

Preliminary Plat of THE MEADOWS 2ND ADDITION

- LEGEND**
- 988 X denotes Existing Contour
 - 988 X denotes Existing Spot Elevation
 - 988 X denotes Telephone Pedestal
 - 988 X denotes Electrical Pedestal
 - 988 X denotes Water Valve
 - 988 X denotes Hydrant
 - 988 X denotes Sanitary Manhole
 - 988 X denotes Storm Manhole
 - 988 X denotes Catch Basin
 - SS denotes Sanitary Sewer Line
 - ST denotes Storm Sewer Line
 - OHE denotes Overhead Electric Line
 - X denotes Fence Line
 - 988 X denotes Delineated Wetland
 - 988 X denotes Existing Culvert
 - 988 X denotes Proposed Drainage and Utility Easement
 - 988 X denotes Drainage and Utility Easement per the plat THE MEADOWS
 - 988 X denotes Building Setback Line

SCALE: 1"=60'

PARCEL ID: 585250250

DEVELOPER:
MARK EKLO
3360 BAVARIA ROAD
CHASKA, MN 55318
813-777-0015

NOTE: SINGLE FAMILY PADS ARE 55'x55' UNLESS OTHERWISE SHOWN. VILLA PADS ARE SHOWN AS 40'x65'.

PARK AREA PROPOSED:

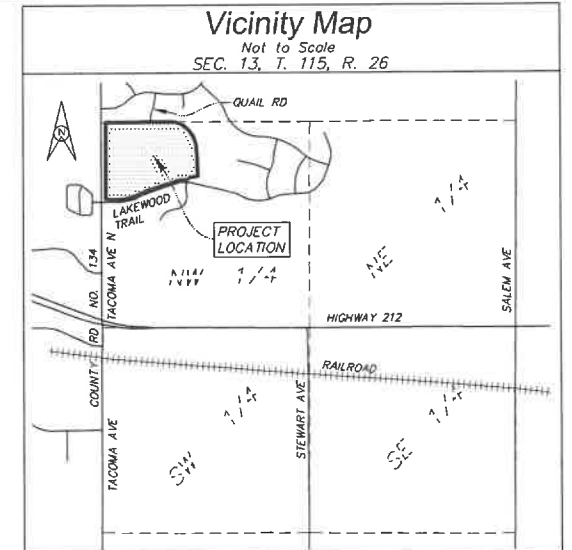
OUTLOT A, 2ND ADDITION (NET) = 1.61 ACRES
OUTLOT B, 1ST ADDITION = 2.89 ACRES
OUTLOT C, 1ST ADDITION (NET) = 0.77 ACRES
OUTLOT D, 1ST ADDITION (NET) = 1.87 ACRES
TOTAL = 7.14 ACRES

Single Family Homes:
Front = 25'
Side:
House = 10'
Garage = 5'
Street = 15'
Rear = 25'

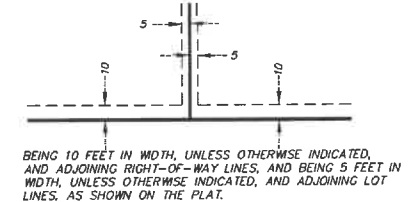
Villas:
Front = 25'
Side = 5' (25' from Lakewood Trail; 15' from Proposed Road.)
Rear = 20' (35' from Tacoma Ave.)

denotes 20' Wetland Buffer

DENSITY CALCULATIONS		
	THE MEADOWS 2ND ADDITION	THE MEADOWS OVERALL
SINGLE FAMILY LOTS	35 UNITS	59 UNITS
VILLA LOTS	39 UNITS	39 UNITS
TOTAL LOTS	74 UNITS	98 UNITS
GROSS PROJECT AREA	22.66 ACRES	40.60 ACRES
NET PROJECT AREA (MINUS EXISTING & PROPOSED ROW)	19.07 ACRES	32.65 ACRES
GROSS SINGLE FAMILY AREA	11.34 ACRES	18.01 ACRES
GROSS VILLA AREA	8.82 ACRES	8.82 ACRES
NET SINGLE FAMILY AREA	9.35 ACRES	15.21 ACRES
NET VILLA AREA	7.26 ACRES	7.26 ACRES
GROSS DENSITY - OVERALL	3.3 UNITS/ACRE	2.4 UNITS/ACRE
GROSS DENSITY - SINGLE FAMILY AREA	3.1 UNITS/ACRE	3.3 UNITS/ACRE
GROSS DENSITY - VILLA AREA	4.4 UNITS/ACRE	4.4 UNITS/ACRE
NET DENSITY - OVERALL	3.9 UNITS/ACRE	3.0 UNITS/ACRE
NET DENSITY - SINGLE FAMILY AREA	3.7 UNITS/ACRE	3.9 UNITS/ACRE
NET DENSITY - VILLA AREA	5.4 UNITS/ACRE	5.4 UNITS/ACRE

