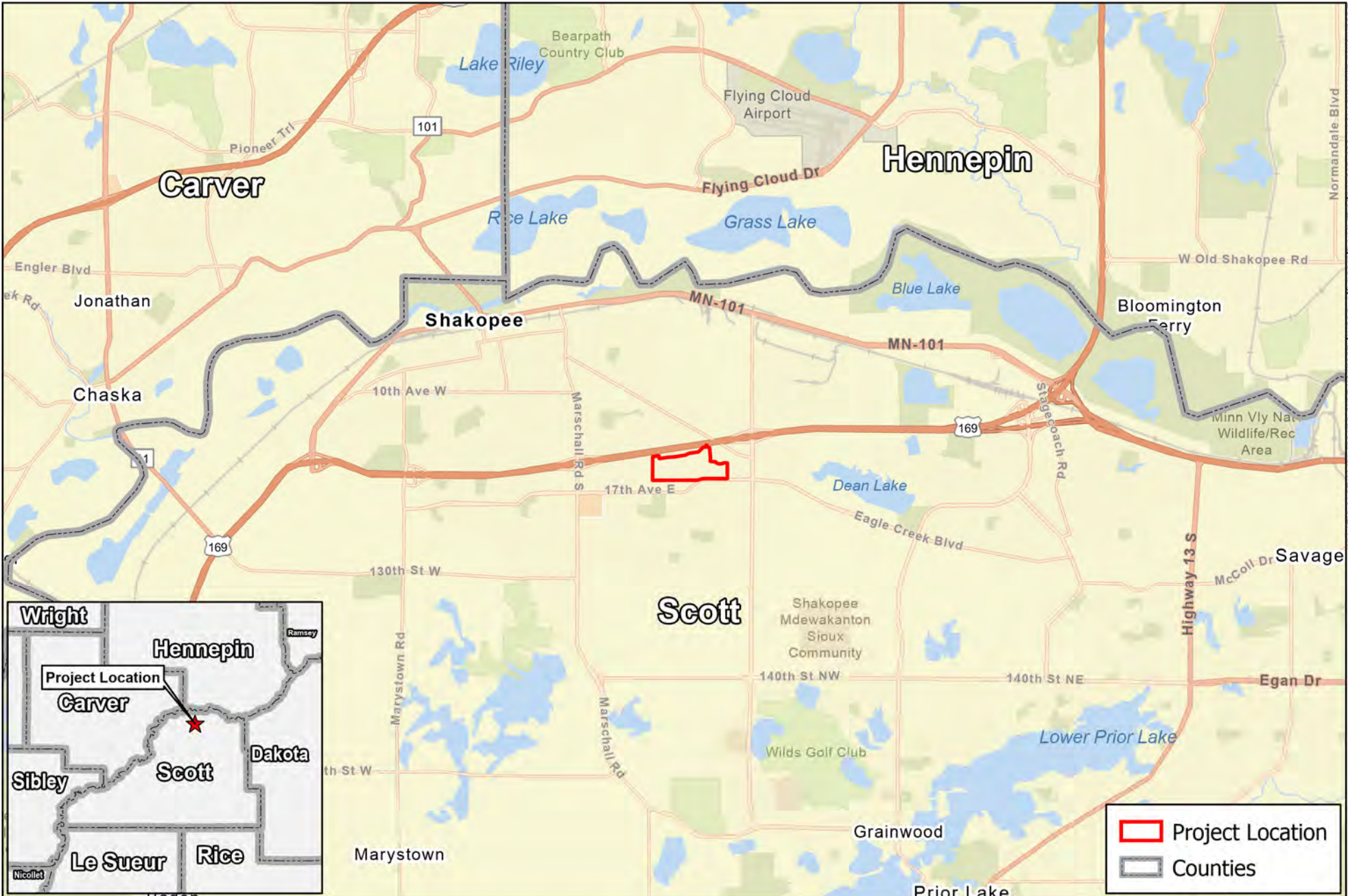
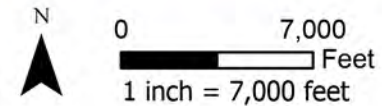


