

NOTES:
THERE ARE NO WETLANDS ON THIS PLAT.

SOME LOTS WILL NEED CUSTOM GRADING FOR PROPOSED ELEVATIONS AND BUILDING TYPES TO WORK.

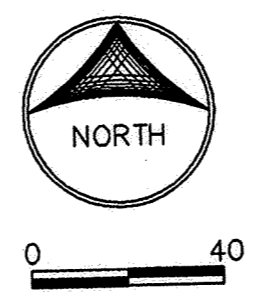
THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED BY PLOW ASSOCIATES AND H.R. GREEN COMPANY.

MIN. BUILDING SETBACKS

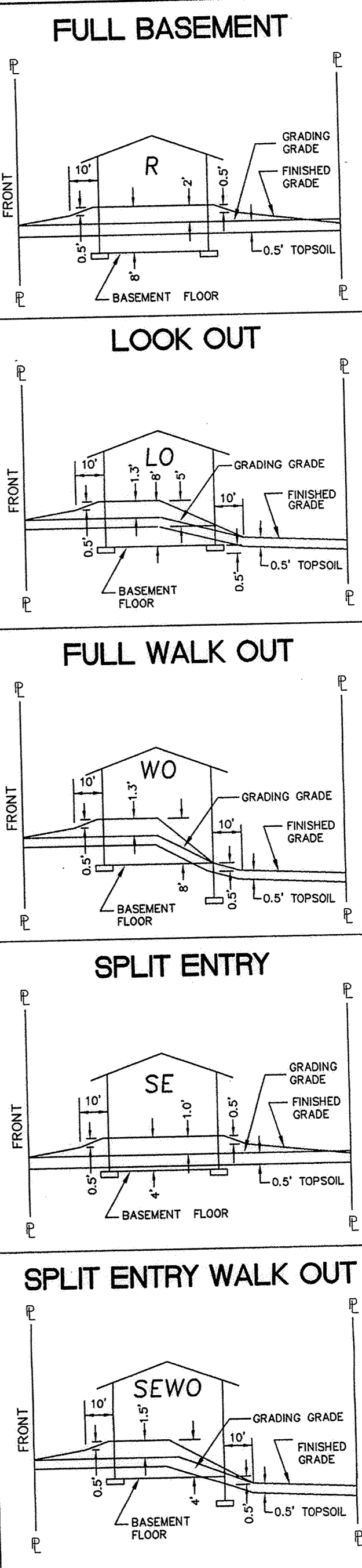
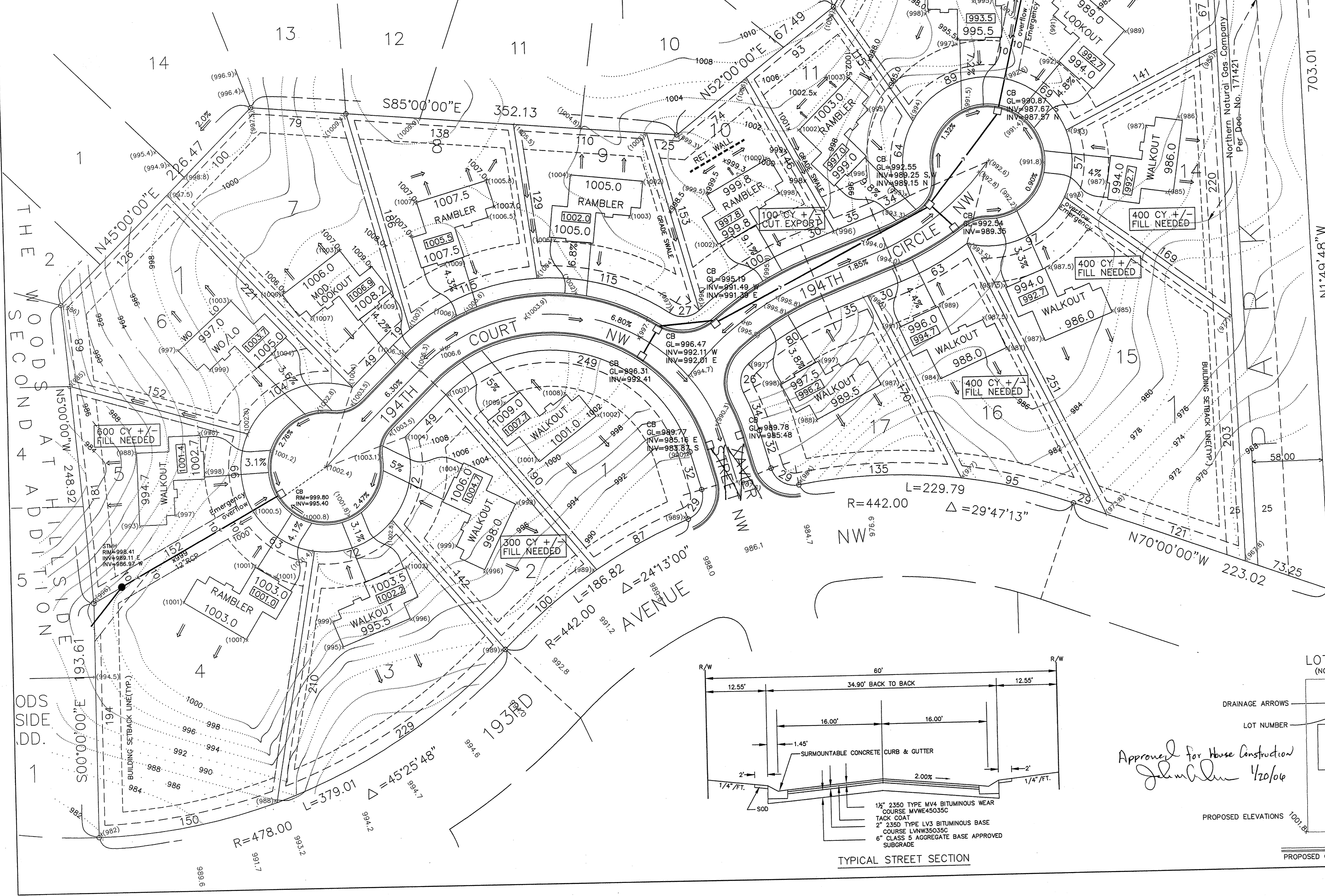
- FRONT = 30 feet
- SIDE = 10 feet
- HOUSE = 10 feet
- GARAGE = 5 feet
- REAR = 20 feet

