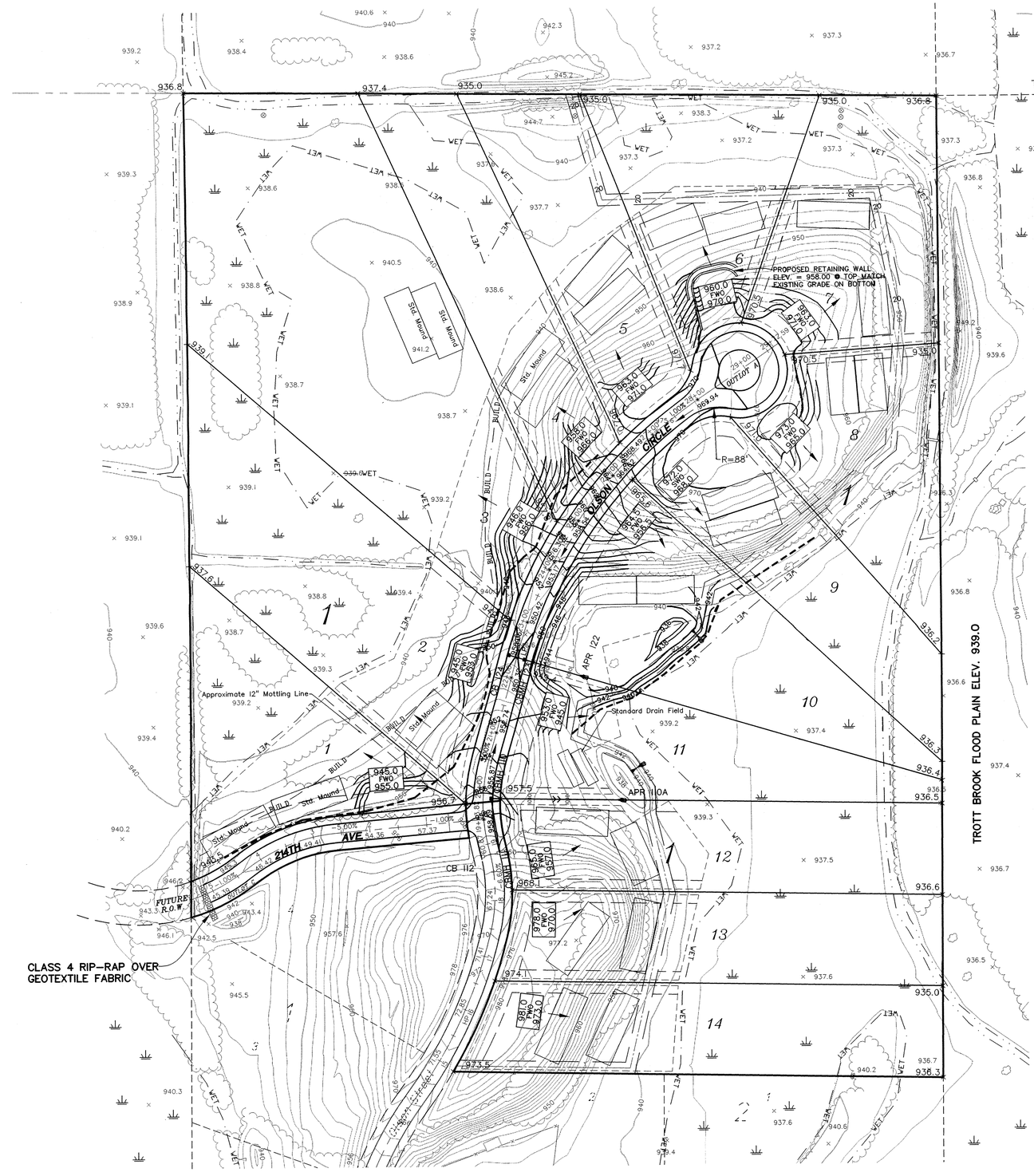
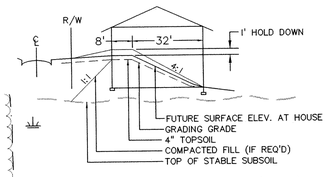
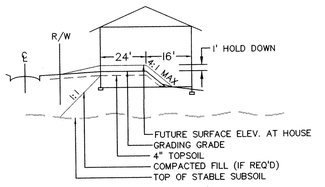
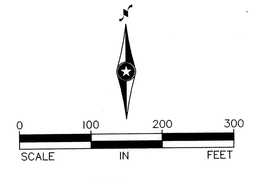




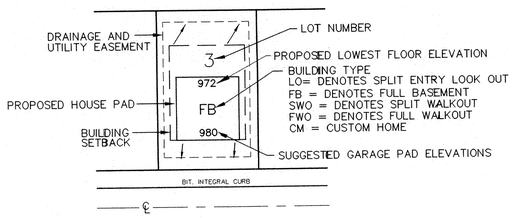
TYPICAL FULL WALKOUT (FWO)



TYPICAL SPLIT WALKOUT (SWO)

