

- 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. \geq 875.5 - 1.0' above overflow Elev. of 874.5.
- Δ Lots 18, 19, 23-28, BLK. 2; Lots 1 & 2, BLK. 3, Lowest Floor Elev. \geq 870.5 - 2.0' above 100 year Flood Level of 868.5.
- DENOTES: Lots 1-5, 7-11, BLK. 2, Lowest Opening Elev. \geq 871.0 - 1.0' above above overflow Elev. of 870.0
- ⊗ DENOTES: Lots 7-17, 20-22, BLK. 2, Lowest Floor Elev. \geq 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
3	6/28/04	ELEVATIONS LOTS 18-23, BLK. 2

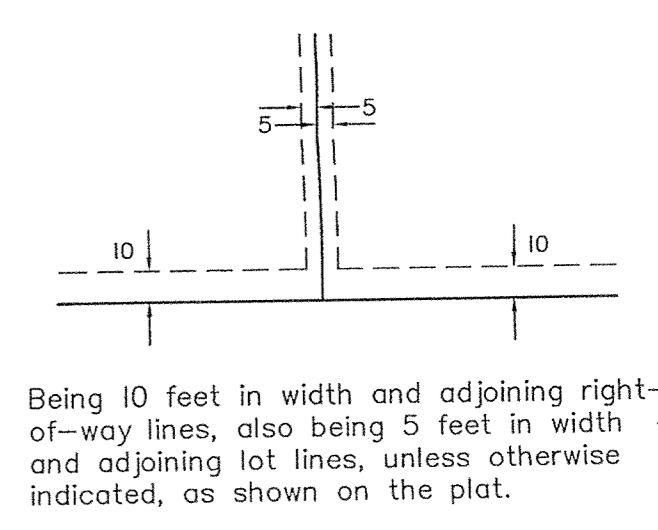
DATE	DESIGN BY	DRAWN BY	CHECKED BY	DWG.	FILE NO.
1/06/03	TM/GSA	GSA	TM	6521-30DEV	6521.30-03

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.

Signature: *John Oliver*
Date: 1/06/03 Reg. No. 20383

John Oliver & Associates, Inc.
Civil Engineering, Land Surveying, Land Planning
580 Dodge Avenue
P.O. Box 1000
763-441-2072 FAX 763-441-5665

MISSISSIPPI OAKS 3RD ADDITION
ELK RIVER, MN
FOR
MISSISSIPPI OAKS DEVELOPMENT CORP.
DEVELOPMENT PLAN



Being 10 feet in width and adjoining right-of-way lines, also being 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

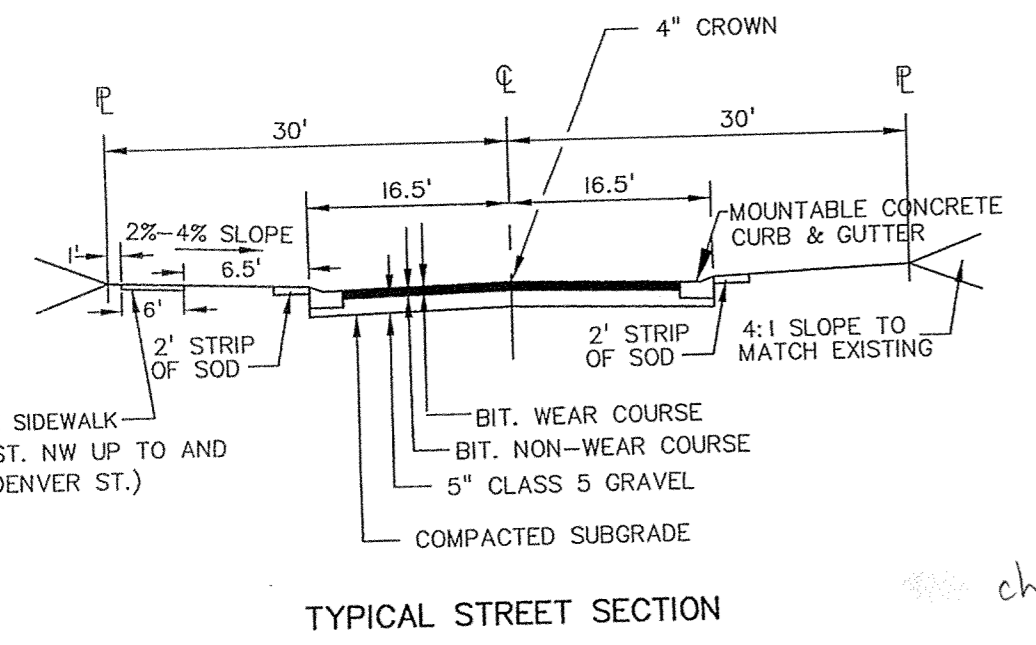
APPROVED

John Bender
7-6-2004
Howard R. Green Co.

BUILDING SETBACKS

LOT/BLK	FRONT	SIDE*	REAR
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



changes from D.P. approved 1-27-03