

RIVERPLACE

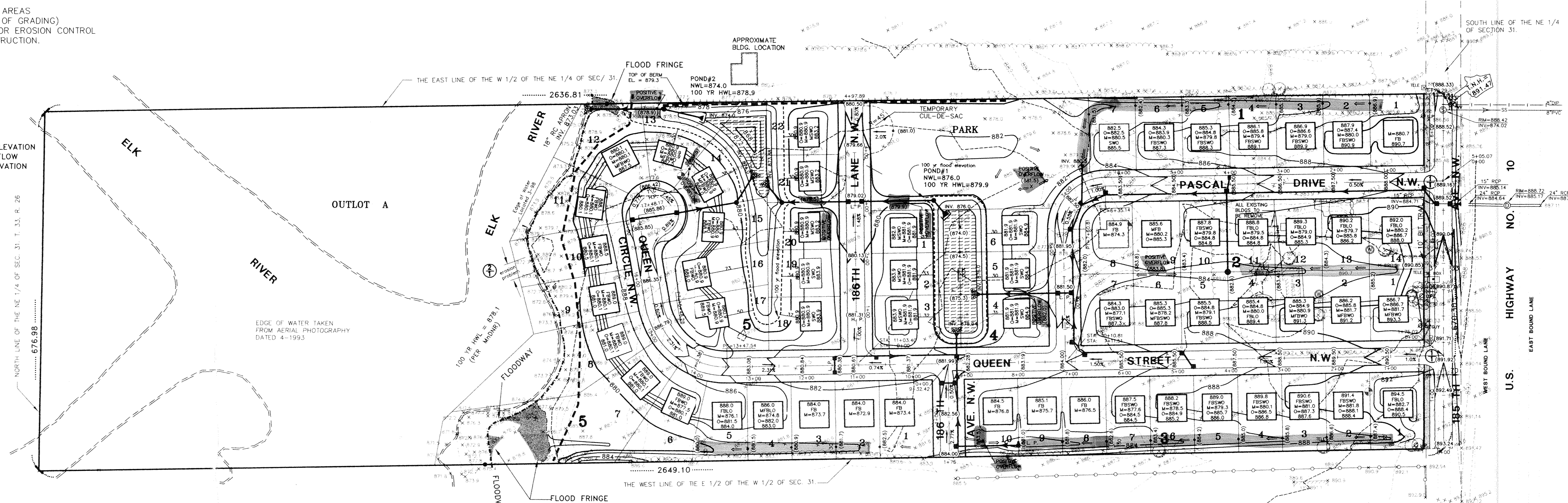
GRADING PLAN AND EROSION CONTROL PLAN IN THE CITY OF ELK RIVER, MINNESOTA.

CITY OF ELK RIVER,		DATE:	
CITY ENGINEER:			
REV. NO.	DATE	REVISION	SHEET REVISED

RESTORATION SCHEDULE

1. INSTALL SILT FENCE
2. BEGIN SITE GRADING
 - a. STRIP TOP SOIL
 - b. GRADE SITE
 - c. TOPSOIL DISTURBED AREAS
3. SEED AND MULCH DISTURBED AREAS
(WITHIN 14 DAYS FROM COMPLETION OF GRADING)
4. UTILITY CONSTRUCTION
5. STREET CONSTRUCTION
6. SEED AND MULCH NEWLY DISTURBED AREAS
(WITHIN 14 DAYS FROM COMPLETION OF GRADING)
7. INDIVIDUAL BUILDERS RESPONSIBLE FOR EROSION CONTROL AND RESTORATION FOR HOME CONSTRUCTION.

