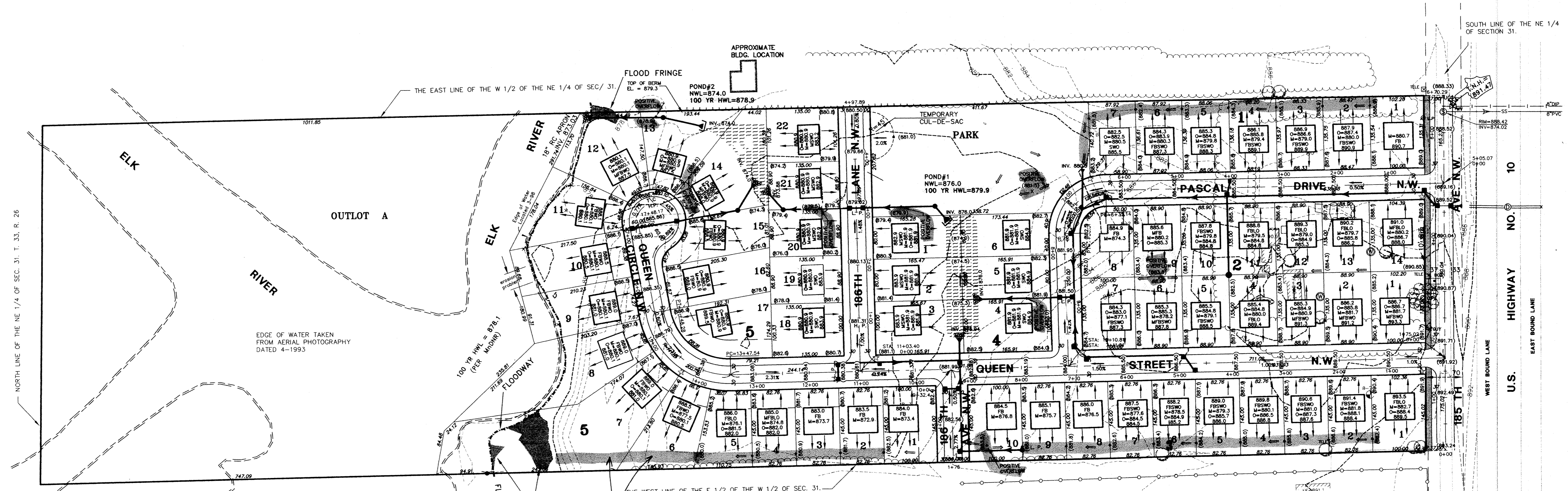


RIVERPLACE

DEVELOPMENT PLAN
IN THE CITY
OF
ELK RIVER, MINNESOTA.

| | | |
|--------------------------------------|------|----------|
| CITY OF ELK RIVER, CITY ENGINEER: | | DATE: |
| REV. NO. | DATE | REVISION |
| | | |
| | | |
| | | |
| | | |



LEGEND

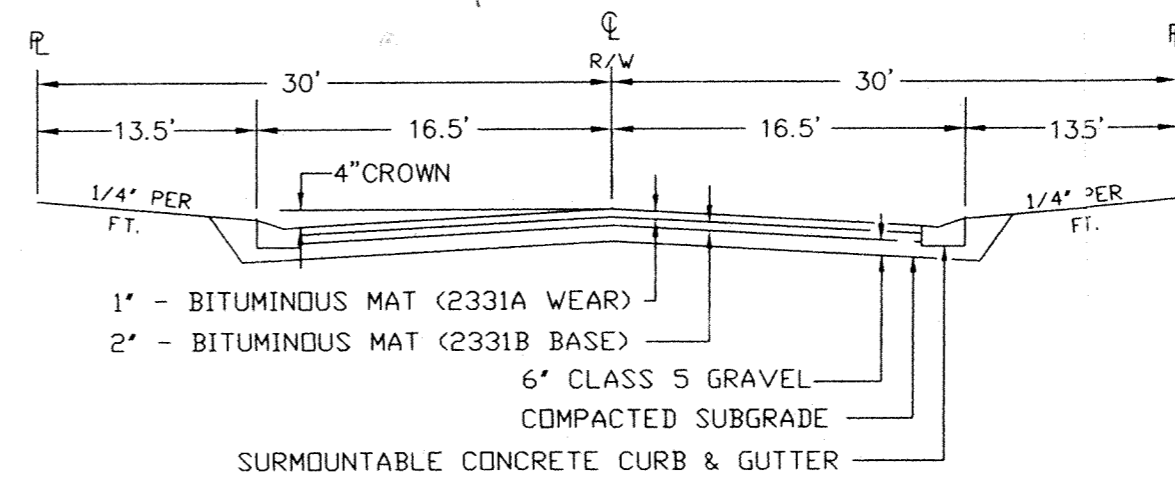
- ☆ PROPOSED STREET LIGHT
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING MAIL BOX
- ⊙ EXISTING TELEPHONE BOX
- EXISTING TREE
- EXISTING TREE LINE
- 880 EXISTING 10 FOOT CONTOUR INTERVAL
- 878 EXISTING 2 FOOT CONTOUR INTERVAL
- EXISTING CHAIN LINK FENCE
- ⊙ EXISTING SEPTIC TANK
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING WATERVALVE
- ⊙ EXISTING WELL
- ⊙ EXISTING UNDERGROUND GAS
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING WATERMAIN
- ⊙ EXISTING SANITARY SEWER
- ⊙ EXISTING STORM SEWER
- ⊙ DENOTES PAD DRAINAGE
- ⊙ DENOTES SWALE DRAINAGE

