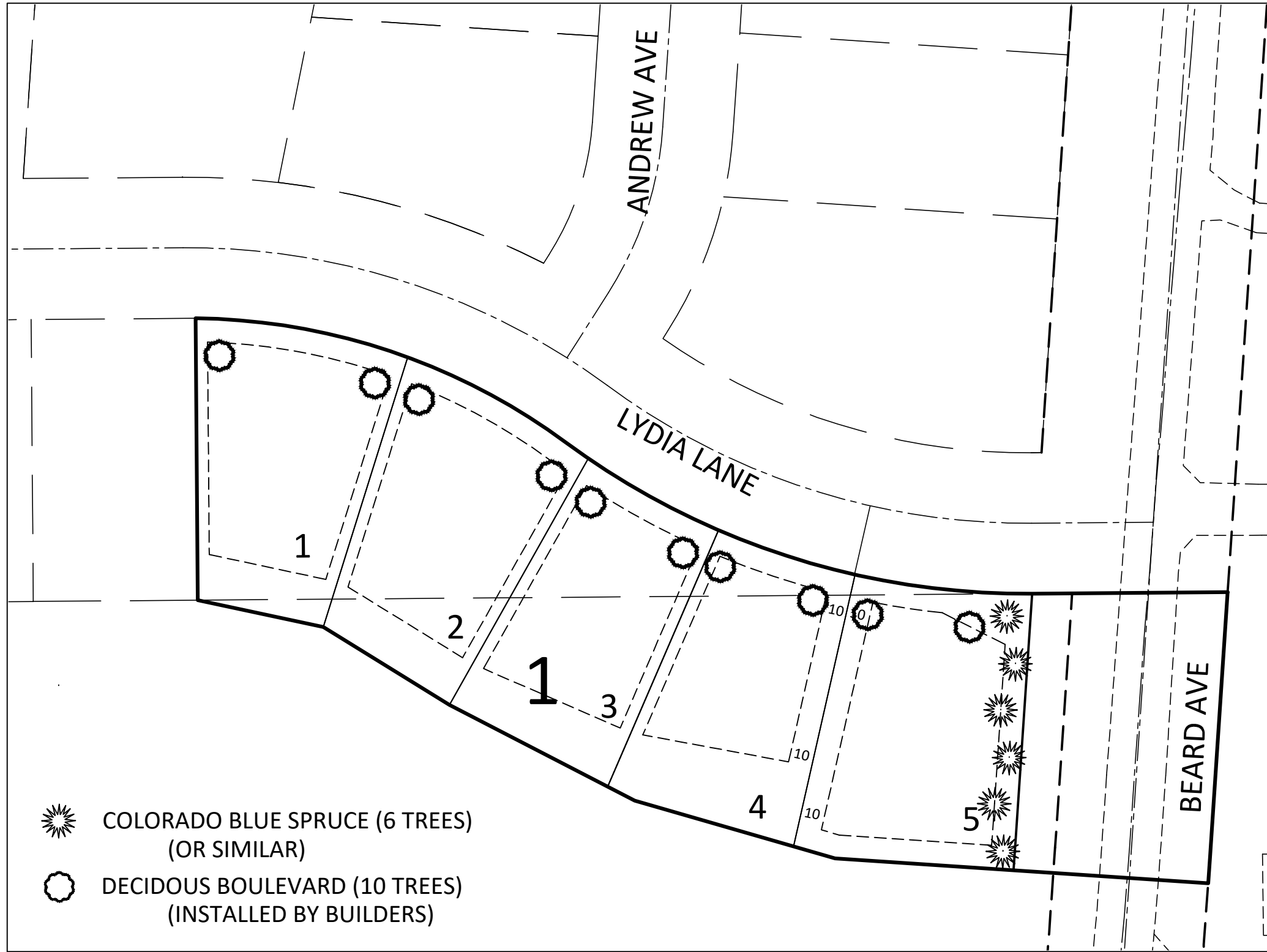
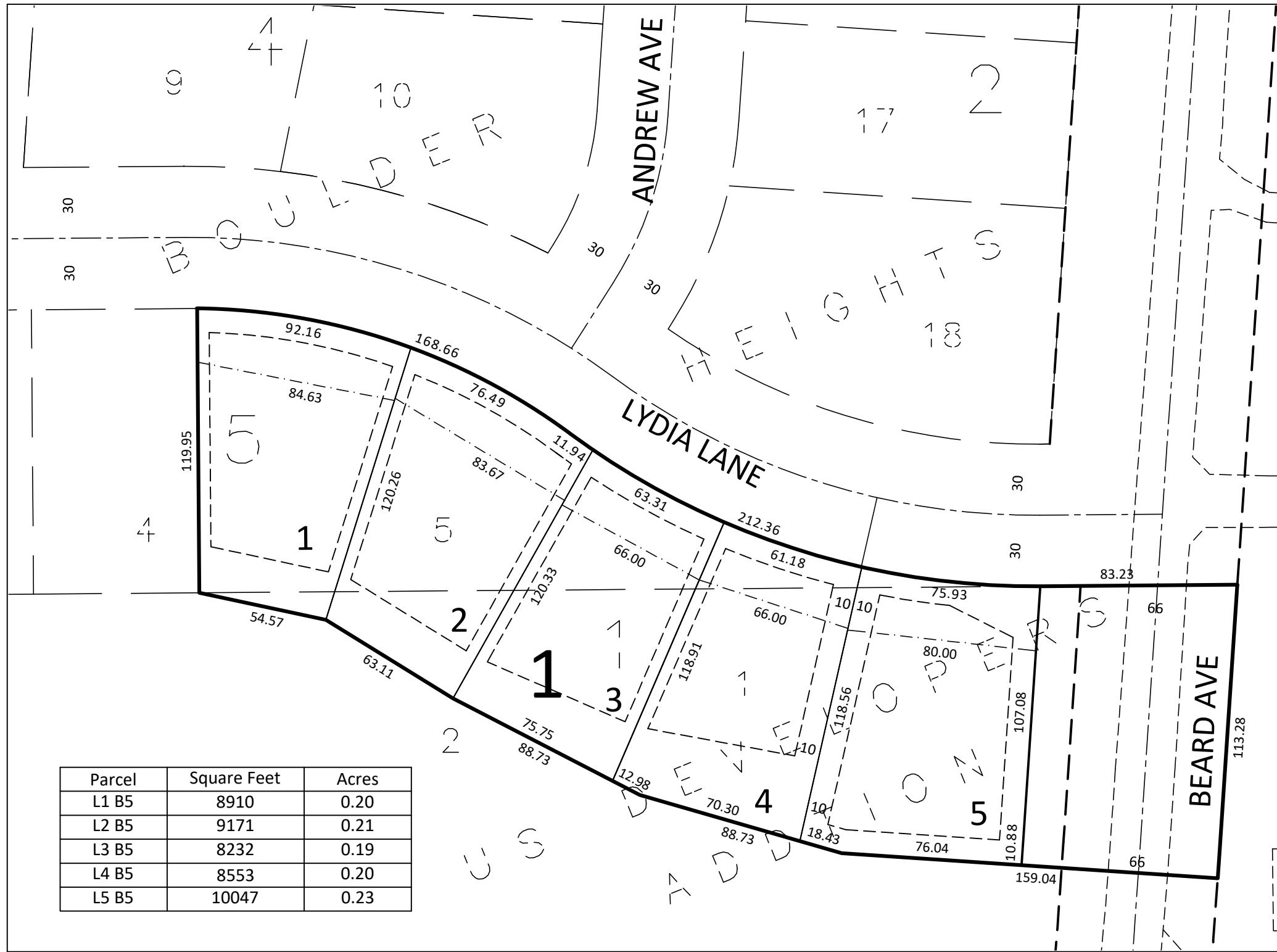


