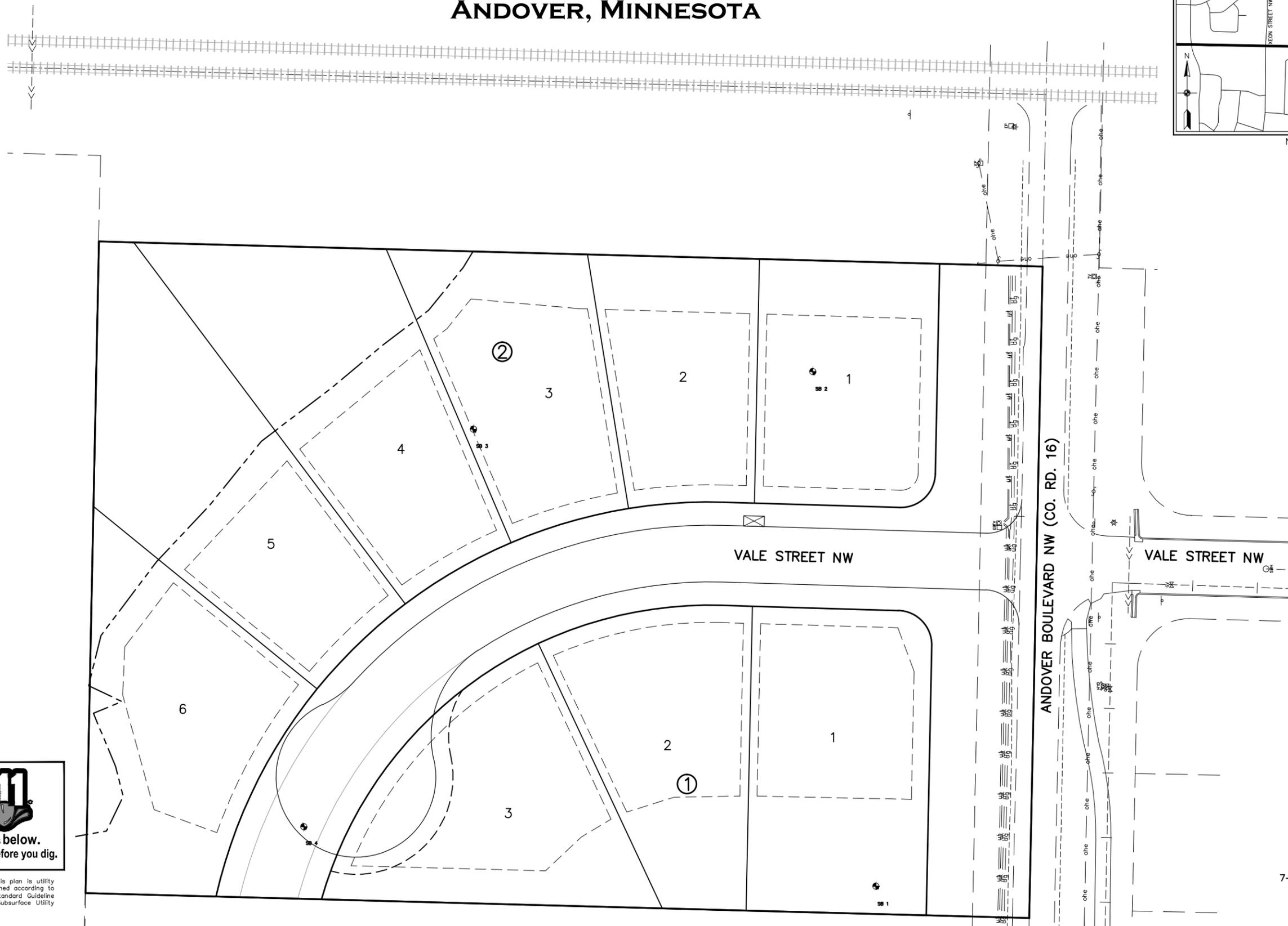
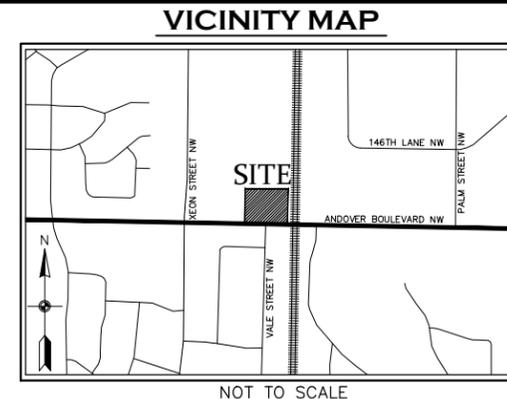


