

# EXHIBIT B: GENERAL STANDARDS

DENSITY GROUP		MAX DENSITY	MINIMUM FRONT SETBACK	SIDE, REAR SETBACKS	COMMON WALLS PERMITTED	CLUSTERING (COMMON PARKING)	ON-SITE PARKING REQ	HEIGHT MAX
LOW	R-3	3 DU/A	10'-0" (20'-0" TO GARAGE DOOR)	5'-0" ONE SIDE 10'-0" OTHER SIDE 20'-0" REAR	NO	NO	4/DU 2-GARAGE	2 ST ABOVE GRADE
	R-4	4 DU/A	10'-0" (20'-0" TO GARAGE DOOR)	<del>3'-0" LOT LINE</del> 5'-0" ONE SIDE 5'-0" OTHER SIDE 20'-0" REAR	NO	YES	4/DU 2-GARAGE	2 ST ABOVE GRADE
	R-5 Neighborhood 5	5 DU/A	10'-0" (20'-0" TO GARAGE DOOR)	<del>3'-0" LOT LINE</del> 5'-0" ONE SIDE 5'-0" OTHER SIDE <del>20'-0" LOT LINE</del> 20' REAR	YES	YES	3/DU	3 ST ABOVE GRADE
MEDIUM	R-7	7 DU/A	10'-0" (20'-0" TO GARAGE DOOR)	ZERO LOT LINE 2 SIDES REAR	YES	YES	2.25/DU	3 ST ABOVE GRADE
	R-10/12	10-12 DU/A	30'-0"	30'-0" ALL SIDES OF TRACT	YES	YES	1.75/DU	3 ST ABOVE GRADE
	R-14/20	14-20 DU/A	30'-0"	30'-0" ALL SIDES OF TRACT	YES	YES	1.75/DU	3 ST ABOVE GRADE
HIGH	R-50	50 DU/A	30'-0"	30'-0" ALL SIDES OF TRACT	YES	YES	1.75/DU	150'-0"

\* SUBJECT TO REVIEW AS PLANNED UNIT DEVELOPMENT

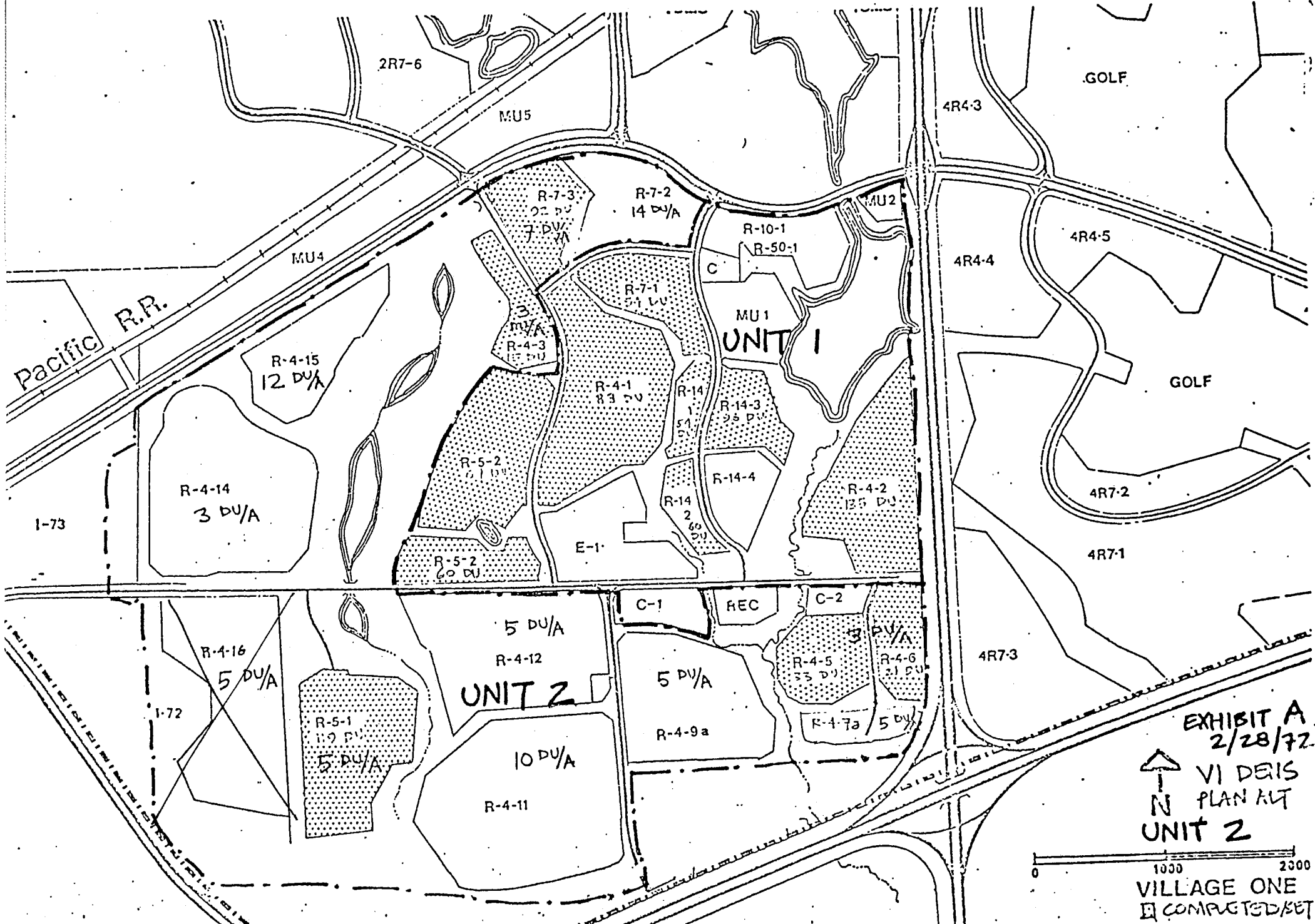
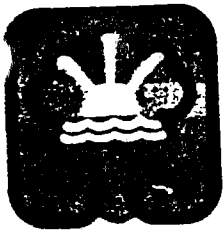


