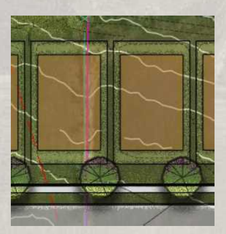
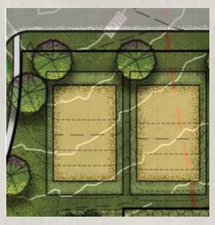
Illustrative neighborhood Plan

PHASE 1 DEVELOPMENT KEY



Rambler
29 Lots

Look Out
5 Lots



Walk Out
29 Lots

SITE DEVELOPMENT DATA

- EXISTING ZONING: R-1
- PROPOSED ZONING: R-2
- GROSS SITE AREA: 61.07
  - MAJOR R.O.W. (190TH ST W & CR 64): 5.10 AC
  - DELINEATED WETLAND: 1.10 AC
  - 100' WIDE GREENWAY CORRIDOR (NET WET): 5.93 AC
  - MODELED FLOODPLAIN (NET WET & GRWY): 4.67 AC
- NET SITE AREA: 44.27 AC
- DEVELOPMENT SUMMARY
  - 62' WIDE SINGLE FAMILY HOMES: 136 HOMES
- PROJECT OPEN SPACE: 17.77 AC
  - SEE OUTLOT TABLE BELOW
- PROJECT DENSITY:
  - GROSS: ±2.23 UN/AC
  - NET: ±3.07 UN/AC

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PARK / PONDING / FLOODPLAIN	CITY	17.77 AC

50' Roadway Esmt
Future Extension
190TH ST. W.
50' R/W
Filtration Basin
Everglade Path
FUTURE PHASE
PHASE III
60' R/W Public Street (typ.)
Proposed Trail
Modeled Floodway
Modeled Floodplain
FUTURE PHASE
PHASE II
PHASE I
80' R/W
193rd St W
EXCEPTION
Filtration Basin
Principal Connector Greenway Corridor (100' w)
Proposed Trail
Wetland
Trail underpass to school
Right-in/ Right-out
CR 64 / 195th St W.
PROJECT BOUNDARY

0' 100' 200' 300'

N

Westwood
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
12701 Whitewater Drive
Minnetonka, MN 55343
westwoodps.com
Westwood Professional Services, Inc.

0033754
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SUMMERGATE

MEADOWVIEW PRESERVE

Farmington, MN