LEGEND

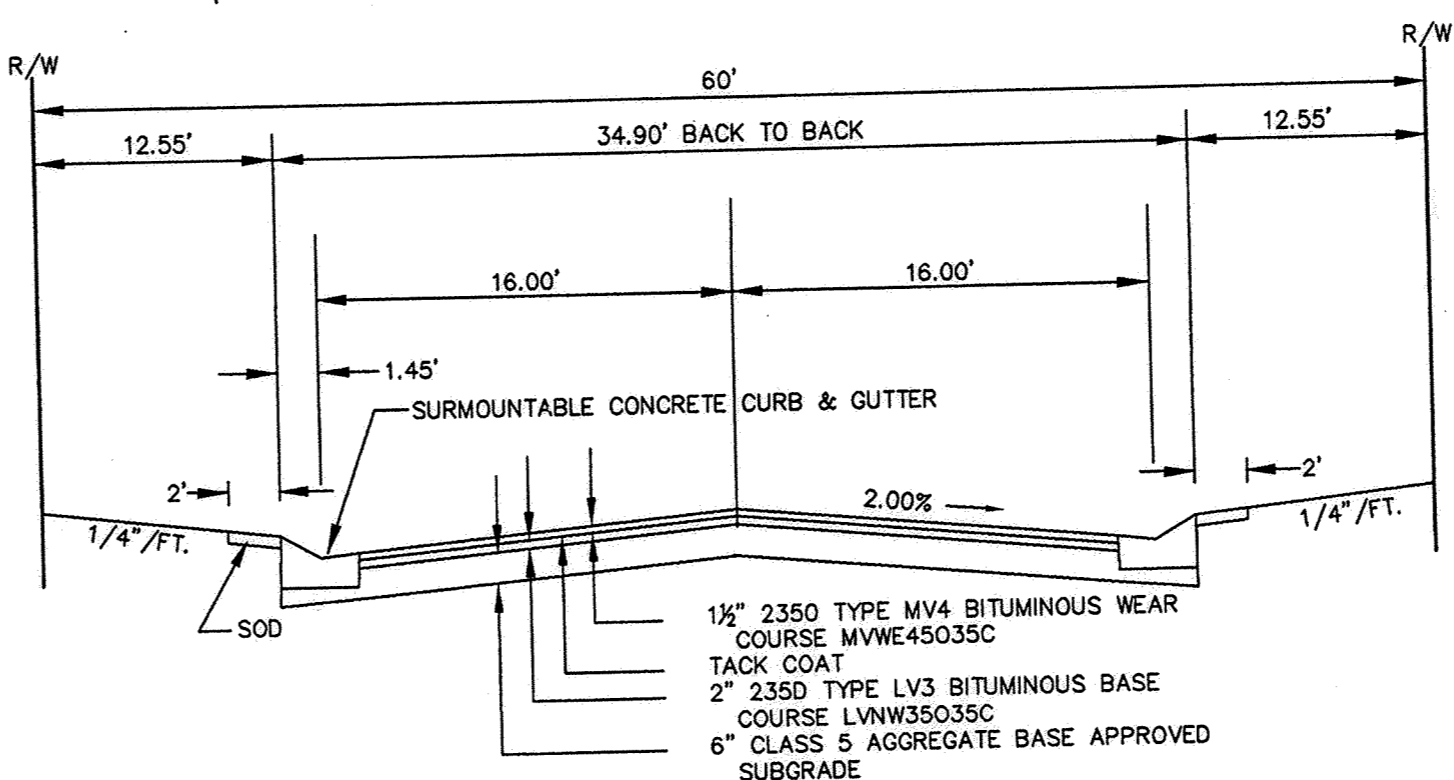
- (1009) - DENOTES EXISTING ELEVATION
- x1004.0 - DENOTES PROPOSED ELEVATION
- - DENOTES DIRECTION OF SURFACE DRAINAGE
- 1004.0 - DENOTES HOLD DOWN ELEVATION