EXHIBIT A  
 2/28/72  
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 UNIT 2  
 0 1000 2000  
 VILLAGE ONE  
 COMPACTED SET

Table 1



# Chaska

MULTI-FAMILY HOUSING  
DENSITY AND PARKING COMPARISON  
RANKING BY UNITS  
AUGUST '07

RANK	TYPE	PROJECT NAME	UNITS (NO.)	ACRES	DENSITY (DU/A)	PARKING SPACES					
						OPEN	H.C. AD HOC	GARAGE	DRIVE	TOTAL	SPACES PER DU.
1	R	HAZELTINE SHORES*	174	18.11	9.6	127	-	174	174	475	2.7
2	R	WATER'S EDGE*	120	10.25	11.7	64	-	116	116	296	2.5
3	E	WAYBURY*	114	6.56	17.4	61	9/1	24	0	94	0.8
4	R	CROSTOWN RIDGE	92	6.0	15.3	131	3/18	55	5	194	2.1
5	R	WOODCREST*	82	7.33	11.2	125	-	89	-	214	2.6
6	R	LAKE GRACE MANOR*	72	6.71±	10.7	70	3/0	72	-	145	2.0
7	C	MILLPOND*	64	5.25	12.1	128	-	64	-	192	3.0
8	R	BARBARY KNOLLS*	60	3.4±	17.6	42±	0/4	60	9	111	1.9
9	E	TALHEIM	58	1.0	58.0	26	4/0	0	-	30	0.5
10	C	STOCKWOOD*	55	3.9	14.2	55+	-	55	-	110	2.0+
11	C	ASPEN OAKS*	44	5.04	8.7	44+	-	0	-	44+	1.0+
12	R	CEDAR CREEK	36	2.04±	17.7	54	2/1	38	0	94	2.6
13	R	CHASKA VALLEY	36	1.16±	31.0	49	0/1	0	0	49	1.4
14	C	BAVARIA COURT*	32	4.55	7.03	10+	-	64	0	64+	2.0±
15	C	HAVERHILL*	24	7.44	3.2	24+	-	24+	0	48+	2.0+

## LAND USE DESCRIPTION

### VILLAGE ONE - UNIT TWO

JONATHAN DEVELOPMENT CORPORATION, CHASKA, MINNESOTA

#### A. GENERAL

It is the purpose of the Jonathan Development Corporation to construct on land owned by this corporation within the City of Chaska a planned community. It is the further purpose of the Jonathan Development Corporation that this community provide a superior physical and economic environment.