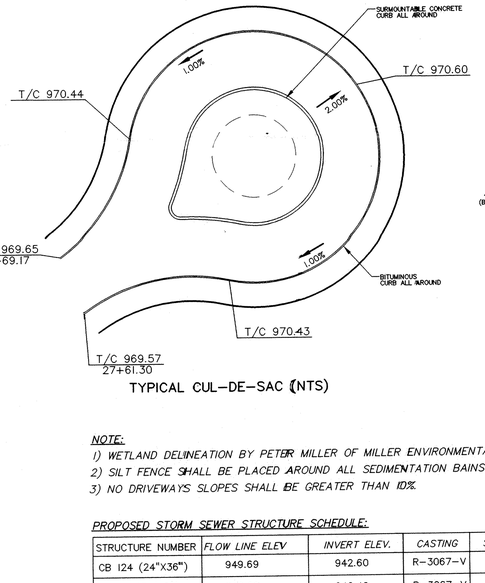


TYPICAL LOT

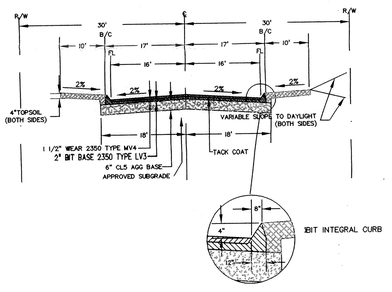


LEGEND:

- 962 — *EXISTING CONTOURS*
- *EXISTING CULVERT LOCATED BY BPA*
- *TREE LINE*
- *FOUND IRON PIPE*
- *FOUND CAST IRON MONUMENT*
- *SET IRON PIPE W/ LS 16095 CAP*
- *WETLAND*
- WET — *EDGE OF DELINEATED WETLANDS*
- x — x — *DENOTES EXISTING BARBWIRE FENCE*
- #8 *SOIL BORINGS*
- *EXISTING POLE*
- *EXISTING GUY ANCHOR*
- *EXISTING ELECTRIC BOX*
- *EXISTING TELEPHONE PEDESTAL*
- B — B — *DENOTES BUILDABILITY LINE*
- *DENOTES EXISTING DITCH*
- *PROPOSED SILT FENCE*
- *PROPOSED BALE CHECK*
- 972 — *PROPOSED CONTOURS*
- *PROPOSED STORM SEWER*
- *PROPOSED CATCH BASIN*
- *POSSIBLE PRIMARY AND SECONDARY SEPTIC SYSTEM LOCATION (1200 S.F.)*
- *POSSIBLE HOUSE PAD LOCATION*
- 872 FWO 980 — *PROPOSED LOW OPENING; FWO = DENOTES FULL WALKOUT; SUGGESTED GARAGE PAD ELEVATIONS*



TYPICAL CUL-DE-SAC (NTS)



NOTE:

1) WETLAND DELINEATION BY PETER MILLER OF MILLER ENVIRONMENTAL INC.
2) SILT FENCE SHALL BE PLACED AROUND ALL SEDIMENTATION BAINS AFTER CONSTRUCTION IS COMPLETE.
3) NO DRIVEWAYS SLOPES SHALL BE GREATER THAN 10%.

PROPOSED STORM SEWER STRUCTURE SCHEDULE:

	STRUCTURE NUMBER	FLOW LINE ELEV.	INVERT ELEV.	CASTING	SUMP
	CB 124 (24"X36")	949.69	942.60	R-3067-V	
	CBMH 123 (48ø)	949.69	942.40	R-3067-V	
	APR 122		940.00		
(1)	CB 112 (24"X36")	961.69	954.32	R-3067-V	
(1)	CBMH 111 (48ø)	961.69	954.20	R-3067-V	
	CBMH 110	956.27	953.80 S 945.00 E	R-3067-V	944.00
(3)	APR 110 A		940.00		

PIPE DIA.	PIPE	PIPE LENGTH & END SECTION	GRADE
15"	RCP CL 5	32	0.63%
15"	HDPE	106	2.26%
(1) 15"	RCP CL 5	32	0.38%
(2) 15"	HDPE	95	0.42%
15"	HDPE	220	2.27%

I, Dennis Wurm, purchaser and builder for all the lots in Kingdom Estates 2nd Addition, have reviewed this Development Plan and agree that this is a true representation for the construction of houses and septic systems for all lots. I further understand some lots will require additional grading and/or retaining wall construction that I am prepared to do at the time of house construction..

Dennis Wurm — 1/24/06

Signed — Date

Dennis Wurm

Approved TJM 1/24/06

REV NO.	DESCRIPTION	DATE

DATE: 01/11/06
DESIGN BY: MG
DRAWN BY: PG
CHECKED BY: DS
DWG FILE: Develop_pln
FILE NO.: 05-0356.00

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.

Signed: David Schwarting — Date: 1/23/06 — Reg. No. 17100

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
10 SOUTH 1ST STREET, BECKER, MN 55308-9322
PH: 763-262-8822 FAX: 763-262-8844

KINGDOM ESTATES 2ND ADD.
City of Elk River, Mn.
Dennis T. Wurm
DEVELOPMENT PLAN

SHEET NO. —