

Development Data

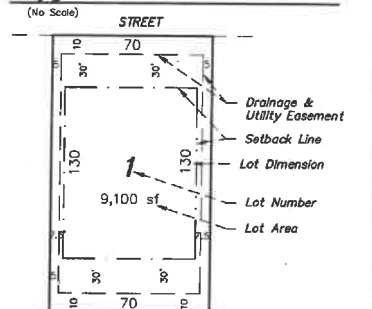
EXISTING ZONING:	R-1B
PROPOSED ZONING:	P.U.D.
GROSS SITE AREA:	69.4± acres
MAJOR R.O.W.:	1.91 acres
(OR 15 & Street B)	
EXISTING UTILITY EASEMENTS	2.29 acres
(One)	
EXISTING WETLAND	0.30 acres
(Outlot E)	
NET SITE AREA	64.9 acres

DEVELOPMENT SUMMARY

55' WIDE SINGLE FAMILY LOTS	53 Lots
(Blks 9, 10, 11)	
65' WIDE SINGLE FAMILY LOTS	62 Lots
(Blks 1, 2, 3, 4, 5, 6, 7)	
70' WIDE SINGLE FAMILY LOTS	43 Lots
(Blks 8, 9, 11, 12)	
TOTAL HOMES:	158 Lots

PROJECT OPEN SPACE:	4.0 acres (5.8% of site area)
(Outlots D, E, G, H, I)	
PARK DEDICATION:	4.85 acres (7.5% of net site area)
(Outlots B less ponding nwl areas)	
TOTAL LENGTH OF BITUMINOUS TRAILS:	5,980 LF

PROJECT DENSITY:	
OVERALL NET DENSITY	±2.43 du./Ac.
(158 units / 64.9 ac)	
ADJUSTED NET DENSITY	±2.82 du./Ac.
(158 units / 56.1 ac)	

Typical SF Lot Detail**Development Notes**

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. 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.
5. STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.

55' Villa, 65' & 70' Single Family PUD Standards:

STANDARD:	R-1B Zoning District:	55'/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'	55'/65'/70' @ fabk	pad widths of 40', 50' and 55'
MIN CORNER LOT WIDTH	90'	73.50' as shown	
MINIMUM LOT DEPTH	100'	130'	
MAX. IMPERVY 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'	

Outlot Table:

Use:	Ownership:	Gross Area:	Storm NWL area:	Net Upland Area:
Outlot A Future Development	Developer	0.43 ac	-	-
Outlot B Pond/Park	City	5.42 ac	0.57 ac	-
Outlot C Access	SPUC	0.03 ac	-	-
Outlot D Pond/Open Space	City	1.33 ac	0.48	-
Outlot E Wetland/Open Space	City	1.18 ac	-	-
Outlot F Future Development	Developer	0.35 ac	-	-
Outlot G Open Space/Signage	Developer	0.37 ac	-	-
Outlot H Open Space/Easement	Developer	0.69 ac	-	-
Outlot I Open Space/Easement	Developer	0.43 ac	-	-
TOTAL:		10.23 ac	(1.05 ac)	



0' 200' 400' 600'

NOT FOR CONSTRUCTION

Latest Revision Date: 03/08/18

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Date: 03/08/18 Sheet: 3 OF 37

Windermere South

Shakopee, Minnesota

Overall Preliminary Plat

Westwood

Phone (952) 937-5160 12701 Whitewater Drive, Suite #300
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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.

