



LOCATION MAP

Project: Johnson Residence
Location: 14411 McGinty Road W



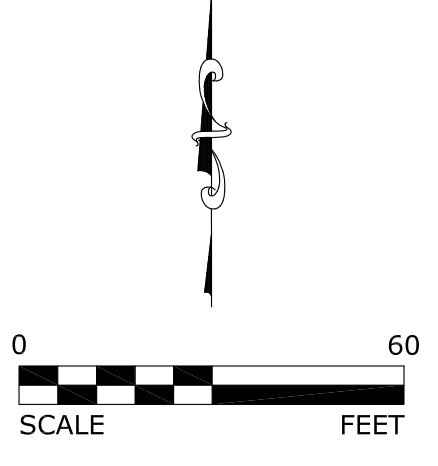
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
 KRISTLE L. BLOCH
 11-7-2024
 49893
 DATE LIC. NO.

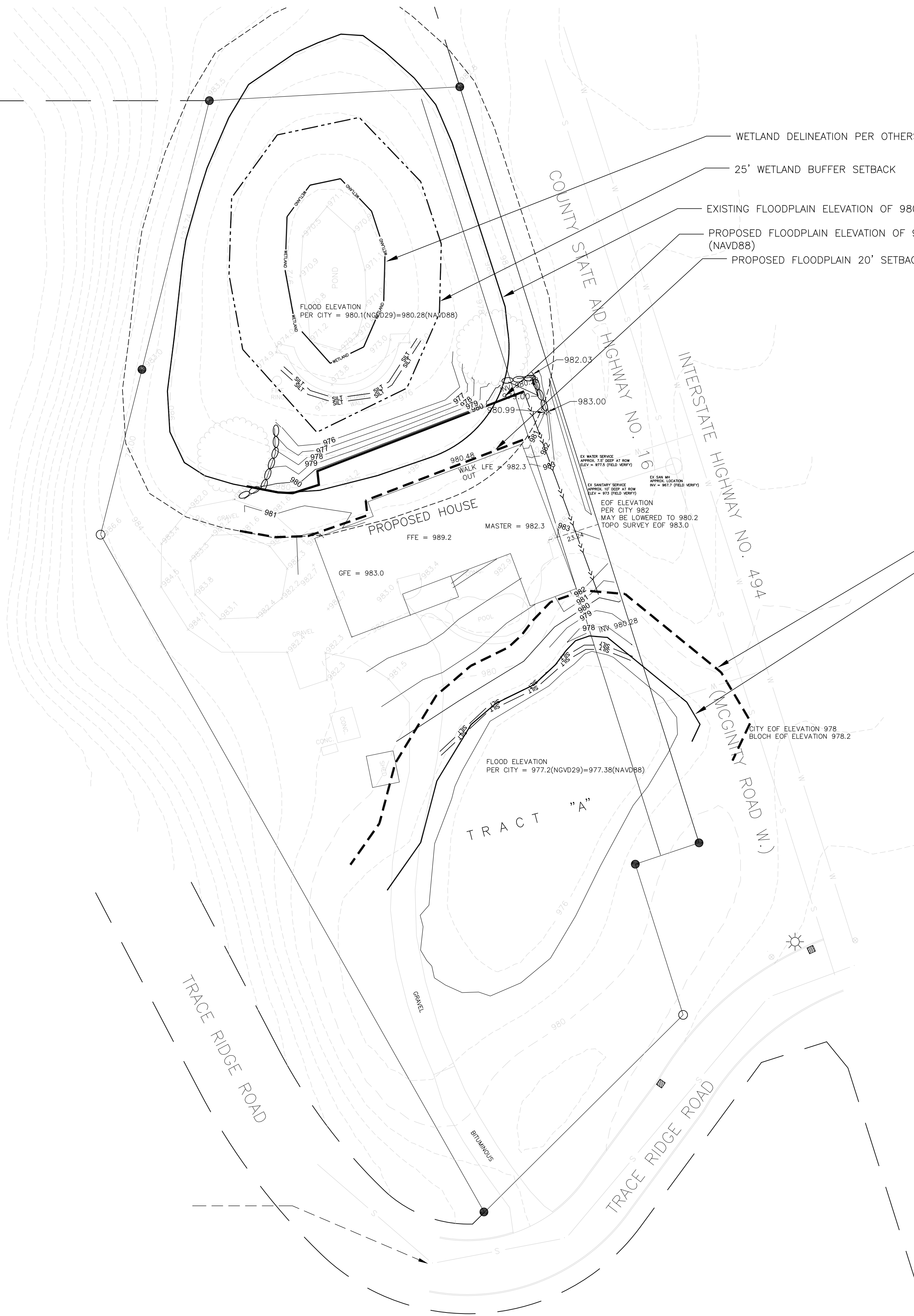
JOHNSON RESIDENCE
 14411 MCGINTY ROAD
 MINNETONKA, MN

