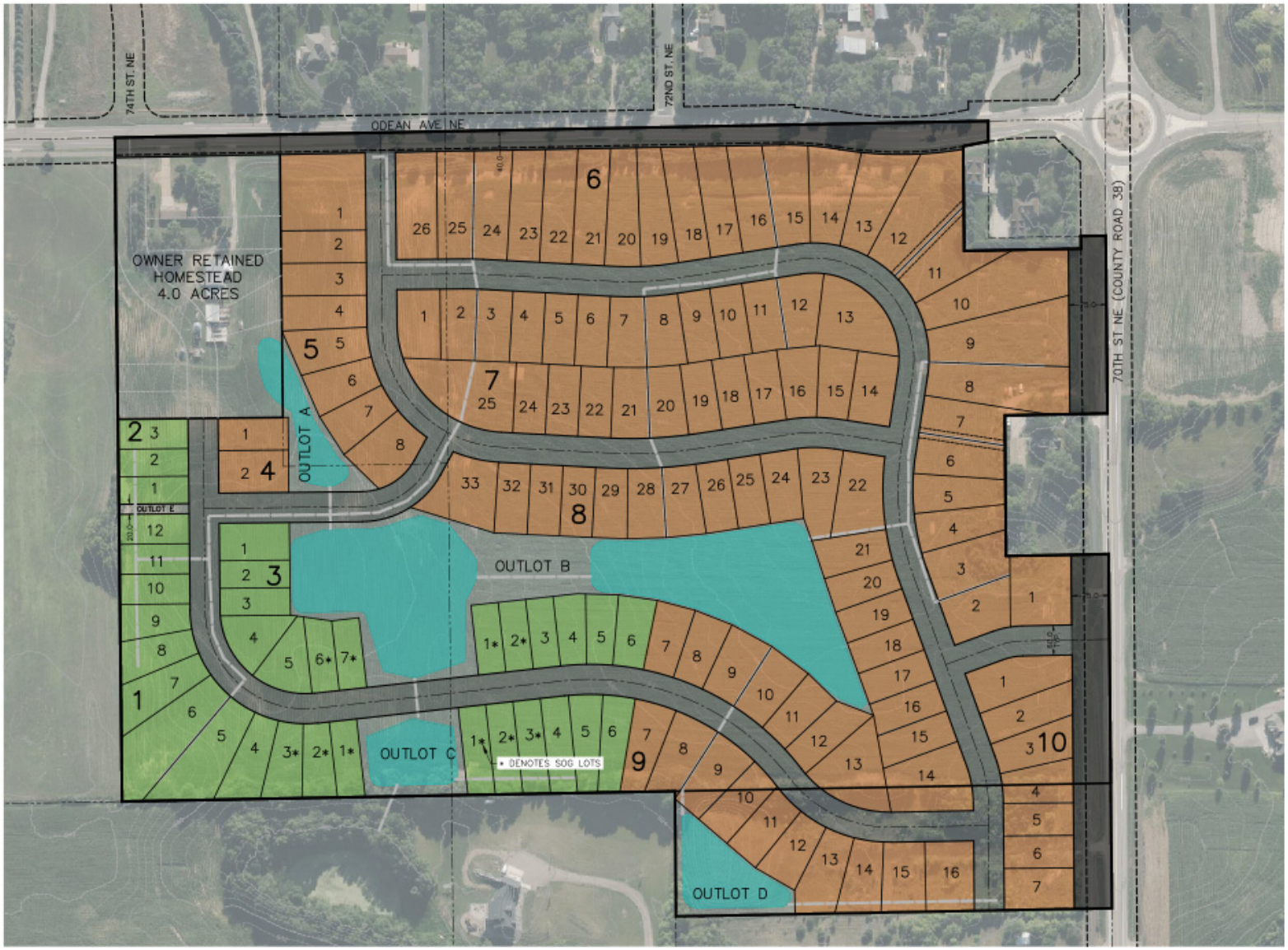


## DEVELOPMENT SUMMARY

| | |
|---|---|
| GROSS PROJECT AREA | 62.3 AC |
| LESS ARTERIAL ROW | 3.5 AC |
| LESS RETAINED HOMESTEAD | 4.0 AC |
| NET AREA | 54.8 AC |
| TOTAL LOTS | 139 |
| 55' LOTS | 34 |
| 65' LOTS | 105 |
| NET DENSITY | 2.54 LOTS/AC. |
| EXISTING ZONING | A-1 |
| GUIDED LAND USE | LDR |
| PROPOSED ZONING | R-6 |
| AVERAGE LOT AREA | 12,001 SF |
| FRONT SETBACK - GARAGE | 30 FEET |
| FRONT SETBACK - HOME | 25 FEET |
| REAR SETBACK | 20 FEET |
| SIDE SETBACK | 7.5 FEET |
| SIDE SETBACK - CORNER | 25 FEET |
| COLLECTOR SETBACK | 65 FEET |
| 55-FOOT LOTS: | |
| MIN. LOT WIDTH | 55 FEET |
| MIN. LOT DEPTH | 140 FEET |
| MIN. LOT AREA | 7,700 SF |
| 65-FOOT LOTS: | |
| MIN.LOT WIDTH | 65 FEET |
| MIN.LOT DEPTH | 140 FEET |
| MIN. LOT AREA | 9,100 SF |

## LEGEND

- ARTERIAL RIGHT-OF-WAY
- 55-FOOT WIDE LOTS
- 65-FOOT WIDE LOTS
- STORMWATER BASINS

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mail@jrhinc.com
www.jrhinc.com

# OTSEGO ODEAN AVE. SITE
DEVELOPMENT NAME
## CONCEPT PLAN INCLUDING WEST PARCEL
FOR
## SUMMERGATE

DRAWN BY: JHB
DATE: 8/11/2025
REVISIONS:
CAD FILE: 24323cp ALT.dwg
PROJECT NO.: 24323-80
SHEET 1 OF 1