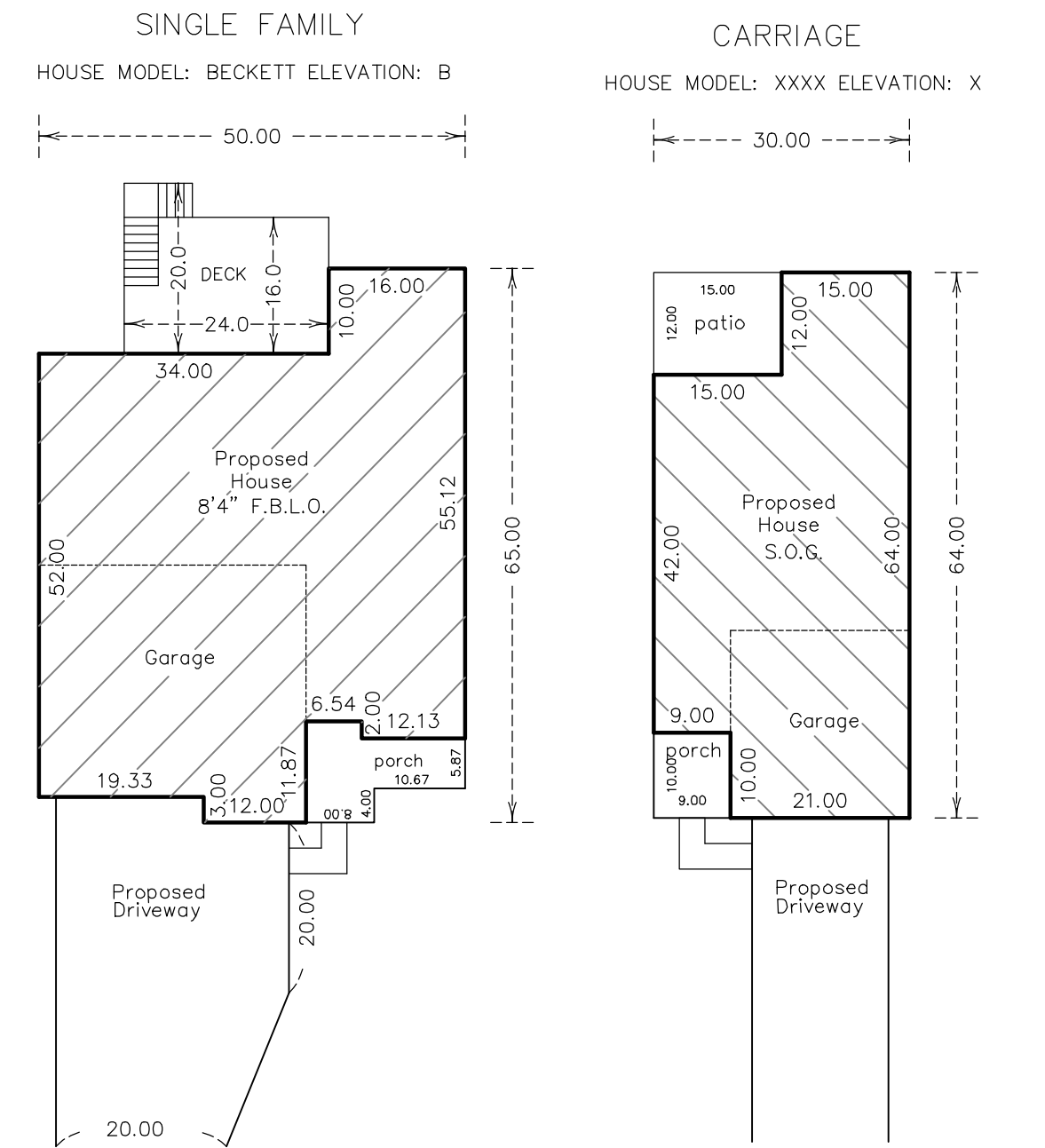
