



LEGEND:

- PROPOSED FLEXAMAT (OR EQUAL)
 - 980.50 TC NEW TOP-BACK OF CURB ELEVATION
 - 980.50 FL NEW FLOW LINE OF CURB ELEVATION
 - 980.50 SW NEW SIDEWALK ELEVATION
 - 980.50 TP NEW TOP OF PAVEMENT ELEVATION
 - 980.50 TG NEW TOP OF GRAVEL ELEVATION
 - 980.50 FG NEW FINISHED GRADE ELEVATION
 - 980.50 EX EXISTING ELEVATION
 - 984 PROPOSED CONTOUR
 - PROPOSED SLOPE
 - E.O.F. EMERGENCY OVERTFLOW
 - 984 AS-BUILT CONTOUR
-
- (ROAD SIDE) SUGGESTED LOW FLOOR ELEVATION
 - (LO 936.8) SUGGESTED LOWEST OPENING ELEVATION
 - SUGGESTED BUILDING TYPE
 - (ROAD SIDE) SUGGESTED GARAGE FLOOR ELEVATION (SHOWN ON STREET SIDE)
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- FB: DENOTES FULL BASEMENT
 - FBLO: DENOTES FULL BASEMENT LOOKOUT
 - SWO: DENOTES SPLIT WALKOUT
 - SLO: DENOTES SPLIT LOOKOUT
 - FBWO: DENOTES FULL BASEMENT WALKOUT



GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. HOUSE PAD GRADING SHALL USE HOLD DOWNS NOTED IN THE DETAILS.
8. CONSTRUCTION OF PROJECT SHALL MEET CITY OF ELK RIVER DESIGN STANDARDS (LAST REVISION AUGUST 2017) UNLESS PLANS INDICATES OTHERWISE.

RECORD DRAWING

RECORD DRAWING
 MEASURED BY: MW/CK @ BPA (04-18-22)
 DRAWN BY: MW @ BPA

	DESCRIPTION	DATE	REV. NO.	DATE	DESCRIPTION
	DRAWINGS ISSUED TO CITY	02/22/2021	1	02/22/2021	
	DRAWINGS REVISED PER CITY REVIEW	03/12/2021	2	03/12/2021	
	MPCA REVIEW	03/30/2021	3	03/30/2021	
	FINAL CONSTRUCTION PLANS	04/21/2021	4	04/21/2021	
	DRAWINGS REVISED PER 2ND CITY REVIEW	05/14/2021	5	05/14/2021	
	ADDENDUM 1	06/30/2021	6	06/30/2021	
	RECORD AS-BUILT DRAWINGS	04/18/2022		04/18/2022	

DATE: 02/22/2021
 DESIGN BY: MJM
 DRAWN BY: MJM
 CHECKED BY: CJD
 DWG FILE: GRADING
 FILE NO.: 21-0046.00

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.

Signed: Christopher J. Dahn Lic. No. 58628
 Date: 04/18/2022

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8822 FAX: 763-262-8844

TRANQUIL MEADOWS RESIDENTIAL DEVELOPMENT PROVIDENCE S&S, LLC
 City of Elk River, Sherburne County, MN

GRADING PLAN

SHEET NO. **C3**