GRADING AND
 EROSION CONTROL PLAN

REVISIONS	NO. DATE		BY	DESCRIPTION



DATUM/ELEVATION NOTES:
 ALL ELEVATIONS ARE NAVD88 DATUM, UNLESS OTHERWISE NOTED



IMPERVIOUS AREAS:
 *INCLUDES HOUSE/POOL/PATIO AREAS, WHICH ARE THE ONLY AREAS OF CHANGE

EXISTING IMPERVIOUS = 6310 SF
 PROPOSED IMPERVIOUS = 5730 SF

OWNER CAN PLACE PATIO OR OTHER HARD SURFACE UP TO 580 SF BEFORE EXCEEDING THE EXISTING IMPERVIOUS AMOUNT. NO STORMWATER TREATMENT NEEDED AT THIS TIME.

PROPOSED FLOODPLAIN 20' SETBACK
 PROPOSED FLOODPLAIN ELEVATION OF 978.2

- UTILITY NOTES:**
- SANITARY SEWER SERVICE LOCATION IS APPROXIMATE AND MUST BE FIELD VERIFIED. ALL EXISTING UTILITIES MUST BE FIELD VERIFIED (SEE GSOC NOTE BELOW).
 - CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF THERE ARE EXISTING DISCREPANCIES OR VARIATIONS FROM THE PLAN
 - ALL UTILITIES AND PLUMBING TO BE COMPLETED PER CITY CODE AND 2015 MINNESOTA PLUMBING CODE.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH PUBLIC AND PRIVATE UTILITY COMPANIES.
 - UTILITIES ON PLAN ARE SHOWN WITHIN THE PROPERTY LINES. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS ACCORDINGLY.
 - ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT GOPHER STATE ONE CALL FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION.
 - CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.

- SITE GRADING NOTES:**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT (651) 454-0002.
 - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 - EXISTING GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT INTERVALS.
 - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT TO THE OWNER FOR REVIEW.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - EXISTING SLOPES BEING TIED INTO ARE GREATER THAN 3:1, AND EXTRA CARE SHOULD BE TAKEN IN GRADING THESE AREAS. EROSION CONTROL BLANKET SHALL BE APPLIED TO THESE SLOPES IMMEDIATELY AFTER GRADING.