LANDSCAPE PLAN

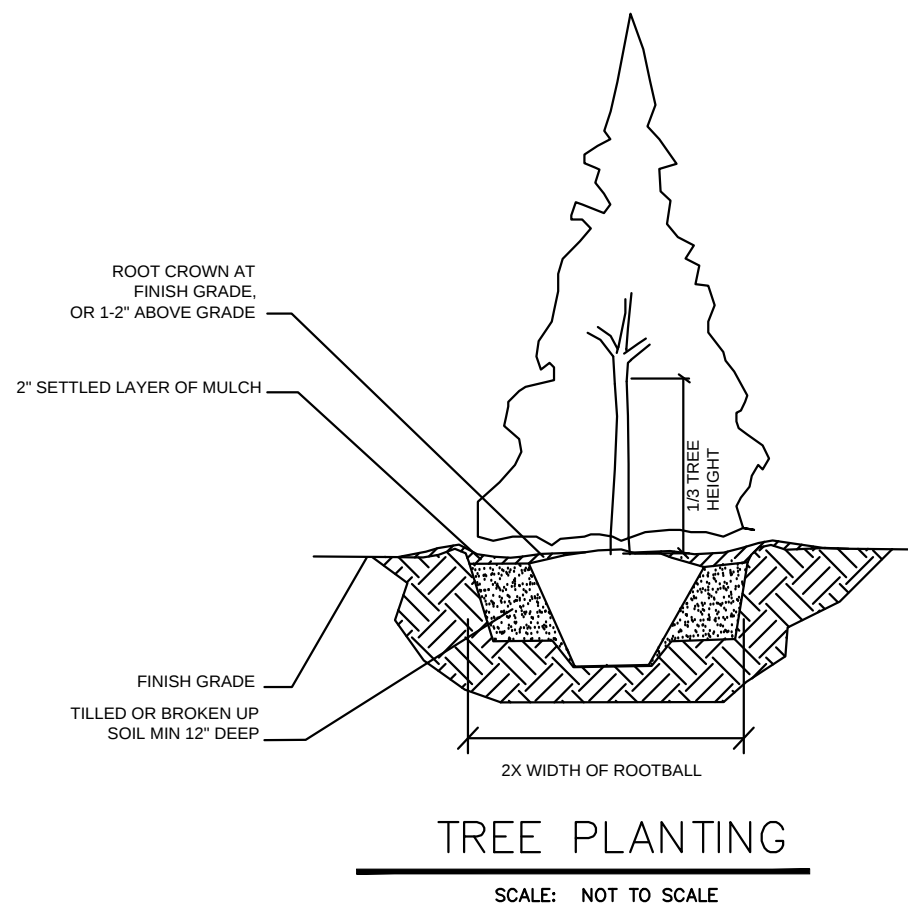
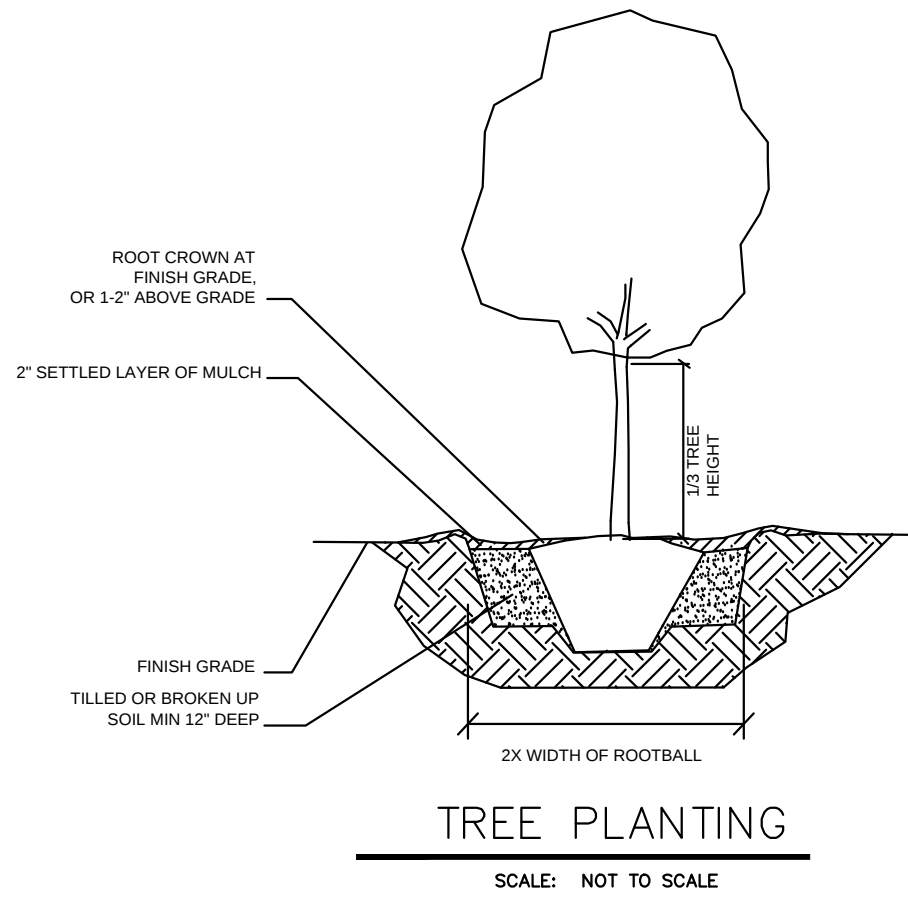


