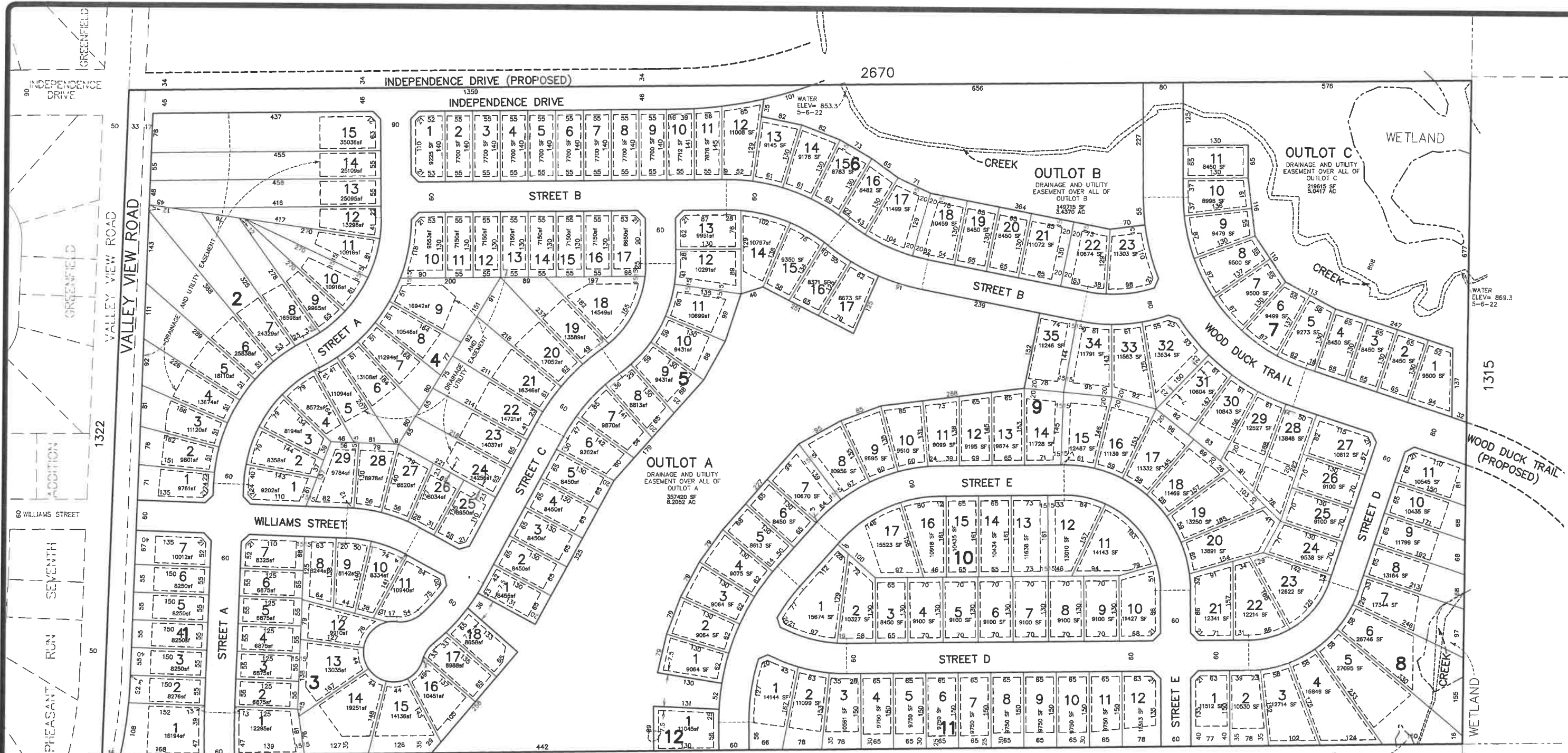
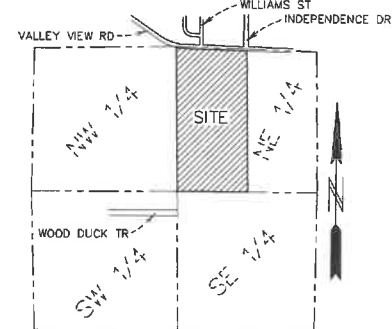




VICINITY MAP
NO SCALE



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

2709

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.

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.

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

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

PIONEERengineering
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: 08/08/2008