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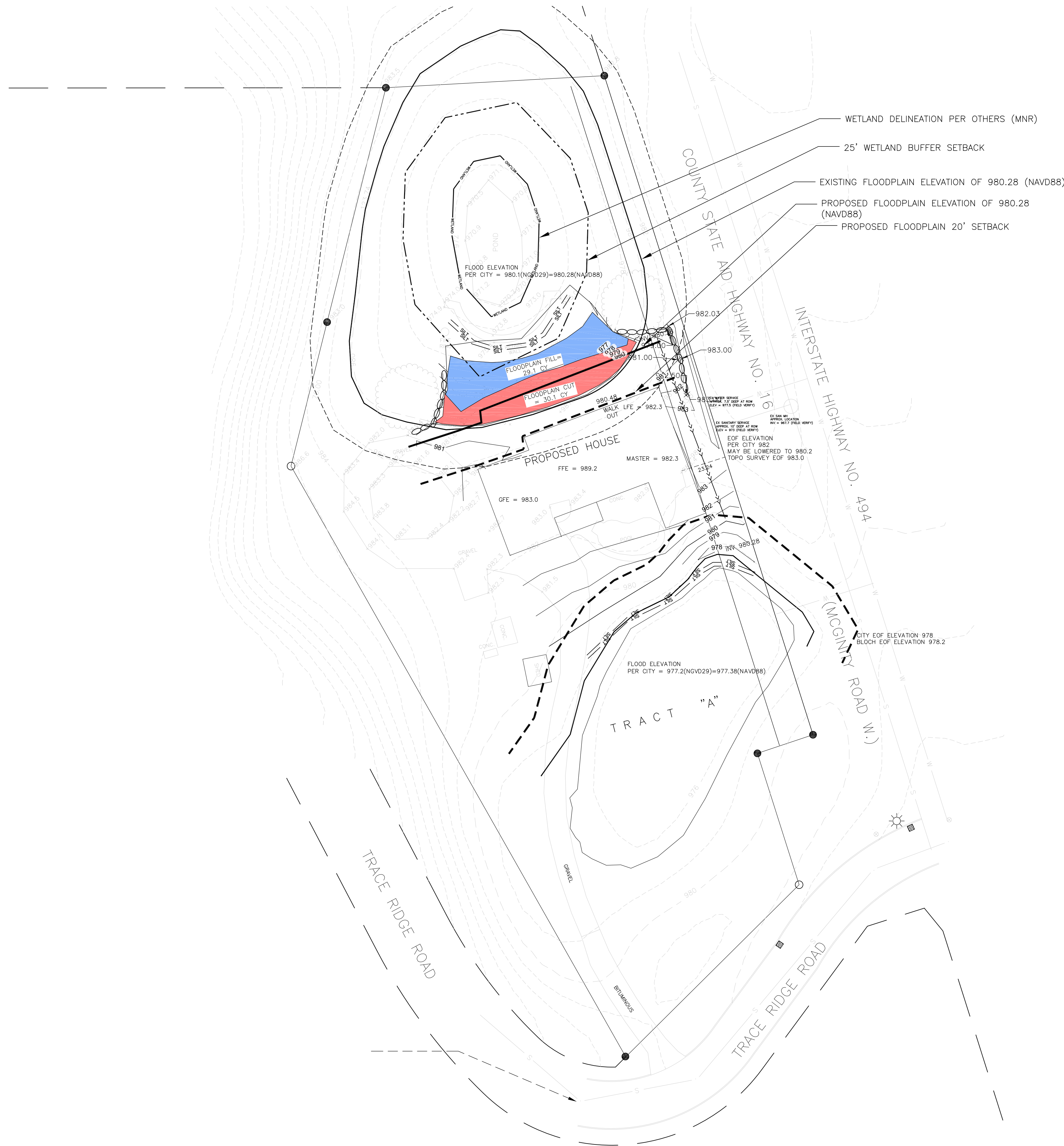
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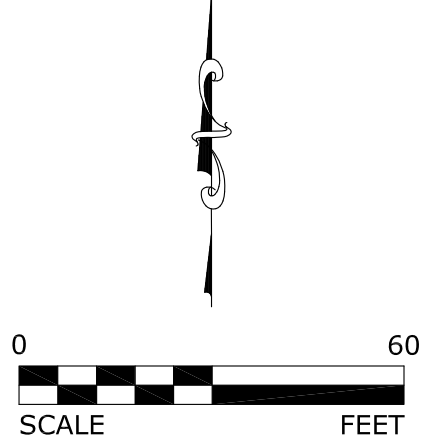
FLOODPLAIN CUT/FILL EXHIBIT

FLOODPLAIN SUMMARY	
100-YR FLOODPLAIN ELEVATION (PER CITY)	980.1
PROPOSED FLOODPLAIN CUT	30.1 CY
PROPOSED FLOODPLAIN FILL	29.1 CY
NET CUT	0.9 CY

- FLOODPLAIN NOTES:
1. CUT/FILL NUMBERS ARE SHOWN FOR AREA OF GRADING BELOW THE CITY FLOODPLAIN OF 980.1 (NGVD29)
2. NO PROPOSED ALTERATIONS TO THE SOUTHERN FLOODPLAIN/BASIN