Jonathan is being developed in accordance with a single development plan, offering the advantage inherent in any single plan, whether it be architecture, engineering, or urban planning, where the product can be designed and developed as a whole. The residential, commercial, and industrial areas can be better related to each other, the highway and street system can be designed in its entirety, and sites for public facilities can be chosen to provide maximum service. And all of this can be done at savings in costs when contrasted with present methods of development. Planned community or new town approach to development promises better housing, more convenient and healthful urban living at a better price.

The planning technique involves the use of density controls which permits optimum sizing of community facilities including roads, utilities, and community institutions. Considerable attention has been paid to the separation of the vehicular and pedestrian circulation systems, and the vehicular system is structured so that roads can be designed to suit their function. An example of this is that in residential neighborhoods the roads serving the houses do not serve as collectors or through streets for other neighborhoods.

Each village in Jonathan will consist of a broad range of housing for 6,000 to 8,000 residents, a convenience shopping center, and sites for related community institutions such as parks, recreation facilities, K-6 schools, and churches. The first unit of VILLAGE ONE is now under construction in accordance with the plan and description previously approved by the City of Chaska. Jonathan is now embarking on the construction of the remainder of VILLAGE ONE. This document and the accompanying exhibits will detail the design concept and density controls for the remainder of VILLAGE ONE.

#### B. USE DESCRIPTION

The developer plans to construct a total of 2,400 dwelling units for VILLAGE ONE as a whole, including those units already constructed. Since the preliminary submission of VILLAGE ONE, Unit Two, some additional areas have been added to the west. The multi-use area to the north is no longer classed as a part of VILLAGE ONE. As a result of these changes, the total gross acreage has changed from 692 to 745 acres, and the gross density has shifted from 3.05 DU/A, in the previous submission, to this final determination of 3.22 DU/A.

Individual tracts may still vary with respect to one another within this general framework, but we expect no further significant changes in the overall density or gross acreage of VILLAGE ONE.

Exhibit A is a map indicating the boundaries of Unit Two of VILLAGE ONE, with land use areas indicated thereon. The following use descriptions for each tract have been written so as to delineate potential density requirements for each tract. This has been done in order to allow for the developmental flexibility needed at this point in time to adapt to unforeseen circumstances such as topographic and engineering problems or marketing requirements. While the total of these contingency requirements would thus equal more than the 2,400 units described above for VILLAGE ONE, it should be made clear that the total number of units in reality will equal no more than 2,400 units. The use description densities are intended only to catalog the potential density for each

site in the case that it may be necessary to vary the planned number of units for any one tract with respect to another. Any such changes will take place within this general framework of 2,400 D.U. and 3.22 DU/A.

The use descriptions below have been written with regard to a set of standards applicable for each density level. These standards, Exhibit B, are discussed first, followed by a description of each tract and its density. The set of standards to be applied to that tract are those pertaining to that particular density level. If, therefore, the density for a particular tract varies from the permissible density here indicated, the remaining portion of the use description delineating site requirements, parking, etc., will vary also with respect to the density. Roads contained within any tract will correspond to current road criteria.



