

NOTES:

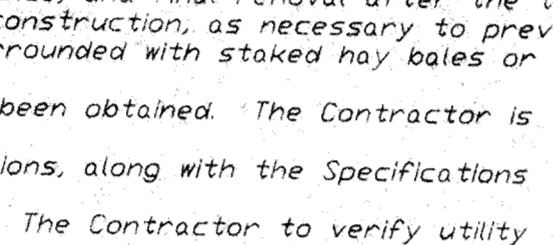
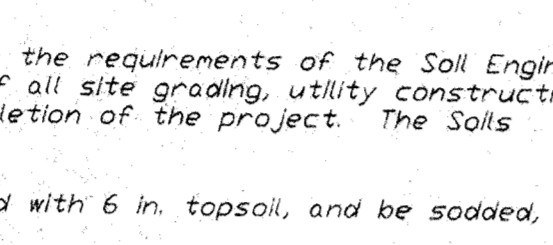
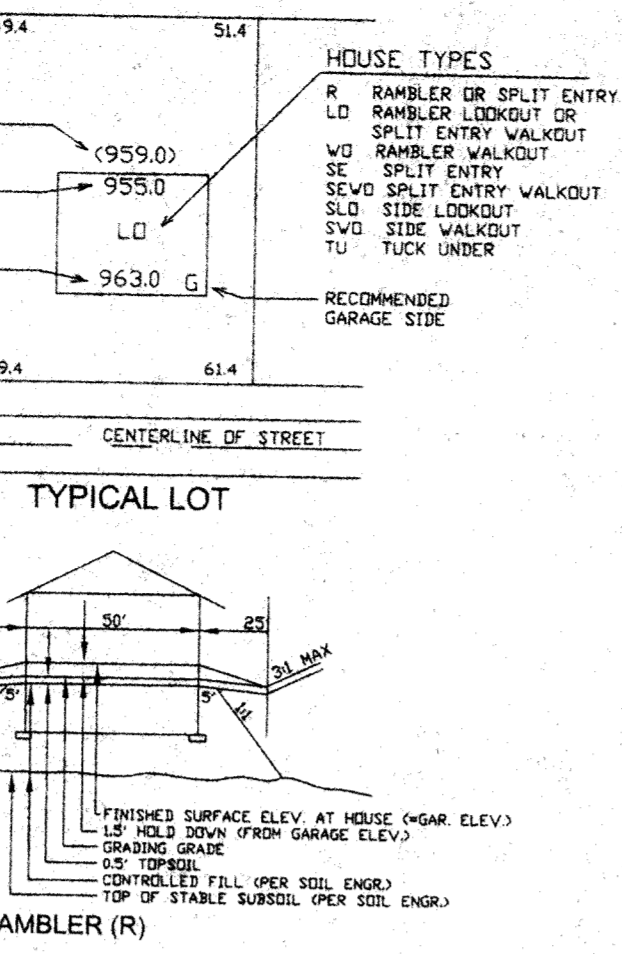
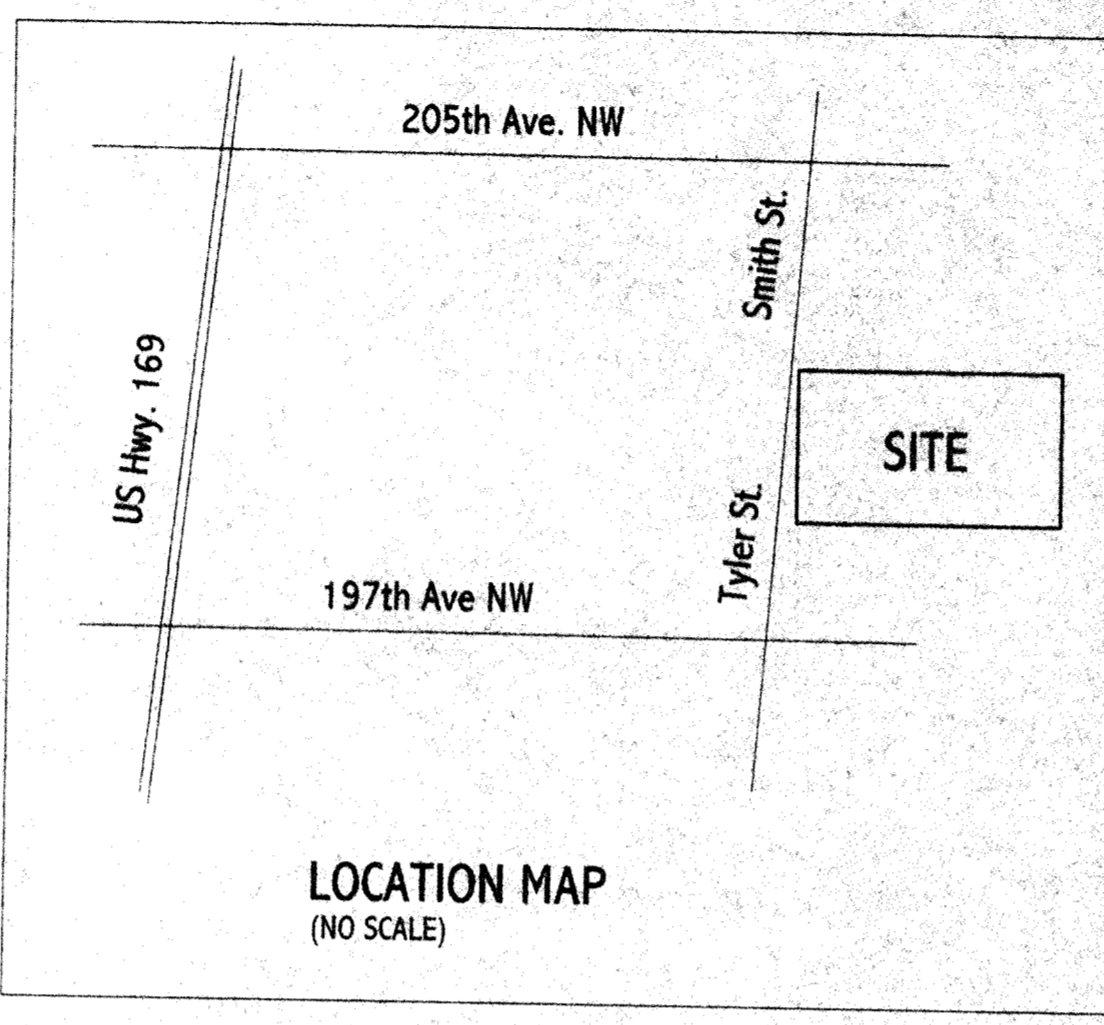
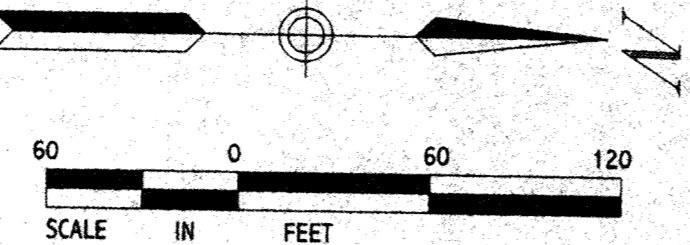
- All site grading, utility construction, and paving shall be completed per the requirements of the Soil Engineer. The Contractor shall schedule the Soil Engineer so that certification of all site grading, utility construction, and paving will be furnished to the Owner and Engineer during and upon completion of the project. The Soil Engineer is to be paid by the Owner.
- Grading tolerance to be within 0.1 Ft.
- All disturbed areas (excluding building and paved areas) to be restored with 6 in. topsoil, and be sodded, or seeded & mulched, within 10 days after the site grading is completed.
- The Contractor is responsible for erosion control installation, maintenance, and final removal after the turf is established. Silt fences are to be placed by the Contractor, prior to construction, as necessary to prevent erosion from leaving the site. All catch basins in disturbed areas are to be surrounded with staked hay bales or silt fence until paving is started.
- The Contractor shall not start work until all necessary permits have been obtained. The Contractor is responsible for conforming to the requirements of these permits.
- The City Standard Specifications and Details, MnDOT Standard Specifications, along with the Specifications and Details prepared by the Engineer shall govern this project.
- The location of the underground utilities shown are approximate only. The Contractor to verify utility locations by contacting Gopher State One Call (800-252-1156) prior to any excavations.

