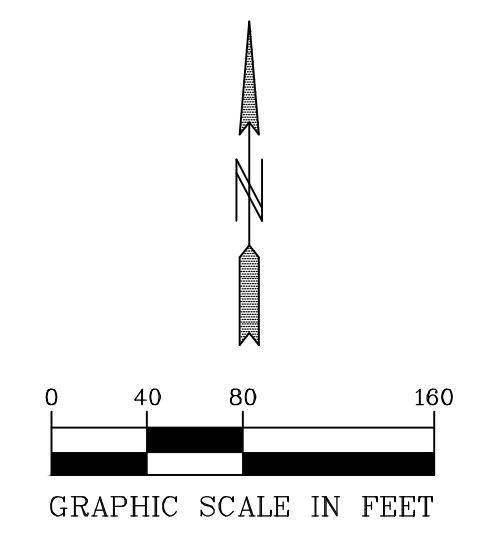




SITE DATA:  
 ZONING: R-1  
 PROPOSED ZONING: R-1

R-1 STANDARDS:  
 WIDTH: 80'  
 DEPTH(AVERAGE): 120'  
 AREA: 10,000 SF  
 FRONT SETBACK: 25'  
 REAR SETBACK: 20'  
 SIDE SETBACK: 10'  
 SIDE STREET SETBACK: 25'  
 WETLAND SETBACK: 30'  
 WETLAND: WETLAND  
 WETLAND BUFFER: 30'  
 100YR FLD: 100YR OHW OF CREEK  
 SETBACK OHW OF CREEK: 50'  
 BUILDING COVERAGE: 30%

PROPOSED LOTS: 79  
 CONCEPT BASED ON AVAILABLE DATA  
 NO ENGINEERING  
 NO SURVEYING  
 NO WETLAND DELINEATION



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Revisions  
 5/8-2/02  
 6/11-2/21-ADDED SOFT SETBACK TO WETLAND BUFFER  
 2/11-05/21-CUL-DE-SAC FROM THE EAST  
 3/23-2/21-100YR OHW/SETBACK  
 4/14-22

Date: 11-2-21  
 Designed: XXX  
 Drawn: NJK

SITE PLAN

Sheffer Group

CREEKSIDE HOLLOW  
 MONTROSE, MINNESOTA

00-SURV-121186-BASE.DWG

1 OF 1