



GARDEN AREA

**PROPOSED FACTORY DEMOLITION**  
 OUTLOT B, VICTOR GARAGES AND ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

- Legend**
- ◊ Soil Boring
  - ⊙ Power Pole
  - - - Edge of Wetland (By Others)

**DEVELOPER(S):**  
 Port Homes  
 Len Pratt  
 4225 White Bear Parkway, Suite 100  
 St. Paul, MN 55110  
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**Architect:**  
 Gene Airt  
 2150 South Phoebe Rd.  
 Hugo, Minnesota 55039  
 (651) 428-1256

**Owner:**  
 Oakwood Land Development, Inc.  
 John Petersen  
 1811 Highway 10 N.E.  
 Spring Lake Park, MN 55432  
 (763) 780-4995

**Contractor Property Developer's Co.**  
 3030 Centre Point Drive  
 Suite 800  
 Roseville, MN 55113  
 (651) 556-4550

**PLANNER/ENGINEER/SURVEYOR:**  
 Westwood Professional Services, Inc.  
 Jason M. McCarty  
 7699 Ansgren Drive  
 Eden Prairie, MN 55344  
 (952) 937-5150

**DEVELOPMENT DATA:**

**Zoning:** P.U.D.  
**Boundary Area:** 14,523 ac  
**Site Area:** 0.833 ac (W/O Community Center)  
**Total Townhome Units:** 7 units  
**Gross Density:** 0.48 units/acre  
**Outlot A:** 11,574 sq. ft.  
**Zoning Standards:** none

**Parking:**  
 - 14 stalls  
 - 22 stalls (not including 2 in Parking Lot)

**NOTE:**  
 - The lot dimensions and areas on this plan are approximate. Refer to the Final Plat and supporting data for exact lot dimensions and areas.  
 - Easements other than typicals are noted on the plan.

**NOT FOR CONSTRUCTION**  
 Victor Gardens  
 5th Addition  
 Edgemoor, Minnesota

Latest Revision Date 03/29/06  
 1-3 2005167P02.DWG  
 Date 12/07/05 Sheet 3 of 7



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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer registered under the laws of the State of Minnesota.  
**Chief Engineer**  
 Jason M. McCarty  
 Date: 03/29/06 License No. 230021

**Checklist:**  
 TITLE: PROJECT (YES) [ ] (NO) [ ]  
 DESIGN: 1-PLAN LAYOUT [ ]  
 REVIEW: 2-PLAN LAYOUT [ ]  
 REVIEW: 3-CONSENT [ ]

**Checked:** [ ]  
**Checked:** [ ]  
**Checked:** [ ]

Prepared for:

**POA-SCHERRER, LLC**  
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