NOTES:

1. ELEVATIONS SHOWN AT HOUSE PADS ARE FLOOR ELEVATIONS.
2. ELEVATIONS SHOWN OUTSIDE HOUSE PADS ARE FINISH GROUND GRADE.
3. INDIVIDUAL LOT DRAINAGE TYPE "B" EXCEPT WHERE OTHERWISE SHOWN.
4. WATERMANS, SANITARY SEWER, AND STORM SEWER APPROVED BY CITY OF ELK RIVER.
5. BUILDER WILL BE RESPONSIBLE FOR VERIFYING THE ELEVATION OF THE AS-BUILT SANITARY SEWER INVERT AT PROPERTY LINE.
6. DIMENSIONS SHOWN ARE APPROXIMATE, SEE RECORD PLAT FOR CORRECT LOT DIMENSIONS.

MINIMUM VERTICAL SEPARATION:
 LOWEST OPENING 2.0' ABOVE POND 100YR ELEVATION
 LOWEST OPENING 1.0' ABOVE POSITIVE OVERFLOW
 LOWEST FLOOR 1.0' ABOVE RIVER 100YR ELEVATION
 LOWEST FLOOR 3.0' ABOVE RIVER O.H.W.

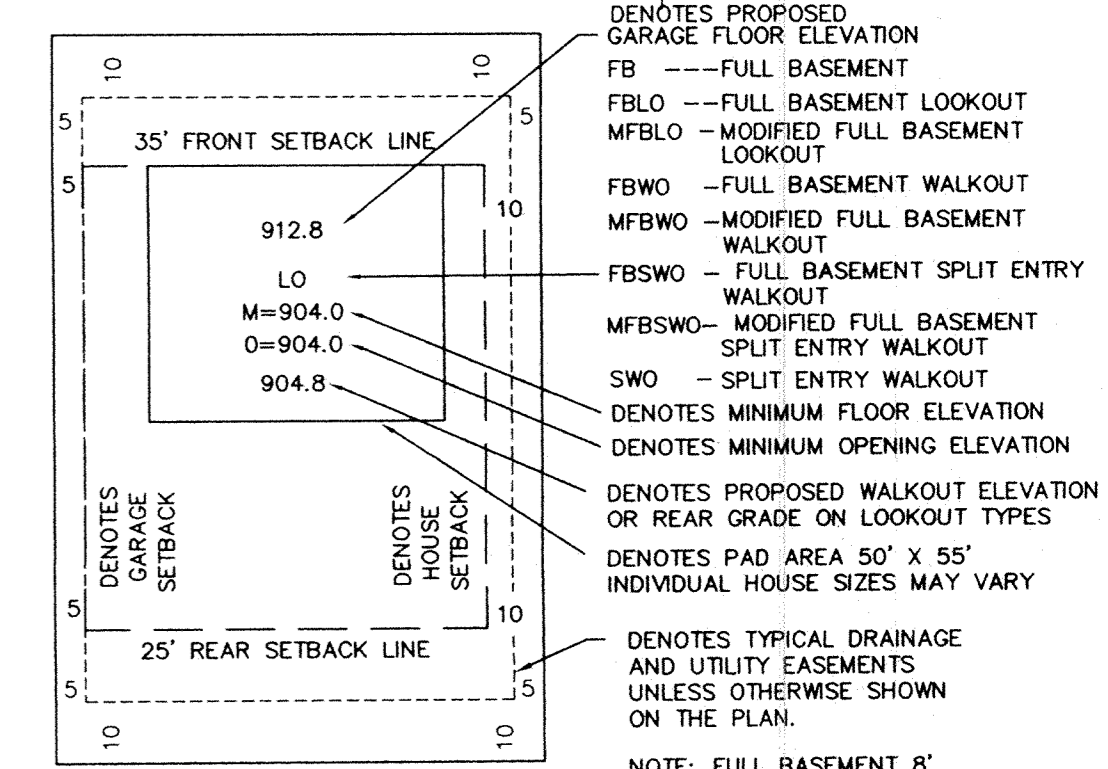
Need to Construct Swale in Final Lot Grading



