

SITE OVERVIEW

NOT TO SCALE

SITE ADDRESS

16191 CLAYTON AVE.
COATES, MN 55068

PARCEL IDENTIFICATION NUMBER

080668000

LEGAL DESCRIPTION

LOT 4, BLOCK 1, CRESCENT HILLS FIRST ADDITION TO THE TOWNSHIP OF LA CRESCENT - HOUSTON COUNTY, MN

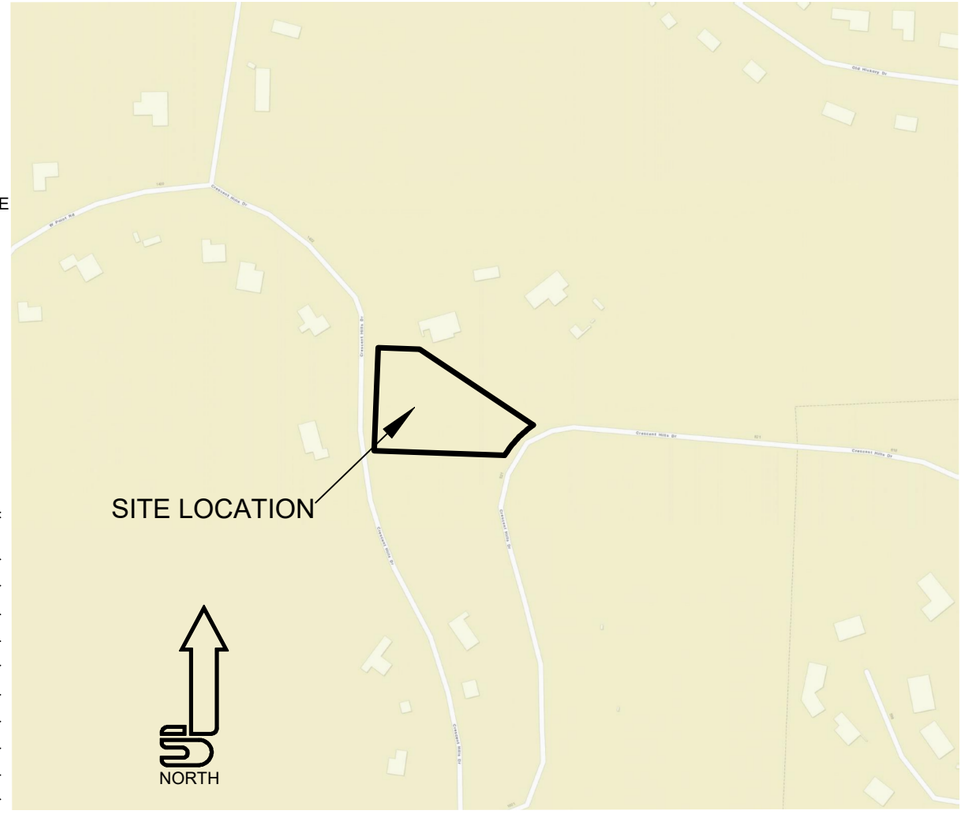
ZONING

CURRENTLY ZONED: LIMITED INDUSTRIAL

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This plan contains 13 Total sheets



VICINITY MAP

MAP NOT TO SCALE

NOTES

1.) NO CONSTRUCTION MAY BEGIN UNTIL EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND APPROVED BY HOUSTON COUNTY.
2.) NO CONSTRUCTION MAY BEGIN UNTIL A PRECONSTRUCTION MEETING IS HELD WITH HOUSTON COUNTY.
3.) PREVAILING SPECIFICATIONS: HOUSTON COUNTY, MN MUTCD, MNDOT SPECIFICATIONS, CEAM SPECIFICATIONS.
4.) NO CHANGES SHALL BE MADE TO APPROVED PLANS WITHOUT WRITTEN CONSENT OF HOUSTON COUNTY.
5.) EXISTING "AS-BUILT" INFO IS FROM TOPOGRAPHIC SURVEY.
6.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES.

JOHNSON & SCOFIELD INC.
Surveying & Engineering,
1203 Main Street Red Wing, MN 55066
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Steven P. Voigt, PE

DATE 7/27/2021 REG. NO. 20034

DESIGNED SPD
DRAWN SPD
CHECKED SPV

REVISED	BY	DATE

LATEST REVISION:
Prepared For:
MARTY KIRCHNER
KIRCHNER CUSTOM BUILDER, INC.
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LA CROSSE, WI 54601
PHONE: 608-782-3087 EXT. 700

ZLABEK HOUSE

LA CRESCENT, MINNESOTA

TITLE SHEET

SHEET 1 OF 13 SHEET

EROSION CONTROL NOTES

- CONTRACTOR SHALL INSTALL PERIMETER SILT FENCE BEFORE START OF ANY CONSTRUCTION ACTIVITY. TO PREVENT SEDIMENT RUNOFF FROM REACHING THE CURB OR STREET RIGHT OF WAY, PERIMETER DOWNSLOPE SILT FENCE SHALL BE INSTALLED ACROSS ALL PRIVATE LOTS. SEE DETAIL ON SHEET 7.

- WHILE STILL VULNERABLE DUE TO EXPOSED SOIL, ROCK CHECK DAMS WILL BE PLACED EVERY 25 FEET ALONG THE CENTERLINE OF EACH DRAINAGE SWALE ON GRADES EXCEEDING 4% TO REDUCE FLOW VELOCITIES THAT CAUSE EROSION. SEE DETAIL ON SHEET 9.

- TO PREVENT TRACKING OF DIRT ONTO HARD SURFACE STREET RIGHT-OF-WAY, ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND MAINTAINED UNTIL VEHICLE ENTRANCES ONTO THE SITE ARE NO LONGER REQUIRED AND TOPSOIL IS SCHEDULED TO BE REPLACED. ALL VEHICLE ACCESS TO THIS SITE SHALL USE THE ROCK CONSTRUCTION ENTRANCES. SHOULD THE ROCK CONSTRUCTION ENTRANCES BECOME INEFFECTIVE DUE TO EXCESSIVE SOIL CONTAMINATION, THEY SHALL BE REMOVED AND REPLACED. SEE DETAIL ON SHEET 8.

- INSTALL AND MAINTAIN APPROVED INLET PROTECTION AT ALL ACTIVE STORM SEWER INLETS. SEE DETAIL ON SHEET 8. SEDIMENT RUNOFF SHOULD BE MINIMIZED BY RESPONSIBLE SITE EROSION CONTROL. EROSION CONTROL MEASURES MUST BE INSPECTED BY THE CITY BEFORE ANY GRADING ACTIVITY BEGINS. TO PREVENT SILT AND SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM, A FILTER BAG INSERT, SEDIMENT CONTROL INLET HAT, ROCK LOG RING OR OTHER DEVICE APPROVED BY HOUSTON COUNTY, SHALL BE INSTALLED AT THE INLET.

- SUFFICIENT TOPSOIL IS TO BE SALVAGED TO PROVIDE COVER AFTER GRADING OPERATIONS. ALL SOIL STOCKPILES AND FINISHED GRADED AREAS ARE TO BE SEEDED IMMEDIATELY IN ORDER TO ESTABLISH VEGETATION WITH WHEAT OR RYE GRASS @ 100 LB./ACRE DURING CONSTRUCTION.

