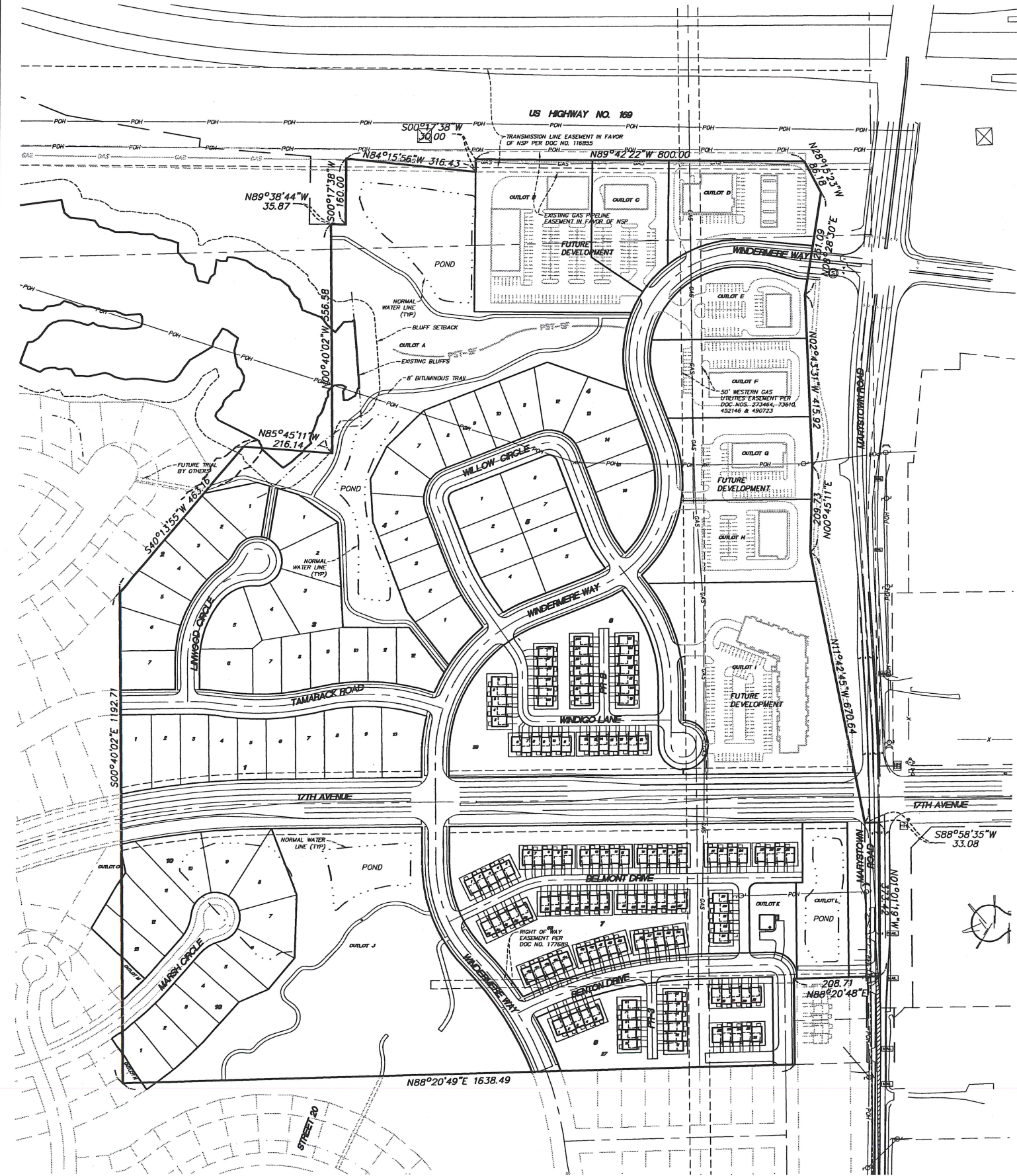




Development Data

EXISTING ZONING:	R-1B, R-2, & B-1
PROPOSED ZONING:	R-1B, R-2, R-4, & B-1 (P.U.D.)
GROSS SITE AREA:	76.6± acres
MAJOR R.O.W.:	5.27 acres
(CR 16)	
EXISTING BLUFF	1.07 acres
EXISTING UTILITY EASEMENTS	2.92 acres
(Gas & OHP easements)	
NET SITE AREA	67.19 acres

DEVELOPMENT SUMMARY

MULTI-FAMILY TOWNHOMES	131 Homes
(Blks 6, 7, 8)	
65' WIDE LOTS	24 Lots
(Blks 4, 5)	
70' WIDE SINGLE FAMILY	42 Lots
(Blks 1, 2, 3, 10)	
(Includes 13 future lots @ southwest corner)	
TOTAL HOMES:	197 Homes

PROJECT OPEN SPACE:	16.12 acres (20% of site area)
(Outlots A, J, L)	
PARK DEDICATION:	12.96 acres (17% of net site area)
(Outlots A & J less ponding nwl areas)	

