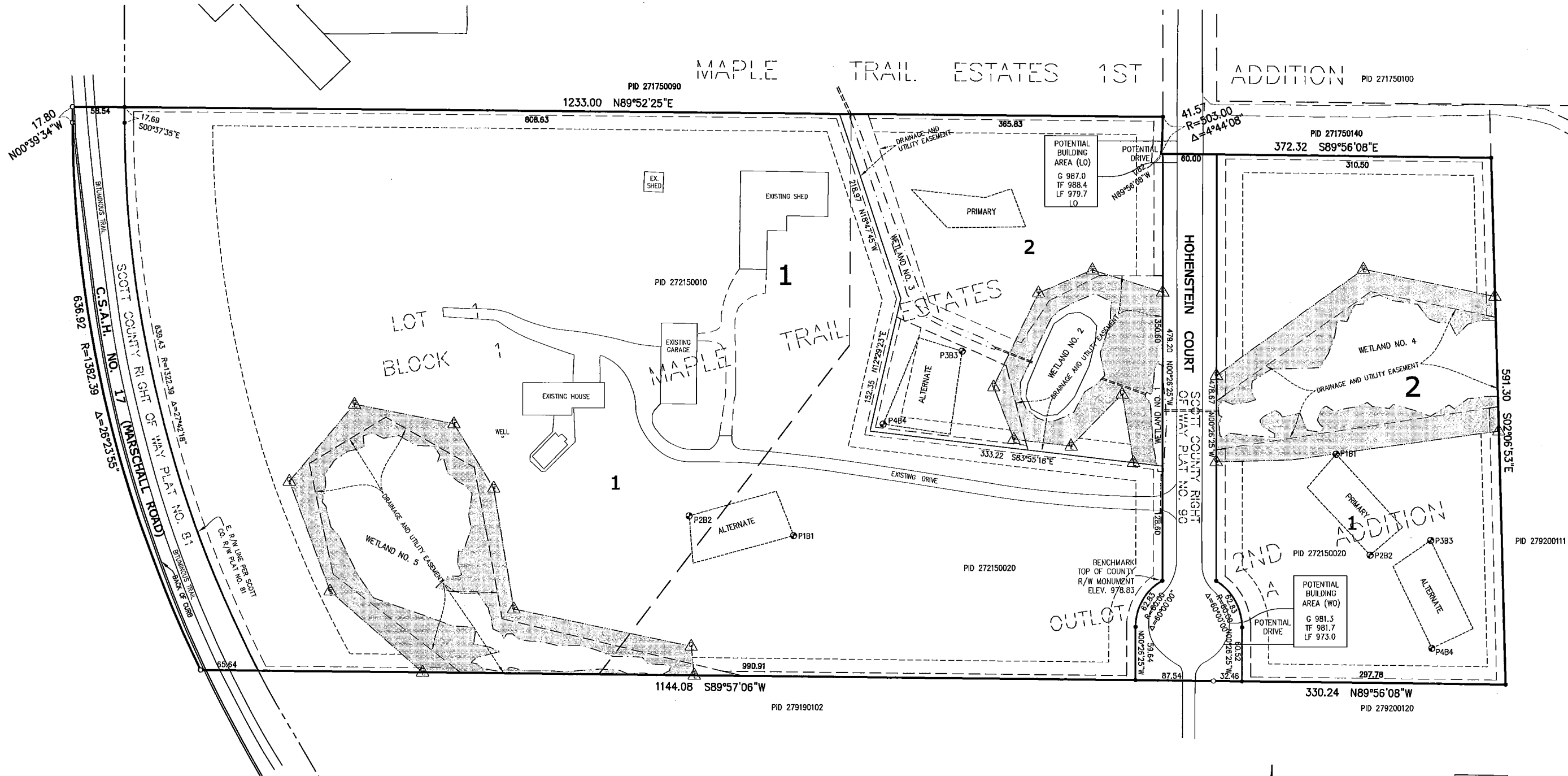


MAPLE TRAIL ESTATES FOURTH ADDITION
PRELIMINARY PLAT



ENGINEER/SURVEYOR
SISU LAND SURVEYING AND ENGINEERING
10775 POPPITZ LN
CHASKA, MN 55318
CONTACT: CURT KALLIO, PE, LS
612-418-6828

OWNER/DEVELOPER
HARLAND HOHENSTEIN
2700 HOHENSTEIN CT.
SHAKOPEE, MN 55379

WETLAND DELINEATOR
JACOBSON ENVIRONMENTAL
5821 HUMBOLDT AVE. N.
BROOKLYN CENTER, MN 55430
CONTACT: WAYNE JACOBSON
612-802-6619

SEPTIC DESIGNER
HOMESTEAD SEPTIC
CONTACT: DALE DENN
612-310-7887

LEGAL DESCRIPTION
Outlot A and Lot 1, Block 1, all in Maple Trail Estates 2nd Addition, Scott County, Minnesota.

