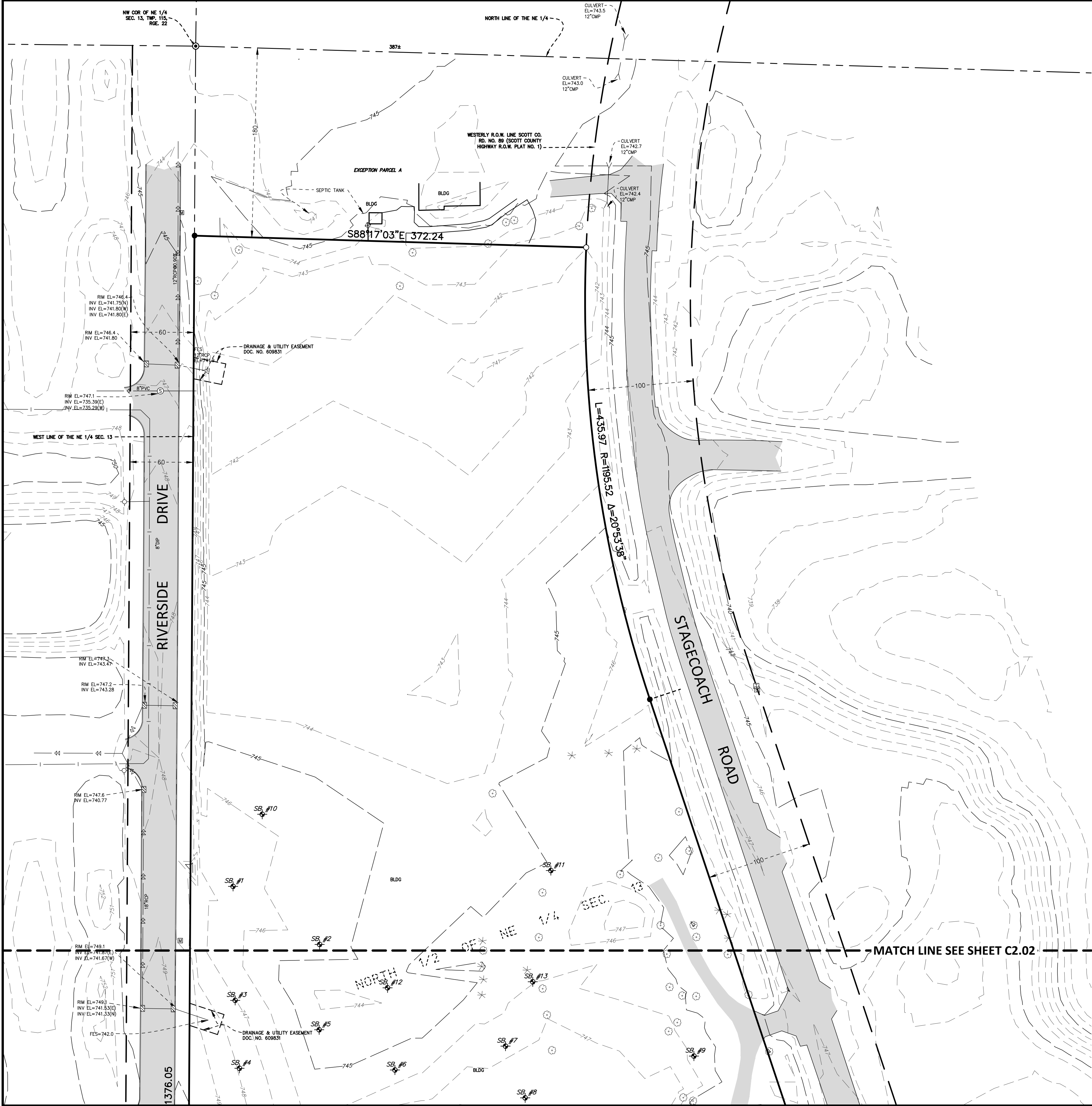




DESCRIPTION

Parcel #1:
That part of the north one-half (N 1/2) of the northeast quarter (NE 1/4) of section thirteen (13), township one hundred fifteen (115), range twenty-two (22), Scott county, Minnesota, described as beginning at the northwest corner of said NE 1/4 ; thence easterly along the north line of said NE 1/4 a distance of 387 feet, more or less, to the westerly right-of-way line of Scott County Road No. 89; thence southeasterly along said right-of-way line to the south line of said North 1/2 of the NE 1/4, thence westerly along said south line a distance of 700 feet, more or less, to the southwest corner of said North 1/2 of the NE 1/4; thence north along the west line.

Parcel #2:
The Southerly 200.0 feet of that part of the North 1/2 of the Northeast 1/4 of Section 13, Township 115, Range 22, Scott County, Minnesota, described as beginning at the Northwest corner of said Northeast 1/4; thence Easterly along the North line of said Northeast 1/4 a distance of 387 feet, more or less to the Westerly right-of-way line of Scott County Road No. 89; thence Southeasterly along said right-of-way line to the South line North 1/2 of the Northeast 1/4; thence Westerly along said South line a distance of 700 feet, more or less, to the Southwest corner of said North 1/2 of the Northeast 1/4; thence North along the West line of said Northeast 1/4 to the point of beginning.

Parcel #3:
The North 230 feet of the following described tract: That part of the South 1/2 of the Northeast 1/4 of Section 13, Township 115, Range 22, Scott County, Minnesota, described as beginning at the Southwest corner of said Northeast 1/4 and running thence Northerly to the Northwest corner of said South 1/2 of the Northeast 1/4; thence Easterly along the North line of the South 1/2 of the Northeast 1/4 a distance of 700 feet more or less to the Westerly right-of-way line of Scott County Road No. 89; thence Southeasterly along said right-of-way line to the South line of aforesaid Northeast 1/4; thence Westerly along said South line a distance of 1120 feet more or less to the point of beginning. Situated in Scott County, Minnesota.