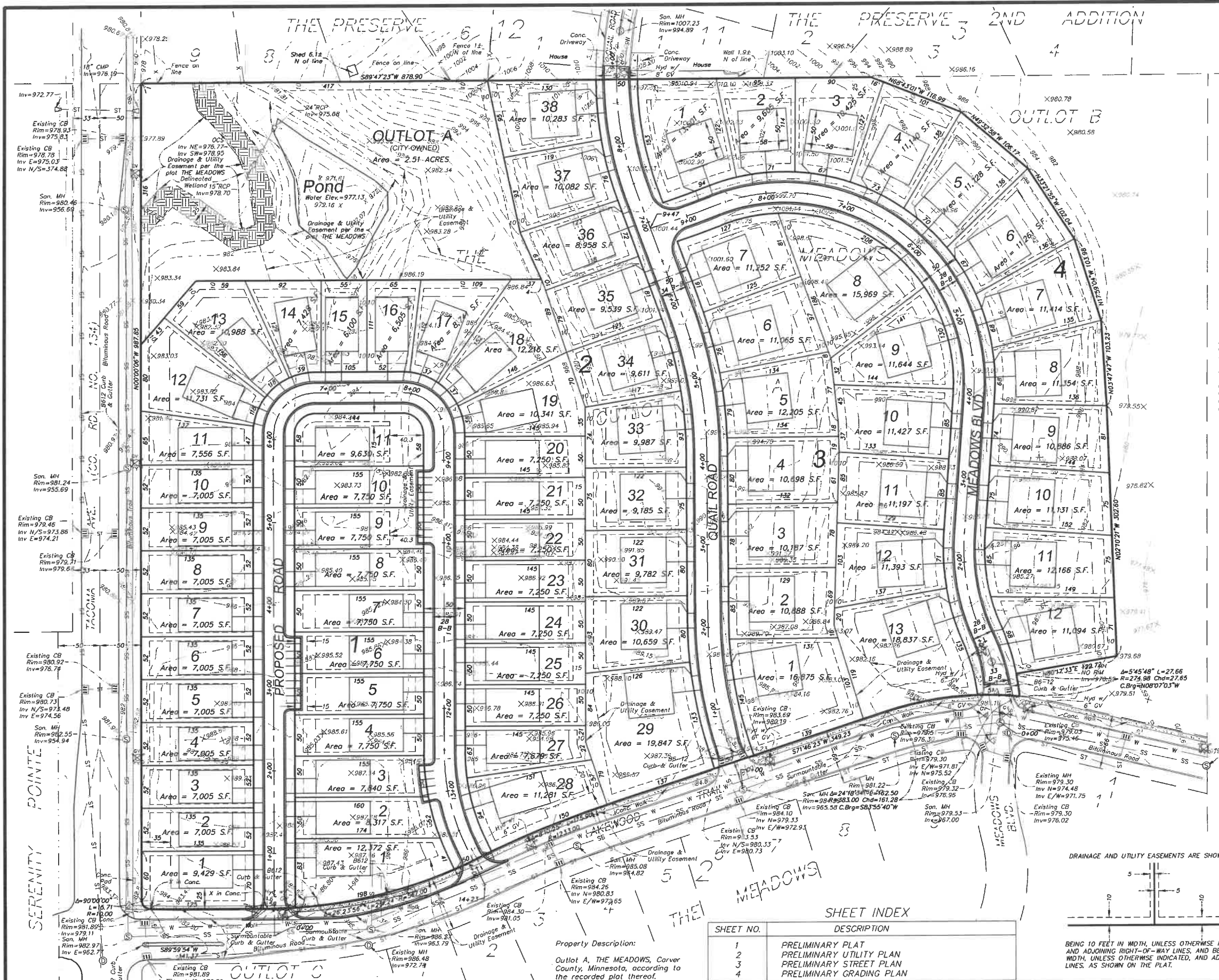


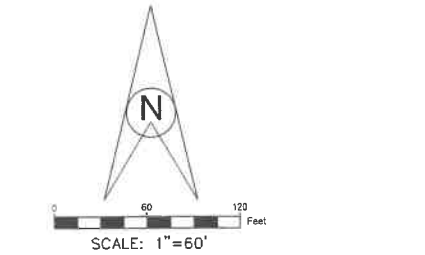
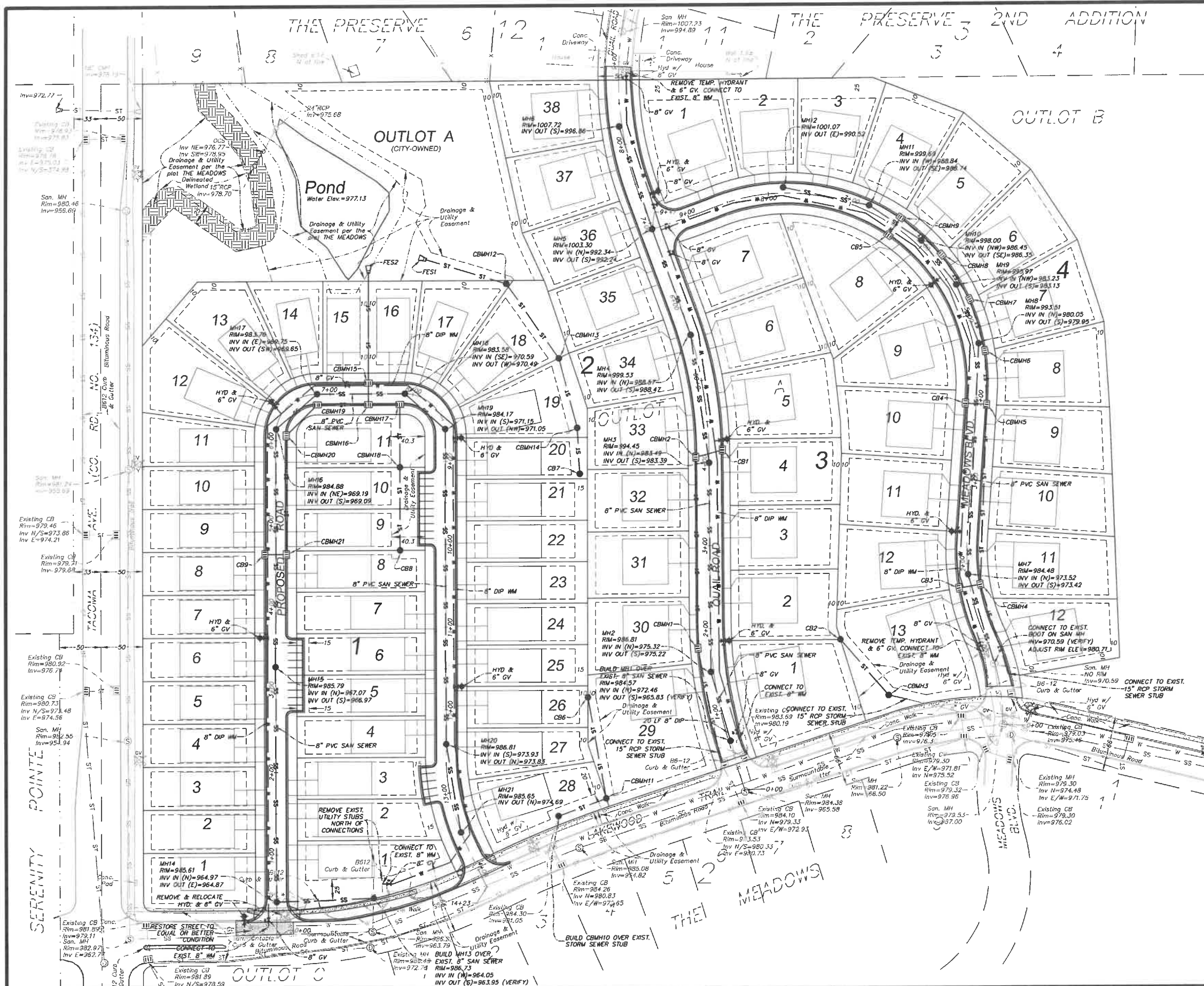
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY UTILITY PLAN
3	PRELIMINARY STREET PLAN
4	PRELIMINARY GRADING PLAN

