

ALPINE DRIVE

RIVERSTONE DEVELOPMENT

LOT COUNT

Villa Lots (50'):	61
Single Family Lots (80'):	35
Total:	96

- PROPOSED ZONING: PUD**
1. MINIMUM LOT AREA = 6,500 SF.
 2. MINIMUM LOT WIDTH = 50 FT.
 3. MINIMUM LOT DEPTH = 130 FT.
 4. PUBLIC STREET ROW = 50 FT /60 FT (29' B-B)
 5. MINIMUM CDS RADIUS = 60 FT.
 6. FRONT YARD SETBACK = 25 FT
 7. SIDE YARD SETBACK = 7.5 FT. / 7.5 FT. (Single Family)
5 FT. / 5 FT. (Villa)
 8. CORNER SETBACK = 20 FT.
 9. MINIMUM REAR YARD SETBACK = 25 FT.

LOT DENSITY

R-1 - VILLAS	
TOTAL AREA = +/- 18.72 AC	
# OF UNITS = 61	
NET DENSITY = 61 UNITS / 18.72 AC = 3.26 U/A	
R-2 - SINGLE FAMILY	
TOTAL AREA = +/- 14.83 AC	
# OF UNITS = 35	
NET DENSITY = 35 UNITS / 14.83 AC = 2.36 U/A	
SITE DENSITY	
TOTAL AREA = +/- 33.55 AC	
# OF UNITS = 96	
NET DENSITY = 96 UNITS / 33.55 AC = 2.86 U/A	

*NOTE - NO WETLANDS ON SITE

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
xxx				
DRAWN BY				
xxx				
CHECKED BY				
xxx				
DATE				
xx/xx/xx				

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Name, P.E. _____
Date: _____ Lic. No. _____

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CITY PROJECT NO. _____
CHAMPLIN/DAYTON, MINNESOTA

CONCEPT PLAN 112619
NORTHFORK
BROWN

FILE NO. 10945-003
X
X