Revisions

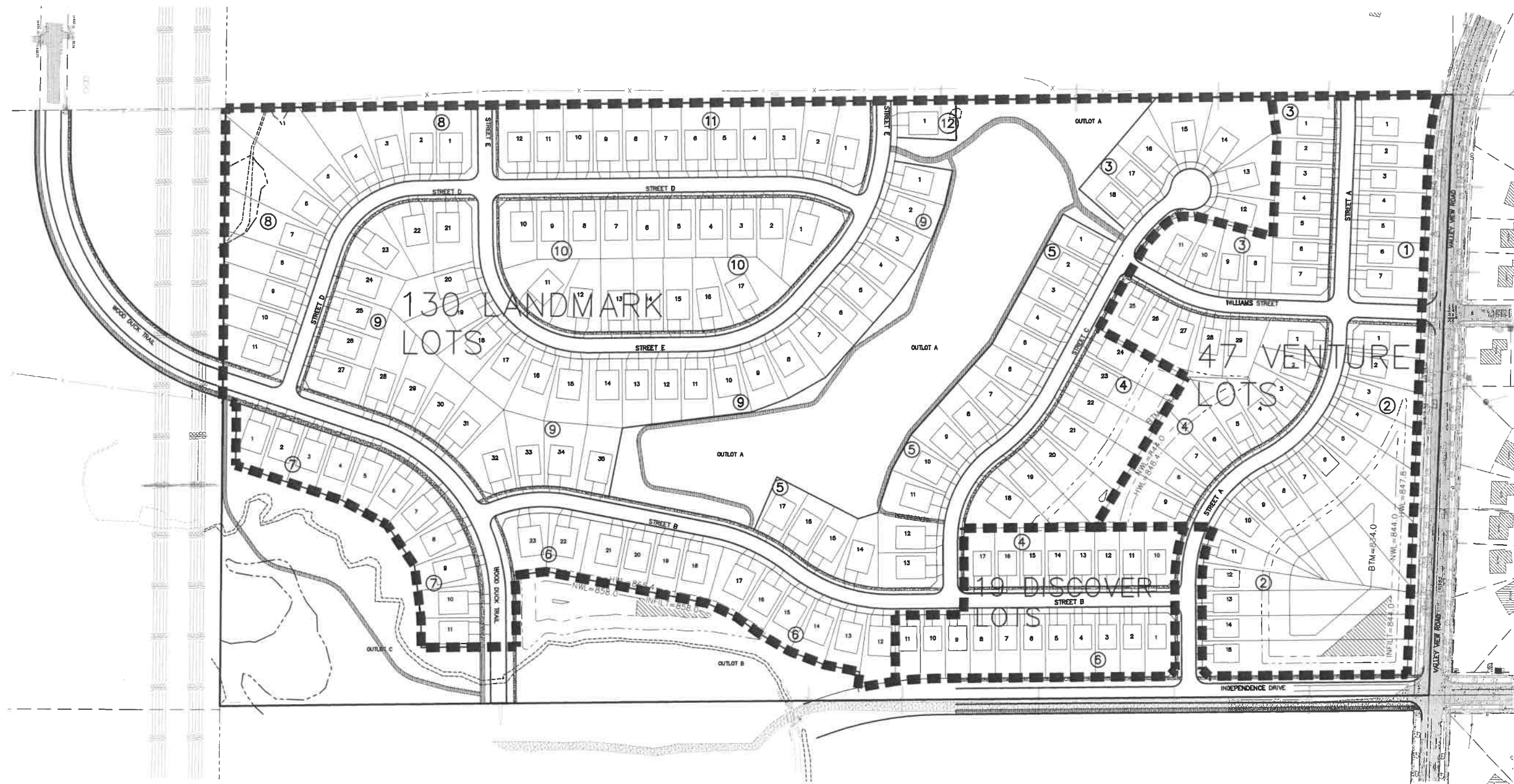
Date: 06-30-23
Designed: JMM
Drawn: PDS/MBO

PRELIMINARY PLAT

LENNAR
16305 36TH AVENUE NORTH
PLYMOUTH, MINNESOTA 55446

ARBOR BLUFF
SHAKOPEE, MINNESOTA

00-SURV-123059-BASE DWG



SITE DATA:

2040 GUIDE PLAN: SUBURBAN RESIDENTIAL (3-6 UNITS/ACRE)
 CURRENT ZONING: AG
 PROPOSED ZONING: PUD

PROPOSED LOTS: 196

65' WIDE LANDMARK LOTS: 130 (PAD 50' X 65')
 55' WIDE DISCOVER LOTS: 19 (PAD 40' X 65')
 55' WIDE VENTURE LOTS: 47 (PAD 40' X 71')

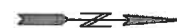
MINIMUM SETBACKS FOR 55' AND 65' SINGLE FAMILY:

FRONT: 25'
 REAR: 25'
 SIDE: 7.5' INTERIOR, 15' SIDE CORNER
 COLLECTOR: 30'

STORMWATER REQUIREMENTS

LOW OPENING 3' + HWL
 1.5' + EOF
 LOW FLOOR 2' + HWL
 2' + HISTORIC
 GROUND HWL
 4' + OBSERVED
 GROUND WATER

TOTAL GROSS AREA	81.3384 ACRES
TOTAL LOT AREA	48.8862 ACRES
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0 60 120 240
 GRAPHIC SCALE IN FEET

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

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I hereby certify that this plan 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.

Name: John M. Molinaro
 Reg. No. 45831 Date: 06-30-2023

Revisions

Date: 06-30-23
 Designed: JMM
 Drawn: PDR/MBG

PRELIMINARY P.U.D. OVERALL SITE PLAN

LENNAR
 16305 36TH AVENUE NORTH
 PLYMOUTH, MINNESOTA 55446

ARBOR BLUFF
 SHAKOPEE, MINNESOTA

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