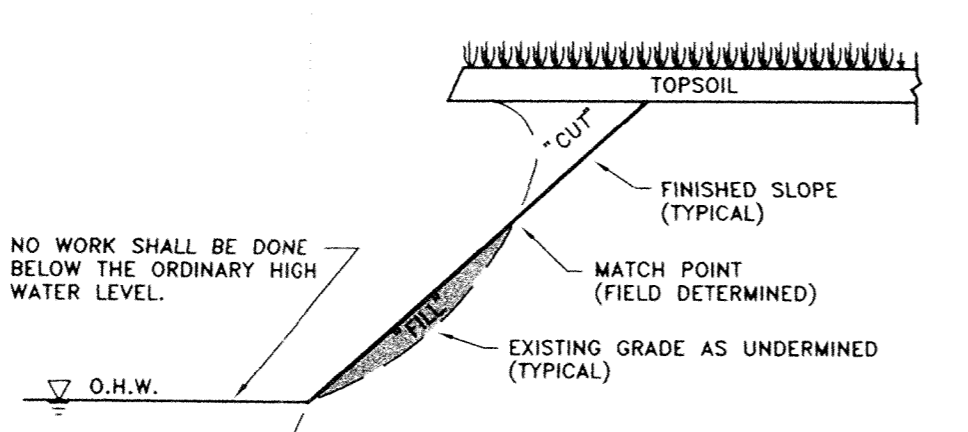
MINIMUM VERTICAL SEPARATION:
 LOWEST OPENING 2.0' ABOVE POND 100YR ELEVATION
 LOWEST OPENING 1.0' ABOVE POSITIVE OVERFLOW
 LOWEST FLOOR 1.0' ABOVE RIVER 100YR ELEVATION
 LOWEST FLOOR 3.0' ABOVE RIVER O.H.W.



LEGEND

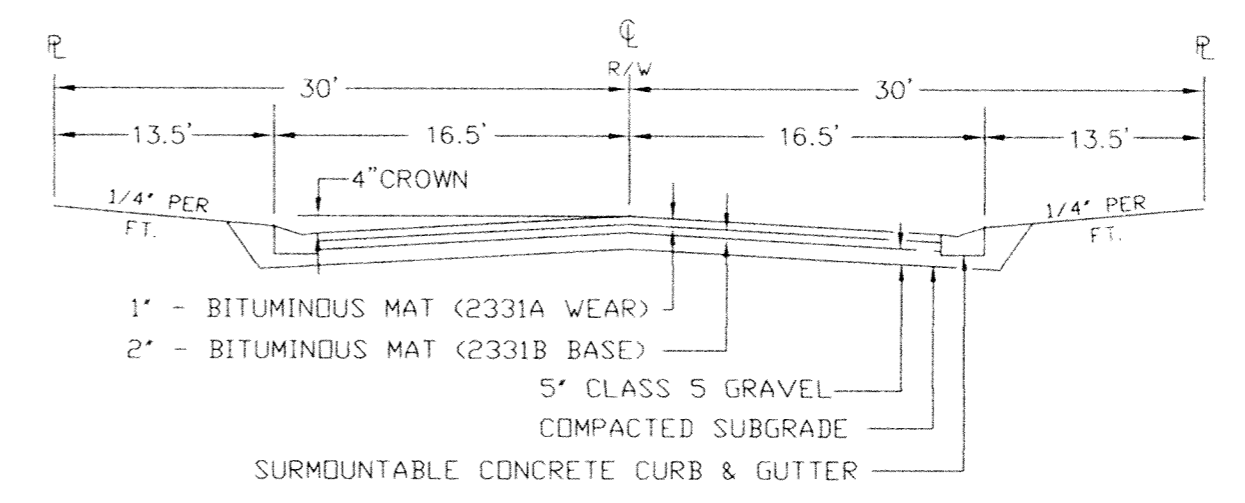
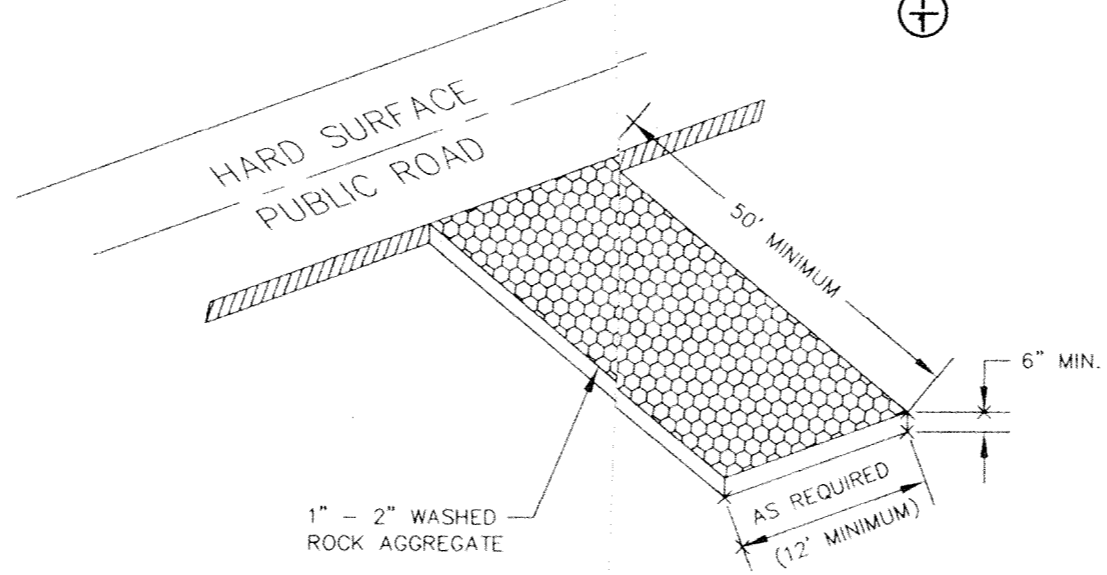
- ☆ PROPOSED STREET LIGHT
- U.P. EXISTING UTILITY POLE
- M.B. EXISTING MAIL BOX
- T.E. EXISTING TELEPHONE BOX
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING 10 FOOT CONTOUR INTERVAL
- EXISTING 2 FOOT CONTOUR INTERVAL
- EXISTING CHAIN LINK FENCE
- S.T. EXISTING SEPTIC TANK
- S.M. EXISTING STORM MANHOLE
- S.S.M. EXISTING SANITARY MANHOLE
- W.V. EXISTING WATERVALVE
- W. EXISTING WELL
- EXISTING UNDERGROUND GAS
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SILT FENCE
- (900.00) PROPOSED SPOT ELEVATION

