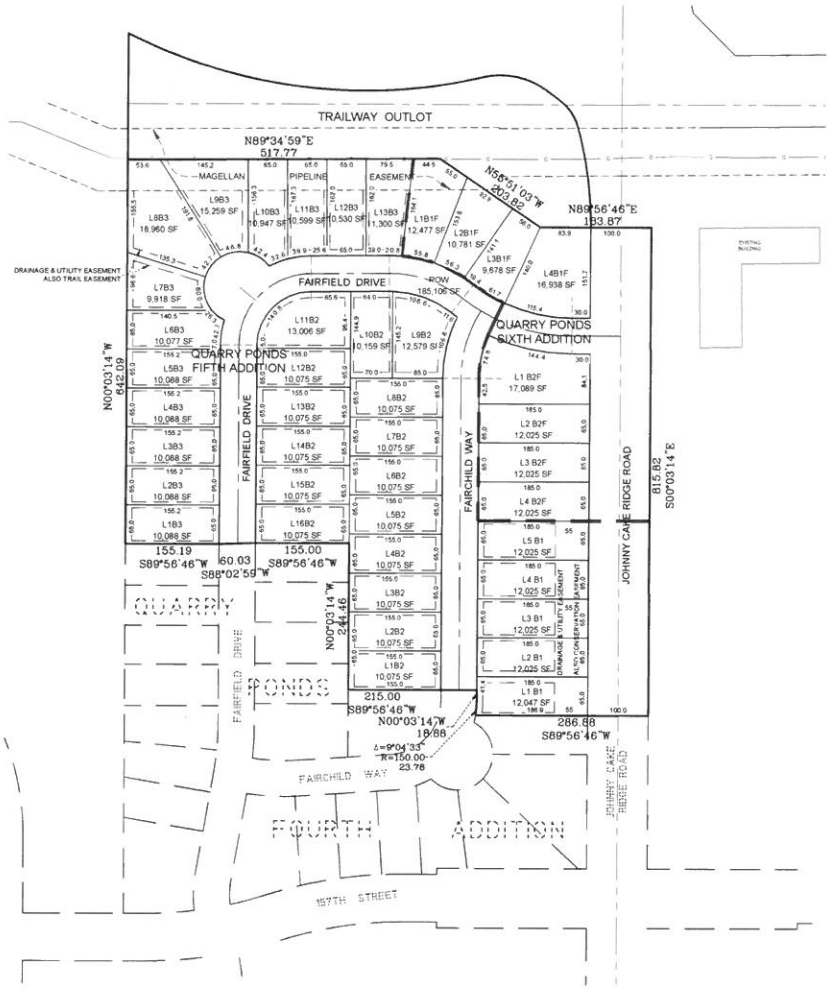
QUARRY PONDS FIFTH & SIXTH ADDITIONS



100 0 100 200

SCALE 1"=100'

Legal Description

That part of the East 50 Acres of the East Half of the Southwest Quarter of Section 35, Township 115, Range 20 North lying northerly of that part platted as QUARRY PONDS FOURTH ADDITION, according to the recorded plat thereof, and lying southerly and westerly of the following described line:

Commencing at the northwest corner of said East 50 Acres of the Southwest Quarter; thence on an assumed bearing of South 00 degrees 03 minutes 14 seconds East, along the west line of said East 50 Acres, a distance of 94.14 feet to the point of beginning of the line being described; thence North 89 degrees 34 minutes 59 seconds East, a distance of 517.77 feet; thence South 55 degrees 51 minutes 03 seconds East, a distance of 203.82 feet; thence North 89 degrees 56 minutes 46 seconds East, a distance of 133.87 feet to the east line of said Southwest Quarter of Section 35; thence South 00 degrees 03 minutes 14 seconds East, a distance of 815.82 feet to a northerly line of said QUARRY PONDS FOURTH ADDITION, said line there terminating.

AND:

That part of the Southeast Quarter of Section 35, Township 115, Range 20 North described as follows:

Commencing at the northwest corner of said Southeast Quarter; Thence on an assumed bearing of South 00 degrees 03 minutes 14 seconds East, along the west line of said Southeast Quarter, a distance of 205.25 feet to the point of beginning of said land to be described; thence continuing South 00 degrees 03 minutes 14 seconds East, a distance of 815.82 feet to a northerly line of QUARRY PONDS FOURTH ADDITION, according to the recorded plat thereof, thence North 89 degrees 56 minutes 46 seconds East, a distance of 50.00 feet; thence North 00 degrees 03 minutes 14 seconds West, a distance of 815.82 feet; thence South 89 degrees 56 minutes 46 seconds West, a distance of 50.00 feet to the point of beginning.