PROPERTY SUMMARY

- 1. ADDRESS:
PARCEL A: 1716 STAGECOACH RD, SHAKOPEE, MN. (PID 279130190)
PARCEL B: 1746 STAGECOACH RD, SHAKOPEE, MN. (PID 279130050, 279130160, 279130170)
- 2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 733,239 SQUARE FEET OR 16.833 ACRES.
- 3. IMPROVEMENTS SHOW ON SUBJECT PROPERTY ARE A COMBINATION OF DATA LOCATED IN THE FIELD AND AERIAL PHOTOGRAPHY.

BENCHMARKS

- 1. THE VERTICAL DATUM IS BASED ON NAVD88.

BENCHMARK #1
TOP NUT OF HYDRANT LOCATED AT THE NW QUAD OF GROVE PLACE & RIVERSIDE DRIVE.
ELEV.=753.78

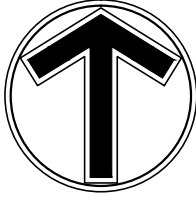
BENCHMARK #2
TOP NUT OF HYDRANT LOCATED ON THE SW QUAD OF HANSEN AVE. & STAGECOACH RD.
ELEV.=744.96

SURVEY NOTES

- 1. THE BEARING SYSTEM IS BASED ON THE SCOTT COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF N00°21'37"E FOR THE WEST LINE OF THE NORTHEAST QUARTER, SECTION 13, TOWNSHIP 115, RANGE 22. SCOTT COUNTY, MN.

LEGEND

⊙ STORM MANHOLE	— SS — STORM SEWER	⊙ TRAFFIC LIGHT
⊙ STORM CATCH BASIN	— S — SANITARY SEWER	⊙ VENT
⊙ SANITARY MANHOLE	— I — WATERMAIN	⊙ BEEHIVE
⊙ GATE VALVE / HYDRANT	— UE — UNDERGROUND ELECTRIC	⊙ WELL
⊙ SIGN	— UT — UNDERGROUND TELEPHONE	⊙ MAILBOX
⊙ GAS METER	— UG — UNDERGROUND GAS	⊙ POST INDICATOR VALVE
⊙ UTILITY POLE	— OE — OVERHEAD ELECTRICAL WIRE	⊙ BITUMINOUS SURFACE
⊙ TRANSFORMER	— FO — FIBER OPTIC	⊙ CONCRETE SURFACE
⊙ GUARD POST	— O — CHAIN LINK FENCE	⊙ GRAVEL SURFACE
⊙ CLEAN OUT	— W — WOOD FENCE	⊙ RESTRICTED ACCESS
⊙ FLARED END SECTION	— Z — WIRE FENCE	⊙ HANDICAP PARKING STALL
⊙ LIGHT	— WL — WET LAND	⊙ REGULAR PARKING STALL
⊙ GUY ANCHOR	— RW — RETAINING WALL	⊙ STALL COUNT
⊙ GAS MANHOLE	— BR — BLOCK RETAINING WALL	⊙ TREE LINE
⊙ GAS VALVE	— SR — STONE RETAINING WALL	⊙ CONCRETE CURB
⊙ ELECTRIC MANHOLE	— PW — POND / WATER LINE	⊙ DECIDUOUS TREE
⊙ ELECTRIC METER	— BH — BENCH	⊙ CONIFEROUS TREE
⊙ TELEPHONE PEDESTAL	⊙ HAND HOLE	⊙ SHRUB
⊙ CABLE TV BOX	⊙ COMMUNICATIONS VAULT	⊙ SPOT ELEVATION
⊙ COMMUNICATIONS MANHOLE	⊙ BENCHMARK	⊙ CONTOUR
⊙ AIR CONDITIONING UNIT	⊙ DELINEATION POST	⊙ SOIL BORING
⊙ FLAG POLE	⊙ GROUND LIGHT	





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Client
BUILDERS LOT
GROUP, LLC

8170 CARRIAGE COURT NORTH
SHAKOPEE, MN 55379

Project
STAGECOACH
AT
SOUTHBRIDGE

Location
SHAKOPEE, MN



SHAKOPEE

Certification

Summary

Designed: ETL Drawn: MMQ
Approved: ETL Initial Issue: 05/10/2018
Phase: PRELIM PLAT