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED AS SOON AS POSSIBLE. AREAS THAT HAVE BEEN DISTURBED OR AT FINISH GRADE, BUT HAVE NO ACTIVE WORK, SHALL BE SEEDED AND MULCHED OR SODDED WITHIN 14 DAYS, EXCEPT ON SLOPES STEEPER THAN 4H:1V. STEEPER SLOPES SHALL BE SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET OR SEEDED AND MULCHED WITH A TACKIFYING AGENT OR SODDED. SEE DETAIL ON SHEET 9. AS SOON AS POSSIBLE AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, TOPSOIL SHALL BE SPREAD AND THE ENTIRE SITE SHALL BE VEGETATED. FINAL SITE STABILIZATION SHALL BE EVIDENT WHEN SEEDED GRASS IS PRESENT ON ALL EXPOSED GRADING AREAS AND HAS GROWN TO A LENGTH OF 6 INCHES AND THERE ARE NO SIGNS OF ONGOING EROSION. IF SOD IS PLACED IN-LIEU OF SEED, IT SHALL BE WATERED AND MAINTAINED AND SHOW NO SIGNS OF STRESS FOR AT LEAST 30 DAYS. HOUSTON COUNTY SHALL APPROVE FINAL SITE STABILIZATION.

- A CONCRETE WASHOUT AREA IS REQUIRED FOR ALL CONCRETE CONSTRUCTION. THE WASHOUT SYSTEM CAN BE A PORTABLE UNIT PROVIDED BY THE CONCRETE SUPPLIER OR AN IN-GROUND SYSTEM CONSTRUCTED BY THE CONTRACTOR. ONE ACCEPTABLE METHOD OF CREATING AN IN-GROUND WASHOUT PIT WOULD BE TO EXCAVATE A 3 FOOT DEEP AREA (MIN. 3' WIDTH X VARIABLE LENGTH AS NEEDED), LINED WITH 10 MIL. PLASTIC AND PERIMETER ANCHORED WITH SAND BAGS OR AGGREGATE. IF THE LINING BECOMES DAMAGED (PUNCTURED OR RIPPED), THE WASHOUT SHALL NOT BE USED UNTIL THE LINING IS REPAIRED. CONCRETE POURS SHALL NOT BE CONDUCTED DURING OR BEFORE AN ANTICIPATED STORM EVENT. CONCRETE WASTES SHALL BE ALLOWED TO HARDEN, BROKEN UP, THEN DISPOSED OF ACCORDING TO LOCAL ORDINANCE. THIS WASHOUT PIT SHALL BE LOCATED AWAY FROM ALL STEEP SLOPES AND DRAINAGE INLETS.

- A NPDES STORM WATER PERMIT FOR CONSTRUCTION IS NOT REQUIRED FOR THIS PROJECT.

SITE PLAN NOTES

- ALL RADII AND LENGTHS ARE TO EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS MUST BE VERIFIED WITH ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY ARCHITECTURAL DIMENSIONS SHALL BE USED.
- WALL DESIGN BY OTHERS.

UTILITY NOTES

- WELL DESIGN BY OTHERS.
- SEPTIC DESIGN BY OTHERS.
- CONTACT PRIVATE UTILITY COMPANIES FOR ALL OTHER UTILITIES.

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LA CRESCENT, MINNESOTA

ENGINEER'S NOTES

LEGEND

THESE LINES AND SYMBOLS ARE FOUND IN THIS PLAN SET.

PROPERTY MONUMENTATION AND SURVEY CONTROL

- DENOTES A PLACED 1"X18" IRON PIPE WITH PLASTIC CAP BEARING LICENSE NUMBER 46559.
- DENOTES A FOUND 1" IRON PIPE.
- #1 DENOTES A PLACED PK NAIL IN BITUMINOUS FOR HORIZONTAL AND VERTICAL CONTROL PURPOSES.
- (S87°48'E) DENOTES A BEARING ON RECORD PLAT.
- DENOTES THE PROPERTY LINE.
- DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- DENOTES THE BUILDING SETBACK.
- DENOTES THE BLUFF IMPACT AREA.
- DENOTES A RIGHT OF WAY LINE.

EXISTING FEATURES

- DENOTES A POWER POLE.
- DENOTES A GUY WIRE AND ANCHOR.
- OHP — DENOTES AN OVERHEAD UTILITY LINE.
- G — DENOTES APPROXIMATE LOCATION OF 2" PLASTIC UNDERGROUND GAS MAIN ACCORDING TO PROVIDED MAP.
- FO — DENOTES APPROXIMATE LOCATION OF COMMUNICATION FIBER ACCORDING TO PROVIDED MAP.
- 1140 — DENOTES AN EXISTING 1 FOOT ELEVATION CONTOUR FROM LAND SURVEY AND LIDAR.
- 1140 — DENOTES AN EXISTING 2 FOOT ELEVATION CONTOUR FROM COUNTY LIDAR.
- DENOTES A UTILITY BOX.
- DENOTES A UTILITY VAULT.
- DENOTES A BITUMINOUS SURFACE.
- DENOTES A GRAVEL SURFACE.
- DENOTES A RIP-RAP SURFACE.

PROPOSED FEATURES

- DENOTES A PROPOSED SILT FENCE.
- DENOTES A PROPOSED INLET PROTECTION.
- DENOTES A PROPOSED ROCK CHECK DAMN.
- DENOTES A PROPOSED HOUSE.
- DENOTES A PROPOSED RETAINING WALL.
- 1140 — DENOTES A PROPOSED ELEVATION CONTOUR LINE.
- S — DENOTES A SEPTIC TANK.
- SS — DENOTES THE PROPOSED SEPTIC DRAIN FIELD.
- W — DENOTES A PROPOSED WELL.
- DENOTES A PROPOSED FIRE PIT.
- S — DENOTES A PROPOSED 8" DRAIN TILE.
- DENOTES A PROPOSED DRAINAGE SWALE.
- ×FG:919.30 — DENOTES A PROPOSED FINISHED GRADE ELEVATION.
- 2.0% → — DENOTES THE PROPOSED FINISHED GROUND SLOPE.
- FGTW: 1138.80 — DENOTES THE FINISHED GROUND ELEVATION AT THE TOP OF THE WALL.
- FGBW: 1131.57 — DENOTES THE FINISHED GROUND ELEVATION AT THE BOTTOM OF THE WALL.
- DENOTES A PROPOSED CONCRETE SURFACE.
- DENOTES THE PROPOSED PLACEMENT OF SALVAGED RIP RAP .
- DENOTES THE PROPOSED PLACEMENT OF EROSION CONTROL BLANKET.