Existing Zoning : SG Sand & Gravel
Proposed Zoning : LD Low Density Residental (2-6 units per acre)

42 Single Family Lots

QUARRY PONDS 5TH ADDITION: 34 LOTS
QUARRY PONDS 6TH ADDITION: 8 LOTS

Areas:

Gross Area: 15.22 Ac.

Gross Density: 2.75 Lots per Acre

Setbacks:

Front Yard	30 Feet
Side Street	20 Feet
Side Yard Garage	5 Feet
Side Yard Dwelling	5 Feet
Rear Yard	30 Feet
Rear Yard 157th Street	40 Feet
Rear Yard Johnny Cake Ridge Road	50 Feet
Side Yard Johnny Cake Ridge Road	40 Feet

Contract Information:

Developer: ROCKPORT LLC
(Liza Robson and Peter Fischer)
14698 Galaxie Avenue
952-432-7132

Land Owner: Fischer Sand and Aggregate Company
(Liza Robson and Peter Fischer)
14698 Galaxie Avenue
952-432-7132

Consultant: Probe Engineering Co. Inc.,
(William Maurer)
1000 E. 146th Street
Burnsville, MN 55337
952-432-3000

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
DATE _____ REG NO. _____

REVISIONS

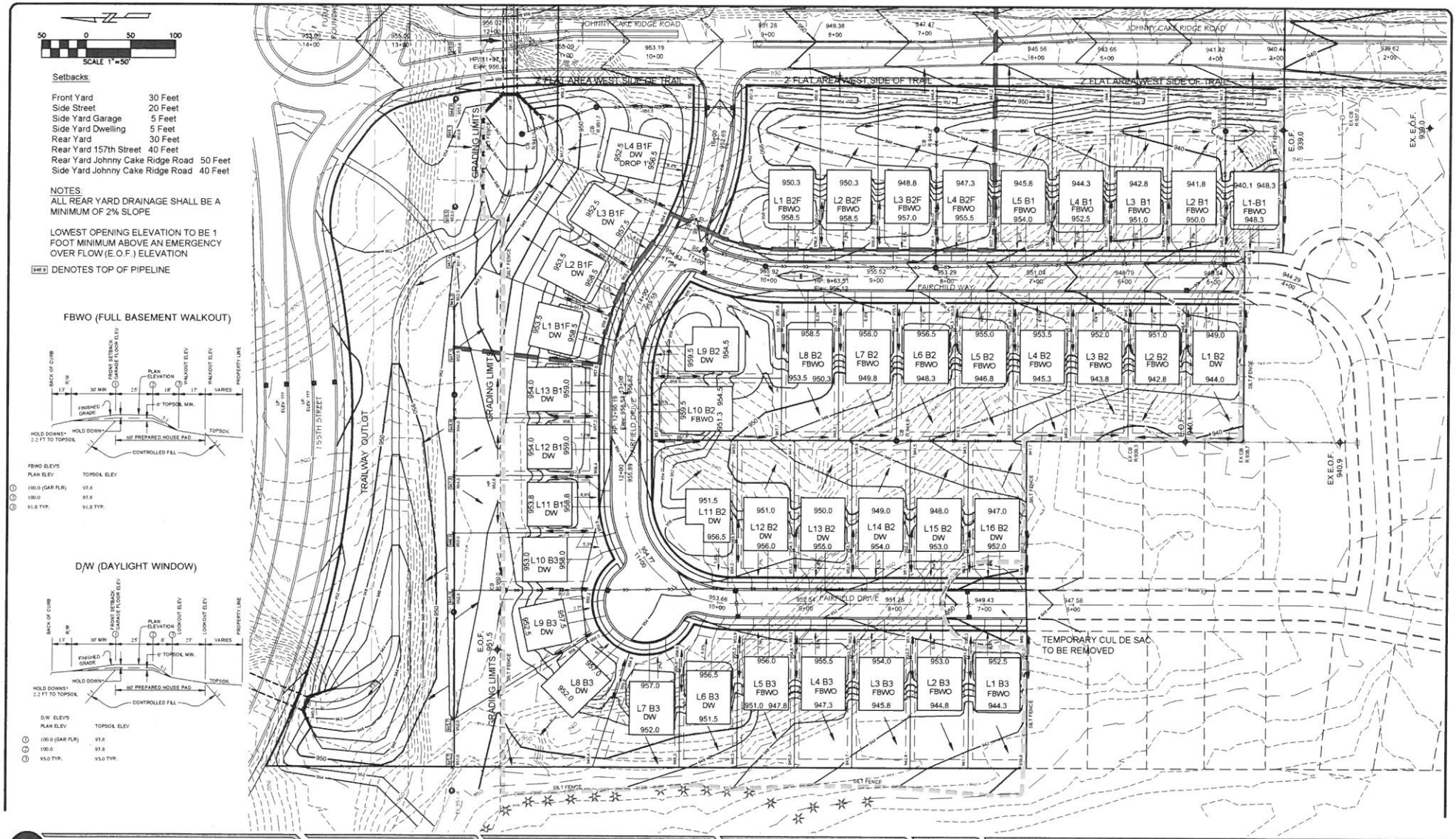
1	2-2-18	PM	REVISED PER CITY COMMENTS

PREPARED FOR:
ROCKPORT LLC
14698 GALAXIE AVENUE
APPLE VALLEY, MN 55124

DESIGNED | CHECKED
DRAWN | DATE 12-18-17
SCALE 1"=100'
JOB NO 15882.00

PRELIMINARY PLAT
QUARRY PONDS FIFTH & SIXTH ADDITION
APPLE VALLEY MINNESOTA

SHEET 1 OF 4 REV.



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

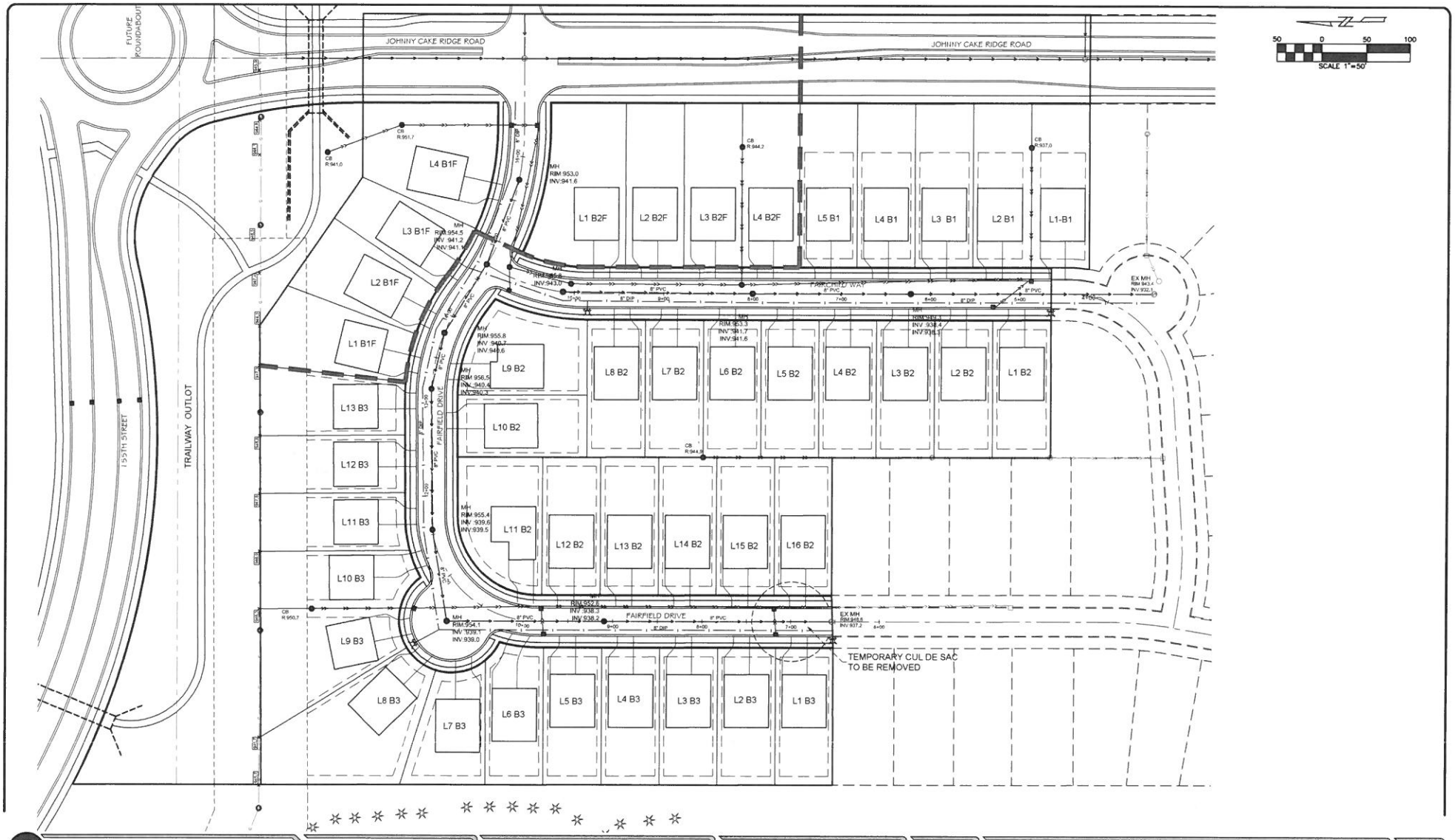
REVISIONS
1 2-2-18 PM REVISED PER CITY COMMENTS

