GRAPHIC SCALE
(IN FEET)
1 IN = 100 FT

MAYO WOODLANDS FOURTH
PRELIMINARY PLAT

OLMSTED COUNTY
ROCHESTER TOWNSHIP

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.

GEOFFREY G GRIFFIN
DATE 2/10/23 REG. NO. 21940

DATE: 02/10/2023
Prepared For:
CLARK DEVELOPMENT, LLC
36 WOOD LAKE DRIVE SE
ROCHESTER, MN 55904

FILE NO.:22-032 MAYO WOODLANDS BASE

G-Cubed
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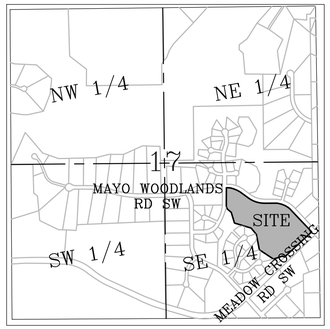
DESIGNED JWK
DRAWN JWK
CHECKED GGG

REVISED	BY	DATE
MW4 PP	JWK	2/10/23

SHEET 1
OF 2 SHEETS



VICINITY MAP
T. 106 N., R. 14 W., SEC. 17
"NOT TO SCALE"

LEGEND

- 1260 / 1258 — MAJOR CONTOUR & LABEL; MINOR CONTOUR & LABEL
- 1260 / 1258 — PROPOSED MAJOR CONTOUR & LABEL; PROPOSED MINOR CONTOUR & LABEL
- TREE LINE
- STORM — EXISTING STORM CULVERT
- PROPOSED STORM CULVERT
- FUTURE STORM CULVERT
- EASEMENT LINE
- PROPOSED WATER DISTRIBUTION LINE, WELL, SHUTOFF
- 50' WELL SETBACK
- 493B — USDA NRCS SOIL DELINEATION & IDENTIFICATION
- SLOPES 8–15%
- SLOPES 16–25%
- SLOPES >25%
- P / S — SEPTIC DRAINFIELDS & SOIL BORINGS (P = PRIMARY, S = SECONDARY)
- DRAINFIELD PROTECTION
- EXISTING BITUMINOUS SURFACING
- EXISTING AGGREGATE SURFACING
- POTENTIAL BUILDING LOCATION
- PROPOSED AGGREGATE SURFACING
- OPEN SPACE [OUTLOT 'A']
- MAYO WOODLANDS 4TH BOUNDARY

LAND DESCRIPTION

That part of the Southeast Quarter of Section 17, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the most northerly corner of Lot 2, Block 15, MAYO WOODLANDS, according to the recorded plat thereof on file at the office of the Olmsted County Recorder; thence on an assumed bearing of South 48°09'45" East, along the north line of said Lot 2, a distance of 102.56 feet to a corner of said Lot 2; thence South 17°36'50" East along a northeasterly line of said Lot 2 and along the northeasterly line of Block 2, MAYO WOODLANDS THIRD, according to the recorded plat thereof on file at the office of the Olmsted County Recorder, a distance of 192.37 feet (the next 6 calls are along said northeasterly line of Block 2); thence South 72°41'09" East 302.23 feet; thence South 42°54'38" East 128.31 feet; thence South 11°39'05" East 278.57 feet; thence South 57°03'15" East 284.45 feet; thence North 70°05'55" East 162.92 feet; thence South 43°23'51" East 83.03 feet to the centerline of Meadow Crossing Road SW and to the northwesterly line of MAYOWOOD ESTATES, according to the recorded plat thereof on file at the office of the Olmsted County Recorder; thence North 46°36'09" East, along said northwesterly line and along the northwesterly line of MAYOWOOD HILLS SOUTH SECOND, according to the recorded plat thereof on file at the office of the Olmsted County Recorder, a distance of 636.98 feet to a southerly line of said plat of MAYO WOODLANDS (the next 9 calls are along said southerly line and an easterly line of said plat of MAYO WOODLANDS); thence North 43°23'51" West 551.66 feet; thence northwesterly 302.73 feet along a tangential curve, concave to the southwest, said curve has a radius of 367.00 feet and a central angle of 47°15'45"; thence South 89°20'24" West, tangent to said curve, 186.03 feet; thence northwesterly 264.67 feet along a tangential curve, concave to the northeast, said curve has a radius of 433 feet and a central angle of 35°01'17"; thence North 55°38'19" West, tangent to said curve, 243.73 feet; thence northwesterly 160.61 feet along a tangential curve, concave to the southwest, said curve has a radius of 267.00 feet and a central angle of 34°27'57"; thence South 89°53'44" West, tangent to said curve, 39.96 feet; thence South 00°06'16" East 310.88 feet; thence southwesterly 31.87 feet along a tangential curve, concave to the northwest, said curve has a radius of 333.00 feet and a central angle of 05°28'58", to the point of beginning.

