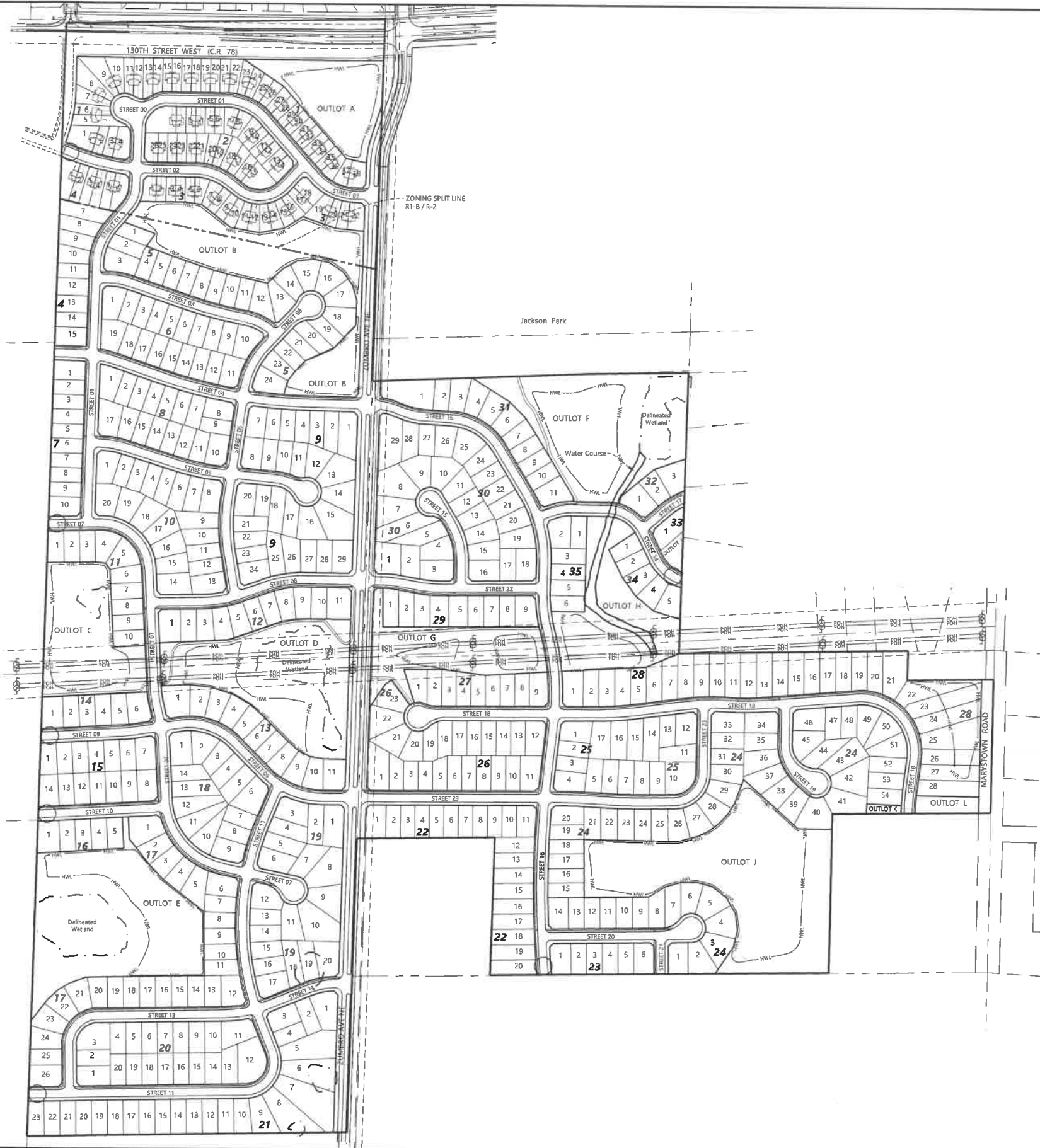




PROPERTY DESCRIPTION

SEE EXISTING CONDITIONS SHEET FOR PROPERTY DESCRIPTIONS.

