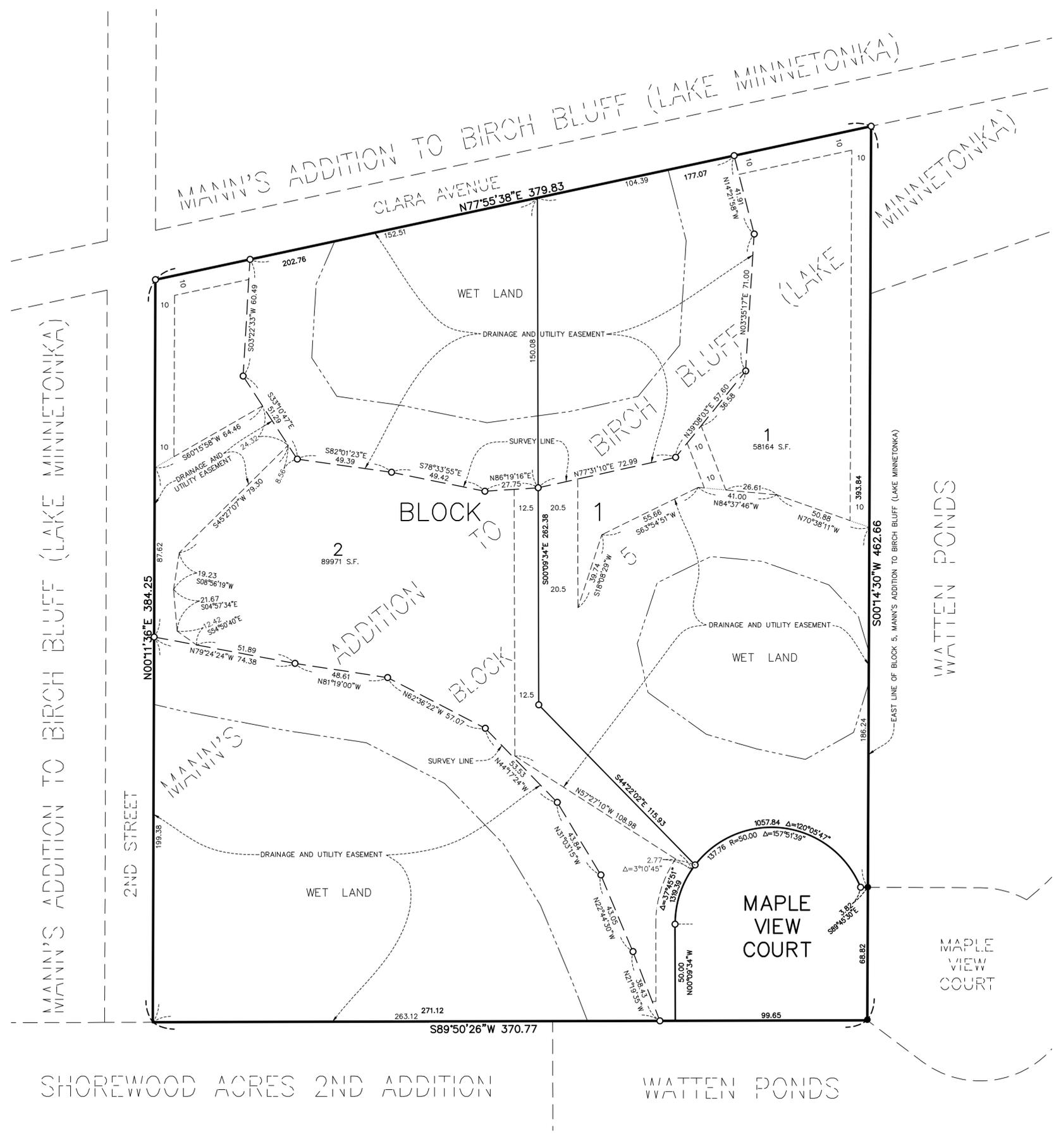


F:\Civil\3D Projects\24303\24303pp.dwg - 1/21/2026 02:32PM



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.



SURVEYED PROPERTY

Legal Description:
All of Block 5, Mann's Addition To Birch Bluff (Lake Minnetonka)

ZONING INFORMATION

CURRENT ZONING: R-1A RESIDENTIAL
PROPOSED ZONING: R-1A RESIDENTIAL

SITE DATA

GROSS AREA: 3.61 ACRES
LOTS: 2 LOTS
GROSS DENSITY (TOTAL UNITS/GROSS AREA): 0.55 D.U./ACRE
LOTS R.O.W. TOTAL: 3.40 ACRES, 0.21 ACRES, 3.61 ACRES

MINIMUM SETBACKS (SINGLE FAMILY)
FRONT: 50 FEET
SIDE (HOUSE & GARAGE): 10 FEET
SIDE (STREET): 50 FEET
REAR: 50 FEET

MINIMUM LOT REQUIREMENTS
LOT SIZE: 40,000 S.F.
LOT WIDTH: 120 FEET
LOT DEPTH: 150 FEET

2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mmhill.com
www.mmhill.com



I hereby certify that this survey, plan or map was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.
PRELIMINARY
Date: _____ Reg. No. _____

WATTEN PONDS 2ND ADDITION
SHOREWOOD, MINNESOTA
PRELIMINARY PLAT
FOR
GRAVITY INVESTMENT, LLC

DRAWN BY
PLM

DATE
10/17/2025

REVISIONS
A. 2026-01-13: City comments
B. 2026-01-20: City comments
C. 2026-01-21: City comments

CAD FILE
24303PP.dwg

PROJECT NO.
24303-00

2.0