DEVELOPER:
 Neal Krzyzaniak & Steve Nelson
 Bridgeland Development (612-985-5000)
CIVIL ENGINEER:
 Peter Knaeble, PE
 Terra Engineering Inc. (612-593-9325)
SURVEYOR:
 Rick Blom, RLS
 John Oliver & Associates (612-441-2072)
SOIL ENGINEER:
 Gary Larson
 American Engineering Testing (651-659-1363)
WETLAND CONSULTANT:
 Mark Kjolhaug
 Kjolhaug Environmental Services (612-472-4875)

STREET DESIGN:
 32' F-F w/ 4" bit curb
 1.5" 2341, 1.5" 2331, 6" C.I.5
 0.5' Centerline Crown

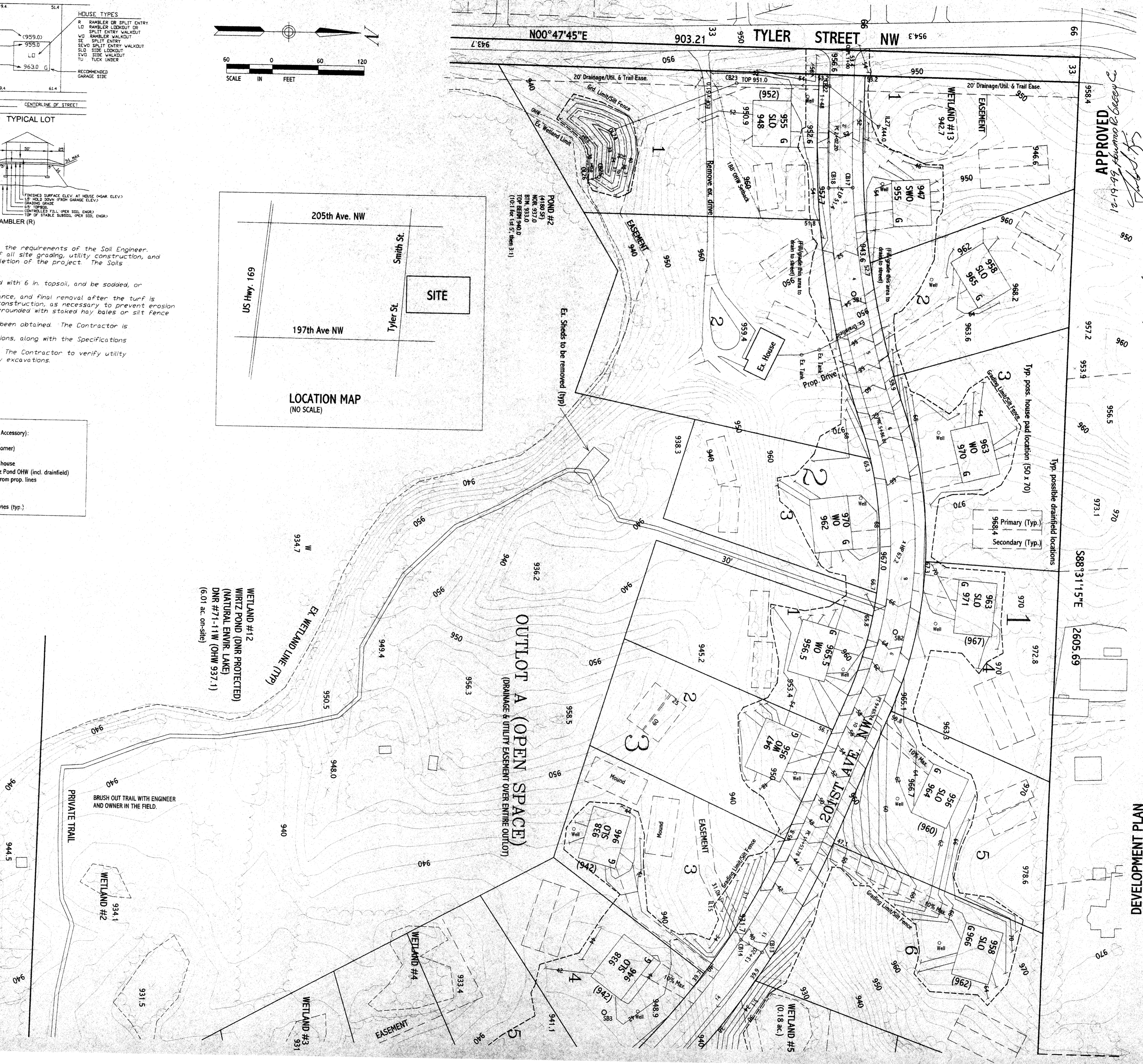
SETBACKS (Principal & Accessory):
 35' front setback
 20' side setback (35' corner)
 30' rear setback
 30' wetland setback to house
 188' setback from Wirtz Pond OHW (incl. drainfield)
 10' drainfield setback from prop. lines

EASEMENTS:
 5' side lot lines (typ.)
 10' front and rear lot lines (typ.)



WETLAND #12
 WIRTZ POND (DNR PROTECTED)
 (NATURAL ENVIR. LAKE)
 DNR #71-11W (OHW 937.1)
 (6.01 ac. on-site)

OUTLOT A (OPEN SPACE)
 (DRAINAGE & UTILITY EASEMENT OVER ENTIRE OUTLOT)



APPROVED
 12-19-99 Howard R. Cooley
 [Signature]

CONTRACTOR
 = CONTACT CARNOO

DESIGNED P.J.K.
 DRAWN H.A.L.
 CHECKED P.J.K.

I hereby certify that this plan or report was prepared by me or under my direct supervision, and that I am a duly Registered Professional Engineer of the State of Minnesota.
 Peter J. Knaeble
 Date: 12/19/99 Reg. No. 14844

DEVELOPMENT PLAN
 GRADING/DRAINAGE PLAN (WEST)
 EROSION CONTROL PLAN
 PRESERVE ESTATES
 ELK RIVER, MINNESOTA

SHEET TITLE
 DATE 9/30/99
 PROJECT NO. 98-116
 SHEET NO. 5

TERRA ENGINEERING, INC.
 6001 Glenwood Ave.
 Minneapolis, MN 55422
 (612)-593-9325
 Civil Engineering - Land Planning - Consulting