

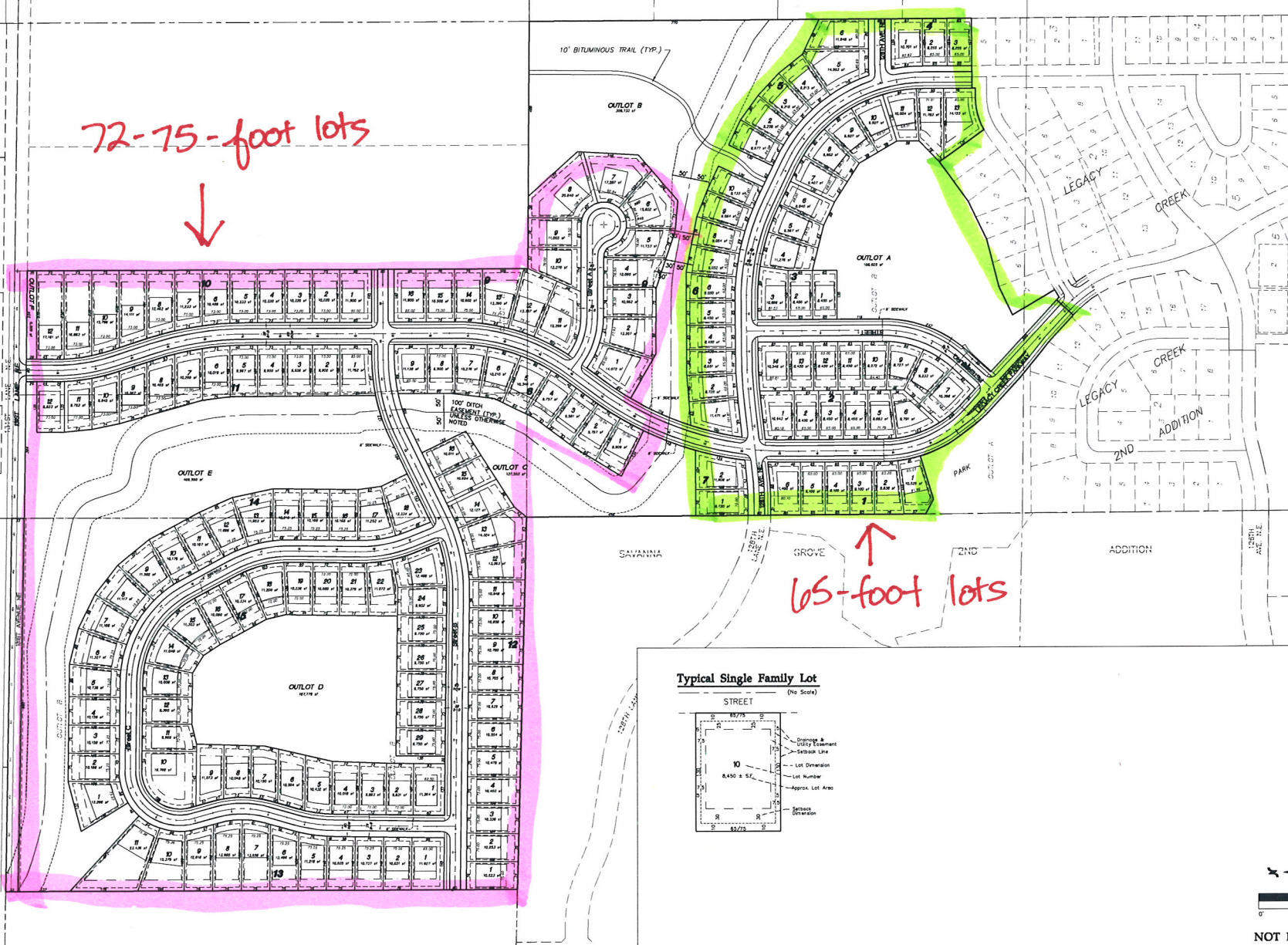
Case File No. 12-0030



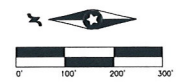
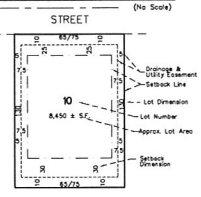
72-75-foot lots



65-foot lots



Typical Single Family Lot
(No Scale)



