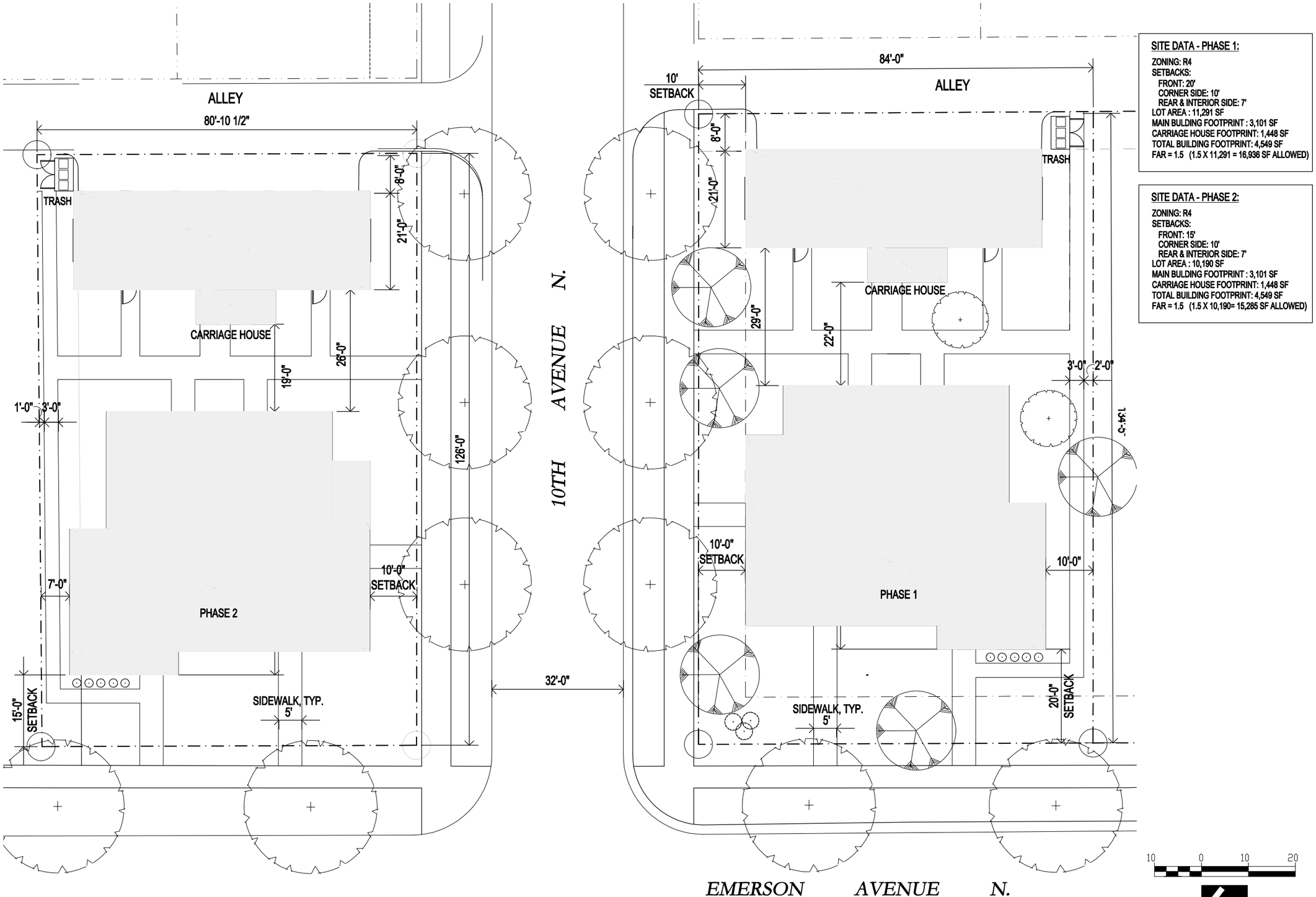

1 L1.00 SITE PLAN
1" = 10'

SITE DATA - PHASE 1:

ZONING: R4
SETBACKS:
FRONT: 20'
CORNER SIDE: 10'
REAR & INTERIOR SIDE: 7'
LOT AREA : 11,291 SF
MAIN BULDING FOOTPRINT : 3,101 SF
CARRIAGE HOUSE FOOTPRINT: 1,448 SF
TOTAL BUILDING FOOTPRINT: 4,549 SF
FAR = 1.5 (1.5 X 11,291 = 16,936 SF ALLOWED)

SITE DATA - PHASE 2:

ZONING: R4
SETBACKS:
FRONT: 15'
CORNER SIDE: 10'
REAR & INTERIOR SIDE: 7'
LOT AREA : 10,190 SF
MAIN BULDING FOOTPRINT : 3,101 SF
CARRIAGE HOUSE FOOTPRINT: 1,448 SF
TOTAL BUILDING FOOTPRINT: 4,549 SF
FAR = 1.5 (1.5 X 10,190= 15,285 SF ALLOWED)

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MINNEAPOLIS ▫ DULUTH

NO	DATE	REVISION

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PROJECT NAME:

EMERSON TOWNHOMES & CARRIAGE HOUSE

ADDRESS

DRAWING TITLE:

SITE PLAN

FILE: 060035/DWGS/LA/PRELIM. SITE PLAN
DRAWN BY: ACR
CHECKED BY:
PROJ. NO: 03651.10
DRAWING NO: **L1.00**