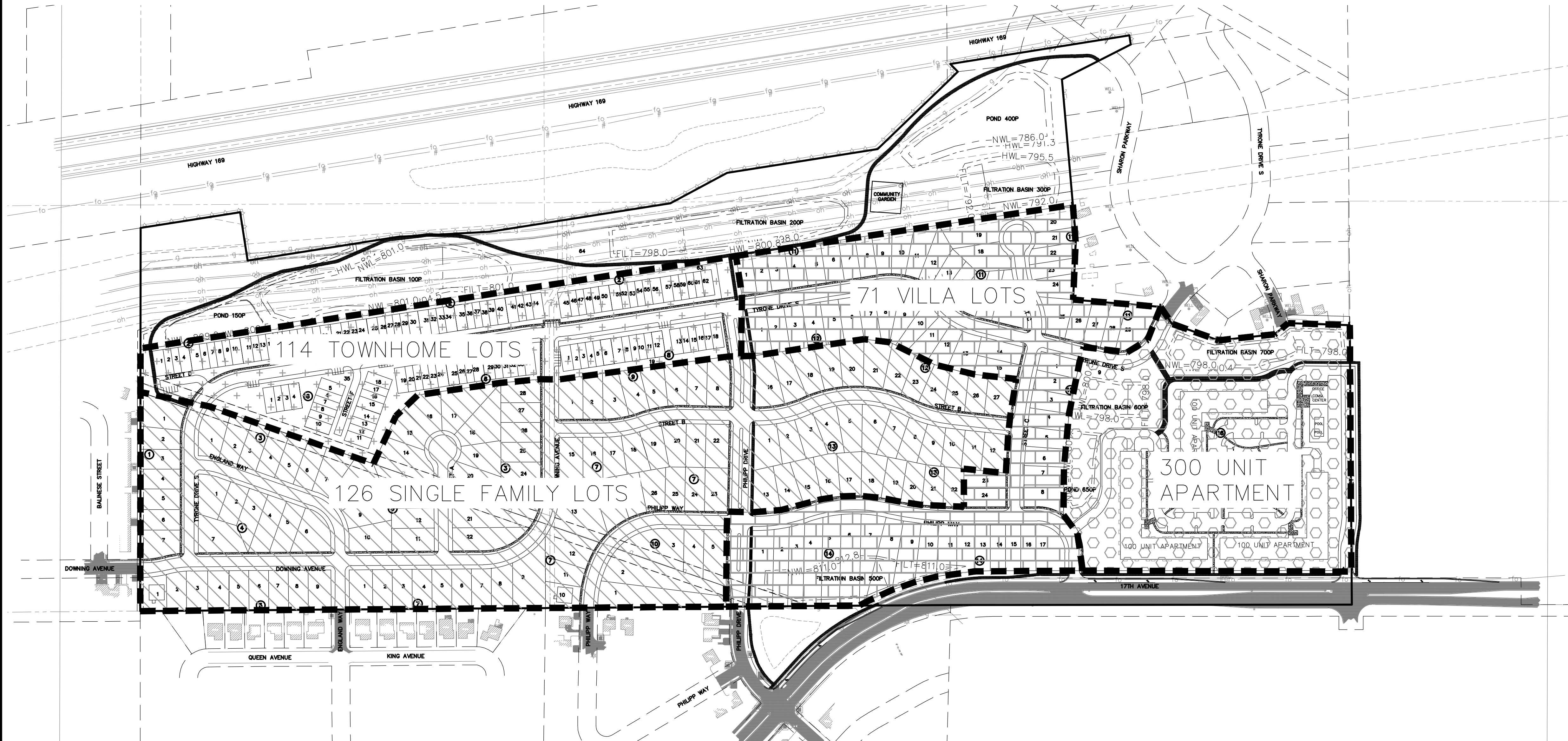




CURRENT ZONING: R-2 ON THE WEST, UNZONED ON THE EAST
PROPOSED ZONING: PUD

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'X56.5' 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 60' VILLA LOTS (50'X56.5' BUILDING):
MINIMUM LOT WIDTH: 60', 70' 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	25'
SIDE	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: 32