NOT FOR CONSTRUCTION

Date: 08/10/12 Sheet: 4 of 14

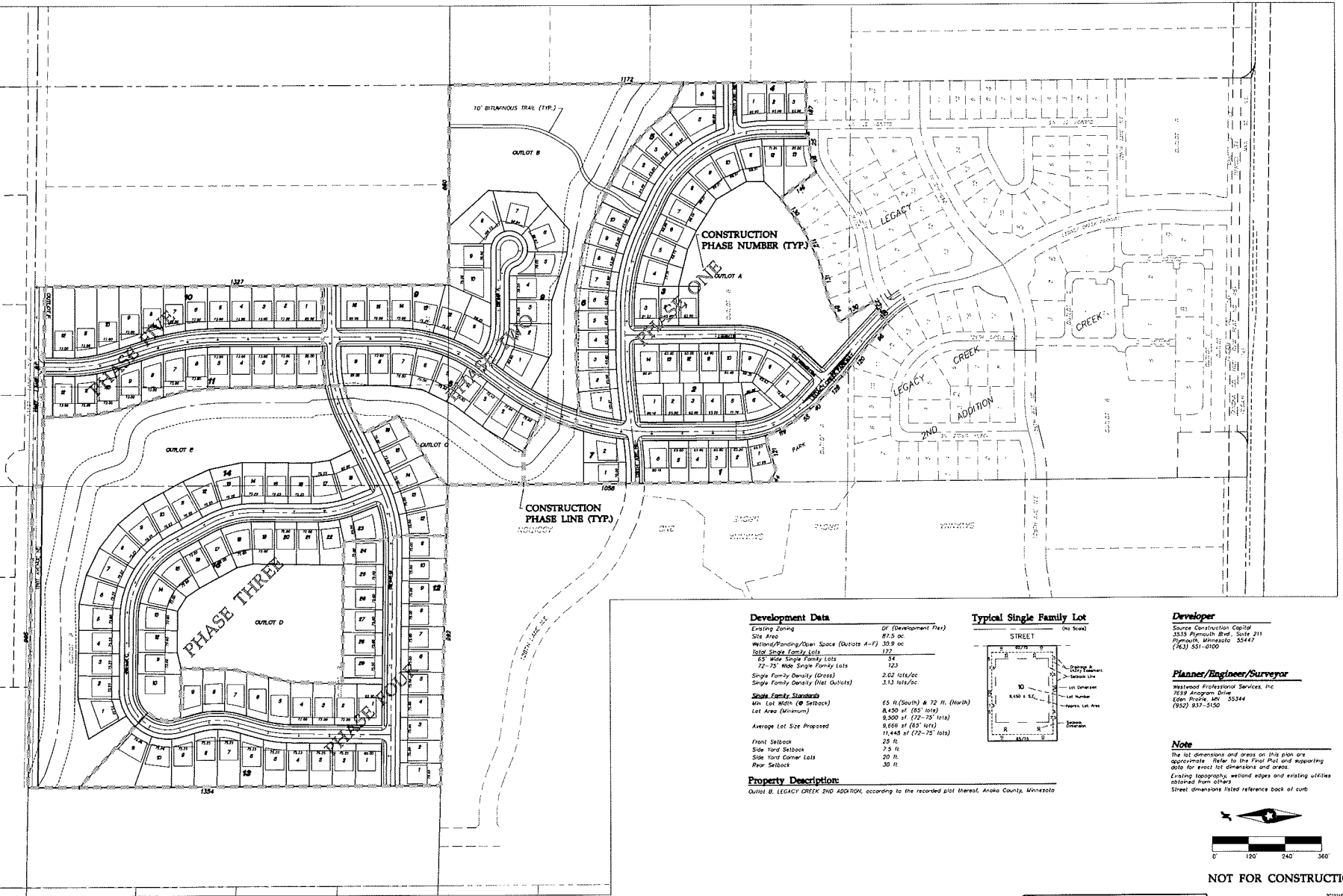
**Preserve at
Legacy Creek**
Moline, Minnesota

Prepared for:
Source Construction Capital
2625 4th Avenue North, Suite D
Plymouth, Minnesota 55444

Westwood
Westwood Professional Services, Inc.
1988 Crystal Drive
Fifth Floor
Arlington, VA 22202
Phone: 703.475.1100
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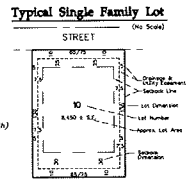
Client: W. Moore, LLC
Date: 04/09/13 License No.: 20021

Designer	JSM
Checker	JSM
Drawn	JSM
Based Drawing Number	



Development Data

Existing Zoning	DF (Development Plan)
Site Area	87.5 ac
Wetland/Ponding/Clean Space (Outlots A-F)	30.9 ac
Single Family Lots	172
65' Wide Single Family Lots	54
72'-75' Wide Single Family Lots	123
Single Family Density (Density)	2.02 lots/ac
Single Family Density (Dist Outlots)	3.13 lots/ac
Single Family Standards	
Min. Lot Width (Ø Setbacks)	65' ft. (South) & 72' ft. (North)
Lot Area (Minimum)	6,450 sf (55' x 116')
	9,500 sf (72'-75' lots)
	9,656 sf (65' lots)
Average Lot Size Proposed	11,445 sf (72'-75' lots)
Front Setback	25' ft.
Side Yard Setback	7.5' ft.
Side Yard Corner Lots	20' ft.
Rear Setback	30' ft.



Developer
 Source Construction Capital
 3535 Plymouth Blvd., Suite 211
 Plymouth, Minnesota 55447
 (763) 531-0100

Planner/Engineer/Surveyor
 Westwood Professional Services, Inc.
 7659 Aragon Drive
 Eden Prairie, MN 55344
 (952) 937-5150

Note
 The lot dimensions and areas on this plan are approximate. Refer to the Final Plat and supporting data for exact lot dimensions and areas.
 Existing topography, wetland edges and existing utilities obtained from others.
 Street dimensions listed reference back of curb.

Property Description:
 Outlot B, LEGACY CREEK, 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota



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