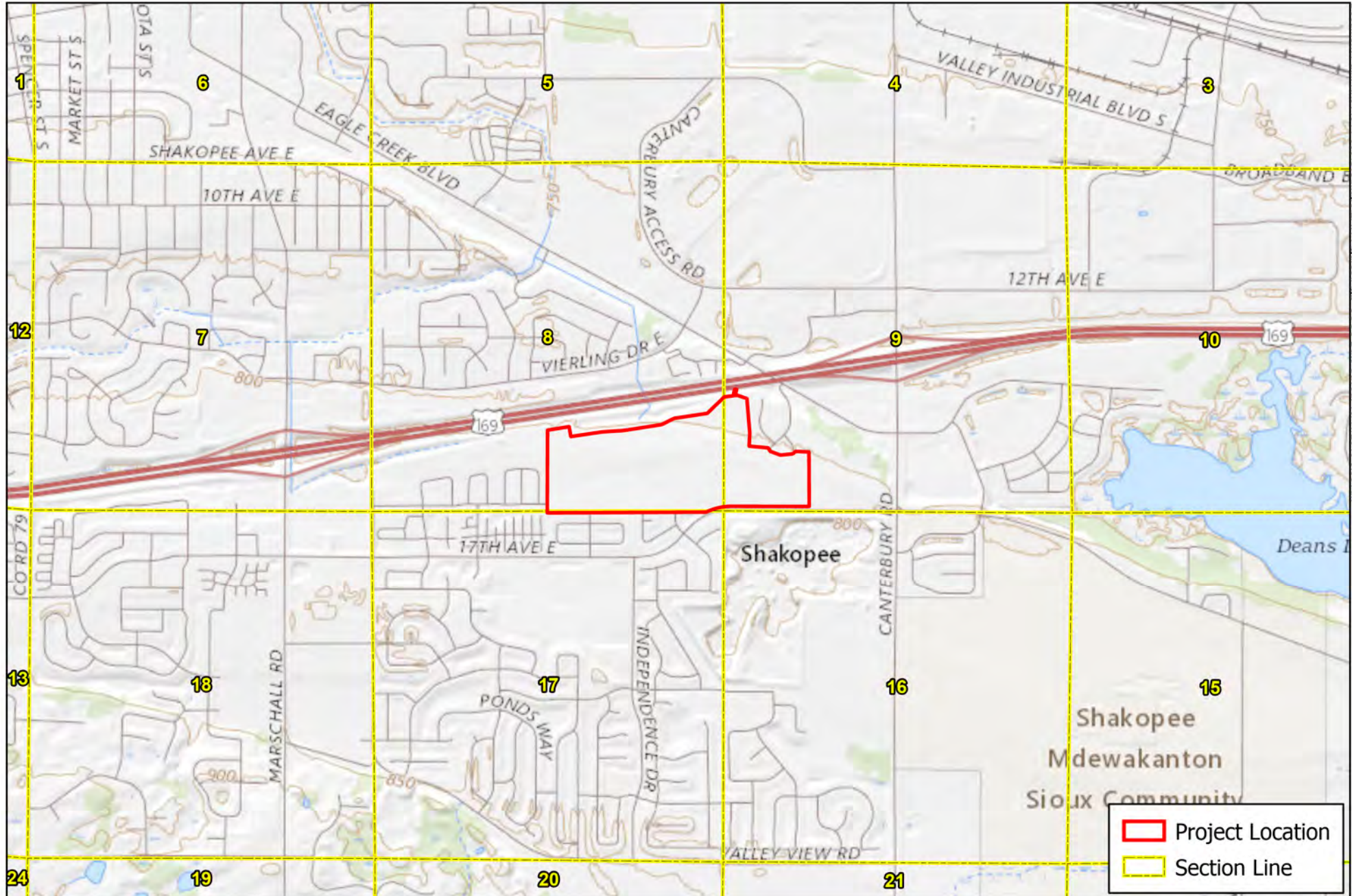
## APPENDIX A – FIGURES



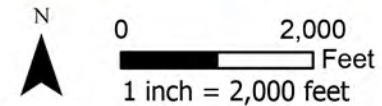
**Figure 1 - County Location**  
Summergate Development EAW  
Shakopee, MN







**Figure 2: USGS Topographic Map**  
Summergate Development EAW  
Shakopee, MN



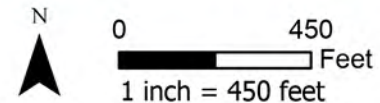




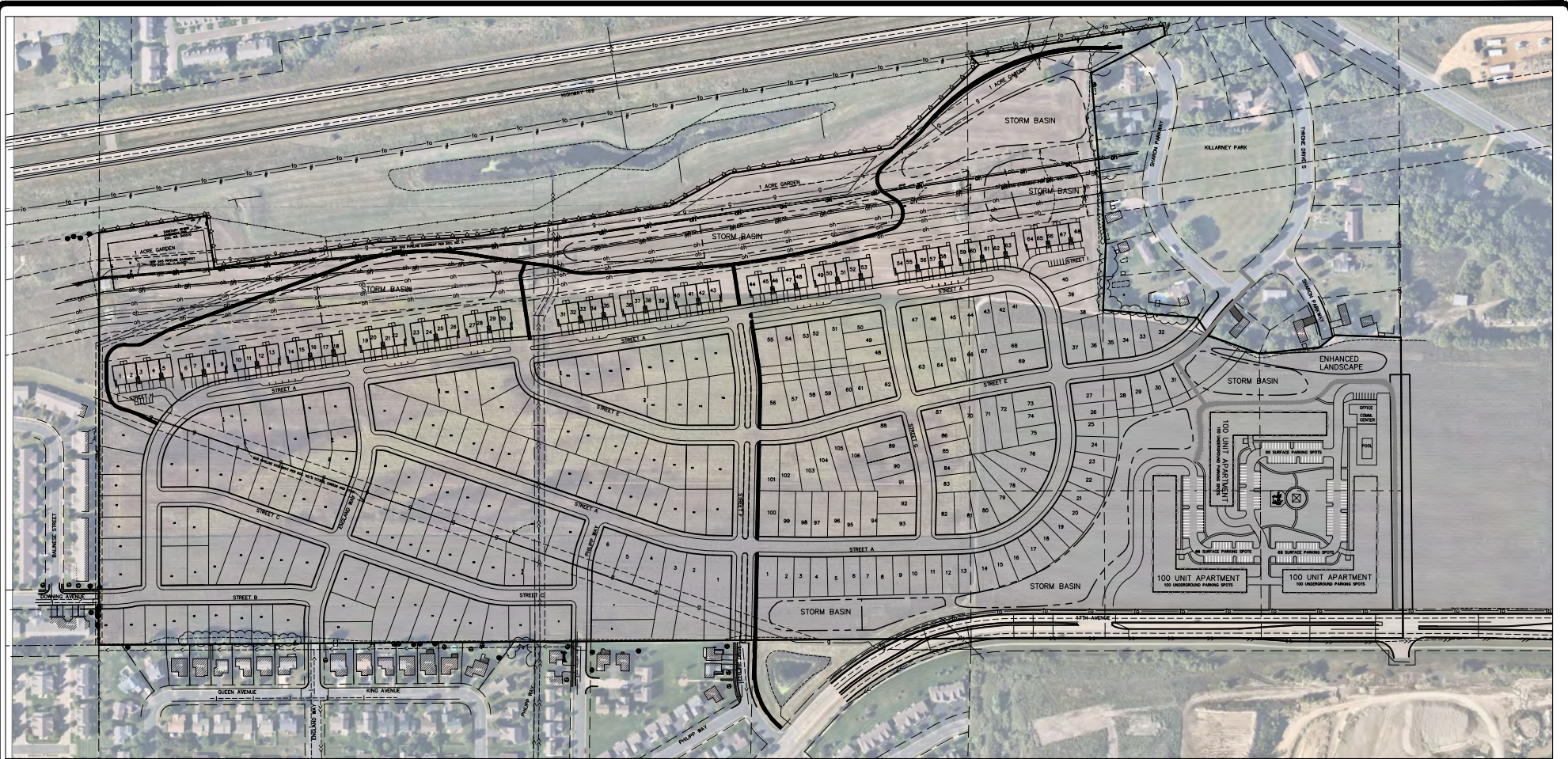
Document Path: K:\014914-000\GIS\Mapsets\EAW\Figures\Fig3\_Pre-Construction Site Map Date Saved: 10/11/2019 9:18 AM