REVISIONS	BY DESCRIPTION	
	NO. DATE	





Scale: 2.257

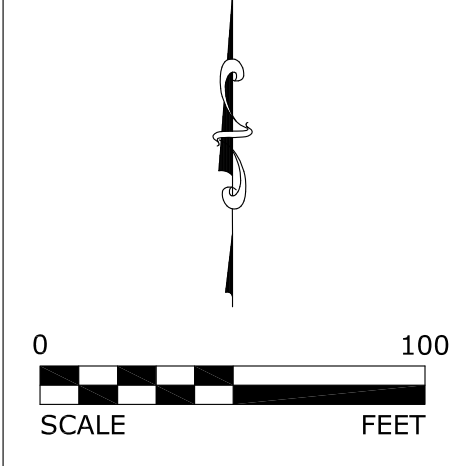
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DRAINAGE BASIN MAP

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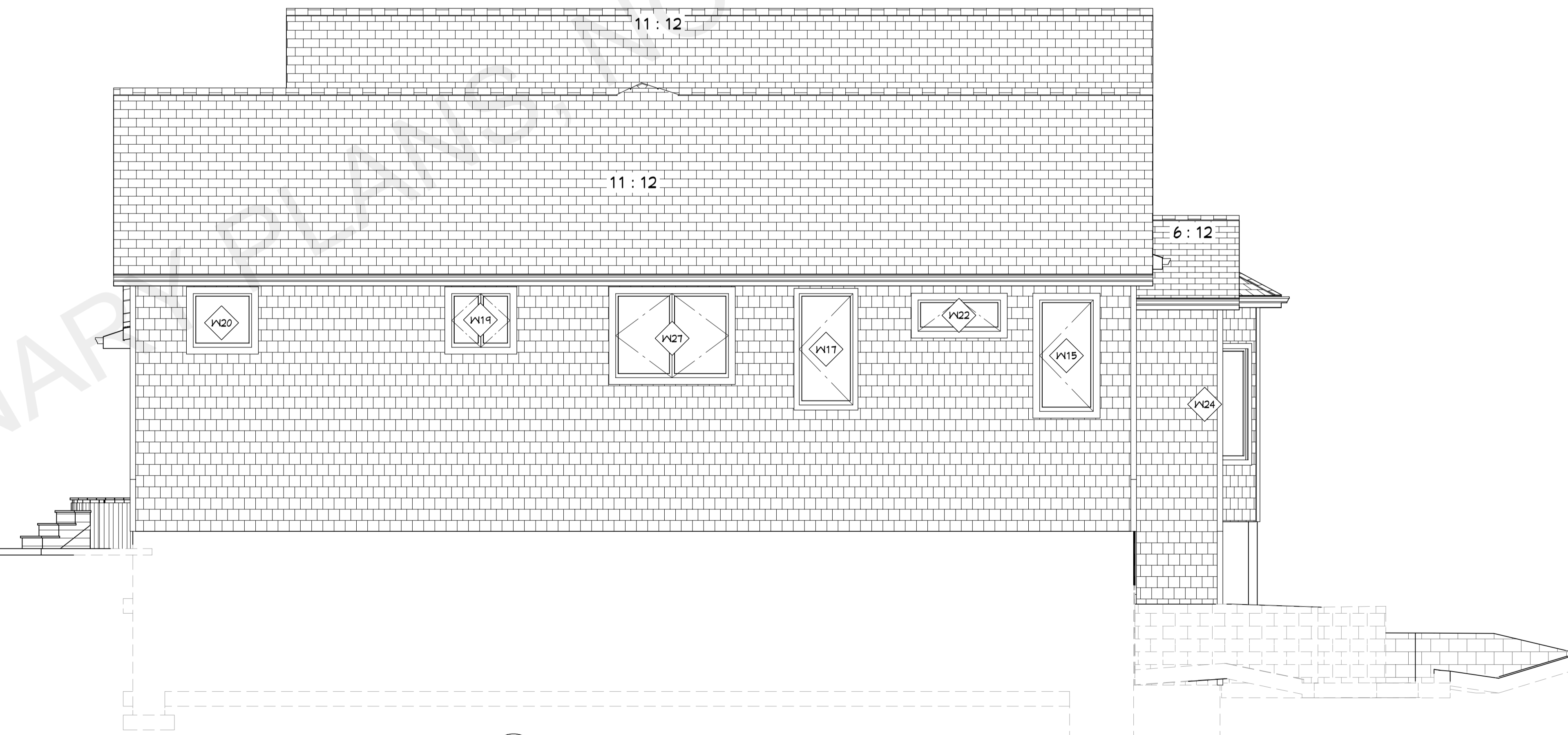