Containing 20.76 acres, more or less.

GENERAL NOTES:

1. THE PROJECT FALLS WITHIN ZONE D PER FEMA FIRM PANEL 27109C0282F WHICH MEANS THERE ARE POSSIBLE BUT UNDETERMINED FLOOD HAZARDS.
2. ALL ADJACENT LAND USES ARE RESIDENTIAL; ZONED SD AND R–1.
3. SETBACKS: THE CIRCLE AROUND THE WELL IS THE 50' SEPTIC SETBACK.

OPEN SPACE (SECTION 9.1 – ARTICLE IX DEDICATIONS & RESERVATIONS)

MINIMUM OPEN SPACE REQUIRED: 1.5% ACROSS 20.76 ACRES = 0.31 ACRES
MAYO WOODLANDS FOURTH PROVIDES 7.61 ACRES OPEN SPACE (37%) WITHIN OUTLOT 'A'.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	160.61	267.00	34°27'57"	S72°52'18"E	158.20
C2	264.67	433.00	35°01'17"	N73°08'58"W	260.57
C3	302.73	367.00	47°15'45"	N67°01'44"W	294.22
C4	31.87	333.00	5°28'58"	S02°38'13"W	31.85
C5	157.14	433.00	20°47'36"	S66°02'07"E	156.28
C6	107.53	433.00	14°13'41"	S83°32'46"E	107.25
C7	141.47	367.00	22°05'09"	N79°37'02"W	140.59
C8	161.27	367.00	25°10'37"	N55°59'09"W	159.97

SOIL CLASSIFICATION	HYDROLOGIC SOIL GROUP (HSG)
*401B – MT. CARROLL SILT LOAM	B
*401C2 – MT. CARROLL LOAM	B
*489A – ATKINSON LOAM	C
493B – ORONOCO LOAM	B
*493C – ORONOCO LOAM	B
*593E – ELBAVILLE SILT LOAM	C

*PROPOSED TO BE DISTURBED WITH DEVELOPMENT OF MAYO WOODLANDS FOURTH.

PROJECT CALCULATIONS

TOTAL PROJECT AREA: 20.76 ACRES
6 SINGLE FAMILY RESIDENTIAL LOTS
1 OUTLOT
DENSITY OF LOTS: 3.46 ACRES PER LOT
CURRENT ZONING: SD
CURRENT LAND USE: VACANT RESIDENTIAL

EXISTING 50' RIGHT OF WAY:	0.71 ACRES
PROPOSED RIGHT OF WAY:	0.00 ACRES
AREA OF OUTLOT:	7.61 ACRES
AREA OF 6 LOTS:	12.44 ACRES
	20.76 ACRES

OWNER & DEVELOPER
CLARK DEVELOPMENT, LLC
36 WOOD LAKE DRIVE SE
ROCHESTER, MN 55904
ed@smdo.com
(507) 254–1414

ENGINEER & SURVEYOR
G–CUBED INC.
14070 HWY 52 SE
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jasonk@ggg.to
geoffg@ggg.to

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SHEET 2
OF 2 SHEETS