**Figure 3: Pre-Construction Site Map**  
 Summergate Development EAW  
 Shakopee, MN







**SITE DATA:**  
 GROSS AREA: ±114.3 ACRES  
 EASEMENT ON NORTH END OF PROJECT AREA: ±21.6 ACRES  
 NET AREA: ±92.7 ACRES  
 50' VILLA LOTS: 106  
 65' SINGLE FAMILY LOTS: 115  
 ROW TOWNHOME UNITS: 68  
 HIGH DENSITY UNITS: 300  
 TOTAL UNITS: 589  
 NET DENSITY: 6.35 UNITS/ACRE

CONCEPT PLAN BASED ON AVAILABLE DATA  
 WETLANDS HAVE NOT BEEN DELINEATED  
 NO FIELD WORK  
 NO ENGINEERING

**PIIONEER** engineering  
 CIVIL ENGINEERS LAND PLANNERS LAND SERVICES LANDSCAPE ARCHITECTS  
 2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 651-4988  
 www.pioneereng.com

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)

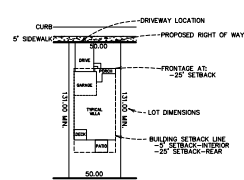
PROPOSED STANDARDS FOR 65' SINGLE FAMILY LOTS (50'x60' BUILDING):  
 MINIMUM LOT WIDTH: 80'  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 7.5 TO LOTLINE, 10' TO ROW  
 REAR YARD SETBACK: 25'

PROPOSED STANDARDS FOR 50' VILLA LOTS (40'x70' BUILDING):  
 MINIMUM LOT WIDTH: 50'  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 5' TO LOT LINE, 10' TO ROW  
 REAR YARD SETBACK: 25'

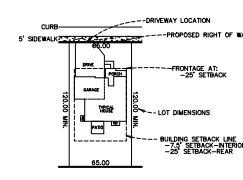
PROPOSED STANDARDS FOR ROW TOWNHOMES:  
 FRONT SETBACK: 25'  
 SETBACK BETWEEN BUILDINGS: 15'

PROPOSED STANDARDS FOR HIGH DENSITY RESIDENTIAL (SOUTHEAST AREA):  
 SETBACK FROM 17TH AVENUE: 50'

