DRAFT PHASING PLAN
SUBJECT TO CHANGE

1st Addition

2nd Addition

3rd Addition

4th Addition

INDEPENDENCE DRIVE (PROPOSED)

INDEPENDENCE DRIVE

VALLEY VIEW ROAD

STREET A

STREET B

STREET C

STREET D

STREET E

WILLIAMS STREET

WOOD DUCK TRAIL

WOOD DUCK TRAIL (PROPOSED)

OUTLOT A
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A
357420 SF
8.2052 AC

OUTLOT B
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B
149715 SF
3.4370 AC

OUTLOT C
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C
219615 SF
5.0417 AC

WETLAND

CREEK

WATER ELEV= 853.3
5-6-22

WATER ELEV= 869.3
5-6-22

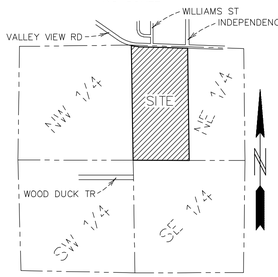
2670

1322

1315

2709

VICINITY MAP
NO SCALE



SECTION 20, TWP. 115, RGE. 22
SCOTT COUNTY, MINNESOTA

100 50 0 100
Scale in Feet

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

The West Half of the Northeast Quarter of Section 20, Township 115, Range 22, Scott County, Minnesota, excepting therefrom the following:

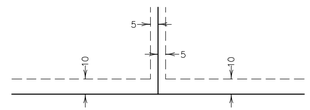
Beginning at the northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 48 seconds East, assumed basis for bearings, along the north line of said Northeast Quarter 597.18 feet; thence South 0 degrees 00 minutes 00 seconds West 1460.50 feet; thence North 87 degrees 16 minutes 48 seconds West 597.18 feet to the west line of said Northeast Quarter; thence North 0 degrees 00 minutes 00 seconds East, along said west line, 1460.50 feet to the point of beginning.

That part of the West half of the Northeast Quarter of Section 20, Township 115, Range 22, Scott County, Minnesota, described as follows:

Beginning at the northwest corner of said Northeast Quarter; thence South 87 degrees 16 minutes 48 seconds East, assumed basis for bearings, along the north line of said Northeast Quarter, 597.18 feet; thence South 0 degrees 00 minutes 00 seconds West, 1460.50 feet; thence North 87 degrees 16 minutes 48 seconds West, 597.18 feet to the west line of said Northeast Quarter; thence North 0 degrees 00 minutes 00 seconds East, along said west line, 1460.50 feet to the point of beginning

TOTAL GROSS AREA	81.3384	ACRES
TOTAL LOT AREA	48.8862	ACRES
NUMBER OF LOTS	196	
NUMBER OF OUTLOTS	3	
TOTAL OUTLOT AREA	16.6839	ACRES
TOTAL RIGHT OF WAY AREA	15.7683	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	3.1790	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	4.0093	LOTS/ACRE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

BENCH MARK
TOP NUT OF HYDRANT AT NW QUAD OF WILLIAMS STREET AND VALLEY VIEW ROAD
ELEV.=854.74

00-SURV-123059-BASE.DWG

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota

Name Peter J. Hawkinson
Reg. No. 42299 Date 06-30-23

Revisions

Date	06-30-23
Designed	JMM
Drawn	PDS/MBG

PRELIMINARY PLAT

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

ARBOR BLUFF
SHAKOPEE, MINNESOTA

© 2023 Pioneer Engineering, P.A.