SITE DEVELOPMENT DATA

EXISTING GUIDING:	SUBURBAN RES & SUBURBAN EDGE RES.		
EXISTING ZONING:	UER (JACKSON TWSHP)		
PROPOSED ZONING:	R1-B & R-2		
NET SITE AREA TABLE:	R1-B AREA	R-2 AREA	OVERALL
GROSS SITE AREA:	210.14± AC	26.75± AC	236.89± AC
MAJOR R/W (CSAH 78):	N/A	4.71 AC	4.71 AC
MAJOR R/W (ZUMBRO AVE):	6.12 AC	0.76 AC	6.88 AC
EXISTING WETLANDS TO REMAIN:	4.42 AC	N/A	4.42 AC
PONDING HWL:	23.20 AC	3.80 AC	27.00 AC
NET SITE AREA:	176.40AC	17.48 AC	193.88 AC
HOUSING PRODUCT BREAKDOWN:			
60' SINGLE FAMILY LOTS:	178 LOTS	N/A	
65' SINGLE FAMILY LOTS:	331 LOTS	N/A	
TWINHOMES:	N/A	92 UN	
TOTAL HOMES:	509 LOTS	92 UN	601 UN
DENSITY BREAKDOWN:			
NET DENSITY: (LOTS / NET SITE AC)	2.89 UN/AC	5.26 UN/AC	3.10 UN/AC
STREET R/W:	49.75 AC		
(INCLUDES ZUMBRO, MARYSTOWN, 130TH STREET & INTERIOR R/W)			

LOT STANDARDS

STANDARD	R-1B ZONING DISTRICT	60' & 65' SF	R-2 ZONING TWINHOMES
MINIMUM LOT AREA	none listed	7,499 SF	4,126 SF PROVIDED
AVERAGE LOT AREA	-	10,431 SF	5,665 SF PROVIDED
MINIMUM LOT WIDTH	60' @ FRT SBK	60'/65' @ FRT SBK	35' PER UN / 70' TOT.
MINIMUM CORNER WIDTH	60'	77.5'/82.5' @ FRT SBK	54' @ FRT SBK
MINIMUM LOT DEPTH	100'	125'	100'
SETBACKS			
FRONT	25'	25'	35'
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)	10'/10' (20' TOTAL)
SIDE CORNER LOT	25'	25'	25'
REAR	30'	30'	20' SHOWN

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING	HOA	2.97 AC
B	PONDING	HOA	5.63 AC
C	PONDING	HOA	4.13 AC
D	WETLAND / OPEN SPACE	HOA	6.46 AC
E	WETLAND / PONDING	HOA	7.95 AC
F	WETLAND / PONDING	HOA	6.95 AC
G	PONDING	HOA	3.54 AC
H	PONDING	HOA	4.16 AC
I	FUTURE DEVELOPMENT	DEVELOPER	0.21 AC
J	PONDING	HOA	9.58 AC
K	FUTURE DEVELOPMENT	DEVELOPER	0.13 AC
L	FUTURE DEVELOPMENT	DEVELOPER	0.43 AC

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND HIGH WATER LEVEL
		RETAINING WALL
		DELINEATED WETLAND

DEVELOPMENT NOTES

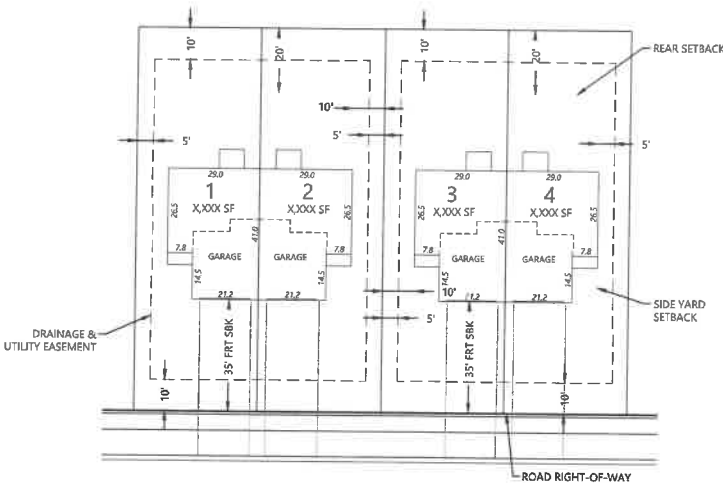
Call 48 Hours before digging:

811 or call811.com

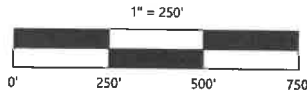
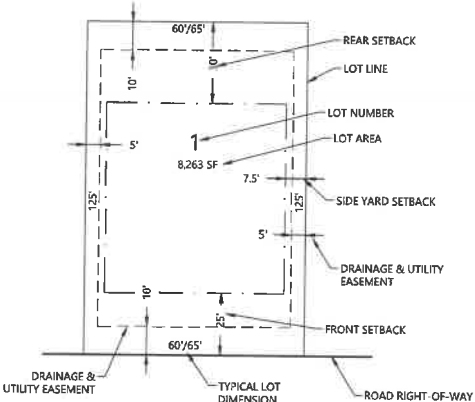
Common Ground Alliance

- 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 TWINHOME LOT DETAIL



TYPICAL SINGLE FAMILY (SF) LOT DETAIL



PRELIMINARY PLANS

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 250.000000"
VERTICAL SCALE: 50' OR 25'

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS
03/13/23 CITY COMMENTS

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
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
CORY MEYER
DATE: 03/13/23 LICENSE NO. 26971

HIGHVIEW PARK
SHAKOPEE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55543
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL PRELIMINARY
PLAT

PROJECT NUMBER: 0033370.00

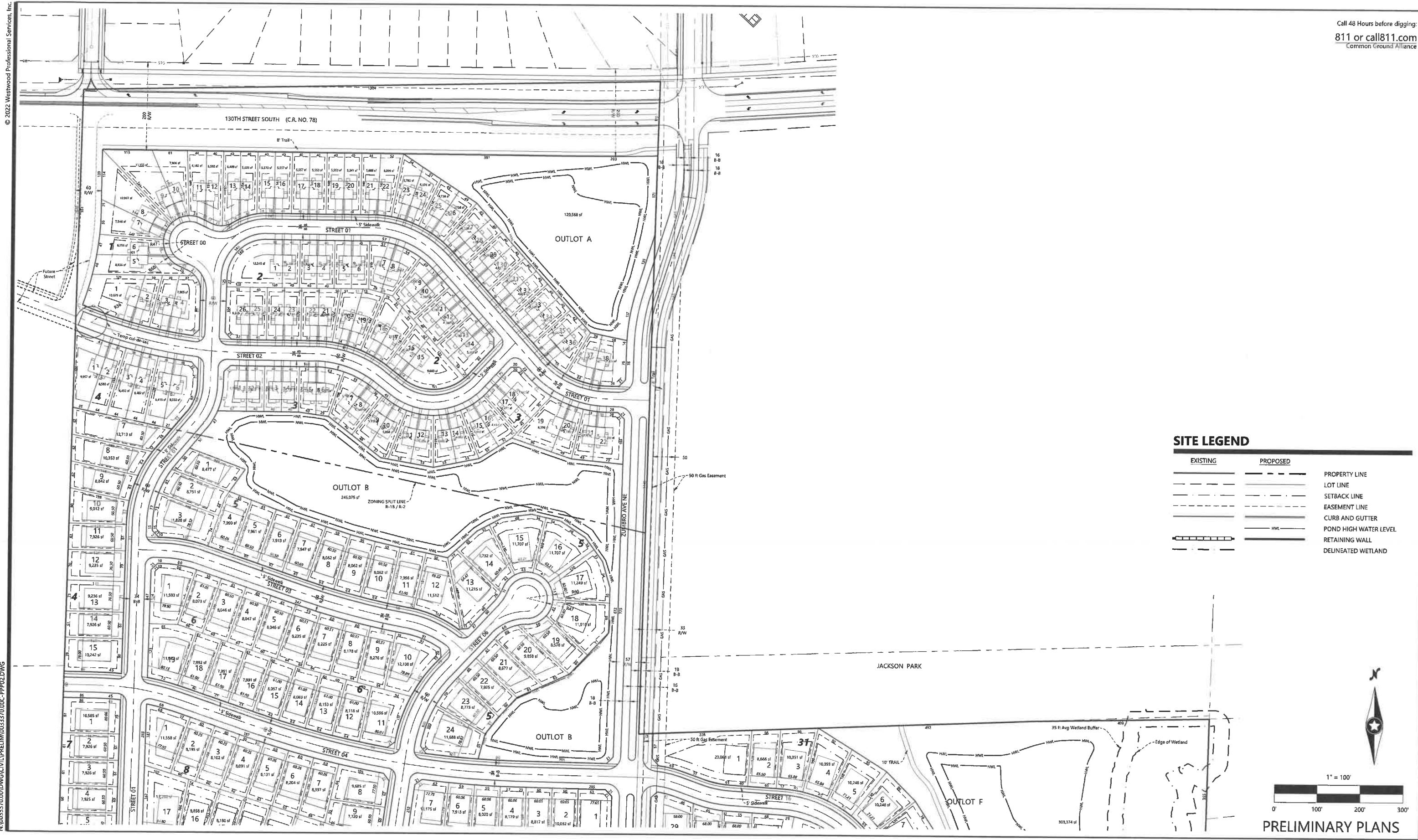
SHEET NUMBER:

7

OF

119

DATE: 03/13/23



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND HIGH WATER LEVEL
		RETAINING WALL
		DELINEATED WETLAND

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DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: _____
VERTICAL SCALE: _____

INITIAL ISSUE: 01/30/23
REVISIONS:
03/13/23 CITY COMMENTS

PREPARED FOR:
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20860 KENBRIDGE COURT, SUITE 100
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PRELIMINARY PLAT
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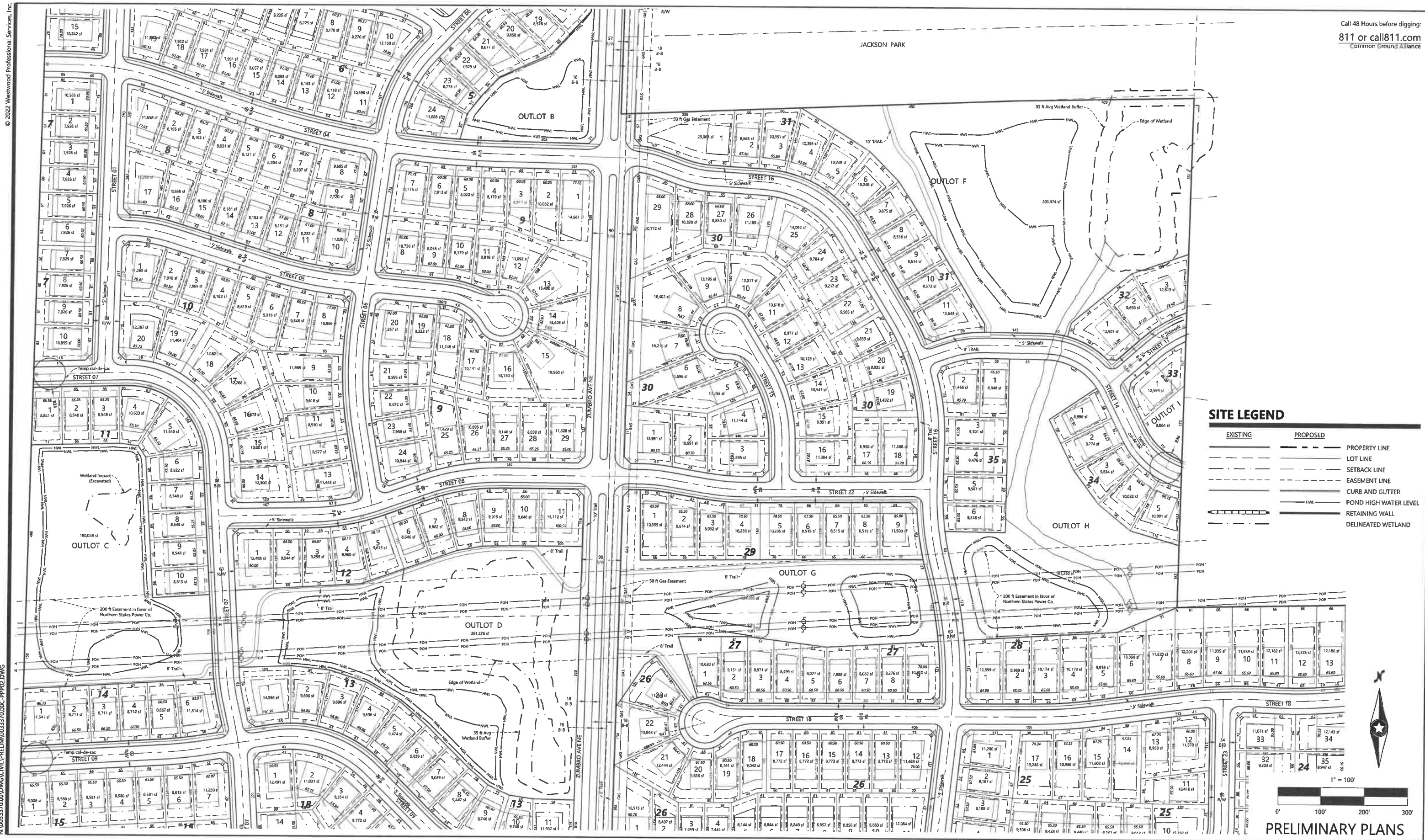
SHEET NUMBER:

8 OF 119

DATE: 03/13/23

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811 or call 811.com
Common Ground Alliance

SITE LEGEND		
EXISTING	PROPOSED	
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		LOT LINE
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DESIGNED:	INITIAL ISSUE: 01/30/23
CHECKED:	REVISIONS:
DRAWN:	03/13/23 CITY COMMENTS
HORIZONTAL SCALE: *****	
VERTICAL SCALE: *** OR **	

PREPARED FOR:	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
DR HORTON, INC. - MINNESOTA	CORY MEYER
20960 KENBRIDGE COURT, SUITE 100 LAKEVILLE, MINNESOTA 55044	DATE: 03/13/23 LICENSE NO. 26971

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Westwood Professional Services, Inc.