CATCHERS CREEK WEST

ANDOVER, MINNESOTA

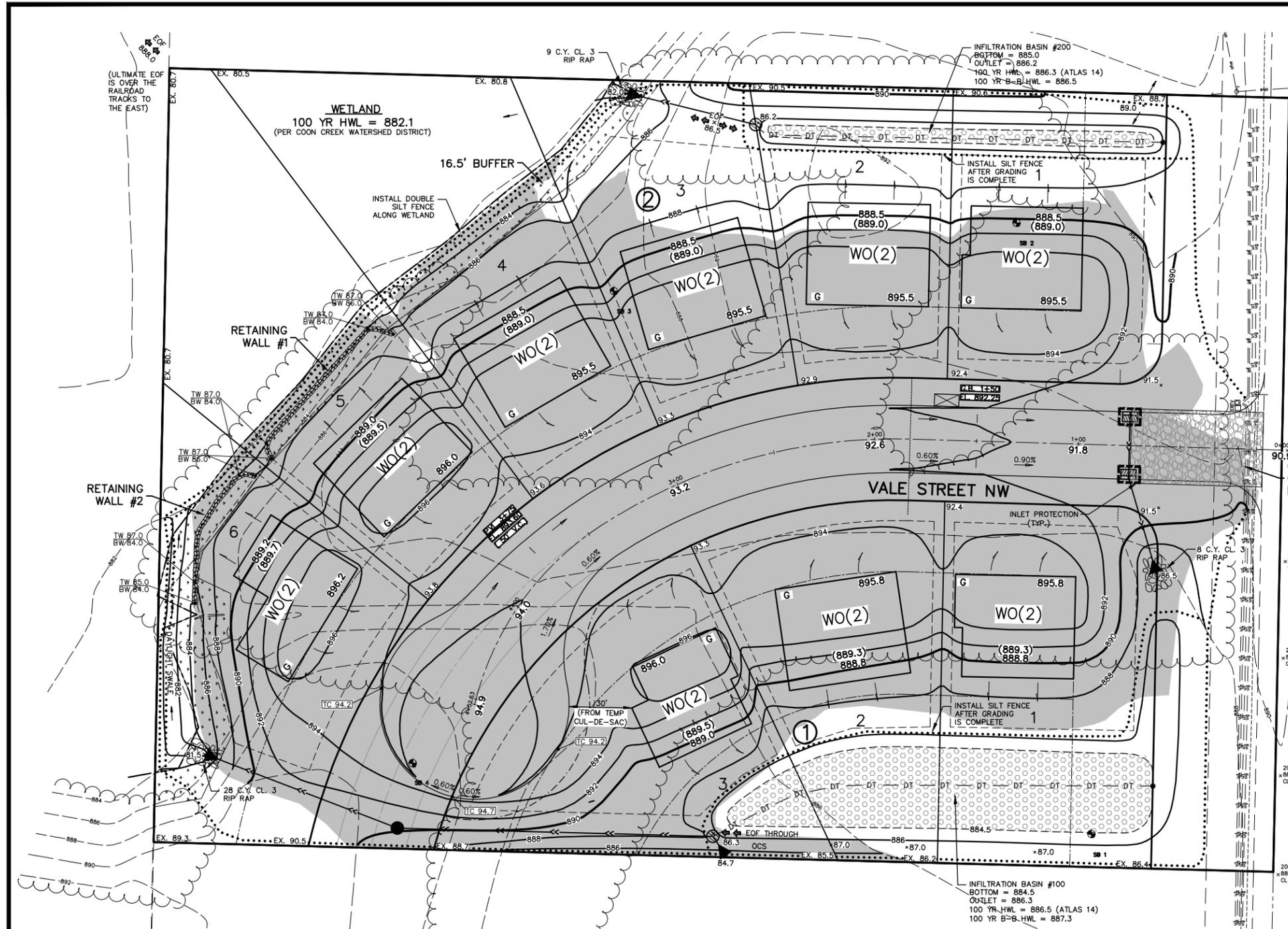


The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

BENCHMARK	
1.	Anoka County Benchmark No. 2075 Elev.= 903.09 (NAVD 88)
2.	Anoka County Benchmark No. 2037 Elev.= 885.60 (NAVD 88)

- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT
 4. PRELIMINARY SITE & UTILITY PLAN
 5. PRELIMINARY GRADING & EROSION CONTROL PLANS
 6. TREE PRESERVATION PLAN
 - 7-8. DETAILS

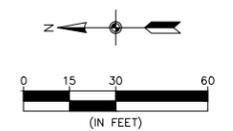
Issue Date: 01/29/19 | File: 130617361 - 73801375 - andover blvd parcel/cad c3d/engineering/preliminary/1375_cover.dwg



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SPOT ELEVATION FOR SWALES BELOW 2% GRADE (TO BE BLUE TOPPED)	---	---
SILT FENCE	---	---
TREELINE	---	---
FILL AREAS	---	---
WETLAND FILL	---	---
MAINTENANCE ACCESS	---	---
WETLAND BUFFER	---	---
MAILBOX CLUSTER	---	---
SOIL BORING	---	---

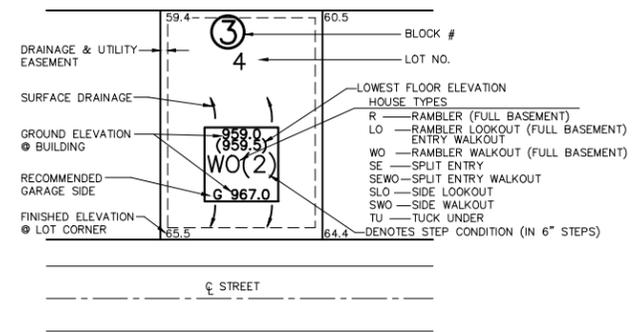
- NOTES**
1. MAINTAIN 6" HOLD DOWN BEHIND CURB FOR EROSION CONTROL UNTIL LOTS ARE SODED.
 2. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
 3. ALL DISTURBED AREAS TO BE SCARIFIED AFTER GRADING IS COMPLETE.
 4. CONDUCT POST-CONSTRUCTION TEST OF INFILTRATION BASINS BY FILLING BASINS TO MINIMUM 6-INCH DEPTH AND MONITORING THE TIME FOR THE BASINS TO DRAIN. NOTIFY COON CREEK WATERSHED DISTRICT PRIOR TO CONDUCTING TEST TO ALLOW TEST OBSERVATION. (NOTE: A DOUBLE RING INFILTRATION TEST MAY BE DONE IN LIEU OF FILLING THE BASIN)



BENCHMARK

1. Anoka County Benchmark No. 2075 Elev. = 903.09 (NAVD 88)
2. Anoka County Benchmark No. 2037 Elev. = 885.60 (NAVD 88)

GRADING PLAN LOT KEY



TURF ESTABLISHMENT/EROSION CONTROL

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

DEVELOPER SHALL REMOVE ALL EROSION CONTROL FEATURES UPON ESTABLISHMENT OF PERMANENT EROSION CONTROL.

INLET PROTECTION SHALL BE REMOVED PRIOR TO FREEZE UP AND REPLACED IN THE SPRING IF SITE STABILIZATION IS NOT ACHIEVED.

MAXIMUM SLOPES SHALL BE 4:1 IN ALL LOCATIONS.

