

GRADING NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
2. REFER TO THE GEOTECHNICAL REPORT PREPARED BY BRAUN INTEC, DATED 04/12/18, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
3. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. NO ORGANIC MATERIAL SHALL BE PLACED IN THE ROW OR DRAVE ALONG THE ROADWAY. IN LOCATIONS OF POTENTIAL BLDG PADS OR DRAIN FIELD LOCATIONS, CONSIDER USING AS TOPSOIL MATERIAL, IF SUITABLE. AREAS OF MINING REQUIRE APPROVAL BY THE CITY PRIOR TO ANY EXCAVATION.
4. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
5. REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
6. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
7. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
8. COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D098) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
9. AVOID SOIL COMPACTION OF INFILTRATION PRACTICES. ANY EQUIPMENT USED IN INFILTRATION AREAS SHOULD BE SMALL SCALED AND TRACKED.
10. MAXIMUM GRADES SHALL BE 4:1

DEVELOPER

JD ANDOVER HOLDINGS,LLC
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MUNICIPALITY



PROJECT



ANDOVER, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY	ISSUE / REVISION	REVIEW
	07 FEB 2020 Preliminary Plat Submittal	DR
	25 MAR 2020 Revisions Per City Comments Review #1	DR

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
2. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
3. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
4. REFER TO SWPPP NOTES ON SHEET C3.5 FOR ADDITIONAL REQUIREMENTS.
5. EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
6. CONTRACTOR SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED. INSTALL SILT FENCE AROUND INFILTRATION BASINS ONCE GRADED AND MAINTAIN UNTIL SITE IS STABILIZED.
7. ALL EXPOSED SOILS AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
8. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
MULCH	MNDOT TYPE 22-11 @ 30.5 LB/AC - TEMPORARY EROSION CONTROL
FERTILIZER	MNDOT 3882
GENERAL PLACEMENT	MNDOT 2575
9. SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
10. SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
○○○○○	SILT FENCE PLASTIC ORANGE FENCE (DRAINFIELD PROTECTION)	xx,xxx LF.
○○○○○	VEHICLE TRACKING PAD	20,855 LF.
○○○○○	16.5' WETLAND BUFFER	1 EA.
○○○○○	16.5' TEMPORARY BUFFER	
○○○○○	DENOTES FILL AREA	
○○○○○	DENOTES FIBER BLANKET	106,875 SQ.FT.
○○○○○	DENOTES ENKAMAT	700 SQ.FT.
○○○○○	DENOTES FLOODPLAIN IMPACT	21.5 CU.YDS.
○○○○○	DENOTES FLOODPLAIN MITIGATION	43.1 CU.YDS.
— — — — —	PAVEMENT SAWCUT	
— — — — —	CONSTRUCTION LIMITS	
FP A	FLOODPLAIN A	
FP B	FLOODPLAIN B	
— — — — —	100 YR HWL	
— — — — —	MAJOR CONTOUR	GRADING PROPOSED AS PART OF THE INFRASTRUCTURE IMPROVEMENTS.
— — — — —	MINOR CONTOUR	
— — — — —	MAJOR CONTOUR	POTENTIAL LOT GRADING: ALL LOTS TO BE CUSTOM GRADED AND REVIEWED AS PART OF THE BUILDING PERMIT.
— — — — —	MINOR CONTOUR	

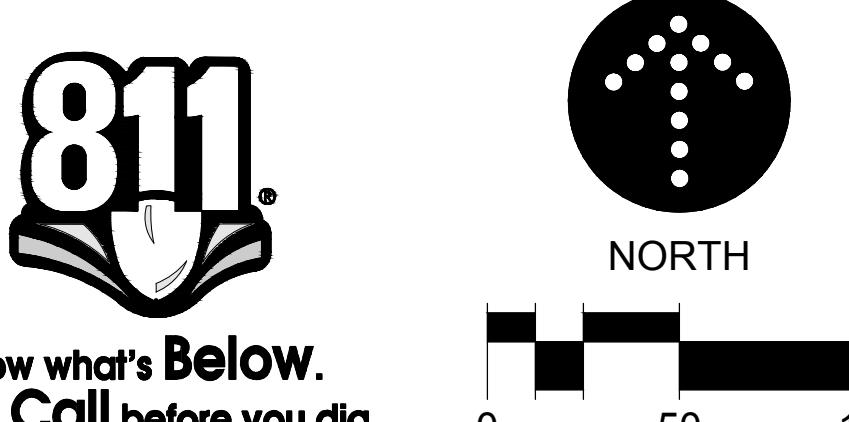
CERTIFICATION
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.
Randall D. Johnson
License No.: 19576
Expiration Date: 03/20/2020
Signature shown is a digital representation of the original signed copy of this plan on file at Landform Professional Services, LLC. A copy is available upon request.

