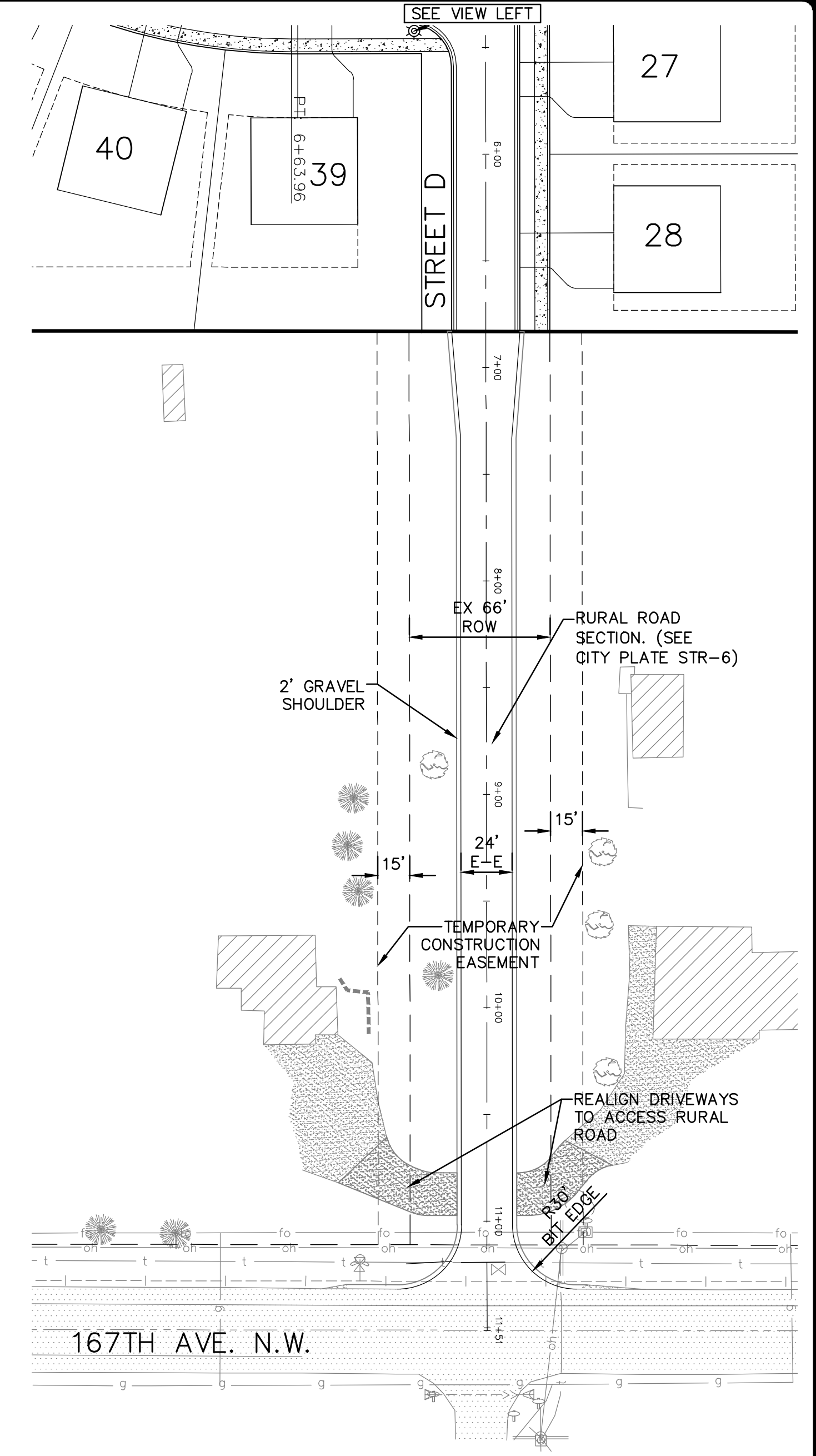
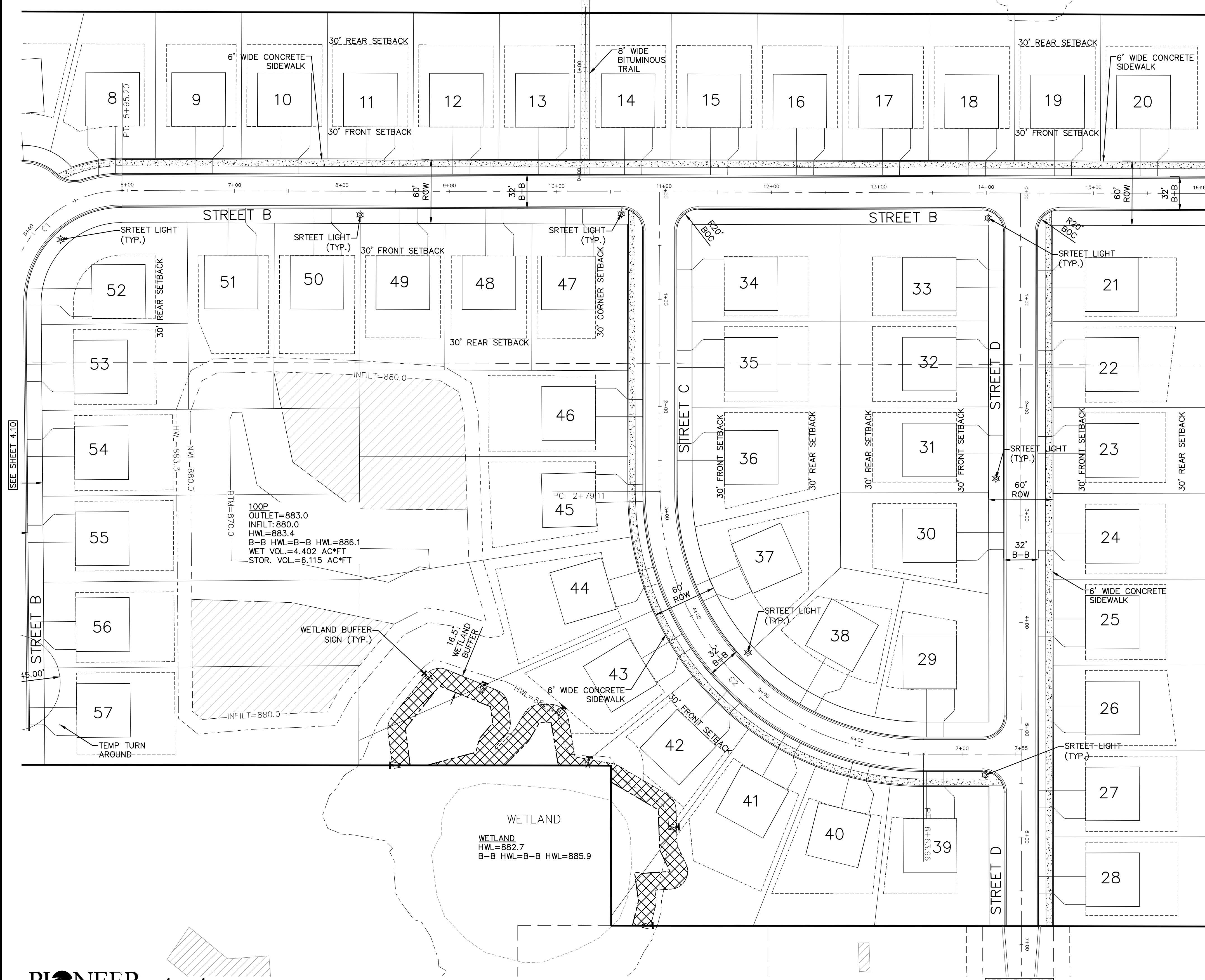


