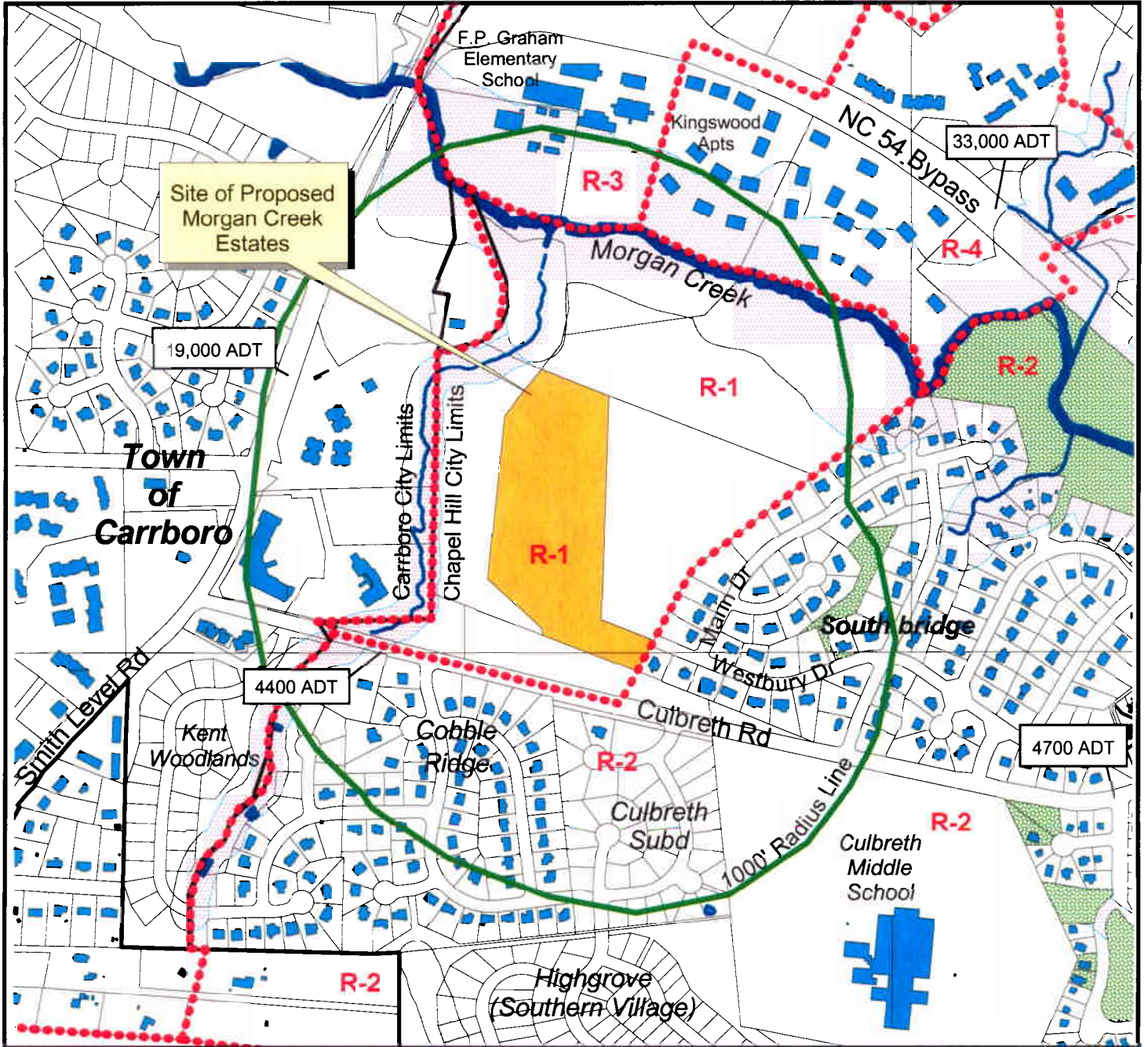









Area Map
Morgan Estates
Preliminary Plat Application



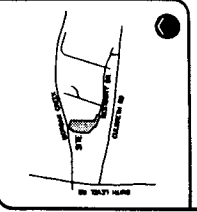
	Site of Proposed Morgan Estates Subdivision	 N 
	Buildings	
	Chapel Hill Zoning	GIS Map prepared by Chapel Hill Planning November 18, 2002
	Streams/Ponds with RCD/Floodplain (Estimated)	
	Average Daily Traffic (ADT) 1999 Data	



MORGAN ESTATES

EXISTING CONDITIONS

(H)



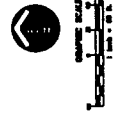
- SYMBOL LEGEND**
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GENERAL NOTES

1. THIS SITE PLAN IS A PRELIMINARY PLAN. IT IS SUBJECT TO THE NECESSARY PERMITS AND REGULATIONS OF THE LOCAL GOVERNMENT AND THE STATE OF MINNESOTA.
2. THIS SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE SPECIFICATIONS AND THE SITE PLAN.
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GRASSA UTILITY NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND DEPTH OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARMS CODE (NFPA), AND THE NATIONAL PLUMBING CODE (NPC).

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE NOT TO BE MOVED OR CHANGED.

