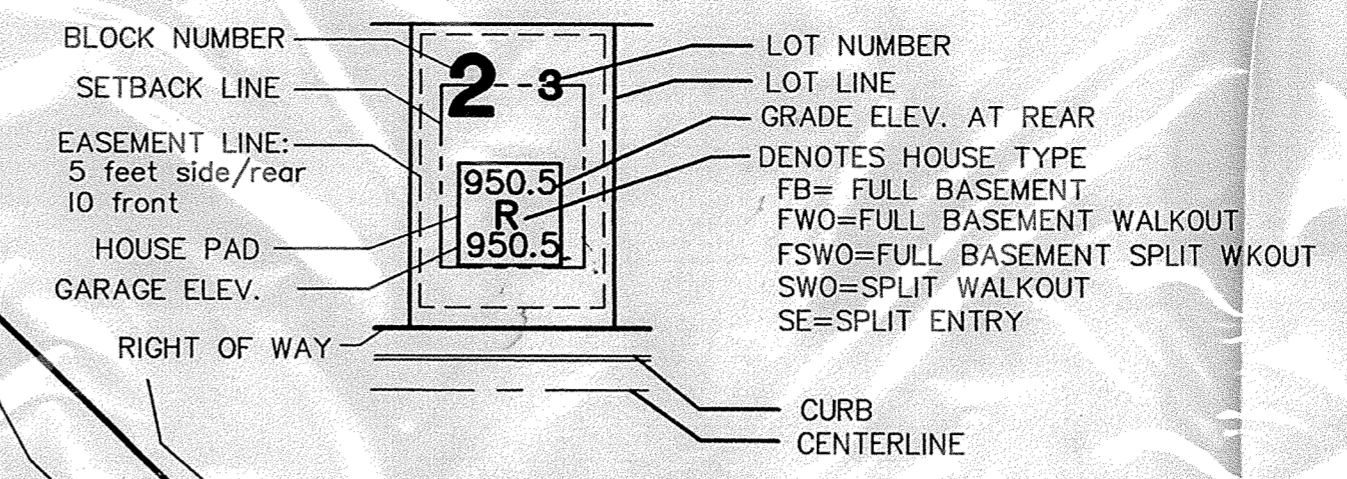


*O.S. D.P.  
dated 7/6/04*

**TYPICAL LOT**



- LEGEND**
- x (900.0) Existing Spot Elevations
  - x 75.5 Proposed Spot Elevation
  - 4.2% Drainage Slope
  - Proposed Storm Sewer
  - Drainage Direction

- \* DENOTES: Lots 12-17, BLK. 1  
Lowest Opening Elev. > 875.5 - 1.0'  
above overflow Elev. of 874.5.
- △ Lots 18, 19, 23-28, BLK. 2; Lots 1 & 2,  
BLK. 3, Lowest Floor Elev. > 870.5 - 2.0'  
above 100 year Flood Level of 868.5.
- DENOTES: Lots 1-5, 7-11, BLK. 2,  
Lowest Opening Elev. > 871.0 - 1.0' above  
above overflow Elev. of 870.0
- ⊙ DENOTES: Lots 7-17, 20-22, BLK. 2  
Lowest Floor Elev. > 868.0 - 2.0' above  
water table Elev. of 866.0 ±.

**NOTES:**

- ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED, MULCH & FERTILIZER WITHIN 5 DAYS OF THE COMPLETION OF GRADING CONSTRUCTION.
- TOP OF BLUFF AND LIMITS OF CONSTRUCTION ALONG THE RIVER ARE AT AN ELEVATION OF 872.00.

