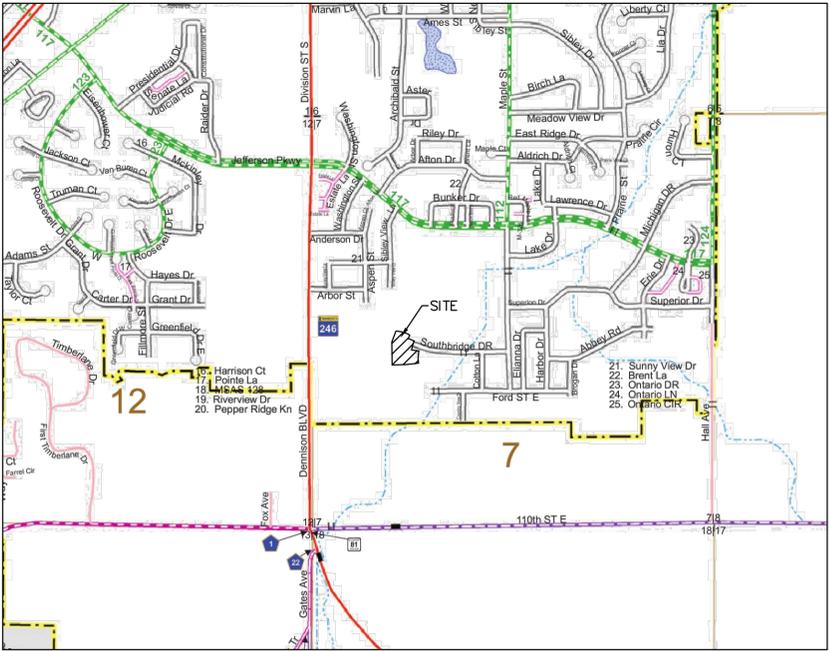
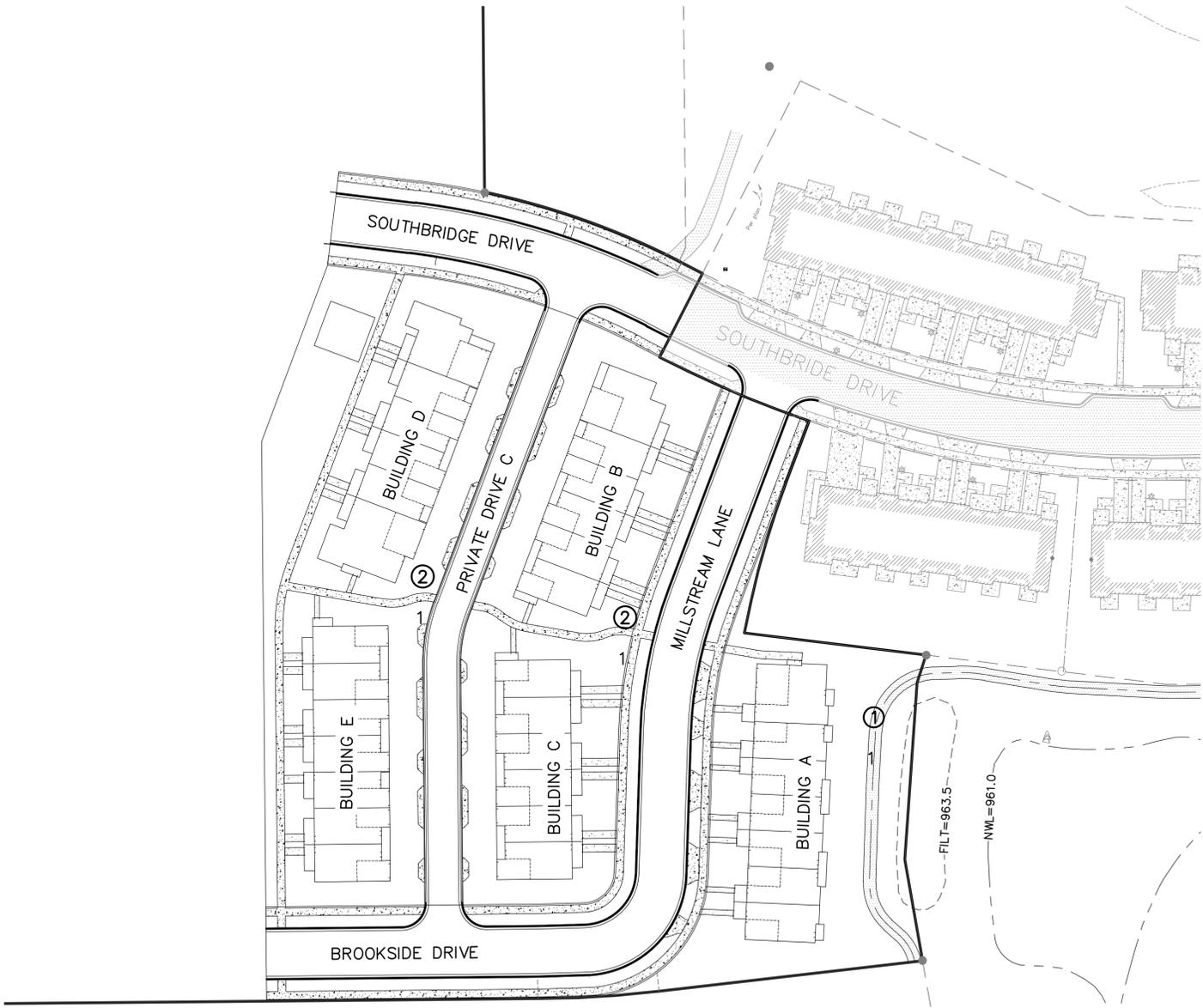
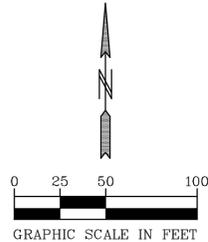