PLAN INDEX	
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5	Main Level Plan
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3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



A FRONT ELEVATION
2 1/4 in = 1 ft



B RIGHT ELEVATION
2 1/4 in = 1 ft



12304 Junction Road,
Minnetonka, MN, 55343
PHONE: 952-451-9911 EMAIL: dan@chiefexperts.com

LICENSE NUMBER:
1234567890

NEW HOME PLANS FOR:
Lisa and Brandon Johnson
14411 McGinty
Minnetonka, MN, 55345
CLIENT EMAIL: brandonjohnson@gmail.com
PHONE: CELL PHONE:

PAGE TITLE:
Front and Left Elevations

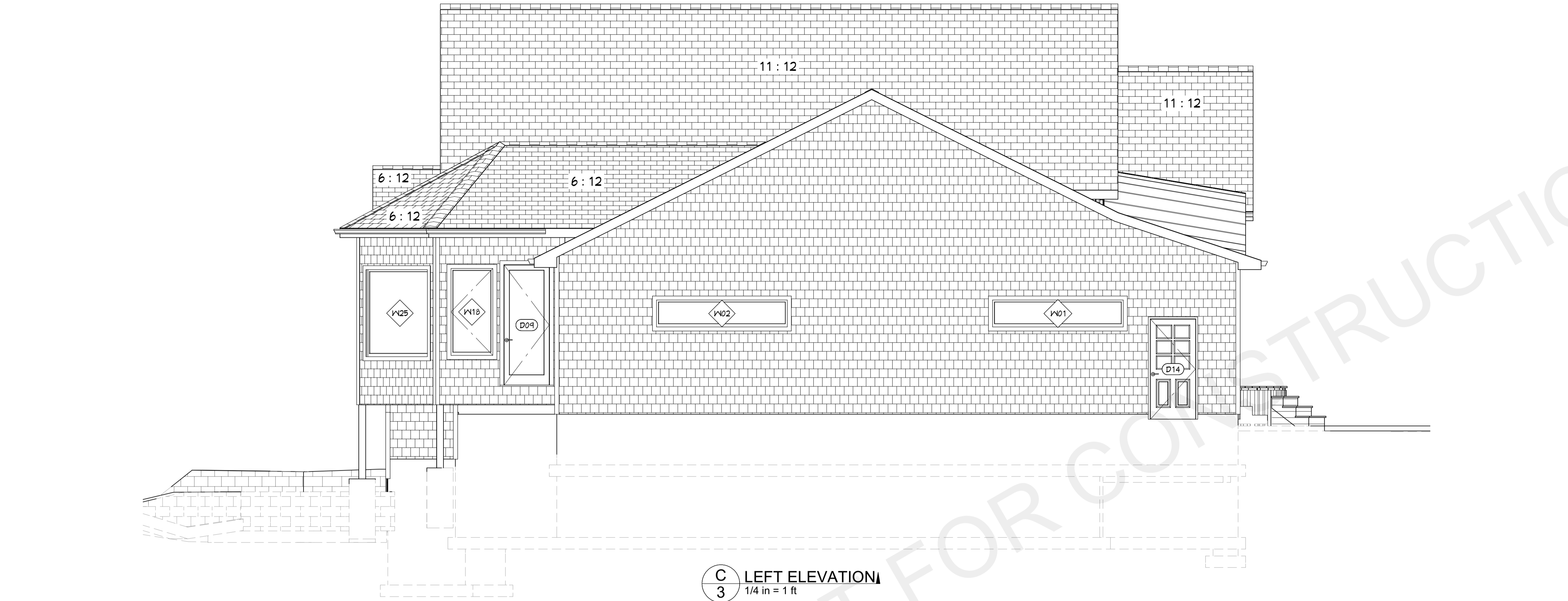
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C LEFT ELEVATION
1/4 in = 1 ft



D REAR ELEVATION
1/4 in = 1 ft



Chief Experts
A C A D E M Y
BETTER PLANS • BETTER PROJECTS

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