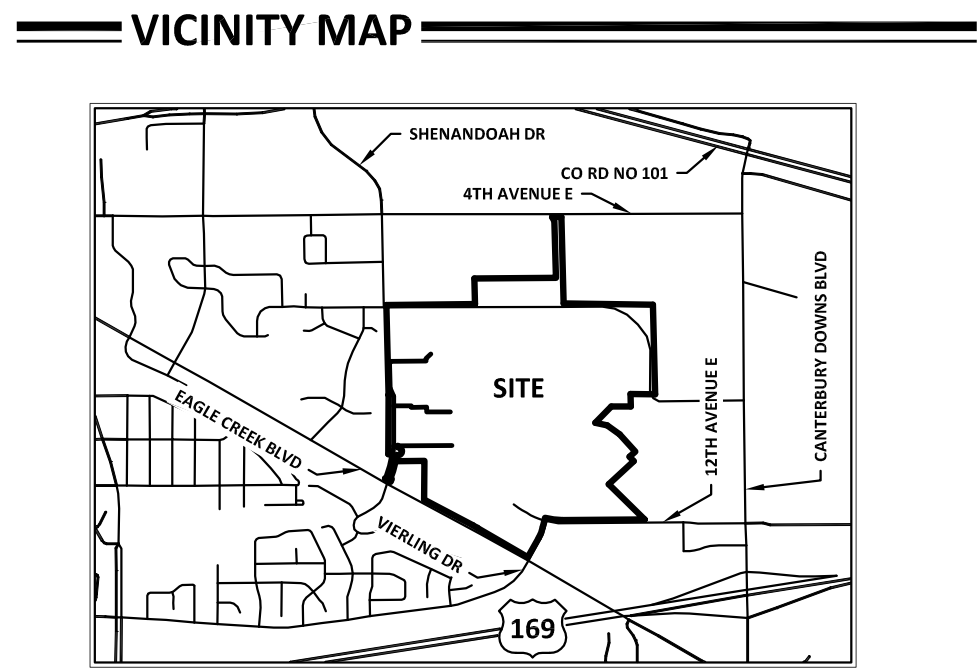


Right of Way	GROSS	AREA
All Streets	429,549 Sq. Ft.	9.861 Acres



SCOTT COUNTY, MINNESOTA

OUTLOTS:	1,850,251 S.F.
BUILDABLE LOTS:	9,733,879 S.F.
RIGHT-OF-WAY:	429,549 S.F.
	<u>12,013,679 S.F. (GROSS)</u>

NUMBER OF LOTS: 3
AVERAGE LOT SIZE: 1,946,776 S.F.
MINIMUM LOT SIZE: 580,440 S.F.
MAXIMUM LOT SIZE: 1,946,776 S.F.

**PROPOSED DENSITY: 0.018 UNITS PER ACRE (GROSS)
0.022 UNITS PER ACRE (NET)**

1. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
2. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
3. 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.

EXISTING ZONE: MR (MAJOR RECREATION)