TYPICAL STREET SECTION
NOT TO SCALE

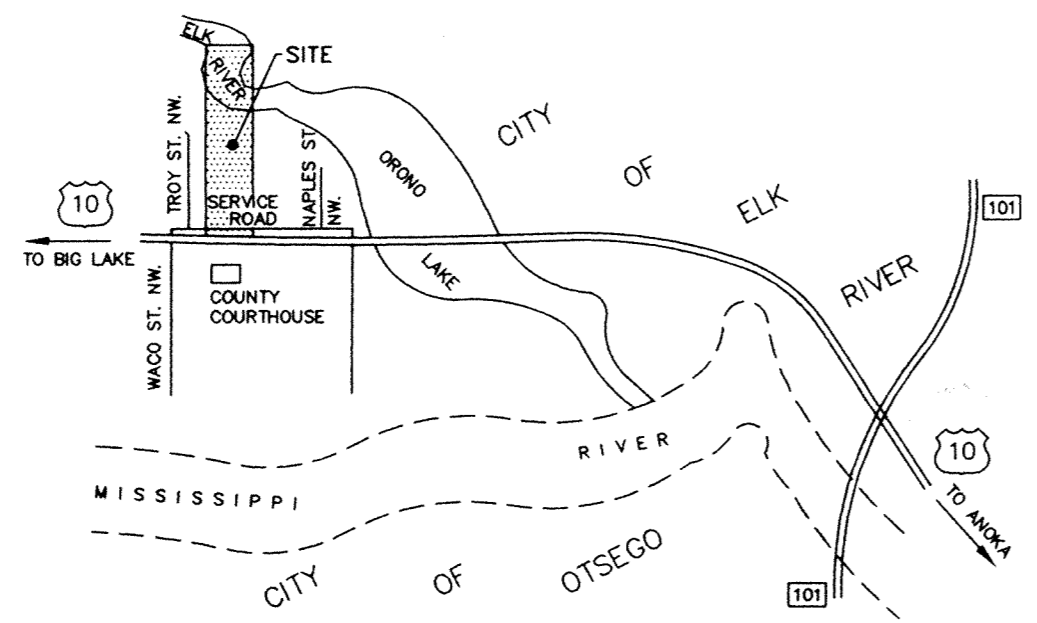
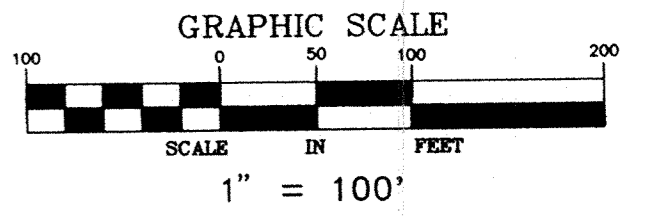
= Minimum Lowest Opening Being 3' Above 100yr. HWL & 1' Above Positive Overflow in Blk 2.

= Concrete Swales & Positive Overflow (Elevation)



TYPICAL LOT DETAIL
NOT TO SCALE

APPROVED
 Howard R. Green Co.
 7/10/98
 Paul J. Kys



VICINITY MAP
NOT TO SCALE

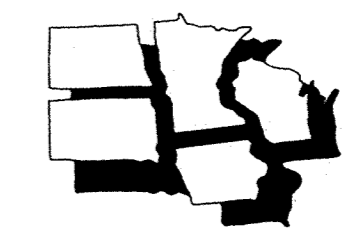
PURCHASER AND SUBDIVIDER: ROYAL OAKS REALTY
 4196 Lexington Avenue
 Shoreview, MN 55126
 (612) 483-5518

SURVEYOR AND DESIGNER: Midwest Land Surveyors & Civil Engineers Inc.
 199 Coon Rapids Blvd.
 Coon Rapids, Mn. 55433
 (612) 786-6909

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.

Lawrence J. Olson

Date 6-22-98 Registration No. 16753



MIDWEST
Land Surveyors & Civil Engineers, Inc.
 199 Coon Rapids Blvd.
 Coon Rapids, Mn. 55433
 Ph. 612-786-6909 Fax: 612-786-9208

Job No. 144-18 Book-Page 135-40 Acad file 144-18H
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