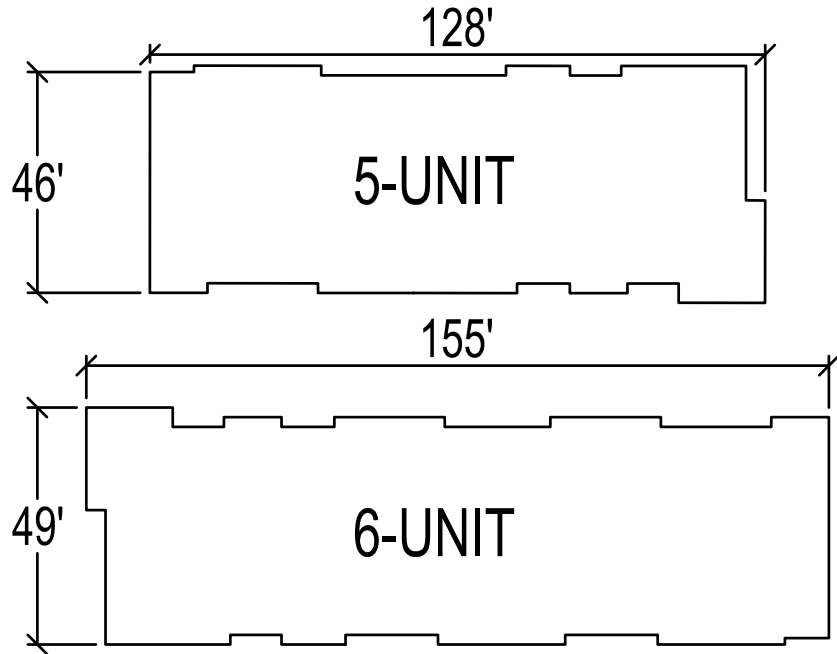
PROJECT NO.	17-21073
CAD FILE NAME	21073 HRA ONLY - CSP 1 - OPTION
DRAWN BY	-
DESIGNED BY	-
REVIEWED BY	--
ORIGINAL ISSUE DATE	02/01/18
CLIENT PROJECT NO.	-

TITLE

CONCEPT 1

SHEET

1



LOT REQUIREMENTS (N2)	
MIN. SINGLE LOT WIDTH	40' (50' NO ALLEY)
MIN. DOUBLE LOT WIDTH	60'
MIN. TRIPLE LOT WIDTH	75'

SITE SUMMARY			
ZONING:	N2 - NEIGHBORHOOD GENERAL 2 DISTRICT		
SETBACKS (1, 2 OR 3 RESIDENTIAL UNITS)		SETBACKS (4 TO 8 RESIDENTIAL UNITS)	
	BUILDING		BUILDING
FRONT YARD	20'-0"	FRONT YARD	20'-0" - 25'-0"
SIDE, INTERIOR	5'-0"	SIDE, INTERIOR	10'-0"
SIDE, CORNER	15'-0", OR EQUAL TO FRONT SETBACK OF AN ADJACENT HOUSE FACING SIDE STREET	SIDE, CORNER	20'-0" - 25'-0"
REAR YARD	30'-0"	REAR YARD	20'-0"

PRELIMINARY STORMWATER SIZING	
NEW IMPERVIOUS AREA	75%
WATER QUALITY VOLUME REQUIRED (1.0")	40,500 CF
WATER QUALITY VOLUME PROVIDED	45,800 CF

\*NOTE: CALCULATIONS SHOWN ASSUME EXISTING PONDS ARE SIZED BASED ON TP-40 RAINFALL AMOUNTS AT 75% IMPERVIOUS FOR RATE CONTROL.  
TOTAL RUNOFF VOLUME INCREASES 0.8 AC-FT BASED ON ATLAS-14 RAINFALL AMOUNTS.  
WATER QUALITY VOLUME SHOWN IS BASED ON 1.5" OF PONDING OVER THE STORMWATER MANAGEMENT AREAS.