Property Description:
Outlot A, THE MEADOWS, Carver County, Minnesota, according to the recorded plat thereof.



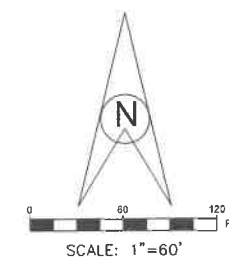
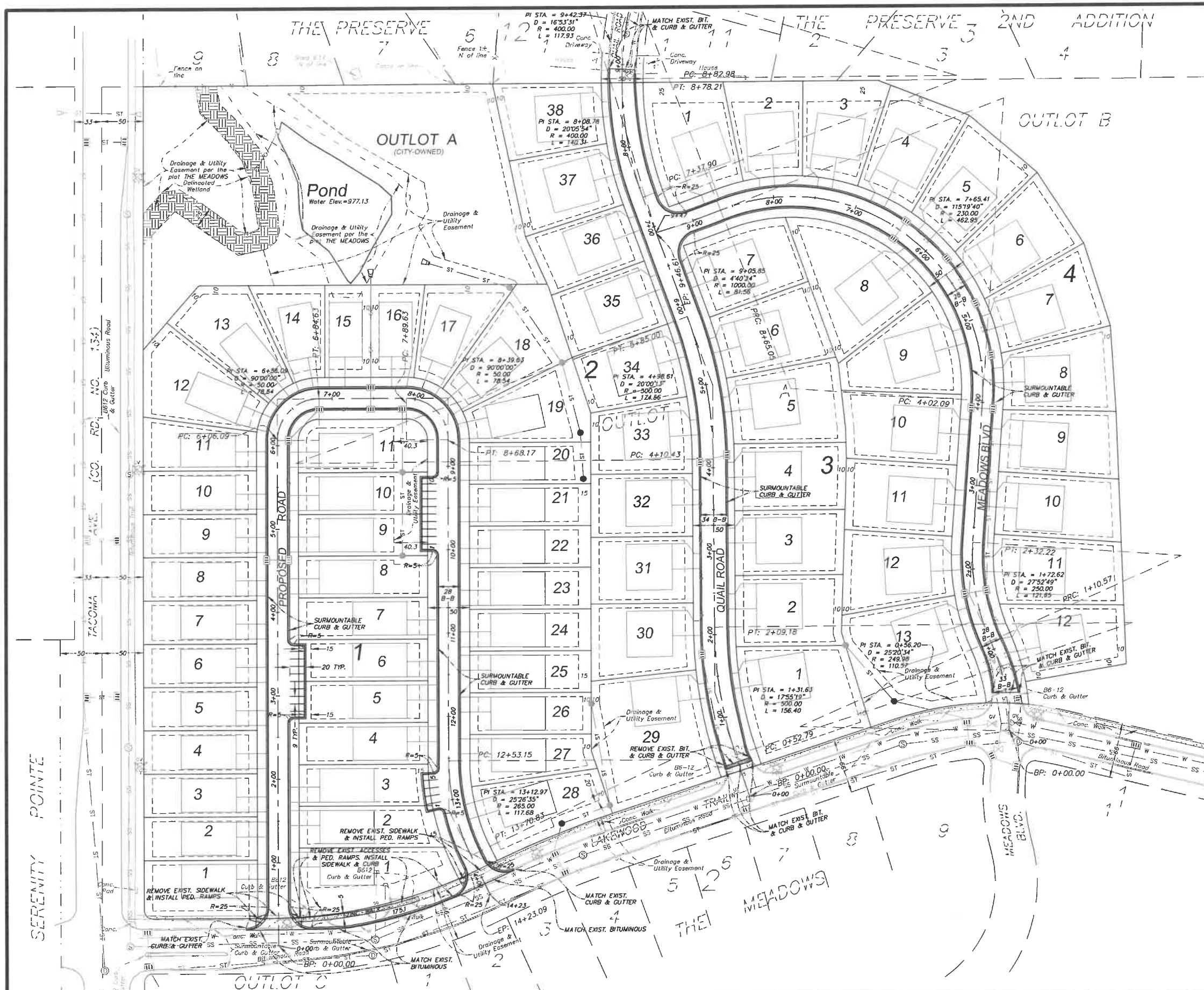


