

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CES 384-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (Gopher State One for Minnesota), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

RECORD PLAN NOTES

COMPLETED BY: **SAMBATEK, INC.**
DATE OF COMPLETION: **12/18/2023**
STREET/UTILITY CONTRACTOR: **C.W. HOULE, INC.**
GRADING CONTRACTOR: **C.W. HOULE, INC.**

THESE RECORD PLANS HAVE BEEN PREPARED, IN PART, BASED ON INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THE INFORMATION PROVIDED AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THESE RECORD PLANS AS A RESULT.

LEGEND

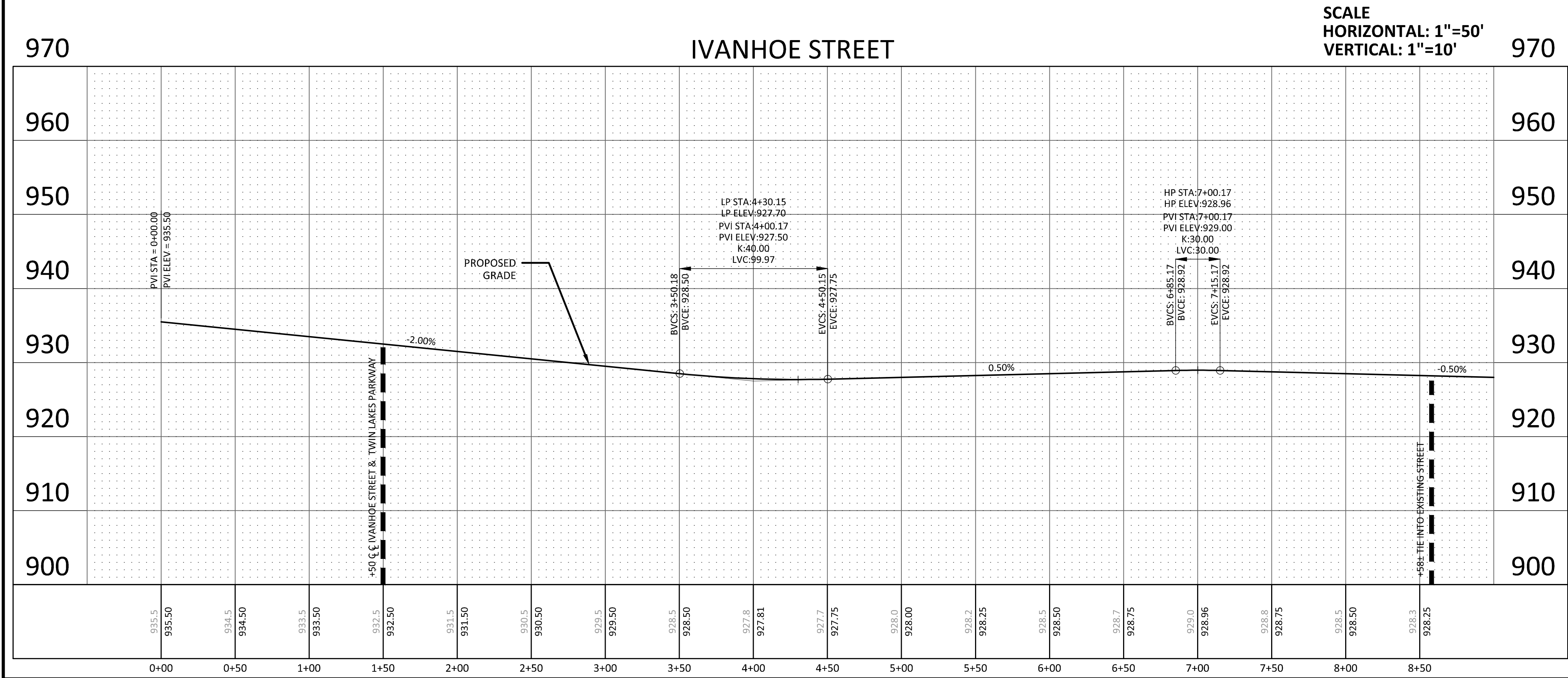
	PROPOSED	EXISTING	FUTURE
CURB & GUTTER			
STORM SEWER			
SANITARY SEWER			
WATERMAIN			
EASEMENT			
STREET LIGHT (TO BE INSTALLED BY CITY)			
CONCRETE SIDEWALK			
BITUMINOUS TRAIL			
PHASE LINE			

