

- LEGEND**
- - - 862 denotes Existing Contour
 - 862.00 X denotes Existing Spot Elevation
 - 862 denotes Proposed Contour to be Graded by Developer
 - - - 862 denotes Proposed Contour to be Graded by Homebuilder
 - - - ST denotes Proposed Storm Sewer
 - x - x denotes Proposed Construction Fencing
 - ⊙ denotes Soil Boring
 - ⊙ denotes Test Hole
 - - - denotes Building Setback Line
Front = 40'
Side = 10'
Side (Corner Lot) = 40'
Rear = 30'
 - - - denotes Drainage & Utility Easement

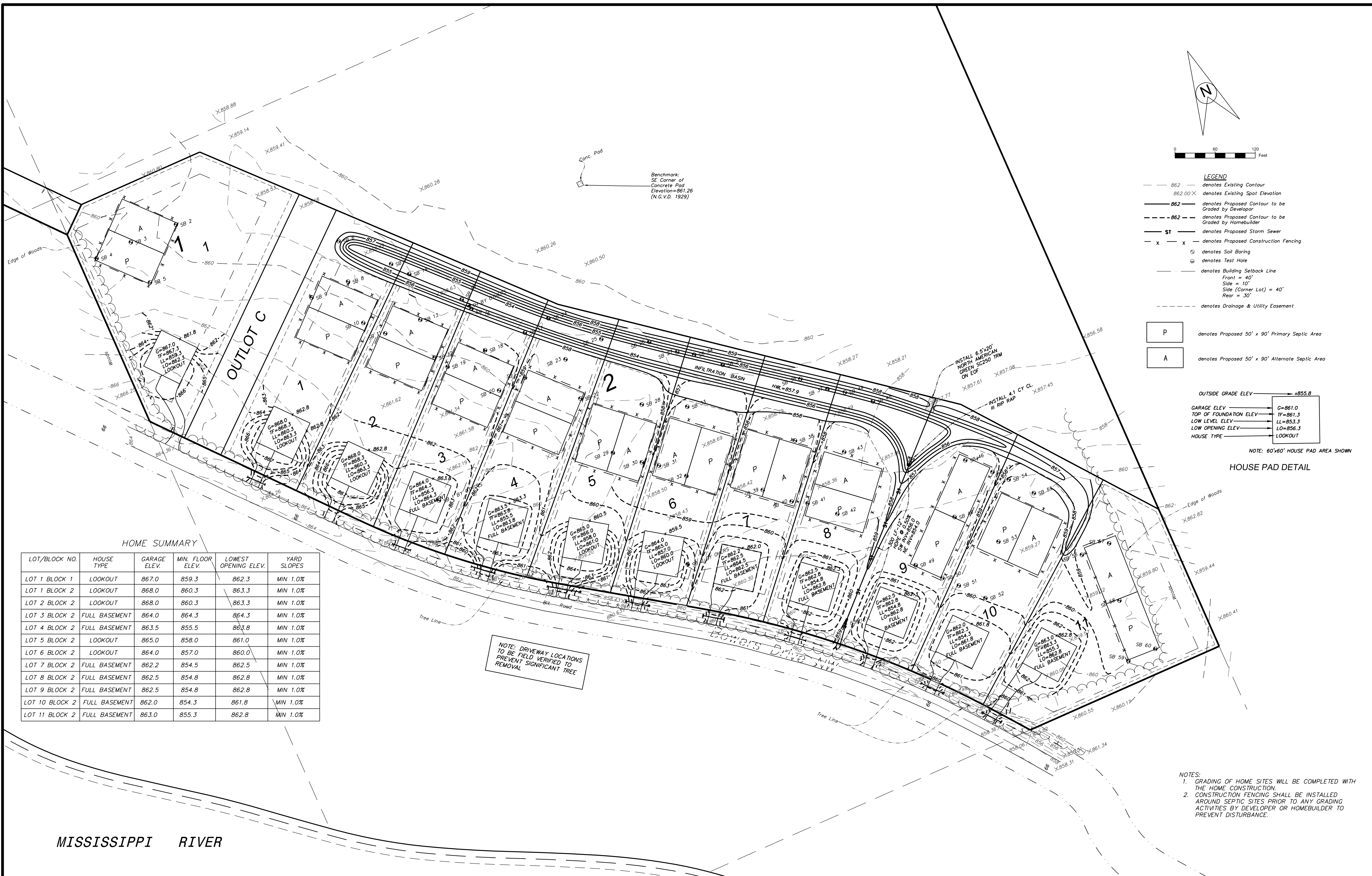
- P denotes Proposed 50' x 90' Primary Septic Area
- A denotes Proposed 50' x 90' Alternate Septic Area

