



- FRONT SETBACK 25 FT
- SIDE SETBACK 7.5 FT
- REAR SETBACK 30 FT
- STREET SIDE SETBACK 15 FT
- REAR SETBACK (DECK) 20 FT
- REAR SETBACK (DECK IF DOUBLE FRONTAGE) 30 FT
- REAR SETBACK TO POND (HWL) 30 FT
- WETLAND BUFFER SETBACK 30 FT
- P.L.O.C.-OHWL SETBACK 50 FT
- P.L.O.C. (TOP OF BANK) 50 FT
- MAXIMUM IMPERVIOUS AREA 50%
- MAXIMUM IMPERVIOUS AREA 25%
- SHORELAND OVERLAY DISTRICT IS WITHIN 300 FEET OF THE HWL OF P.L.O.C.
- MINIMUM LOWEST ALLOWABLE FLOOR ELEVATION IN THE SHORELAND OVERLAY DISTRICT (HWL+3 FEET)
- NO ENGINEERING OR SURVEYING WAS PERFORMED IN PREPARATION OF THIS CONCEPTUAL PLAN
- LOW OPENING=BOF+1.5+FLOW DEPTH

PROPOSED GROUND ELEVATION 942.6

PROPOSED LOT NO. 1

HOUSE TYPE FB

LOWEST ALLOWABLE FLOOR ELEVATION DROP GAR. X.X 943.0

PROPOSED GARAGE FLOOR ELEVATION 943.0

DRIVEWAY SLOPE 4.8%

TOP HOUSE FOUNDATION FOR DROP GARAGE = DROP+0.3

ROBE ENGINEERING COMPANY, INC.

CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

1000 EAST 146TH STREET, BURNSVILLE, MINNESOTA 55337 PH (952)432-3000

GRADING PLAN

KEYLAND DEVELOPMENT

17021 FISH POINT ROAD,
PRIOR LAKE, MN 55372

DESIGNED / CHECKED

DRAWN DATE

SCALE

JOB NO.

26

36

MINNESOTA

SHAKOPEE,

REVISIONS

REVISIONS

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE REG. NO.