

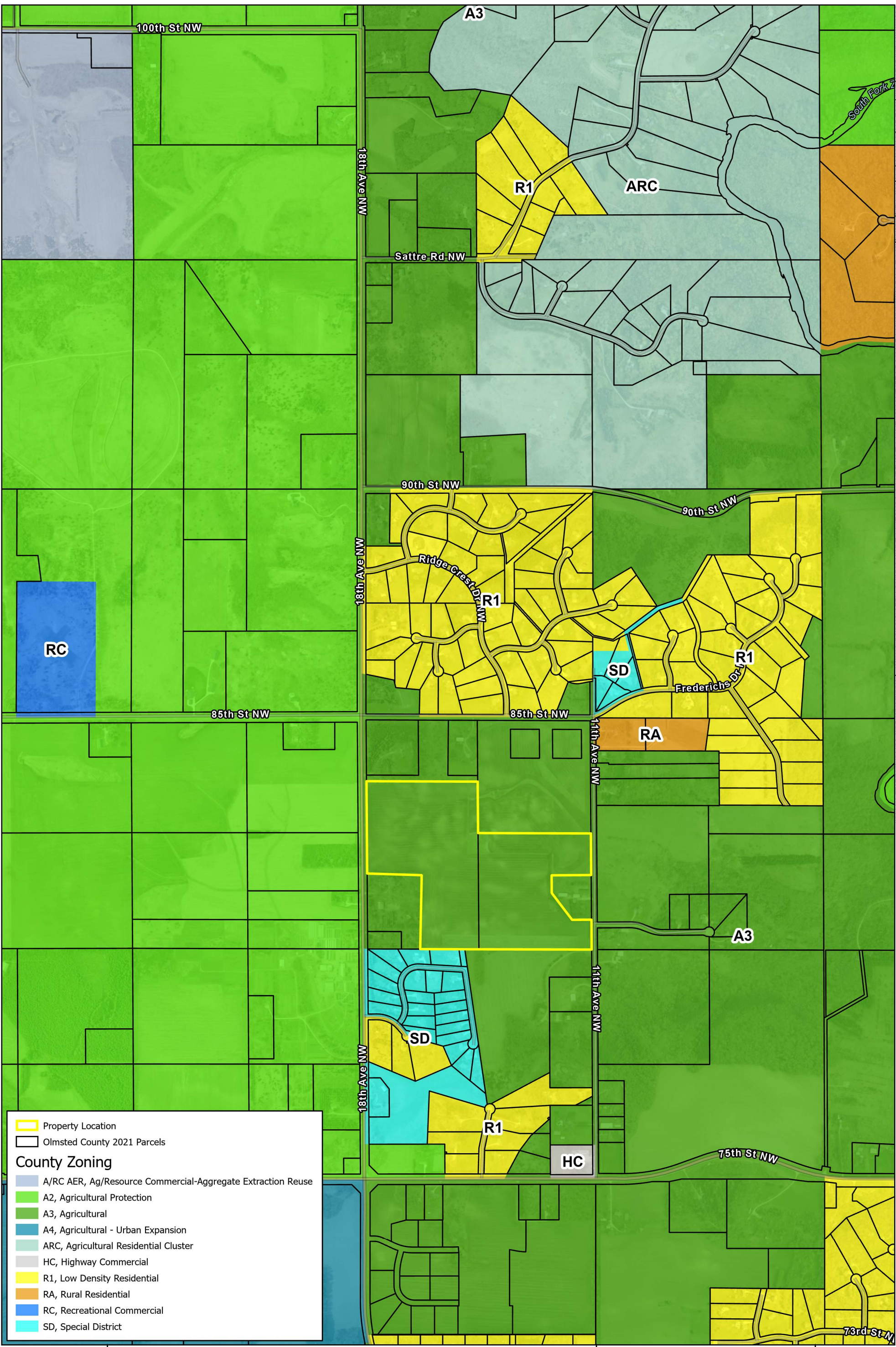
Vicinity Map from 75th St to 100th St

Oronoco Township
Sec. 34, T108N-R14W
Olmsted County, MN



0 1,000
Feet
1 inch = 1,000 feet





Property Location
 [Yellow Outline] Property Location

Olmsted County 2021 Parcels
 [Black Outline] Olmsted County 2021 Parcels

County Zoning

- [Light Blue] A/RC AER, Ag/Resource Commercial-Aggregate Extraction Reuse
- [Light Green] A2, Agricultural Protection
