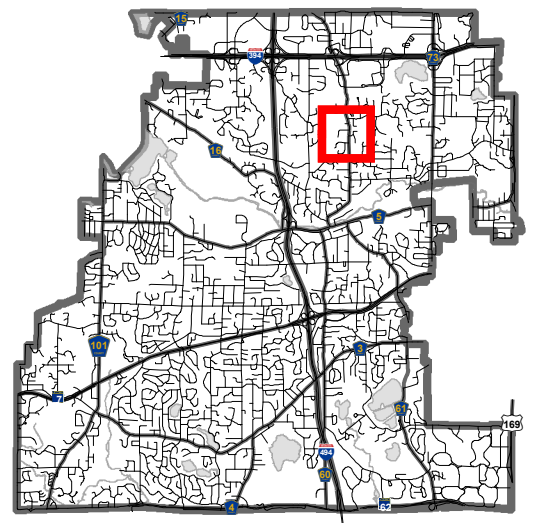
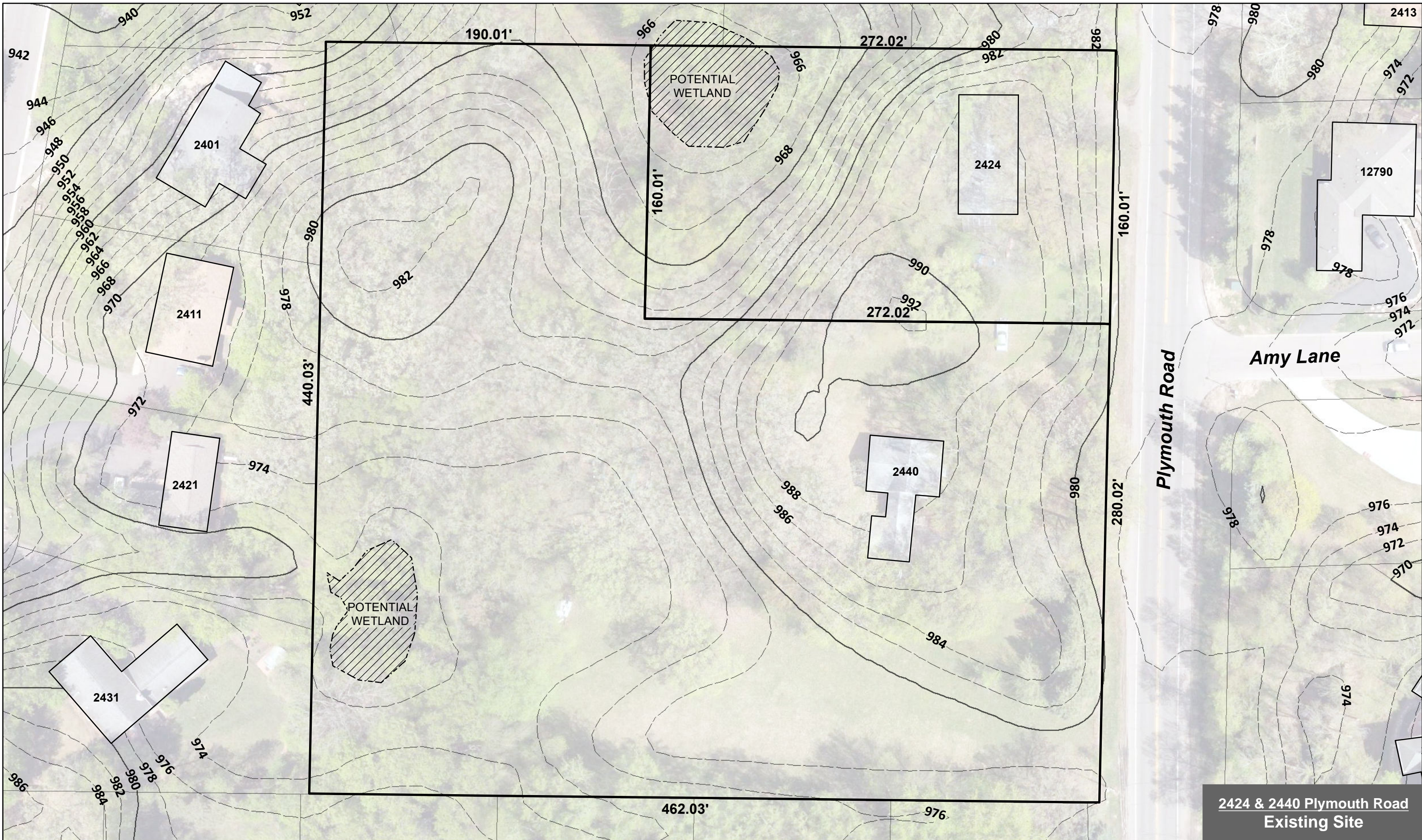




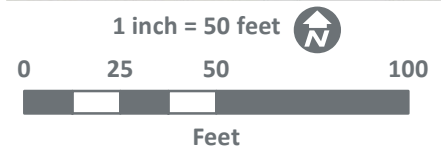
Location Map

Project: Plymouth Road Concept
Address: 2424 & 2440 Plymouth Rd





**2424 & 2440 Plymouth Road
Existing Site**



2424 and 2440 Plymouth Road, Minnetonka, MN 55305
 PIDs: 1011722140001, 1011722140002

ANDERSON
 13605 1st Ave N #100, Plymouth, MN 55441
 P 763.412.4000 F 763.412.4090 ae-mn.com

2424 & 2440 Plymouth Road R-1A Sketch Plan



Site Data:
 Existing Zoning: R-1
 Guided Land Use: Low Dens. Res. (2-4 units/acre)
 Proposed: R-1A

Site Area:
 Parcel 2424: 43,523 sf
 Parcel 2440: 159,770 sf
 Total Site: 203,293 sf (4.67 ac)
 - R/W Ded.: 200,213 sf (4.60 ac)
 Gross Density: 10 units/4.6 = 2.2 units/acre

R-1A Lot Standards
 Area - 15,000 sf
 Width - 75'
 Depth - 125'

Setbacks:
 Front - 25'
 Side - 10'
 Rear - 30' (or 20% of depth)
 Minor Reliever - 35'



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