SPRING CREEK TOWNHOMES 2ND ADDITION PRELIMINARY PLAT NORTHFIELD, MINNESOTA



LOCATION MAP



SHEET INDEX

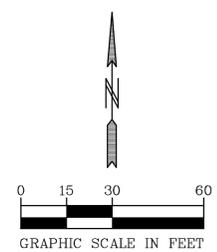
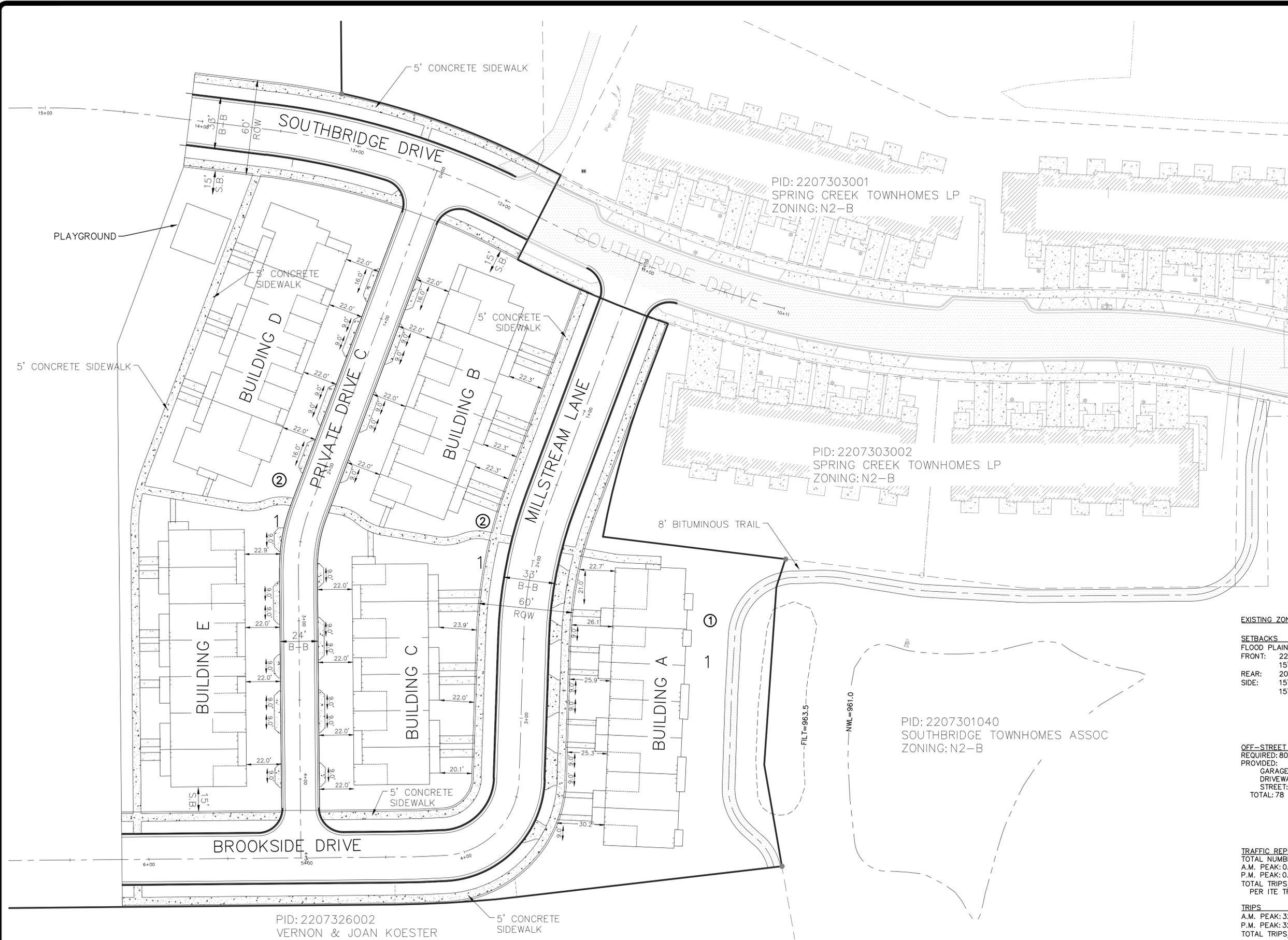
- 0.1 COVER SHEET
- 0.2 LEGEND SHEET
- 1.1 EXISTING CONDITIONS PLAN
- 2.1 PRELIMINARY PLAT
- 3.1 PRELIMINARY SITE PLAN
- 4.1 PRELIMINARY REMOVAL PLAN
- 5.1-5.2 PRELIMINARY SANITARY & WATERMAIN PLAN
- 6.1-6.2 PRELIMINARY STORM SEWER PLAN
- 7.1-7.2 PRELIMINARY STREET PLAN
- 7.3 PRELIMINARY TRAIL PLAN
- 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



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: 5-8-2020

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