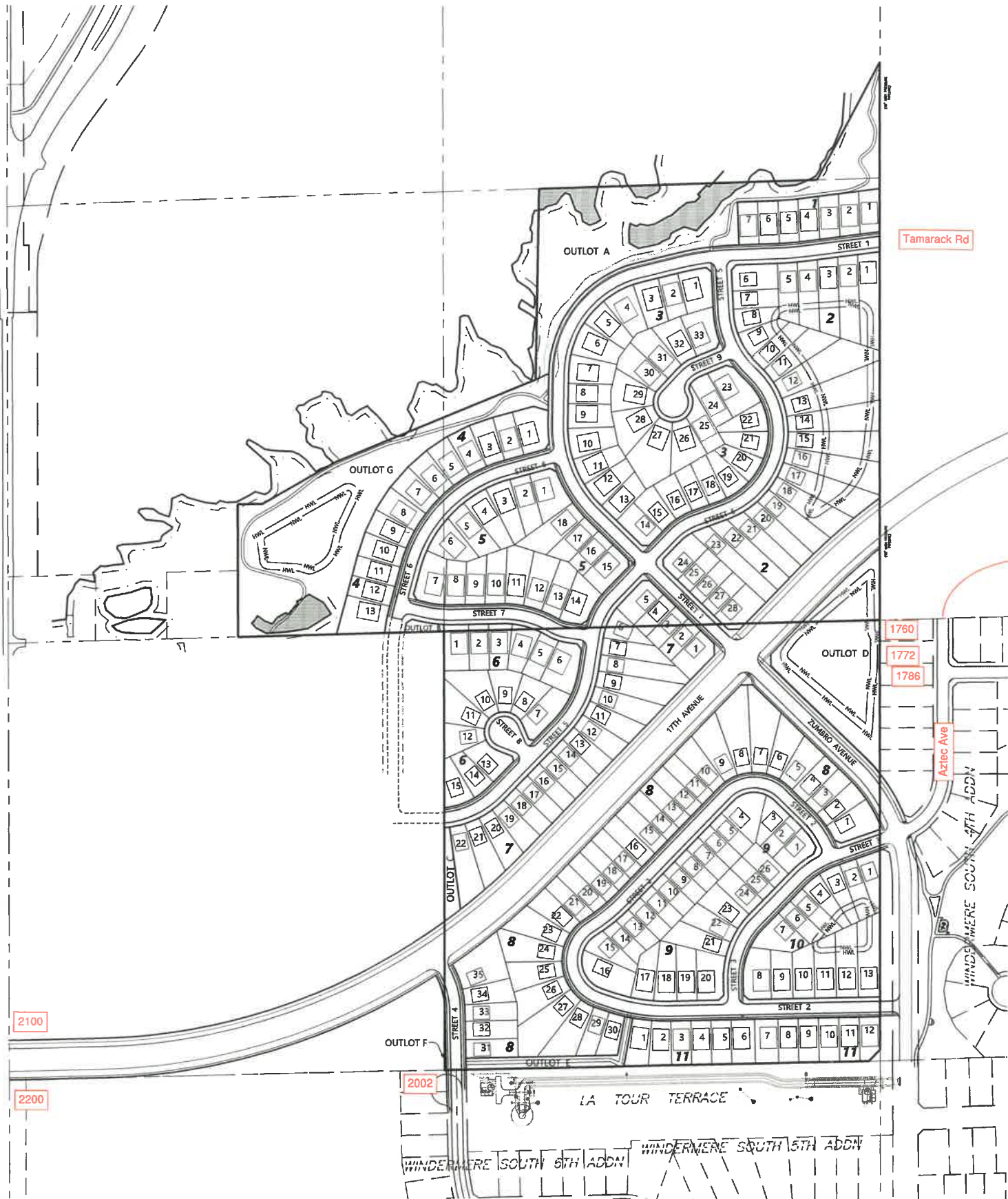




PROPERTY DESCRIPTION

XXXXXX

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	OPEN SPACE	CITY	5.13 AC
B	FUTURE DEVELOPMENT	DEVELOPER	0.08 AC
C	FUTURE DEVELOPMENT	DEVELOPER	0.20 AC
D	PONDING	HOA	2.75 AC
E	OPEN SPACE / TRAIL	CITY	0.46 AC
F	FUTURE DEVELOPMENT	DEVELOPER	0.01 AC
G	OPEN SPACE / PONDING	CITY	5.04 AC