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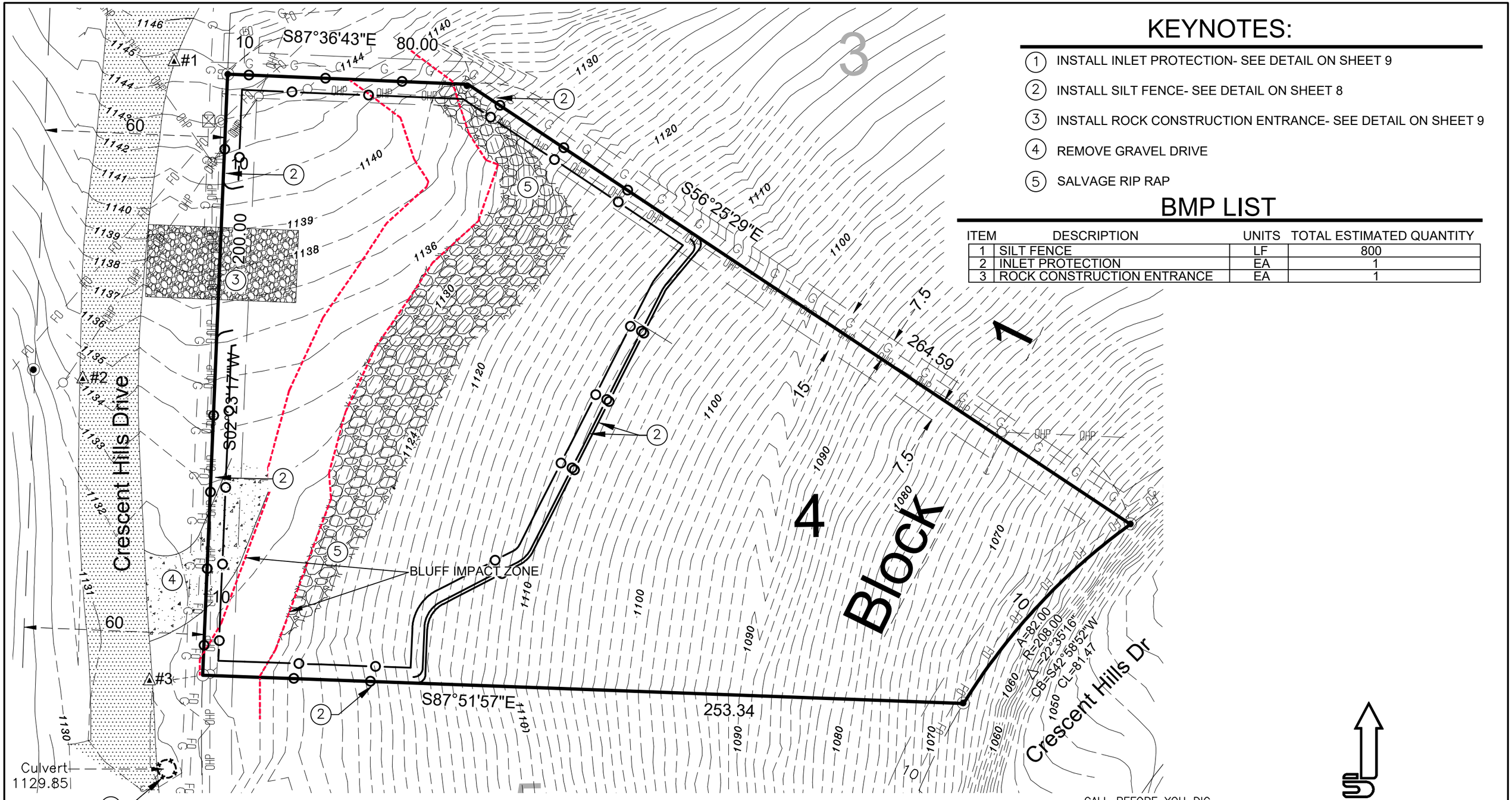
LEGEND SHEET

KEYNOTES:

1. INSTALL INLET PROTECTION- SEE DETAIL ON SHEET 9
2. INSTALL SILT FENCE- SEE DETAIL ON SHEET 8
3. INSTALL ROCK CONSTRUCTION ENTRANCE- SEE DETAIL ON SHEET 9
4. REMOVE GRAVEL DRIVE
5. SALVAGE RIP RAP

BMP LIST

ITEM	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITY
1	SILT FENCE	LF	800
2	INLET PROTECTION	EA	1
3	ROCK CONSTRUCTION ENTRANCE	EA	1



Horizontal and Vertical Control Points

▲#1	N:223062.876 E:538756.058 ELE:1144.74	
▲#2	N:222957.343 E:538725.637 ELE:1134.15	
▲#3	N:222856.982 E:538747.906 ELE:1131.10	

The bearings and coordinates shown hereon are based on the Houston County Coordinate System, NAD 1983, 1996 adjustment, (HARN).

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

NORTH
SCALE 1"=30'
0 30' 60' 90'
SCALE IN FEET

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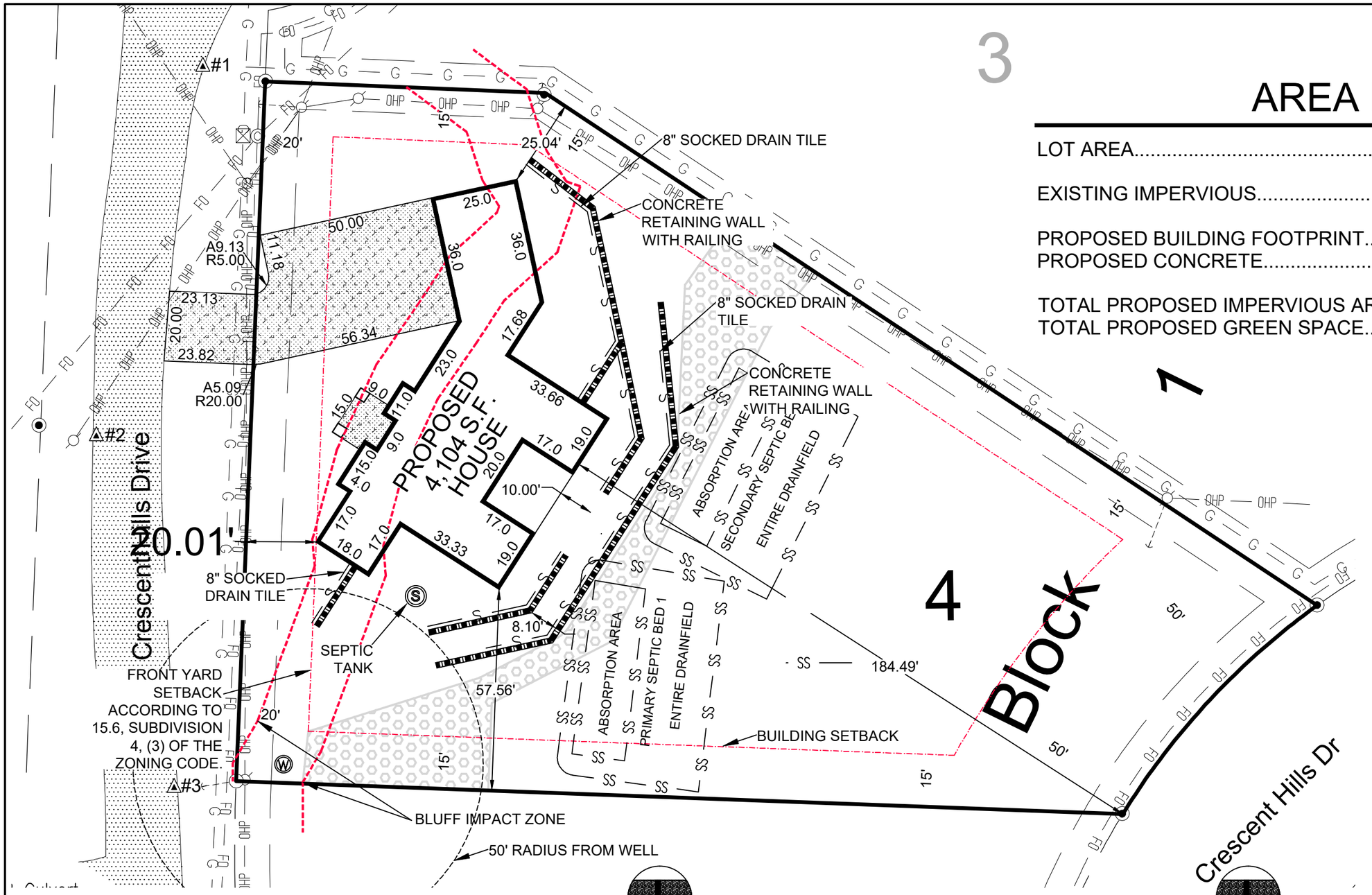
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LA CRESCENT, MINNESOTA

EXISTING CONDITIONS



3

AREA NOTES

LOT AREA.....1.01 ACRES (43,922 SF)

EXISTING IMPERVIOUS.....0.0 ACRES, 0 SF (0%)

PROPOSED BUILDING FOOTPRINT.....4,103 SF
PROPOSED CONCRETE.....2,934 SF

TOTAL PROPOSED IMPERVIOUS AREA.....0.16 ACRES, 7,037 SF (16%)
TOTAL PROPOSED GREEN SPACE.....0.85 ACRES, 36,885 SF (84%)