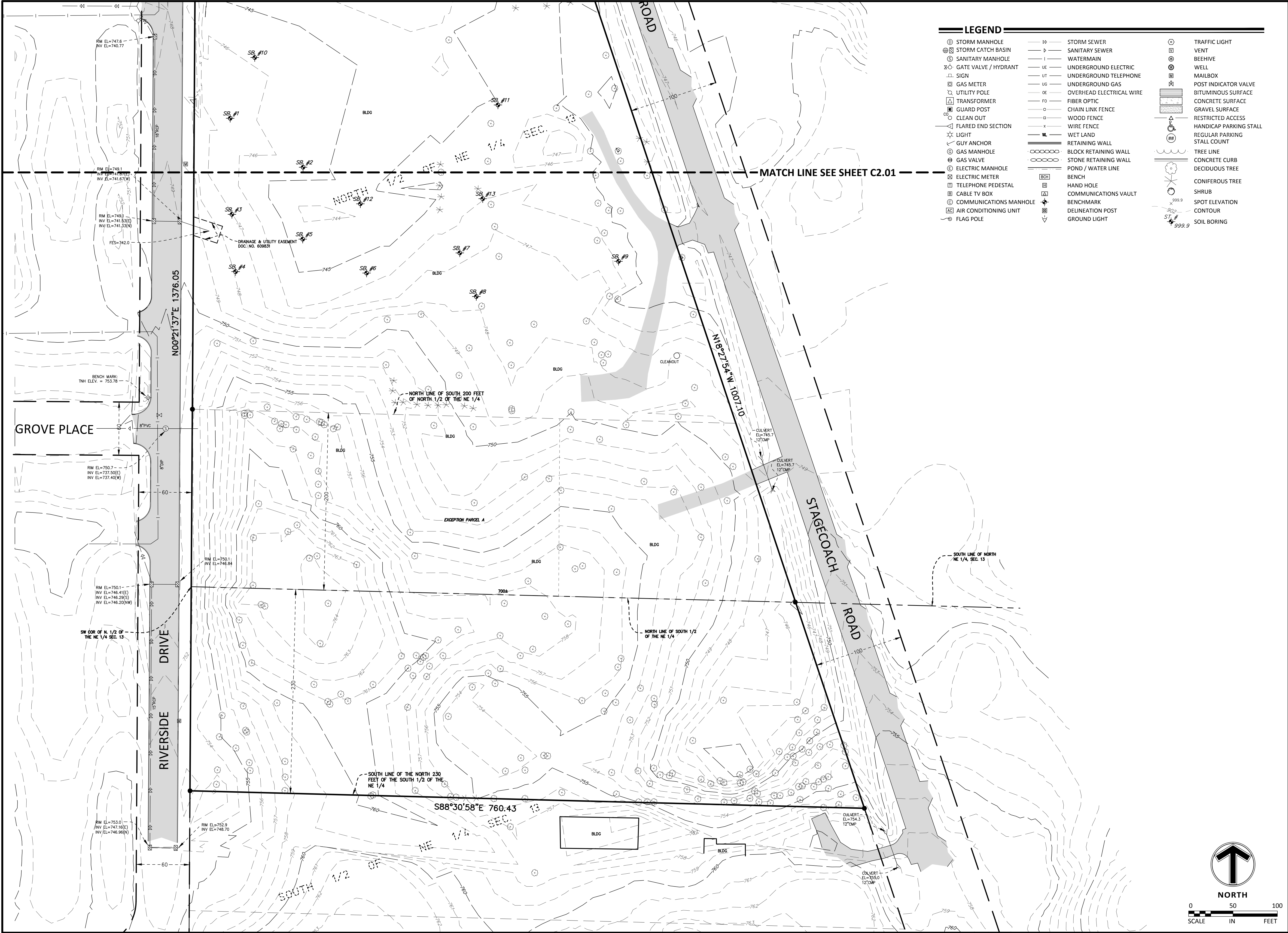
Revision History

No.	Date	By	Submittal / Revision
05/10/18	MMQ	PRELIMINARY PLAT	SUBMITTAL

Sheet Title
EXISTING
CONDITIONS
NORTH

Sheet No. Revision
C2.01

Project No. 21193



Client

BUILDERS LOT GROUP, LLC

8170 CARRIAGE COURT NORTH
SHAKOPEE, MN 55379

Project

STAGECOACH AT SOUTHBRIDGE

Location
SHAKOPEE, MN



Certification

Summary
Designed: ETL Drawn: MMQ
Approved: ETL Initial Issue: 05/10/2018
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Revision History
No. Date By Submittal / Revision
05/10/18 MMQ PRELIMINARY PLAT SUBMITTAL

Sheet Title

EXISTING CONDITIONS SOUTH

Sheet No. Revision
C2.02

Project No. 21193

Client
BUILDERS LOT
GROUP, LLC

8170 CARRIAGE COURT NORTH
SHAKOPEE, MN 55379

Project
STAGECOACH
AT
SOUTHBRIDGE

Location
SHAKOPEE, MN



Certification

Summary

Designed: ETL Drawn: MMQ
Approved: ETL Initial Issue: 05/10/2018
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Revision History

No.	Date	By	Submittal / Revision
05/10/18		MMQ	PRELIMINARY PLAT SUBMITTAL

Sheet Title
PRELIMINARY
PLAT NORTH

Sheet No. **Revision**

C3.01

Project No. 21193

DESCRIPTION

Parcel #1:

The part of the north one-half (N 1/2) of the northeast quarter (NE 1/4) of section thirteen (13), township one hundred fifteen (115), range twenty-two (22), Scott county, Minnesota, described as beginning at the northwest corner of said NE 1/4; thence easterly along the north line of said NE 1/4 a distance of 387 feet, more or less, to the westerly right-of-way line of Scott County Road No. 89; thence southeasterly along said right-of-way line to the south line of said North 1/2 of the NE 1/4, thence westerly along said south line a distance of 700 feet, more or less, to the southwest corner of said North 1/2 of the NE 1/4; thence north along the west line.

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Parcel #3:

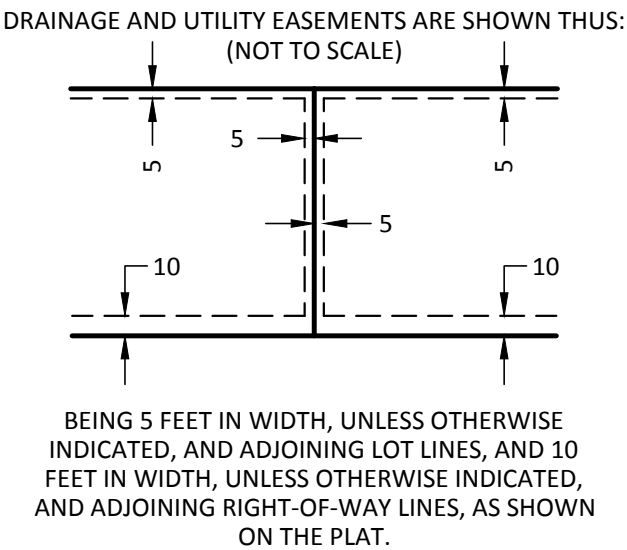
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PROPERTY SUMMARY

