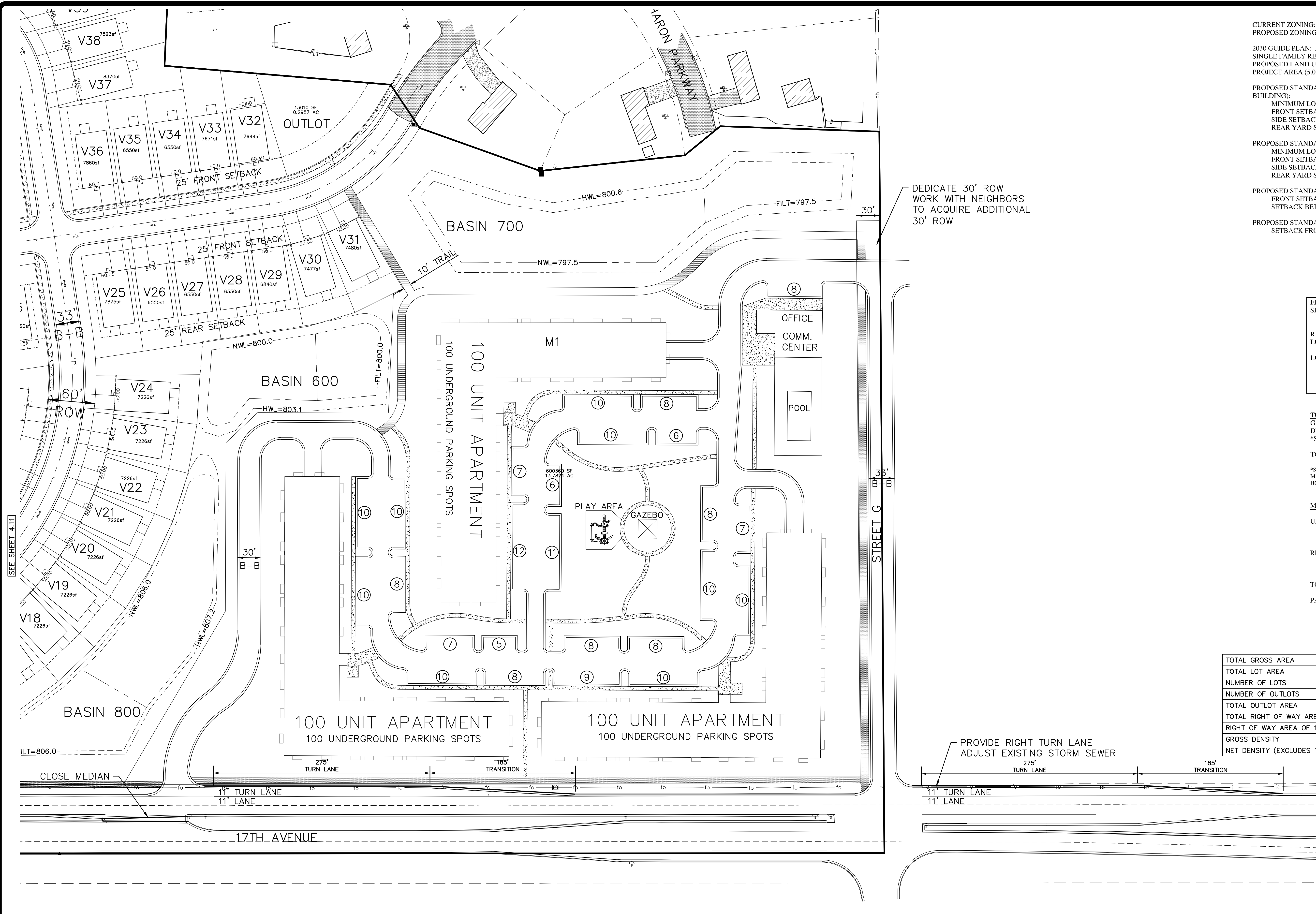




CURRENT ZONING: R-2 ON THE WEST, UNZONED ON THE EAST
PROPOSED ZONING: PUD

2030 GUIDE PLAN: MEDIUM DENSITY RESIDENTIAL ON THE WEST,
SINGLE FAMILY RESIDENTIAL (3-5 UNITS) ON THE EAST
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL ON ENTIRE
PROJECT AREA (5.01-8 UNITS/ACRE)