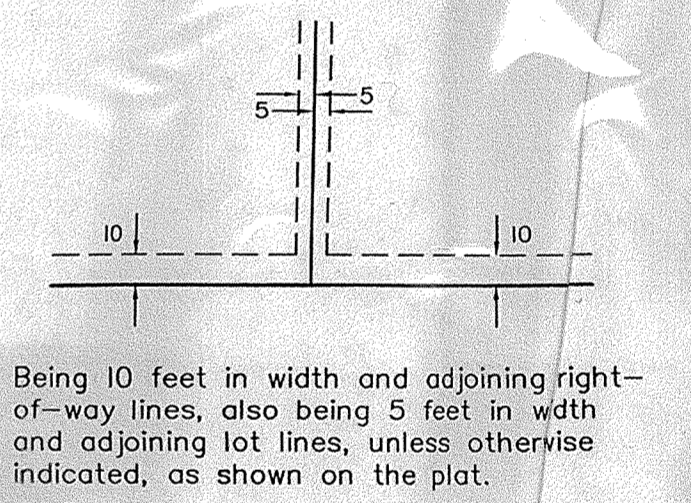
REV. NO.	DATE	DESCRIPTION
1	1/15/03	CITY COMMENTS
2	1/23/03	CITY COMMENTS

DATE	DESIGN BY	DRAWN BY	CHECKED BY	DWG. NO.	TEXT	FILE NO.
1/06/03	TM/GSA	GSA	TM	6521-300EV	NONE	6521.30-03

I hereby certify that this plan, specification, report or map 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.

Signature: *[Signature]* Date: 1/06/03 Reg. No. 20363

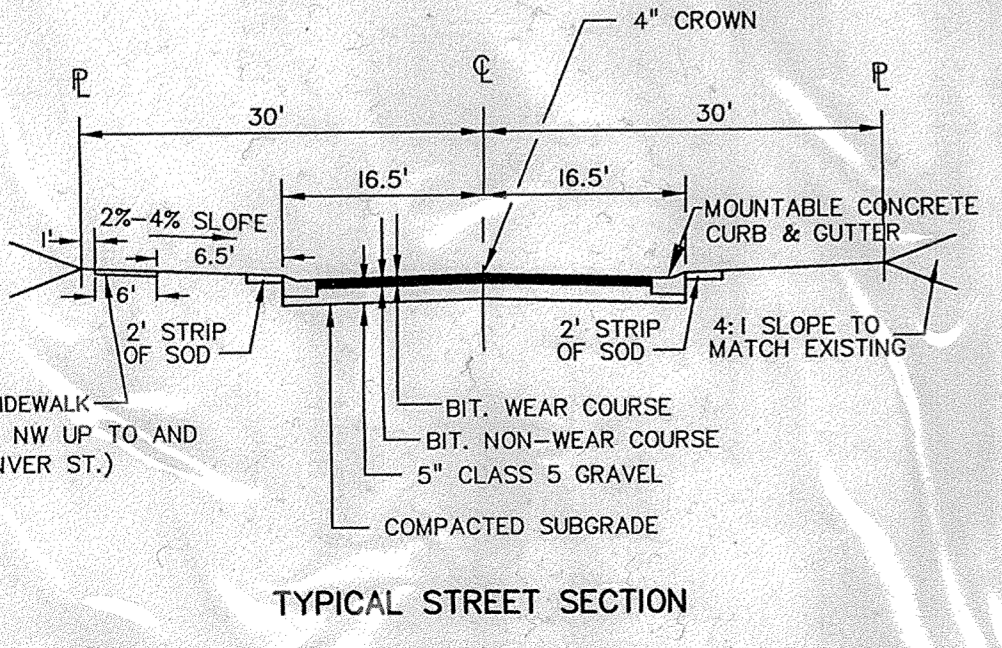


**APPROVED**  
1/27/03 *[Signature]*  
HOWARD R. GRAND CO.

**BUILDING SETBACKS**

LOT/BLK	FRONT	SIDE*	RGAR
1-19/1	35	10	35
1-24/2	35	10	35
25-28/2	30	10	35
1-2/3	30	10	35

\* SIDE SETBACK MAYBE 5' ON GARAGE SIDE - 10' ON HOUSE SIDE



**John Oliver & Associates, Inc.**  
Civil, Engineering, Land Surveying, Land Planning  
560 Dodge Avenue  
Elk River, Minnesota 55330  
763-441-2072 FAX 763-441-5685  
Offices in: Elk River, Burnsville  
and Brooklyn Center, Minnesota

**MISSISSIPPI OAKS 3RD ADDITION**  
FOR  
**MISSISSIPPI OAKS DEVELOPMENT CORP.**  
DEVELOPMENT PLAN

SHEET NO. 1 OF 1