PREPARED FOR:
ROCKPORT LLC
14698 GALAXIE AVENUE
APPLE VALLEY, MN 55124

DESIGNED PM | CHECKED
DRAWN DF | DATE 12-18-17
SCALE 1"=50'
JOB NO. 15882.00

PRELIMINARY GRADING PLAN
QUARRY PONDS 5TH & 6TH ADDITION
APPLE VALLEY MINNESOTA

SHEET 2 OF 4 REV.



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

1	2-2-18	PM	REVISED PER CITY COMMENTS

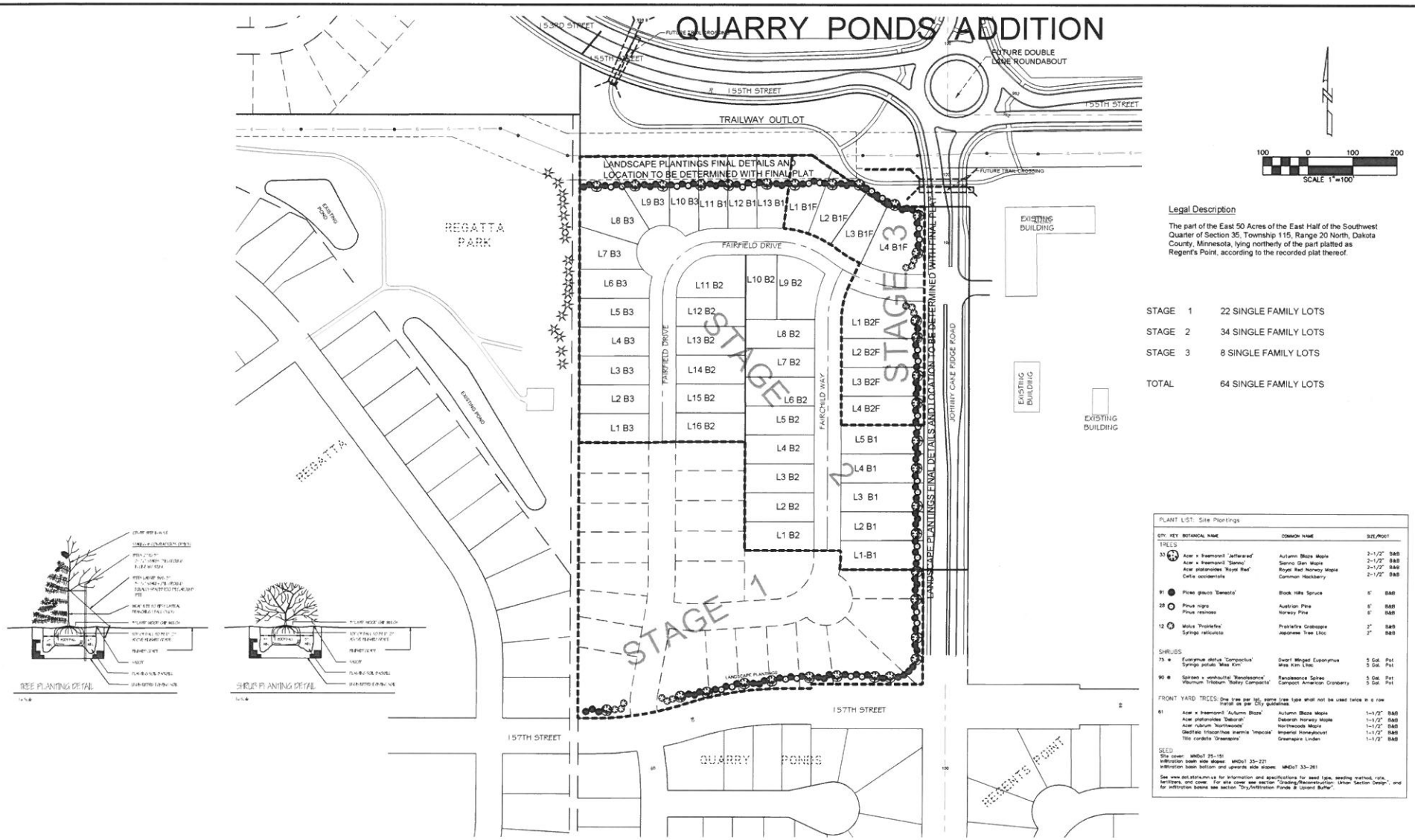
PREPARED FOR:
ROCKPORT LLC
14698 GALAXIE AVENUE
APPLE VALLEY, MN 55124