- [Medium Green] A3, Agricultural
- [Dark Green] A4, Agricultural - Urban Expansion
- [Light Teal] ARC, Agricultural Residential Cluster
- [Grey] HC, Highway Commercial
- [Yellow] R1, Low Density Residential
- [Orange] RA, Rural Residential
- [Blue] RC, Recreational Commercial
- [Cyan] SD, Special District

Olmsted County Zoning - (Property Zoned A-3)

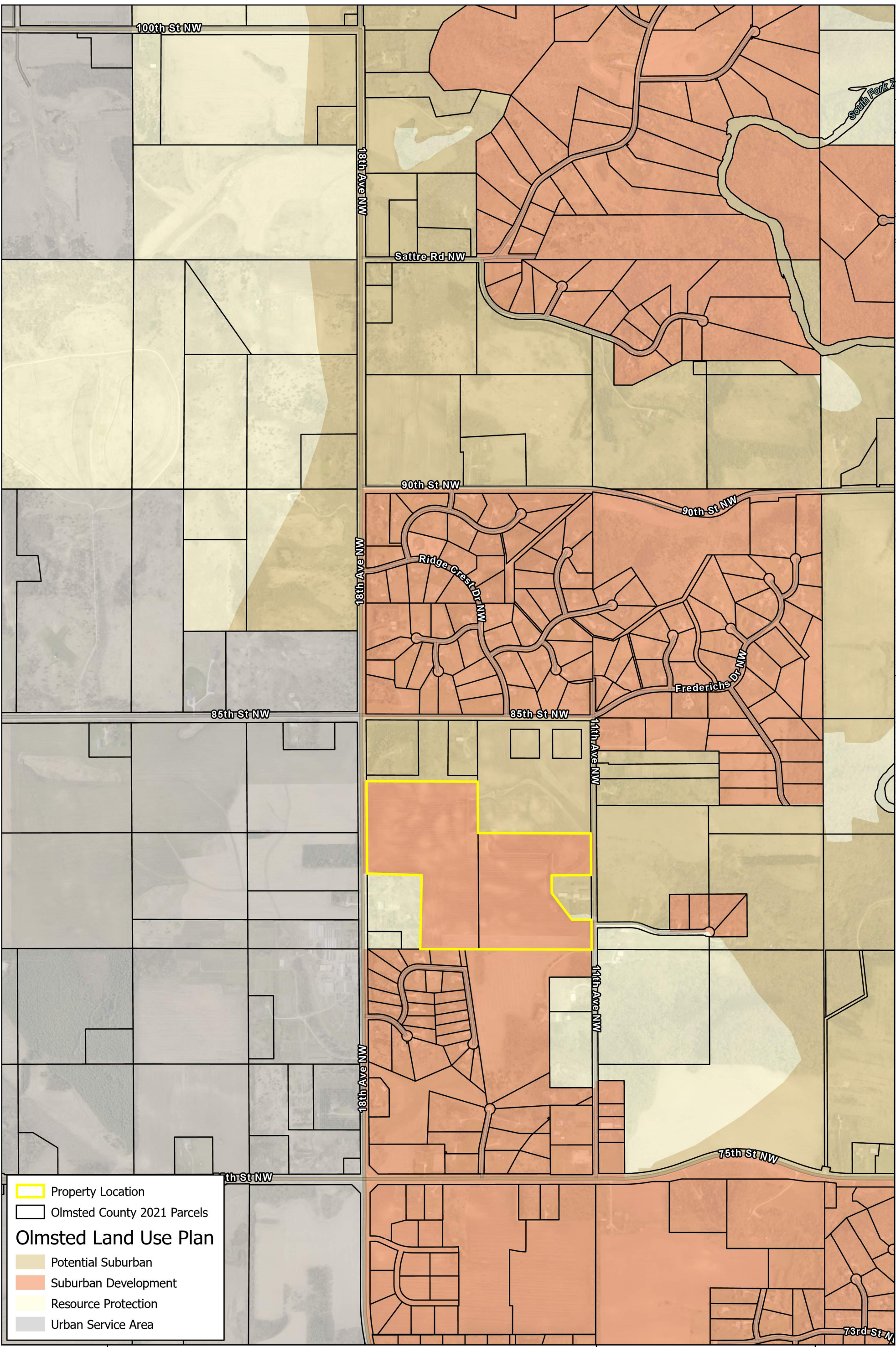
Oronoco Township
Sec. 34, T108N-R14W
Olmsted County, MN

