

GRADING AND DRAINAGE PLAN

VERNON ESTATES

FEE OWNER: Vernon Properties

DEVELOPER: T.S. Construction

PREPARED BY: MEYER-ROHLIN, INC.

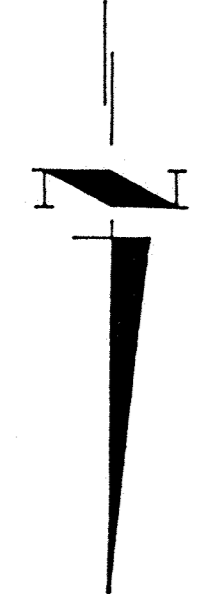
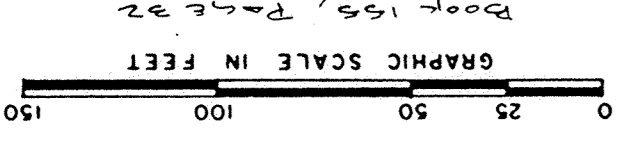
ZONING: R-3
DESCRIPTION: The North 324.50 feet of the South 721.50 feet of the Southeast Quarter of Section 34, Township 53, Range 26, Sherburne County, Minnesota.
 Together with that part of Lot 12, Auditor's Subdivision No. 4, said Sherburne County, lying within the North 324.50 feet of the South 721.50 feet of the Southeast Quarter of Section 34, containing 4.24 acres more or less, subject to and together with easements of record.
 Optional Additional Description:
 Together with that part of the East Half of Vacated Evans Avenue (formerly Spring Street) lying North of the South line of the North 324.50 feet of the Southeast Quarter of said Southeast Quarter of the Southeast Quarter of Block 17, Village of Elk River; said Sherburne County; thence Northeasterly to terminate at the Northwest corner of the South 374.50 feet of said Lot 12, Auditor's Subdivision No. 4, containing 0.2 acres more or less, subject to easements of record.



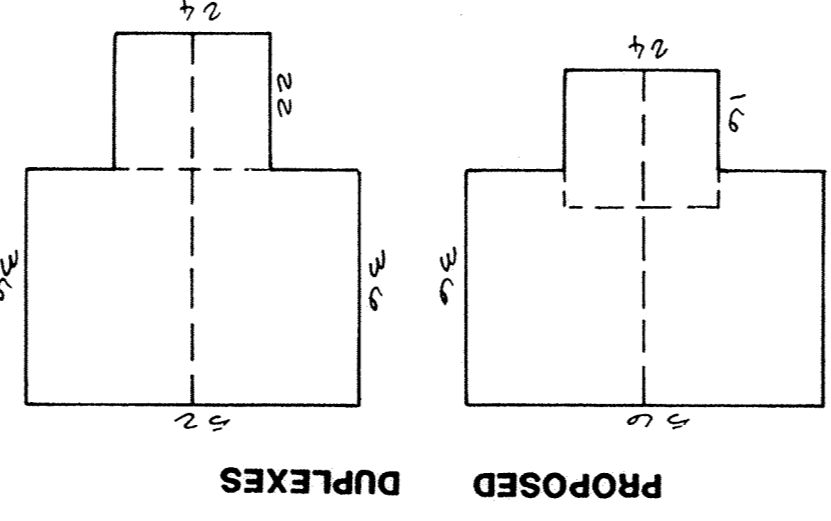
Robert L. Rohlin - Land Surveyor
 Minnesota License No. 7439
 ENGINEERS-LAND SURVEYORS
 1111 Hwy. 25N, Buffalo, Minn. 55313

TYPICAL LOT

Diagram showing a typical lot with dimensions: 30' x 110' x 30' x 110'. Drainage directions are indicated: 'Drainage to Street' and 'Drainage to Backlot'. A 'Drainage Alley' is shown between lots.



899.7 DENOTES TOP OF SLAB (NO BASEMENTS)
 DENOTES DIRECTION OF DRAINAGE
 899.9 DENOTES PROPOSED CONTOURS



REQUIREMENTS FOR R-3 TOWNHOUSE

LOT SIZE = 2,000 square feet minimum
 BUILDING DENSITY = 12 Dwelling Units Per Acre Maximum
 PLAT DATA
 Total Dwelling Units = 7.2 Dwelling Units Per Acre
 Total Acreage = 4.44 acres (193,400 sq. ft.)
 32 Dwelling Units = 7.2 Dwelling Units Per Acre

Lot	Area
Lot 1	11,100
Lot 2	9,500
Lot 3	9,500
Lot 4	9,500
Lot 5	9,200
Lot 6	7,700
Lot 7	11,740
Lot 8	8,000
Lot 9	8,000
Lot 10	11,550
Lot 11	7,700
Lot 12	9,200
Lot 13	9,500
Lot 14	9,500
Lot 15	9,200
Lot 16	11,100

Total - 152,290 square feet

