

**DEVELOPMENT PLAN NOTES:**

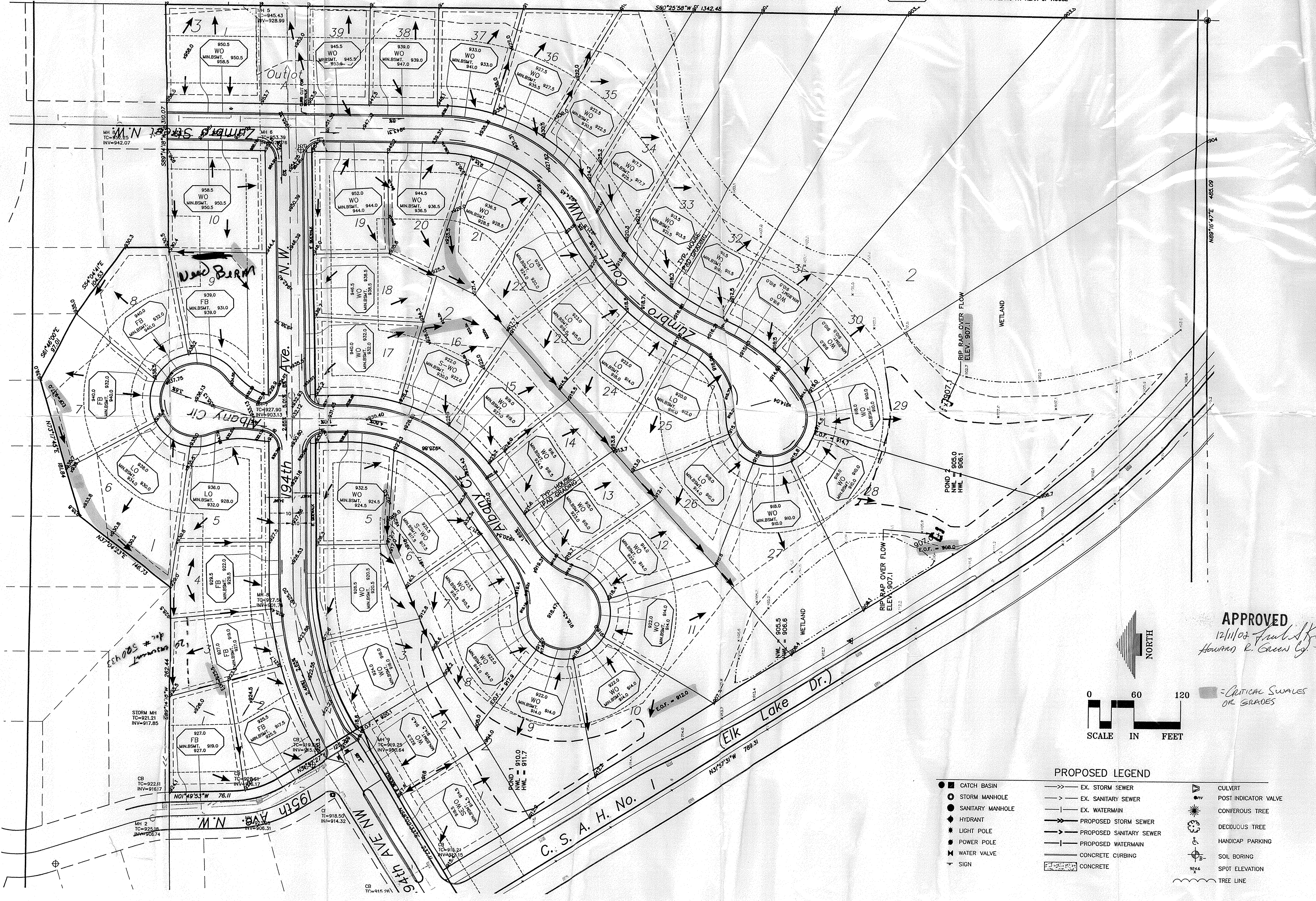
- \* 932.0 - DENOTES PROPOSED SPOT ELEVATION AT 50' CENTERLINE STATIONS.
- ← - DENOTES THE DIRECTION OF THE SURFACE DRAINAGE.
- - - DENOTES ADDITIONAL DRAINAGE & UTIL EASEMENTS NOT FOUND IN FINAL PLAT