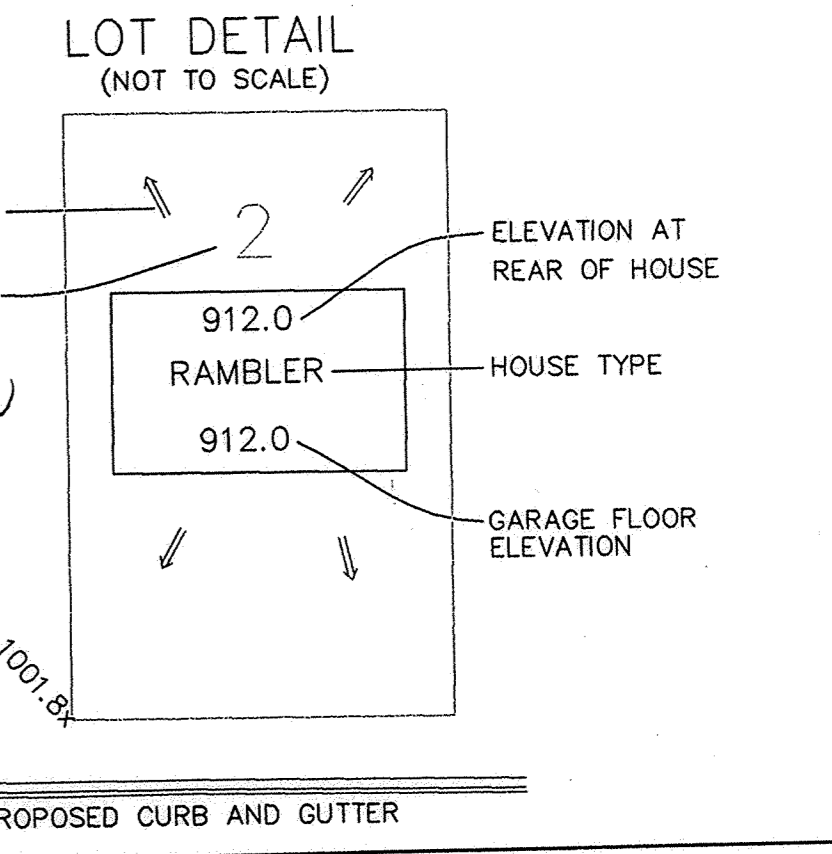
THE WOODS AT HILLSIDE ADDITION



NOTES:
PAD ELEVATIONS SHOWN BASED ON 13 COURSE BASEMENTS.
LOOKOUT ELEVATIONS SHOWN BASED ON 5 COURSE BURY TO GRADE AT HOUSE.
ALL LOTS ARE WOODED. HOUSE POSITIONING SHOULD ATTEMPT TO PRESERVE TREES.
EXCESS DIRT TO BE HAULED TO HILLSIDE ESTATES 10TH ADDITION AS DIRECTED BY RIVERSIDE COMPANIES.
PAD CONSTRUCTION AND LOT GRADING HAVE NOT BEEN DONE.
QUANTITIES FOR CUT EXPORT AND FILL NEEDED WERE CALCULATED FROM PROPOSED HOLD DOWN ELEVATIONS.



Approved for House Construction
Johanna 1/20/06



DATE	1/17/05
SCALE	1"=40'
PROJECT	XX
CHECKED	XX
APPROVED	

DEVELOPMENT PLAN
THE WOODS AT HILLSIDE
FOURTH ADDITION
CITY OF ELK RIVER, MINNESOTA

OWNER/DEVELOPER
RIVERSIDE COMPANIES
19230 EVANS STREET, SUITE 115
ELK RIVER, MINNESOTA
PHONE: 763-241-1801
ATTN: ED YOUNGQUIST

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
FRANK S. KROZ
DATE 1/19/06 LICENSE NO. 13293

BY	REVISIONS	DATE

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