

**OWNER/DEVELOPER:**  
 GOOD VALUE HOMES, INC.  
 1611 HIGHWAY 10 N.E.  
 MINNEAPOLIS, MN 55432  
 PHONE: 780-2882

**SURVEYOR/ENGINEER:**  
 PASSE ENGINEERING, INC.  
 1611 HIGHWAY 10 N.E.  
 MINNEAPOLIS, MN 55432  
 PHONE: 780-4100

**SITE DATA**

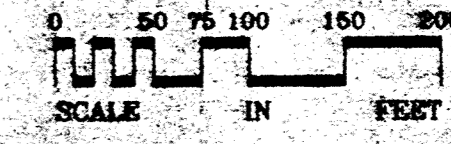
EXISTING ZONING	R1-u
PROPOSED ZONING	R1-u
TOTAL AREA	40.07 ACRES
NUMBER OF LOTS	14
DENSITY	0.35 UNITS / ACRE
<b>SETBACKS</b>	
FRONT	35'
SIDE	20'
REAR	30'
DRAIN FIELD	20'
MIN. FRONTAGE	160'
MIN. AREA	2.5 ACRES

**WETLAND MITIGATION**

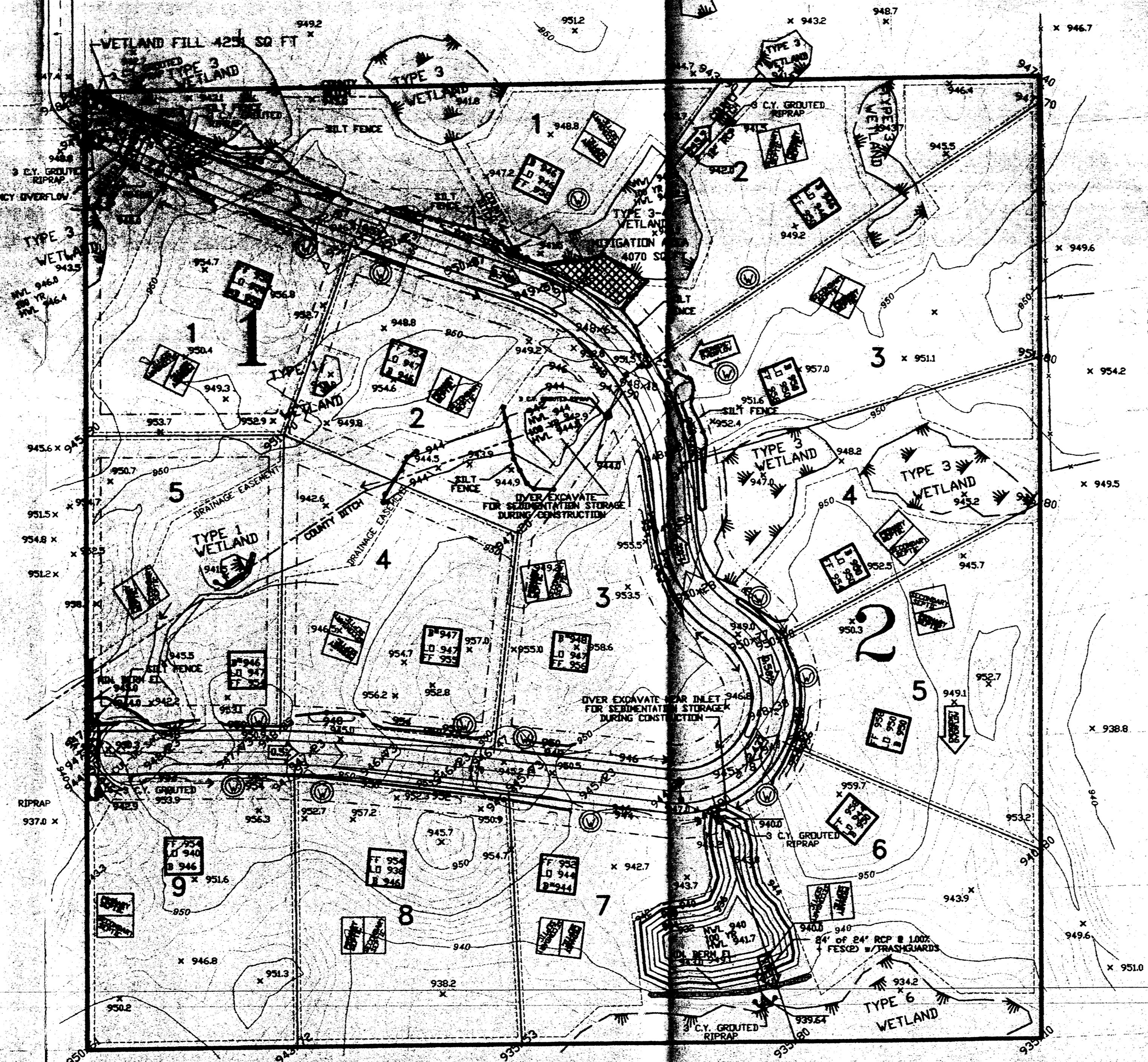
WETLAND FILL	4,251 SQ FT
DEMIMINUS REQ'D	400 SQ FT
	3,851 SQ FT

**MITIGATION AREA**

WETLAND CREATION	4,070 SQ FT
PUBLIC VALUE CREDIT STORM WATER BASINS AT 75%	260,381 SQ FT
TOTAL REPLACEMENT	264,451 SQ FT



- = MINIMUM BASEMENT ELEV.
- = SUGGESTED BASEMENT ELEV.
- LD 950 = SUGGESTED LOWEST OPENING
- FT 958 = SUGGESTED FIRST FLOOR ELEV.
- ⊙ = SUGGESTED WELL LOCATION
- ⊙ = SUGGESTED DRAIN FIELD LOCATION



DATE	REVISIONS

**PASSE ENGINEERING, INC.**  
 1611 HIGHWAY 10 N.E.  
 MINNEAPOLIS, MINNESOTA 55432  
 PHONE (612) 780-4100 FAX (612) 780-6800

**OAKWOOD FOREST  
 DEVELOPMENT PLAN**  
 City of Elk River, MINNESOTA

APPROVED  
 1/13/98 Howard R. Green Co.  
*Paul S. Kiz*

DRIVER: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_

**D-1**