PRELIMINARY PLAT



	APPROVED FOR ALL LOTS EXCEPT FOR LOTS 1-5, BLOCK 5 BOULDER HEIGHTS FOURTH ADDITION	APPROVED FOR LOTS 1-5, BLOCK 5 BOULDER HEIGHTS FOURTH ADDITION
WIDTH	70'	66'
WIDTH-CORNER LOT	85'	80'
AREA	8,400 SQ. FT	8,232 SQ. FT
AREA-CORNER LOT	10,000 SQ. FT	10,047 SQ. FT
FRONT SETBACK	25'	25'
REAR SETBACK	30'	30'
SIDE SETBACK	7'	7'
SIDE SETBACK- CORNER LOT	20'	20'
DECK SETBACK TO STORM POND	25'	25'
DECK SETBACK TO WETLANDS	25'	25'

NOTES:
*TREES MINIMUM 5' FROM PROPERTY LINE
*EROSION CONTROL A MINIMUM 5' FROM PROPERTY LINE.



NOTES:
CURRENT ZONING PUD AND UR
(PROPOSED ZONING PUD)

FEMA MAP NUMBER AND ZONE
27139C0340E
FEBRUARY 21, 2021
UNSHADED ZONE X

SITE DATA
TOTAL SITE/GROSS DEVELOPMENT AREA 1.262 AC.
RIGHT OF WAY 0.231 AC.
NET DEVELOPABLE AREA (GROSS DEV. AREA - OUTLOTS) 1.262 AC.