SHEET NUMBER:	9	OF	119
PRELIMINARY PLAT DETAIL			
PROJECT NUMBER: 0033370.00	DATE: 03/13/23		

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: 
 VERTICAL SCALE:  OR 

INITIAL ISSUE:	01/30/23
REVISIONS:	
△ 03/13/23	CITY COMMENTS
△	
△	
△	
△	

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

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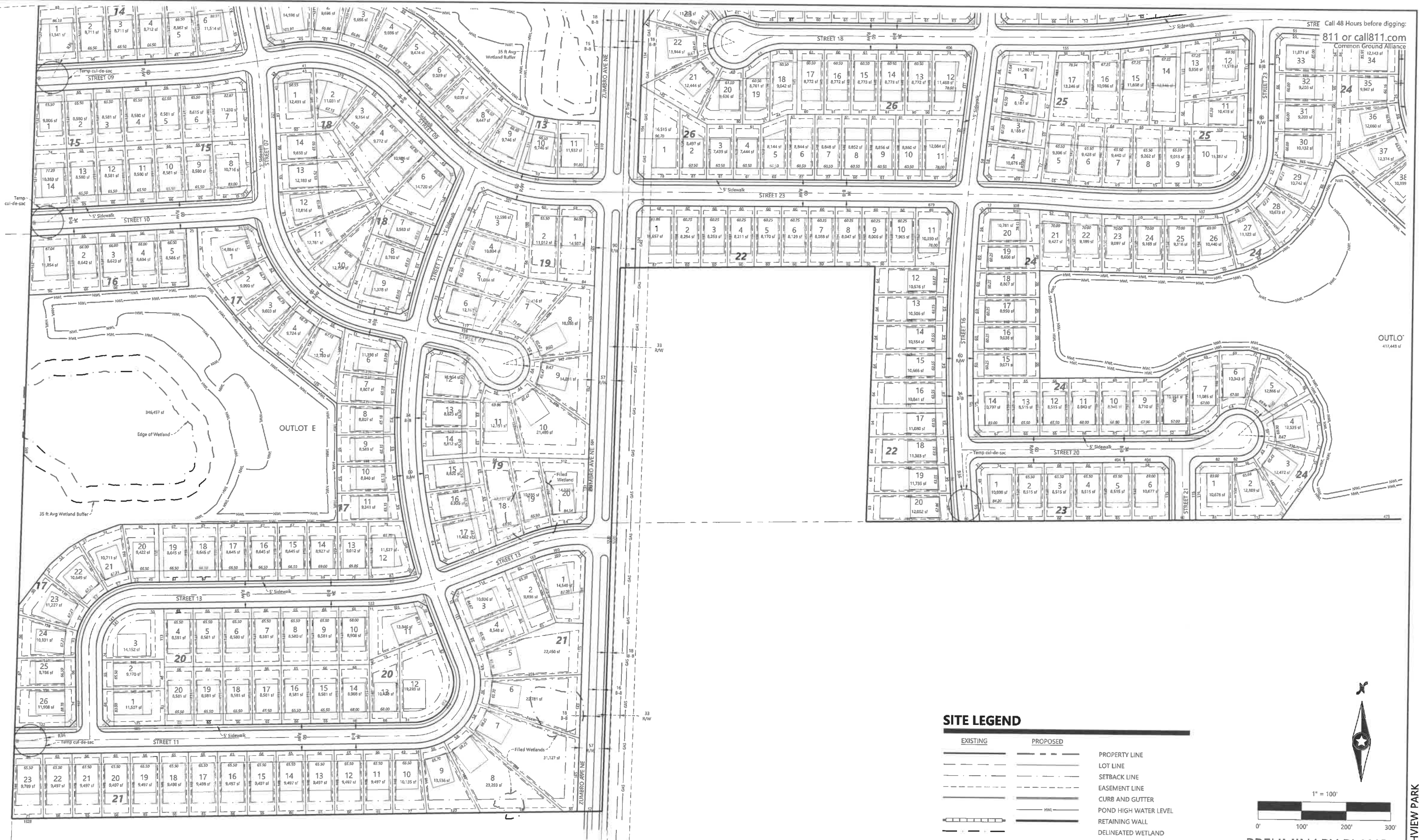
PRELIMINARY PLAT DETAIL

