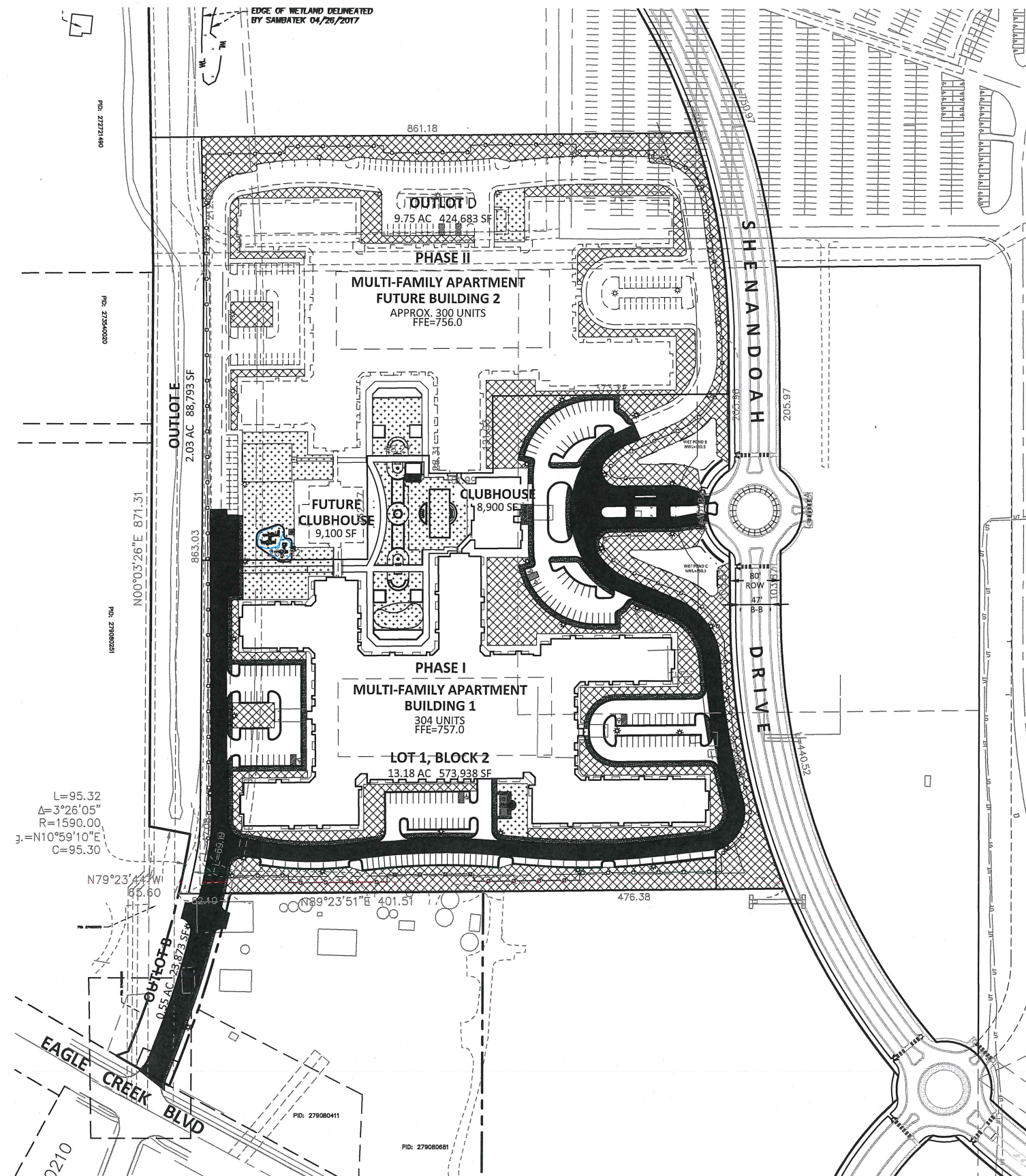


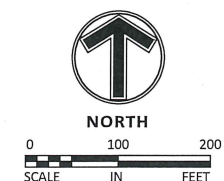
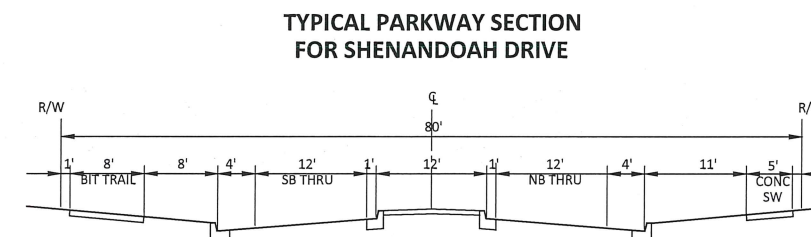


LEGEND

	PROPOSED	EXISTING	
PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			HEAVY DUTY ASPHALT PAVING
BUILDING			
RETAINING WALL			CONCRETE PAVING
WETLAND LIMITS			
TREE LINE			CONCRETE SIDEWALK
SAWCUT LINE			
SIGN			
PIPE BOLLARD			
NUMBER OF PARKING STALLS PER ROW			
KEY NOTE			

