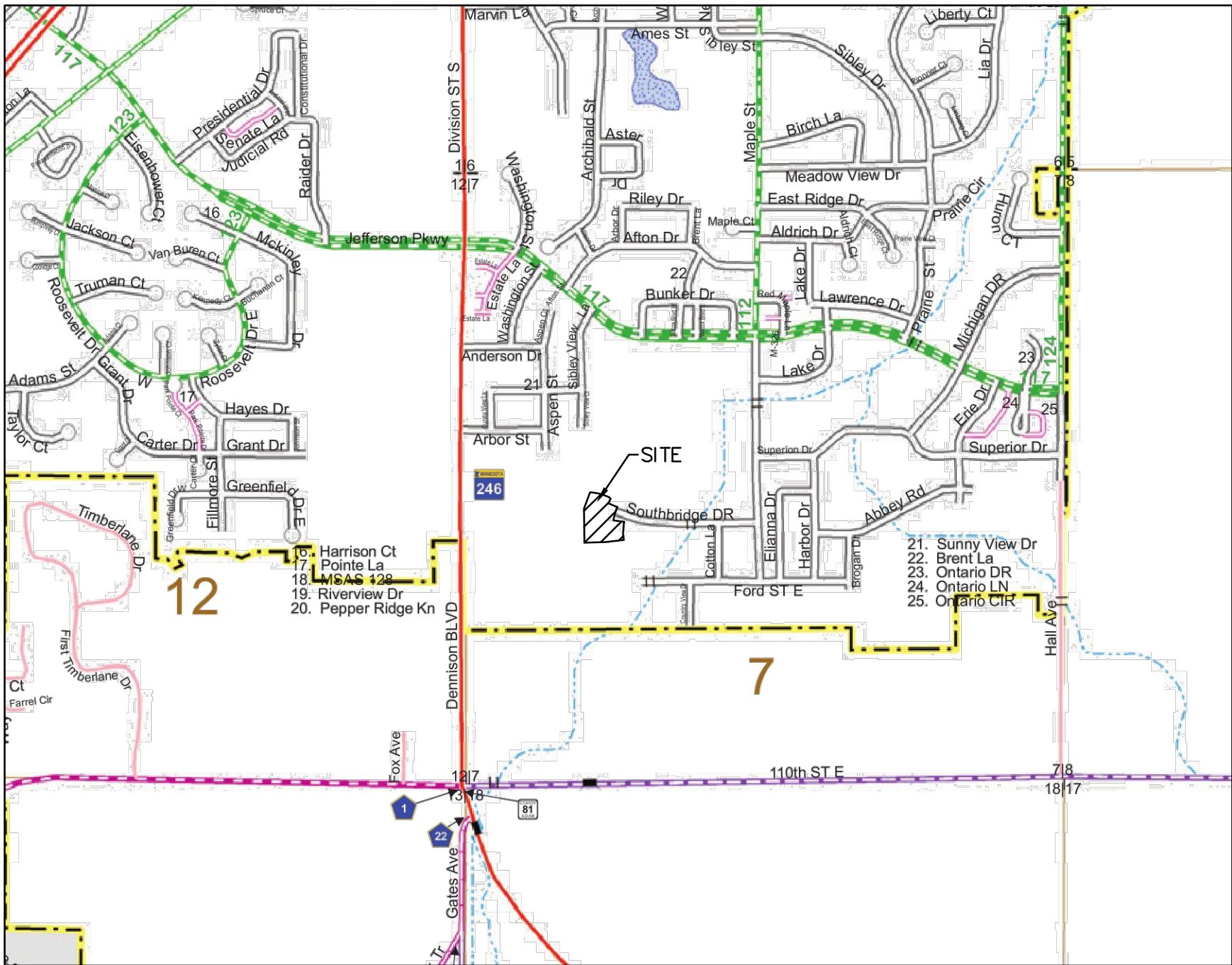
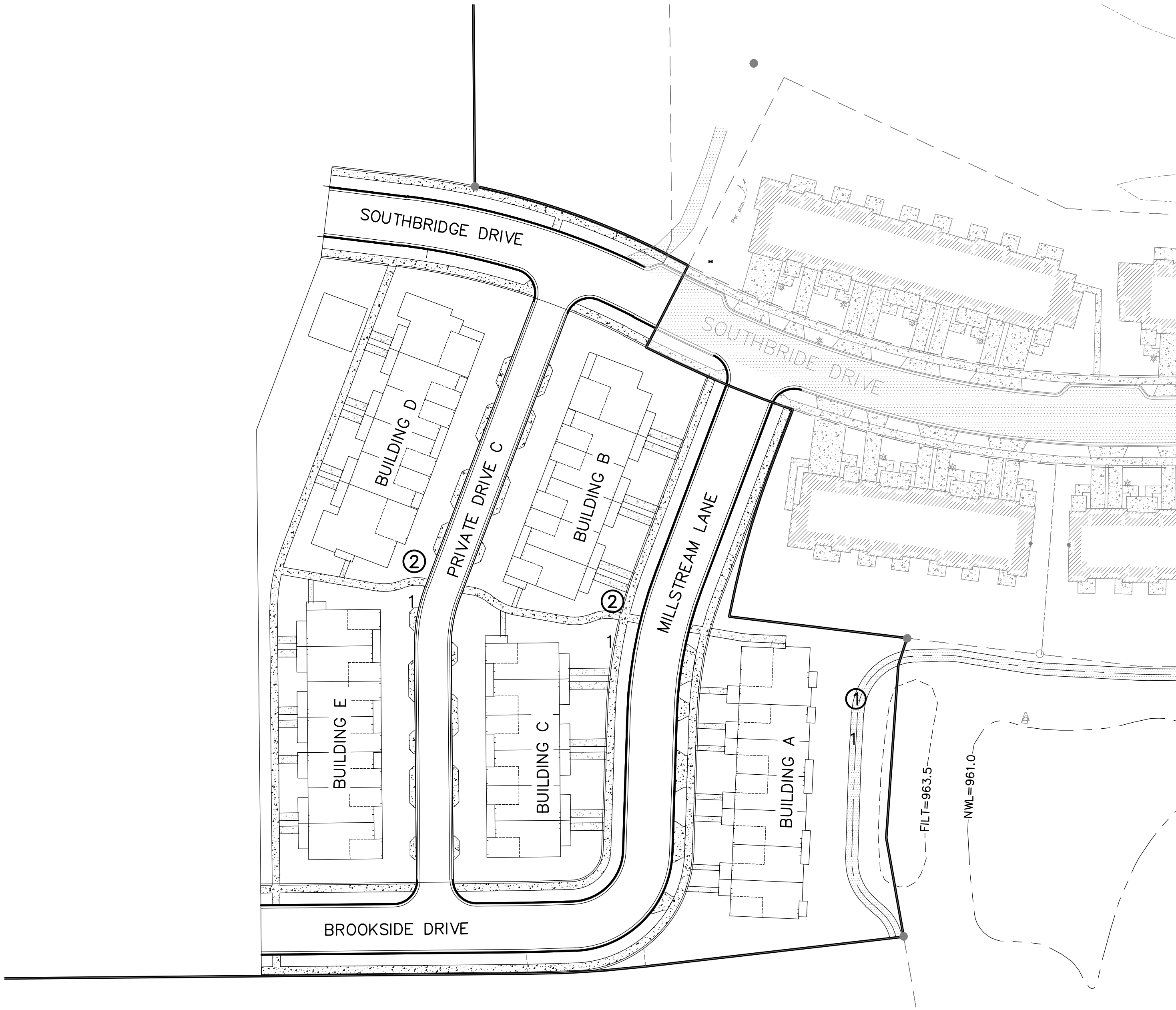
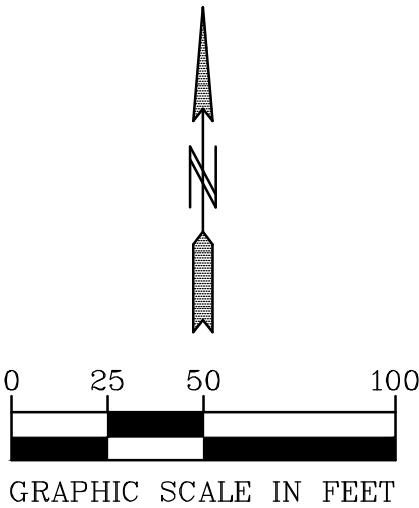