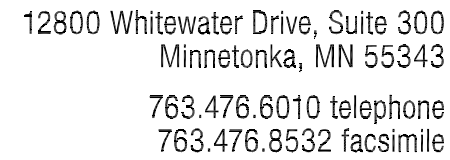
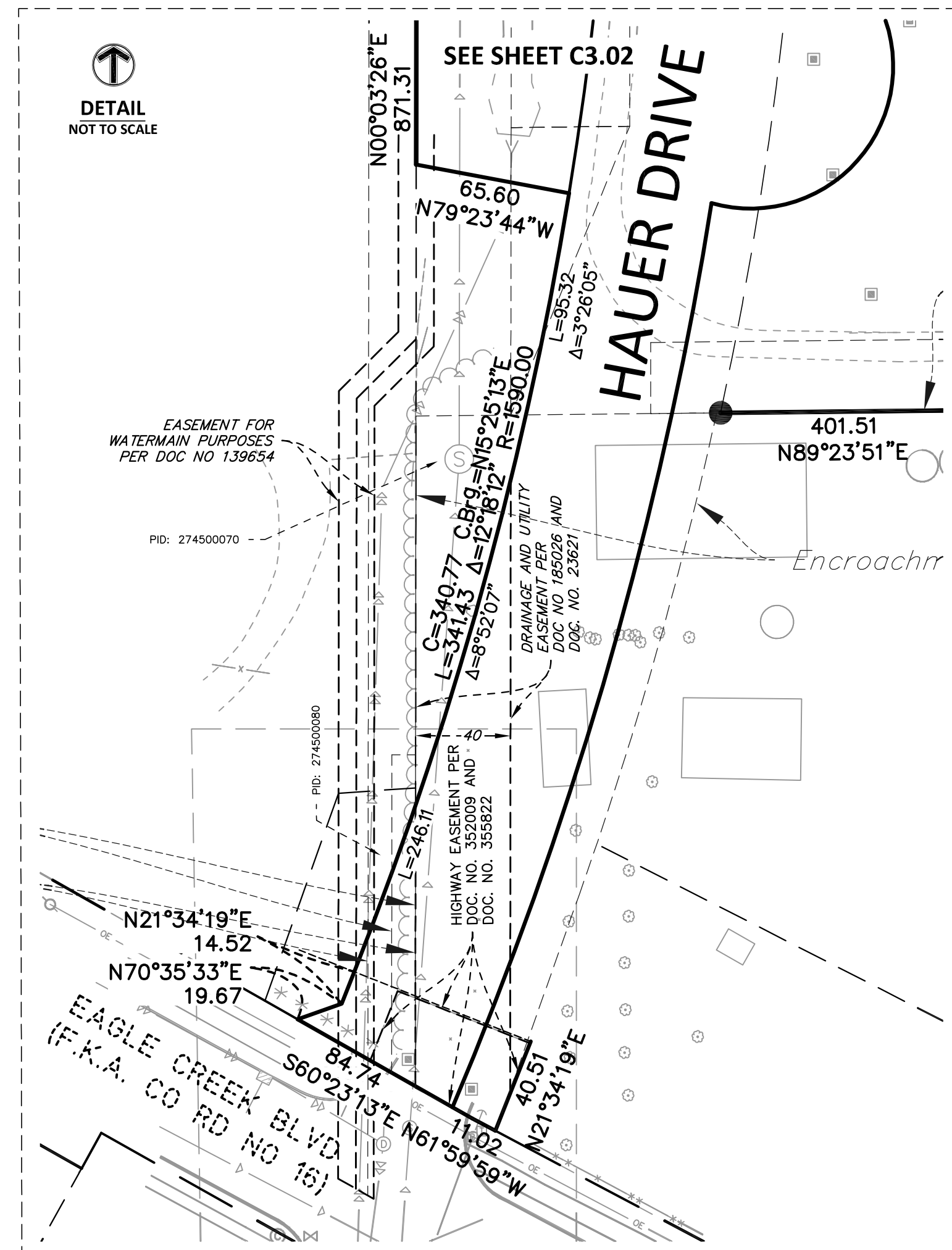
FRONT YARD: 1/2 OF THAT STRUCTURE'S HEIGHT OR 50 FEET, WHICHEVER IS GREATER

REAR YARD: 1/2 OF THAT STRUCTURE'S HEIGHT OR 30 FEET, WHICHEVER IS GREATER

SIDE YARD: 1/2 OF THAT STRUCTURE'S HEIGHT OR 25 FEET, WHICHEVER IS GREATER

PROPOSED ZONE: PUD (PLAN UNIT DEVELOPMENT)