CATCHERS CREEK WEST

BLOCK	LOT	HOUSE TYPE	ELEVATION OF CURB	GARAGE FLOOR ELEVATION	DRIVEWAY GRADE (%)	LOWEST FLOOR ELEVATION	LOWEST OPENING ELEVATION	ESTIMATED 100-YEAR FLOOD ELEVATION	EMERGENCY OVERFLOW ELEVATION	HIGHEST ANTICIPATED WATER TABLE OR MOTTLED SOIL
2	1	WO(2)	892.0	895.5	7.1%	889.0	889.0	886.2	888.0*	881.0
2	2	WO(2)	892.5	895.5	6.2%	889.0	889.0	886.2	888.0*	881.0
2	3	WO(2)	892.9	895.5	5.4%	889.0	889.0	882.1***	888.0*	881.5
2	4	WO(2)	893.3	895.5	4.6%	889.0	889.0	882.1***	888.0*	881.5
2	5	WO(2)	893.6	896.0	4.9%	889.5	889.5	882.1***	888.0*	881.5
2	6	WO(2)	894.0	896.2	5.2%	889.7	889.7	882.1***	888.0*	883.5
1	1	WO(2)	892.0	895.8	7.8%	889.3	889.3	886.5	886.3**	880.5
1	2	WO(2)	892.8	895.8	6.3%	889.3	889.3	886.5	886.3**	880.5
1	3	WO(2)	893.2	896.0	5.2%	889.5	889.5	886.5	886.3**	880.5

Minimum Low Floors Shall Be 3' Above the Highest Anticipated Water Table.

* Denotes EOF over railroad tracks

** Denotes EOF through OCS for Infiltration Basin 100

*** Denotes Wetland 100-yr HWL per CCWD

NOTE: A 5' LAYER OF SWAMP DEPOSIT WAS IDENTIFIED IN SOIL BORINGS 3, APPROXIMATELY 8' BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL SWAMP DEPOSIT MATERIAL WITHIN THE ENTIRE RIGHT OF WAY AND TO A POINT 110' BEYOND THE RIGHT OF WAY ON ALL BUILDABLE LOTS. THIS REMOVAL SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY OF ANDOVER.



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Carlson McCain

- environmental
- engineering
- surveying

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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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 1/29/19 License #: 25063

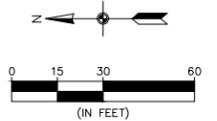
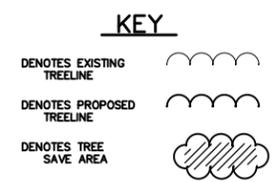
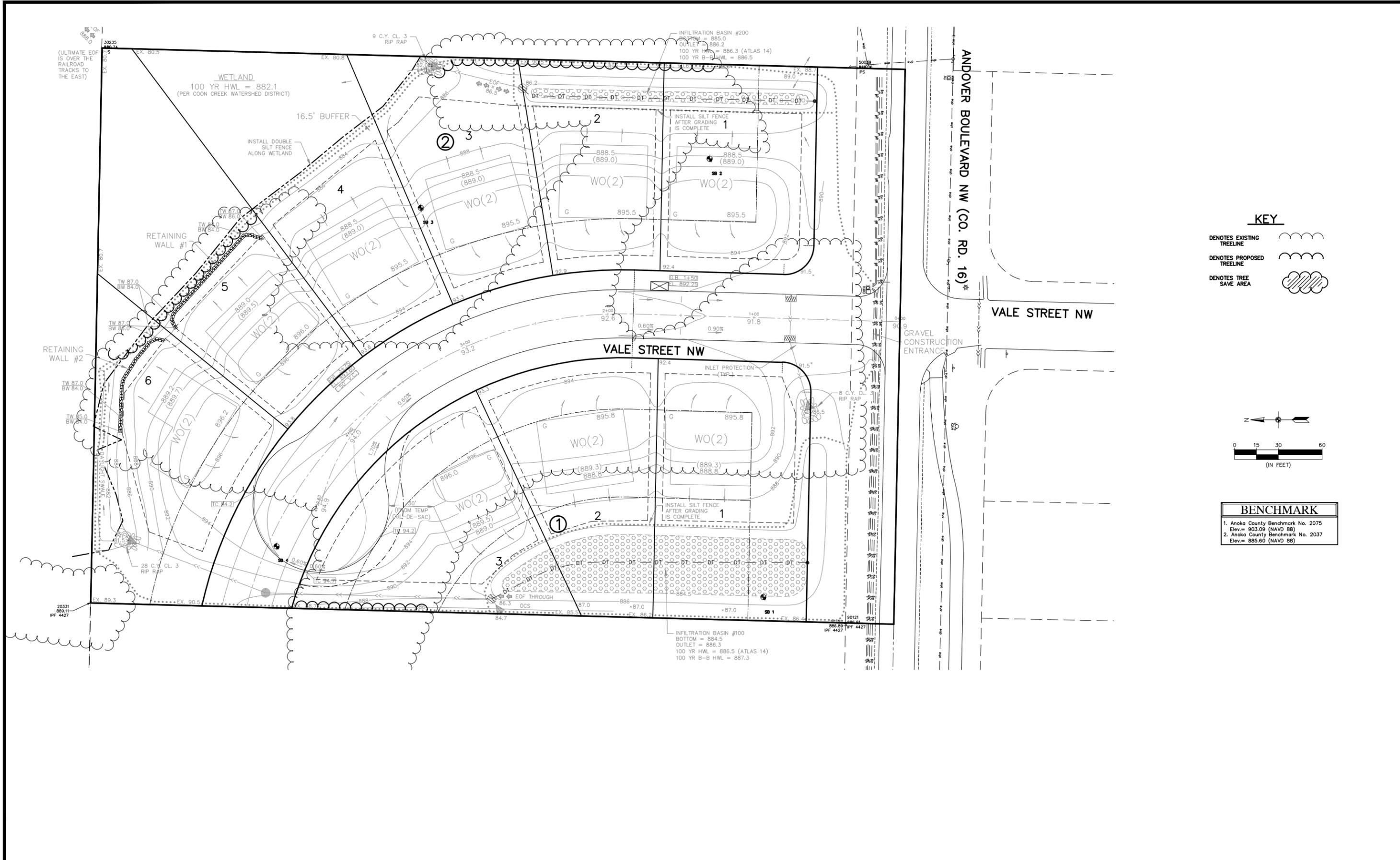
Drawn: ADB
Designed: BJK
Date: 1/29/19