DEVELOPMENT SUMMARY

AREA			
SITE AREA		1,093,050 SF	25.09 AC
IMPERVIOUS AREA	564,403 SF	12.96 AC	52%
PERVIOUS AREA	528,647 SF	12.14 AC	48%
OPEN SPACE	261,408 SF	6.0 AC	23.9%
LOT AREAS			
LOT 1, BLOCK 2		573,938 SF	13.18 AC
OUTLOT B		23,873 SF	0.55 AC
OUTLOT D		424,583 SF	9.75 AC
OUTLOT E		88,793 SF	2.04 AC
ZONING			
EXISTING ZONING		MAJOR RECREATION (MR)	
PROPOSED ZONING		PUD OVERLAY	
BUILDING DENSITY			
PHASE I - 304 UNITS		23.1 UNITS/ACRE	
PHASE II - 300 UNITS		30.8 UNITS/ACRE	
TOTAL - 604 UNITS		26.3 UNITS/ACRE	



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

Project CANTERBURY RESIDENTIAL

Location
SHAKOPEE, MN

1100 CANTERBURY ROAD

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

George D. Abernathy
Registration No. 43505 Date: 05/11/2017

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

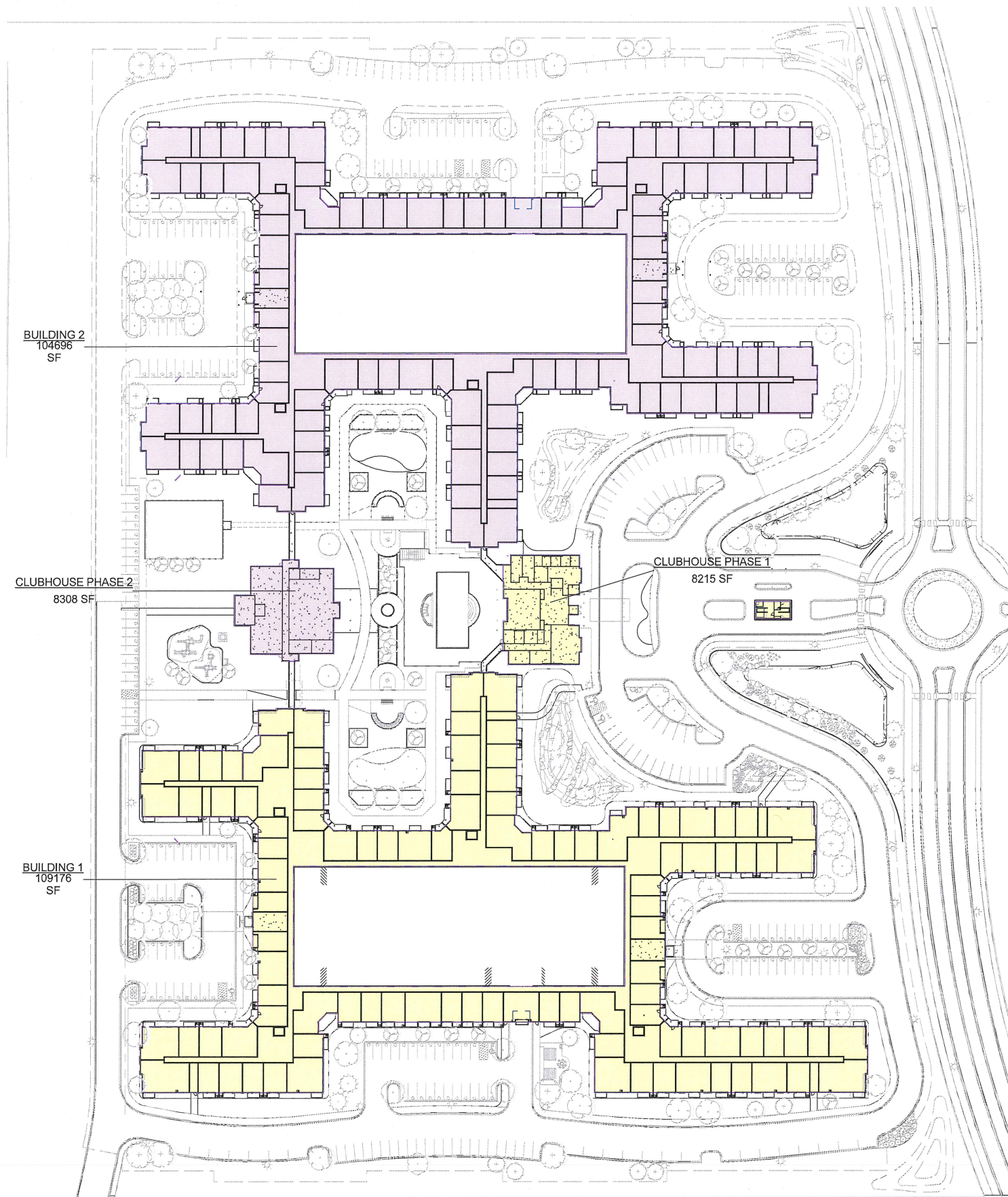
Designed: GDA Drawn: JMW/JTA
Approved: EWM Book / Page:
Phase: PUD SUBMITTAL Initial Issue: 05/11/2017

[illegible]

Sheet Title
DEVELOPMENT
PLAN

Sheet No. Revision
C3.01

Project No. 20629.01



BUILDING 2
104696
SF

CLUBHOUSE PHASE 2
8308 SF

BUILDING 1
109176
SF

CLUBHOUSE PHASE 1
8215 SF

PHASING PLAN

- BUILDING 1
- BUILDING 2
- CLUBHOUSE PHASE 1
- CLUBHOUSE PHASE 2

① SITE PLAN
1/64" = 1'-0"

5/10/2017 1:43:35 PM