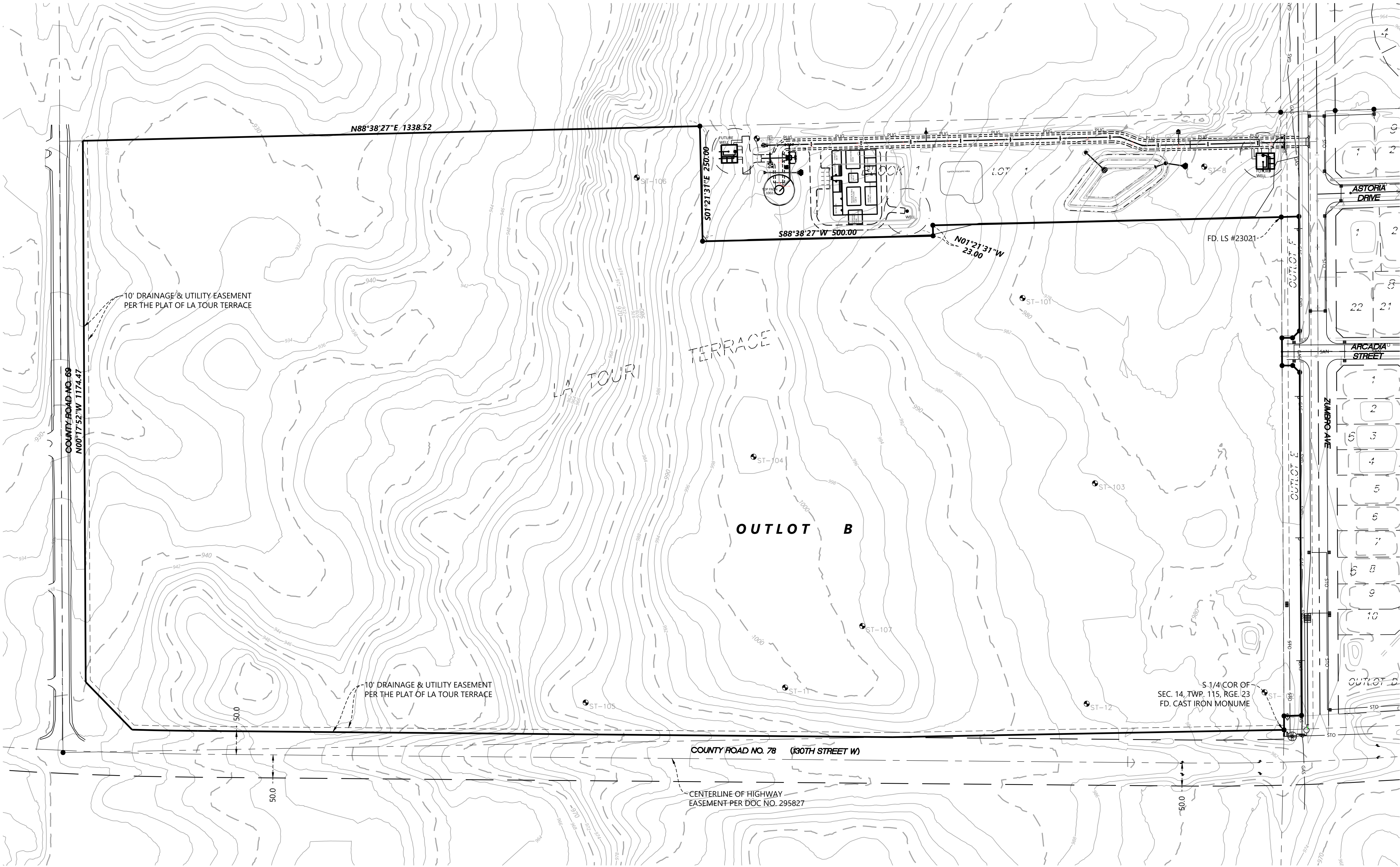
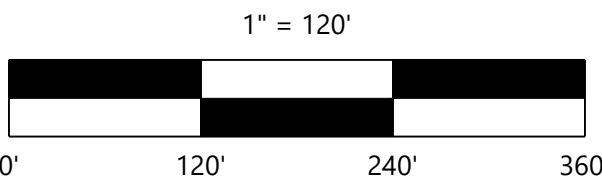




Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PROPERTY DESCRIPTION

Outlot B, LA TOUR TERRACE, according to the recorded plat thereof, Scott County, Minnesota.
AND
Outlot E and Outlot F, WINDERMERE SOUTH 2ND ADDITION, according to the recorded plat thereof, Scott County, Minnesota.