Revisions:
1. 2/13/19 per CCWD Comments

MARK OF EXCELLENCE HOMES, INC
4728 Greenhaven Drive
White Bear Township, MN 55127

CATCHERS CREEK WEST
Andover, MN

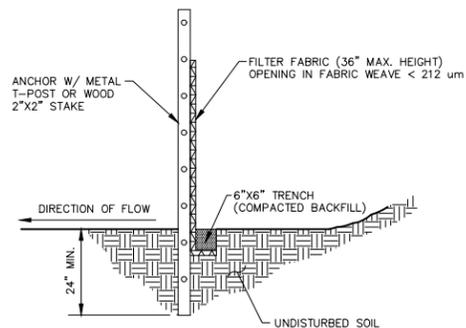
PRELIMINARY GRADING & EROSION CONTROL PLAN



BENCHMARK

- Anoka County Benchmark No. 2075
Elev. = 903.09 (NAVD 88)
- Anoka County Benchmark No. 2037
Elev. = 885.60 (NAVD 88)

SILT FENCE

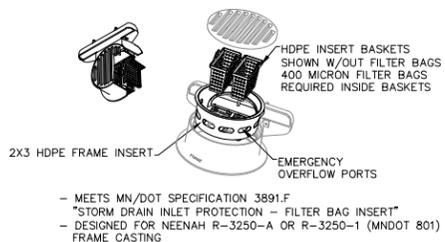


NOTES:

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACKFILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

INFRA SAFE – 27" DEBRIS COLLECTION DEVICE

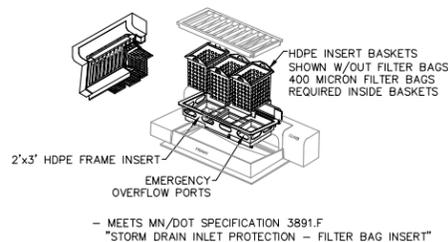
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F
- "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