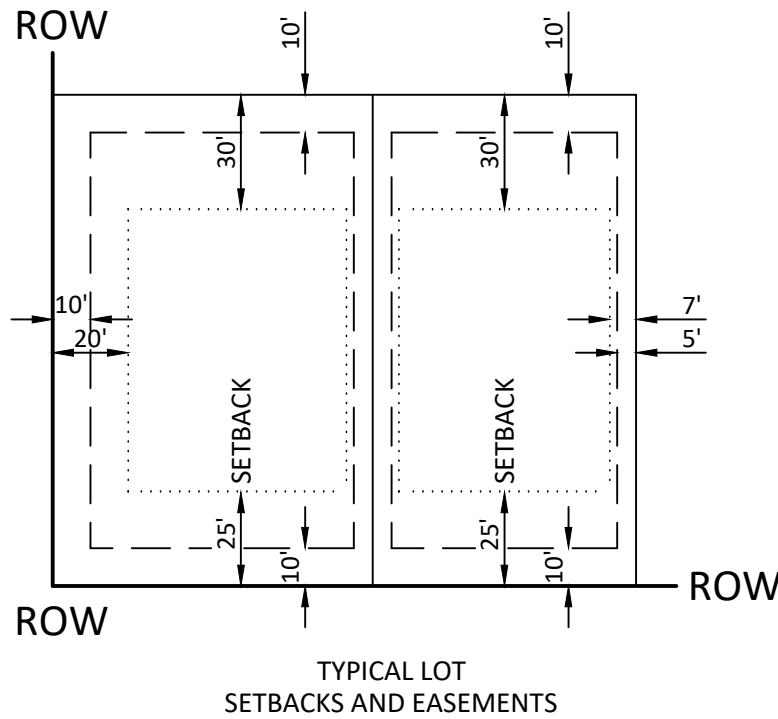
SINGLE FAMILY LOTS 5 LOTS

UNIT DENSITY
GROSS 3.96 UNITS PER AC.
NET 3.96 UNITS PER AC.

