Concept Sketch Plan

CONCEPT DATA:

2040 Guiding:	Low Dens. Res.
Proposed Rezoning:	PRD
Gross Site Area:	161.4 ac +/-
Timber Creek (Ravines):	31.7 ac
Steep Slopes:	5.0 ac
Existing Wetlands:	0.9 ac
Monroe Collector R/W:	6.1 ac
City Park:	6.1 ac
Net Developable Area:	111.6 ac +/-
Other Open Space:	20.2 ac +/-
(includes collector buffers, ponding etc)	
Net Developed Area:	91.4 ac +/-
(includes collector buffers, ponding etc)	
Proposed Single Fam Lots:	270 lots
65' wide x 135' deep typical	163
60' wide x 130' deep typical	107
Proposed Townhomes:	74 units
25' wide x 55' deep typical unit	
Total Proposed Homes:	344 units
Overall Gross Density:	2.1 un/ac
(344 un / 161.4 ac gross site area)	
Overall Net Density:	3.1 un/ac
(344 un / 111.6 ac net site area)	
Adjusted Net Density:	3.8 un/ac
(344 un / 91.4 ac net developed area)	

Aerial photography from State of Minnesota;
Topography from State LiDAR

TRUNK HWY 212

HAMMERS PROPERTY

MERIDIAN FIELDS

Wetland

MONROE DRIVE

JONATHAN CARVER PKWY

100' Collector R/W

Buffer

Trail

Parking

Reorient Field

CARVER ELEMENTARY SCHOOL

Pond

65' SF

65' SF

60' SF

Wetland

Pond

Pond

Row TH

Park
6.1 ac +/-
Addtl Field

Pull-off Parking

IRONWOOD DRIVE

Pond

14

26

65' SF

13

18

30

60' SF

60' SF

60' SF

18

7

Trail

Ravine Trailhead

15

8

30

Expanded Pond

COPPER HILLS 2nd

COPPER HILLS 1st

CARVER CROSSING

TIMBER CREEK

15

19

Pond

Wet

65' SF

FINKEL PROPERTY

OAK TREE

BLUFF
(11.7 ac)

UNDEVELOPABLE
AREA / PRESERVED
OPEN SPACE / PARK
(20.0 ac)

9

65' SF

Steep Slopes

WEGNER PROPERTY

DAHLGREN RD

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SUMMERGATE
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Timber Creek
Carver, MN

0'   200'   400'   600'