

GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO).

DENSITY TOTALS

Density Tiers	# of Units	Suitable Area (Acres)	Base Density	Bonus Base Density
1	9	23.2	9.3	13.9
2	14	20.7	8.3	16.5
3	10	21.3	8.5	25.6
4	13	19.5	7.8	23.4

DEVELOPER

JD ANDOVER HOLDINGS,LLC
16380 JUNIPER ST. NW
ANDOVER, MINNESOTA 55304
TEL (612)205-1224

MUNICIPALITY



PROJECT



ANDOVER, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
07 FEB 2020	Preliminary Plat Submittal	DR
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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.

Randal C. [Signature]
License No. 13516
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PRELIMINARY PLAT
August 7th, 2020



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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FILE NAME C200LDP002.dwg

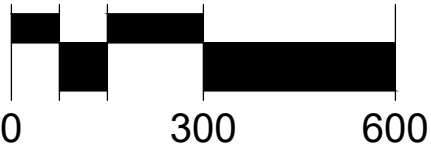
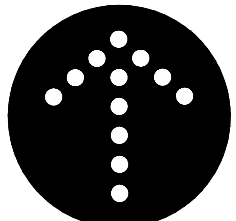
PROJECT NO. LDP17002.002

OVERALL SITE LAYOUT PLAN

C2.0



Know what's Below.
Call before you dig.



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 INTERTEC, 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 DAKE 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 D698) 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

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 C3.3 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 LAIDEN 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 SOIL 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	MINDOT 3878
SEED	MINDOT 3876
MULCH	MN TYPE 22-111 @ 30.5 LB/AC - TEMPORARY EROSION CONTROL MN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF MINDOT 3882
FERTILIZER	MINDOT 3881
GENERAL PLACEMENT	MINDOT 2575
9. SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
10. SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:SILT FENCE	xx,xxx L.F.
	:PLASTIC ORANGE FENCE (DRAINFIELD PROTECTION)	20,855 L.F.
	:VEHICLE TRACKING PAD	1 EA
	:16.5' WETLAND BUFFER	
	:16.5' TEMPORARY BUFFER	
	:DENOTES FILL AREA	
	:DENOTES FIBER BLANKET	106,875 SQ.FT.
	:DENOTES ENKAMMAT	700 SQ.FT.
	:DENOTES FLOODPLAIN IMPACT	21.5 CU.YDS.
	:DENOTES FLOODPLAIN MITIGATION	43.1 CU.YDS.
	:PAVEMENT SAWCUT	
	:CONSTRUCTION LIMITS	
	:FLOODPLAIN A	
	: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	

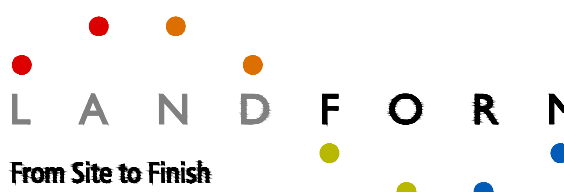
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Randall C. Johnson
License No: 19576 Date: 03/15/20