1. R-7-2 is a tract for dwelling units at a density not to exceed 14 living units per gross acre. Units built on this site will conform to the standards in Exhibit B corresponding to the density built.
2. R-7-3 is a tract for dwelling units at a density not to exceed seven living units per gross acre. This project, Farm Hill Townhouses, has been approved and built according to the standards for tracts of this density.
3. R-4-3 is a tract for residential use at a density not to exceed four dwelling units per gross acre. This project, Neighborhood Two, has been approved and built according to the standards for tracts of density 3 DU/A.
4. R-4-5 and R-4-6. These tracts, Neighborhood Three, have been approved for residential use at a density not to exceed four dwelling units per gross acre. They have been built according to standards in Exhibit B for tracts of 3 DU/A.
5. R-4-9 is a tract for residential use at a density not to exceed five dwelling units per gross acre. Units built on this site will conform to standards in Exhibit B corresponding to the density built.
6. R-4-11 is a tract for residential use at a density not to exceed ten dwelling units per gross acre. Units built on this site will conform to standards in Exhibit B corresponding to the density built.
7. R-4-12 is a tract for residential use at a density not to exceed five dwelling units per gross acre. Units built on this site will conform to standards in Exhibit B corresponding to the density built.
8. R-4-14. This tract, Neighborhood Eight, is being submitted for approval as a tract for residential use at a density not to exceed three dwelling units per gross acre. Units built on this site will conform to standards in Exhibit B corresponding to the density built.

9. R-4-15 is a tract for residential use at a density not to exceed 12 living units per gross acre. Units built on this site will conform to standards in Exhibit B corresponding to the density built.
10. R-5-1 is a tract for residential use at a density not to exceed five dwelling units per gross acre. This tract, Neighborhood Five, has been approved and constructed according to the standards for 5 DU/A tracts shown in Exhibit B.
11. R-4-16 is a tract for residential use at a density not to exceed five dwelling units per gross acre. Units built on this site will conform to standards in Exhibit B corresponding to the density built.
12. R-4-7a is a tract for residential use at a density not to exceed five dwelling units per gross acre. Units built on this site will conform to standards in Exhibit B corresponding to the density built.
13. C-2 is a tract for religious facilities.

Set Back shall be not less than 40 feet in depth from all lot lines.

Structures shall not cover more than 30 per cent of the land area contained within the tract.

Parking - one parking place shall be provided for each  $3\frac{1}{2}$  seats based on the design capacity of the main assembly hall.

Height of the structures shall not exceed 75 feet above the grade.

Building Structures shall comply with the existing building codes of the City of Chaska.

DWELLING UNIT SUMMARY

VILLAGE ONE - UNITS 1 & 2

*June 20, 1974*  
~~July 19, 1973~~

TRACT NAME	TRACT DESIGNATION	OVERALL APPROVAL, D.U.'S	FINAL APPROVAL D.U.'S	+ OR -	TENTATIVE PRESENT PLANS	+ OR -
Neighborhood One	R-4-1	120	88	-32	88	-32
Neighborhood Four	R-4-2	135	135	0	135	0
Neighborhood Two	R-4-3	15	15	0	15	0
Neighborhood Three	R-4-5/6	54	54	0	54	0
	R-4-7a	27	--	--	27	0
Neighborhood Nine	R-4-9	116	50	-66	50	-66
Neighborhood Ten	R-4-11	<del>503</del>	--	--	<del>422</del> 400	<del>-81</del> -103
Neighborhood Seven	R-4-12	160	--	--	86	-74
Neighborhood Eight	R-4-14	105	102	-3	102	-3
	R-4-15	259	--	--	259	0
	R-4-16	160	--	--	86	-74
Neighborhood Five	R-5-1	119	122**	+3	122	+3
Neighborhood Six	R-5-2	195	--	--	135	-60
Center Green	R-7-1	60	16*	--	60	0
Mill Pond	R-7-2	120	210	+90	210	+90
Farmhill	R-7-3	92	92	0	92	0
Village Center Housing	R-10-1	<del>90</del>	--	--	<del>84</del> 72	<del>-6</del> -18
Stockwood	R-14-1	54	55	+1	55	+1
Tree Loft	R-14-2	60	60	0	60	0
Lake Grace	R-14-3	108	96**	-12	96	-12
	R-14-4	102	--	--	146	+44
	R-50-1	50	--	--	50	0
TOTALS TO DATE		2,704	1,095	-19	2400	-304
This request Neighborhood Six	R-5-2	195	158**	-37		
NEW TOTAL			1,253***	-56		

Footnotes

\*Future approval of additional dwelling units to be made.

\*\*Final approval still pending

\*\*\*Total for final approval, D.U.'s is not to exceed 2,400