- LEGEND**
- denotes Existing Telephone Pedestal
 - denotes Existing Electrical Pedestal
 - denotes Existing Power Pole
 - denotes Existing Water Valve
 - denotes Existing Hydrant
 - denotes Existing Sanitary Manhole
 - denotes Existing Storm Manhole
 - denotes Existing Catch Basin
 - denotes Existing Sanitary Sewer Line
 - denotes Existing Storm Sewer Line
 - denotes Existing Overhead Electric Line
 - denotes Existing Fence Line
 - denotes Delineated Wetland
 - denotes Existing Culvert
 - denotes Proposed Sanitary Sewer
 - denotes Proposed Watermain
 - denotes Proposed Storm Sewer
 - denotes Proposed Drainage and Utility Easement
 - denotes Drainage and Utility Easement per the plot THE MEADOWS
 - denotes 20' Wetland Buffer

PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 48 HOURS BEFORE DIGGING. GOPHER STATE ONE CALL: TWIN CITY AREA 651-454-0002 MN TOLL FREE 1-800-252-1166

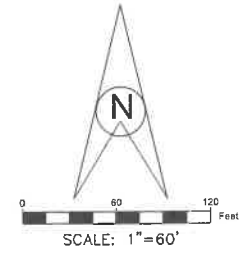
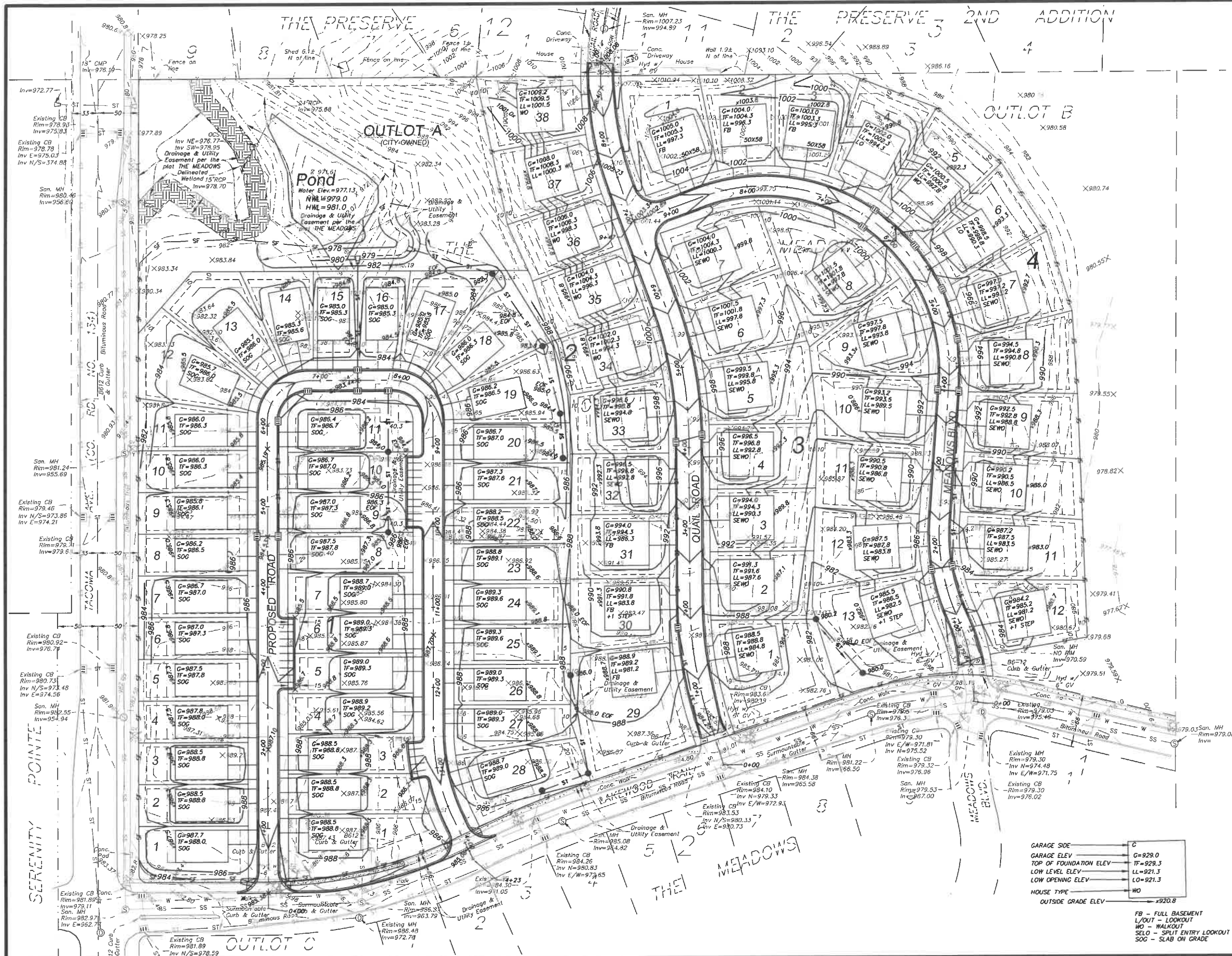
- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
 - CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION." ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 - ALL 8" DIP WATERMAIN SHALL BE CLASS 52 UNLESS OTHERWISE NOTED.
 - ALL 8" PVC SANITARY SEWER SHALL BE SDR 35 UNLESS OTHERWISE NOTED.
 - WATERMAIN SHALL BE INSTALLED WITH A MINIMUM OF 7.5' OF COVER.
 - ALL HYDRANT LEADS SHALL BE 6" DIP CLASS 52.