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March 25th, 2020



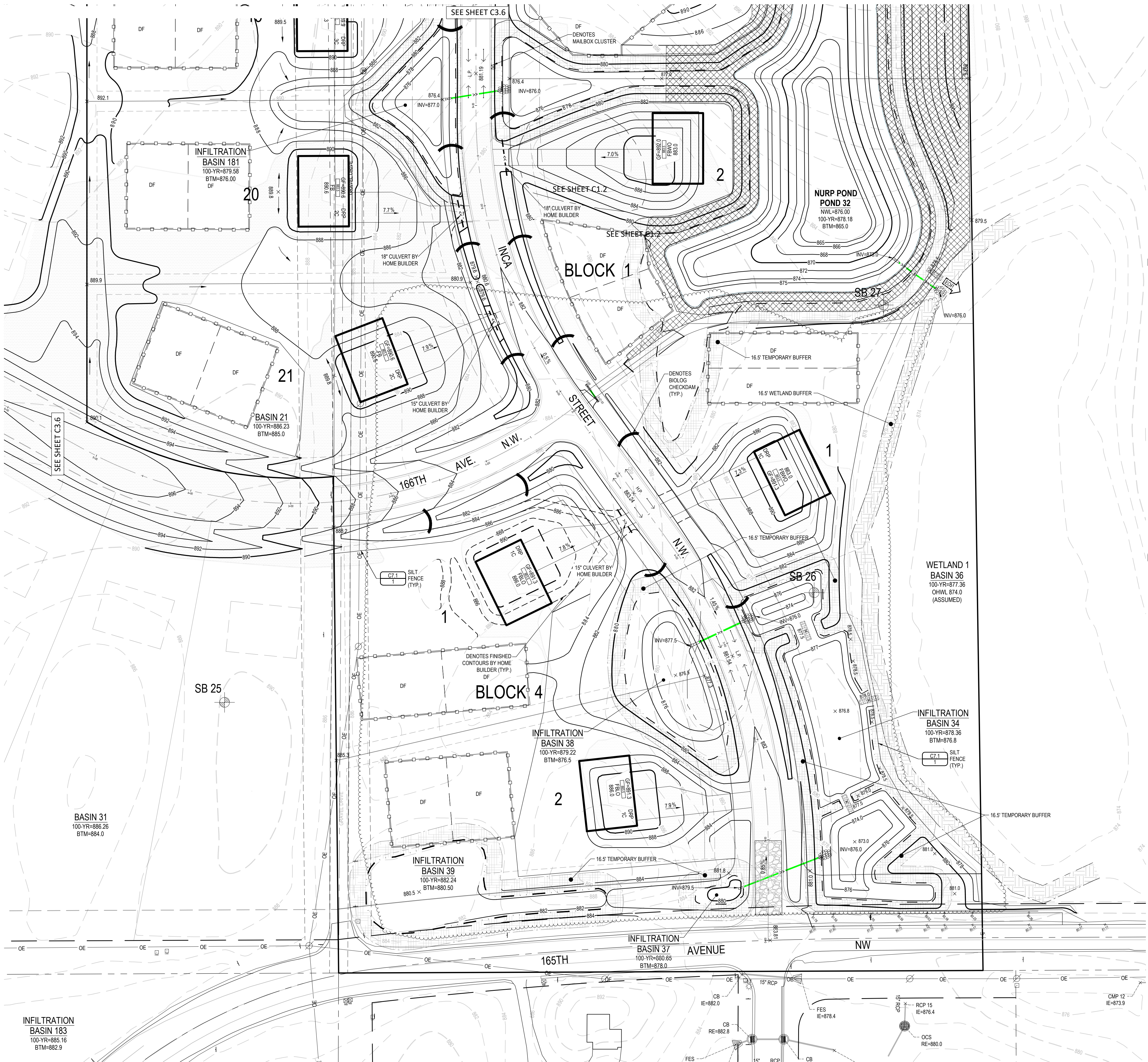
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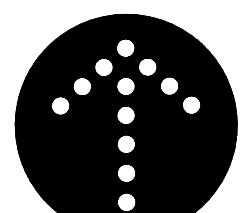
PROJECT NO. LDP17002.002