1

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COMPACTED SUB GRADE
CONST. 6" CLEAN SAND
CONST. 6" NON-REINFORCED CONCRETE PAVEMENT
CONCRETE MIX 3A31

NOT TO SCALE

DRIVEWAY CONCRETE SECTION



COMPACTED SUB GRADE
CONST. 6" CLEAN SAND
CONST. 4" NON-REINFORCED CONCRETE PAVEMENT
CONCRETE MIX 3A31

NOT TO SCALE

CONCRETE SIDEWALK SECTION

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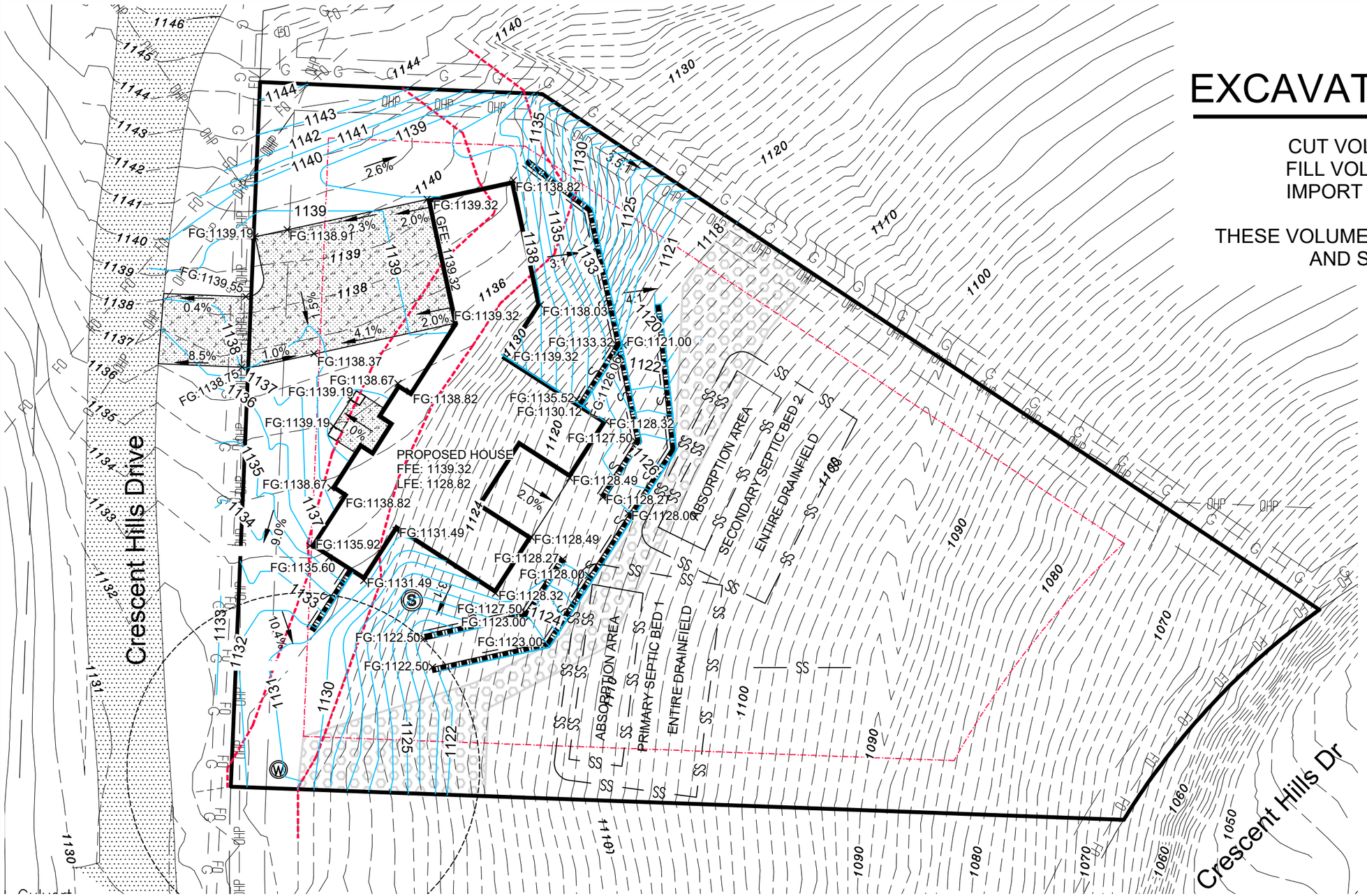
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LA CRESCENT, MINNESOTA

SITE PLAN



EXCAVATION QUANTITIES

CUT VOLUME.....745 C.Y.
FILL VOLUME.....1,610 C.Y.
IMPORT VOLUME.....865 C.Y.

THESE VOLUMES USE A SWELL FACTOR OF 1.20
AND SHRINK FACTOR OF 1.0.

Horizontal and Vertical Control Points

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ELE:1144.74

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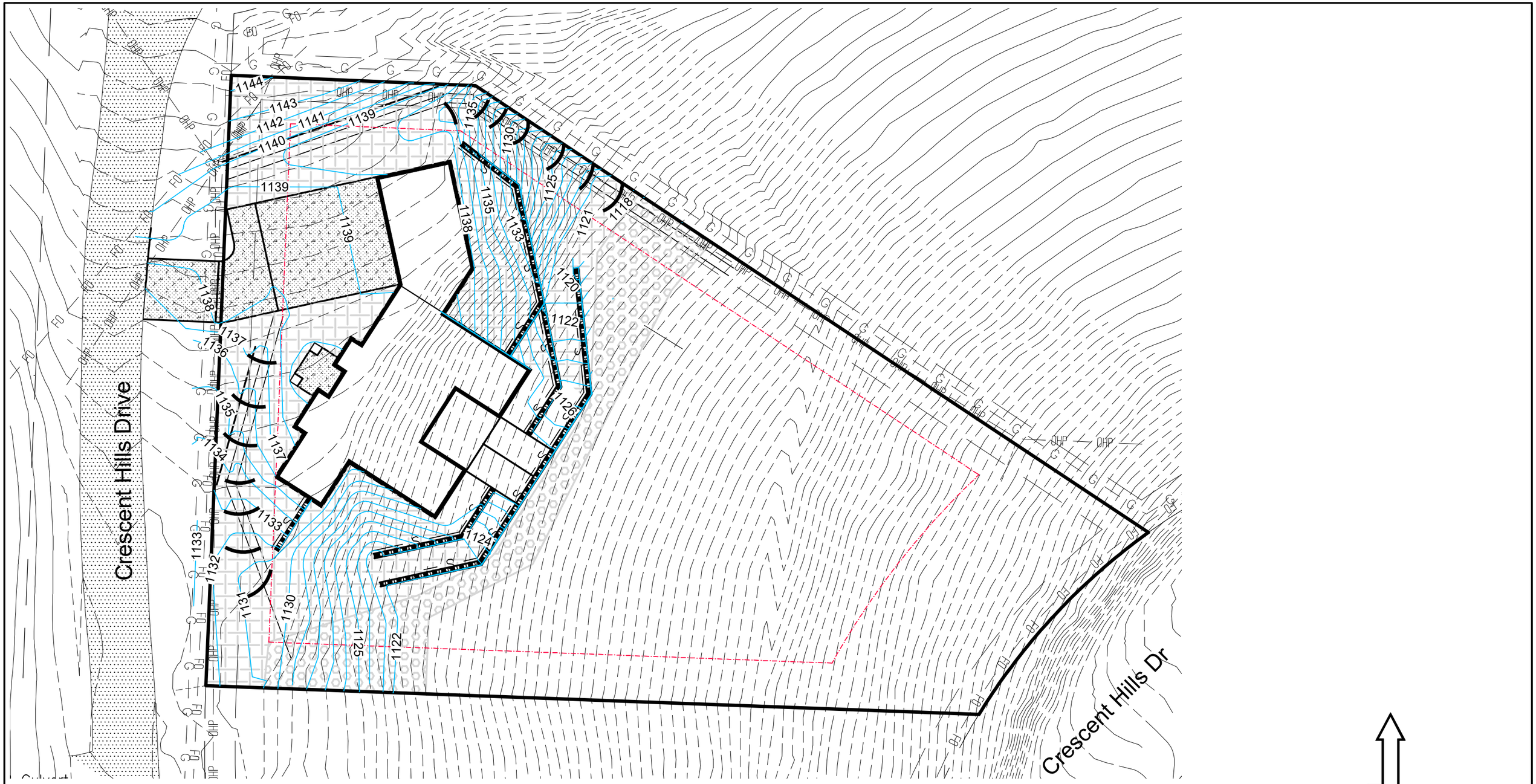
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LA CRESCENT, MINNESOTA

