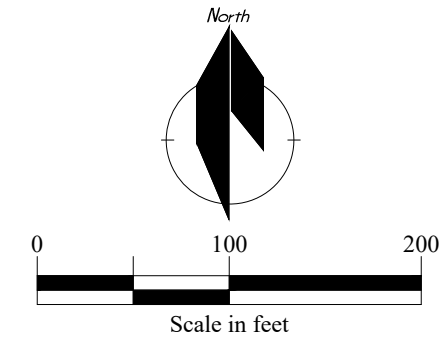


This is a Sketch of:  
**Lot 5, Block 1**  
**Three Star Industrial Park,**  
**Anoka County, Minnesota**



**BUILDABLE AREA**

Per sketch - 35,710 sq.ft.

The buildable area both size and location could change depending on wetland locations and size and final location of the sanitary sewer drain field and tanks. We have shown the septic per the grading plan.

**ZONING REGULATIONS**

As provided by Jackie Kohman, City of Oak Grove  
 Site zoned Limited Industrial

- Side yard setback from right-of-way, in feet - 30
- Side yard setback, in feet - 20
- Rear yard setback, in feet - 30
- Front yard setback, in feet - 40
- Setback of structure from septic drainfield, in feet - 20
- Setback of structure from septic tank, in feet - 10
- Structure/septic setbacks to unrestricted wetlands, in feet - 25
- Maximum height, in feet - 30 / 35 - Building height up to 35 feet if building is sprinkled.
- Minimum separation between lowest floor and mottled soils, in feet - Two
- Maximum height of nonresidential structures without a CUP, in feet - 45
- Lot depth, in feet - 150
- Impervious surface coverage - 40%
- Standard road frontage, in feet - 100
- Cul-de-sac frontage, in feet - 100
- Outside corner lot frontage (2.5 acres), in feet - 100
- Lot width at front setback line, in feet - 100
- Nonresidential lot area, in acres One
- Building setback to residential lot line, in feet - 75
- Setbacks along arterial street, in feet - 50
- Setback from city or other public road right-of-way, in feet - 30
- Minimum landscaped area or green space - 25%

**NATIONAL WETLAND INVENTORY  
 WETLAND DEFINITIONS**

- PUBFx - Freshwater Pond - Excavated by humans
- PEM1ad - Freshwater Emergent Wetland - Partially Drained/Ditched

**NOTES:**

1. The purpose of this sketch is to show the platted lot information, City zoning information and information from a grading plan provided.
2. This is not a survey and is intended to be used for informational purposes only. The purpose of the sketch was to provide an approximate buildable area per information available, no field work was done for this sketch.

