



## SATHRE-BERGQUIST, INC.

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

Date: March 10, 2022

**Subject: HOLLYDALE 2<sup>nd</sup> ADDITION– 86 Lots – Final Plat Narrative**

Prepared For: Hollydale GC Development, Inc.

Contact: Jake Walesch (763) 546-2727

Narrative:

The proposed final plat for **Hollydale 2<sup>nd</sup> Addition** will consist of 86 single family residential lots. The site is located on the east side of Holly Lane, north of Old Rockford Road. The site grading has been completed for all the lots as part of the 1<sup>st</sup> addition.. (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 Spring/Summer of 2022 with an anticipated completion date of the 2<sup>nd</sup> addition 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  
Crrn: 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)