GRADING AND UTILITY PLAN



BMP LIST

ITEM	DESCRIPTION	UNITS	TOTAL ESTIMATED QUANTITY
1	ROCK CHECK DAMN	EA	14
2	SALVAGED RIP RAP	CY	195
3	CATAGORY 2 EROSION CONTROL BLANKET	SY	1,296

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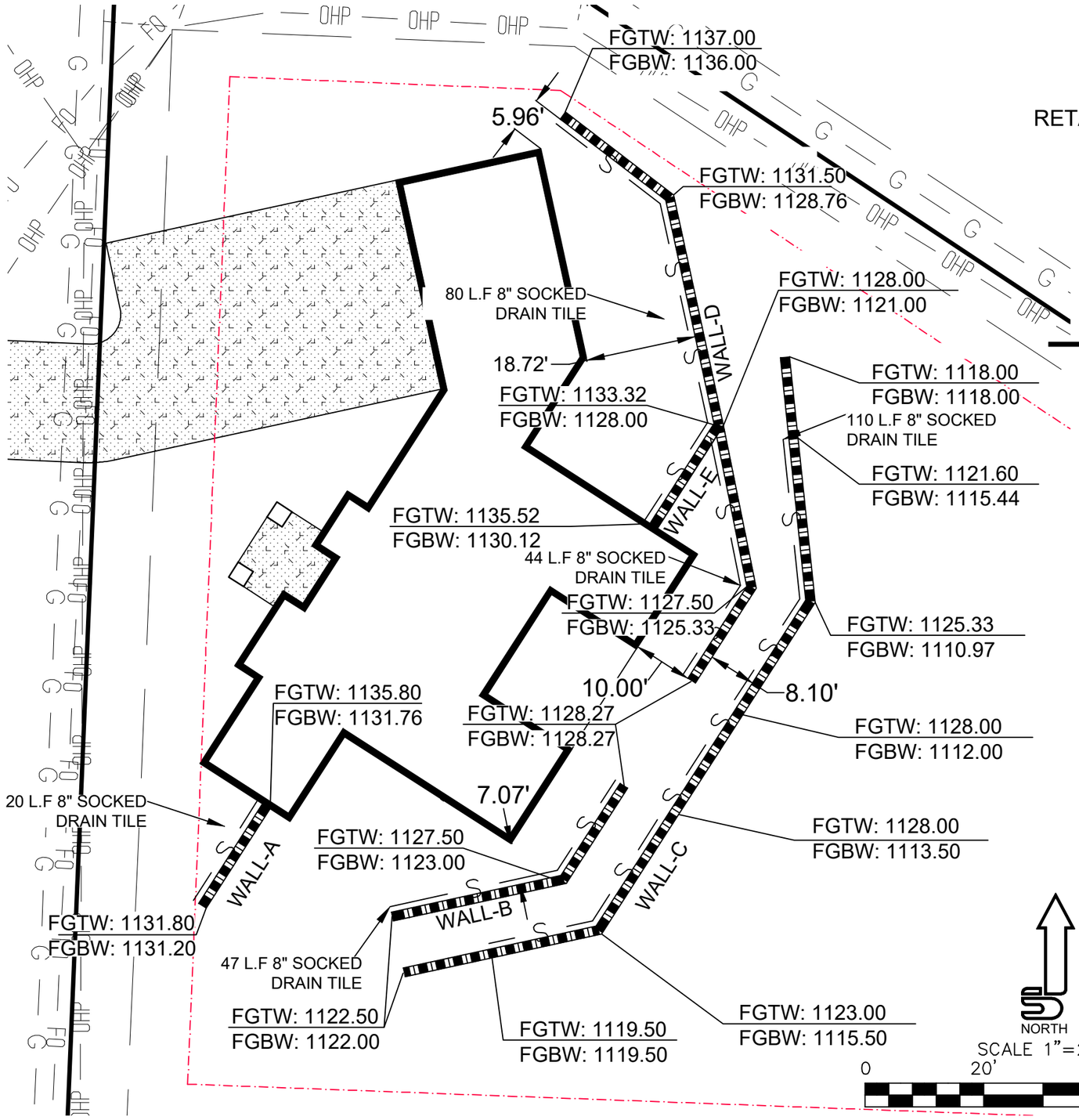
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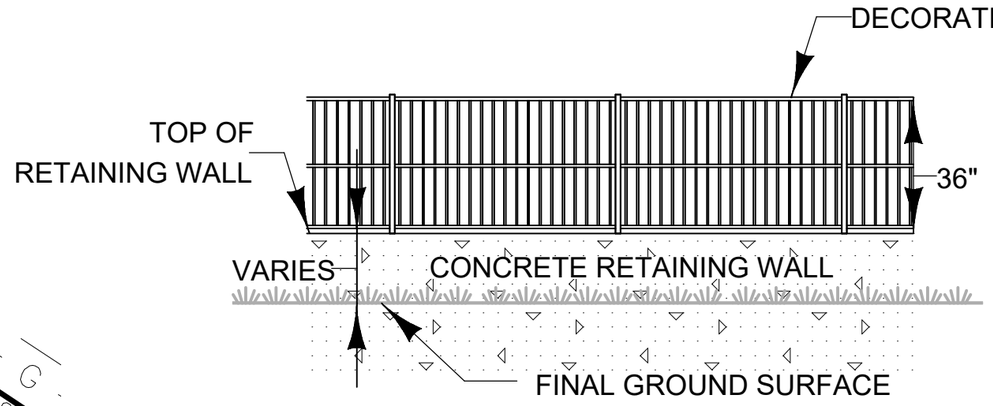
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EROSION CONTROL PLAN





NOT TO SCALE

WALL RAILING DETAIL

SEE WALL PROFILES ON SHEETS 9 AND 10 FOR WALL DISTANCES, ANGLES, AND ELEVATIONS .