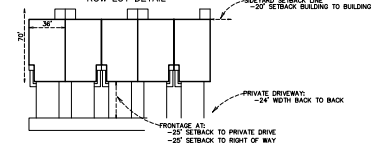
TYPICAL VILLA LOT DETAIL



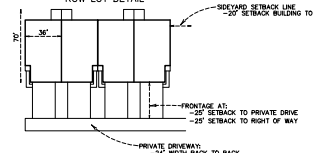
TYPICAL SINGLE FAMILY LOT DETAIL



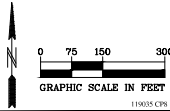
5-UNIT TOWNHOME ROW LOT DETAIL



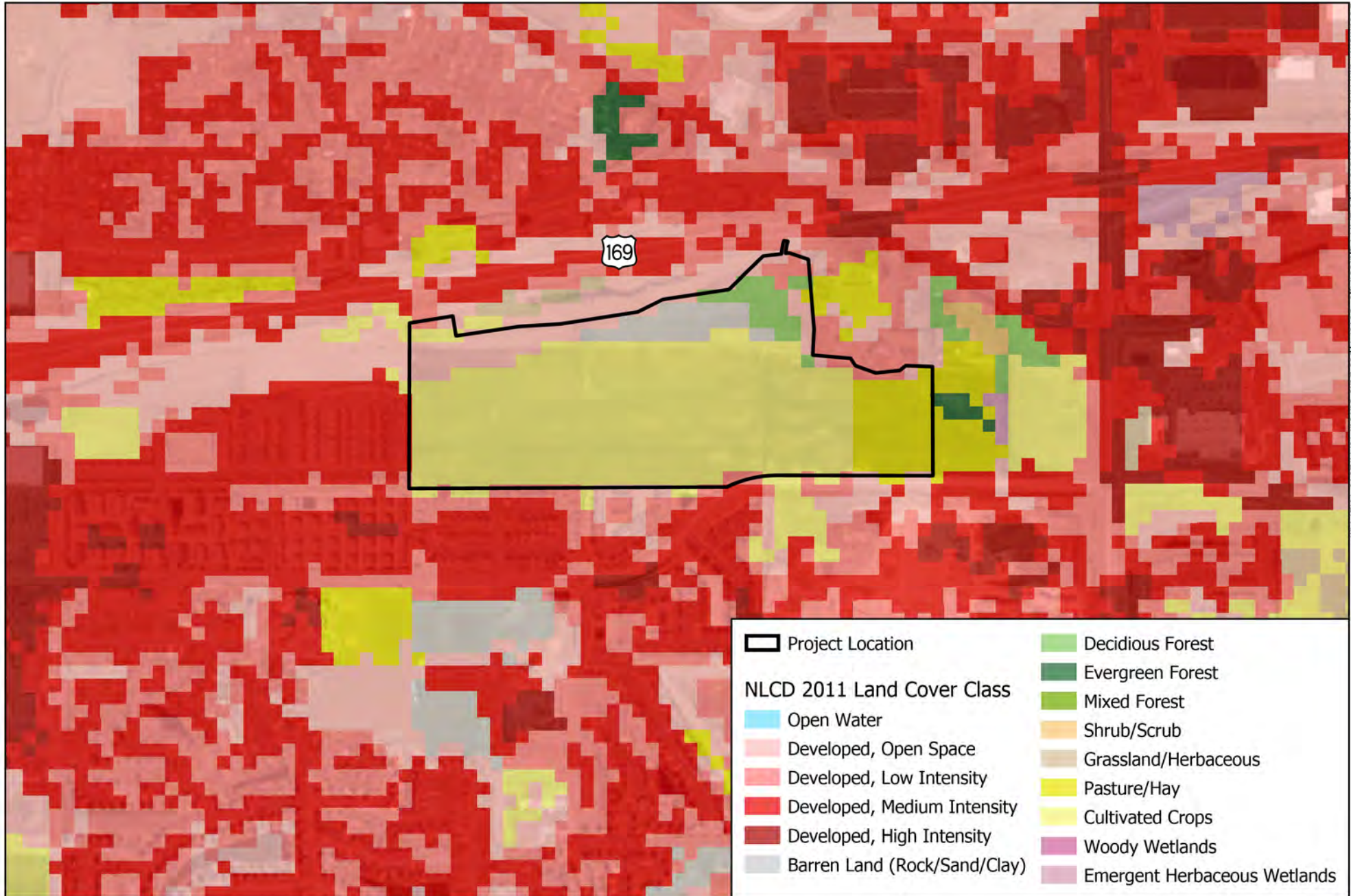
4-UNIT TOWNHOME ROW LOT DETAIL



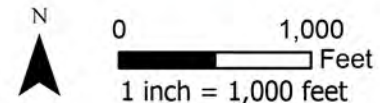
**Figure 4: Post-Construction Site Map**  
 Summergate Development EAW  
 Shakopee, MN