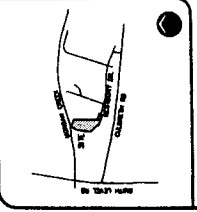
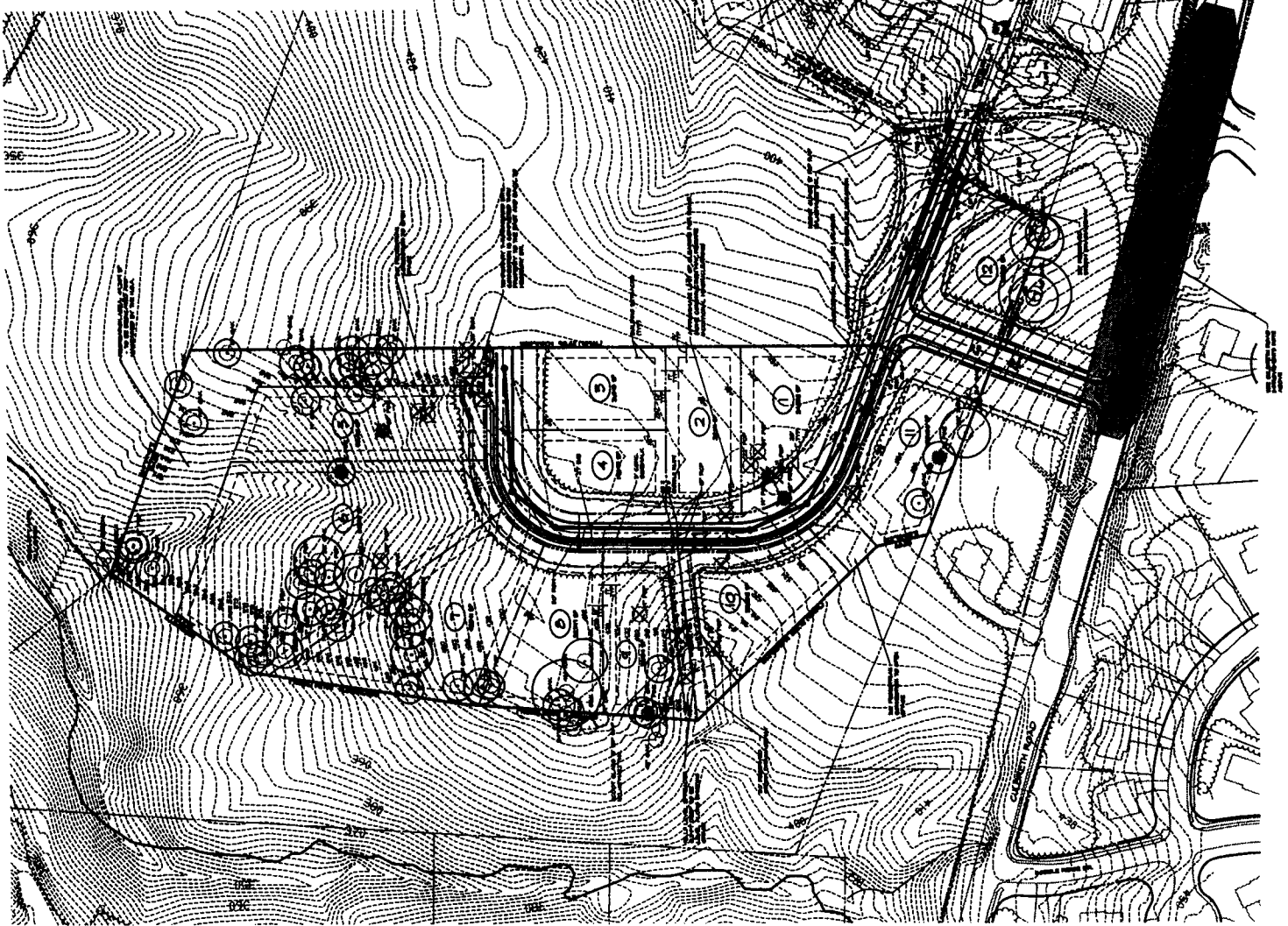
6. ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48 INCHES BELOW FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES THAT ARE NOT TO BE MOVED OR CHANGED.

8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARMS CODE (NFPA), AND THE NATIONAL PLUMBING CODE (NPC).

9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE NOT TO BE MOVED OR CHANGED.



CALIBRETH ROAD IMPROVEMENTS

1. THE ROAD SHALL BE IMPROVED TO A STANDARD WIDTH OF 40 FEET. THE IMPROVEMENTS SHALL INCLUDE CURBS, GUTTERS, AND SIDEWALKS.

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SITE DATA

1. TOTAL AREA: 10.0 ACRES

2. TOTAL LOT AREA: 10.0 ACRES

3. TOTAL LOT AREA: 10.0 ACRES

4. TOTAL LOT AREA: 10.0 ACRES

5. TOTAL LOT AREA: 10.0 ACRES

6. TOTAL LOT AREA: 10.0 ACRES

7. TOTAL LOT AREA: 10.0 ACRES

8. TOTAL LOT AREA: 10.0 ACRES

9. TOTAL LOT AREA: 10.0 ACRES

10. TOTAL LOT AREA: 10.0 ACRES

REMARKS

1. THIS SITE SHALL NOT BE SUBJECT TO ANY OTHER REGULATIONS OR PERMITS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL FIRE ALARMS CODE (NFPA), AND THE NATIONAL PLUMBING CODE (NPC).

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GENERAL NOTES

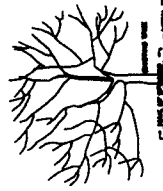
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THE JOHN R. MADAMS COMPANY, INC.
P.O. BOX 1000, 1000 17TH ST.
DENVER, COLORADO 80202

NOTES:
- THE PROPERTY IS SUBJECT TO A PLAT
- THE PLAT IS ON FILE IN THE COUNTY OF
- THE PLAT IS ON FILE IN THE COUNTY OF