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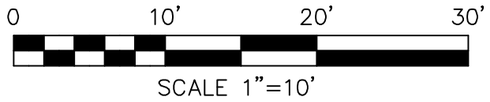
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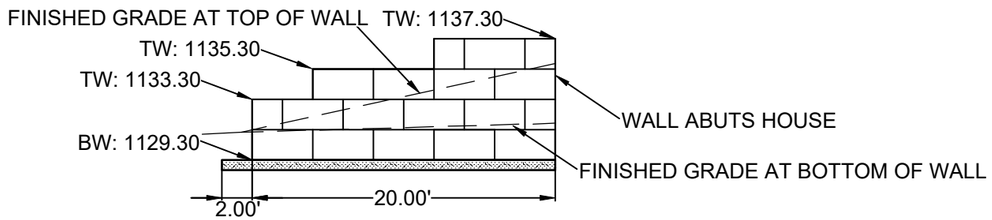
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LA CRESCENT, MINNESOTA

RETAINING WALL PLAN

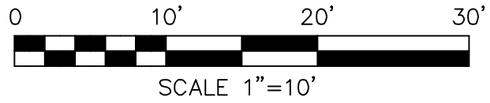


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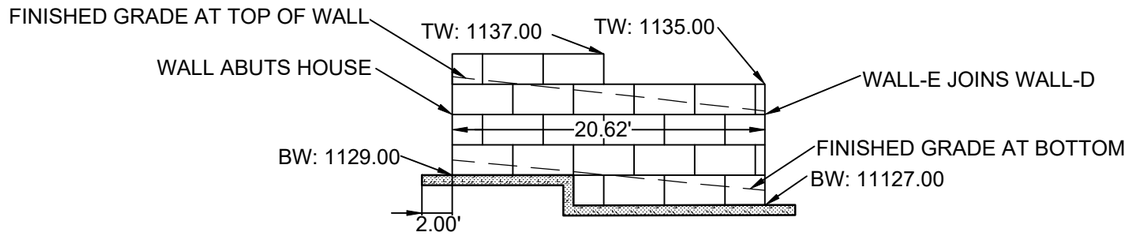


TOTAL WALL SQUARE FOOTAGE : 128

WALL-A

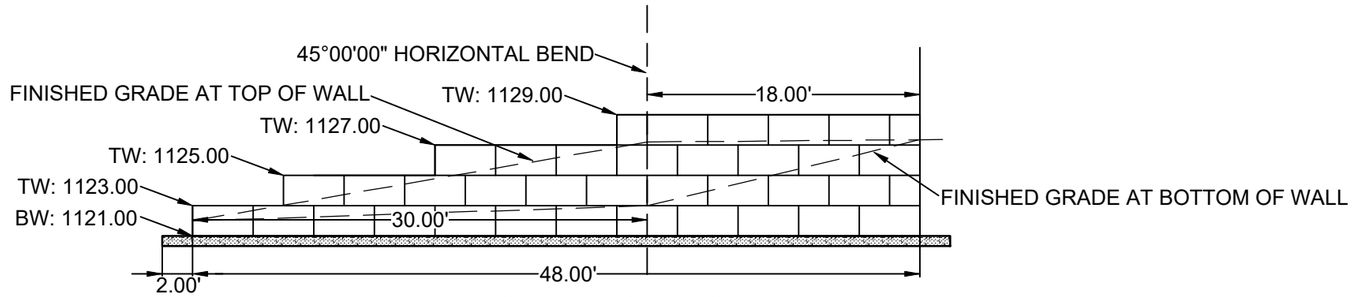


SCALE 1"=10'



TOTAL WALL SQUARE FOOTAGE : 169

WALL-E



TOTAL WALL SQUARE FOOTAGE : 284

WALL-B



SCALE 1"=10'

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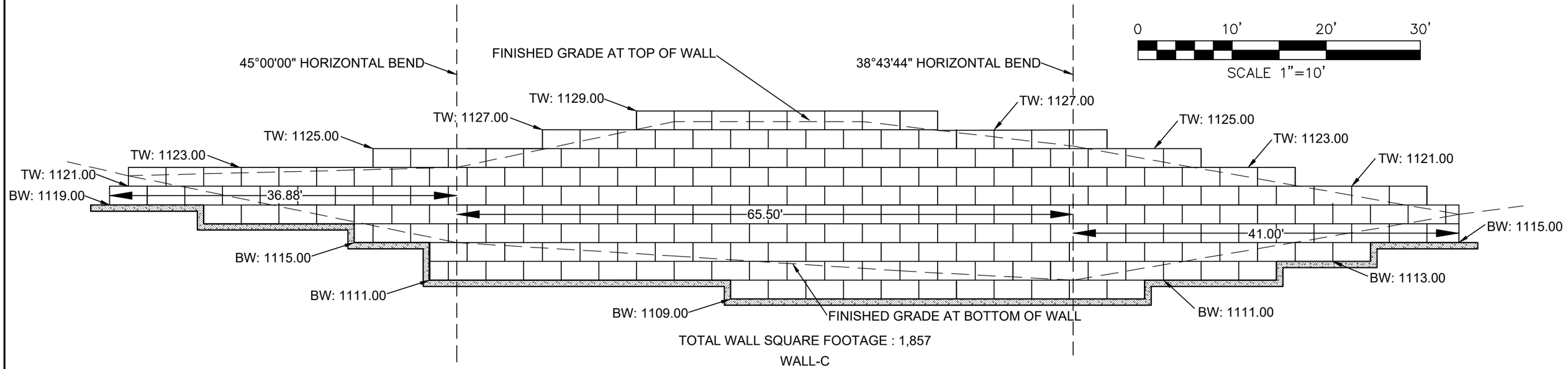
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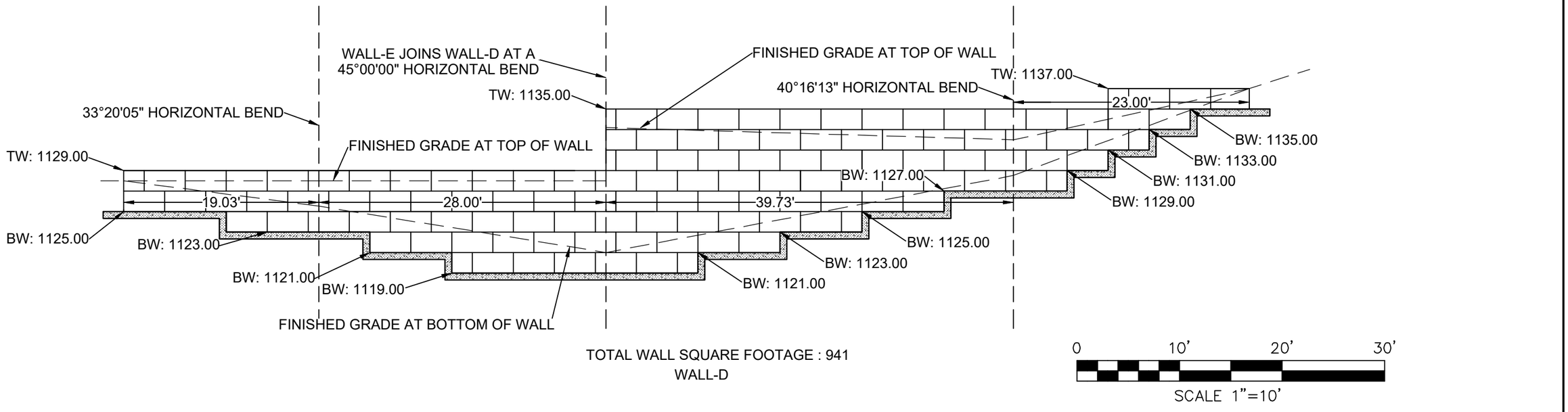
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ZLABEK HOUSE

LA CRESCENT, MINNESOTA

RETAINING WALL PROFILE 1/2





JOHNSON & SCOFIELD INC.
Surveying & Engineering,
1203 Main Street Red Wing, MN 55066
ph. 651.388.1558 fax 651.388.1559

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Steven P. Voigt, PE

DATE 7/27/2021 REG. NO. 20034

DESIGNED SPD
DRAWN SPD
CHECKED SPV

REVISED	BY	DATE

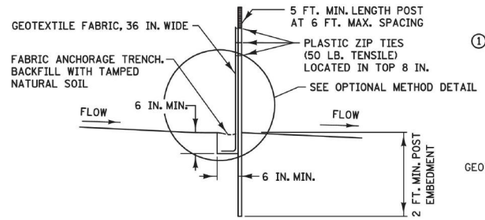
LATEST REVISION:

Prepared For:
MARTY KIRCHNER
KIRCHNER CUSTOM BUILDER, INC.
2809 28TH STREET SOUTH
LA CROSSE, WI 54601
PHONE: 608-782-3087 EXT. 700