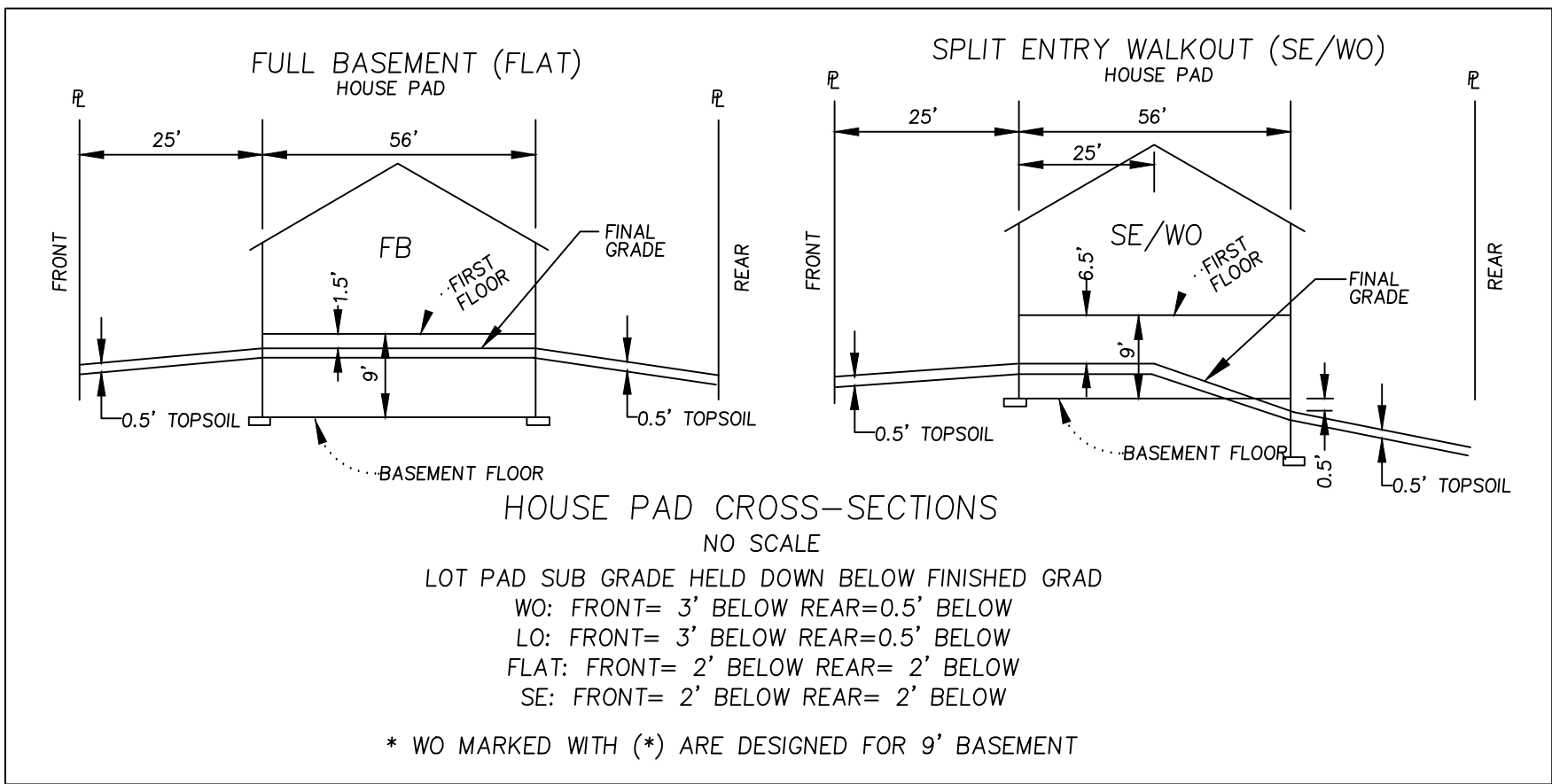
