

# Site Aerial



**SHAKOPEE** | MN

COMMUNITY PRIDE SINCE 1857  
City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

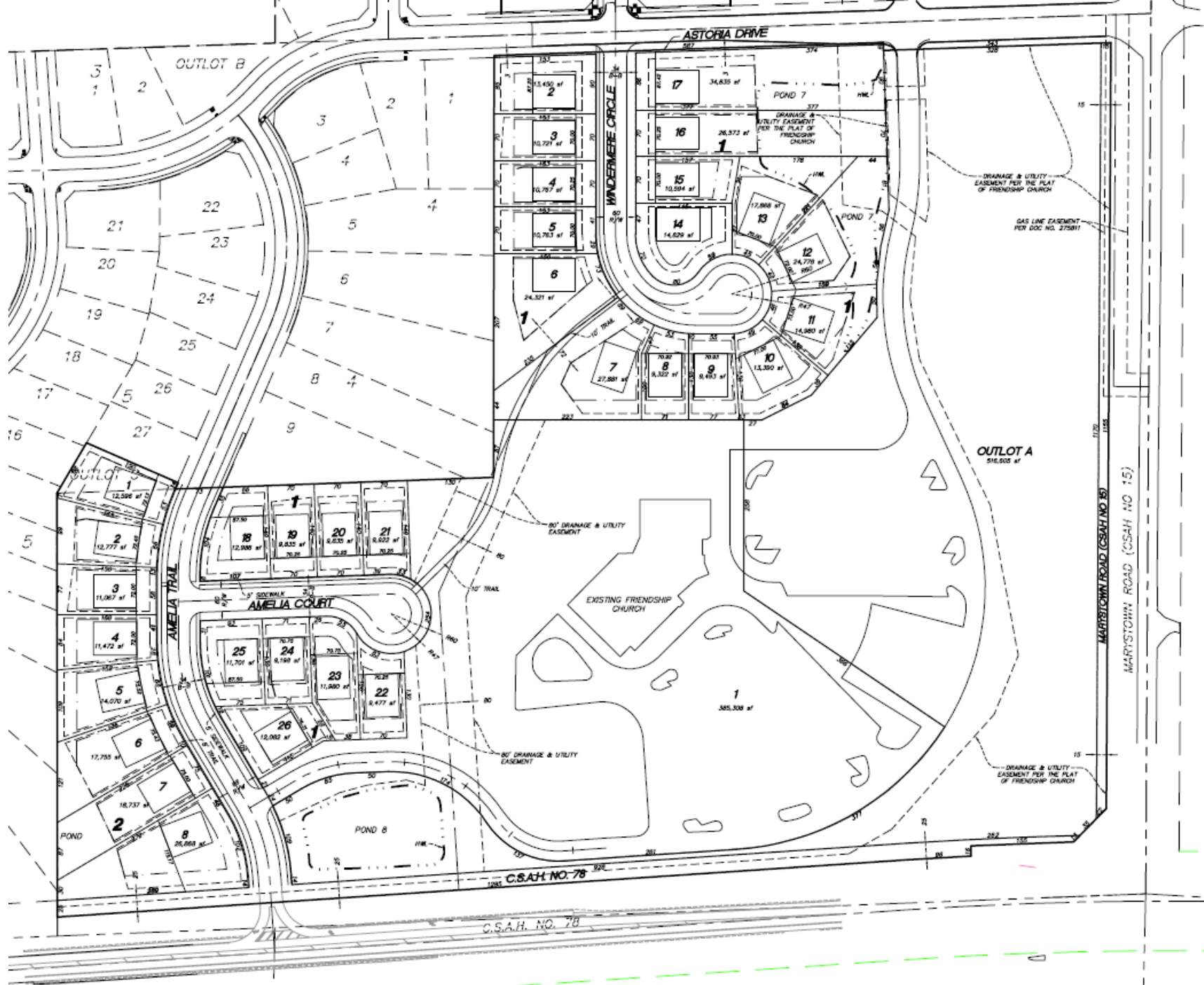
# Preliminary Plat

## Development Data

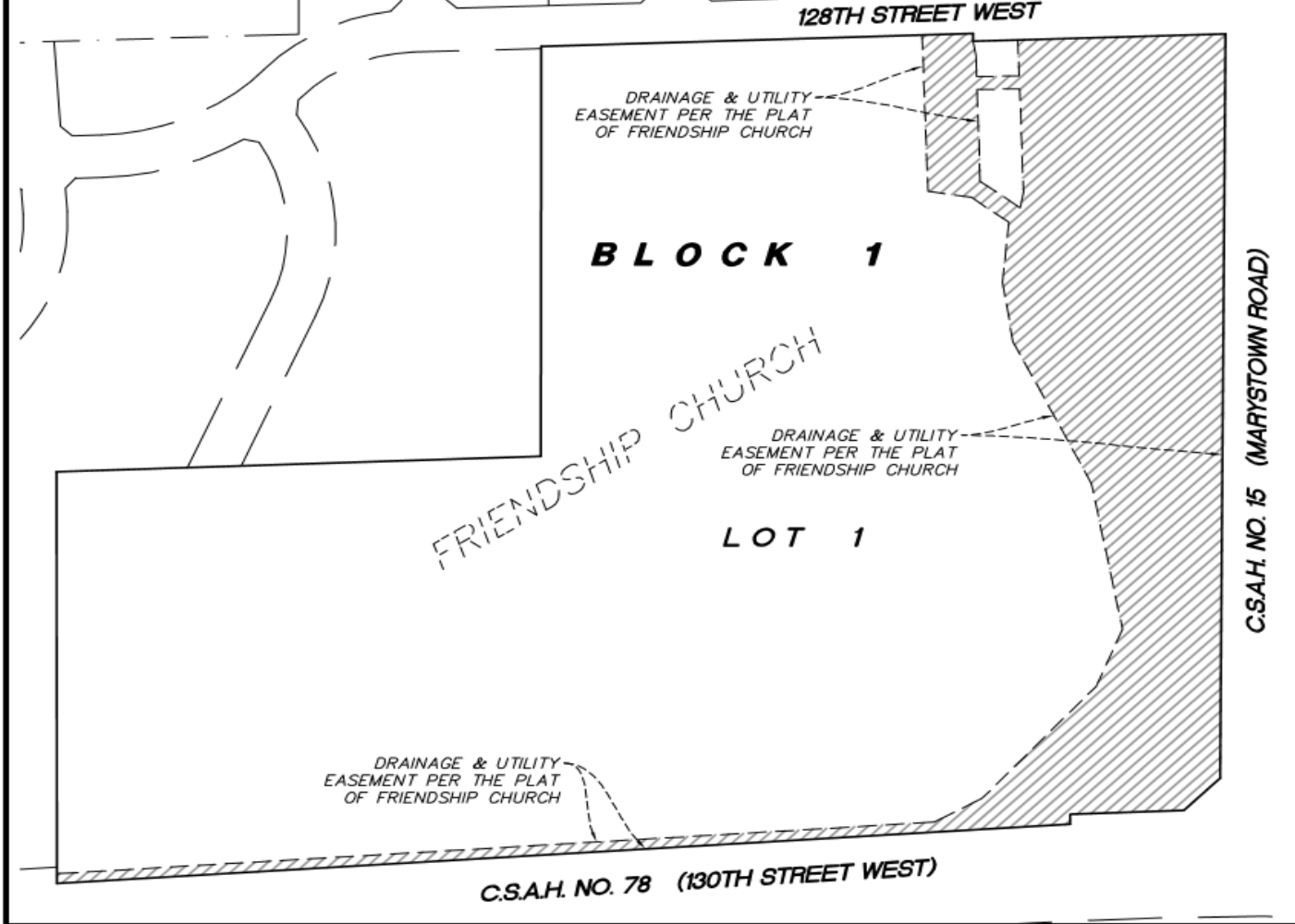
EXISTING ZONING:	R-1B
PROPOSED ZONING:	R-1B
GROSS SITE AREA:	35.7± acres
- RETAINED CHURCH PARCELS:	20.7 acres
- LOT 1, BLOCK 1 (8.8 AC)	
- OUTLOT A (11.9 AC)	
- C.S.A.H. 15 & C.S.A.H. 78:	1.2 acres
SUBTOTAL RESIDENTIAL AREA:	13.8 acres
- POND 7 AREA (H.W.L.):	0.9 acres
NET RESIDENTIAL AREA:	12.9 acres
<b>DEVELOPMENT SUMMARY</b>	
70' WIDE SINGLE FAMILY LOTS	33 Lots
<b>PROJECT DENSITY:</b>	
OVERALL DENSITY	±2.6 Un./Ac.
(33 units / 12.9 ac)	

## Windermere Single Family R-1B Standards:

STANDARD:	R-1B Zoning District:	70' SINGLE FAMILY
MAXIMUM DENSITY:	5 un./ac	2.6 un./ac as shown
MINIMUM LOT WIDTH	60'	70' @ fwbk
MIN CORNER LOT WIDTH	60'	87.25' as shown
MINIMUM LOT DEPTH	100'	130'
MAX. IMPERV COVERAGE	50%	50%