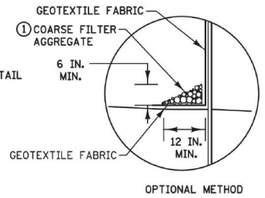
ZLABEK HOUSE

LA CRESCENT, MINNESOTA

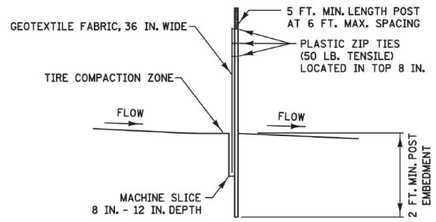
RETAINING WALL PROFILE 2/2



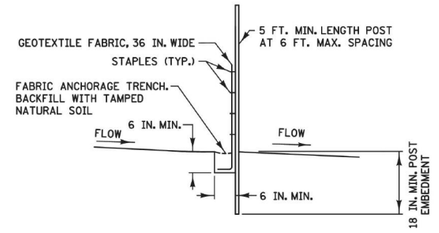
SILT FENCE TYPE HI ②
(HAND INSTALLED)



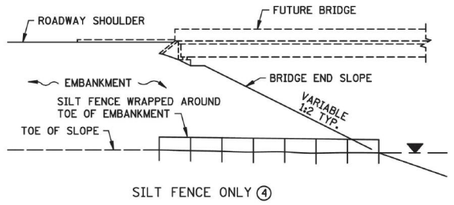
OPTIONAL METHOD



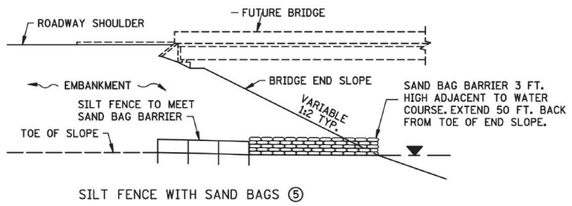
SILT FENCE TYPE MS ②
(MACHINE SLICED)



SILT FENCE TYPE PA ③
(PREASSEMBLED)

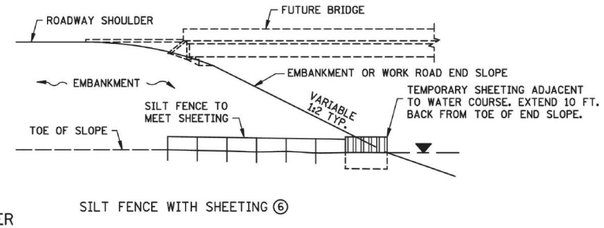


SILT FENCE ONLY ④

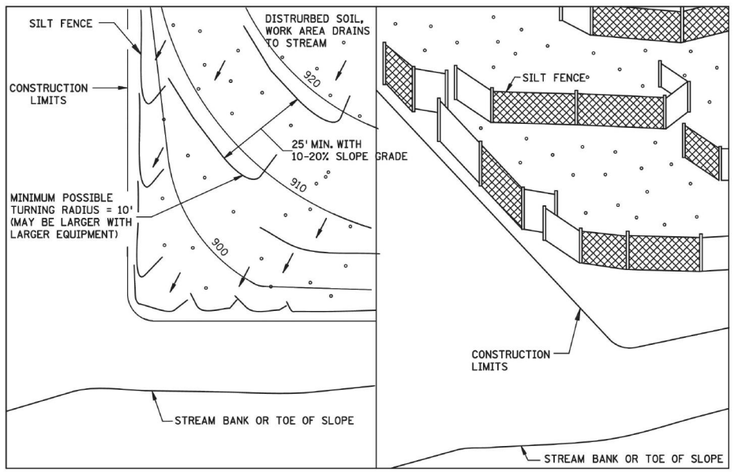


SILT FENCE WITH SAND BAGS ⑤

INSTALLATION AT BRIDGE EMBANKMENT ADJACENT TO WATER



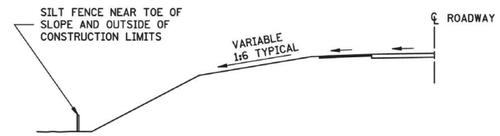
SILT FENCE WITH SHEETING ⑥



PLAN VIEW

PERSPECTIVE VIEW

J-HOOK INSTALLATION



LOCATION AT TOE OF ROADWAY EMBANKMENT

NOTES:

SEE SPECS. 2573, 3149 & 3886.

① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.

② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.

③ TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 0.25 ACRE.

④ WATER COURSE FLOW VELOCITY: STANDING.
CONTRIBUTING SLOPE AREA: 1./2 ACRE.

⑤ WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC.
CONTRIBUTING SLOPE AREA: 1. ACRE.

⑥ WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC.
CONTRIBUTING SLOPE AREA: 3 ACRES.

STANDARD SHEET NO.	TITLE:
5-297.405 (6 OF 7)	TEMPORARY SEDIMENT CONTROL SILT FENCE
STANDARD APPROVED: DECEMBER 11, 2013	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

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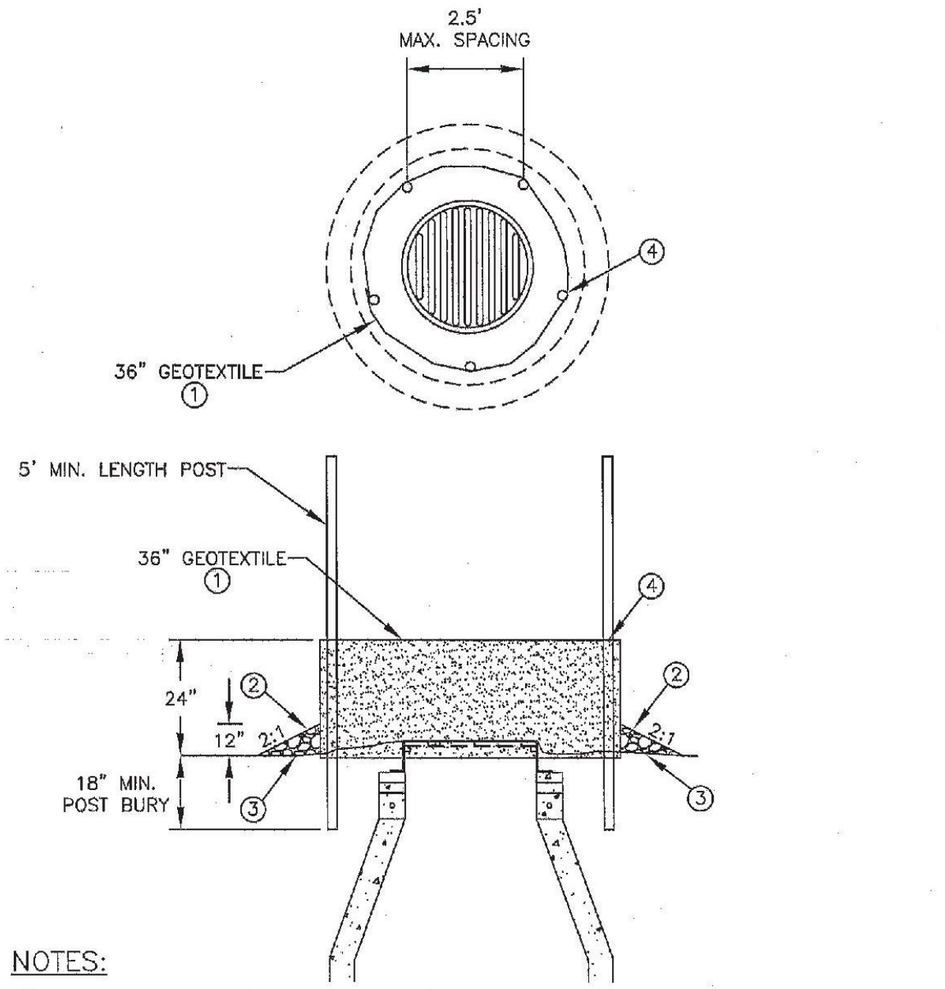
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ZLABEK HOUSE

