

**SITE DATA:**

GROSS AREA: ±200 ACRES  
 DELINEATED WETLAND: 58.7 ACRES (INCLUDING ±1 ACRE OF "POTENTIAL FARMED WETLANDS")  
 FLOODWAY (OUTSIDE OF WETLAND): ±3.1 ACRES  
 VARIOLITE STREET ROW: 1.4 ACRES  
 DEDICATED PARK (UPLAND): ±13.4 ACRES  
 NET DEVELOPABLE AREA: ±123.4 ACRES

EXISTING ZONING: R-1 (SOUTHWEST PIECE IS ZONED R-1 RURAL)  
 COMP PLAN: LOW DENSITY RESIDENTIAL- 3-4 UNITS/ACRE (SOUTHWEST PIECE IS GUIDED RURAL)  
 PROPOSED ZONING: PUD

PROPOSED LOTS: 343  
 75': 119  
 65': 121  
 55': 103

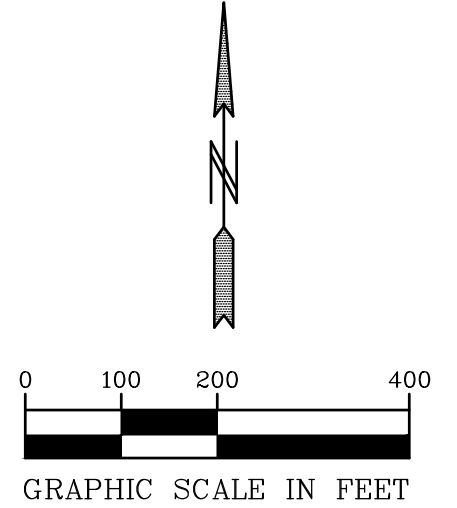
NET DENSITY: ±2.7 UNITS/ACRE

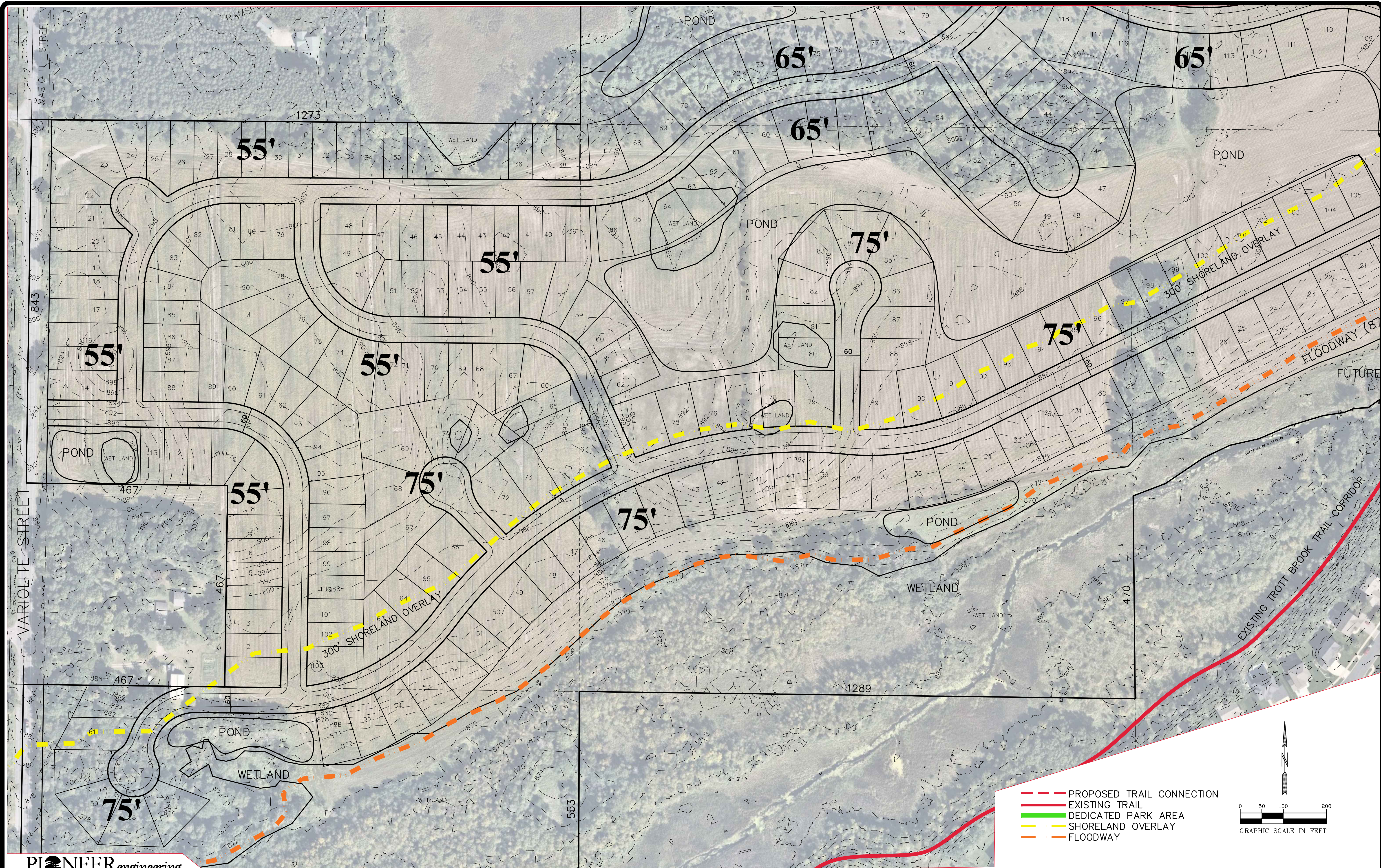
- PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- SHORELAND OVERLAY
- FLOODWAY