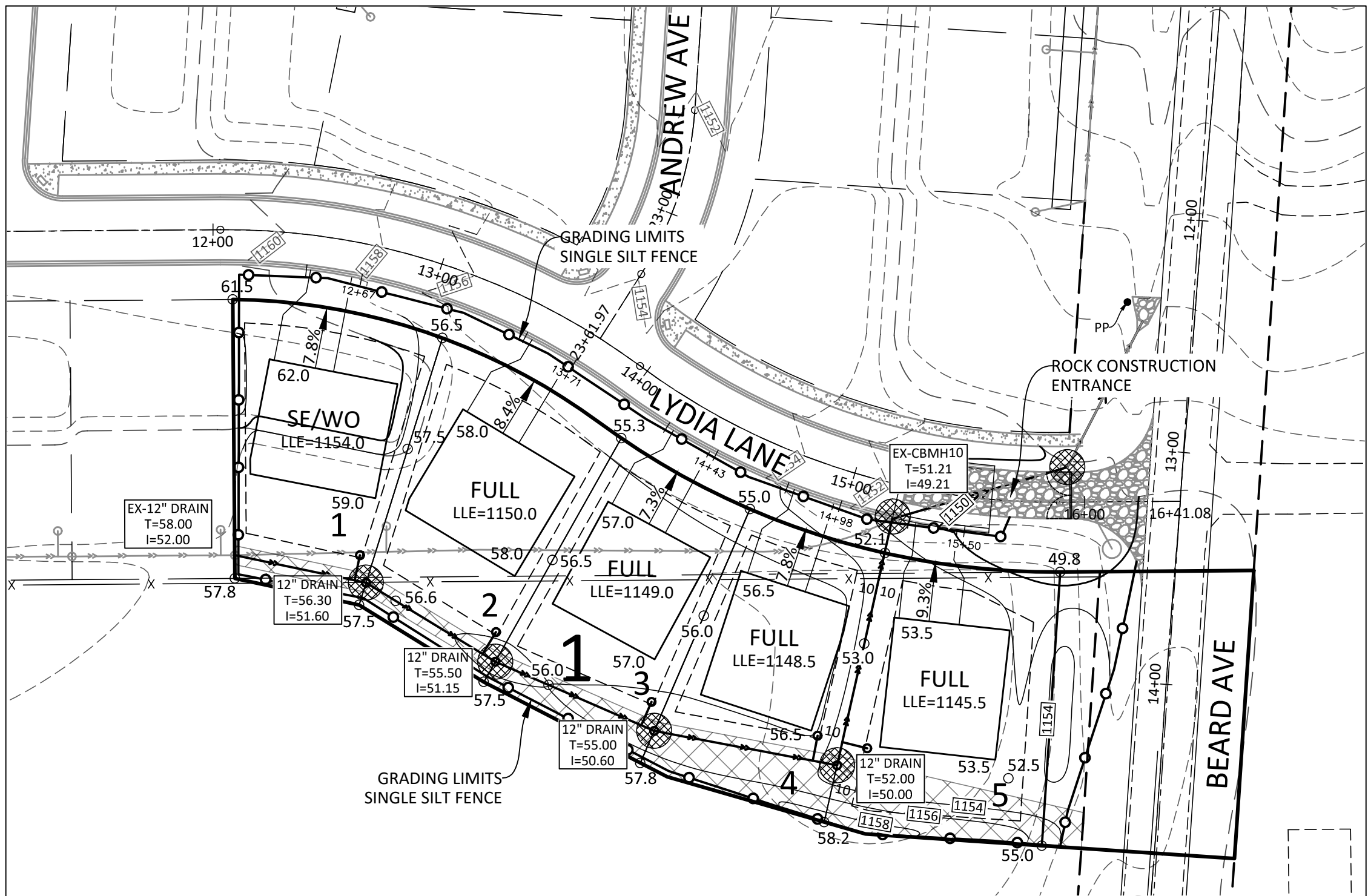
LEGEND