KEY NOTES

- BEGIN SURMOUNTABLE CURB AND GUTTER
- END SURMOUNTABLE CURB AND GUTTER
- PEDESTRIAN CURB RAMP (PER DETAIL SHEET C9.04)
- B618 CURB (PER DETAIL 2000 SHEET C9.04)
- SEE DETAIL 2005 SHEET C9.04
- MOUNT STREET SIGN BLADES ATOP STOP SIGN PER CITY REQUIREMENTS (SEE SECTION 2000, 25-31, OF CITY DETAILS)
- 4 - 4" BURIED CONDUIT, 60 LF TRENCH UNLESS NOTED OTHERWISE
- INSTALL TEMPORARY BARRICADES AT THE END CONSTRUCTION LIMITS
- CONNECT TO EXISTING CURB AND GUTTER
- CONNECT TO EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK (6.0')
- SAWCUT AND CONNECT TO EXISTING STREET
- TEMPORARY CUL-DE-SAC

STREET CONSTRUCTION NOTES

- STATIONING REFERS TO STREET CENTERLINE.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- SEE GRADING PLAN FOR PROPOSED SPOT ELEVATIONS IN PRIVATE DRIVEWAYS.
- TACK FACE OF EXISTING CURB PRIOR TO PAVING.
- RELOCATE SIGNS AND UTILITIES AS REQUIRED.
- ALL EXCESS MATERIAL FROM THE CONSTRUCTION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- STANDING WATER SHALL NOT BE ALLOWED WITHIN THE STREET SUBGRADE. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE OR PUMP OUT WATER FOUND IN THE SUBGRADE WITHIN 24 HOURS OF A RAIN EVENT.
- ALL CASTINGS (MANHOLES AND VALVE BOXES) MUST BE ADJUSTED TO 1/2" BELOW THE FINISHED ASPHALT BASE COURSE ELEVATION *BEFORE* PAVING OF THE ASPHALT BASE. NO CUTS WILL BE ALLOWED IN THE NEW PAVEMENT TO ADJUST THE CASTINGS TO GRADE. ADJUSTMENTS TO MEET THE FINAL WEAR COURSE ELEVATION WILL BE ACCOMPLISHED USING GLUE IN STEEL ADJUSTMENT RINGS. THE CITY WILL IMPOSE A \$1,000 FINE TO THE DEVELOPER FOR EVERY PATCH LOCATION NEEDED IN THE BASE COURSE PAVEMENT. CONTRACTOR WILL BE RESPONSIBLE TO PAY FINE. FINE WILL BE DEDUCTED FROM PAYMENT ON THE PAY REQUEST.
- ALL MAILBOXES SHALL BE CLUSTERED.



Dec 18, 2023 11:11am User:stealey L:\PROJECTS\20460.00\CAD\Record Plan\Miske Meadows 8th Addition Record Plan\20460.80 - C8-RP-STREET.dwg

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Engineering | Surveying | Planning | Environmental

Client
LGI HOMES-
Minnesota, LLC

2850 CUTTERS GROVE AVENUE
SUITE 207
ANOKA, MN 55303

Project
MISKE
MEADOWS
EIGHTH
ADDITION

Location
ELK RIVER, MN

Certification

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.

Eric T. Luth
Registration No. 50475 Date: 06/30/2022

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: JEB Drawn: TPK/CE/JLB
Approved: ETL Initial Issue: 06/30/2022
Phase: CONSTRUCTION

Revision History

No.	Date	By	Submittal / Revision
06/30/2022			CONSTRUCTION DOCUMENTS
6/08/2023			RECORD PLANS

Sheet Title
STREET PLAN &
PROFILE -
IVANHOE ST.
0+00-9+00

Sheet No. Revision

C8.04

Project No. 20460.80