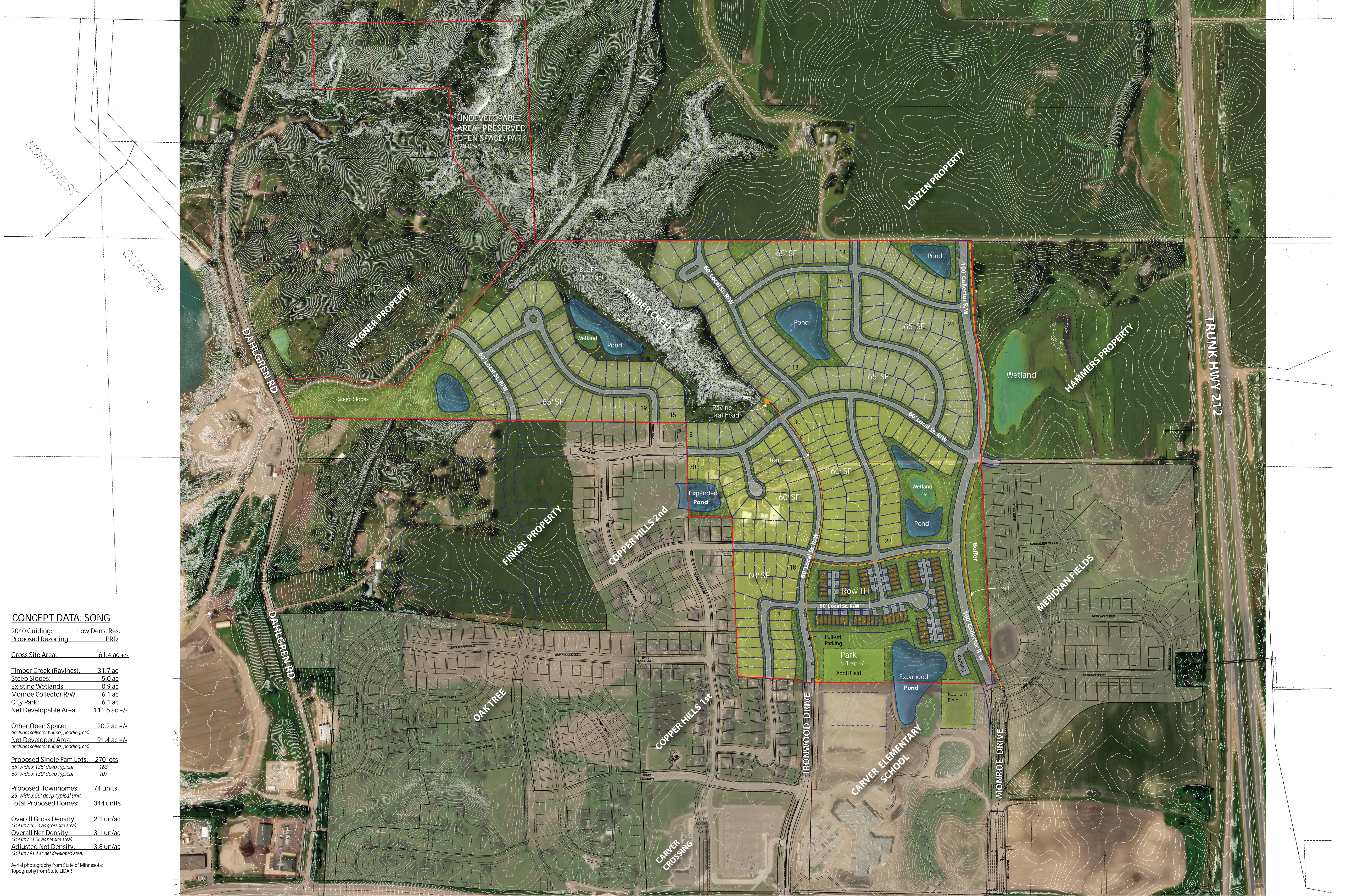


Concept Sketch Plan



CONCEPT DATA: SONG

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

07-10-2019
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