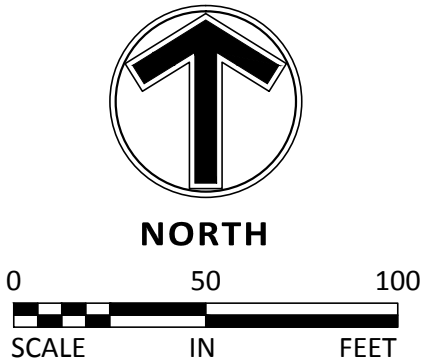
BUILDABLE LOTS: 552,091 S.F.
PARK: 77,929 S.F.
RIGHT-OF-WAYS: 103,219 S.F.
 733,239 S.F. (GROSS)

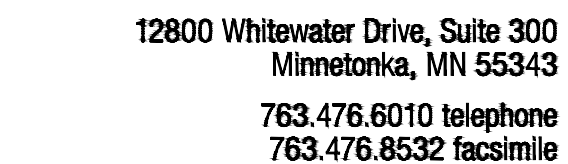
DEVELOPMENT NOTES

- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND PONDS.



- FOUND MONUMENT
- SET MONUMENT
- FOUND CAST IRON MONUMENT





8170 CARRIAGE COURT NORTH
SHAKOPEE, MN 55379

Location
SHAKOPEE, MN

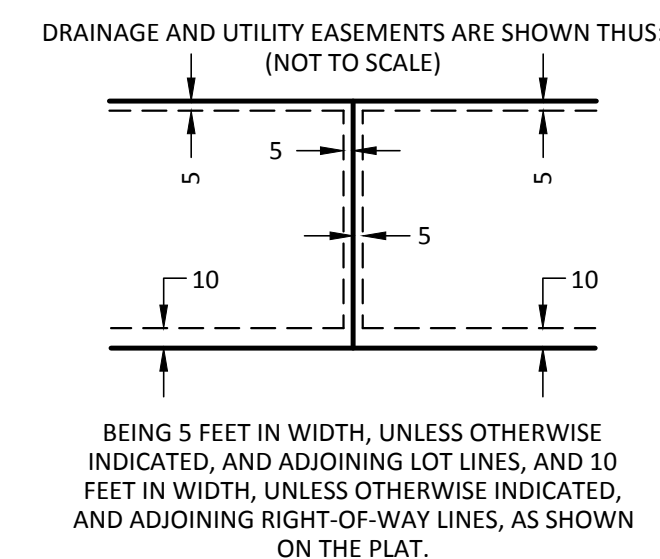


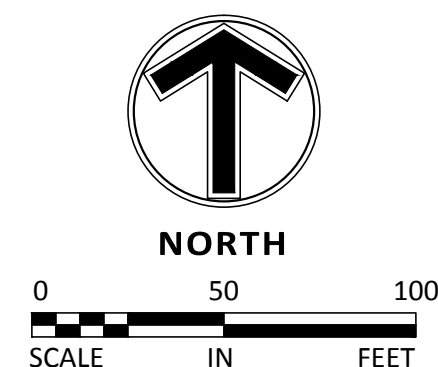
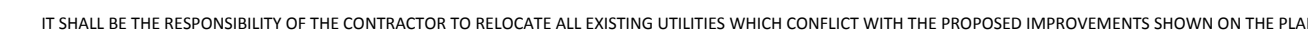
Designed: ETL Drawn: MMQ
Approved: ETL Initial Issue: 05/10/2018
Phase: PRELIM PLAT

