



PROPERTY DESCRIPTION

Outlot A, LA TOUR TERRACE, according to the recorded plat thereof, Scott County, Minnesota.

AND

Outlot E and Outlot F, WINDERMERE, according to the recorded plat thereof, Scott County, Minnesota.

AND

Outlot A and Outlot B, WINDERMERE SOUTH 2ND ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

SITE DEVELOPMENT DATA

EXISTING ZONING:	NONE
PROPOSED ZONING:	PUD
OVERALL GROSS SITE AREA:	52.9± AC
MAJOR R.O.W. (ZUMBRO AVE.):	1.50 AC
LOCAL R.O.W. (OTHER STREETS):	7.15 AC
STORMWATER AREAS (HWL):	2.91 AC
PIPELINE EASEMENT (OUTSIDE R/W):	1.15 AC
NET SITE AREA:	40.19 AC
LATOUR GROSS SITE AREA:	40.7± AC
MAJOR R.O.W. (ZUMBRO AVE.):	1.50 AC
LOCAL R.O.W. (OTHER STREETS):	6.28 AC
STORMWATER AREAS (HWL):	2.91 AC
PIPELINE EASEMENT (OUTSIDE R/W):	1.15 AC
LATOUR NET SITE AREA:	28.86 AC
PROJECT OPEN SPACE REQUIRED: (15% OF LA TOUR NET SITE AREA)	4.3± AC
PROJECT OPEN SPACE PROVIDED: OUTLOT A (14.41 AC), LESS: -PREV DEDICATED OUTLOT F, WINDERMERE (6.92 AC) -PROPOSED PONDING HWL (2.91 AC)	4.58± AC
DEVELOPMENT SUMMARY	
65' SINGLE FAMILY: (BLOCKS 1-4 + BL 8 LOTS 1-2 & 21-23)	51 LOTS
55' SINGLE FAMILY: (BLOCKS 5-7 + BL 8 LOTS 3-20)	75 LOTS
TOTAL SINGLE FAMILY:	126 LOTS
PROJECT DENSITY:	
GROSS: (126 LOTS / 52.9 AC)	2.38± UN/AC
NET: (126 LOTS / 40.19 AC)	3.14± UN/AC