TOTAL PARKING: 318

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

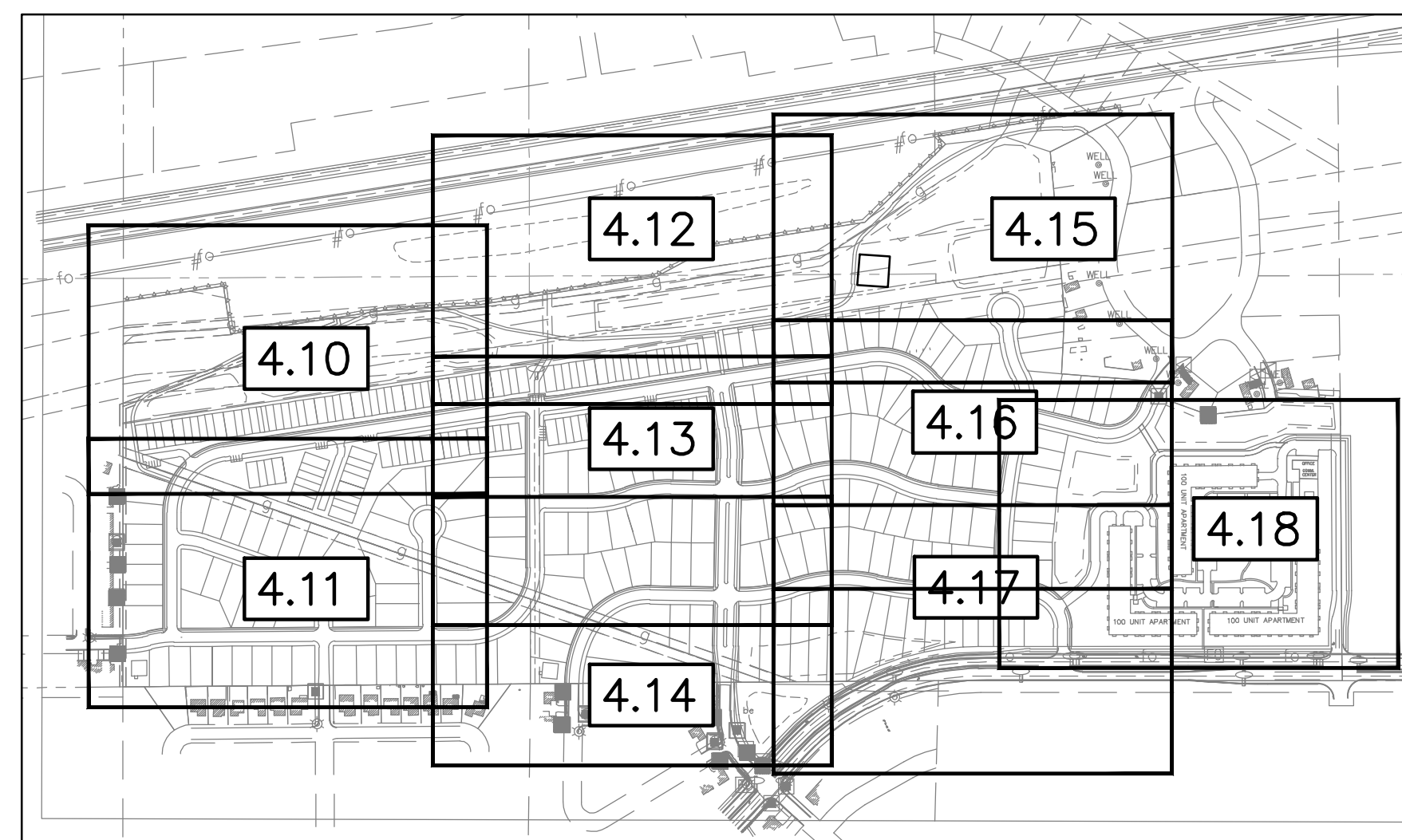
MULTIFAMILY PARKING (300 UNITS)

UNITS
1 BEDROOM: 144 UNITS
2 BEDROOM: 156 UNITS

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

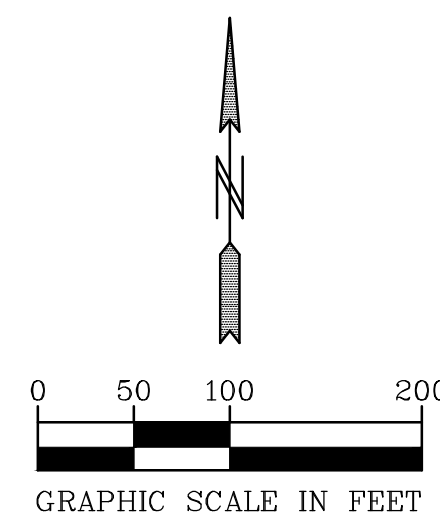
TOTAL REQUIRED: 528 SPACES

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



SHEET INDEX

TOTAL GROSS AREA	117.27	ACRES
TOTAL LOT AREA	91.71	ACRES
NUMBER OF LOTS	245	
NUMBER OF OUTLOTS	1	
TOTAL OUTLOT AREA	3.94	ACRES
TOTAL RIGHT OF WAY AREA OF LOCAL STREETS	17.82	ACRES
RIGHT OF WAY AREA OF 117TH AVE NW	3.79	ACRES
GROSS DENSITY	2.07	LOTS/ACRE
NET DENSITY (EXCLUDES 117TH AVE NW, BLOCK 6, LOT 35, BLOCK 2 LOT 63, BLOCK 8 LOT 19, BLOCK 16 LOT 1)	7.21	LOTS/ACRE



00-ENG-119035-SHEET-SITE-OVERALL

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
1. 3-16-2020 Lot & Block No.'s Added
2. 11-16-2020 Revise Layout

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

PRELIMINARY OVERALL SITE PLAN

SUMMERGATE
17305 CEDAR AVENUE SOUTH
LAKEVILLE, MINNESOTA 55044

SUMMERLAND PLACE
SHAKOPEE, MINNESOTA

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