

**Development Data:**

Gross Site Area:	78.08 ac
Existing Wetlands:	2.80 ac
Greenway Buffer Open Space:	8.15 ac
100' corridor on West & North, net existing wetlands	
Wetland Buffers:	4.10 ac
Proposed wetland buffers; within Outlot areas only & excluding 100' greenway buffer	
Net Developed Area:	63.03 ac
Park Dedication (buffer w/trail)	4.20 ac
Proposed Single Family Lots:	164 lots
75' wide x 140' deep typical:	111 lots
81' wide x 140' deep typical:	16 lots
85' wide x 140' deep typical:	37 lots
Overall Gross Density:	2.09 un/ac
(163 un/78.08 gross ac.)	
Overall Net Density:	2.59 un/ac
(163 un/63.03 net developable ac.)	

**Proposed Single Family Development Standards:**

Front Setback:	25'
Side Setback: (See Note 6)	7.5'/7.5' (15' total)
Side Setback: (Corner Lots):	15'
Rear Setback:	20'
Minimum Lot Area:	9,302 sf
Average Lot Area:	12,282± sf

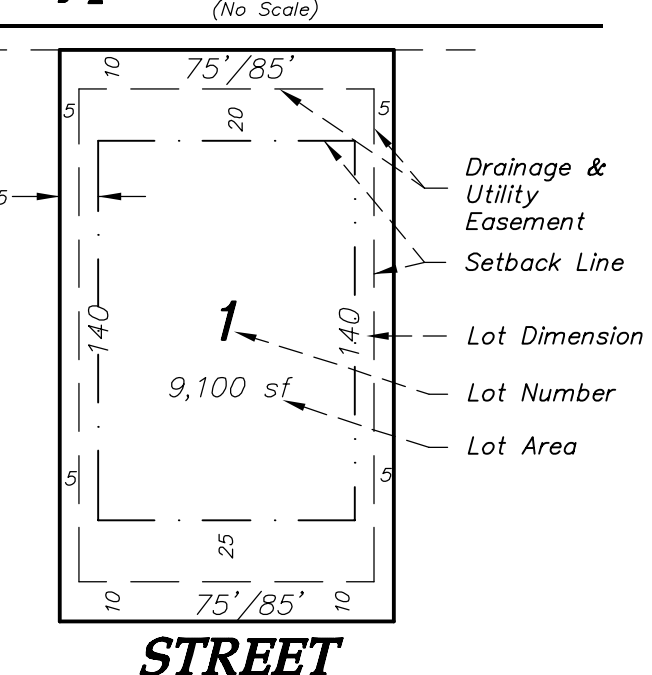
**Outlot Table:**

Name	Use	Ownership	Size
Outlot A	Park, Wetland, Ponding	City	13.99 ac.
Outlot B	Wetland, Ponding	City	4.65 ac.
Outlot C	Open Space	City	0.11 ac.
Outlot D	Ponding	City	0.25 ac.
Outlot E	Open Space	City	0.10 ac.

**Property Description:**

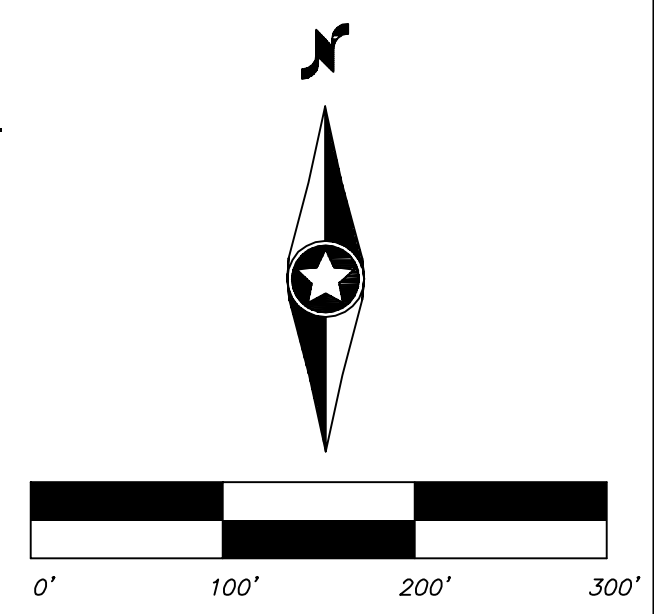
That part of the South Half of the Northeast Quarter of Section 34, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the East 60.00 feet of the North 96.7 feet of said South half of the Northeast Quarter thereof. AND EXCEPT Parcel 3 of Washington County Highway Right of Way Plat 49-19B, recorded September 18, 1985 as Doc. No. 492530.

**Typical Lot Detail**  
(No Scale)



**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. BLANKET DRAINAGE AND UTILITY EASEMENTS OVER THE ENTIRE OUTLOT TO BE PROVIDED ON FINAL PLAT FOR ALL OF OUTLOT A THROUGH OUTLOT D.
- STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.
- SIDE SETBACKS OF 7.5' & 7.5' (15' TOTAL) REPRESENTS THE AVERAGE OF CODE REQUIRED 5' & 10' (15' TOTAL) SETBACKS.



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Date: 02/20/14 Sheet: 3 OF 25

**Westwood**  
 Westwood Professional Services, Inc.  
 7690 Anagram Drive  
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 FAX 952-937-5822  
 TOLL FREE 1-888-937-5150  
 www.westwoods.com

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.  
 Revisions:  
 04/08/14 CITY COMMENTS  
 05/02/14 CITY COMMENTS  
 08/06/14 CITY COMMENTS  
 08/25/14 CITY COMMENTS  
 Craig W. Morse, RLS  
 Date: 08/25/14 License No. 23021

Designed:  
 Checked:  
 Drawn:  
 Record Drawing by/date:

Prepared for:

**Ryland Homes**  
 7599 Anagram Drive  
 Eden Prairie, Minnesota 55344

**Hammes Property**  
 Lake Elmo, Minnesota

**Preliminary Plat Plan**