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 120'
VERTICAL SCALE: 24' OR 12'

INITIAL ISSUE: 04/02/21
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 LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF MINNESOTA
MATHIEW J WELINSKI
DATE: 04/02/21 LICENSE NO. 53596

**WINDERMERE SOUTH 5TH
ADDITION**
SHAKOPEE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS

PROJECT NUMBER: 0029534.00

SHEET NUMBER:
2 OF 38
DATE: 04/02/21

PROPERTY DESCRIPTION

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

AND

Outlot E and F, WINDERMERE SOUTH 2ND ADDITION, according to the recorded plat thereof, Scott County, Minnesota

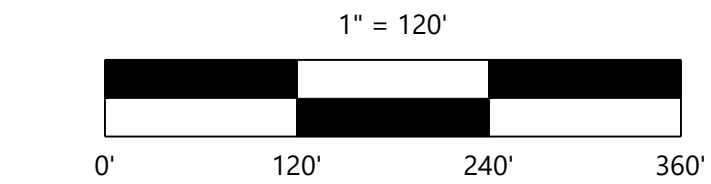
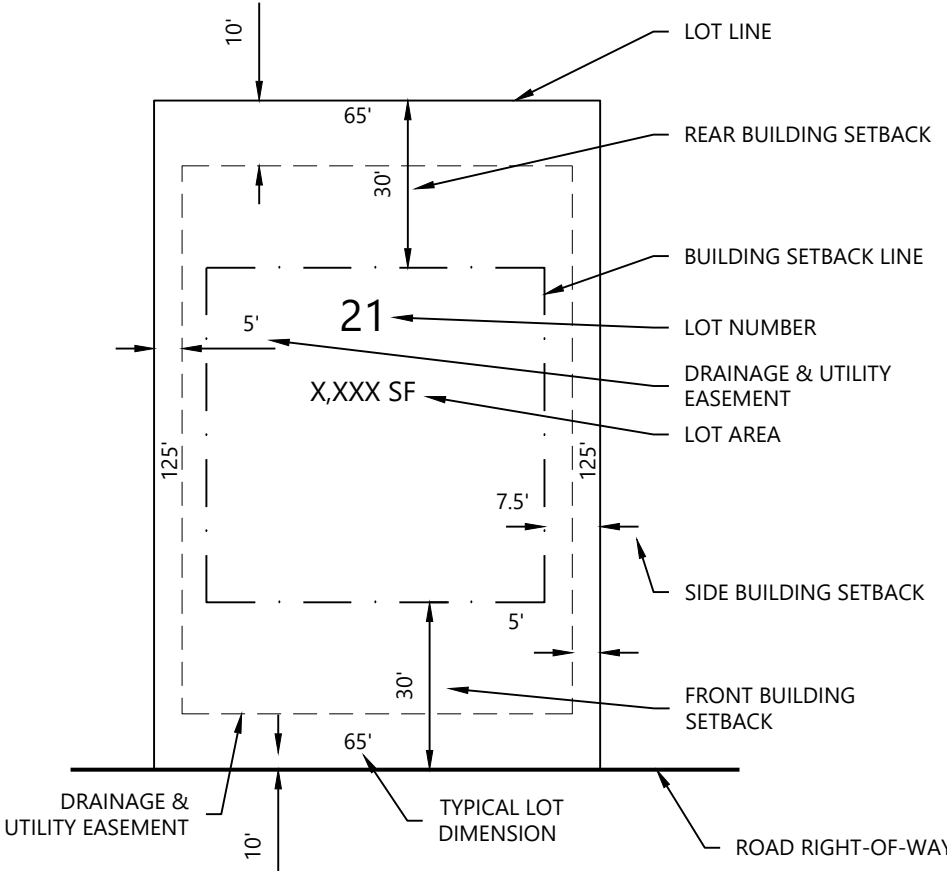
SITE DEVELOPMENT DATA

- EXISTING ZONING: R1B; URBAN RESIDENTIAL
- PROPOSED ZONING: R1B; URBAN RESIDENTIAL
- OVERALL GROSS SITE AREA: 72.50± AC
- OUTLOT A (RETAINED PARCEL): 33.91 AC
- MAJOR R/W (CR 78): 1.47 AC
- SUBTOTAL RESIDENTIAL AREA: 37.12 AC
- STORMWATER AREAS (HWL): 2.54 AC
- NET RESIDENTIAL AREA: 34.58 AC
- DEVELOPMENT SUMMARY
- 65' SINGLE FAMILY: 101 LOTS
- PROJECT DENSITY:
- GROSS: (101 LOTS / 38.59 AC (GROSS LESS OUTLOT A)) 2.62± UN/AC
- NET: (101 LOTS / 34.58 AC) 2.92± UN/AC