PROPOSED STANDARDS FOR 65' SINGLE FAMILY LOTS (50'X60' BUILDING):
MINIMUM LOT WIDTH: 65', 75' ON CORNER
FRONT SETBACK: 25'
SIDE SETBACK: 7.5' TO LOT LINE, 10' TO ROW
REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR 50' VILLA LOTS (40'X70' BUILDING):
MINIMUM LOT WIDTH: 50', 60' ON CORNER
FRONT SETBACK: 25'
SIDE SETBACK: 5' TO LOT LINE, 10' TO ROW
REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR ROW TOWNHOMES:
FRONT SETBACK: 25'
SETBACK BETWEEN BUILDINGS: 15'

PROPOSED STANDARDS FOR HIGH DENSITY RESIDENTIAL (LOT M1):
SETBACK FROM 17TH AVENUE: 50'

STORMWATER SETBACKS	
FRONT SIDE	25'
	5' VILLAS
	7.5' SINGLE FAMILY
	15' TOWNHOMES
REAR	25'
LOW OPENING	3' + HWL
	1.5' + EOF
LOW FLOOR	2' + HWL
	2' + HISTORIC
	GROUND HWL
	4' + OBSERVED
	GROUND WATER

TOWNHOME PARKING (68 UNITS)
GARAGE: 136
DRIVEWAY: 136
*STREET A PARKING BAYS: 46

TOTAL PARKING: 318

*STREET A PARKING BAYS WILL BE
MAINTAINED BY THE TOWNHOUSE
HOMEOWNERS ASSOCIATION

MULTIFAMILY PARKING (300 UNITS)

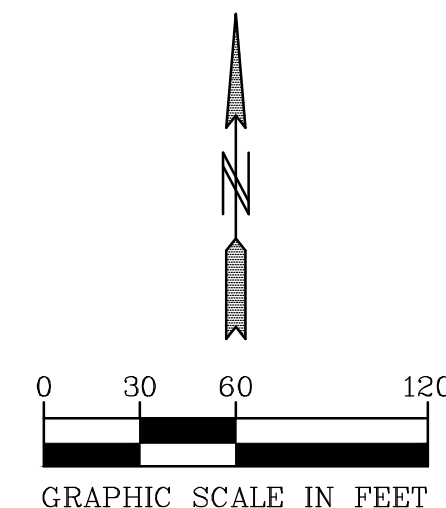
UNITS
1 BEDROOM: 144 UNITS
2 BEDROOM: 156 UNITS

REQUIRED PARKING
1 BEDROOM: 1.5 SPACES
2 BEDROOM: 2 SPACES

TOTAL REQUIRED: 528 SPACES

PARKING PROVIDED
UNDERGROUND: 300 SPACES
ABOVE GROUND: 216 SPACES
TOTAL: 516 SPACES

TOTAL GROSS AREA	117.27	ACRES
TOTAL LOT AREA	51.77	ACRES
NUMBER OF LOTS	288	
NUMBER OF OUTLOTS	3	
TOTAL OUTLOT AREA	43.27	ACRES
TOTAL RIGHT OF WAY AREA OF LOCAL STREETS	19.32	ACRES
RIGHT OF WAY AREA OF 117TH AVE NW	2.91	ACRES
GROSS DENSITY	1.62	LOTS/ACRE
NET DENSITY (EXCLUDES 117TH AVE NW)	1.65	LOTS/ACRE



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Professional Engineer
under the laws of the State of Minnesota

Name Brian N. Molinaro
Reg. No. 47504 Date 3-6-2020

Revisions

Date 3-6-2020
Designed NAP
Drawn NCR/MSN

PRELIMINARY SITE PLAN

SUMMERGATE
17305 CEDAR AVENUE SOUTH
LAKEVILLE, MINNESOTA 55044

SUMMERLAND PLACE
SHAKOPEE, MINNESOTA