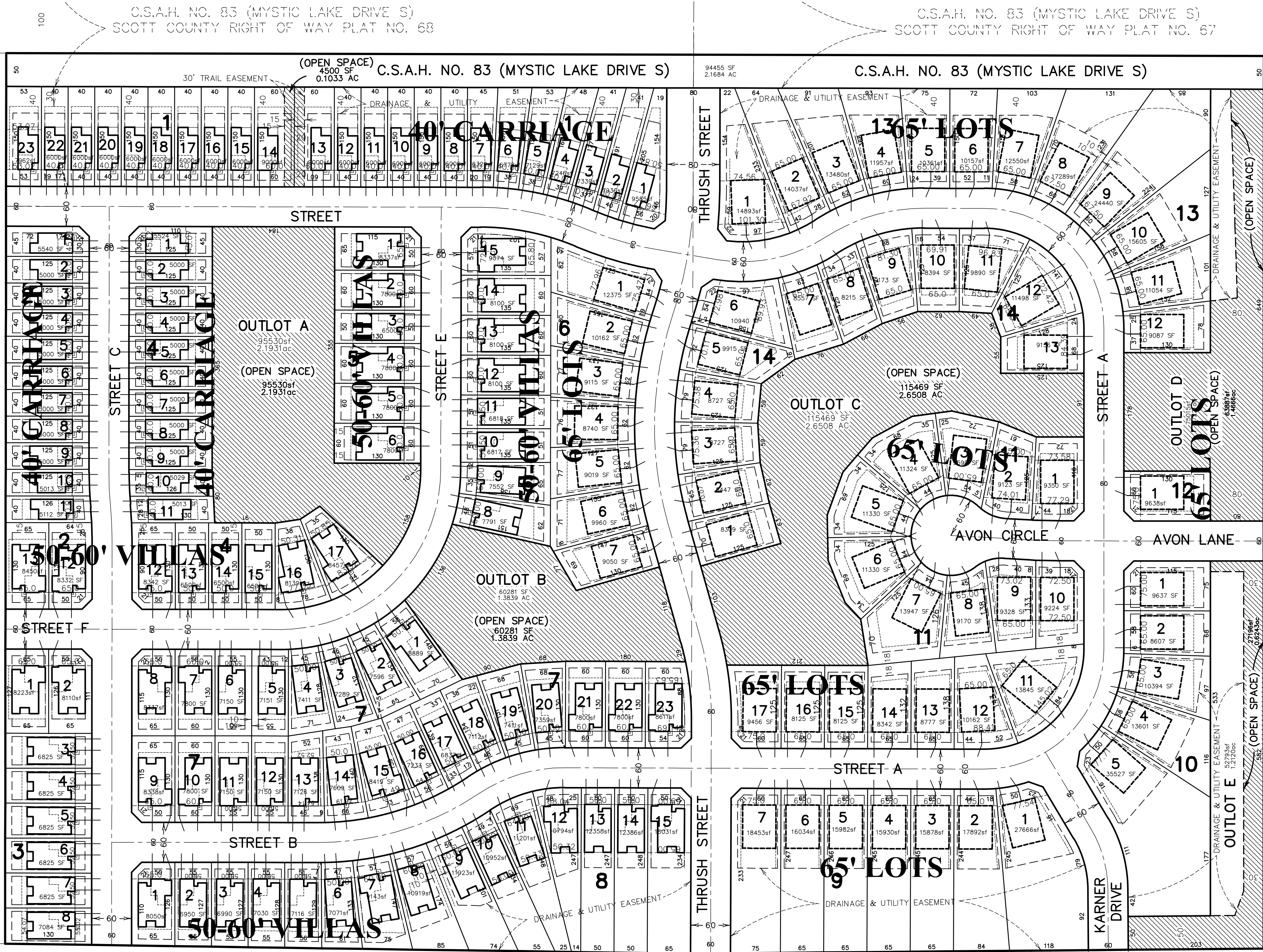