GRADING, DRAINAGE & EROSION CONTROL PLAN

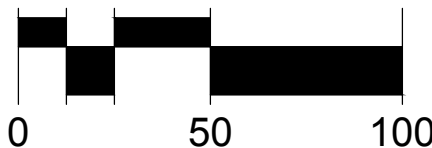
C3.1

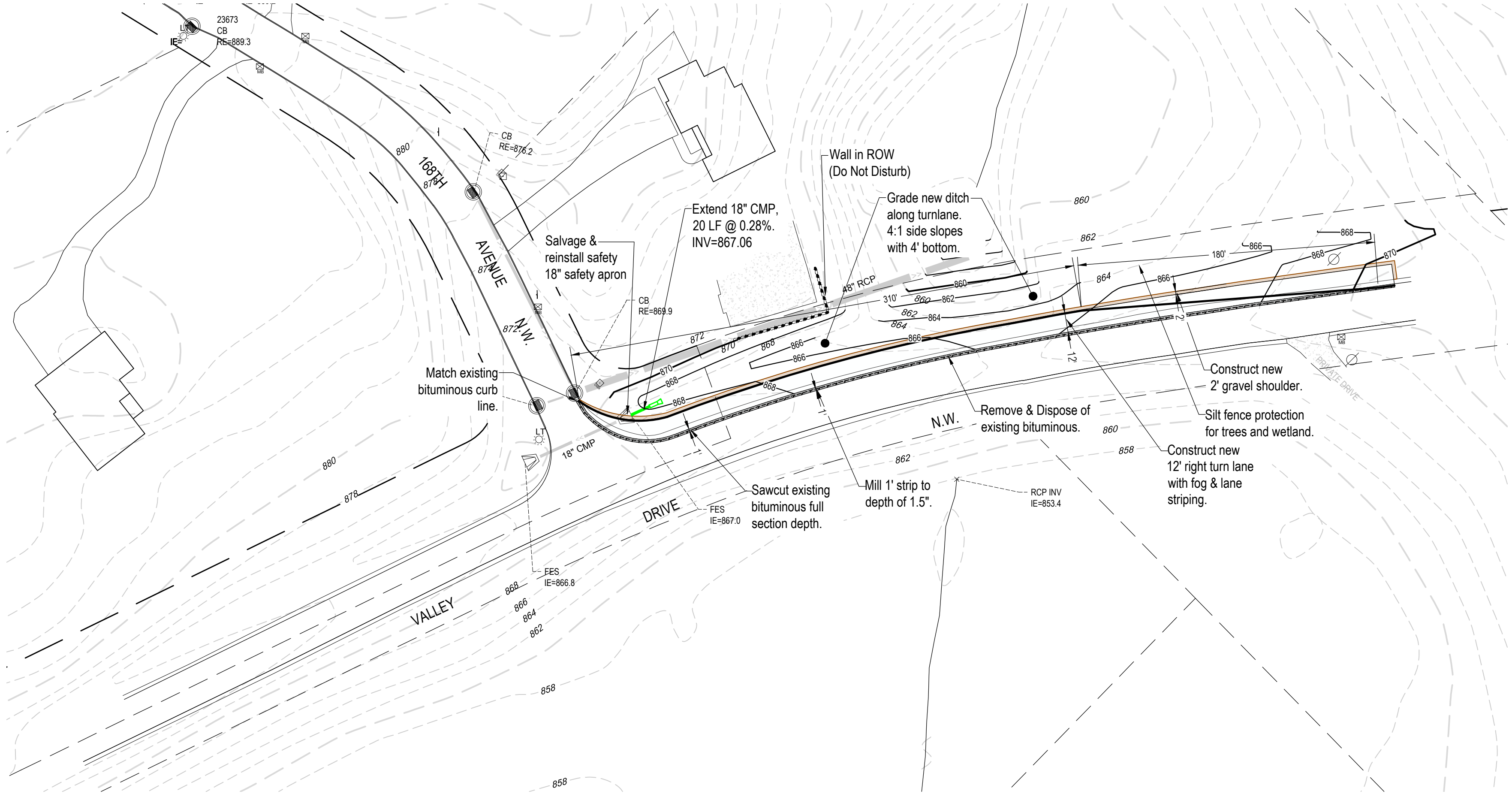