PRELIMINARY PLAT
March 25th, 2020

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From Site to Finish

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Minneapolis, MN 55401 Web: landform.net
FILE NAME C002LDP02.dwg
PROJECT NO. LDP17002.002



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GRADING, DRAINAGE &
EROSION CONTROL PLAN
C3.1

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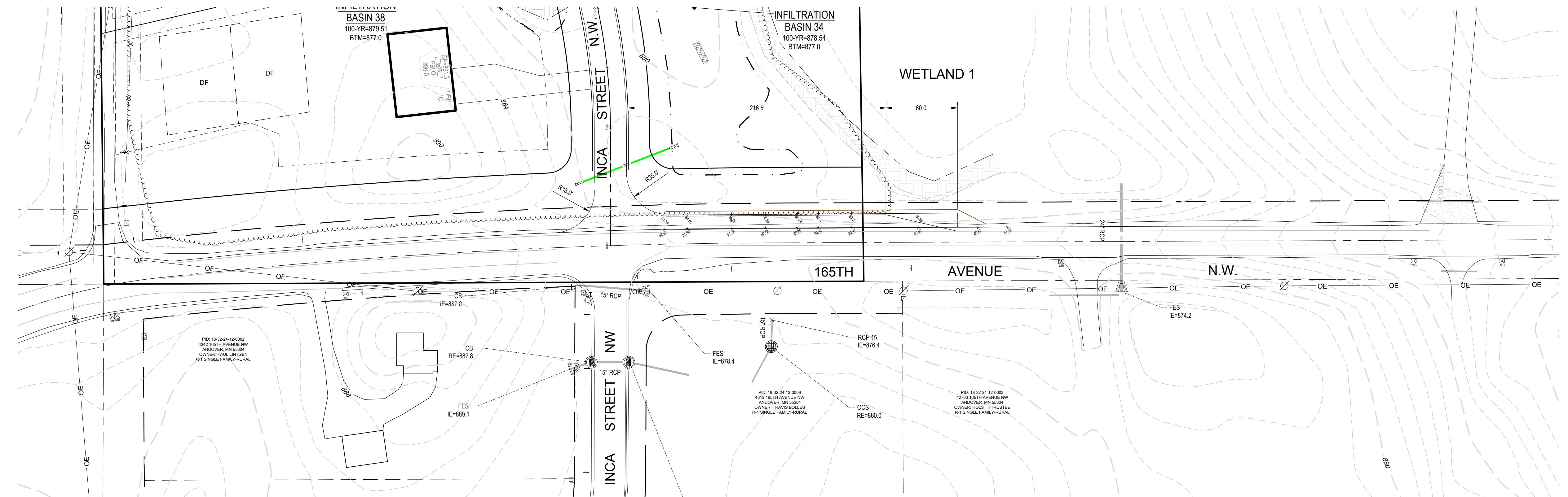
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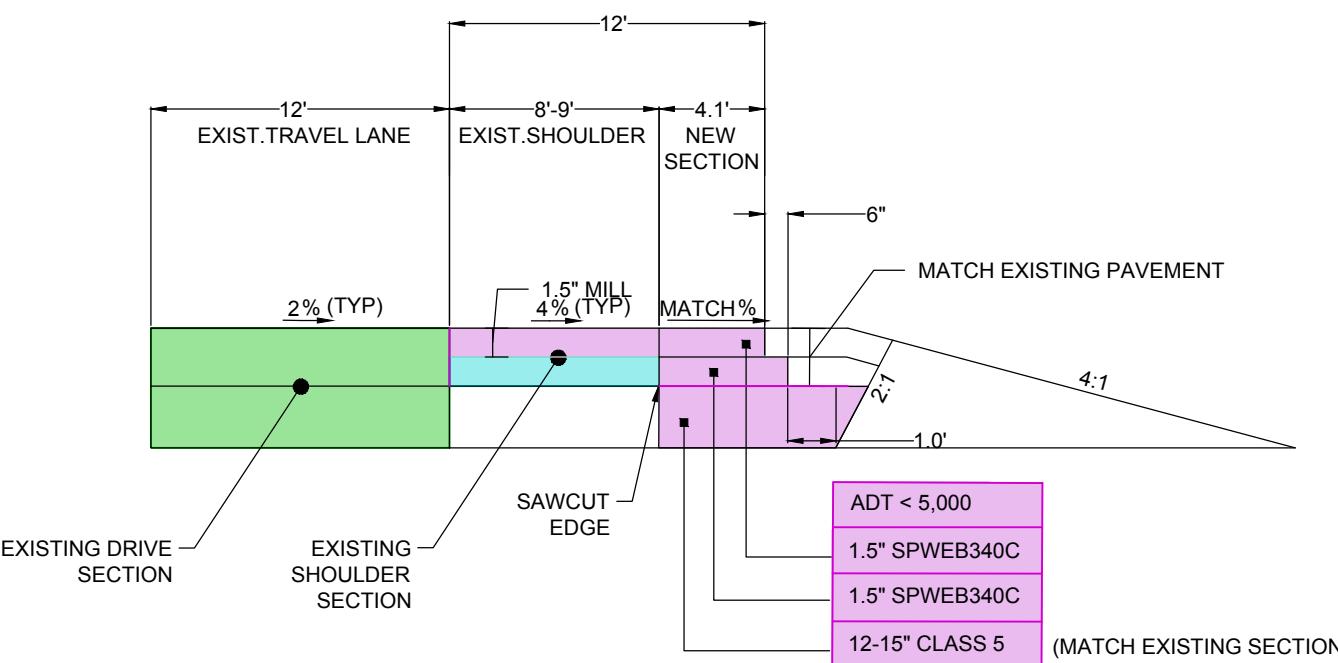
ANDOVER, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	CONTACT ENGINEER FOR ANY PRIOR HISTORY	REVIEW
07 FEB 2020	Preliminary Plat Submittal		DR
23 MARCH 2020	Adjustments Per City Review		DR
06 JULY 2020	Revisions Per City Preliminary Plat Review #1		DR
07 AUGUST 2020	Revisions Per City Preliminary Plat Review #2		DR



