

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.

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

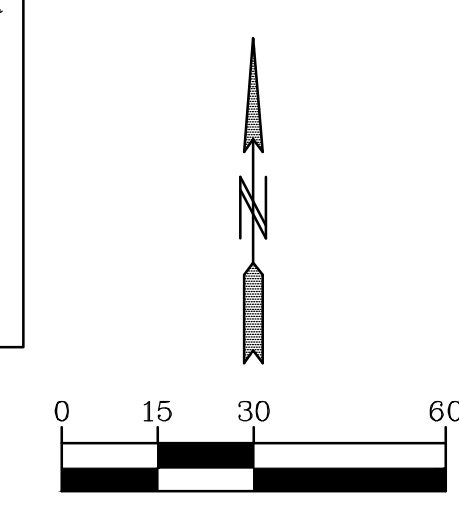
A.M. PEAK: 32 UNITS x 0.44 TRIPS/UNIT/HR= 14.08 TRIPS/HR

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

PRIVATE DRIVE TO
BE USED AS TEMP.
TURNAROUND

MAILBOX PAD
LOCATION. SEE
DETAIL.



BENCH MARK
TOP NUT HYDRANT IN S.E.
QUAD. OF SOUTHBRIDGE DRIVE
& COTTON LANE
EL=972.50

PIONEERengineering
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
John M. Molinaro

Reg. No.

45831

Date 08-18-2020

Revisions
1. 9-17-20 UPDATE SITE PLAN

Date 08-18-2020
Designed NAP/MSN
Drawn MPC

SITE PLAN

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

SPRING CREEK TOWNHOMES 2ND ADDITION
NORTHFIELD, MINNESOTA

2.1 OF 31