- CB & DROP IN INLET PROTECTORS
- SEED & BLANKET
- RIP RAP
- SILT FENCE

GRADING TO BE ACCEPTED ONCE AS-BUILTS ARE WITHIN:
0.4' PAD GRADES (WITH HOLD DOWNS)
0.25' POND CONTOURS
0.2' SPOT ELEVATIONS
0.05 ABOVE OR 0.1' BELOW EOFs
(VARIATION MUST NOT IMPACT POND VOLUME)



GRADING PLAN



NOTES:
MAXIMUM ALLOWABLE SLOPE 3:1

PONDS MAY BE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, IF A POND IS USED AS A TEMP. SED. BASIN IT MUST BE CLEANED OUT PRIOR TO BEING PUT INTO SERVICE.

DRAINAGE TO THE TEMPORARY SEDIMENTATION BASINS MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

SEED MIXES AS SHOWN IN LEGEND , WHERE NOT SPECIFIED USE MN DOT MIX 22-111(OR EQUIVALENT) AS GENERAL SITE STABILIZATION.

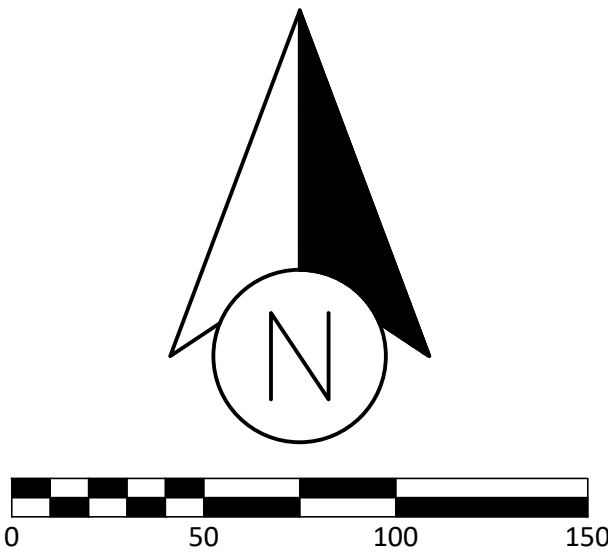
STOCKPILES TO BE STABILIZED IF NOT UTILIZED FOR MORE THAN 14 DAYS.

SILT FENCE TO BE INSTALLED ALONG PERIMETER OF CONSTRUCTION AREA PRIOR TO THE START OF WORK

REROUTE AND MAINTAIN FLOW FOR ANY AGRICULTURAL TILE ENCOUNTERED IF BENEFITING ADJACENT PROPERTIES

EXPOSED SOIL TO BE STABILIZED WITH SEED AND DISC-ANCHORED STRAW MULCH WITHIN 14 DAYS OF STOPPAGE OF WORK.

MAINTAIN MINIMUM 4" TOPSOIL THICKNESS IN PUBLIC RIGHT OF WAY AND OUTLOTS.



6001 Egan Drive, Ste 100, Savage, MN 55378
Phone: 952.226.3200 Web: www.kjwalk.com

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

Signature

Luke Warren Israelson
Registration #: 51362 Date: 8/5/2024

Date:	Revision:
08/25/2023	Original
02/13/2024	Revised Per City Comments
08/06/2024	Spot Elevations Added

BOULDER HEIGHTS
FOURTH ADDITION
ELKO, MN



For Review
August 6, 2024

Preliminary Plat, Grading,
Erosion Control and
Landscaping

SHEET 2 of 5