RIVER BANK EROSION PROBLEM DETAIL
NOT TO SCALE

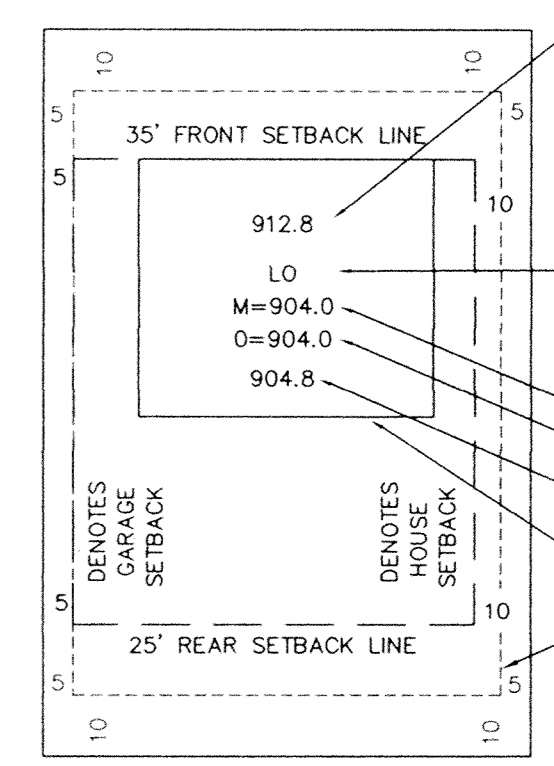


1. REMOVE EXISTING TOPSOIL AT TOP OF RIVER BANK.
2. CUT TOP OF UNDERMINED BANK AND PLACE CUT MATERIAL IN THE CORRESPONDING FILL AREA DIRECTLY BELOW.
3. BLEND SIDES OF SLOPE INTO EXISTING GRADE ON BOTH SIDES.
4. RESPREAD TOPSOIL ON THE FINISHED SLOPE.
5. SEED AND COVER DISTURBED SLOPE WITH NORTH AMERICAN GREEN S150 EROSION BLANKET.
6. PLANT DISTURBED SLOPE WITH POPLAR, WILLOW, COTTONWOODS, SUMAC, OR OTHER INDIGENOUS PLANTS (BE CAREFUL NOT TO DESTROY THE INTEGRITY OF THE EROSION BLANKET).