No.	Date	By	Submittal / Revision
05/10/18	MMQ		PRELIMINARY PLAT SUBMITTAL

Sheet No. Revision

Project No. 21193

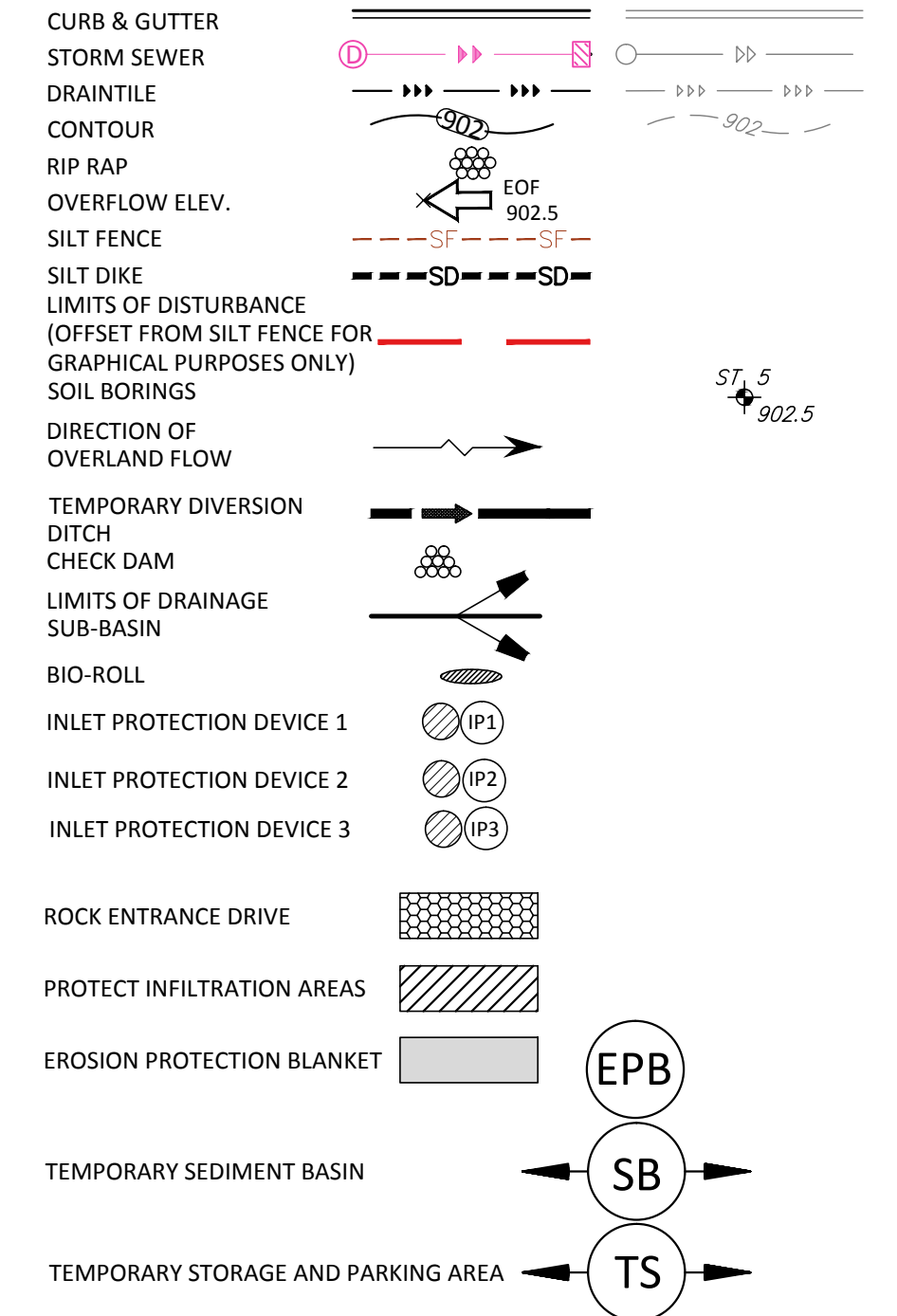




Project No. 21193



LEGEND



SEQUENCE OF CONSTRUCTION

- PHASE I:
1. INSTALL ROCK ENTRANCE DRIVES.
 2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
 3. INSTALL CONSTRUCTION FENCE AROUND AREAS NOT TO BE DISTURBED.
 4. CONSTRUCT PERIMETER CONTROLS
 5. INSTALL INLET PROTECTION IN EXISTING INLETS PER EROSION AND SEDIMENT CONTROL SITE MAP.
 6. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER TO PERFORM INSPECTION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
 7. CONSTRUCT TEMPORARY SEDIMENT BASINS
 8. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, TEMPORARY SEDIMENTATION BASIN OUTLETS, ETC.)
 9. CLEAR AND GRUB THE SITE.
 10. BEGIN GRADING THE SITE.
 11. START CONSTRUCTION OF BUILDING PAD.
- PHASE II:
1. TEMPORARILY SEED DENUDEED AREAS.
 2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
 4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
 5. PREPARE SITE FOR PAVING.
 6. PAVE SITE.
 7. INSTALL INLET PROTECTION DEVICES.
 8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
 9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)

NOTE TO CONTRACTOR

THE EROSION CONTROL PLAN SHEETS ALONG WITH THE REST OF THE SWPPP MUST BE KEPT ONSITE UNTIL THE NOTICE OF TERMINATION IS FILED WITH THE MPCA. THE CONTRACTOR MUST UPDATE THE SWPPP INCLUDING THE EROSION CONTROL PLAN SHEETS AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPS DESIGNED TO CORRECT PROBLEMS IDENTIFIED. AFTER FILING THE NOTICE OF TERMINATION, THE SWPPP, INCLUDING THE EROSION CONTROL PLAN SHEETS, AND ALL REVISIONS TO IT MUST BE SUBMITTED TO THE OWNER, TO BE KEPT ON FILE IN ACCORDANCE WITH THE RECORD RETENTION REQUIREMENTS DESCRIBED IN THE SWPPP NARRATIVE.

BMPS SHOWN AS A RECOMMENDATION. CONTRACTOR MAY PREPARE ALTERNATE PRACTICES FOR STORMWATER & SEDIMENTATION MANAGEMENT DURING GRADING, WITH PRIOR APPROVAL OF THE ENGINEER.

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/C138-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (CONSUMER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



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Engineering | Surveying | Planning | Environmental

Client
**BUILDERS LOT
GROUP, LLC**

8170 CARRIAGE COURT NORTH
SHAKOPEE, MN 55379

Project
**STAGECOACH
AT
SOUTHBRIDGE**

Location
SHAKOPEE, MN

SHAKOPEE

Certification

I hereby certify that this plan, specification or report 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.

Eric T. Luth
Registration No. 50475 Date: 05/10/2018

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: ETL Drawn: MMQ
Approved: ETL Initial Issue: 05/10/2018
Phase: PRELIM PLAT