SPRING CREEK TOWNHOMES 2ND ADDITION  
PRELIMINARY PLAT  
NORTHFIELD, MINNESOTA



LOCATION MAP



- SHEET INDEX
- 0.1 COVER SHEET
  - 0.2 LEGEND SHEET
  - 1.1 EXISTING CONDITIONS PLAN
  - 2.1 PRELIMINARY PLAT
  - 3.1 PRELIMINARY SITE PLAN
  - 4.1 PRELIMINARY REMOVAL PLAN
  - 5.1-5.2 PRELIMINARY SANITARY & WATERMAIN PLAN
  - 6.1-6.2 PRELIMINARY STORM SEWER PLAN
  - 7.1-7.2 PRELIMINARY STREET PLAN
  - 7.3 PRELIMINARY TRAIL PLAN
  - 8.1 PRELIMINARY GRADING PLAN
  - 9.1 PRELIMINARY EROSION CONTROL PLAN
  - 10.1 PRELIMINARY CORRECTION PLAN
  - 11.1-11.3 PRELIMINARY GRADING DETAILS

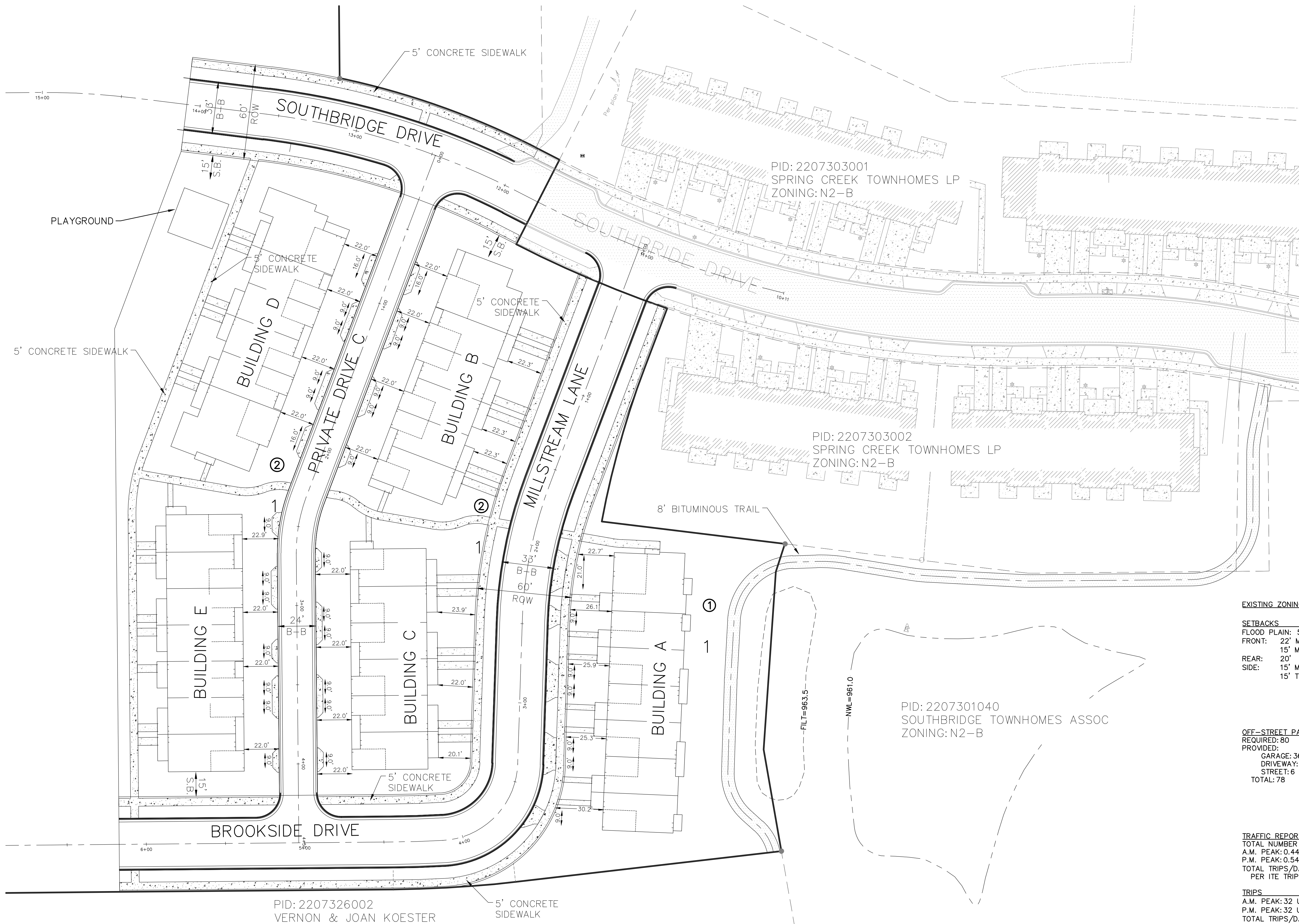
L1. PRELIMINARY LANDSCAPE PLAN



Know what's below  
Call before you dig.

00-ENG-119294-SHEET-COVER





EXISTING ZONING: N2-B

**SETBACKS**

FLOOD PLAIN: 50'

FRONT: 22' MIN. TO GARAGE  
15' MIN. TO FRONT PORCH

REAR: 20'

SIDE: 15' MIN. BUILDING TO BUILDING  
15' TO R.O.W.

**OFF-STREET PARKING**

REQUIRED: 80

PROVIDED:

GARAGE: 36  
DRIVEWAY: 36  
STREET: 6  
TOTAL: 78

**TRAFFIC REPORT**

TOTAL NUMBER OF UNITS: 32

A.M. PEAK: 0.44  
P.M. PEAK: 0.54

TOTAL TRIPS/DAY:  
PER ITE TRIP GENERATION 6TH ADDITION

**TRIPS**

A.M. PEAK: 32 UNITS x 0.44 TRIPS/UNIT/HR= 14.08 TRIPS/HR  
P.M. PEAK: 32 UNITS x 0.54 TRIPS/UNIT/HR= 17.28 TRIPS/HR  
TOTAL TRIPS/DAY: 32 UNITS x 5.86 TRIPS/UNIT= 187.52 TRIPS/DAY

**PIONEER**engineering

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 3-8-2020

Revisions  
1. 7-14-2020 City Comments

Date 5-8-2020  
Designed NAP/MSN  
Drawn MSN

PRELIMINARY SITE PLAN

THREE RIVERS C.A. INC.  
1414 NORTH STAR DRIVE  
ZUMBROTA, MINNESOTA 55992

SPRING CREEK TOWNHOMES 2ND ADDITION  
NORTHFIELD, MINNESOTA

3.1 OF 20