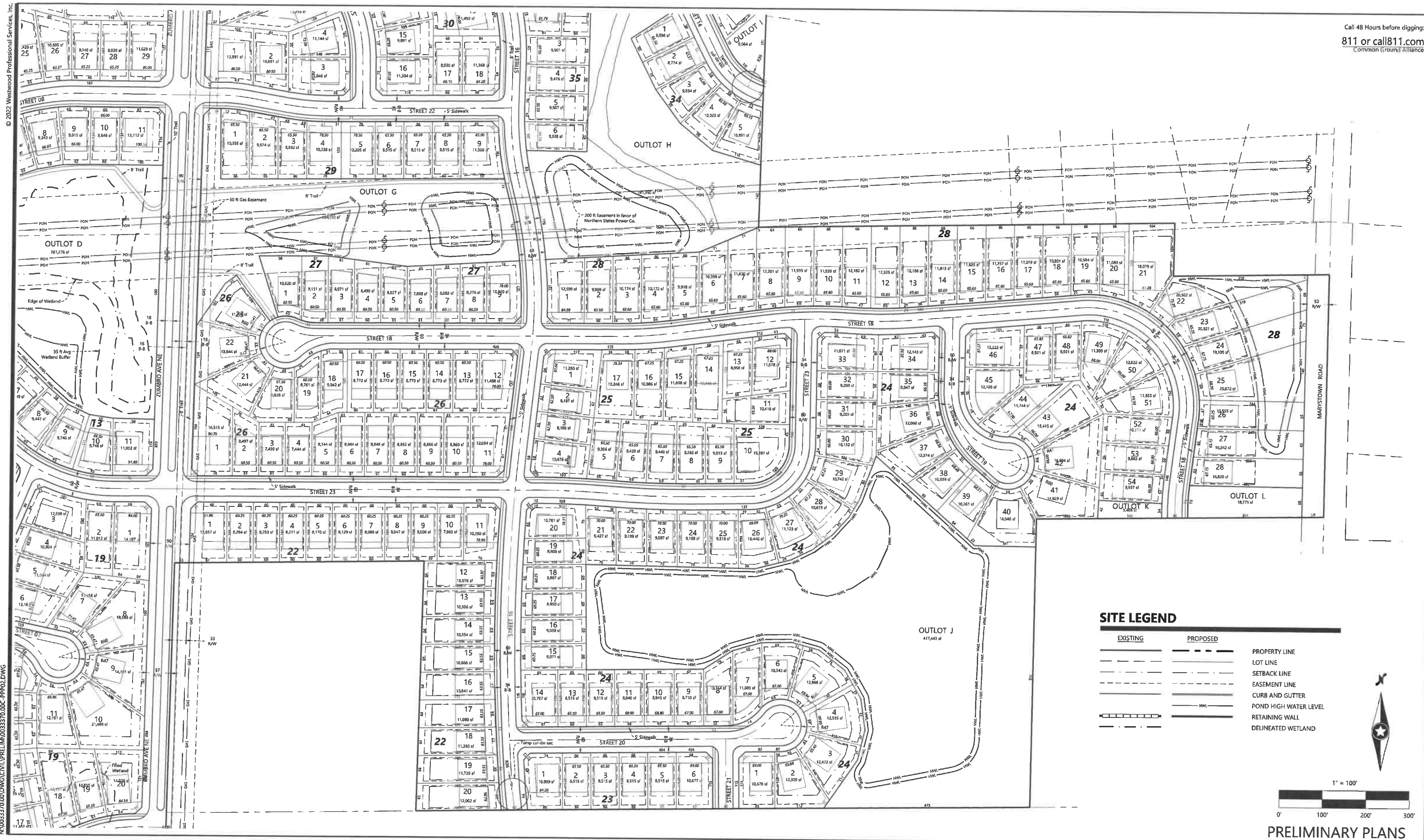
MINIARY PLAT
DETAIL

PROJECT NUMBER: 0033370.00

SHEET NUMBER:
10 OF 119

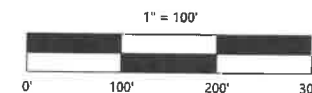
DATE: 03/13/23





SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND HIGH WATER LEVEL
---	---	RETAINING WALL
---	---	DELINEATED WETLAND



PRELIMINARY PLANS

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: #/### OR ##"
VERTICAL SCALE: #/### OR ##"

INITIAL ISSUE: 01/30/23
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PRELIMINARY PLAT
DETAIL

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11 OF **119**
PROJECT NUMBER: 0033370.00 DATE: 03/13/23