



Preliminary Plat Concept Design

Thank you for your interest in Festler Farms, a dynamic and mature parcel of 11.7 acres situation in the heart of Northfield, MN. Offering an array of opportunities for development, the owners of XXX Division Street (Festler Farms) have put together a preliminary concept design plat that shows what a developer could do for the development of the property based on an accurate interpretation of the current N2-B zoning class. A mix of stand-alone commercial, market rate/55+ apartments, shared wall row homes, and single level garden homes are included within this preliminary concept design.

DISCLAIMER:

The design concept drawings provided are for illustrative purposes only and do not represent the final architectural plans or specifications. These drawings are subject to change and are not to be considered as a final or approved design. All measurements, layouts, and features are approximate and may vary in the final construction. The buyer is advised to consult with a licensed architect or designer for detailed plans and specifications. The actual construction may differ from the concept designs shown.



LOT 2
3 story 55+ | Market Rate
Apartments
w/underground parking 70 units

LOT 3
Side by Side
4plex Twinhomes w/
1-stall in-line garages
16 units

LOT 4
Single Twin Garden Homes
w/2-stall forward Garages
14 units

LOT 1.1
2 story Specialized Care
Facility Rehab, Hospice or
Similar

LOT 1.2
Daycare Facility

OUTLOT A
110,260 SF
2.53 AC

STORMWATER
FACILITY

WETLAND

WETLAND

246

2206351007

2206351009

2206352008

2206352009

2206352010

2206352011

2206352012

2206352013

2206352014

2206352015

2207203005

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2207227001

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2207227020

2207227019

DIVISION ST S

30' SETBACK
LINE

8' TRAIL

ROW LINE

30' SETBACK
LINE

Division Street

30' SETBACK

ROW LINE

8' TRAIL

8' TRAIL

25' SETBACK LINE

ARCHIBALD ST



1" = 100'-0"
50'-0" 0