LOT STANDARDS

STANDARD	R-1B ZONING DISTRICT	PROVIDED
MINIMUM LOT AREA	none listed	8,515 SF
AVERAGE LOT AREA	-	13,045 SF
MINIMUM LOT WIDTH	60' @ FRT SBK	65' @ FRT SBK
MINIMUM CORNER WIDTH	60' @ FRT SBK	82.5' @ FRT SBK
MINIMUM LOT DEPTH	100'	125'
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'

TYPICAL SINGLE FAMILY (SF) LOT DETAIL



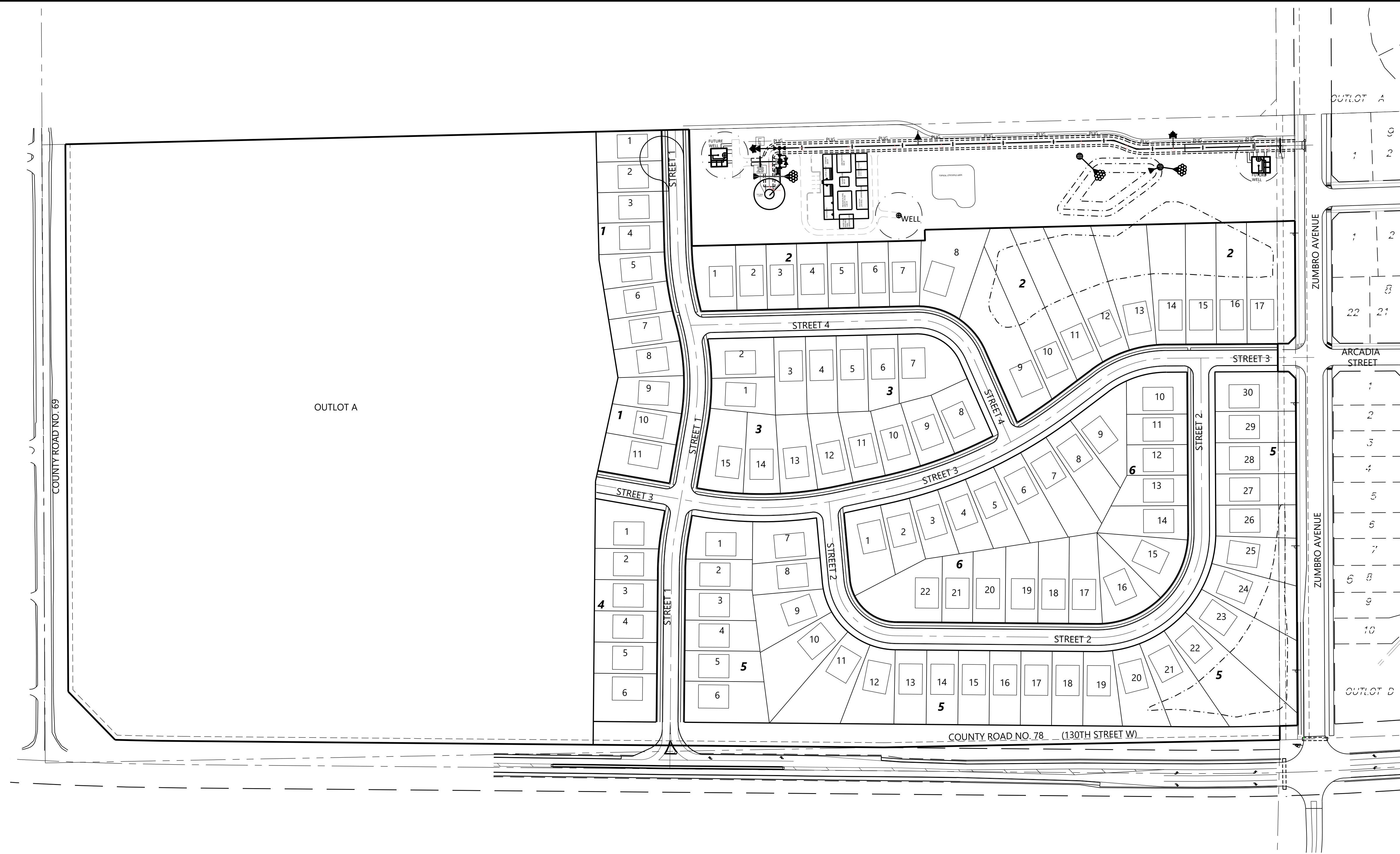
NOT FOR CONSTRUCTION

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 ARE SHOWN FROM <<BACK OF CURB TO BACK OF CURB>>.