PROPOSED PUBLIC PARK DEDICATION (GREEN OUTLINE): ±21.4 ACRES  
 WETLANDS WITHIN PUBLIC PARK DEDICATION: ±8 ACRES  
 UPLAND PARK AREA: ±13.4 ACRES

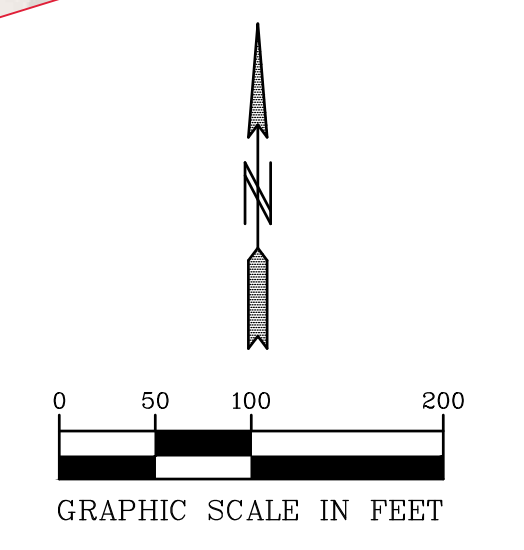
PROPOSED ROW LENGTH: 15,300 LF

A PORTION OF THE SITE FALLS WITHIN THE 300' SHORELAND OVERLAY (FROM FLOODWAY) FOR TROTT BROOK SHOWN AS YELLOW DASHED LINE.





- PROPOSED TRAIL CONNECTION
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**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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 Mendota Heights, MN 55120  
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 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 Landscape Architect under the laws of the State of Minnesota.  
 Name: Jennifer L. Thompson  
 Reg. No.: 44763  
 Date: xx

