

OWNER/DEVELOPER:
 B. BENSON GROUP
 ATTN: BRIAN BENSON
 201 EAST LAKE STREET
 WAYZATA, MN 55391
 (952)404-5894

PROJECT AREA = 4.17 ACRES
 PROPOSED ZONING = P.D.A.
 MIN. LOT AREA = 10,000 SF
 MIN. LOT WIDTH = 60 FEET
 MIN. LOT DEPTH = 80 FEET

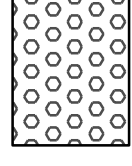
DENOTES BUILDING SETBACK:

FRONT - 25 FEET
 SIDE - 10' ON ONE SIDE, 6' ON THE OTHER SIDE
 REAR - 15 FEET
 FROM COUNTY ROAD - 20 FEET

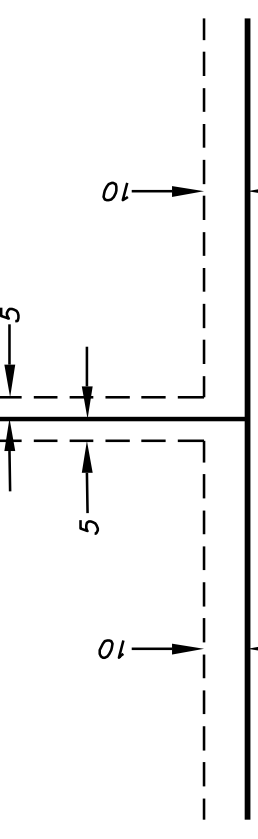
NOTES:
 1) WETLANDS DELINEATED BY KJQ-HAUG ENVIRONMENTAL SERVICES, INC.
 2) VACATED BUTTERNUT ROAD IS INCLUDED IN THIS PLAN.
 3) OWNERSHIP DEEDS WILL NEED TO BE PROVIDED PRIOR TO FINAL PLAT.
 4) EXISTING HOME, SHED, SIDEWALKS & DRIVEWAY TO BE REMOVED.

DENOTES WETLAND BUFFER

REQUIRED: 16.5' AVERAGE BUFFER
 (8.25' MINIMUM, 24.75' MAXIMUM)
 TOTAL AREA REQ'D=3832 SF
 TOTAL AREA PROPOSED=3887 SF



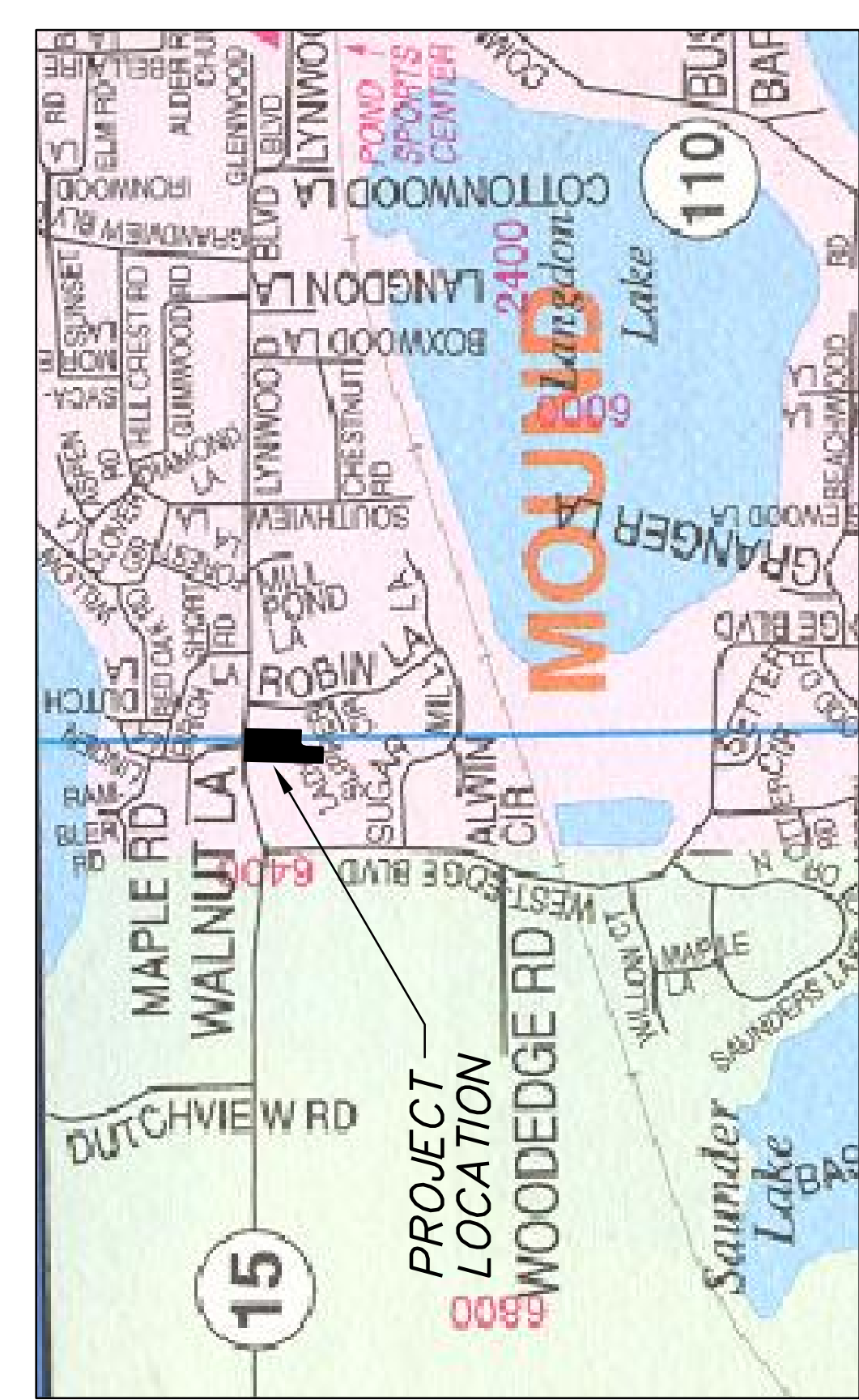
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEGING TO FEET IN WIDTH UNLESS OTHERWISE INDICATED,
 AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 5 FEET IN
 WIDTH UNLESS OTHERWISE INDICATED, AND ADJOINING LOT
 LINES, AS SHOWN ON THE PLAT.

- ONE — denotes overhead electric line
- denotes deciduous tree
- denotes coniferous tree
- denotes gate valve
- denotes hydrant
- denotes catch basin
- denotes power pole

PROPERTY DESCRIPTION:
 Lots 2, 3, and the East Half of Lot 4, MOUND TERRACE,
 Hennepin County, Minnesota, according to the record plat thereof.



DESIGNED		DRAWN		CHECKED		DATE	
CSO	MLH	CSO	MLH	CSO	MLH	CSO	MLH
NO.		DATE		BY		DESCRIPTION	
							REVISIONS

		Web Site: www.attoassociates.com 9 West Division St. Buffalo, MN 55313 Ph: (763) 865-3522 Fax: (763) 865-3522	
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.		Cora M. Schwahn, Ohio LICENSE # 40433 DATE:	

PRELIMINARY PLAT		PROJECT NO: 2-07-0244	
SHEET NO. 1 OF 4 SHEETS		DATE: 10/5/07	