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



DESIGNED: _____
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**OVERALL PRELIMINARY
PLAT**

PROJECT NUMBER: 0029534.00

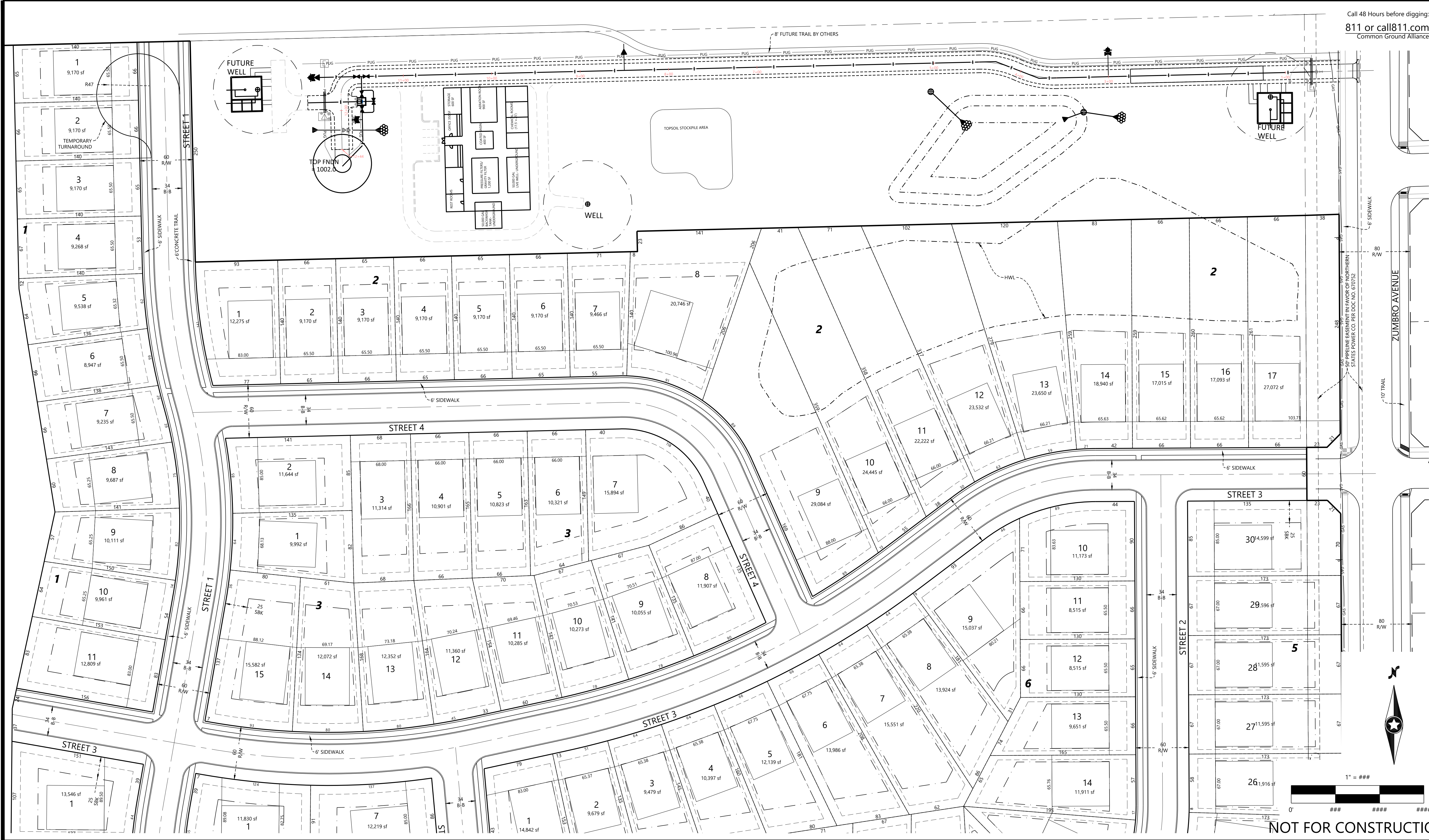
SHEET NUMBER:

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OF

38

DATE: 04/02/21





SHEET NUMBER:
5 OF 38
DATE: 04/02/21