TOTAL AREA	59.60 Ac
AREA OF OUTLET FOR PONDS AND P.L.O.C.	7.99 Ac (OUTLOT A) 5.40 Ac (OUTLOT B) 0.39 Ac (OUTLOT C) 0.25 Ac (OUTLOT D) 0.23 Ac (OUTLOT E)
AREA OF ROW EAGLE CREEK BLVD.	1.86 AC
NET AREA FOR DENSITY CALCULATIONS	43.48 Ac
TOTAL LOTS	134
NET DENSITY (GUIDED 3-6 UNITS PER ACRE)	3.08 LOTS PER ACRE
CURRENT ZONING	AG-PRESERVATION
PROPOSED ZONING	R-1B
MINIMUM LOT STANDARDS:	
MINIMUM LOT AREA	6,000 SQ. FT.
FRONT SETBACK	25 FT
SIDE SETBACK	7.5 FT
REAR SETBACK	30 FT
STREET SIDE SETBACK	15 FT
REAR SETBACK (DECK)	20 FT
REAR SETBACK (DECK IF DOUBLE FRONTAGE)	30 FT
REAR SETBACK TO POND (HWL)	30 FT
WETLAND BUFFER SETBACK	30 FT
P.L.O.C. HWL SETBACK	50 FT
P.L.O.C.-OHWL SETBACK (TOP OF BANK)	50 FT
MINIMUM LOT WIDTH	65 FT
MINIMUM LOT WIDTH (SHORELAND OVERLAY DISTRICT)	75 FT
MAXIMUM IMPERVIOUS AREA	50%
MAXIMUM IMPERVIOUS AREA (SHORELAND OVERLAY DISTRICT)	25%

SHORELAND OVERLAY DISTRICT IS WITHIN 300 FEET OF THE HWL OF P.L.O.C.

MINIMUM LOWEST ALLOWABLE FLOOR ELEVATION IN THE SHORELAND OVERLAY DISTRICT (HWL+3 FEET)

