



Property Description:

Lot 1, Block 1, FRIENDSHIP CHURCH, according to the recorded plat thereof, Scott County, Minnesota.

AND

Outlot C, WINDERMERE 2ND ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

Development Data

EXISTING ZONING:	R-1B
PROPOSED ZONING:	R-1B
GROSS SITE AREA:	35.7± acres
RETAINED CHURCH PARCELS:	20.7 acres
LOT 1, BLOCK 1 (11.0 AC)	
OUTLOT A (9.7 AC)	
C.S.A.H. 15 & C.S.A.H. 78:	1.2 acres
SUBTOTAL RESIDENTIAL AREA:	13.8 acres
POND 7 AREA (H.W.L.):	0.9 acres
NET RESIDENTIAL AREA:	12.9 acres

DEVELOPMENT SUMMARY

70' WIDE SINGLE FAMILY LOTS 33 Lots

PROJECT DENSITY:

OVERALL DENSITY ±2.6 Un/Ac.
(33 units / 12.9 ac)

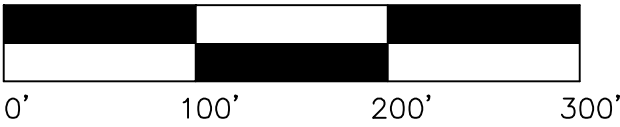
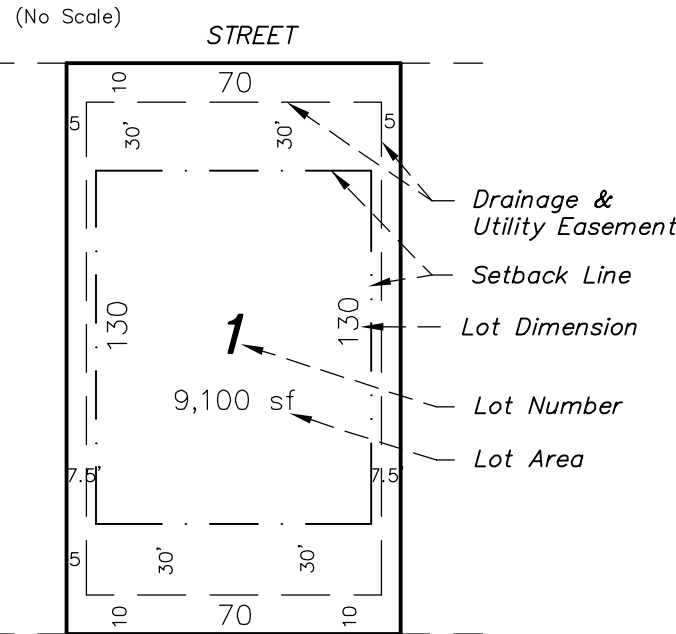
Windermere Single Family R-1B Standards:

STANDARD:	R-1B Zoning District:	70' SINGLE FAMILY	NOTES:
MAXIMUM DENSITY:	5 un/ac	2.6 un/ac as shown	
MINIMUM LOT WIDTH	60'	70' @ 150'	
MIN CORNER LOT WIDTH	60'	87.25' as shown	
MINIMUM LOT DEPTH	100'	130'	
MAX. IMPERV COVERAGE	50%	50%	
SETBACKS:			
FRONT	25'	30'	
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)	
SIDE CORNER LOT	25'	25'	
REAR	30'	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

Latest Revision Date: 04/24/20

0014194.03PPP01.dwg

Date: 03/10/20 Sheet: 3 OF 18

Westwood

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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. Morse

Date: 04/24/20 License No. 23021

Revisions:

04/24/20 CITY REVIEW COMMENTS	

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

Prepared for:

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

Windermere South
3rd Addition

Shakopee, Minnesota

Preliminary Plat