REV. NO.	DATE	BY	DESCRIPTION	DESIGNED	DRAWN	DATE	PROJECT NO.
1	5-5-22	T.J.B.	REVISED LOT LINES	C.S.O.	T.J.B.	5-5-22	21-0561
				CHECKED	C.S.O.		DATE: 3-15-22
				THE MEADOWS 2ND ADDITION MARK EKLO NORWOOD YOUNG AMERICA, MN			
				PRELIMINARY UTILITY PLAN SHEET NO. 2 OF 4 SHEETS			



- LEGEND**
- denotes Existing Telephone Pedestal
 - denotes Existing Electrical Pedestal
 - denotes Existing Power Pole
 - denotes Existing Water Valve
 - denotes Existing Hydrant
 - denotes Existing Sanitary Manhole
 - denotes Existing Storm Manhole
 - denotes Existing Catch Basin
 - denotes Existing Sanitary Sewer Line
 - denotes Existing Storm Sewer Line
 - denotes Existing Overhead Electric Line
 - denotes Existing Fence Line
 - denotes Delineated Wetland
 - denotes Existing Culvert
 - denotes Proposed Catch Basin
 - denotes Proposed Storm Sewer
 - denotes Proposed Drainage and Utility Easement
 - denotes Drainage and Utility Easement per the plot THE MEADOWS
 - denotes 20' Wetland Buffer