SEE SHEET 4.10

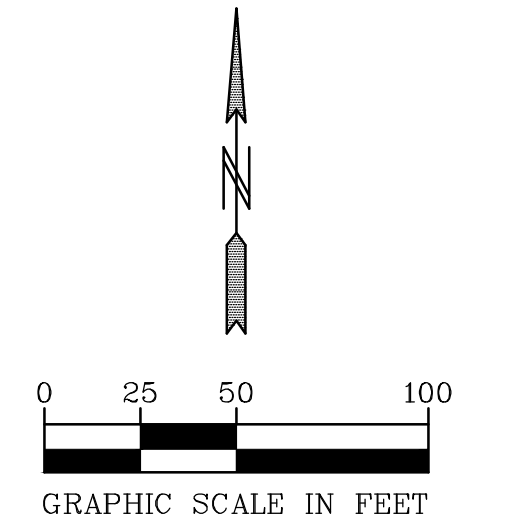
LP-3
HWL=895.0
B-B HWL=B-B HWL=896.6

SEE VIEW LEFT



R1-80 MINIMUM STANDARDS:
 MINIMUM DENSITY 2.5 UNITS/CRE
 WIDTH AT SETBACK: 80'
 WIDTH AT ROW: 45'
 AREA: 10,890 SF
 MINIMUM DEPTH 110' (130' ON PERIMETER)
 FRONT SETBACK: 30'
 SIDE SETBACK: 5'
 CORNER SIDE SETBACK: 30'
 REAR SETBACK: 30'
 SETBACK FROM ARTERIAL ROADWAY: 60'
 SETBACK FROM WETLAND: 16.5'

INFILTRATION AREAS



BENCH MARK
 TOP NUT OF HYDRANT AT NE QUAD
 OF INTERSECTION OF NOWTHEN
 BLVD. N.W. AND 167TH AVE. N.W.
 EL=890.48
 TOP NUT OF HYDRANT DIRECTLY
 NORTH OF INTERSECTION OF 167TH
 AVE. N.W. AND COQUINA ST. N.W.
 EL=901.06

00-ENG-123074-SHEET-SITE

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 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: Brian N. Molinaro
 Brian N. Molinaro
 Reg. No. 47504 Date: _____

Revisions

Date: _____
 Designed: _____
 Drawn: _____

PRELIMINARY SITE PLAN

LENNAR
 16305 36TH AVE. NO. SUITE 600
 PLYMOUTH, MINNESOTA 55446

HARMONY FARMS
 RAMSEY, MINNESOTA

4.11 OF 30