

**GENERAL CONSTRUCTION AND SOILS NOTES:**

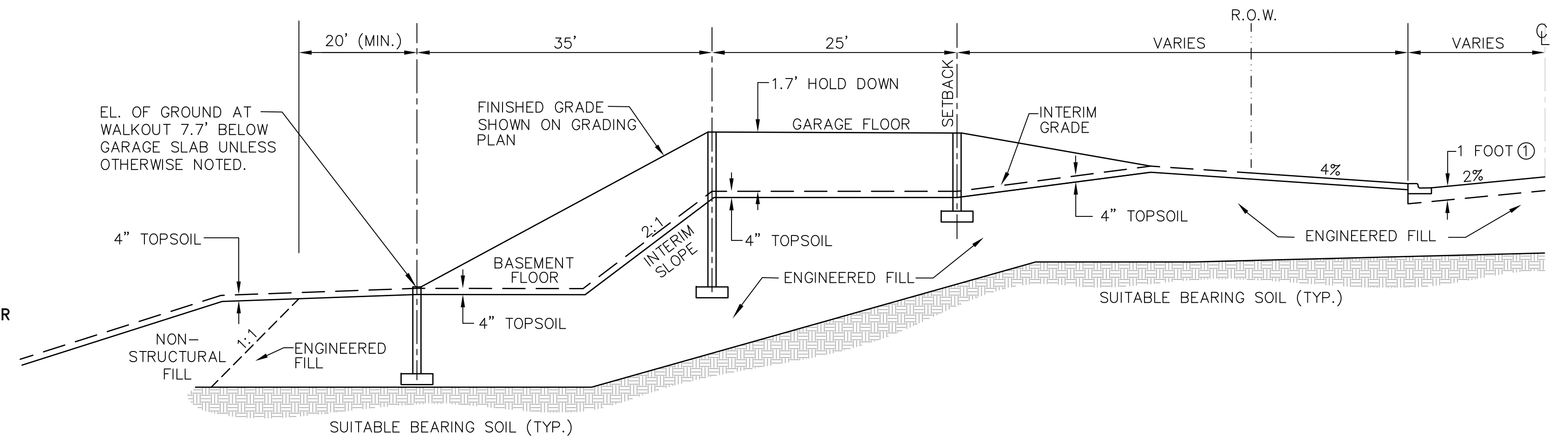
- STRIP AND REUSE ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION.
- STREET AND LOT FILL SHALL BE CONSTRUCTED WITH ENGINEERED FILL. ALL EXCAVATION, SOIL CORRECTIONS AND FILL SHALL BE CONSTRUCTED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER. ENGINEERED FILL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. THE MATERIAL SHALL HAVE A CLASSIFICATION OF GP, SP OR SM (USCS CLASSIFICATIONS) AND MEET ALL CITY REQUIREMENTS.
- SAWCUT AND MILL WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
- BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
- USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.05 GAL/SY TO 0.07 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
- PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58S-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES ARE SHOWN AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTION.
- THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
- IF NECESSARY, THE UTILITY COMPANIES WILL RELOCATE THEIR FACILITIES CONCURRENTLY WITH THE CONSTRUCTION OPERATIONS. CONTRACTOR SHALL SCHEDULE CONSTRUCTION IN COOPERATION WITH UTILITY RELOCATION.
- EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
- ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE.
- CATCH BASIN CASTINGS SHALL MEET THE REQUIREMENTS OF CITY STANDARD PLATE NO. 2507.
- HYDRANTS SHALL MEET THE REQUIREMENTS OF CITY STANDARD PLATE NO. 3401.
- PIPE BEDDING SHALL BE PER CITY STANDARD PLATE NO. 3405.
- ITEM 2112 SUBGRADE PREPARATION WILL ONLY BE MEASURED AND PAID IN AREAS THAT CONCRETE CURB AND GUTTER AND PAVEMENT WILL BE CONSTRUCTED. GRADING SUBGRADE FOR AREAS FOR FUTURE STREETS SHALL BE INCIDENTAL.
- CONCRETE CURB AND GUTTER THROUGH THE CATCH BASINS WILL BE PAID AS ITEM 2531 CONCRETE CURB & GUTTER DESIGN SPECIAL.