<table><tr><th>REV. NO.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>5-5-22</td><td>T.J.B.</td><td>REVISE VILLA LOT LINES</td></tr></table>				REV. NO.	DATE	BY	DESCRIPTION	1	5-5-22	T.J.B.	REVISE VILLA LOT LINES	<table><tr><td>DESIGNED</td><td>DRAWN</td></tr><tr><td>C.S.O.</td><td>T.J.B.</td></tr><tr><td>CHECKED</td><td></td></tr><tr><td>C.S.O.</td><td></td></tr></table>		DESIGNED	DRAWN	C.S.O.	T.J.B.	CHECKED		C.S.O.		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.  Cara M. Schwahn Otto License # 40433 Date: 5-5-22		 OTTO ASSOCIATES Engineers & Land Surveyors, Inc. www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763) 682-4727 Fax: (763) 682-3522		THE MEADOWS 2ND ADDITION MARK EKLO NORWOOD YOUNG AMERICA, MN		PRELIMINARY STREET PLAN SHEET NO. 3 OF 4 SHEETS		PROJECT NO: 21-0561 DATE: 3-15-22	
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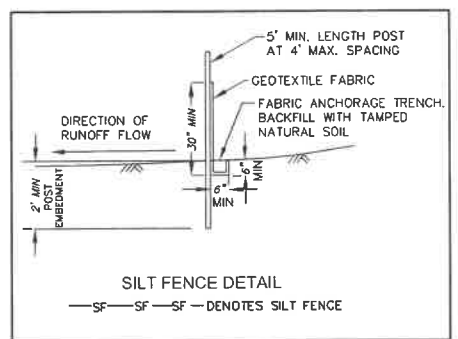
- LEGEND**
- denotes Existing Contour
 - denotes Existing Spot Elevation
 - denotes Proposed Contour
 - 1017.5 X denotes Proposed Spot Elevation
 - denotes Proposed Drainage
 - denotes Telephone Pedestal
 - denotes Electrical Pedestal
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 - denotes Water Valve
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 - denotes Existing Culvert
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 - denotes Proposed Drainage and Utility Easement
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 - denotes Building Setback Line
 - Single Family Homes:
 - Front = 25'
 - Side:
 - House = 10'
 - Garage = 5'
 - Street = 15'
 - Rear = 25'
 - Villas:
 - Front = 25'
 - Side = 5' (25' from Lakewood Trail; 15' from Proposed Road)
 - Rear = 20' (35' from Tacoma Ave.)
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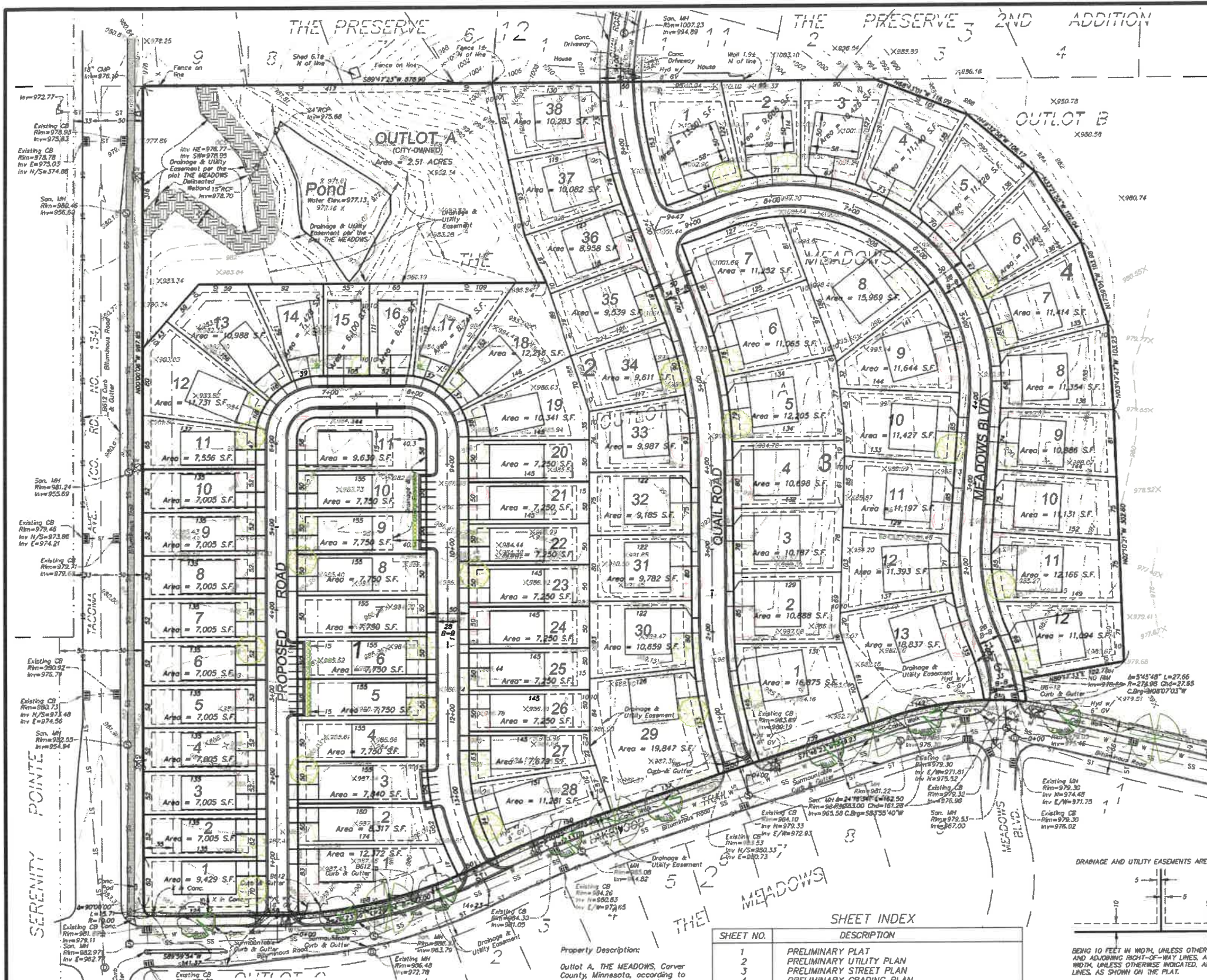
GRADING NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