DENOTES THE LOCATION AND ELEVATION OF THE PROPOSED BUILDING SITE.  
 BOX REPRESENTS SYMBOL ONLY, NOT CONSTRUCTED HOUSE PAD AREA

GARAGE FLOOR ELEVATION  
 TYPE OF HOUSE  
 LOWEST LEVEL FLOOR ELEVATION  
 ELEVATION OF BUILDING AT REAR OF HOUSE

SETBACK REQUIREMENTS  
 35' FRONT  
 10' SIDE HOUSE  
 10' SIDE GARAGE  
 20' REAR HOUSE

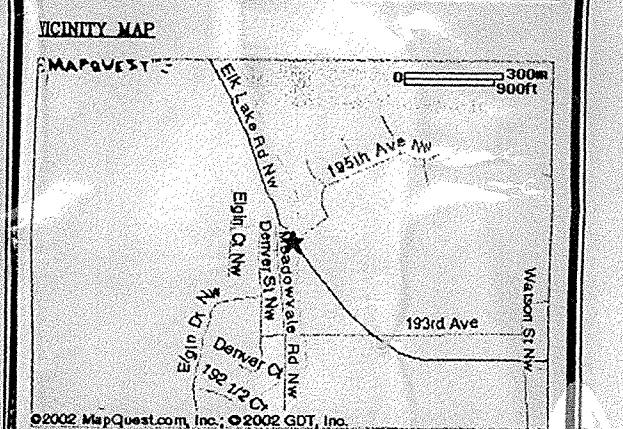
WO= FULL BASEMENT WALK-OUT  
 LO= FULL BASEMENT LOOK-OUT  
 SEWO= SPLIT ENTRY WALK-OUT  
 S= NO SIDE FULL BASEMENT WALK-OUT  
 FB= FULL BASEMENT



# NORDIC HILLS

## CITY OF ELK RIVER MINNESOTA

OWNER/DEVELOPER  
 ROYAL OAKS REALTY, INC  
 1000 CO RD E WEST, SUITE 150  
 SHOREVIEW, MN 55128  
 TEL: 651-483-6518  
 FAX: 651-483-6642



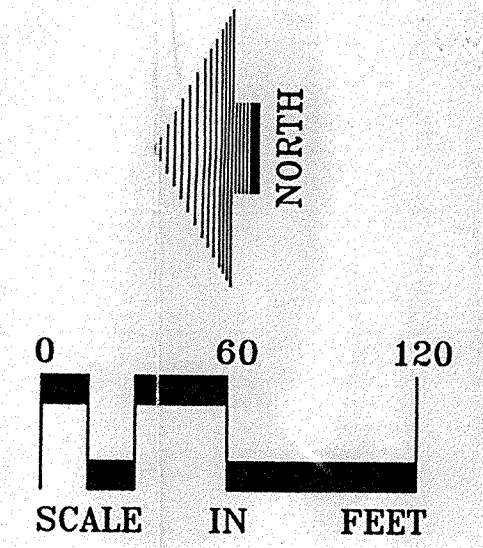
**000 FILE QUALIFICATION:**  
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**SHEET INDEX**

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.

Jeffrey A. Shopek License No. 19624  
 Date: 12-10-02

**APPROVED**  
 12/11/02  
 Howard R. Green



- PROPOSED LEGEND**
- CATCH BASIN
  - STORM MANHOLE
  - SANITARY MANHOLE
  - ◆ HYDRANT
  - ⊙ LIGHT POLE
  - ⊙ POWER POLE
  - ⊙ WATER VALVE
  - ⊙ SIGN
  - EX. STORM SEWER
  - EX. SANITARY SEWER
  - EX. WATERMAIN
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SEWER
  - PROPOSED WATERMAIN
  - CONCRETE CURBING
  - CONCRETE
  - △ CULVERT
  - POST INDICATOR VALVE
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - HANDICAP PARKING
  - SOIL BORING
  - SPOT ELEVATION
  - TREE LINE

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DEVELOPMENT PLAN  
 PROJECT NO.  
 02-015