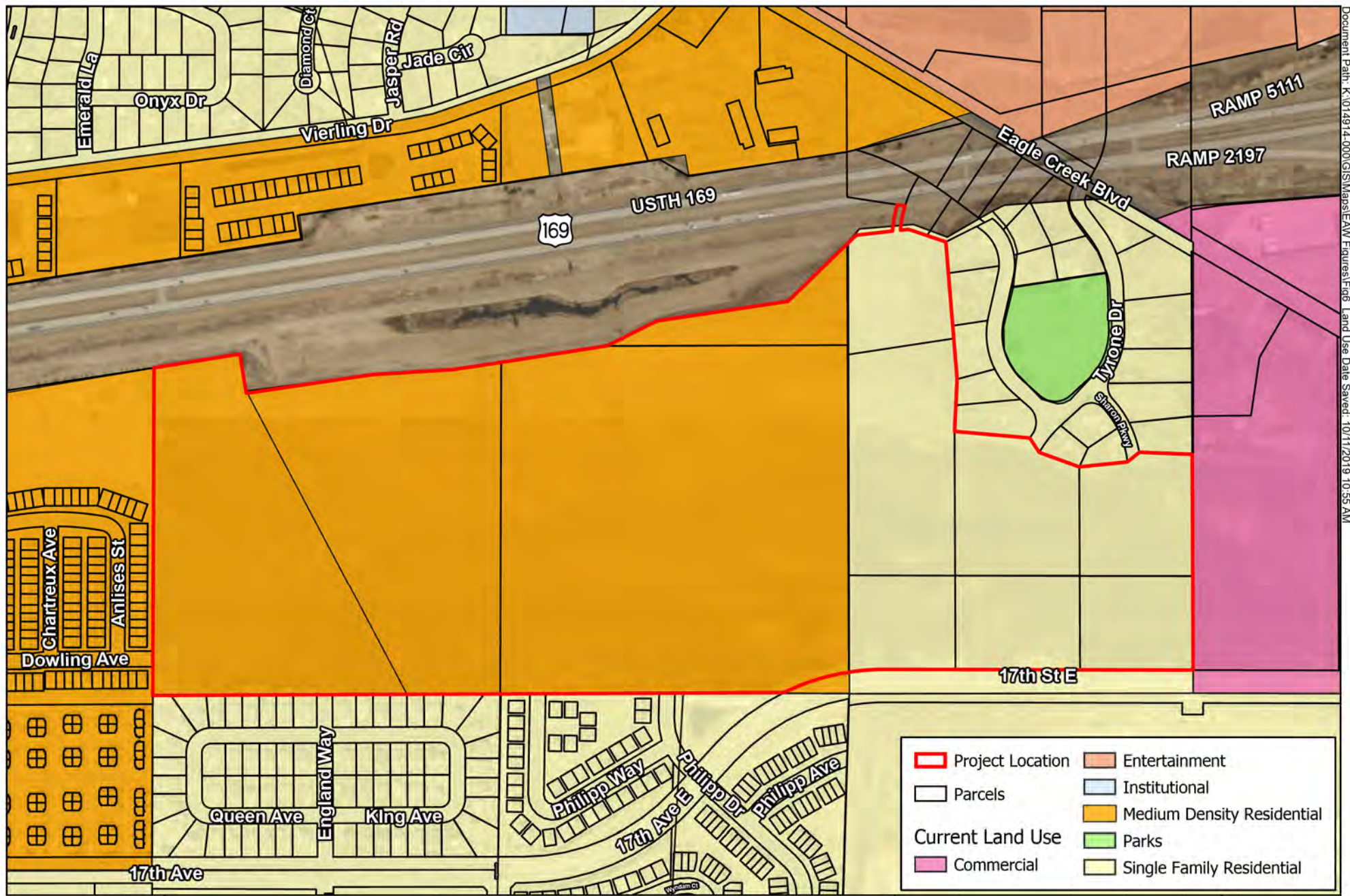




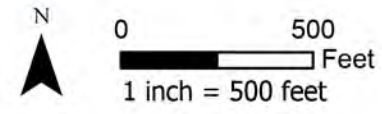
**Figure 5: NLCD Cover Type**  
Summergate Development EAW  
Shakopee, MN