165TH. AVE. N.W.



TURN LANE PAVEMENT SECTION

1

NO SCALE

1. ALL DISTURBED AREAS WITHIN RIGHT OF WAY TO BE RESTORED WITH 4" OF TOPSOIL AND SEEDED WITH MNDOT SEED MIX

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
MN TYPE 22-111 @ 30.5 LB/AC - TEMPORARY EROSION CONTROL	
MN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF	
MULCH	MNDOT 3882
(TYPE 1 @ 2 TON/AC, DISC ANCHORED)	

GENERAL NOTES

1. PENDING COUNTY ROAD ALIGNMENT AND ROUTING DECISION.

CERTIFICATION

I hereby certify that this plan 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.

Randall J. Smith
License No.: 19576
Date: 07/07/20

Signature shown is a digital representation of the original signed copy of this plan on file at Landform Professional Services, LLC. A copy is available upon request.

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THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT

August 7th, 2020

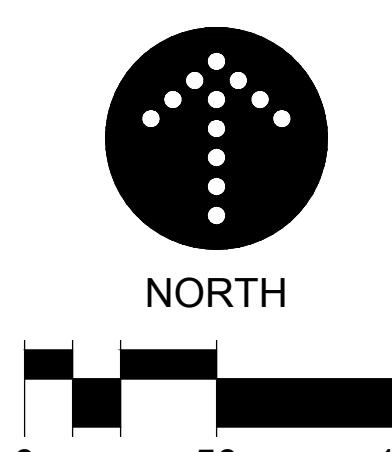
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FILE NAME C611LDP02.dwg
PROJECT NO. LDP17002.002



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NORTH

0 50 100

OFF SITE IMPROVEMENTS
165 AVE. NW
C6.11

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