ROCK ENTRANCE DETAIL
NOT TO SCALE



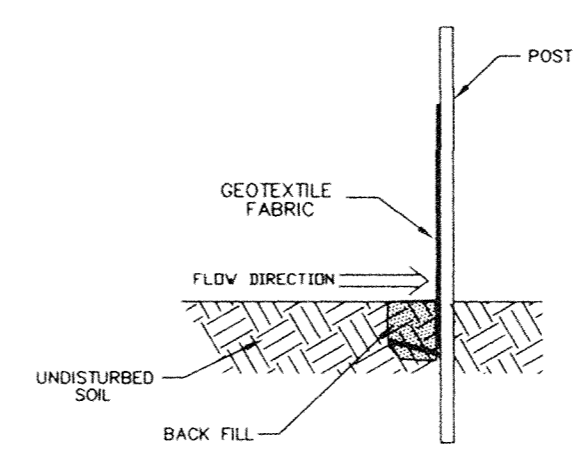
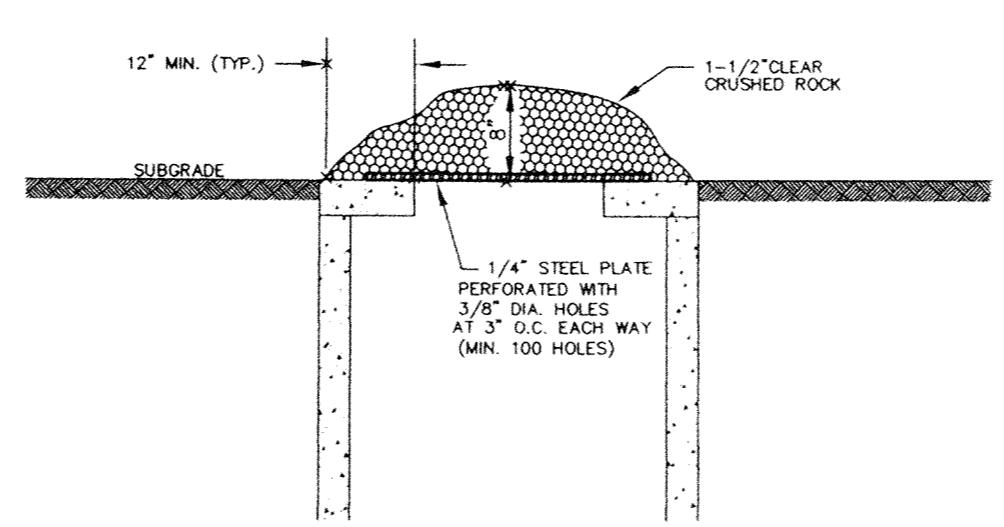
TYPICAL STREET SECTION
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE

- DENOTES PROPOSED GARAGE FLOOR ELEVATION
- FB --- FULL BASEMENT
- FBLO --- FULL BASEMENT LOOKOUT
- MBLO --- MODIFIED FULL BASEMENT LOOKOUT
- FBWO --- FULL BASEMENT WALKOUT
- MBWO --- MODIFIED FULL BASEMENT WALKOUT
- FBSWO --- FULL BASEMENT SPLIT ENTRY WALKOUT
- MSW --- MODIFIED FULL BASEMENT SPLIT ENTRY WALKOUT
- SWO --- SPLIT ENTRY WALKOUT
- DENOTES MINIMUM FLOOR ELEVATION
- DENOTES MINIMUM OPENING ELEVATION
- DENOTES PROPOSED ELEVATION OR REAR GRADE ON LOOKOUT TYPES
- DENOTES PAD AREA 50' X 55'
- INDIVIDUAL HOUSE SIZES MAY VARY
- DENOTES TYPICAL DRAINAGE AND UTILITY EASEMENTS UNLESS OTHERWISE SHOWN ON THE PLAN.
- NOTE: FULL BASEMENT 8' FROM GARAGE FLOOR TO BASEMENT FLOOR TYPICAL