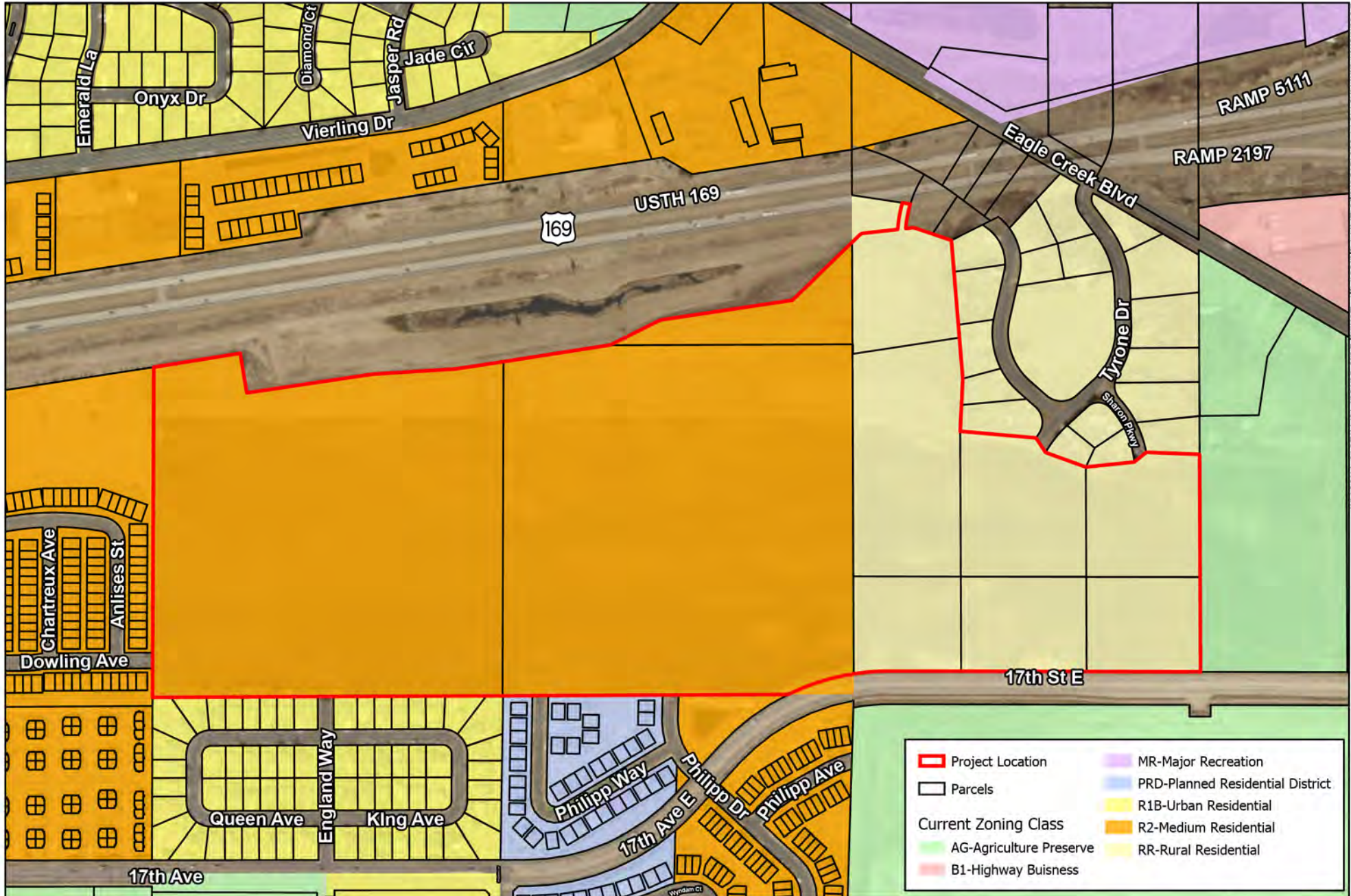




**Figure 6: Land Use Map**  
 Summergate Development EAW  
 Shakopee, MN



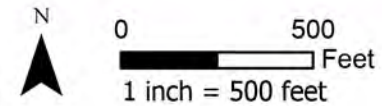




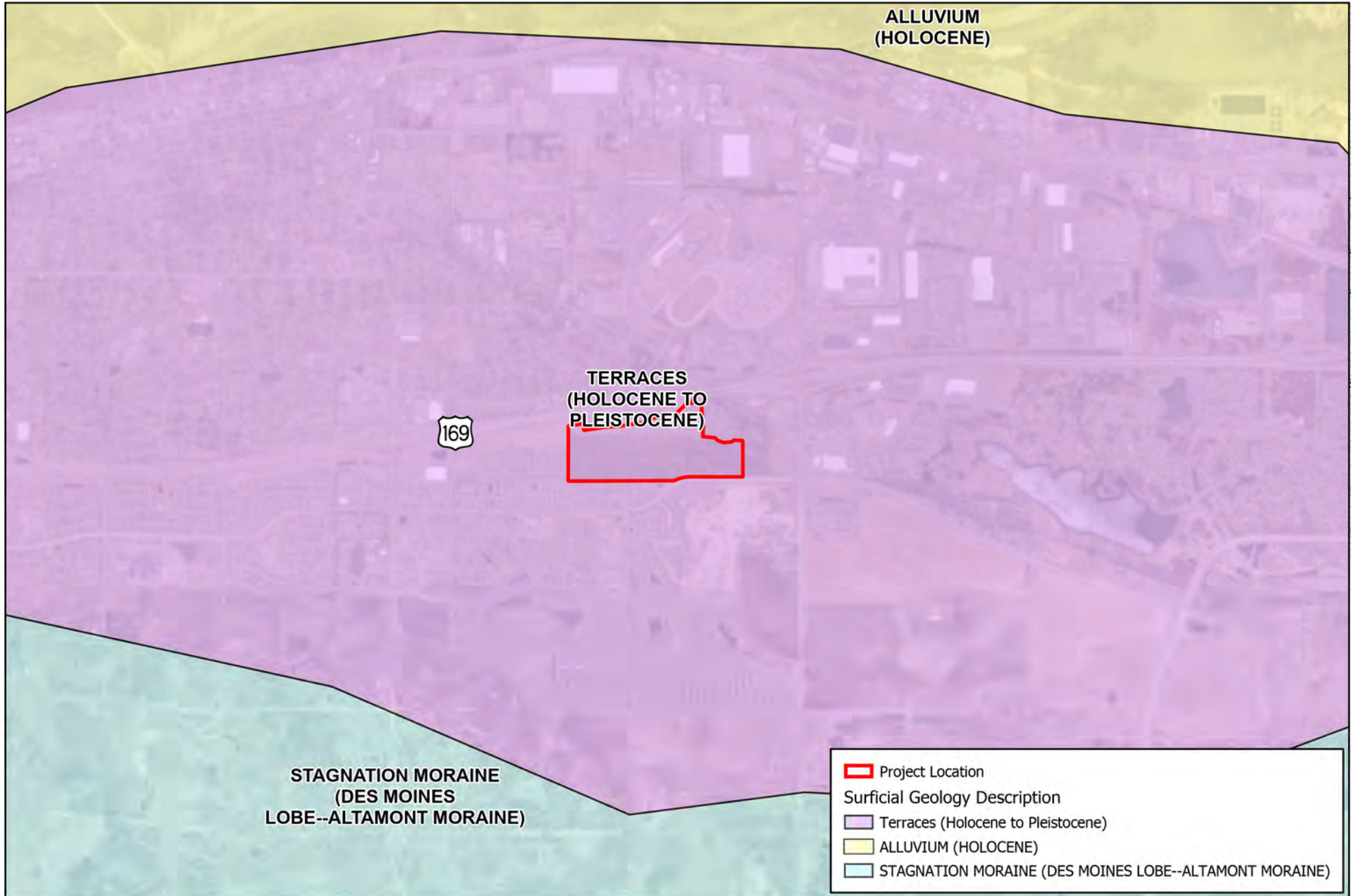
Project Location	MR-Major Recreation
Parcels	PRD-Planned Residential District
Current Zoning Class	
AG-Agriculture Preserve	R2-Medium Residential
B1-Highway Business	RR-Rural Residential



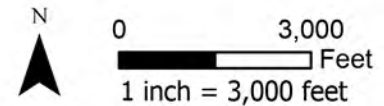
**Figure 7: Current Zoning**  
Summergate Development EAW  
Shakopee, MN