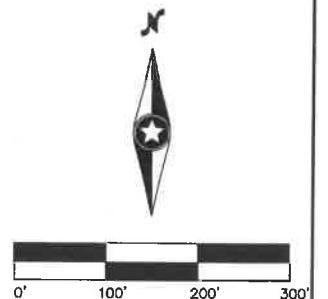
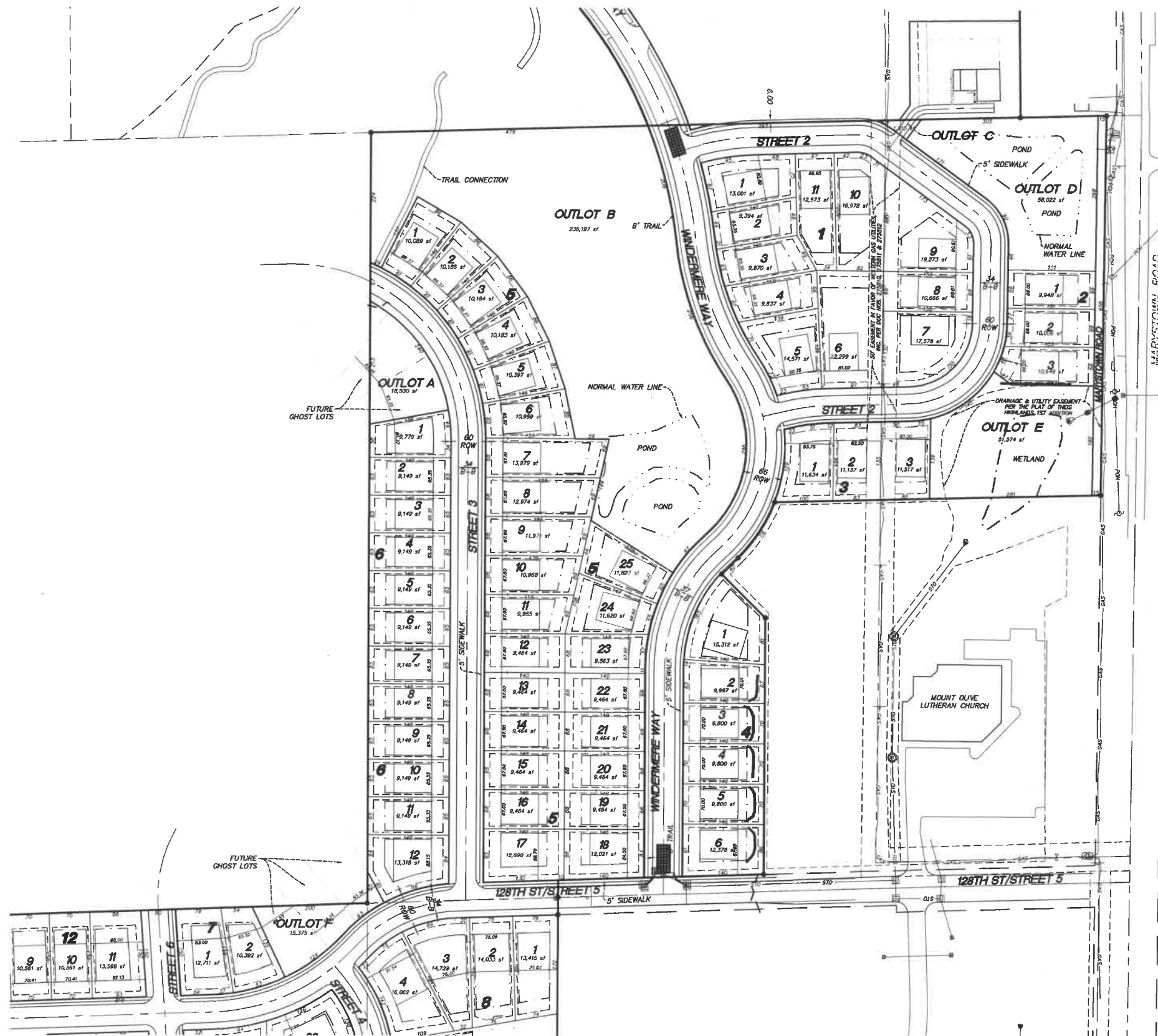
Craig W. Moore
Date: 03/08/18 License No. 23021

Revisions:

Designed: FDI II
Checked: FDI II
Drawn: DWR
Record Drawing by/date:

Prepared for:

D.R. Horton, Inc - Minnesota
20860 Cambridge Court, Suite 100
Lakeville, MN, 55044



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Latest Revision Date: 03/08/18

Date: 03/08/18 Sheet: 4 OF 37

Westwood

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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. Morse
 Date 03/08/18 License No. 23021