<b>SETBACKS:</b>		
FRONT	25'	30'
SIDE INTERIOR LOT	7.5'/7.5' (15' TOTAL)	7.5'/7.5' (15' TOTAL)
SIDE CORNER LOT	25'	25'
REAR	30'	30'







**Easement Vacation Description:**

The Drainage & Utility Easement as dedicated on Lot 1, Block 1, FRIENDSHIP CHURCH, according to the recorded plat thereof, Scott County, Minnesota.



**Easement to be Vacated**



Date 03/04/2020 Sheet 1 OF 1  
0014194.03ESF05.dwg

**Westwood**

Phone (952) 937-5158 12781 Whitewater Drive, Suite #200  
Fax (952) 937-5812 Minneapolis, MN 55343  
Toll Free (888) 937-5158 westwoodps.com  
Westwood Professional Services, Inc.

Owner \_\_\_\_\_  
Checklist \_\_\_\_\_  
Dates \_\_\_\_\_  
Record Drawing by/for \_\_\_\_\_

Prepared for:

**D.R. Horton, Inc - Minnesota**  
20860 Kenbridge Court, Suite 100  
Lakeville, MN 55044

**Windermere South  
3rd Addition**

Shakopee, Minnesota

**Easement Vacation Exhibit**

Exhibit



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