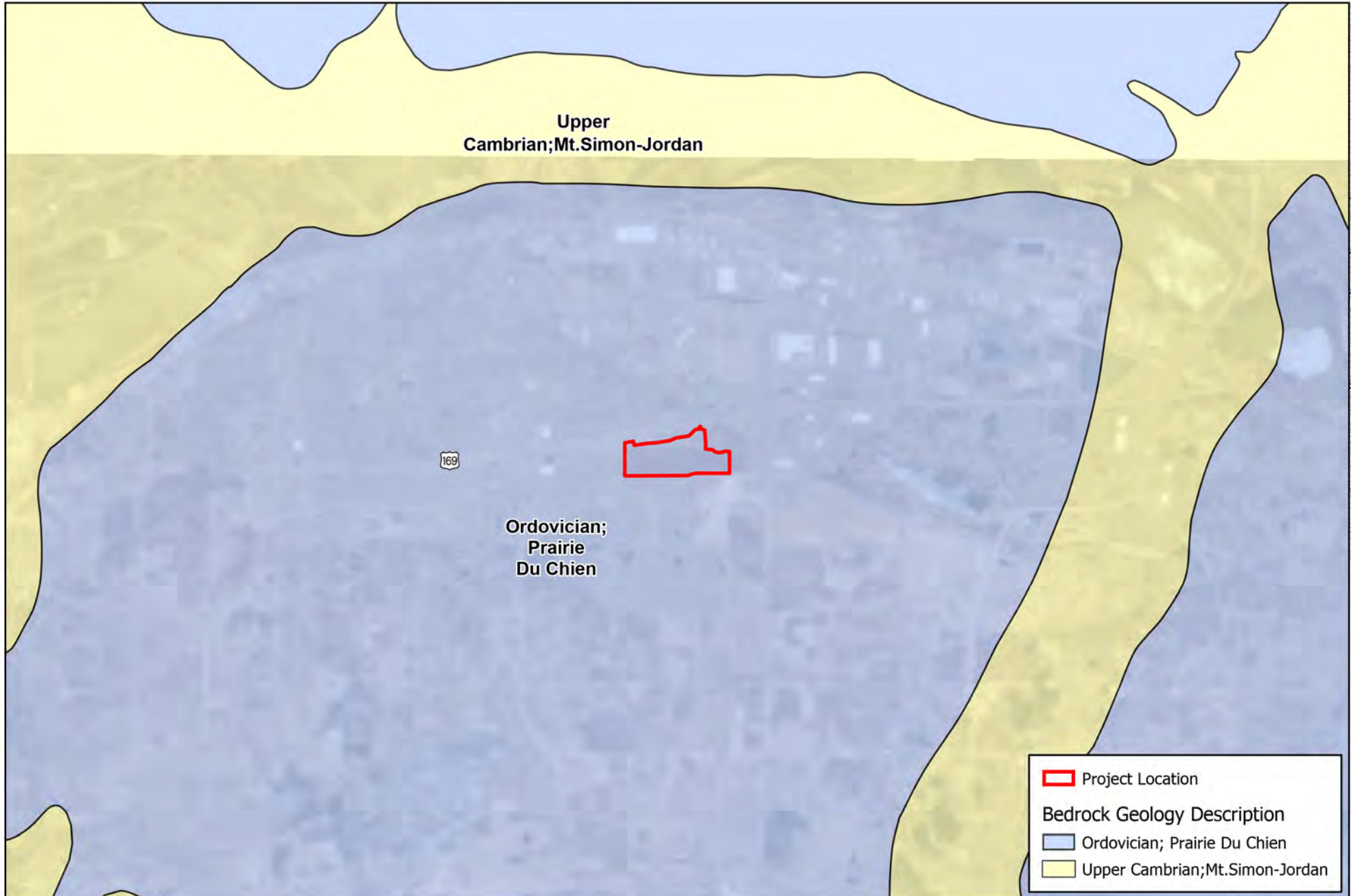




**Figure 8: Surficial Geology**  
Summergate Development EAW  
Shakopee, MN







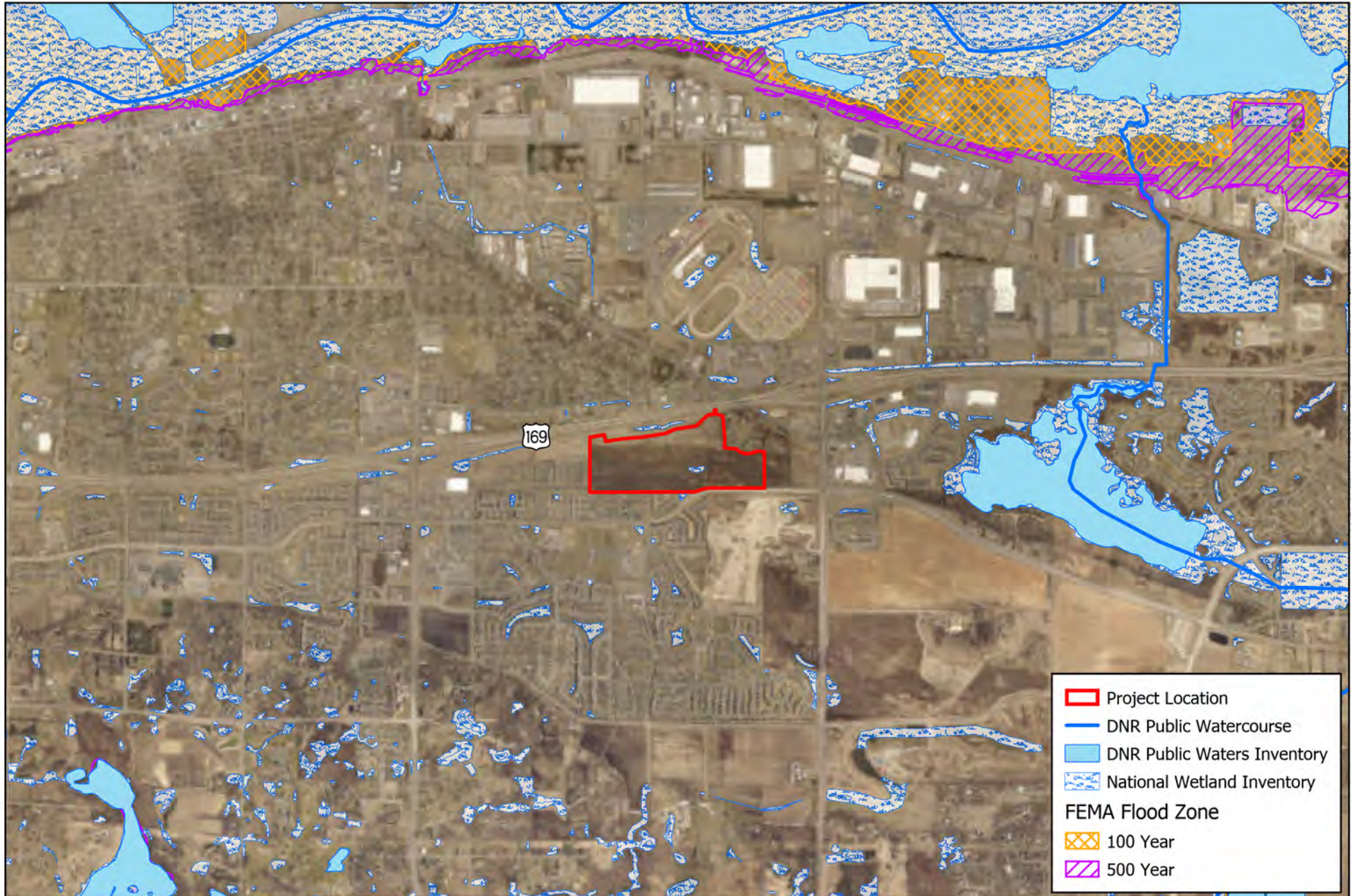
**Figure 9: Bedrock Geology**  
Summergate Development EAW  
Shakopee, MN