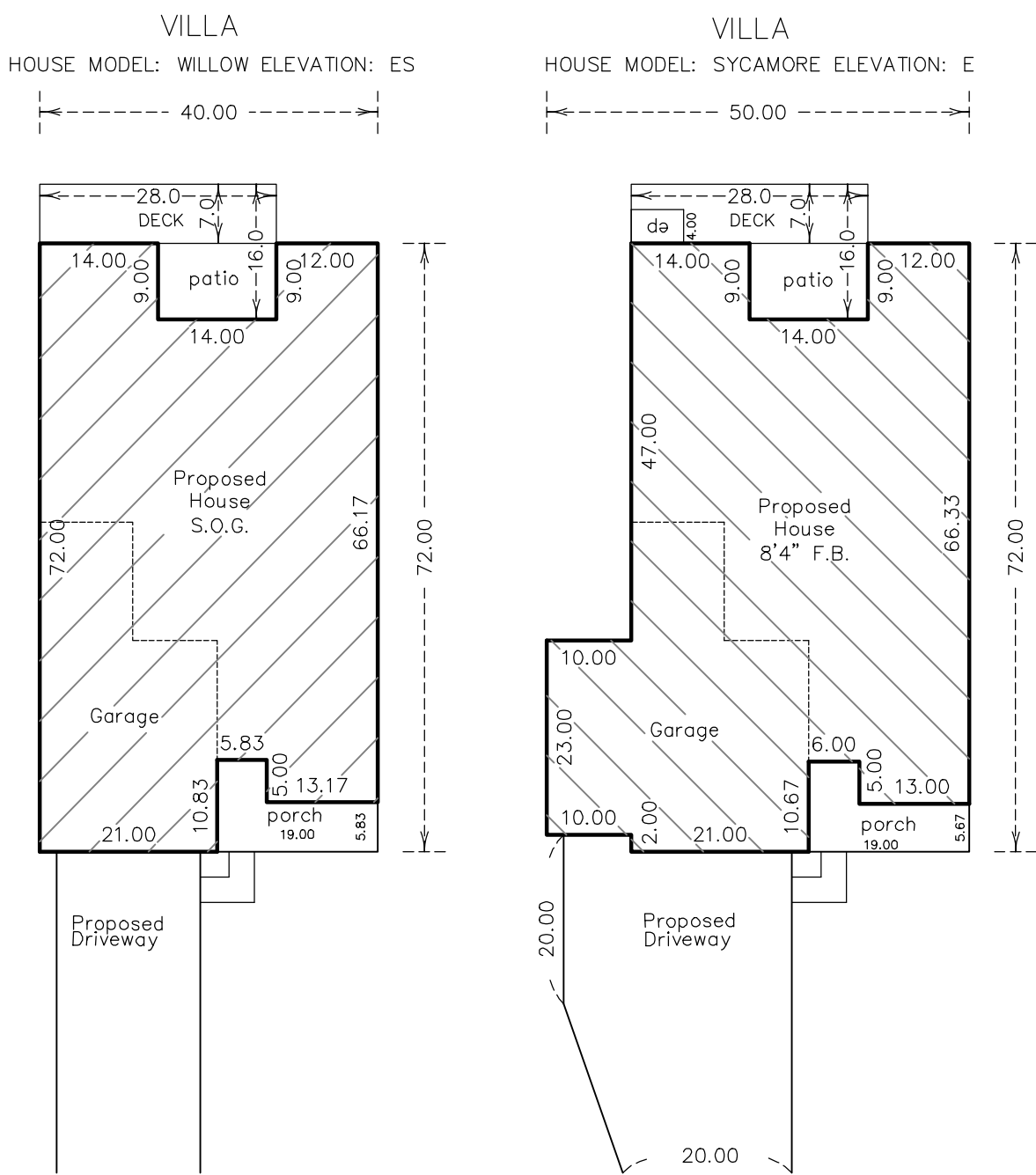