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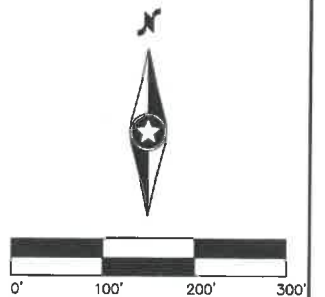
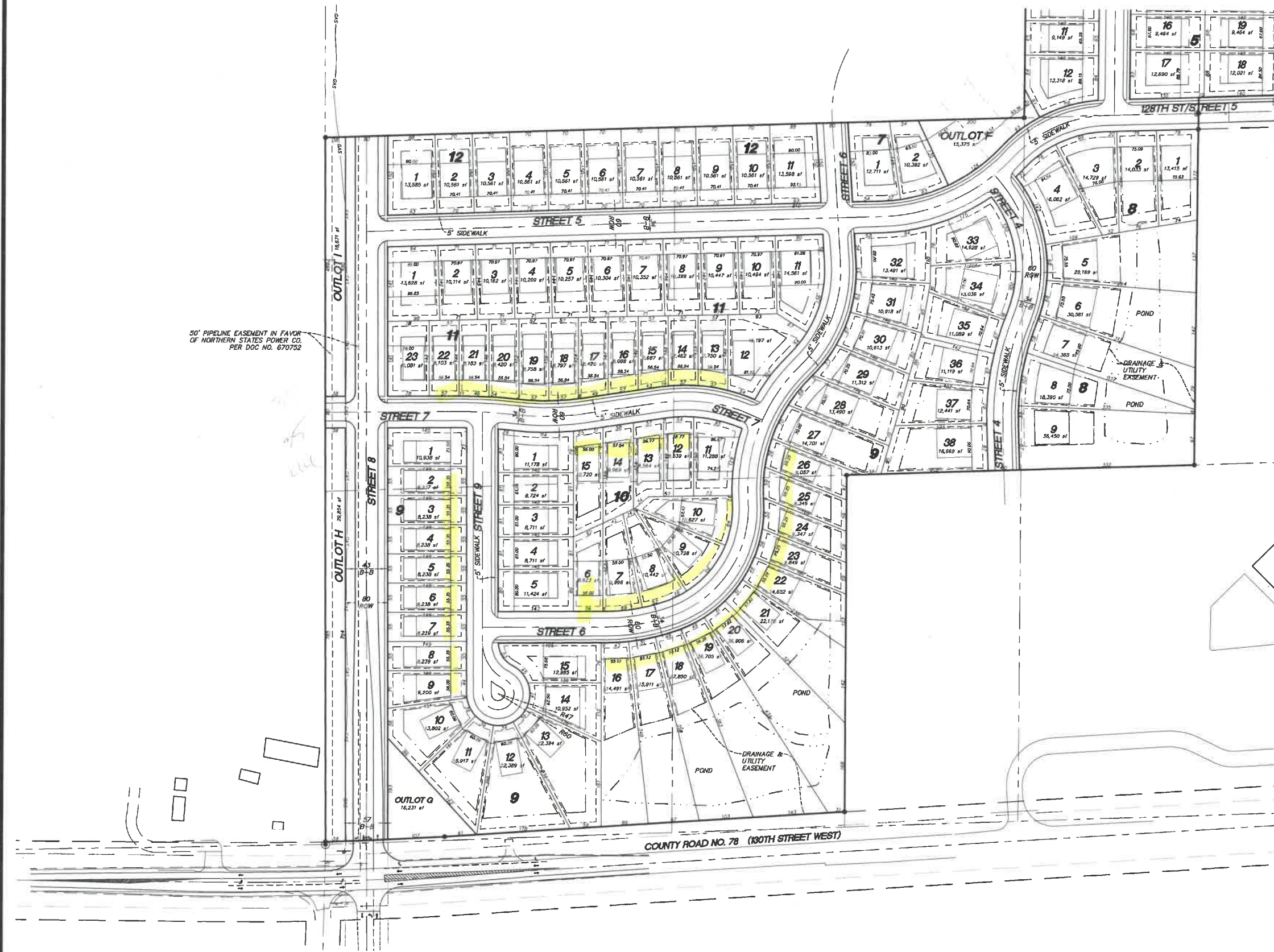
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 20860 Kenbridge Court, Suite 100
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Windermere South

Shakopee, Minnesota

Preliminary Plat - North



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Date: 03/08/18 Sheet: 5 OF 37

Westwood

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Lakeville, MN, 55044

Windermere South

Shakopee, Minnesota

Preliminary Plat - South