GARAGE SIDE	
GARAGE ELEV	G=929.0
TOP OF FOUNDATION ELEV	IF=929.3
LOW LEVEL ELEV	LL=921.3
LOW OPENING ELEV	LO=921.3
HOUSE TYPE	
OUTSIDE GRADE ELEV	WO

FB - FULL BASEMENT
L/OUT - LOOKOUT
WO - WALKOUT
SELO - SPLIT ENTRY LOOKOUT
SOG - SLAB ON GRADE





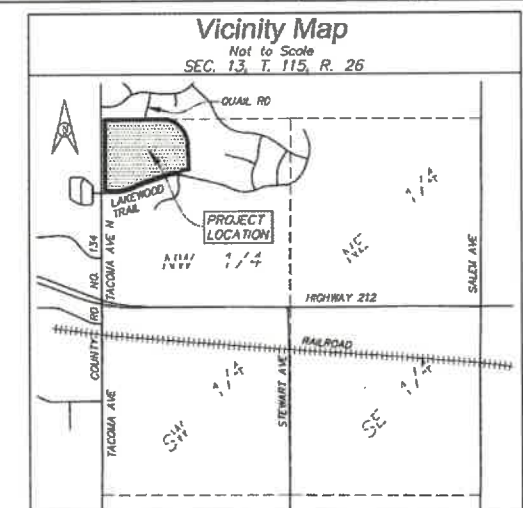
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GROSS DENSITY - VILLA AREA	6.4 UNITS/ACRE	6.4 UNITS/ACRE
NET DENSITY - OVERALL	3.9 UNITS/ACRE	3.0 UNITS/ACRE
NET DENSITY - SINGLE FAMILY AREA	3.7 UNITS/ACRE	3.9 UNITS/ACRE
NET DENSITY - VILLA AREA	5.4 UNITS/ACRE	5.4 UNITS/ACRE



REV. NO. 1 DATE 5-5-22 BY T.J.B. DESCRIPTION REVISE VILLA LOT LINES	DESIGNED C.S.O. DRAWN T.J.B. CHECKED C.S.O. 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. C.S.O. Date: 5-5-22	www.cbsassoc.com 9 West Division Street Buffalo, MN 55313 (763)882-4727 Fax: (763)882-3622	THE MEADOWS 2ND ADDITION MARK EKLO NORWOOD YOUNG AMERICA, MN	PROJECT NO: 21-0561 DATE: 3-15-22
SHEET NO. 1 OF 4 SHEETS				