N

0 1,000 Feet

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Property Location
Olmsted County 2021 Parcels

Olmsted Land Use Plan

- Potential Suburban
- Suburban Development
- Resource Protection
- Urban Service Area

Landuse Map from 75th to 100th St

Oronoco Township
Sec. 34, T108N-R14W
Olmsted County, MN

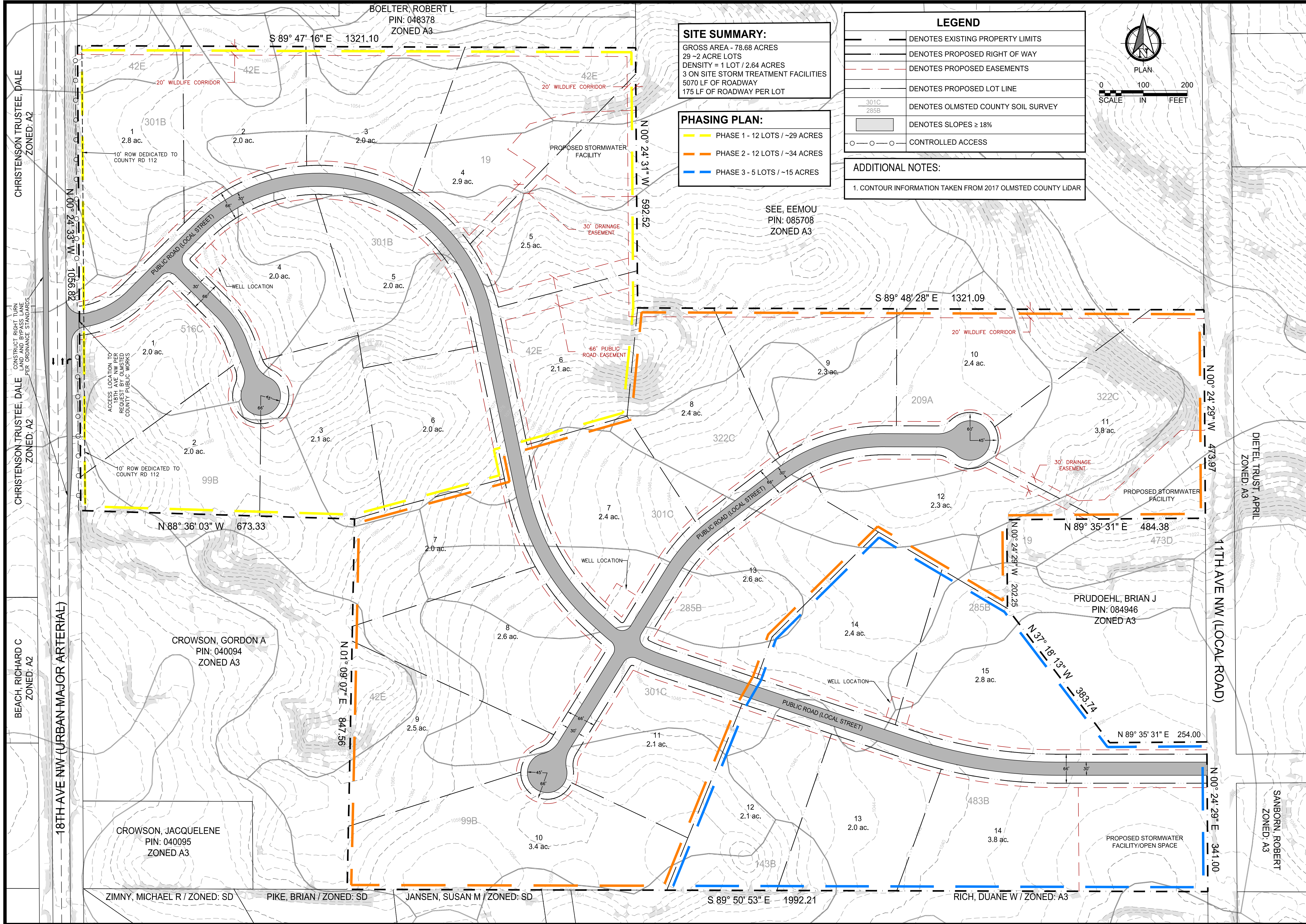
N

0 1,000 Feet
1 inch = 1,000 feet



074-213570 GDP.dwg

6/13/2022 8:56:15 AM



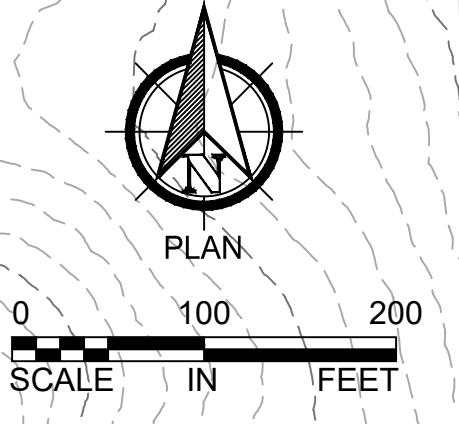
SITE SUMMARY:
 GROSS AREA - 78.68 ACRES
 29 ~2 ACRE LOTS
 DENSITY = 1 LOT / 2.64 ACRES
 3 ON SITE STORM TREATMENT FACILITIES
 5070 LF OF ROADWAY
 175 LF OF ROADWAY PER LOT

PHASING PLAN:
 PHASE 1 - 12 LOTS / ~29 ACRES
 PHASE 2 - 12 LOTS / ~34 ACRES
 PHASE 3 - 5 LOTS / ~15 ACRES

LEGEND

	DENOTES EXISTING PROPERTY LIMITS
	DENOTES PROPOSED RIGHT OF WAY
	DENOTES PROPOSED EASEMENTS
	DENOTES PROPOSED LOT LINE
	DENOTES OLMSTED COUNTY SOIL SURVEY
	DENOTES SLOPES ≥ 18%
	CONTROLLED ACCESS