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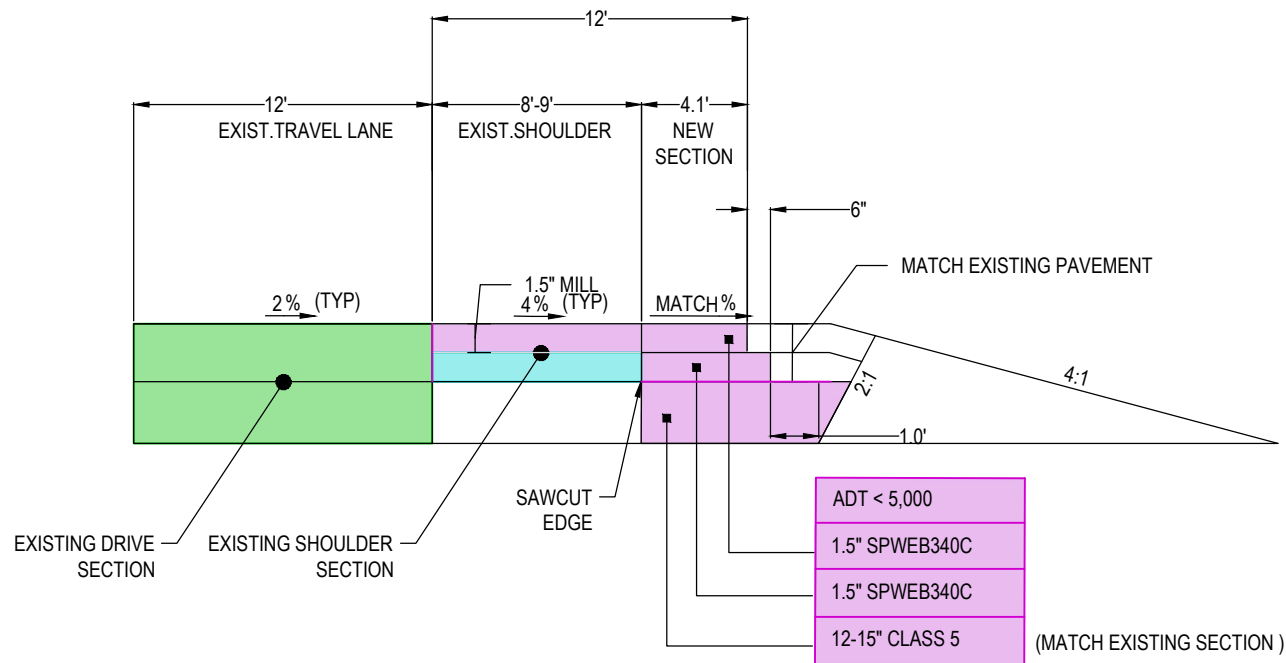