ZONING INFORMATION
Existing Zoning = RR Rural Residential
Proposed zoning and lot sizes per Board of Adjustments decision.

PLAT INFORMATION
PROPOSED BUILDABLE LOTS = 3 (1 CURRENTLY HAS AN EXISTING HOME)
NO OUTLOTS

TOTAL PLAT AREA = 22.35 ACRES
CITY STREET R/W = 0.95 ACRES
CO. RD. 17 R/W = 0.88 ACRES
LOT 1 = 13.47 ACRES
LOT 2, BLOCK 1 = 2.79 ACRES
LOT 1, BLOCK 1 = 4.26 ACRES

MINIMUM LOT WIDTH = 395 FEET
MINIMUM LOT DEPTH = 295 FEET

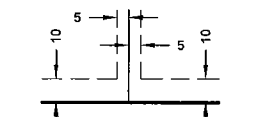
WETLANDS
WETLANDS HAVE BEEN DELINEATED AND ARE SHOWN. ALL WETLANDS HAVE A LOW QUALITY MNRAM RATING. THE BUFFERS AS SHOWN ARE A MINIMUM OF 25 FEET WIDE AND HAVE AN AVERAGE WIDTH GREATER THAN 25 FEET. THE BUFFERS WILL BE CONTAINED IN A CONSERVATION EASEMENT AS SHOWN. THERE ARE NO PROPOSED WETLAND IMPACTS AS PART OF THIS PROJECT.

CONSERVATION EASEMENTS
CONSERVATION EASEMENTS WILL BE PLACED AROUND THE WETLANDS AS SHOWN. NO CONSERVATION EASEMENT IS PROVIDED FOR WETLAND NO. 3 BECAUSE IT IS CONSIDERED AN INCIDENTAL WETLAND AND ACCESS TO THE SOUTH MAY BE NECESSARY.

▲ DENOTES CONSERVATION EASEMENT SIGNAGE
■ PROPOSED WETLAND BUFFER

EXISTING BUILDINGS NOTE
ALL EXISTING BUILDINGS ON PROPOSED LOT 1, BLOCK 1 WILL REMAIN.

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:

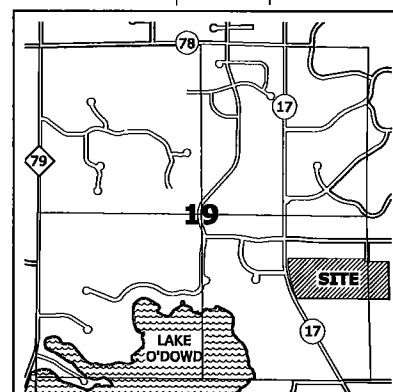


BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THIS PLAT.

THE NORTH LINE OF LOT 1, BLOCK 1, MAPLE TRAIL ESTATES 2ND ADDITION IS ASSUMED TO BEAR N89°52'25"E.

0 60 120
SCALE IN FEET

● DENOTES IRON MONUMENT FOUND
○ DENOTES 1/2 INCH BY 14 INCH MONUMENT SET AND MARKED BY LICENSE NO. 26909, UNLESS OTHERWISE SHOWN.



VICINITY MAP
SEC. 19, T. 115, R. 22



10775 Poppitz Ln.
Chaska, MN 55318
612-418-6828

I hereby certify that this plan, report, or specification was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.
Curt Kallio
CURTIS J. KALLIO
DATE: 8/15/17 REG. NO. 26909

PREPARED FOR:
Harland Hohenstein
2700 Hohenstein Ct.
Shakopee, MN 55379

SHEET TITLE & PROJECT:
Preliminary Plat
Maple Trail Estates
Fourth Addition
Shakopee, MN

BY	DATE	REVISION

PROJECT NO:
1709
SHEET
1 OF 1
SHEETS