ADDITIONAL NOTES:
 1. CONTOUR INFORMATION TAKEN FROM 2017 OLMSTED COUNTY LIDAR



WSE+MASSEY
 Engineering & Surveying

PH. NO. 507-634-4505
 PLANS@WSE.ENGINEERING
 www.wse.engineering

KASSON OFFICE
 P.O. BOX 100
 33 B E VETERANS
 MEMORIAL HIGHWAY
 KASSON, MN 55944

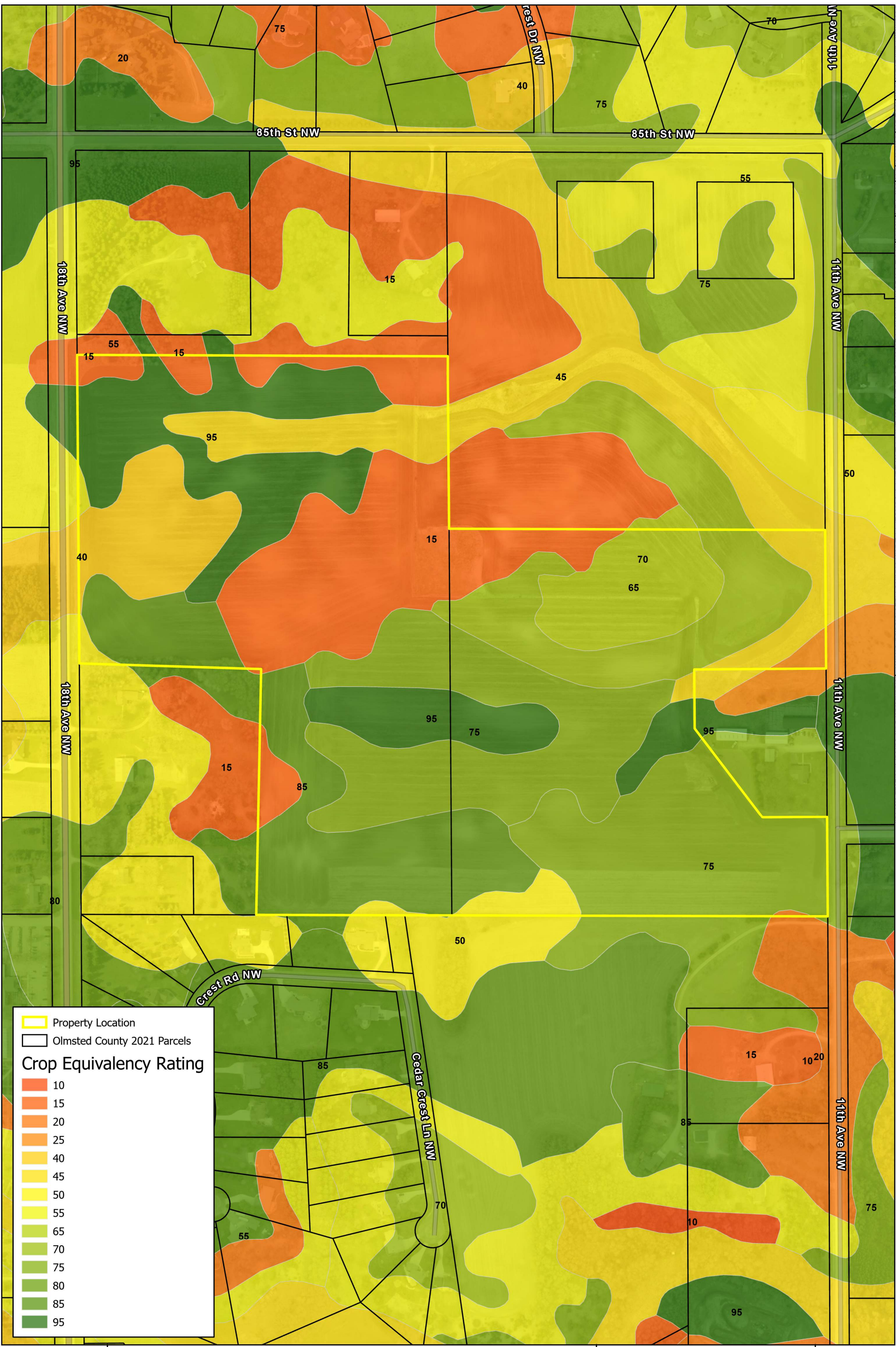
PLAINVIEW OFFICE
 320 WEST BROADWAY
 SUITE 3
 PLAINVIEW, MN 55964


ROCHESTER OFFICE
 1712 RESTORATION
 ROAD SW
 ROCHESTER, MN 55902


REV.	DATE:	DESCRIPTION:

Boelter Heights
 GENERAL DEVELOPMENT PLAN
 OLMSTED COUNTY, MINNESOTA















SCALE: 1"=100'
 DATE: 6/7/2022
 DRAWN BY: T.S.W.
 JOB NUMBER: 074-213570
 DWG. FILE: 074-213570-GDP



 Property Location

 Olmsted County 2021 Parcels

Crop Equivalency Rating

	10
	15
	20
	25
	40
	45
	50
	55
	65
	70
	75
	80
	85
	95

Crop Equivalency Rating

Oronoco Township
Sec. 34, T108N-R14W
Olmsted County, MN



0 300
Feet
1 inch = 300 feet

