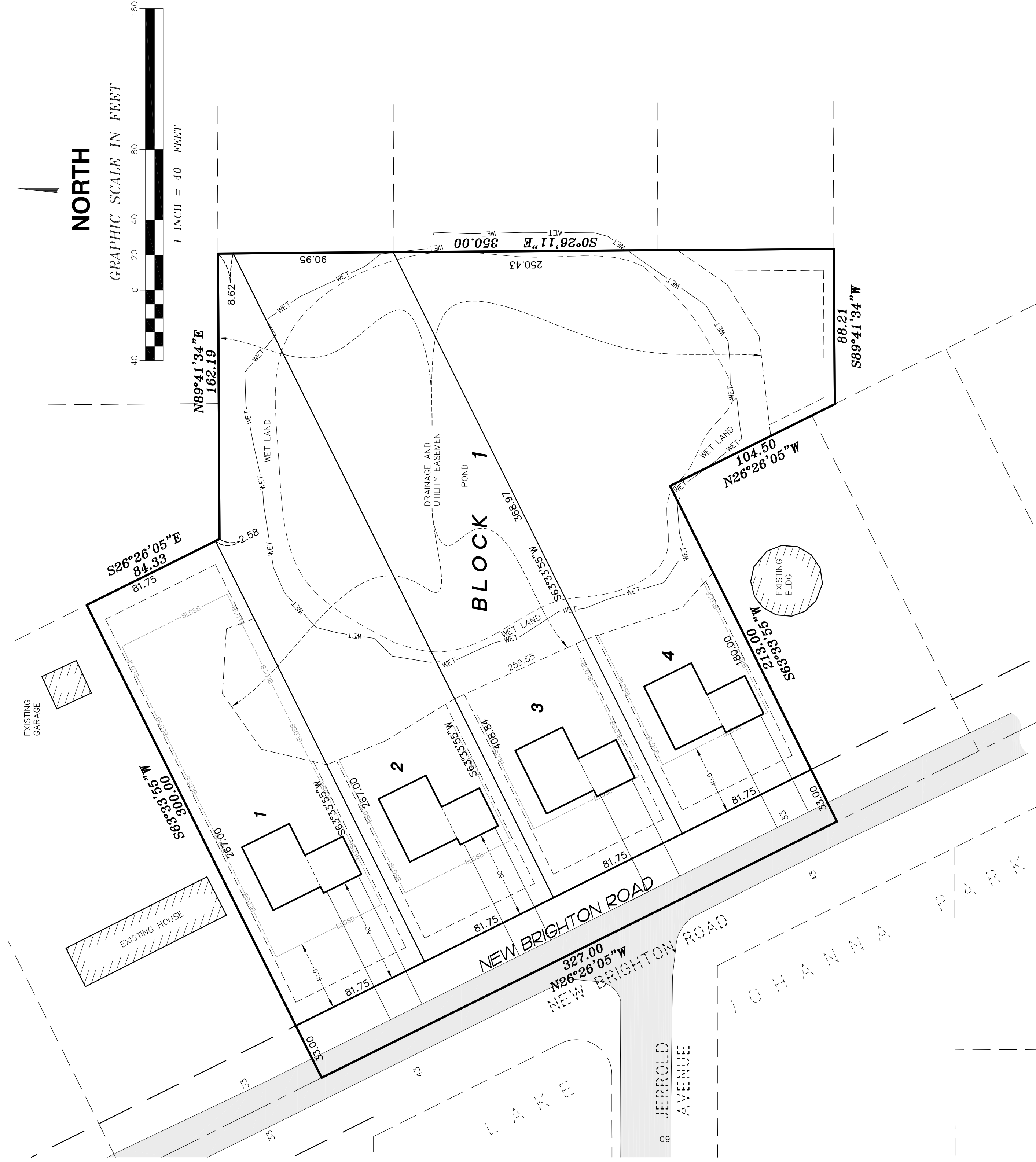


SKETCH PLAN

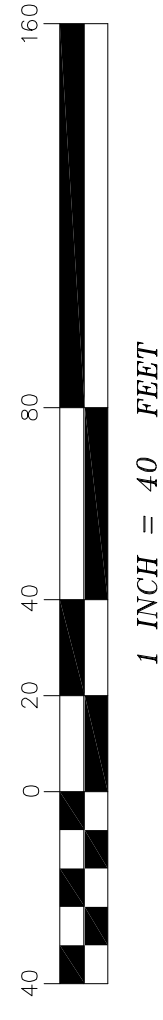
~for~ O'MEARA CUSTOM HOMES
 ~of~ LAKE JOHANNA STATION 1

5 HJW a Ybh8



NORTH

GRAPHIC SCALE IN FEET



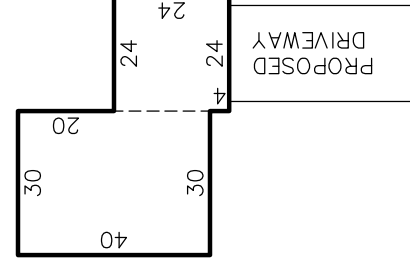
EXISTING ZONING:

R-2 (SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT)
 SETBACKS:
 FRONT - 40 FEET
 SIDE - 5 FEET MIN/15 TOTAL BOTH YARDS ON LOT
 REAR - 30 FEET
 MINIMUM LOT AREA: 11,000 SQ. FT.
 MINIMUM LOT WIDTH: 85 FEET (APPLICANT IS PURSUING 81.75 FOOT LOT WIDTH)
 MINIMUM LOT DEPTH: 120 FEET

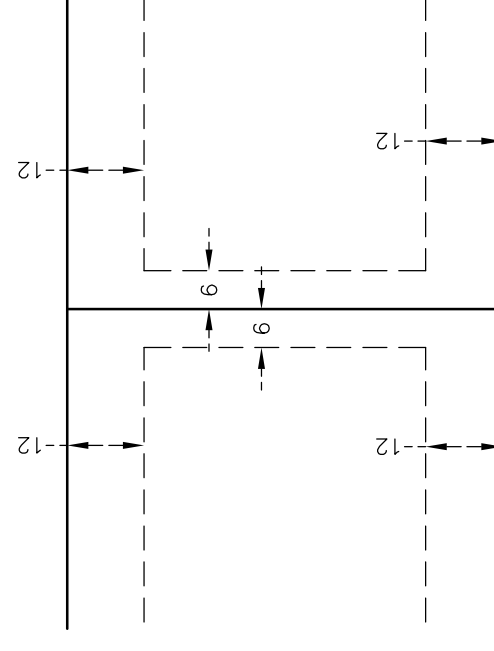
DEVELOPMENT INFORMATION

TOTAL NUMBER OF SINGLE FAMILY LOTS = 4
 PARCEL AREA = 135,909 S.F./3.12 Acres
 RIGHT OF WAY DEDICATION = 14,061 S.F./0.32 ACRES
 AVERAGE SINGLE FAMILY LOT SIZE = 30,462 S.F.
 PROPOSED DENSITY = 1.41 LOTS / ACRE

PAD DETAIL



TYPICAL EASEMENTS



NOTES

- Address of the surveyed premises: 3246 New Brighton Road, Arden Hills, MN 55112.
- Bearings shown are on Ramsey County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation completed by Jacobson Environmental.
- Pad detail size does not necessarily represent the size of the house to be built.

BEING 12 FEET IN WIDTH ADJOINING RIGHT OF WAY LINES AND 6 FEET IN WIDTH ADJOINING LOT LINES UNLESS OTHERWISE SHOWN.



E.G. RUD & SONS, INC.

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 Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com

DRAWN BY: JEN	JOB NO: 19466PP	DATE: 6/13/19
CHECK BY: JER	SCANNED	
1		
2		
3		
4		
NO.	DATE	DESCRIPTION
BY		