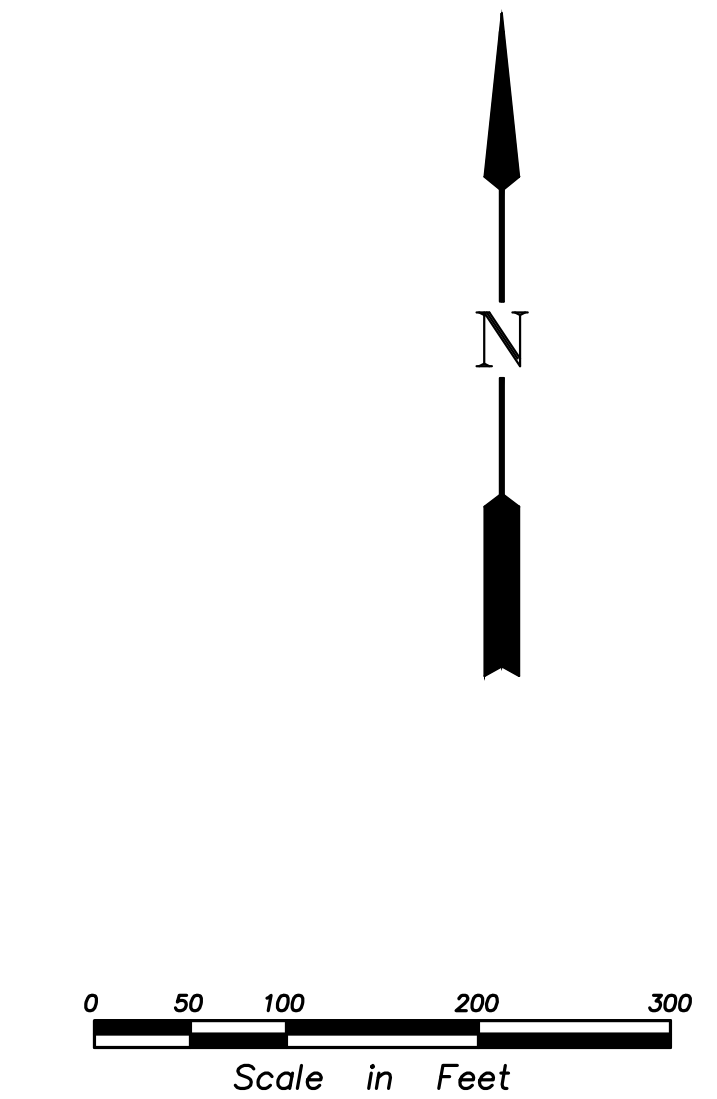


SITE SUMMARY 59 SINGLE FAMILY LOTS, 11 TWIN HOMES, 4 - 4 PLEXES, & 2 - COMMERCIAL
TOTAL NUMBER OF UNITS = 99
TOTAL AREA OF THE DEVELOPMENT IS 32.19 ACRES.
THERE IS 0.77 ACRES OF WETLAND AND BUFFER, 0.83 ACRES OF PROPOSED CONSERVATION AREA ON
THE WEST SIDE OF THE PROPERTY FOR TREES, AND 1.78 ACRES OF 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.



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

Halling Engineering, Inc.
CIVIL ENGINEERS
3727 EAST 255TH STREET WEBSTER MINNESOTA 55088
Phone 952.440.1680 • Fax 952.461.3308
PROJECT NO.: 372.01 DRAWING FILE: 37201BASE

CONCEPT SITE PLAN
KOESTER DEVELOPMENT
NORTHFIELD, MN
SHEET 1