DESIGNED	CHECKED
PM	
DRAWN	DATE
DF	12-18-17
SCALE	
1"=50'	
JOB NO.	
15882.00	

PRELIMINARY UTILITY PLAN
QUARRY PONDS 5TH & 6TH ADDITION
APPLE VALLEY MINNESOTA

SHEET 3 OF 4 REV.

QUARRY PONDS ADDITION



Legal Description

The part of the East 50 Acres of the East Half of the Southwest Quarter of Section 35, Township 115, Range 20 North, Dakota County, Minnesota, lying northerly of the part platted as Regent's Point, according to the recorded plat thereof.

STAGE	1	22 SINGLE FAMILY LOTS
STAGE	2	34 SINGLE FAMILY LOTS
STAGE	3	8 SINGLE FAMILY LOTS
TOTAL		64 SINGLE FAMILY LOTS

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
53		Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2-1/2" B&B
		Acer x freemanii 'Sienna'	Sienna Glen Maple	2-1/2" B&B
		Acer platanoides 'Royal Red'	Royal Red Norway Maple	2-1/2" B&B
		Celtis occidentalis	Common Hackberry	2-1/2" B&B
91		Picea glauca 'Densata'	Black Hills Spruce	6' B&B
28		Pinus nigra	Austrian Pine	6' B&B
		Pinus resinosa	Norway Pine	6' B&B
12		Malus 'Prairiefire'	Prairiefire Crabapple	2" B&B
		Syringa reticulata	Japanese Tree Lilac	2" B&B
SHRUBS				
75		Euonymus alatus 'Compactus'	Dwarf Winged Euonymus	5 Gal. Pot
		Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal. Pot
90		Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea	5 Gal. Pot
		Viburnum trilobum 'Bailey Compacta'	Compact American Cranberry	5 Gal. Pot

FRONT YARD TREES: One tree per lot, same tree type shall not be used twice in a row. Install as per City guidelines.

61	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	1-1/2" B&B
	Acer platanoides 'Deborah'	Deborah Norway Maple	1-1/2" B&B
	Acer rubrum 'Northwoods'	Northwoods Maple	1-1/2" B&B
	Gleditsia triacanthos inermis 'Impcole'	Imperial Honeylocust	1-1/2" B&B
	Tilia cordata 'Greenspire'	Greenspire Linden	1-1/2" B&B

SEED
Site cover: MNDoT 25-151
Infiltration basin side slopes: MNDoT 35-221
Infiltration basin bottom and upwards side slopes: MNDoT 33-261

See www.dot.state.mn.us for information and specifications for seed type, seeding method, rate, fertilizers, and cover. For site cover see section "Grading/Reconstruction Urban Section Design", and for infiltration basins see section "Dry/Infiltration Ponds & Upland Buffer".

