



SATHRE-BERGQUIST, INC.

150 SOUTH BROADWAY, WAYZATA, MINNESOTA,
55391 (952) 476-6000 FAX (952) 476-0104

Date: June 30, 2021

Subject: HOLLYDALE – 143 Lots, 1 Existing Lot, 1 Amenity Lot – Final Plat Narrative

Prepared For: Hollydale GC Development, Inc.

Contact: Jake Walesch (763) 546-2727

Narrative:

The proposed final plat for **Hollydale** will consist of 143 single family residential lots, 1 existing lot and 1 amenity lot. The site is located on the east side of Holly Lane, north of Old Rockford Road. The site grading will be completed for all the lots in one phase, some import of suitable fill material is necessary, so all of the lots may not be filled this year, but positive drainage will be provided. (Please see the final plat application package) The project was approved as a RSF-3 Single Family Residential Development. The construction will begin in the Summer of 2021 with an anticipated completion date of phase one to be Fall of 2022.

RSF-3 Development Data:
50' ROW – 28' B-B Street
Minimum Lot Depth: +/-125 ft
Fysb: 25 ft
Sysb: 8 ft / 8 ft
Cnr: 25 ft
Rysb: 25 ft

Landscaping: Each lot with minimum of three 3 inch trees, 9 inches total. (1 tree in the front yard and 2 trees in the rear yard)