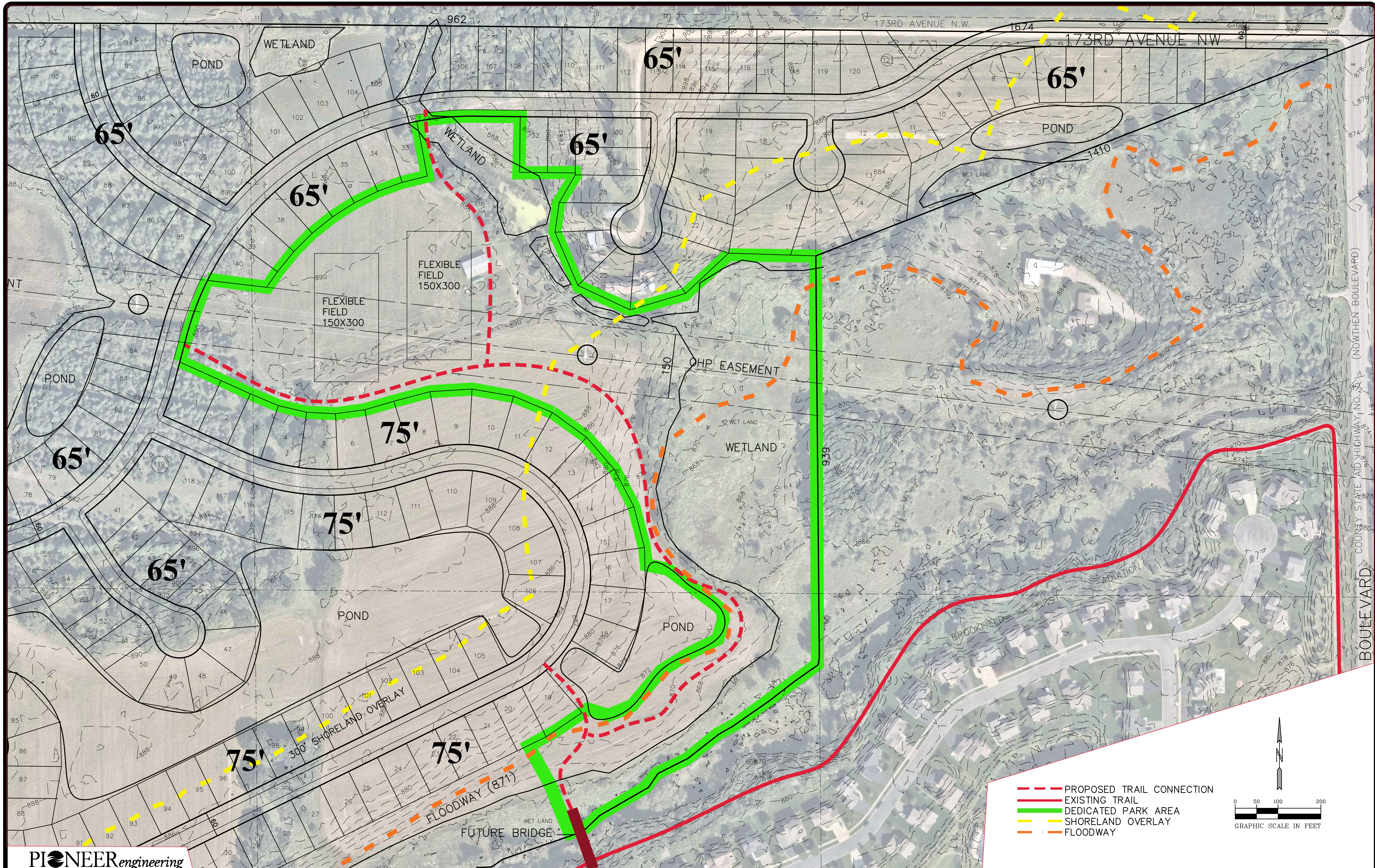
Revisions  
 Date: 2-28-2020  
 Designed: JLT  
 Drawn: JLT

CONCEPT PLAN 2

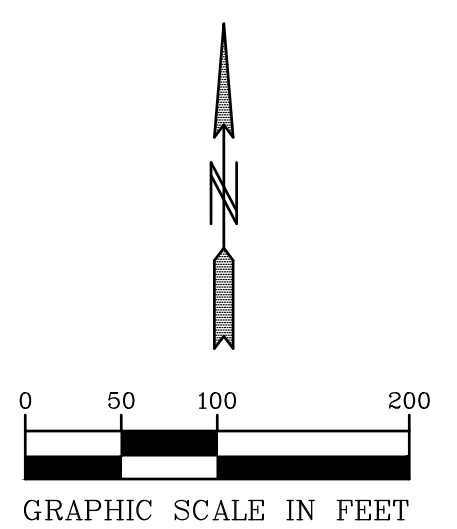
EXCELSIOR GROUP  
 1660 HIGHWAY 100 SOUTH, SUITE 400  
 SAINT LOUIS PARK, MINNESOTA 55416

TROTT BROOK PROPERTY  
 RAMSEY, MINNESOTA

2 OF 3



- - - PROPOSED TRAIL CONNECTION
- EXISTING TRAIL
- DEDICATED PARK AREA
- - - SHORELAND OVERLAY
- - - FLOODWAY



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**CONCEPT PLAN 2**

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