NORTH





VALLEY VIEW DRIVE



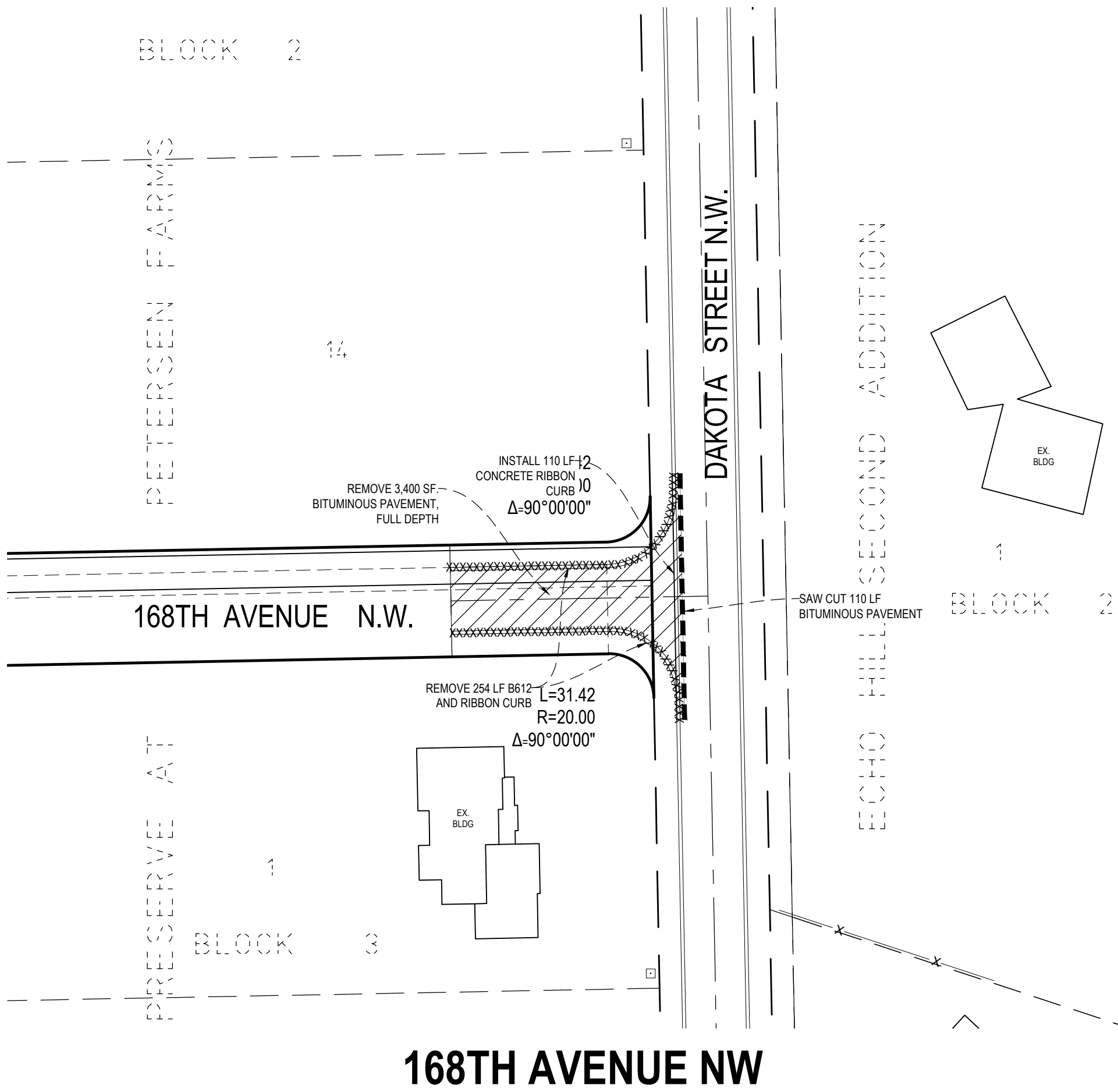
TURN LANE PAVEMENT SECTION

NO SCALE

1

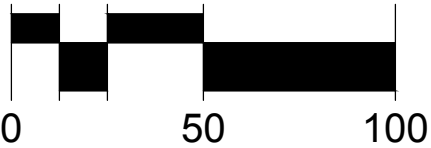
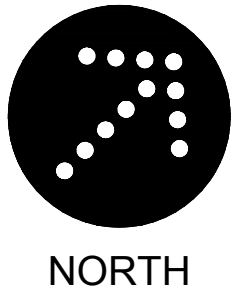
1. ALL DISTURBED AREAS WITHIN RIGHT OF WAY TO BE RESTORED WITH 4" OF TOPSOIL AND SEEDED WITH MNDOT SEED MIX

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



LEGEND

- Structure and / or Pavement Removal
- Curb & Gutter Removal
- Curb & Gutter Removal



DEVELOPER

JD ANDOVER HOLDINGS,LLC

16380 JUNIPER ST. NW
ANDOVER, MINNESOTA 55304
TEL (612)205-1224

MUNICIPALITY



PROJECT



ANDOVER, MINNESOTA

ISSUE / REVISION HISTORY

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CERTIFICATION

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Randal C. ...
License No. 19516
Date: 07/20/2020

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PRELIMINARY PLAT

August 7th, 2020



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Suite 513
Minneapolis, MN 55401