TOTAL LENGTH OF BITUMINOUS TRAILS:	5,980 LF
------------------------------------	----------

PROJECT DENSITY:

SINGLE FAMILY DENSITY	±4.1 du/Ac.
(66 units / 16.12 ac SF area, net R/W)	
MULTI-FAMILY DENSITY	±10.5 du/Ac.
(131 units / 12.55 ac MF area, net public R/W)	

65' & 70' Single Family PUD Standards:

STANDARD:	R-1B Zoning District:	65'/70' SINGLE FAMILY	NOTES:
MAXIMUM DENSITY:	5 un/ac	3.7 un/ac as shown	Density excludes street R/W
MINIMUM LOT WIDTH	60'	65'/70' @ fsbk	pad widths of 50' and 55'
MIN CORNER LOT WIDTH	90'	95' as shown	
MINIMUM LOT DEPTH	100'	130'	
MAX. IMPERV COVERAGE	50%	50%	
SETBACKS:			
FRONT	30'	30'	
SIDE INTERIOR LOT	10'/10'	7.5'/7.5' (15' TOTAL)	PUD FLEX.
SIDE CORNER LOT	Not listed; assume 30'	25'	PUD FLEX.
	30'	30'	

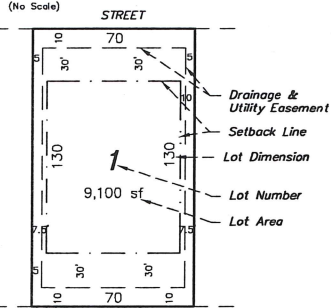
Townhome Multi-Family PUD Standards:

STANDARD:	R-2 Zoning District:	Proposed PUD Standards:	NOTES:
MAXIMUM DENSITY:	5.01-8 un/ac	10.5 un/ac as shown	Density excludes street R/W
MAX UNITS/BLDG:	6 units w/ CUP	7 un/bldg	PUD FLEX.
MAX IMPERV. COVERAGE	60%	60% of gross area	Impervious calculated on a gross basis, not per indiv. lot
MIN. OPEN SPACE:	-	4.3% provided	Common Lot areas (less streets/drives) / Gross townhome area
MINIMUM LOT WIDTH	100'	-	N/A; Townhome plat
MINIMUM LOT DEPTH	100'	-	N/A; Townhome plat
MAX BLDG HEIGHT:	35' w/o CUP	35'	Finish grade to mid point of gable; builder to verify
MIN. PARKING REQD:	2.25 stalls/unit	2 garage + 2 driveway	driveway parking included
SETBACKS:			
FRONT	35'	25' Garage to R/W or pvt drive 20' Porch to R/W or pvt drive	PUD FLEX.
SIDE INTERIOR	10'/10'	20' b/tw bldgs total	PUD FLEX.
SIDE CORNERS	Not listed; assume 35'	25' to R/W	PUD FLEX.
REAR	Not listed	30' to R/W; 40' b/tw bldgs 50' to County Road	Rear setback to principal structure; decks may encroach

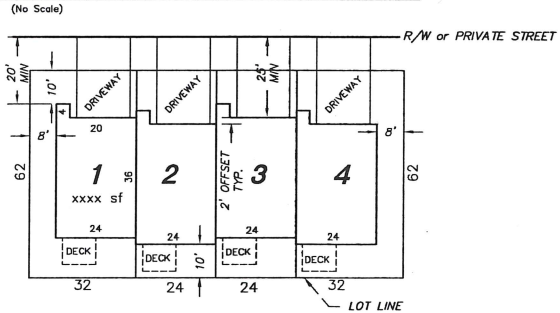
Outlot Table:

Use:	Ownership:	Gross Area:	Storm NWL area:	Net Upland Area:
Outlot A Ponding/Open Space	City	8.21 ac	1.77 ac	6.44 ac
Outlot B Future Development	Developer	2.66 ac	-	-
Outlot C Future Development	Developer	1.19 ac	-	-
Outlot D Future Development	Developer	1.68 ac	-	-
Outlot E Future Development	Developer	1.25 ac	-	-
Outlot F Future Development	Developer	1.63 ac	-	-
Outlot G Future Development	Developer	1.50 ac	-	-
Outlot H Future Development	Developer	1.64 ac	-	-
Outlot I Future Development	Developer	3.98 ac	-	-
Outlot J Ponding/Open Space	City	6.87 ac	0.89 ac	5.98 ac
Outlot K City Water Booster Station	SPUC	0.46 ac	-	-
Outlot L Ponding/Open Space	City	1.04 ac	0.50 ac	0.54 ac
Outlots M-O Future Development	Developer	0.11 ac	-	-
TOTAL:		35.75 ac	(3.16 ac)	(12.96 ac)

Typical SF Lot Detail



Typical Attached Townhome Detail



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

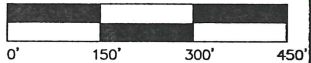
Development Notes

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.
- STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.

