

### Property Description:

Lot 1, Block 1, THEIS HIGHLANDS 1ST ADDITION, Scott County, Minnesota  
AND  
Outlot E, WINDERMERE SOUTH, Scott County, Minnesota

### Development Data

|                                            |               |
|--------------------------------------------|---------------|
| EXISTING ZONING:                           | R-1B          |
| PROPOSED ZONING:                           | P.U.D.        |
| GROSS SITE AREA:                           | 8.99± acres   |
| Lot 1 (existing church)                    | 7.90 acres    |
| NET SITE AREA                              | 1.09 acres    |
| DEVELOPMENT SUMMARY                        |               |
| 70' WIDE SINGLE FAMILY LOTS                | 4 Lots        |
| PROJECT DENSITY:                           |               |
| OVERALL NET DENSITY<br>(4 units / 1.09 ac) | ±3.67 du./Ac. |

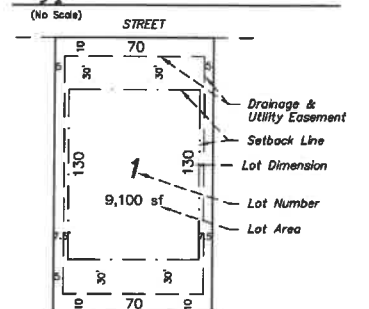
### 70' Single Family PUD Standards:

| STANDARD:            | 70' SINGLE FAMILY     | NOTES:                         |
|----------------------|-----------------------|--------------------------------|
| MAXIMUM DENSITY:     | 3.7 un./ac as shown   | Density excludes street R/W    |
| MINIMUM LOT WIDTH    | 70' @ fwbk            | pad widths of 40', 50' and 55' |
| MIN CORNER LOT WIDTH | N/A                   |                                |
| MINIMUM LOT DEPTH    | 130'                  |                                |
| MAX IMPERVY COVERAGE | 50%                   |                                |
| SETBACKS:            |                       |                                |
| FRONT                | 30'                   |                                |
| SIDE INTERIOR LOT    | 7.5'/7.5' (15' TOTAL) | PUD FLEX.                      |
| SIDE CORNER LOT      | 25'                   | PUD FLEX.                      |
|                      | 30'                   |                                |

### 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.

### Typical SF Lot Detail



NOT FOR CONSTRUCTION

002281PP01.dwg

Date: 05/30/19 Sheet: 2 OF 16

**Mount Olive Church**  
Shakopee, Minnesota

Preliminary Plat

**Westwood**

Phone (952) 937-8150 12781 Whitewater Drive, Suite #100  
Fax (952) 937-8822 Minneapolis, MN 55445  
Toll Free (888) 937-8150 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 PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Francis D. Hagen II, PE  
Date: 05/30/19 License No. 17716

Revisions

|                        |        |
|------------------------|--------|
| Designed               | RDH II |
| Checked                | RDH II |
| Drawn                  | DPV    |
| Record Drawing by/date |        |

Prepared for:

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