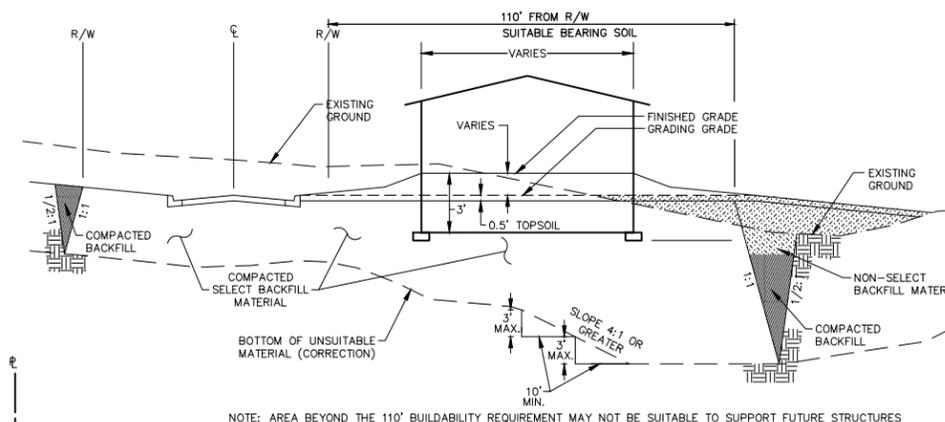
INFRA SAFE – 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



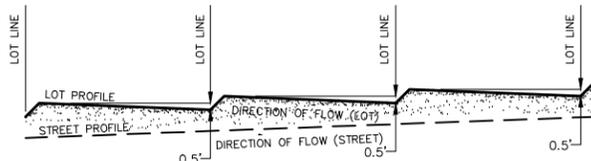
- MEETS MN/DOT SPECIFICATION 3891.F
- "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

SUBGRADE CORRECTION DETAIL

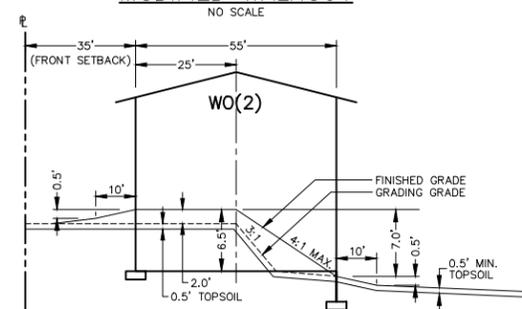


NOTE: AREA BEYOND THE 110' BUILDABILITY REQUIREMENT MAY NOT BE SUITABLE TO SUPPORT FUTURE STRUCTURES

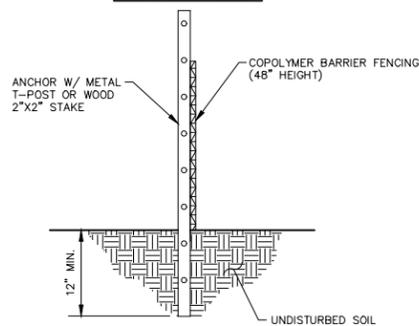
LOT BENCHING DETAIL



MODIFIED WALKOUT

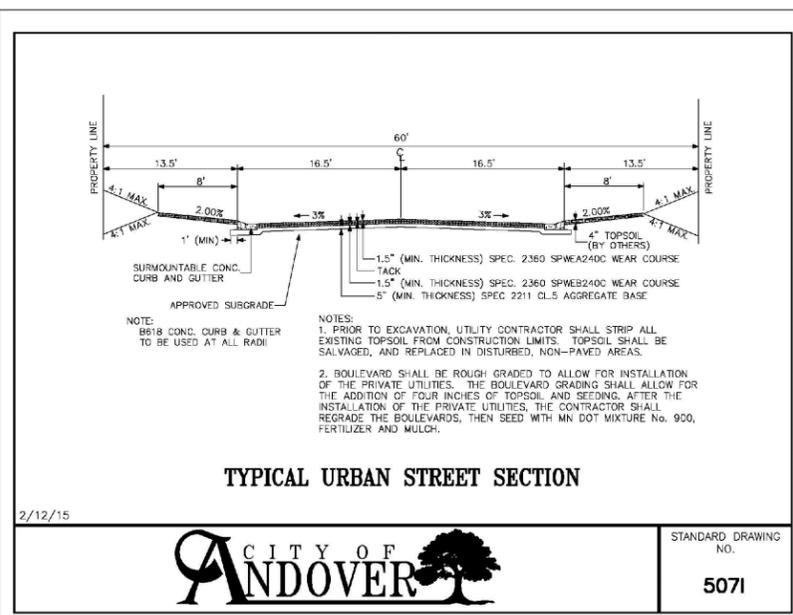


TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.