Revision History

No.	Date By	Submittal / Revision
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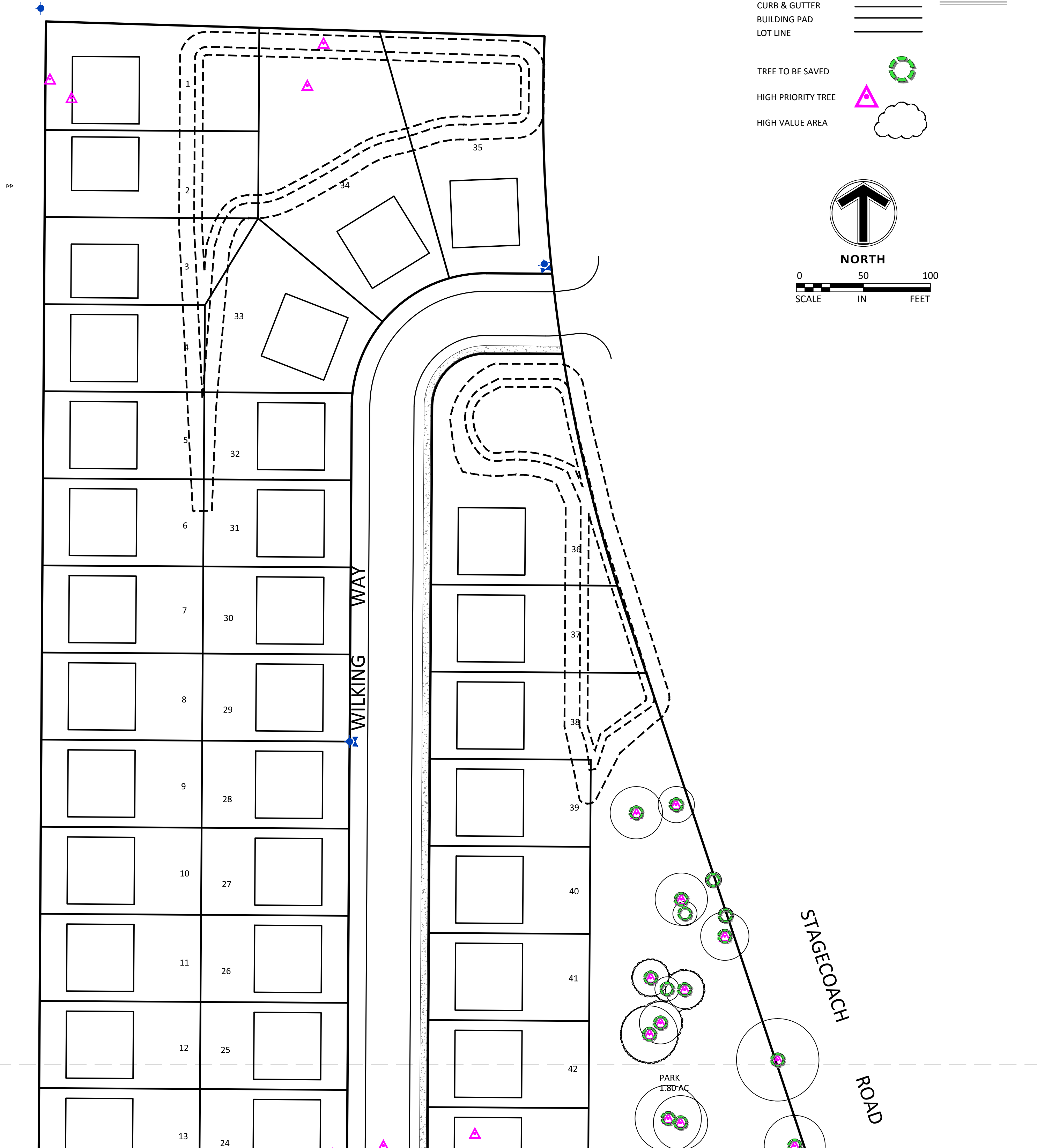
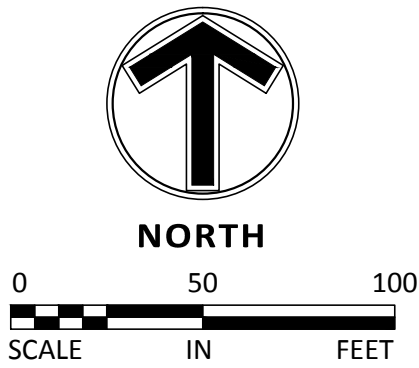
Sheet Title
**PRELIMINARY
EROSION &
SEDIMENT
CONTROL
SOUTH**

Sheet No. Revision
C5.02

Project No. 21193

LEGEND

- PROPERTY LIMIT
CURB & GUTTER
BUILDING PAD
LOT LINE
- TREE TO BE SAVED
- HIGH PRIORITY TREE
- HIGH VALUE AREA



1 TREE PRESERVATION PLAN - NORTH
L1.01 1"=50'

NOTES

1. TREES NOT SHOWN AS SAVED WILL BE REMOVED.

Type of Development	Permitted Removal	Caliper Inches Significant Trees Above Permitted Removal	Caliper Inches High Priority Trees	Excluded Hazard Trees
PUD: base-Residential buildings 6 units or less during subdivision	60% of Inventoried DBH	1:1 DBH Inventoried	1:1.5 (Remove:Replace)	none

Total DBH of Significant and High Priority Trees:	903	3116
Percentage of DBH needed to replace (40%):	0.4	0.4
DBH of Inventory required to replace:	361	1246
Remove:Replace multiplier:	1	1.5
Total Caliper Inches of Replacements Required:	361	1870
		2231

Minimum Size requirements:
(F)(1)(a) Deciduous trees: 2" for single family residential

Total Number of Replacement Tree required: 2231 caliper inches at 2" 1115

PUD Tree Preservation credits	Tree Credit
Excluded Trees	No Credit
Common Significant Tree > 6 inches	
Excpetional Significant Tree > 4 inches	total caliper inches saved
High Priorty Tree > 15 inches	

Tree Preservation Credits:	Caliper Inches Credited	Trees Credited
Per Planting Plan:		290
Park Dedication Area:	Common: 15 =	8
	Exceptional: 24 =	12
	High Priority: 743 =	372
Perimeter Savings:	Common: 263 =	132
	Exceptional: 157 =	79
	High Priority: 420 =	210
Total Preservation Credits:		1101
Remaining Trees Requirec	14	



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SHAKOPEE, MN 55379

Project
STAGECOACH
AT
SOUTHBRIDGE

Location
SHAKOPEE, MN



Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William L. Delaney

Registration No. 40252

Date: 05/10/2018

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: ETL Drawn: MMQ
Approved: ETL Initial Issue: 05/10/2018
Phase: PRELIM PLAT

Revision History

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Sheet Title
TREE
PRESERVATION
PLAN - NORTH

Sheet No. Revision

L1.01

Project No. 21193





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Engineering | Surveying | Planning | Environmental

