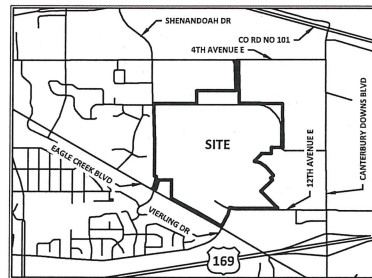


Right of Way	GROSS AREA
398,435	Sq. Ft. 9.147 Acres



LOT 1, BLOCK 3, CANTERBURY PARK FIFTH ADDITION
 LOT 1, BLOCK 3, CANTERBURY PARK SIXTH ADDITION
 OUTLOT B, CANTERBURY PARK SIXTH ADDITION
 OUTLOT C, CANTERBURY PARK SIXTH ADDITION
 OUTLOT D, CANTERBURY PARK SIXTH ADDITION
 OUTLOT G, CANTERBURY PARK SIXTH ADDITION
 OUTLOT H, CANTERBURY PARK SIXTH ADDITION
 THAT PART OF VACATED SHENANDOAH DRIVE AS DEDICATED ON CANTERBURY PARK SIXTH ADDITION

OUTLOTS:	2,284,034 S.F.
BUILDABLE LOTS:	9,338,396 S.F.
RIGHT-OF-WAY:	398,435 S.F.
	<u>12,020,865 S.F. (GROSS)</u>

NUMBER OF LOTS: 2
AVERAGE LOT SIZE: 4,669,198 S.F.
MINIMUM LOT SIZE: 573,938 S.F.
MAXIMUM LOT SIZE: 8,764,458 S.F.

PROPOSED DENSITY: 0.007 UNITS PER ACRE (GROSS)
0.009 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

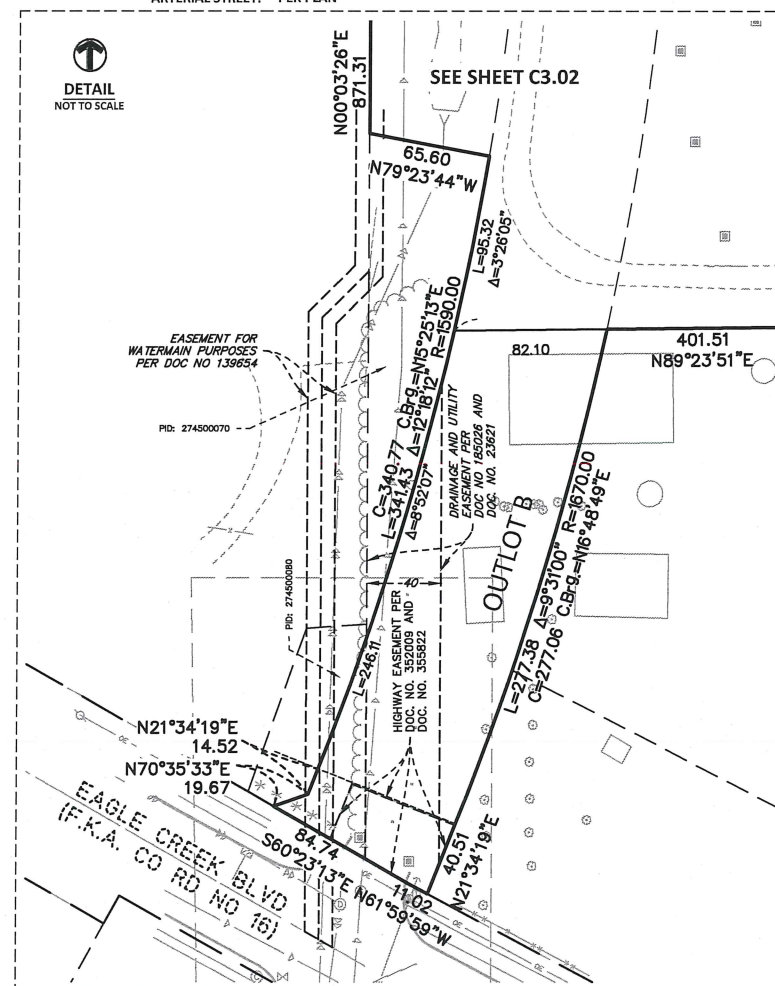
PROPOSED ZONE: PUD (PLAN UNIT DEVELOPMENT)

FRONT YARD: PER PLAN

REAR YARD: PER PLAN
SIDE YARD: PER PLAN

SIDE YARD: PER PLAN
 BUFFERIAL STREET: PER PLAN

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Location
SHAKOPEE, MN

NOT FOR CONSTRUCTION

Designed: GDA	Drawn: JTA/JMW/JML
Approved: EWM	Book / Page:
Phase: PLAT APP	Initial Issue: 05/11/2017

No. Date By Submittal / Revision

Sheet No. Revision
C3.01

Project No. 20629.01

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

Project
CANTERBURY
7TH ADDITION

Location
SHAKOPEE, MN

Certification

Summary
Designed: gda Drawn: JTA/JMW/JML
Approved: EWM Book / Page:
Phase: PLAT APP Initial Issue: 05/11/2017
Revision History
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Sheet Title
PRELIMINARY
PLAT

Sheet No. Revision
C3.02
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