HOUSE MODEL: BECKETT ELEVATION: B
LOT 16, BLOCK 2,
HAVEN RIDGE THIRD ADDITION
House area = 2654 SF
Deck area = 416 SF
Patio area = 180 SF
Porch area = 50 SF
Sidelwalk area = 29 SF
Driveway area = 400 SF
Total Impervious Area = 3,084 SF
Max. Coverage = 50.0%
Min. Lot area = 7,968 sf

HOUSE MODEL: XXXX ELEVATION: X
LOT 11, BLOCK 1,
WOODLAND COVE THIRD ADDITION
House area = 1,650 SF
Patio area = 180 SF
Porch area = 50 SF
Sidelwalk area = 34 SF
Driveway area = 400 SF
Total Impervious Area = 2,354 SF
Max. Coverage = 50.0%
Min. Lot area = 4,708 sf



HOUSE MODEL: WILLOW ELEVATION: ES
LOT 7, BLOCK 3,
HAVEN RIDGE FIRST ADDITION
House area = 2614 SF
Deck area = 325 SF
Patio area = 140 SF
Porch area = 50 SF
Sidelwalk area = 29 SF
Driveway area = 425 SF
Total Impervious Area = 3,533 SF
Max. Coverage = 50.0%
Min. Lot area = 7,066 sf

HOUSE MODEL: SYCAMORE ELEVATION: E
LOT 4, BLOCK 5,
HAVEN RIDGE FIRST ADDITION
House area = 2846 SF
Deck area = 325 SF
Patio area = 138 SF
Porch area = 50 SF
Sidelwalk area = 29 SF
Driveway area = 685 SF
Total Impervious Area = 4,020 SF
Max. Coverage = 50.0%
Min. Lot area = 8,080 sf

SITE DATA:
GROSS AREA: ±56.2 ACRES

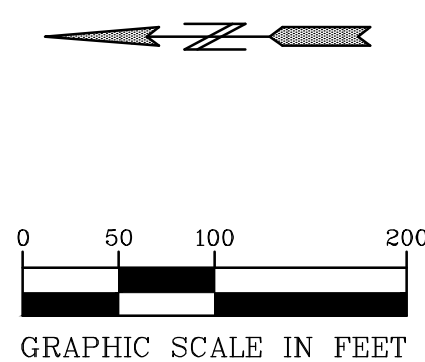
2040 GUIDE PLAN: SUBURBAN RESIDENTIAL (3-6 UNITS/ACRE)
CURRENT ZONING: AG
PROPOSED ZONING: PUD

PROPOSED LOTS: 175
65' WIDE LOTS: 62 (PAD 50' X 55')
50-60' WIDE VILLAS: 68(29-60FT & 39-50FT)
40' CARRIAGE: 45

PUD OPEN SPACE REQUIREMENT: 15% OF 56.2 ACRES = 8.4 ACRES
MINIMUM OPEN SPACE: ±8.4 ACRES
MINIMUM SETBACKS FOR 65' SINGLE FAMILY:
FRONT: 25'
REAR: 25'
SIDE: 7.5' INTERIOR, 15' SIDE CORNER
COUNTY RD 83: 30'

MINIMUM SETBACKS FOR VILLAS AND CARRIAGE:
FRONT: 25'
REAR: 25'
SIDE: 5' INTERIOR, 10' SIDE CORNER
COUNTY RD 83: 30'

PROPOSED OPEN SPACE: 8.4220 ACRES



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Mendota Heights, MN 55120

(651) 681-1914
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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 Landscape Architect under the laws of the State of Minnesota

Name _____
Reg. No. _____
Date __/__/__

Revisions
1) 1-21-2021
2) 1-26-2021
3) 2-19-2021
4) 2-22-2021

Date 1-21-21
Designed JLT
Drawn NJK

SITE PLAN

MAGELLAN LAND DEVELOPMENT

SCHNEIDER PROPERTY
SHAKOPEE, MINNESOTA

1 OF 1