LA CRESCENT, MINNESOTA

DETAIL SHEET 1

SHEET 11 OF 13 SHEET

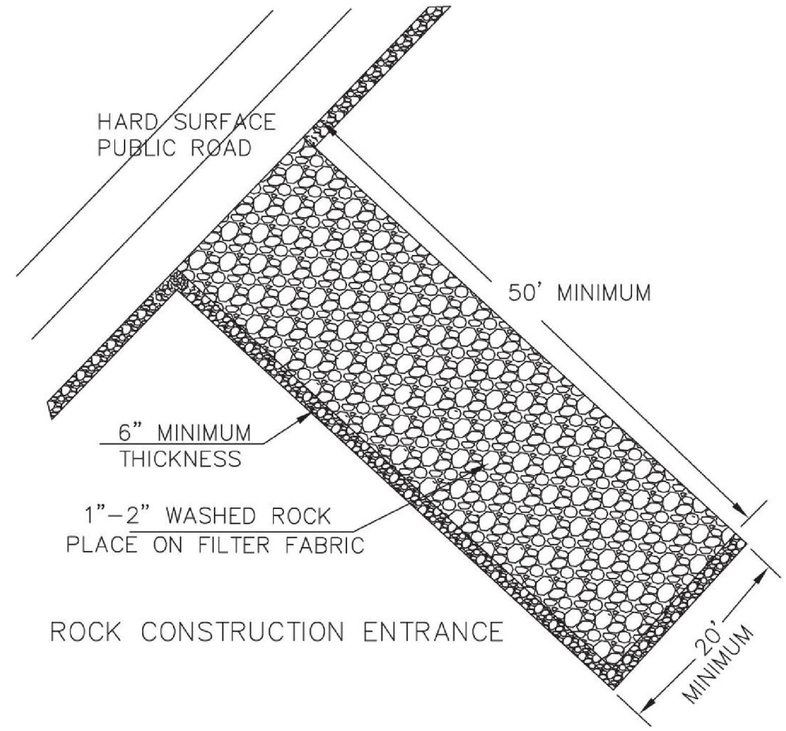


NOTES:

1. ALL GEOTEXTILE SHALL BE MONOFILAMENT IN BOTH DIRECTIONS MEETING MnDOT SPEC. 3886
2. TYPE 9 AGGREGATE MULCH MEETING MnDOT SPEC. 3882
3. GEOTEXTILE SHALL BE ANCHORED WITH 12" LAP UNDER AGGREGATE MULCH
4. GEOTEXTILE SHALL BE SECURED TO POSTS WITH 50 LB. TENSILE PLASTIC ZIP TIES

NOT TO SCALE

INLET PROTECTION



NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE

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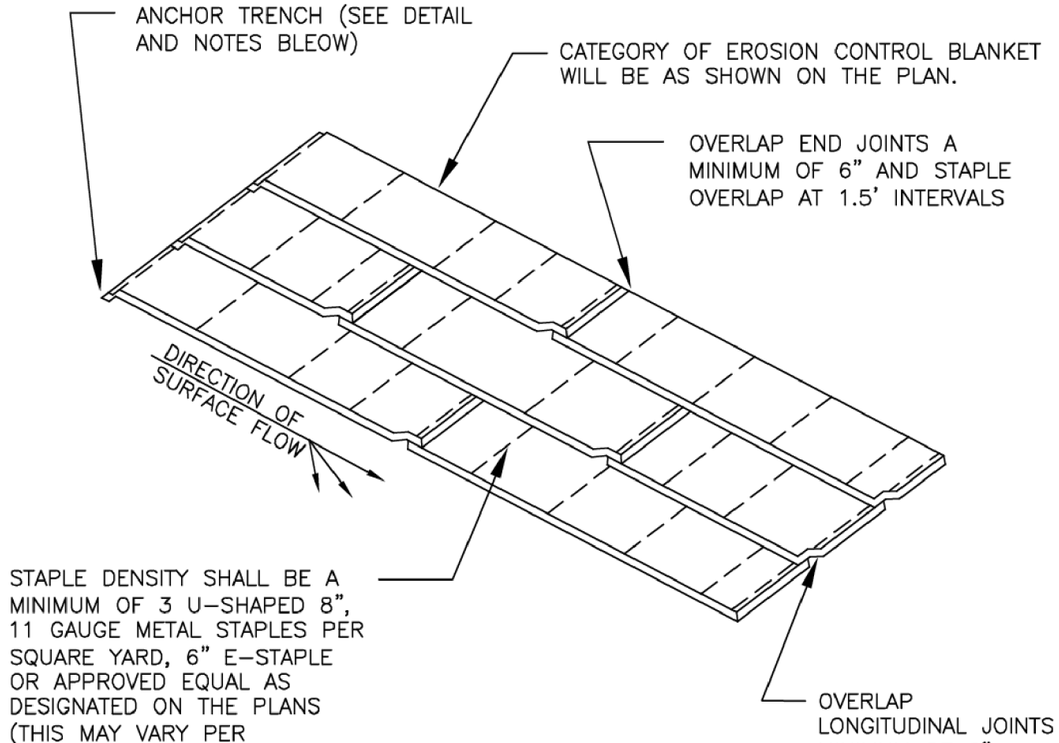
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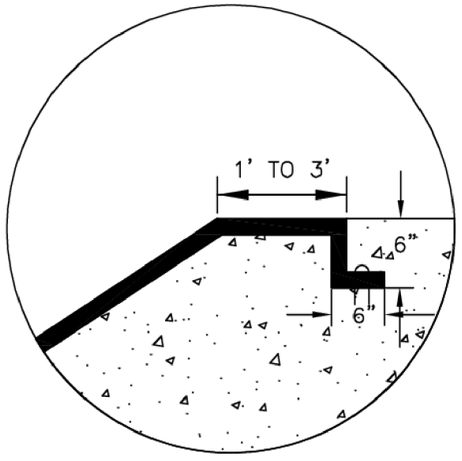
LA CRESCENT, MINNESOTA

DETAIL SHEET 2



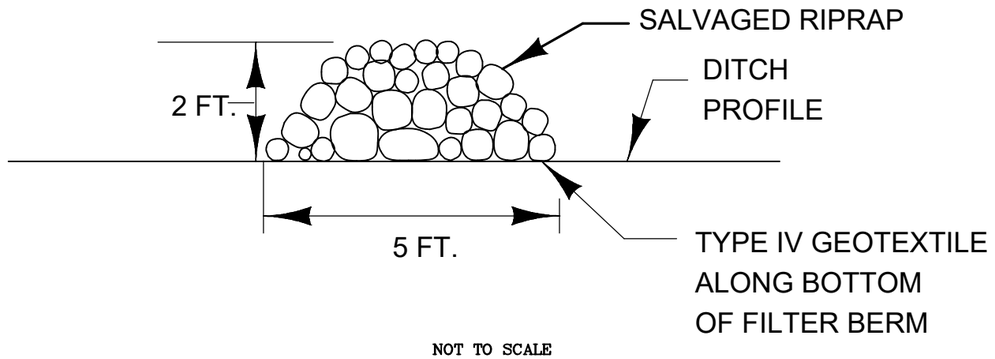
ANCHOR TRENCH

1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS OR AS DIRECTED ON THE PLANS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. ANCHOR TRENCHES SHALL BE PLACED AT THE TOP OF SLOPE, AND EVERY 100 LINEAR FEET OF SLOPE



NOT TO SCALE

EROSION CONTROL BLANKET



NOT TO SCALE

ROCK CHECK DAM

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DETAIL SHEET 2