

**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**

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.
5. STREET WIDTHS ARE SHOWN FROM.

**SITE DEVELOPMENT DATA**

• EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
• PROPOSED ZONING:	PUD
• GROSS SITE AREA:	34.06 AC
• RIGHT OF WAY (KOCHIA LANE):	0.91 AC
• EXISTING WETLANDS:	0.18 AC
• NET SITE AREA:	32.97 AC
• DEVELOPMENT SUMMARY	
68' (MIN) SINGLE FAMILY HOMES:	80 HOMES
• TOTAL PARK & OPEN SPACE:	6.73 AC
PARK DEDICATION NET AREA (OUTLOTS A&F):	3.04 AC
• PROJECT DENSITY:	
GROSS:	±2.35 UN/AC
NET:	±2.43 UN/AC
• MAXIMUM IMPERVIOUS SURFACE:	4,500 SF/LOT

**LOT STANDARDS**

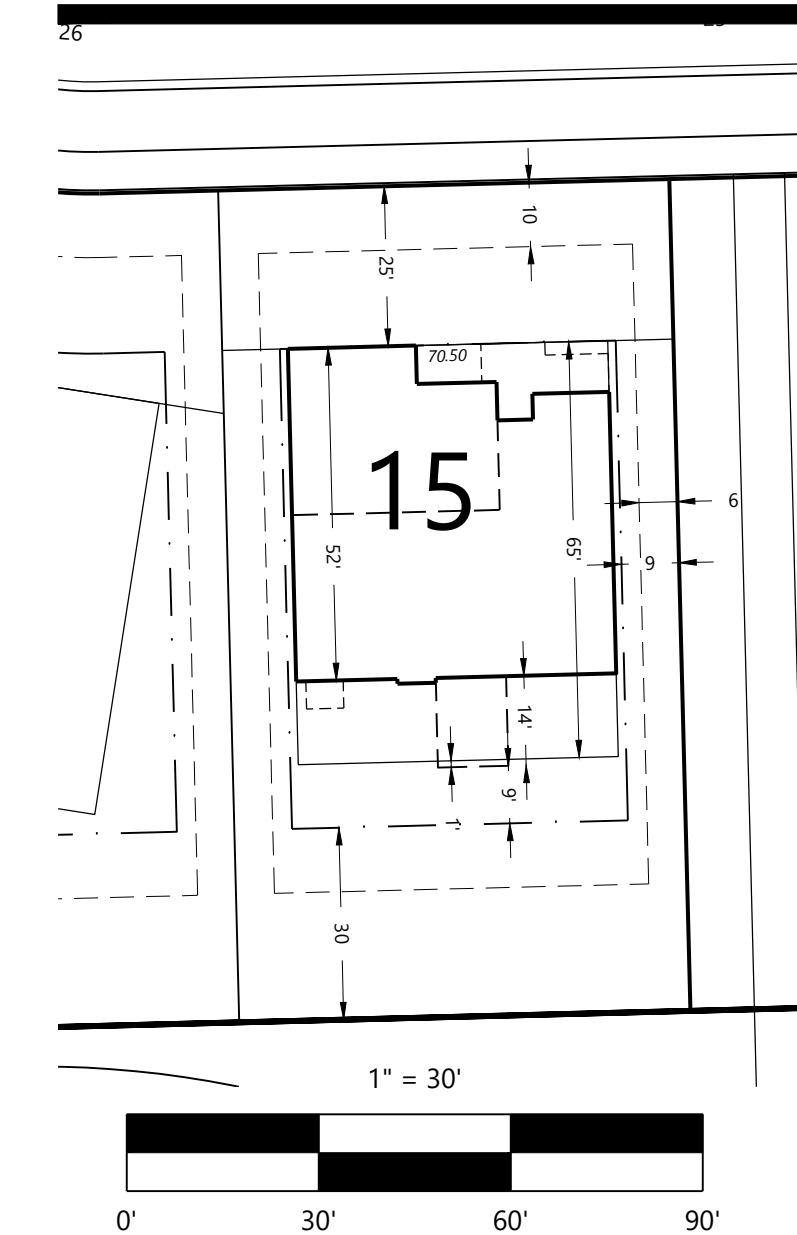
STANDARD	68' SINGLE FAMILY
MINIMUM LOT AREA	8,936 SF
AVERAGE LOT AREA	11,721 SF
MINIMUM LOT WIDTH	68' @ FRT SBK
MINIMUM LOT DEPTH	130'
SETBACKS	
FRONT	25'
SIDE INTERIOR LOT	9' / 9'; 18' TOTAL
SIDE CORNER LOT	20'
REAR	30'

