

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

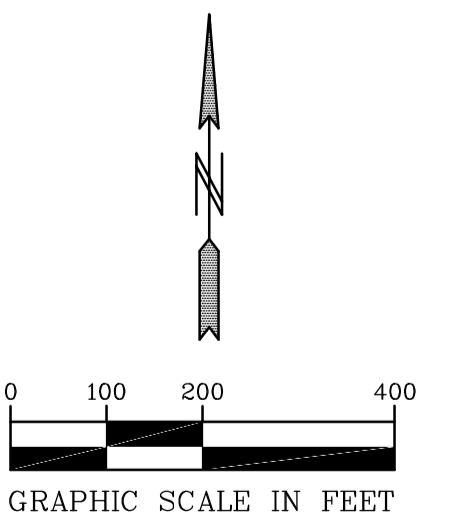
PROPOSED 80' LOTS: 270
 NET DENSITY: ±2.2 UNITS/ACRE

- 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.



1 - Cul-De-Sac

Created by: Aaron Madsen
On: 02/12/2021 09:07 AM

need a temp sac

----- 0 Replies -----

2 - ROW for CDS

Created by: Joe Feriancek
On: 02/22/2021 01:42 PM

Streets going off subject property north will need right of way sufficient for a cul-de-sac. A temporary cul-de-sac will be required until the thru street is constructed.

----- 0 Replies -----

3 - Density Transitioning

Created by: Chris Anderson
On: 02/22/2021 03:18 PM

Density transitioning is required along the rear lot lines of lots 103-111. See City Code Section 117-110 for specifics.

----- 0 Replies -----

4 - Density Transitioning Encouraged

Created by: Chris Anderson
On: 02/22/2021 03:19 PM

We strongly encourage consideration of density transitioning along the rear lot lines of Lots 88-96 and

----- 0 Replies -----

5 - #1 Stormwater Pond Sizing

Created by: Len Linton
On: 02/23/2021 08:26 AM

Stormwater ponds must be sized to provide infiltration volume from the first 1 inch of runoff from impervious area.

The infiltration basin bottom must be 3 feet above groundwater elevation.

Remove lots as necessary to provide the infiltration volume.

----- 0 Replies -----

6 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:28 AM

See infiltration note on #1 Stormwater Pond Sizing.

----- 0 Replies -----

7 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:29 AM

See infiltration note on #1 Stormwater Pond Sizing.

----- 0 Replies -----

8 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:30 AM

See infiltration note on #1 Stormwater Pond Sizing.

----- 0 Replies -----

9 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:30 AM

See infiltration note on #1 Stormwater Pond Sizing.

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10 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:30 AM

See infiltration note on #1 Stormwater Pond Sizing.

----- 0 Replies -----

11 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:31 AM

See infiltration note on #1 Stormwater Pond Sizing.

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12 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:31 AM

See infiltration note on #1 Stormwater Pond Sizing.

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13 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:34 AM

See infiltration note on #1 Stormwater Pond Sizing.

----- 0 Replies -----

14 - Infiltration

Created by: Len Linton
On: 02/23/2021 08:35 AM

See infiltration note on #1 Stormwater Pond Sizing.

----- 0 Replies -----

15 - Changemark #01

Created by: Kristin Moen
On: 02/23/2021 10:45 AM

Min. lot size

----- 0 Replies -----

16 - Min. lot size

Created by: Kristin Moen
On: 02/23/2021 11:38 AM

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17 - Min. lot size

Created by: Kristin Moen
On: 02/23/2021 11:39 AM

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18 - Min. lot size

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On: 02/23/2021 11:39 AM

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19 - Min. lot size

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