

# Concept Sketch Plan

## BAUER CONCEPT DATA

Site Guiding: Mixed Res.  
(Per 2040 Comp Plan; 6-30 un/ac)

Gross Site Area: ~ 29.6 ac  
Major R/W Area (Brickyard): ~1.7 ac  
Major R/W Area (17th): ~3.6 ac  
Park Area (S of 17th): ~1.5 ac

Bluff & Bluff Impact Zone: ~2.8 ac  
(Estimated; to be verified)  
Net Developable Site Area: ~20.0 ac  
(Net Major R/W, bluffs, & park.)

Ponding & Open Space: ~2.9 ac  
(Net bluffs & park.)

Proposed 45' SF: 4 lots  
(45' x 130' typical lot)  
Proposed 36' Cottage SF: 97 lots  
(36'x115-120' typical lot; 5/5 ssbks)

Total Proposed Lots: 101 lots

Overall Net Density: 5.0 un/ac  
101 un/ 20.0 ac net developable site area

Aerial photography from State of Minnesota;  
Topography from others

## PUD Openspace Calcs:

|                          |         |
|--------------------------|---------|
| Overall Gross Site Area: | 29.6 ac |
| - Major R/W:             | 5.3 ac  |
| - Local St R/W:          | 4.4 ac  |
| - Ponding:               | 1.7 ac  |
| - Bluff Area:            | 2.8 ac  |

|                      |         |
|----------------------|---------|
| Net Site Area:       | 15.4 ac |
| Rqd Open Space (15%) | 2.3 ac  |
| Provided Open Space  | 4.8 ac  |

Bluff outlot 3.3 ac and Park 1.5 ac