FRONT YARD: PER PLAN
REAR YARD: PER PLAN
SIDE YARD: PER PLAN
ARTERIAL STREET: PER PLAN



Engineering | Surveying | Planning | Environmental

7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Location
SHAKOPEE, MN

1100 CANTERBURY ROAD

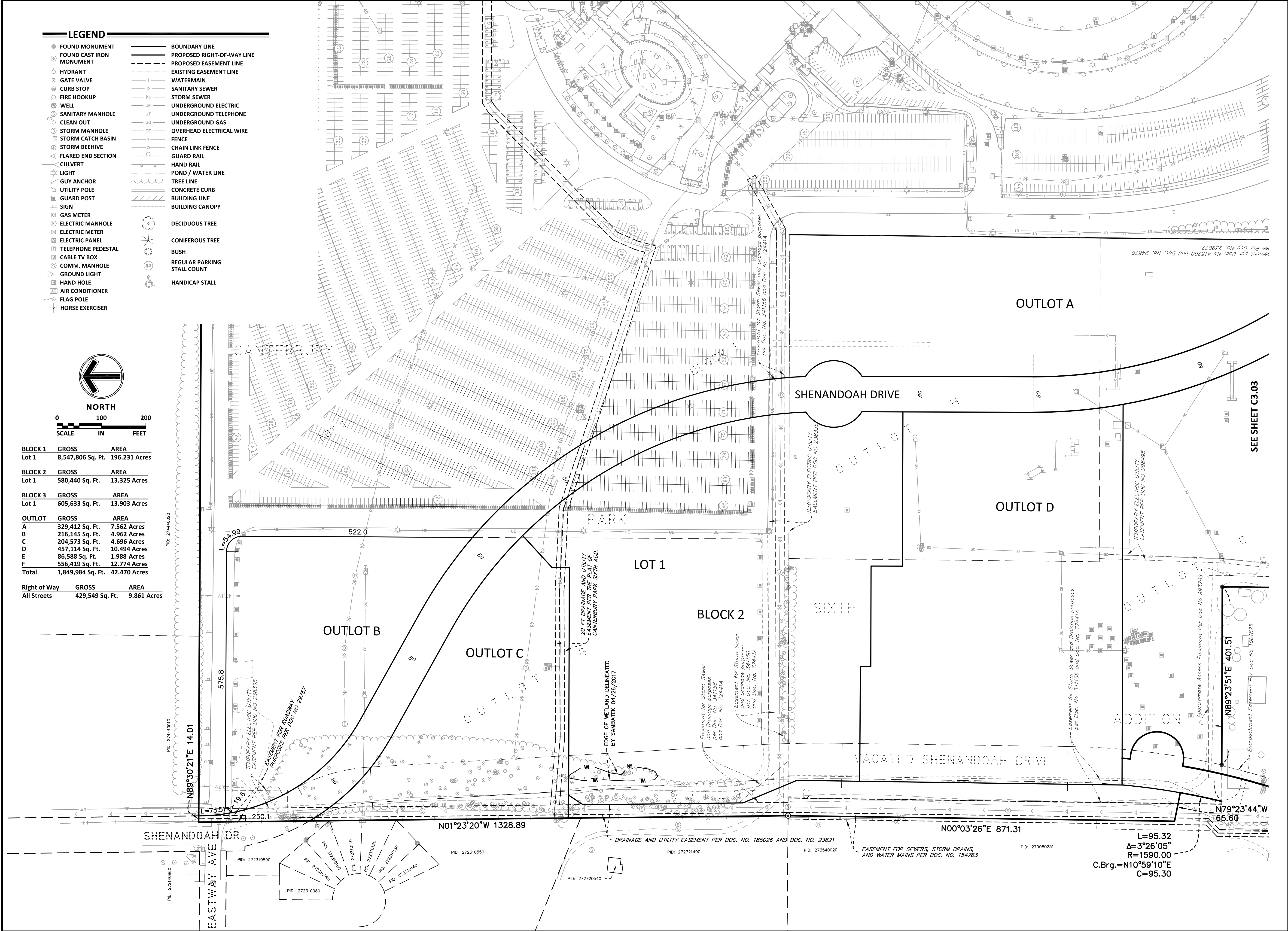
Summary

Designed: GDA Drawn: JMW/JTA
Approved: EWM Book / Page:
Phase: PUD SUBMITTAL Initial Issue: 05/11/2017

No.	Date	By	Submittal / Revision
02/01/18	JMW	Preliminary PUD	Submittal

Sheet No. Revision
C2.01

Project No. 20629.01



Client
DORAN DEVELOPMENT, LLC.
7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
CANTERBURY VILLAGE

Location
SHAKOPEE, MN

1100 CANTERBURY ROAD

Certification

Summary
Designed: GDA Drawn: JMW/JTA
Approved: EWM Book / Page:
Phase: PUD SUBMITTAL Initial Issue: 05/11/2017

Revision History
No. Date By Submittal / Revision
02/01/18 JMW Preliminary PUD Submittal

Sheet Title
PRELIMINARY PLAT

Sheet No. Revision
C2.02

Project No. 20629.01

Client
DORAN
DEVELOPMENT,
LLC.

7803 GLENROY ROAD
SUITE 200
BLOOMINGTON, MN 55439

Project
CANTERBURY
VILLAGE

Location
SHAKOPEE, MN

1100 CANTERBURY ROAD

Certification

Summary

Designed: GDA Drawn: JMW/JTA
Approved: EWM Book / Page:
Phase: PUD SUBMITTAL Initial Issue: 05/11/2017

Revision History

No. Date By Submittal / Revision
02/01/18 JMW Preliminary PUD Submittal

Sheet Title
PRELIMINARY
PLAT

Sheet No. Revision
C2.03

Project No. 20629.01