**GENERAL EROSION CONTROL NOTES:**

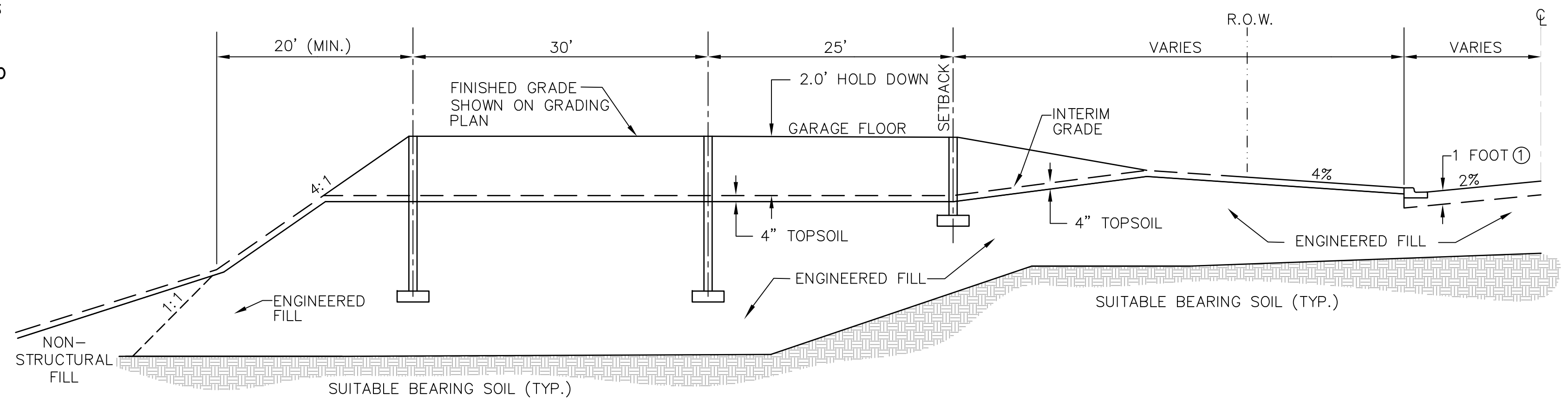
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA-NPDES STORMWATER PERMIT.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS GIVEN.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
- BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND DOCUMENTED IN THE SWPPP INSPECTION LOG. SWPPP SHALL BE PROVIDED TO THE CITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL FILE NOTICE OF TERMINATION (NOT) WITH THE MPCA WHEN FINAL STABILIZATION IS APPROVED BY THE ENGINEER.

**REFERENCE NOTES:**

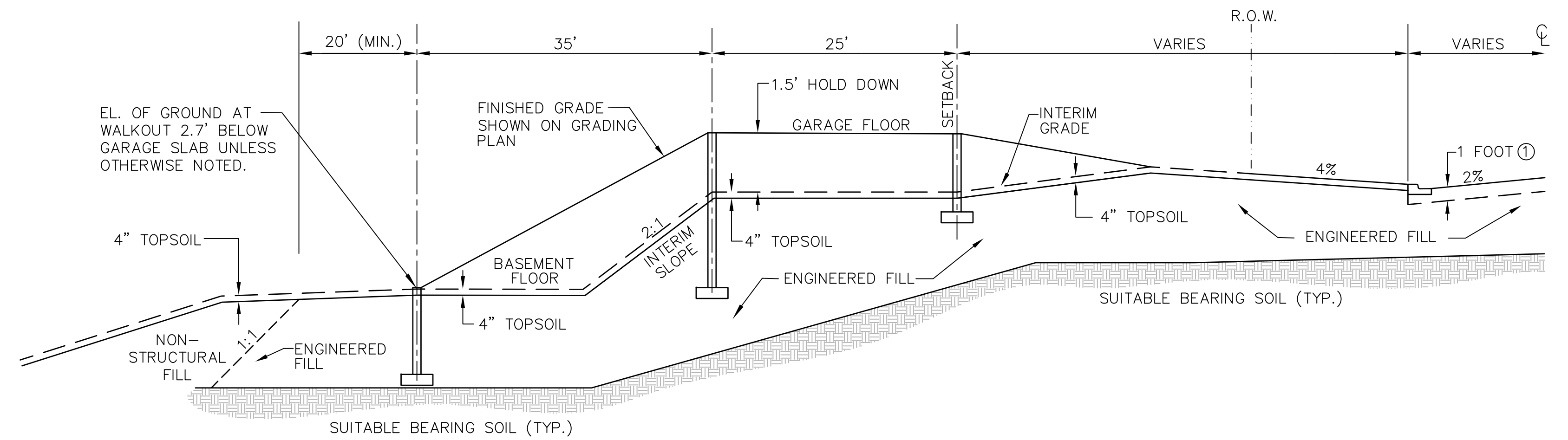
- ① IN THE FUTURE DEVELOPMENT AREAS THE CONTRACTOR SHALL CONSTRUCT THE SUBGRADE 1 FOOT BELOW THE FUTURE FINAL GRADE. THE STREET AREA SHALL BE DRESSED WITH 2 INCHES OF SALVAGED TOPSOIL.