**OUTLOT TABLE**

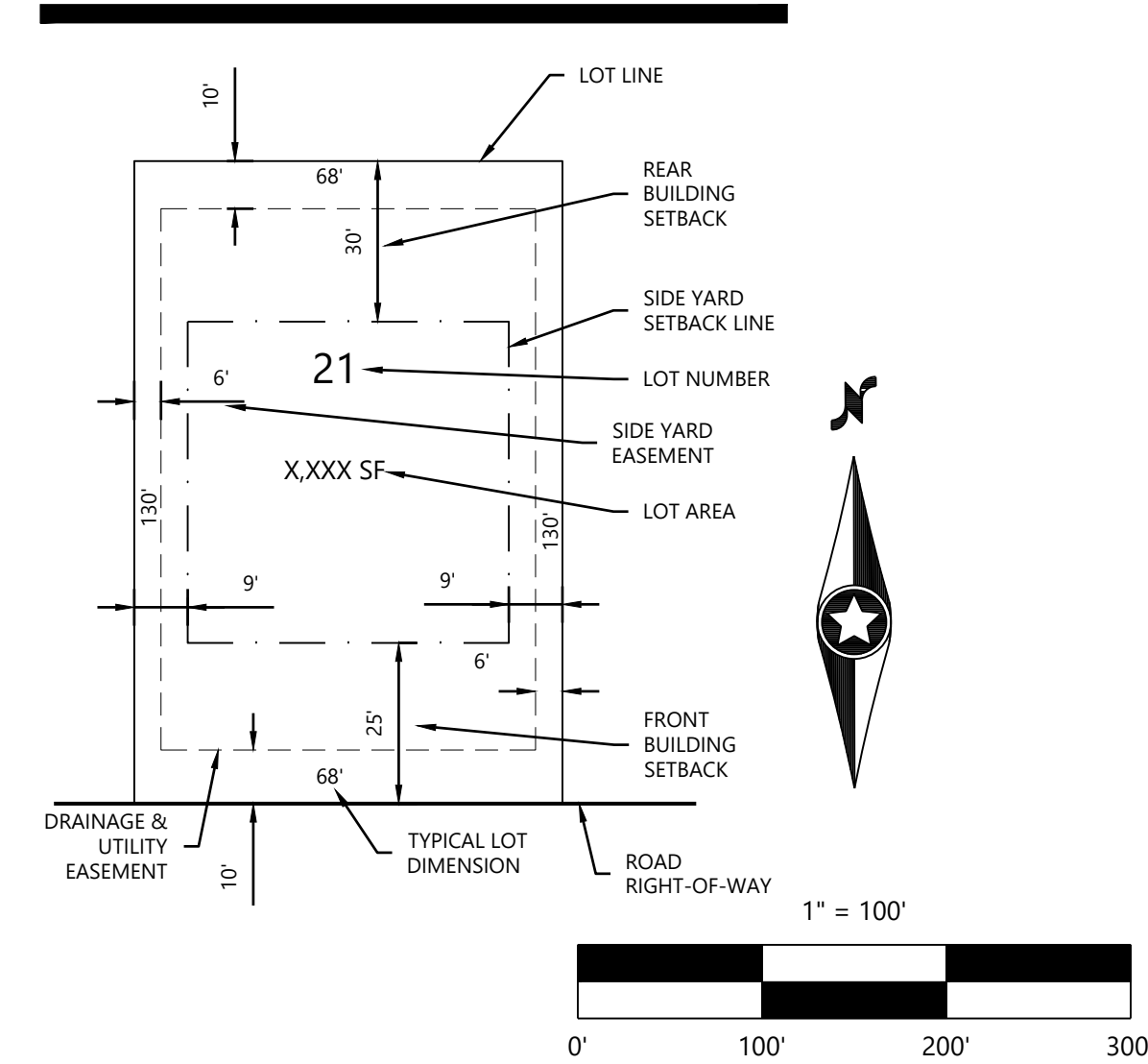
OUTLOT	USE	OWNERSHIP	GROSS AREA	WETLAND	NET AREA
A	OPEN SPACE PARK*	CITY	3.05 AC	0.13 AC	2.92 AC
B	PONDING/OPEN SPACE	CITY	1.25 AC		
C	WETLAND	CITY	0.26 AC	0.05 AC	0.21 AC
D	PONDING/OPEN SPACE	CITY	0.73 AC		
E	PONDING/OPEN SPACE	CITY	1.32 AC		
F	TRAIL / OPEN SPACE	CITY	0.12 AC		

\*OPEN SPACE PARK TO BE PROGRAMMED BY OTHERS\*

**EXAMPLE UNIT (SNELLING)**



**TYPICAL SINGLE FAMILY (SF) LOT DETAIL**



NOT FOR CONSTRUCTION

DESIGNED:	CITY
CHECKED:	JHB
DRAWN:	CITY
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE:	03/08/22
REVISIONS:	
△ 04/13/22	CITY PLANNING & ENGINEERING COMMENTS
△ 05/09/22	CITY COMMENTS
△ 06/03/22	BID DOCUMENTS
△ 06/08/22	WATERSHED COMMENTS
△ 06/21/22	WATERSHED COMMENTS

PREPARED FOR:

**LENNAR CORPORATION**  
16305 36TH AVENUE NORTH, SUITE 600  
PLYMOUTH, MINNESOTA 55446

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: 06/29/22, LICENSE NO. 53774

**BROOKMOORE**  
VICTORIA, MINNESOTA

**Westwood**

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

PRELIMINARY PLAT

PROJECT NUMBER: 0034590.00

SHEET NUMBER:

3 OF 21

DATE: 06/29/22