NOT FOR CONSTRUCTION

Windermere

Shakopee, Minnesota



Latest Revision Date: 03/16/17

0000615PPP01.dwg

Date: 12/01/16 Sheet: 3 OF 38

Overall
Preliminary Plat

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.

Craig W. Moore
Date: 03/16/17 License No. 23021

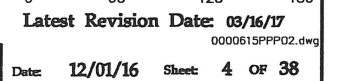
Revisions:
03/16/17 City Review Comments

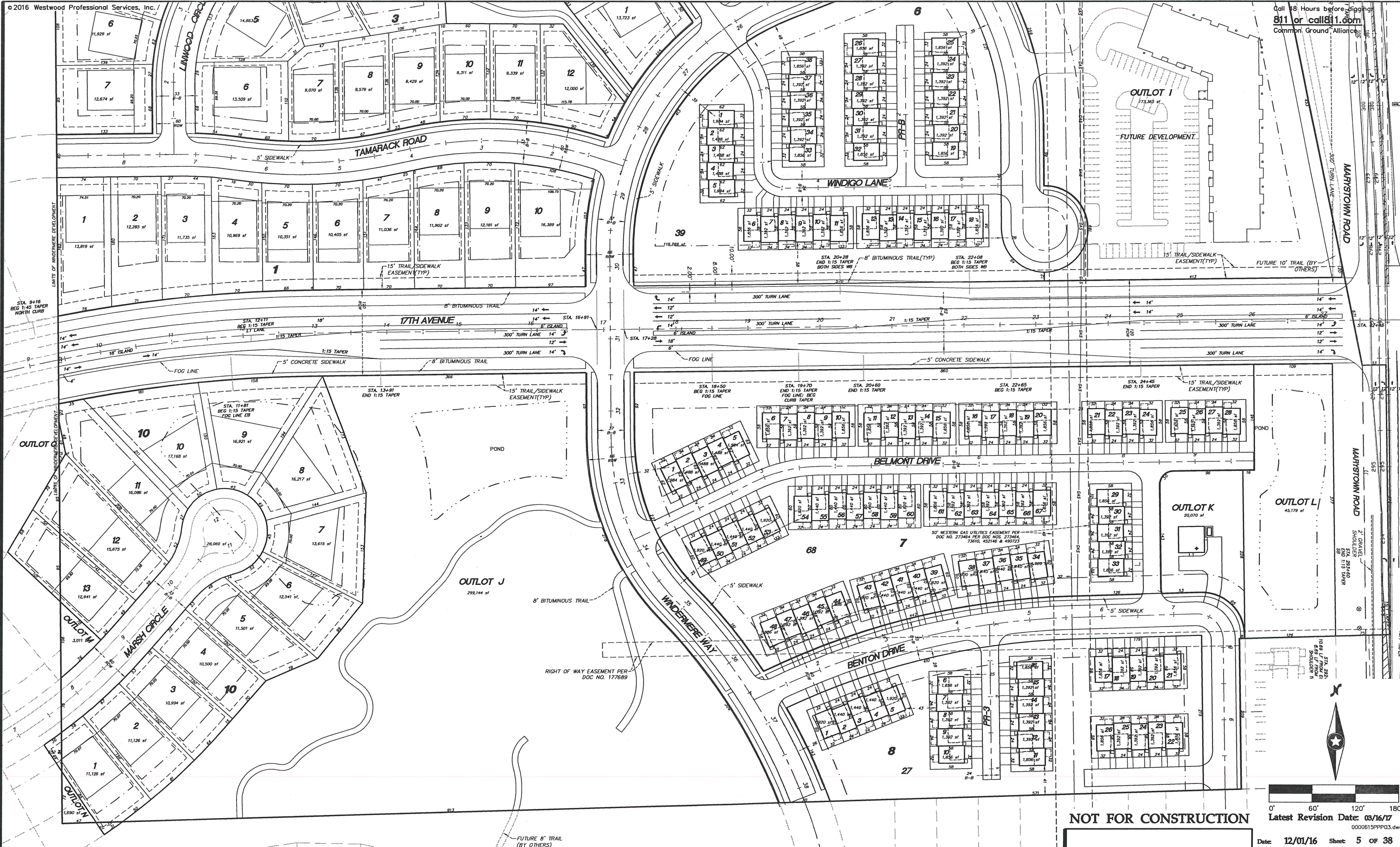
Designed:
Checked:
Drawn:
Record Drawing by/date:

Prepared for:

D.R. Horton, Inc - Minnesota

20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044





Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Craig W. Moore
Date 03/16/17 License No. 23021

Revisions:
03/16/17 City Review Comments

Designed: FWH II
Checked: FWH II
Drawn: DWL
Record Drawing by/dates:

Prepared for:

D.R. Horton, Inc - Minnesota

20860 Kenbridge Court, Suite 100
Lakeville, MN, 55044

Windermere

Shakopee, Minnesota

Preliminary Plat
- South

Date: 12/01/16 Sheet: 5 OF 38