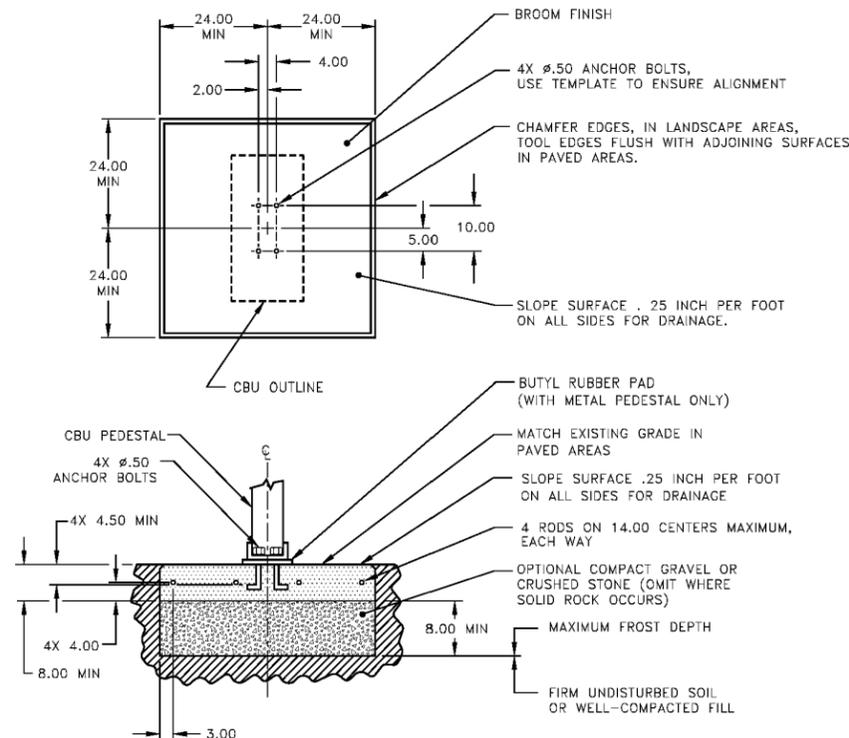
TYPICAL URBAN STREET SECTION



STANDARD DRAWING NO. **5071**

USPS APPROVED SPECIFICATIONS – CONCRETE PAD (SINGLE UNIT)

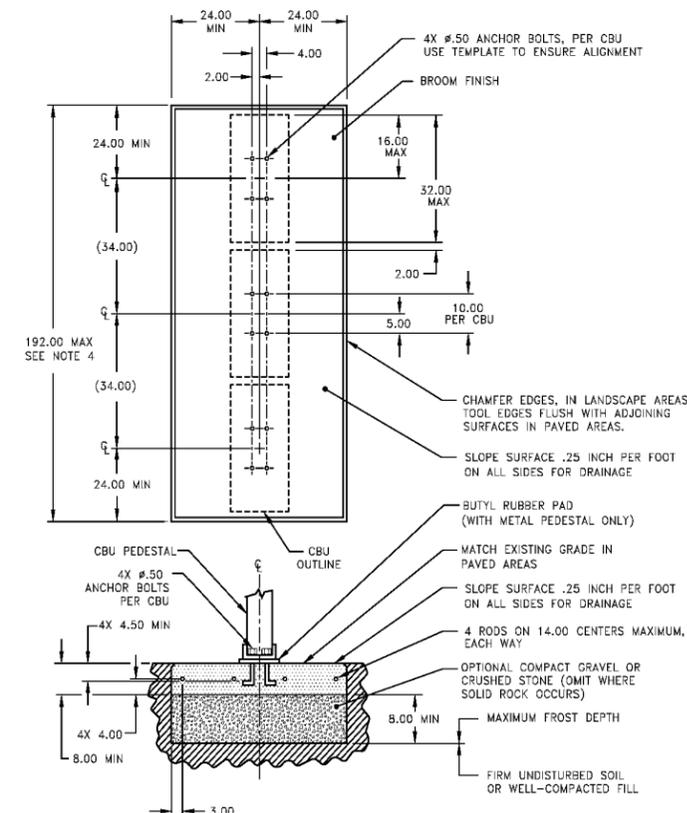
(All measurements are in inches)