Client

BUILDERS LOT GROUP, LLC

8170 CARRIAGE COURT NORTH
SHAKOPEE, MN 55379

Project

STAGECOACH AT SOUTHBRIDGE

Location

SHAKOPEE, MN



SHAKOPEE

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Sheet Title

TREE PRESERVATION PLAN - SOUTH

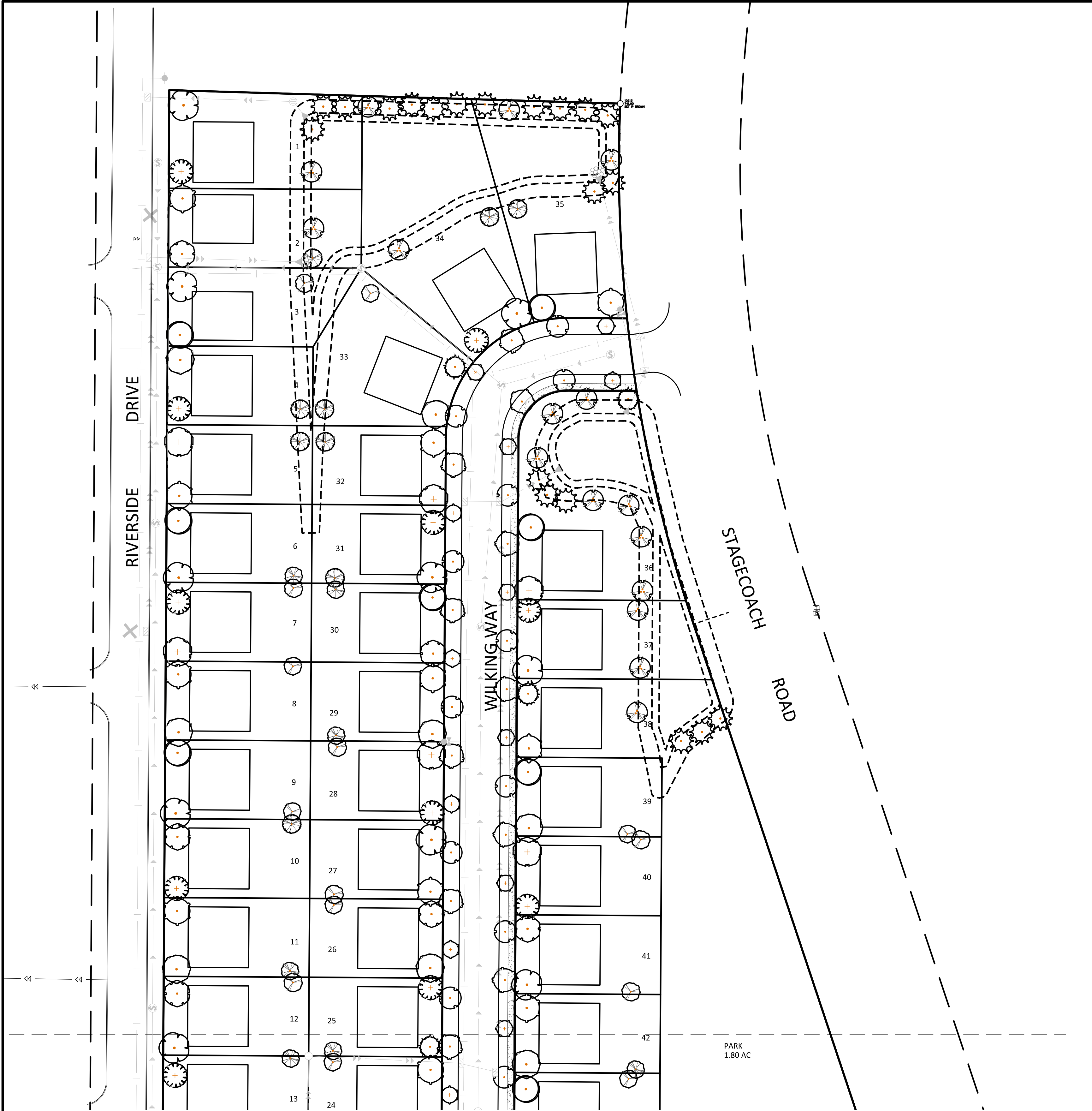
Sheet No. Revision

L1.02

Project No.

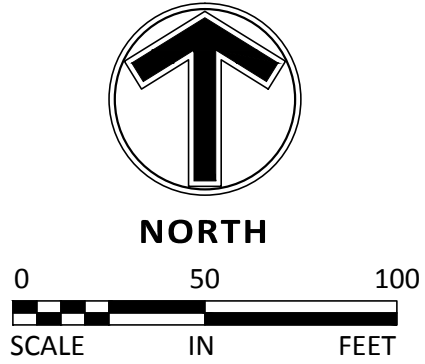
21193

May 16, 2018 - 5:07pm - User:jbaltzer C:\PROJECTS\21193\CAD\Civil\Sheets\21193-L1-TREE.dwg



PLANT SCHEDULE_SITE					
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Aesculus x arnoldiana 'Autumn Splendor' / Autumn Splendor Buckeye	B & B	2.5"Cal		17
	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		16
	Catalpa speciosa / Northern Catalpa	B & B	2.5"Cal		21
	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		20
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		12
	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		20
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		8
	Ostrya virginiana / American Hophornbeam	B & B	2"Cal		27
	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	B & B	2"Cal		28
	Tilia americana 'McKSentry' / Sentry Linden	B & B	2"Cal		27
	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal		15
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Larix laricina / Tamarack	B & B		6'	20
	Picea abies / Norway Spruce	B & B		6'	9
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		13
	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2.5"Cal		12
	Malus x 'Coralburst' / Coralburst Crabapple	B & B	2"Cal		12
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal		13

