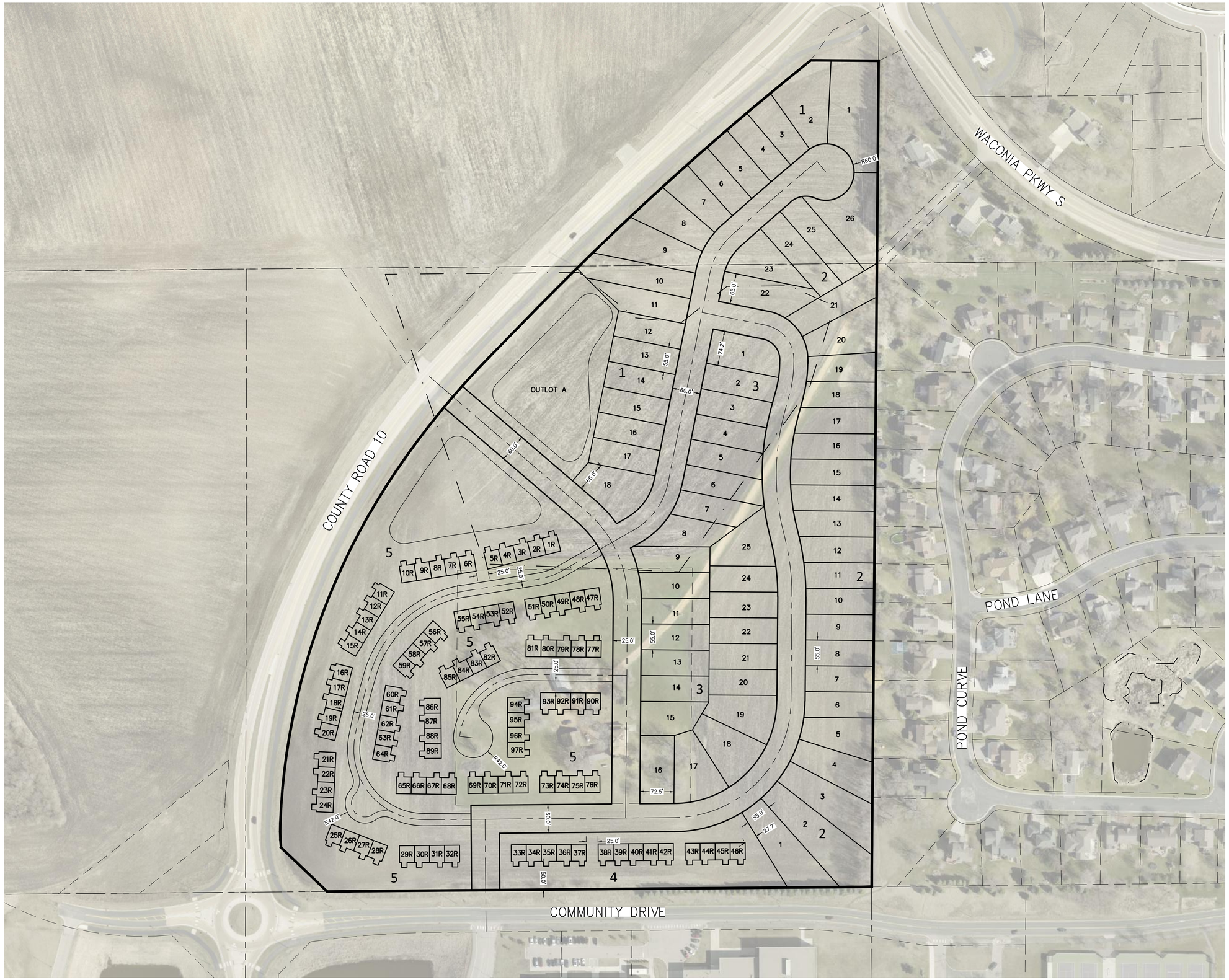

SITE DATA

EXISTING ZONING – AG

PROPOSED ZONING – PUD – R2/R3

TOTAL AREA – 36.66 ACRES
WETLAND AREA – 0.00 ACRES
TOTAL NET AREA – 36.66 ACRES

TOTAL UNITS	166 UNITS
NET DENSITY	4.53 UNITS/AC

SINGLE FAMILY – 55' (R2)	69 UNITS
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	65 FEET
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	5 FEET
SIDE (GARAGE)	5 FEET
SIDE (STREET)	15 FEET
REAR (LOTS)	30 FEET
REAR (COUNTY ROAD)	50 FEET
MINIMUM LOT SIZE	7,850 S.F.

ROW TOWNHOMES (R3)	97 UNITS
MINIMUM SETBACKS	
FRONT (BLDG TO BOC (PRIVATE))	25 FEET
FRONT (BLDG TO PUBLIC R-O-W)	25 FEET
SIDE (BLDG TO BLDG)	25 FEET
SIDE (BLDG TO BOC (PRIVATE))	25 FEET
SIDE (BLDG TO PUBIC R-O-W)	25 FEET
REAR (BLDG TO BLDG)	30 FEET
REAR (BLDG TO BOC (PRIVATE))	30 FEET
REAR (COUNTY ROAD)	50 FEET
MAXIMUM IMPERVIOUS PERCENTAGE	70%

N

SCALE IN FEET
0 100' 200'

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306

WOLTER SITE
WACONIA, MINNESOTA
CONCEPT PLAN
FOR
SUMMERGATE

DRAWN BY	CTY
DATE	05/01/25
REVISIONS	
PROJECT NO.	24290-00
SHEET 1 OF 1	

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