

| CONCEPT 2 LOT DATA SUMMARY |               |              |              |            |             |
|----------------------------|---------------|--------------|--------------|------------|-------------|
|                            | SINGLE FAMILY | TWIN         | TOWNHOMES    | TOTAL LOTS | TOTAL UNITS |
| TOTALS                     | 11            | 9 (18 UNITS) | 9 (61 UNITS) | 26         | 80          |



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PROJECT

## SOUTHBRIDGE DEVELOPMENT

NORTHFIELD MINNESOTA

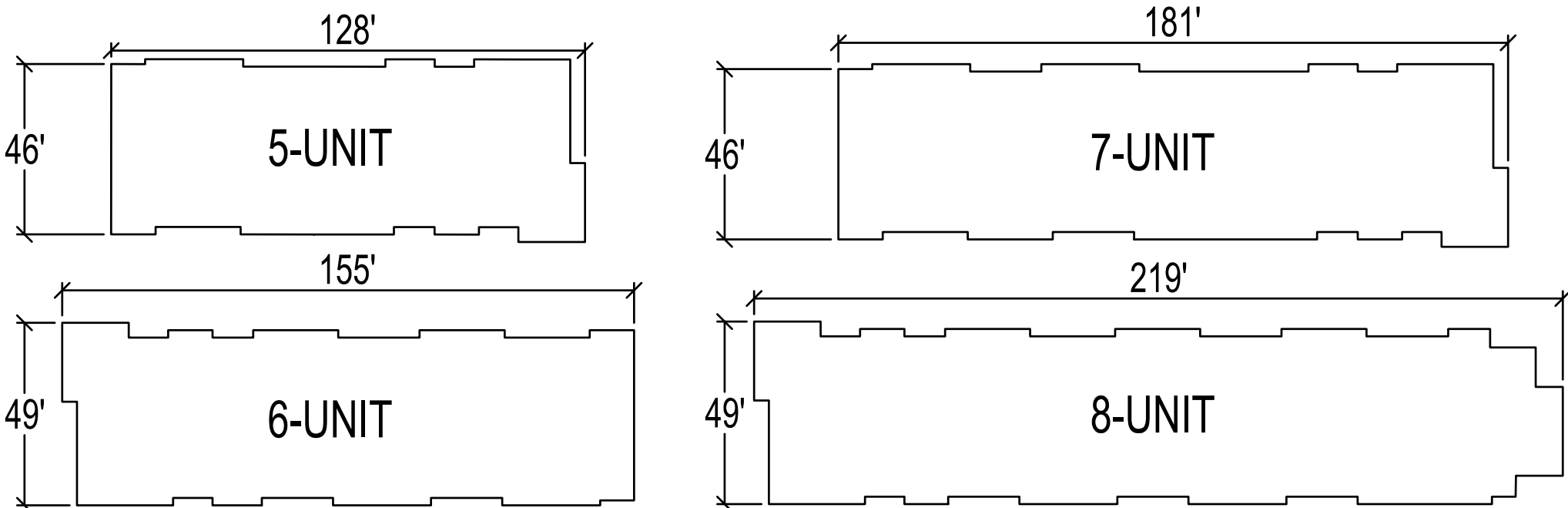
| REVISION SCHEDULE |             |    |
|-------------------|-------------|----|
| DATE              | DESCRIPTION | BY |
|                   |             |    |
|                   |             |    |
|                   |             |    |
|                   |             |    |
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|                   |             |    |

|                     |                                  |
|---------------------|----------------------------------|
| PROJECT NO.         | 17-21073                         |
| CAD FILE NAME       | 21073 HRA ONLY - CSP 2 - PHASE 2 |
| DRAWN BY            | -                                |
| DESIGNED BY         | -                                |
| REVIEWED BY         | -                                |
| ORIGINAL ISSUE DATE | 02/01/18                         |
| CLIENT PROJECT NO.  | -                                |

TITLE

## CONCEPT 2

SHEET



| 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<br>(1, 2 OR 3 RESIDENTIAL UNITS) |   | SETBACKS<br>(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<br>STORMWATER SIZING     |           |
|--------------------------------------|-----------|
| NEW IMPERVIOUS AREA                  | 75%       |
| WATER QUALITY VOLUME REQUIRED (1.0") | 40,500 CF |
| WATER QUALITY VOLUME PROVIDED        | 48,800 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.