1 TREE PLANTING PLAN - NORTH
L2.01 1"=50'



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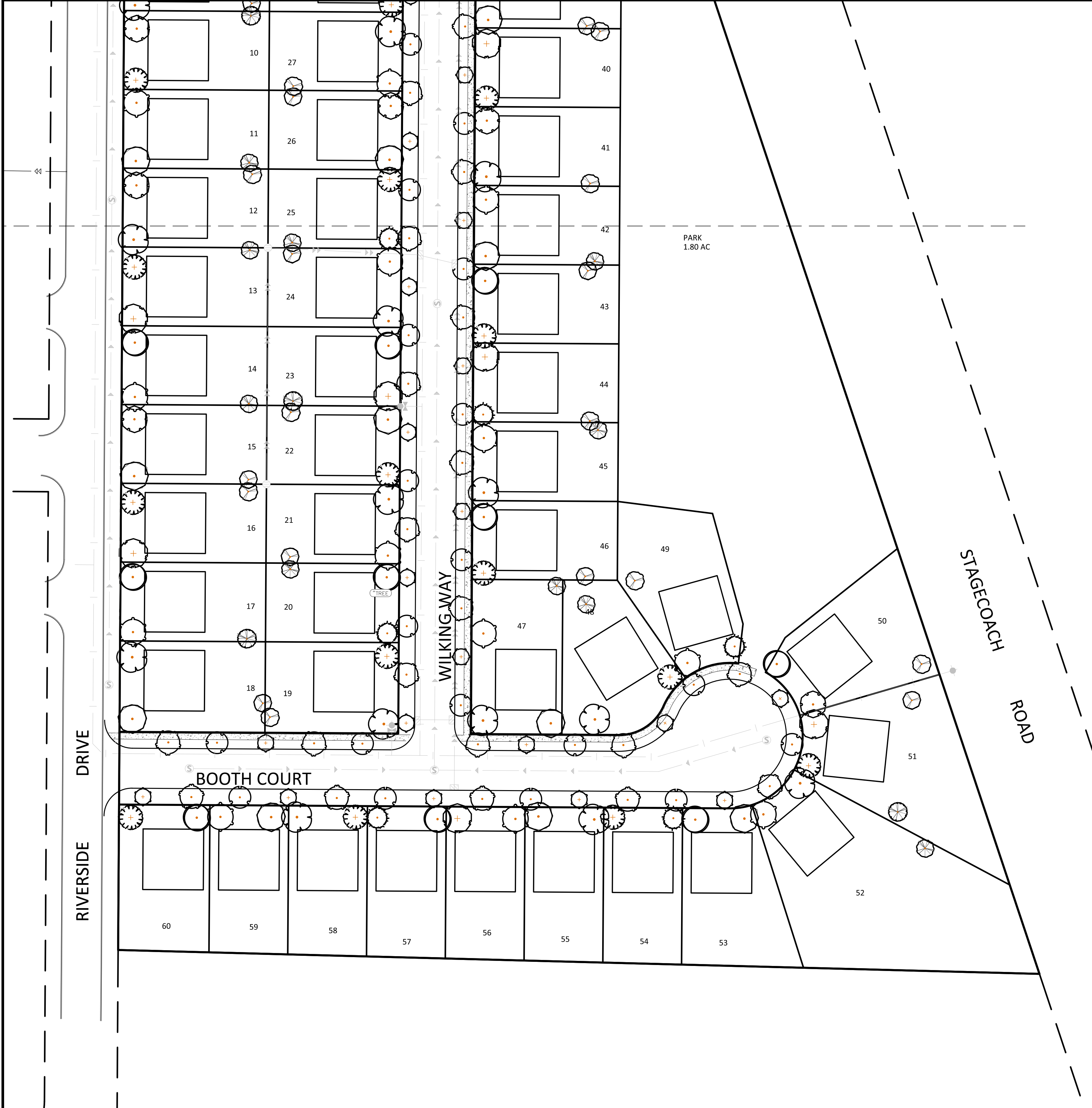
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Sheet Title
TREE PLANTING
PLAN - NORTH

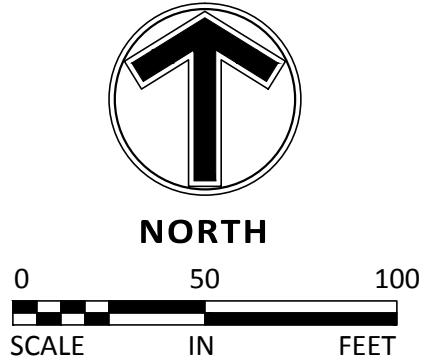
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Project No. 21193



PLANT SCHEDULE_SITE					
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	Betula nigra 'Cully' TM / Heritage Birch	B & B	2.5"Cal		16
	Catalpa speciosa / Northern Catalpa	B & B	2.5"Cal		21
	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		20
	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	2.5"Cal		12
	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2.5"Cal		20
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		8
	Ostrya virginiana / American Hophornbeam	B & B	2"Cal		27
	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	B & B	2"Cal		28
	Tilia americana 'McKSentry' / Sentry Linden	B & B	2"Cal		27
	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal		15
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Larix laricina / Tamarack	B & B		6'	20
	Picea abies / Norway Spruce	B & B		6'	9
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal		13
	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2.5"Cal		12
	Malus x 'Coaralburst' / Coralbust Crabapple	B & B	2"Cal		12
	Malus x 'Prairifire' / Prairifire Crab Apple	B & B	2"Cal		13

1 TREE PLANTING PLAN - SOUTH
L2.02 1"=50'



Client
BUILDERS LOT GROUP, LLC

8170 CARRIAGE COURT NORTH
SHAKOPEE, MN 55379

Project
STAGECOACH AT SOUTHBRIDGE

Location
SHAKOPEE, MN



Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
William L. Delaney
William L. Delaney
Registration No. 40252 Date: 05/10/2018
This certification is not valid unless wet signed in blue ink; if applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: ETL Drawn: MMQ
Approved: ETL Initial Issue: 05/10/2018
Phase: PRELIM PLAT

Revision History

No.	Date	By	Submittal / Revision
05/10/18		MMQ	PRELIMINARY PLAT SUBMITTAL

Sheet Title
TREE PLANTING PLAN - SOUTH

Sheet No. Revision
L2.02

Project No. 21193