HOUSE PAD DETAIL

OUTSIDE GRADE ELEV	→ x855.8
GARAGE ELEV	→ G=861.0
TOP OF FOUNDATION ELEV	→ TF=861.3
LOW LEVEL ELEV	→ LL=853.3
LOW OPENING ELEV	→ LO=856.3
HOUSE TYPE	→ LOOKOUT

NOTE: 60'x60' HOUSE PAD AREA SHOWN

HOUSE PAD DETAIL



HOME SUMMARY

LOT/BLOCK NO.	HOUSE TYPE	GARAGE ELEV.	MIN. FLOOR ELEV.	LOWEST OPENING ELEV.	YARD SLOPES
LOT 1 BLOCK 1	LOOKOUT	867.0	859.3	862.3	MIN 1.0%
LOT 1 BLOCK 2	LOOKOUT	868.0	860.3	863.3	MIN 1.0%
LOT 2 BLOCK 2	LOOKOUT	868.0	860.3	863.3	MIN 1.0%
LOT 3 BLOCK 2	FULL BASEMENT	864.0	864.3	864.3	MIN 1.0%
LOT 4 BLOCK 2	FULL BASEMENT	863.5	855.5	863.8	MIN 1.0%
LOT 5 BLOCK 2	LOOKOUT	865.0	858.0	861.0	MIN 1.0%
LOT 6 BLOCK 2	LOOKOUT	864.0	857.0	860.0	MIN 1.0%
LOT 7 BLOCK 2	FULL BASEMENT	862.2	854.5	862.5	MIN 1.0%
LOT 8 BLOCK 2	FULL BASEMENT	862.5	854.8	862.8	MIN 1.0%
LOT 9 BLOCK 2	FULL BASEMENT	862.5	854.8	862.8	MIN 1.0%
LOT 10 BLOCK 2	FULL BASEMENT	862.0	854.3	861.8	MIN 1.0%
LOT 11 BLOCK 2	FULL BASEMENT	863.0	855.3	862.8	MIN 1.0%

NOTE: DRIVEWAY LOCATIONS TO BE FIELD VERIFIED TO PREVENT SIGNIFICANT TREE REMOVAL

- NOTES:**
1. GRADING OF HOME SITES WILL BE COMPLETED WITH THE HOME CONSTRUCTION.
 2. CONSTRUCTION FENCING SHALL BE INSTALLED AROUND SEPTIC SITES PRIOR TO ANY GRADING ACTIVITIES BY DEVELOPER OR HOMEBUILDER TO PREVENT DISTURBANCE.