STORM SEWER SILTATION CONTROL
NOT TO SCALE

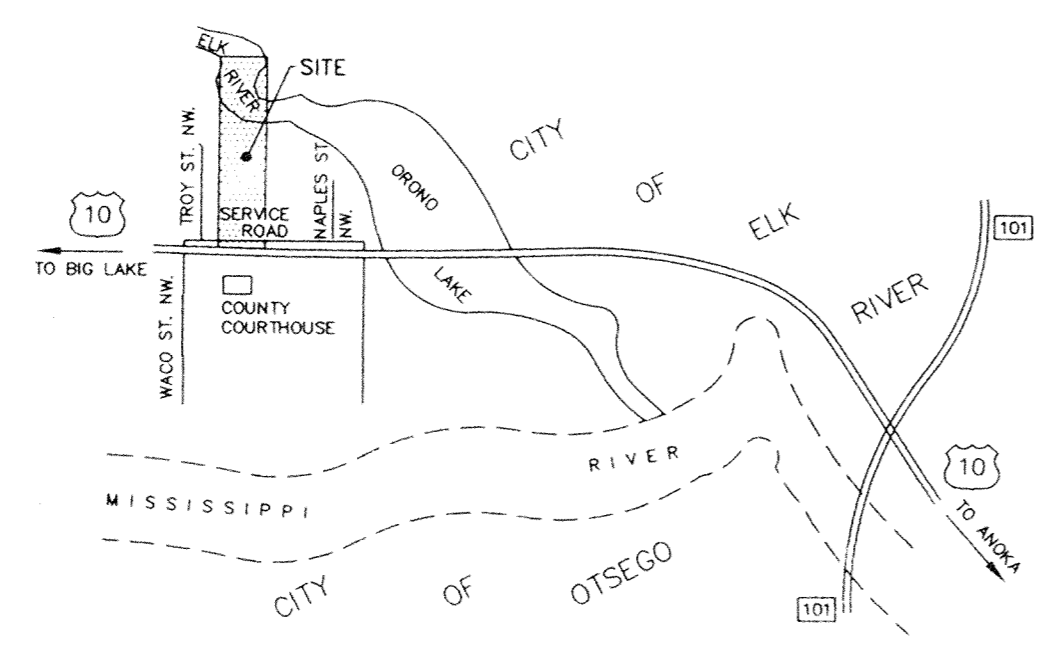


TYPICAL SILT FENCE INSTALLATION
NOT TO SCALE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered Professional Engineer under the laws of the State of Minnesota.

Lawrence J. Olson

Date 2-19-98 Registration No. 16753
 revised 3-6-98; 4-1-98, 4-23-98

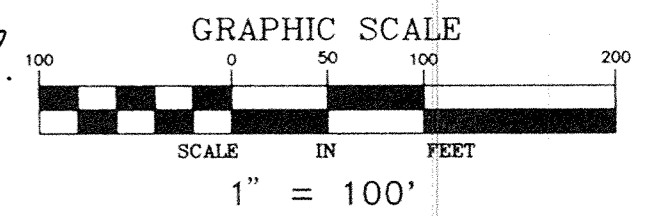


VICINITY MAP
NOT TO SCALE

PURCHASER AND SUBDIVIDER: ROYAL OAKS REALTY
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SURVEYOR AND DESIGNER: Midwest Land Surveyors & Civil Engineers Inc.
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 (612) 786-6909

APPROVED
 5/1/98
Howard R. Green, Jr.



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