

SAECO PRODUCTS • NEW HOPE, MINNESOTA
 REPRODUCED BY PART NUMBER 8532
 POSITION EDGE OF PRINT ON THIS LINE

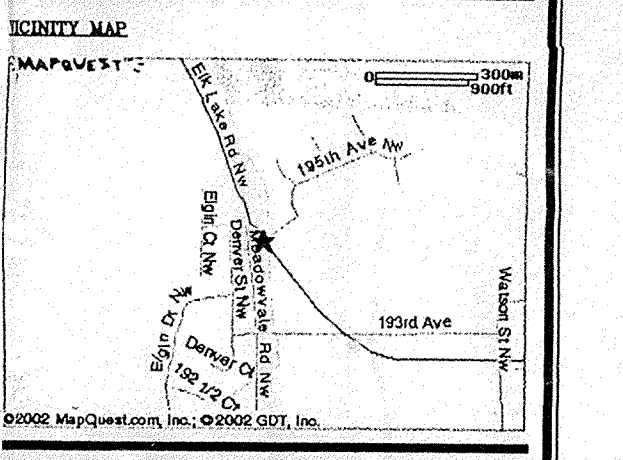
DEVELOPMENT PLAN NOTES
 x 932.0 - DENOTES PROPOSED SPOT ELEVATION AT ALL 50' CENTERLINE STATIONS.
 ← - DENOTES THE DIRECTION OF THE SURFACE DRAINAGE.
 - - - DENOTES ADDITIONAL DRAINAGE & UTILITY EASEMENTS NOT FOUND IN FINAL PLAT

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
 S-WO - SPLIT ENTRY WALK-OUT
 S-WO - 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 55126
 TEL: 651-483-5518
 FAX: 651-483-5642



PROJ FILE INFORMATION:
 GDD files prepared by the Engineer/Surveyor for the project are instruments of the Engineer/Surveyor's professional services for use solely with respect to this project. These GDD files shall not be used on other projects for addresses in this project or for completion of this project by others without written approval of the Engineer/Surveyor. With the Engineer's/Surveyor's approval, the Engineer/Surveyor may release GDD files for informational purposes only. It is understood and agreed that the full risk of that party making such releases, omissions or additions and that party shall hold harmless and indemnify the Engineer/Surveyor from any & all responsibility, claims and liabilities.

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. Shopak License No. 19524
 Date: 12-10-02

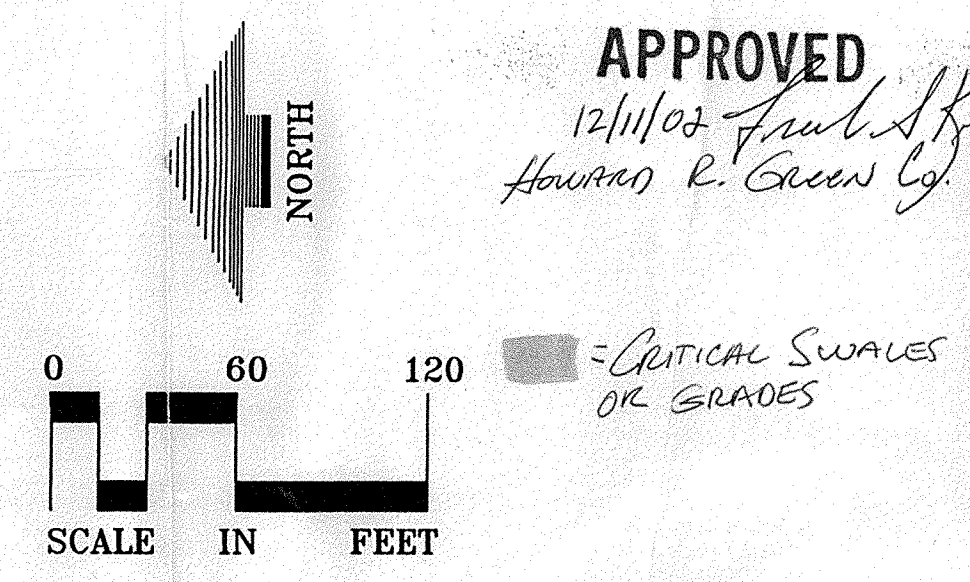
DATE	REVISION
3/20/02	CITY COMMENTS
12/6/02	CITY COMMENTS
12/10/02	CITY COMMENTS

QUALITY MANAGEMENT REVIEW:
 DESIGN BY: _____ DRAWN BY: _____
 CHECKED BY: _____ DATE: _____

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DEVELOPMENT PLAN

PROJECT NO.
 02-015



- 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

APPROVED
 12/10/02
 Howard R. Green, Jr.
 City Engineer

= CRITICAL SWALES
 OR GRADES