MISSISSIPPI RIVER

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED CSO
DRAWN CSO
CHECKED

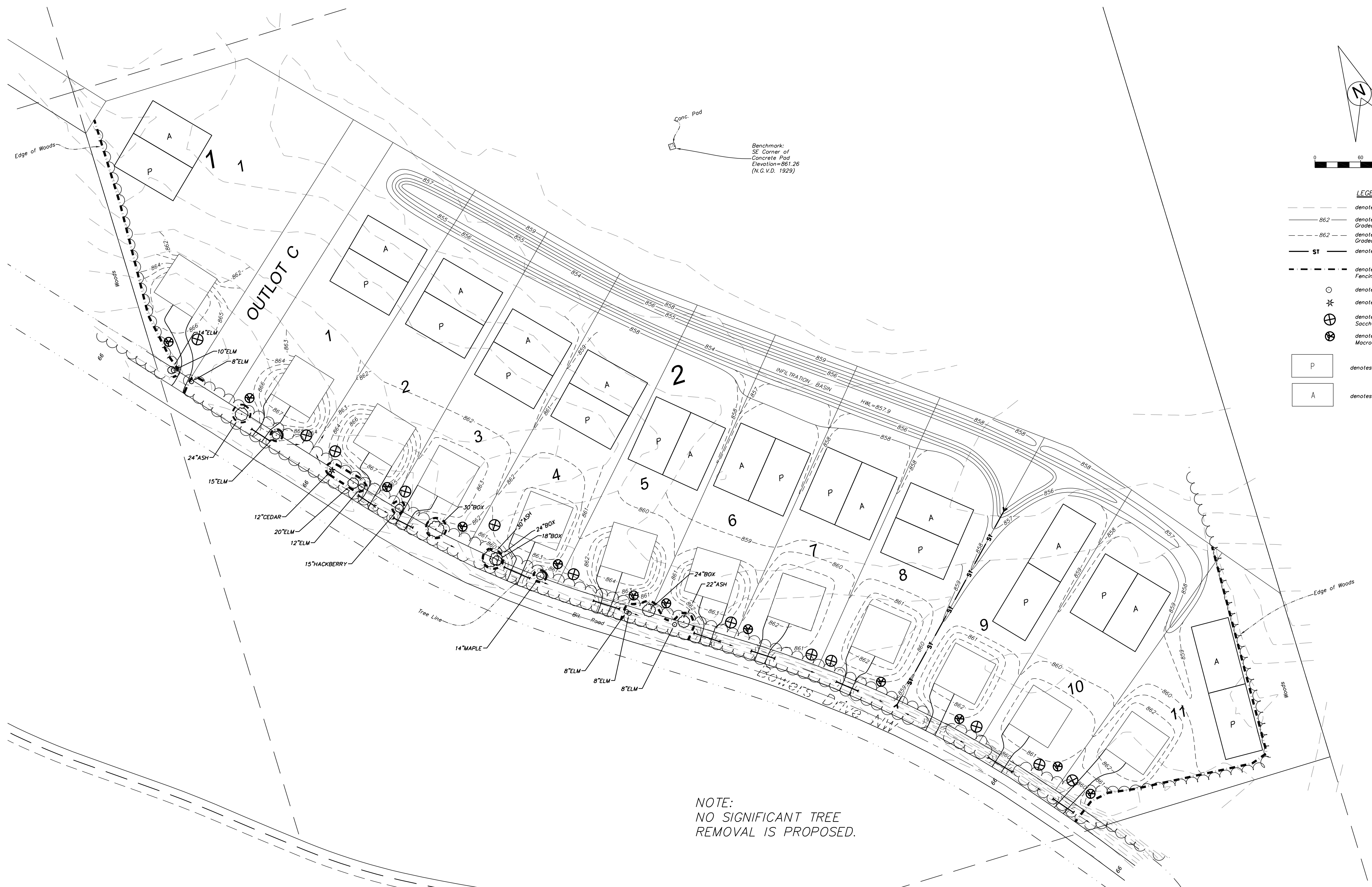
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Cara M. Schwahn Otto
Cara M. Schwahn Otto
License # 40433 Date: 6/8/17

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PEARSON PLACE
DEVELOPMENT CONSULTING SERVICE, LLC
RAMSEY, MN

PRELIMINARY GRADING PLAN
SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 17-0145
DATE: 6/8/17



NOTE:
NO SIGNIFICANT TREE
REMOVAL IS PROPOSED.

- LEGEND**
- denotes Existing Contour
 - 862— denotes Proposed Contour to be Graded by Developer
 - - -862- - - denotes Proposed Contour to be Graded by Homebuilder
 - ST — denotes Proposed Storm Sewer
 - - - - - denotes Proposed Tree Protection Fencing/Edge of Construction Limits
 - denotes Existing Deciduous Tree
 - * denotes Existing Coniferous Tree
 - ⊕ denotes Proposed Front Yard Silver Maple (*Acer Saccharinum*) to be planted with homebuilding
 - ⊗ denotes Proposed Front Yard Bur Oak (*Quercus Macrocarpa*) to be planted with homebuilding
 - P denotes Proposed 50' x 90' Primary Septic Area
 - A denotes Proposed 50' x 90' Alternate Septic Area

REV. NO.	DATE	BY	DESCRIPTION

DESIGNED CSO
DRAWN CSO
CHECKED

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.
Cara M. Schwahn Otto
Cara M. Schwahn Otto
License # 40433 Date: 6/16/17

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PEARSON PLACE
DEVELOPMENT CONSULTING SERVICES, LLC
RAMSEY, MN

PRELIMINARY TREE
PRESERVATION & LANDSCAPE PLAN
SHEET NO. 1 OF 1 SHEETS

PROJECT NO: 17-0145
DATE: 6/16/17