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

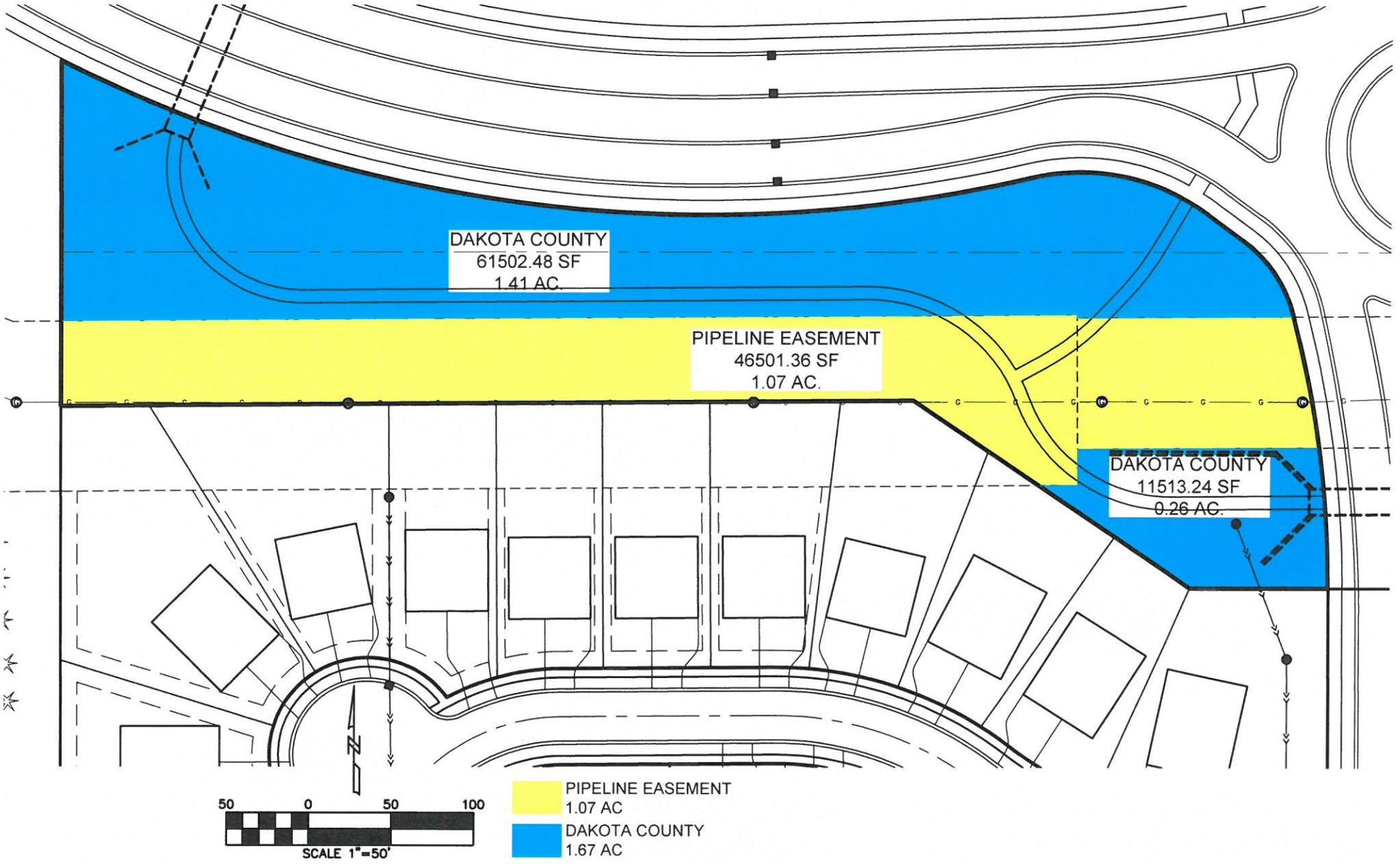
REVISIONS			
4	2-2-18	PM	REVISED PER CITY COMMENTS
3	12-18-17	PM	REVISED LAYOUT 5TH & 6TH ADDITION
2	8-22-16	DF	ADDED PHASE AREAS
1	1-29-16	CSO	REVISED PER CITY COMMENTS

PREPARED FOR:
ROCKPORT
14698 GALAXIE AVENUE
APPLE VALLEY, MN 55124

DESIGNED	CHECKED
DRAWN	DATE 12-21-15
SCALE 1"=100'	
JOB NO 15882.00	

PRELIMINARY STAGING & LANDSCAPE PLAN
QUARRY PONDS 4TH 5TH & 6TH
APPLE VALLEY MINNESOTA

SHEET 4 OF 4 REV.


DAKOTA COUNTY
61502.48 SF
1.41 AC.
PIPELINE EASEMENT
46501.36 SF
1.07 AC.
DAKOTA COUNTY
11513.24 SF
0.26 AC.
50 0 50 100
SCALE 1"=50'
PIPELINE EASEMENT
1.07 AC
DAKOTA COUNTY
1.67 AC