1  
2  
**FULL BASEMENT WALKOUT**



2  
2  
**FULL BASEMENT**



3  
2  
**SPLIT ENTRY WALKOUT**

LOT TABULATION									
LOT	BLOCK	HOUSE TYPE	TOP OF CURB ELEVATION	GARAGE FLOOR ELEVATION	DRIVEWAY GRADE (%)	LOWEST LIVABLE FLOOR ELEVATION	LOWEST OPENING ELEVATION	100-YEAR FLOOD ELEVATION	EMERGENCY OVERFLOW ELEVATION
1	1	FB	974.20	976.9	6.7%	969.20	977.20	NA	NA
2	1	FB	971.90	973.6	4.3%	965.90	973.90	NA	NA
3	1	FB	971.30	973.0	4.3%	965.30	973.30	970.6	972.0
4	1	FB	971.00	973.0	5.0%	965.30	973.30	970.6	972.0
5	1	FB	970.60	972.3	4.2%	964.50	972.60	971.1	971.0
6	1	FB	970.27	972.0	4.3%	964.30	972.30	971.1	971.0
7	1	FB	969.90	972.0	5.3%	964.30	972.30	971.1	971.0
8	1	FBLO	973.00	976.2	8.0%	968.50	971.50	971.1	971.0
9	1	FBWO	975.90	979.1	8.0%	972.80	972.80	971.1	971.0
1	2	FBWO	974.20	976.7	6.3%	969.00	969.00	951.5	959.5
2	2	FBWO	973.20	974.9	4.2%	967.20	967.20	956.1	956.5
3	2	FBWO	972.30	974.0	4.3%	966.30	966.30	956.1	956.5
4	2	FBWO	971.70	973.4	4.2%	965.70	965.70	956.1	956.5
5	2	FBWO	970.60	972.3	4.2%	964.50	964.60	956.1	956.5
7	3	FBWO	970.00	972.0	5.0%	964.30	964.30	959.5	959.2
8	3	FBWO	971.80	974.3	6.3%	966.50	966.60	963.3	965.3

FB FULL BASEMENT  
 FBWO DENOTES FULL BASEMENT WALKOUT  
 SEWO DENOTES SPLIT ENTRY WALKOUT  
 \*\* DENOTES DROP GARAGE TWO COURSES

LOT TABULATION									
LOT	BLOCK	HOUSE TYPE	TOP OF CURB ELEVATION	GARAGE FLOOR ELEVATION	DRIVEWAY GRADE (%)	LOWEST LIVABLE FLOOR ELEVATION	LOWEST OPENING ELEVATION	100-YEAR FLOOD ELEVATION	EMERGENCY OVERFLOW ELEVATION
6	2	FBWO	968.00	970.0	5.0%	962.30	962.30	956.1	956.5
7	2	FBWO	964.30	967.0	6.8%	959.30	959.30	956.1	956.5
8	2	FBWO	962.00	965.2	8.0%	957.50	957.50	956.1	956.5
9	2	FBWO	962.00	965.2	8.0%	957.50	957.50	956.1	956.5
1	3	FB	965.20	968.0	7.0%	960.30	968.30	NA	NA
2	3	FB	964.00	966.0	5.0%	958.30	966.30	NA	NA
3	3	SEWO	962.00	964.0	5.0%	961.30	961.30	959.5	959.2
4	3	SEWO	963.00	965.0	5.0%	962.30	962.30	959.5	959.2
5	3	FBWO	966.00	968.6	6.6%	960.90	960.90	959.5	959.2
6	3	FBWO	966.00	970.0	5.0%	962.30	962.30	959.5	959.2
9	3	FBWO	975.00	977.0	5.0%	969.30	969.30	963.3	965.3
10	3	FBWO	971.50	974.5	7.5%	966.47	966.47	963.3	963.3
11	3	FBWO	970.40	973.6	8.0%	966.57	966.57	963.3	963.3
12	3	FBWO	972.00	974.0	5.0%	966.30	966.30	963.3	963.3
13	3	SEWO	973.00	975.0	5.0%	972.30	972.30	NA	NA
14	3	SEWO	973.00	975.0	5.0%	972.30	972.30	NA	NA
15	3	SEWO	973.00	975.0	5.0%	972.30	972.30	NA	NA
16	3	FB	972.50	974.5	5.0%	966.80	974.80	NA	NA
17	3	FB	970.40	973.5	7.8%	965.80	973.80	NA	NA
18	3	FB	975.00	977.0	5.0%	969.30	977.30	NA	NA

\* DENOTES DROP GARAGE ONE COURSE

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.

*Charles J. Jochum, PE*  
 Date 7/31/17 Lic. No. 23461

DESIGNED BY: CJJ  
 DRAWN BY: MSS  
 CHECKED BY: TAE



HILLSIDE ESTATES ELEVENTH ADDITION

CONSTRUCTION NOTES, TABULATIONS AND TYPICAL LOT SECTIONS  
 CITY OF ELK RIVER, MINNESOTA

SHEET 2 OF 22 SHEETS