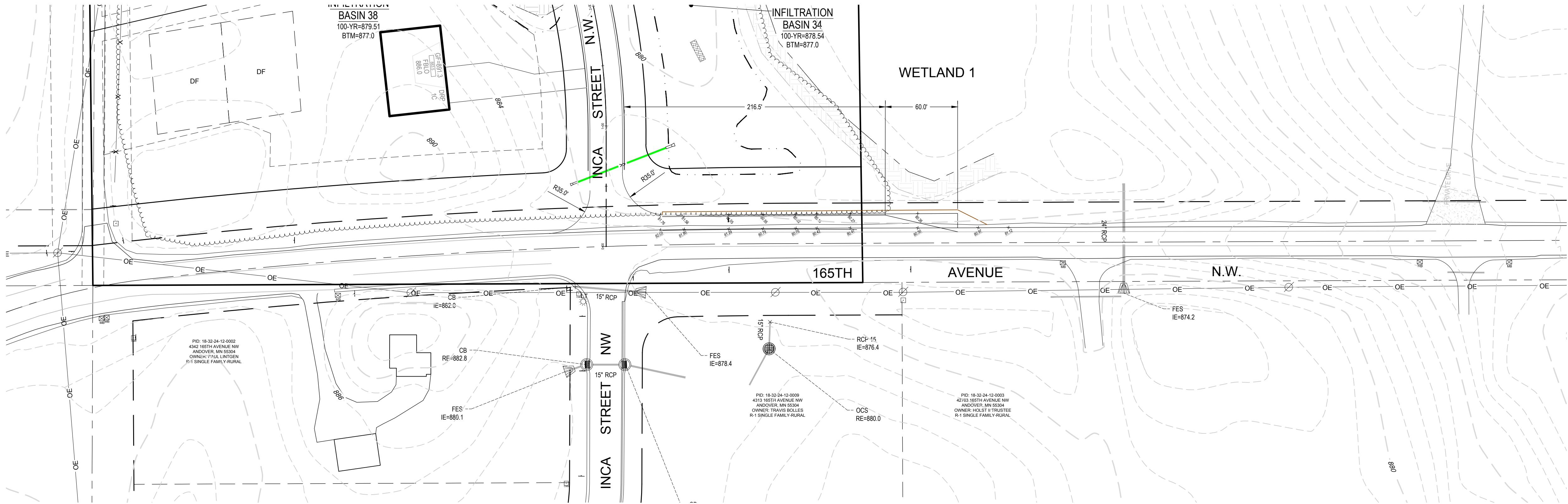
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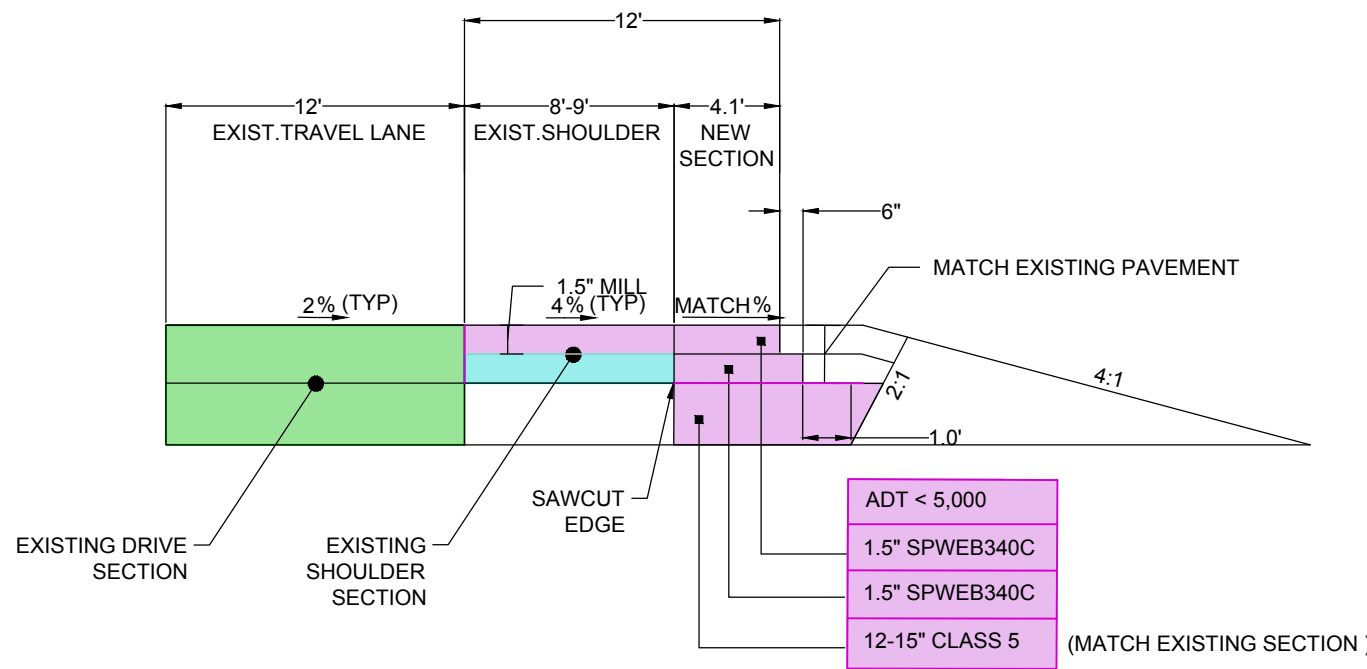
PROJECT NO. LDP17002.002

OFF SITE IMPROVEMENTS
VALLEY DRIVE NW & 168TH AVE. NW

C6.10



165TH. AVE. N.W.



1 TURN LANE PAVEMENT SECTION NO SCALE

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	(TYPE 1 @ 2 TON/AC, DISC ANCHORED)

GENERAL NOTES

1. PENDING COUNTY ROAD ALIGNMENT AND ROUTING DECISION.

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LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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Web: landform.net

FILE NAME C611LDP002.dwg

PROJECT NO. LDP17002.002

OFF SITE IMPROVEMENTS
165 AVE. NW

C6.11

DEVELOPER

JD ANDOVER HOLDINGS,LLC
16380 JUNIPER ST. NW
ANDOVER, MINNESOTA 55304
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MUNICIPALITY



PROJECT

The MEADOWS
RESOURCES GROUP

ANDOVER, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
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