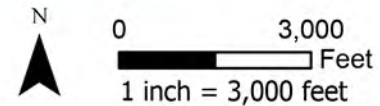




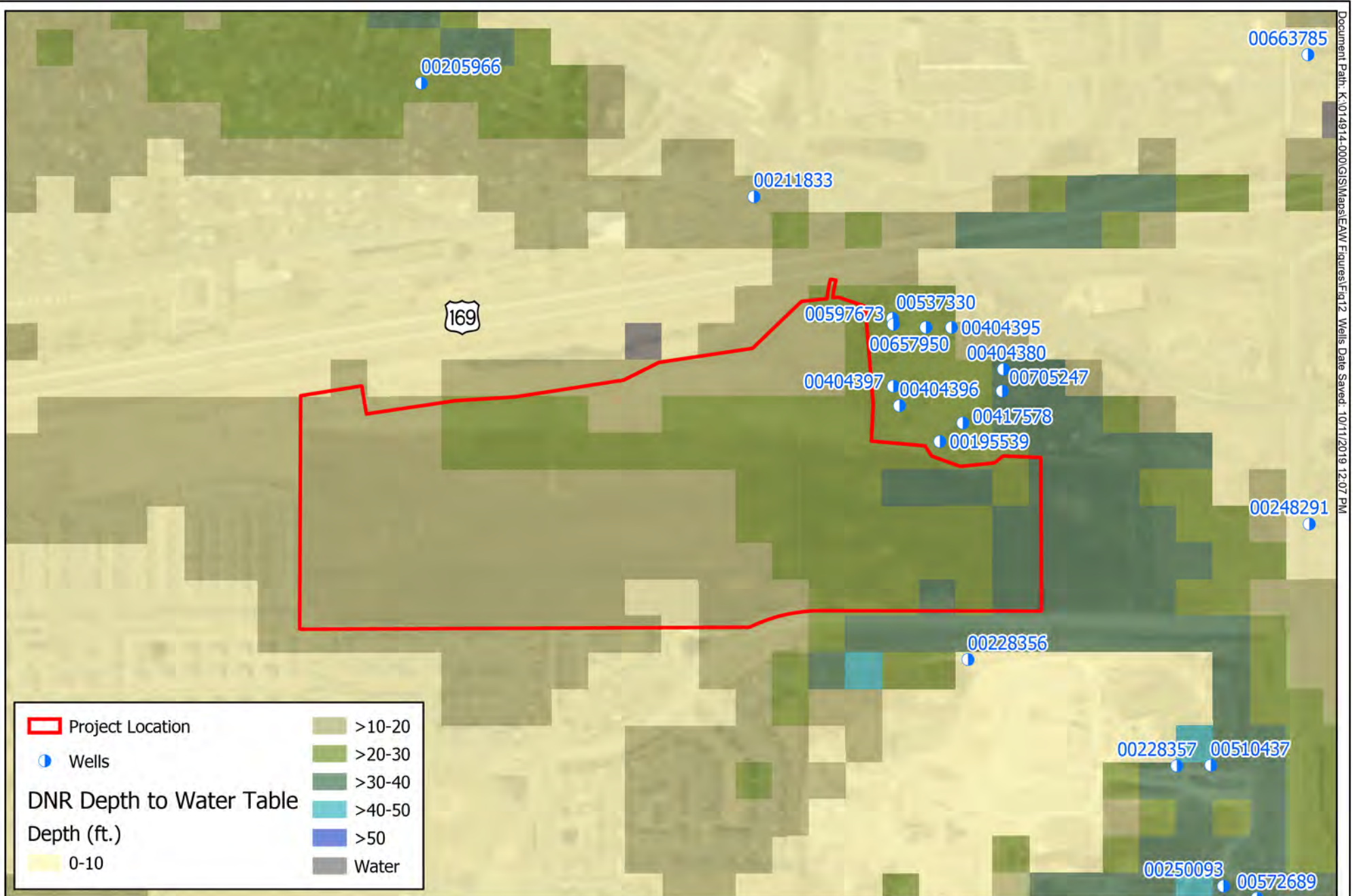




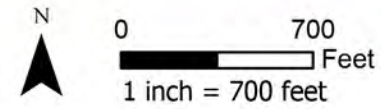
**Figure 11: Surface Waters**  
Summergate Development EAW  
Shakopee, MN







**Figure 12: Well Location and Depth to Groundwater Resources**  
Summergate Development EAW  
Shakopee, MN







**Figure 13: MPCA-Potential Contamination**  
Summergate Development EAW  
Shakopee, MN