NO ENGINEERING OR SURVEYING WAS PERFORMED IN PREPARATION OF THIS CONCEPTUAL PLAN

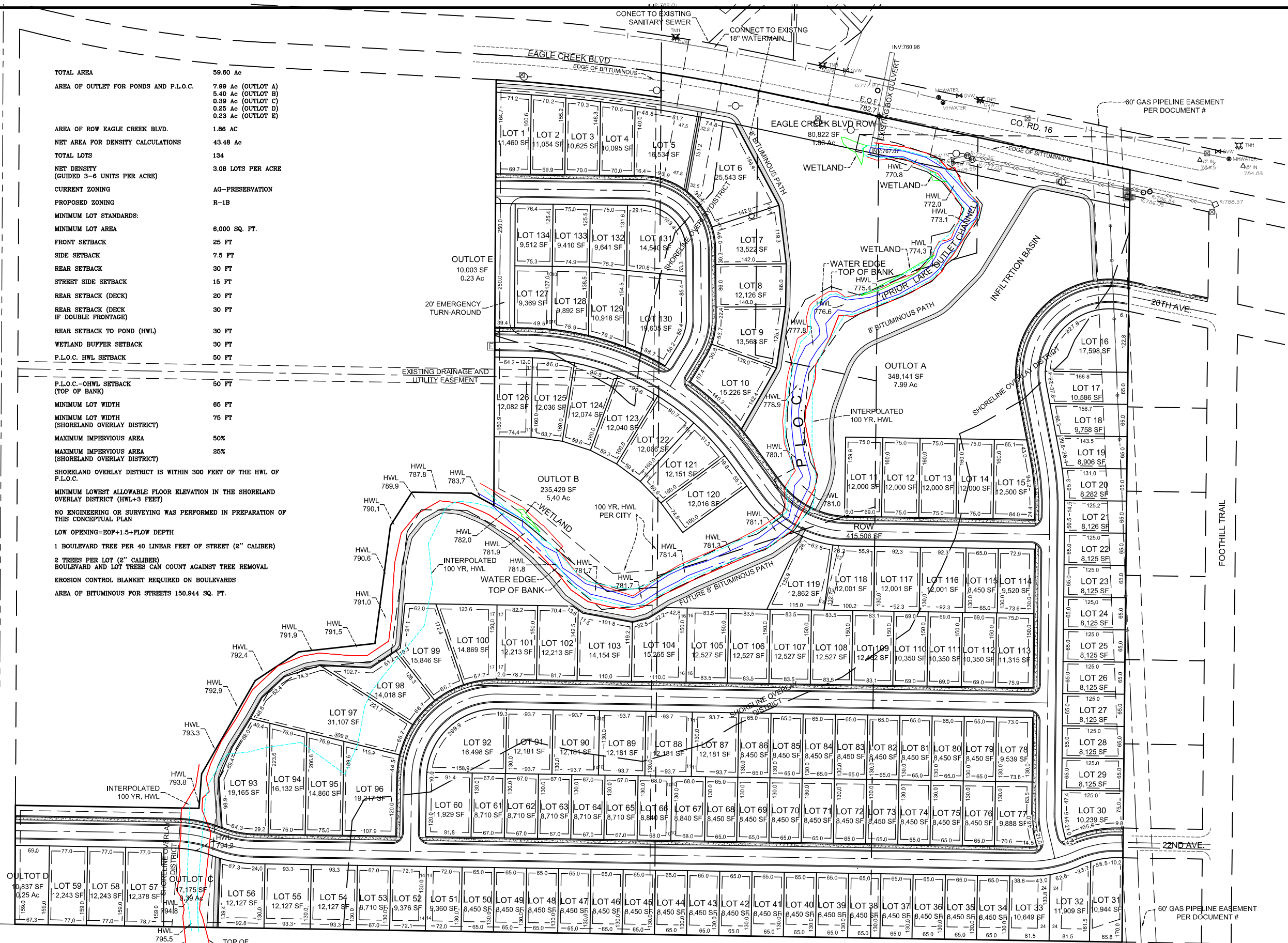
LOW OPENING=EOF+1.5+FLOW DEPTH

1 BOULEVARD TREE PER 40 LINEAR FEET OF STREET (2" CALIBER)

2 TREES PER LOT (2" CALIBER)
BOULEVARD AND LOT TREES CAN COUNT AGAINST TREE REMOVAL

EROSION CONTROL BLANKET REQUIRED ON BOULEVARDS

AREA OF BITUMINOUS FOR STREETS 150,944 SQ. FT.



PROPERTY DESCRIPTION

PARCEL1:

Lot 1, Block 1, MEADOWBROOK RUN, Scott County, Minnesota.

Lot 8, Block 1, MEADOWBROOK RUN, Scott County, Minnesota.

PARCEL 2:

That part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota lying southerly of the centerline of County Road No. 16 and west of the East 887.4 feet described as follows:

Beginning at a point in the west line of said East 887.4 feet distant 1124.33 feet north of the south line of said Southeast Quarter; thence deflecting to the left 78 degrees 34 minutes 30 seconds distant 249.78 feet; thence deflecting to the right 78 degrees 34 minutes 30 seconds distant 533.75 feet, more or less, to the centerline of County Road No. 16; thence easterly, along said centerline, 249.78 feet to its intersection with the west line of said East 887.4 feet; thence south, along said west line, 533.75 feet, more or less, to the point of beginning.

PARCEL 3:

All that part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota lying southerly of the centerline of County Road No. 16 and west of the East 887.4 feet, EXCEPT THEREFROM that part lying south of a line drawn from a point in the west line of said East Half distant 724.0 feet north of the south line of said Southeast Quarter to a point in the west line of said East 887.4 feet distant 870.0 feet north from the south line of said Southeast Quarter.

EXCEPTING THEREFROM that part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota lying southerly of the centerline of County Road No. 16 and west of the East 887.4 feet described as follows:

Beginning at a point in the west line of said East 887.4 feet distant 1124.33 feet north of the south line of said Southeast Quarter; thence deflecting to the left 78 degrees 34 minutes 30 seconds distant 249.78 feet; thence deflecting to the right 78 degrees 34 minutes 30 seconds distant 533.75 feet, more or less, to the centerline of County Road No. 16; thence easterly, along said centerline, 249.78 feet to its intersection with the west line of said East 887.4 feet; thence south, along said west line, 533.75 feet, more or less, to the point of beginning.

AND

That part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota described as beginning at the intersection of the centerline of County Road No. 16 and the west line of the East 887.4 feet of said Southeast Quarter; thence southeasterly, along the centerline of said County Road No. 16, a distance of 204.0 feet; thence southerly, parallel with the east line of said Southeast Quarter, a distance of 233.0 feet; thence southwesterly to a point in the west line of the East 887.4 feet of said Southeast Quarter distant 333.0 feet southerly, as measured along the west line of the East 887.4 feet of said Southeast Quarter, from the centerline of said County Road No. 16; thence northerly, along the west line of the East 887.4 feet of said Southeast Quarter, a distance of 333.0 feet to the point of beginning.

PARCELS 4 AND 5:

That part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota lying southerly of the centerline of County Highway No. 16 EXCEPT the East one rod thereof;

EXCEPT THEREFROM the following described tracts (A through C below):

A. All that part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota lying southerly of the centerline of County Road No. 16 and west of the East 887.4 feet, which lies north of a line drawn from a point in the west line of said East Half distant 724.0 feet north of the south line of said Southeast Quarter to a point in the west line of said East 887.4 feet distant 870.0 feet north from the south line of said Southeast Quarter.

B. That part of the East Half of the Southeast Quarter of Section 14, Township 115, Range 22, Scott County, Minnesota described as beginning at the intersection of the centerline of County Road No. 16 and the west line of the East 887.4 feet of said Southeast Quarter; thence southeasterly, along the centerline of said County Road No. 16, a distance of 204.0 feet; thence southerly, parallel with the east line of said Southeast Quarter, a distance of 233.0 feet; thence southwesterly to a point in the west line of the East 887.4 feet of said Southeast Quarter distant 333.0 feet southerly, as measured along the west line of the East 887.4 feet of said Southeast Quarter, from the centerline of said County Road No. 16; thence northerly, along the west line of the East 887.4 feet of said Southeast Quarter, a distance of 333.0 feet to the point of beginning.

C. HORIZON HEIGHTS SECOND ADDITION, according to the recorded plat thereof, Scott County, Minnesota.

PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS
1000 EAST 146th STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE_____ REG. NO._____

REVISIONS

PREPARED FOR:
KEYLAND DEVELOPMENT, LLC
17021 FISH POINT ROAD
PRIOR LAKE, MN 55372

DESIGNED	CHECKED
DRAWN JJ	DATE 12-29-2020
SCALE AS SHOWN	
JOB NO. 17051.00	

PRELIMINARY PLAT
WHISPERING HILLS

SHAKOPEE, MINNESOTA

SHEET 1 OF 1 REV.