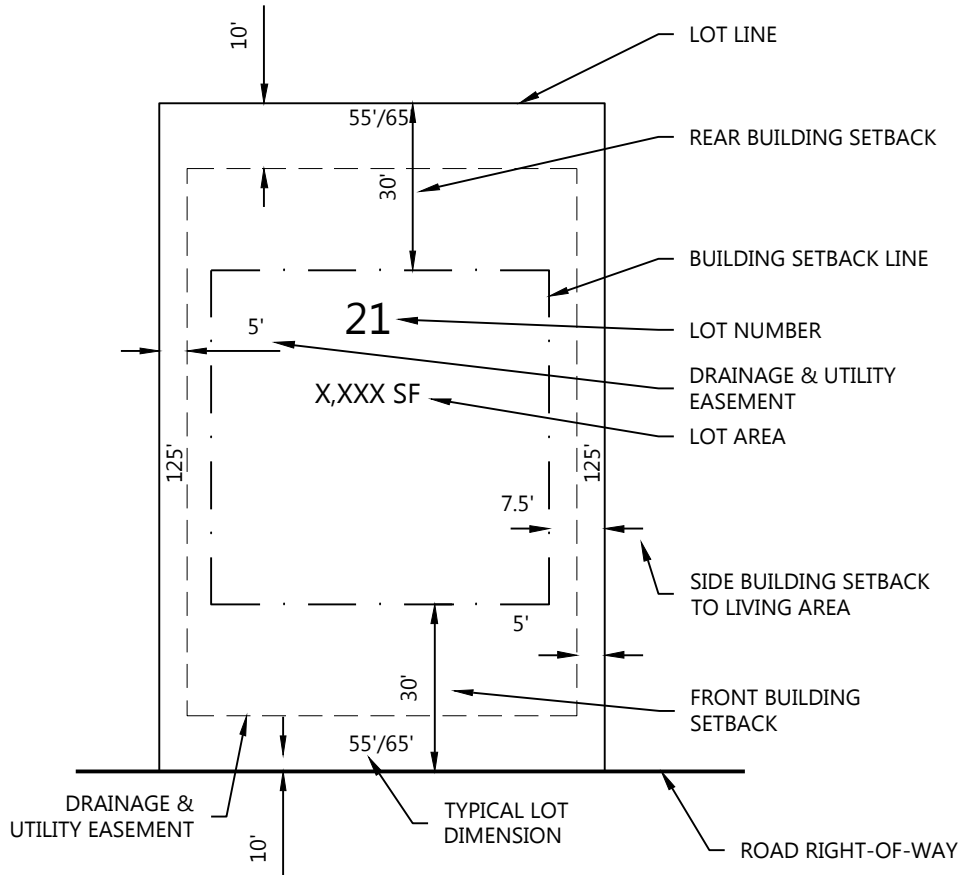
LOT STANDARDS

STANDARD	R-1B ZONING DISTRICT	55' SINGLE FAMILY	65' SINGLE FAMILY
MINIMUM LOT AREA	none listed	7,354 SF	8,821 SF
AVERAGE LOT AREA	-	9,052 SF	11,673 SF
MINIMUM LOT WIDTH	60' @ FRT SBK	55' @ FRT SBK	65' @ FRT SBK
MINIMUM CORNER WIDTH	60' @ FRT SBK	72.5' @ FRT SBK	82.5' @ FRT SBK
MINIMUM LOT DEPTH	100'	125'	125'
SETBACKS			
FRONT	25'	30'	30'
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)
SIDE CORNER LOT	25'	25'	25'
REAR	30'	30'	30'

OUTLOT TABLE

OUTLOT	USE	OWNERSHIP	GROSS AREA
A	PONDING/OPEN SPACE	CITY	14.41 AC
B	OPEN SPACE	PRIVATE	0.59 AC

TYPICAL SINGLE FAMILY (SF) LOT DETAIL

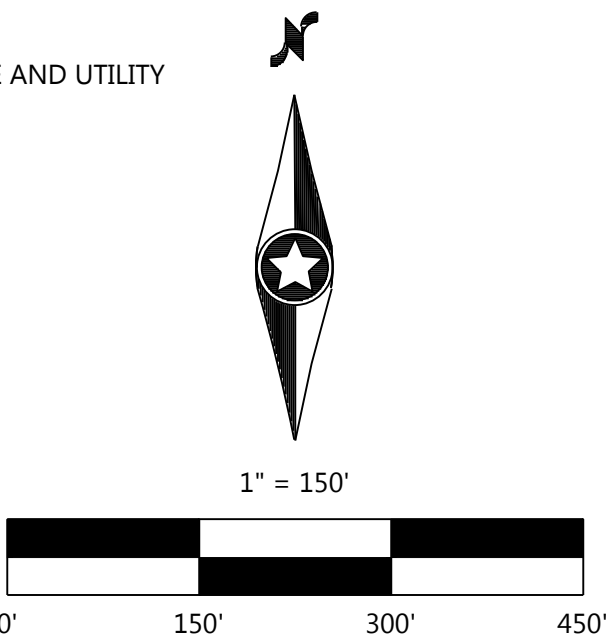


SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL

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.
- STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.



NOT FOR CONSTRUCTION

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 1/8" = 1'-0"
VERTICAL SCALE: 1/8" = 1'-0"

INITIAL ISSUE: 10/23/20
REVISIONS:

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NICHOLAS T. MEYER
DATE: 10/23/20 LICENSE NO. 53774

WINDERMERE SOUTH 4TH ADDITION

SHAKOPEE, MN

Westwood

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Westwood Professional Services, Inc.

OVERALL PRELIMINARY PLAT

PROJECT NUMBER: 0027882.00

SHEET NUMBER:

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OF

52

DATE: 10/23/20