SITE DEVELOPMENT DATA

EXISTING ZONING:	R-1B
PROPOSED ZONING:	PUD
OVERALL GROSS SITE AREA:	85.37± AC
MAJOR R/W (17TH AVE W):	5.08 AC
MAJOR R/W (ZUMBRO AVE):	1.01 AC
LOCAL STREETS R/W:	12.93 AC
PONDING HWL:	5.55 AC
BLUFF AREA:	1.18 AC
NET SITE AREA:	59.62 AC
REQ'D OPEN SPACE (15% OF NET):	8.94 AC
PROJECT OPEN SPACE PROVIDED: (OUTLOT A, E & G LESS PONDING HWL)	9.51 AC
DEVELOPMENT SUMMARY	
50' SINGLE FAMILY LOTS:	127 LOTS
60' SINGLE FAMILY LOTS:	95 LOTS
TOTAL SINGLE FAMILY LOTS:	222 LOTS
PROJECT DENSITY:	
GROSS: (222 LOTS / 85.37 AC)	2.60± UN/AC
NET: (222 LOTS / 59.58 AC)	3.73± UN/AC

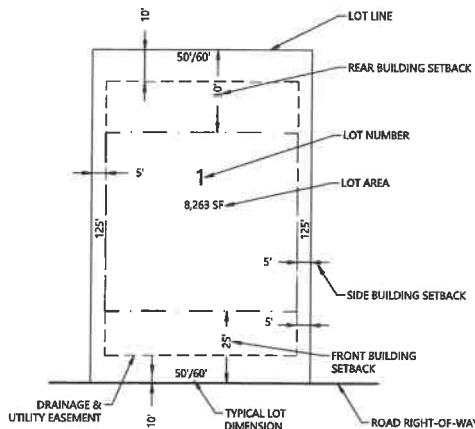
LOT STANDARDS

STANDARD	R-1B ZONING DISTRICT	50' SINGLE FAMILY	60' SINGLE FAMILY
MINIMUM LOT AREA	none listed	6,629 SF	7,746 SF
AVERAGE LOT AREA	-	10,331 SF	8,875 SF
MINIMUM LOT WIDTH	60' @ FRT SBK	50' @ FRT SBK	60' @ FRT SBK
MINIMUM CORNER WIDTH	60' @ FRT SBK	70' @ FRT SBK	80' @ FRT SBK
MINIMUM LOT DEPTH	100'	125'	125'
SETBACKS			
FRONT	25'	25'	25'
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	5'/5' (10' TOTAL)	5'/5' (10' TOTAL)
SIDE CORNER LOT	25'	25'	25'
REAR	30'	30'	30'

DEVELOPMENT NOTES

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

TYPICAL SINGLE FAMILY (SF) LOT DETAIL



SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL



NOT FOR CONSTRUCTION



BLUFF VIEW

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 200'
VERTICAL SCALE: 40' OR 20'

INITIAL ISSUE: 11/28/22
REVISIONS:
△
△
△
△
△

PREPARED FOR:
SUMMERGATE COMPANIES LLC
17305 CEDAR AVENUE, SUITE 200
LAKEVILLE, MINNESOTA, 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
NICHOLAS T. MEYER
DATE: 11/28/22, LICENSE NO. 53774

BLUFF VIEW
SHAKOPEE, MN

Westwood

Phone (952) 937-6160 12701 Willowwater Drive, Suite #300
Fax (952) 937-6822 Minneapolis, MN 55448
Toll Free (888) 937-6150 westwoodps.com
Westwood Professional Services, Inc.

**OVERALL PRELIMINARY
PLAT**

PROJECT NUMBER: 0035169.00

SHEET NUMBER:

3

OF

62

DATE: 11/28/22