NOTES:

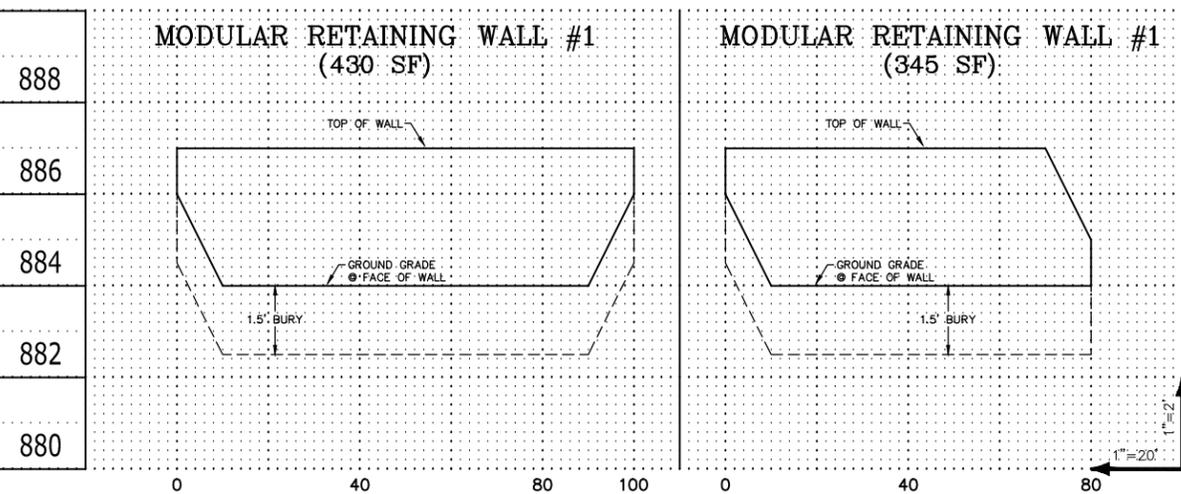
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN – 6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE 8.8, TYPE 316 STAINLESS STEEL.

USPS APPROVED SPECIFICATIONS – CONCRETE PAD (MULTIPLE UNIT)



NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN – 6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.50 – 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE 8.8, TYPE 316 STAINLESS STEEL.
4. A 3 CBU CONFIGURATION IS DEPICTED. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 192 INCHES.



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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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 1/29/19 License #: 25063

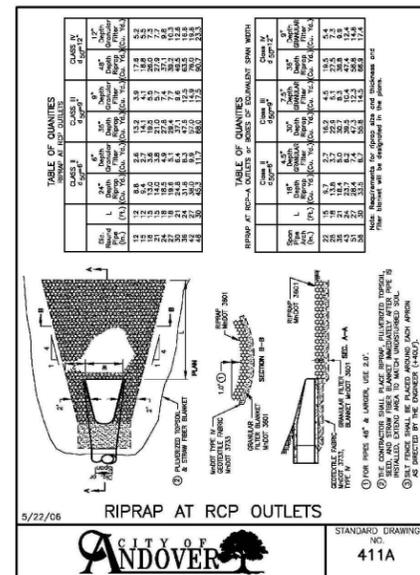
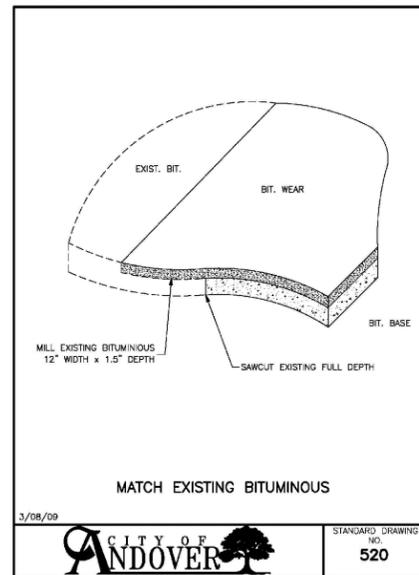
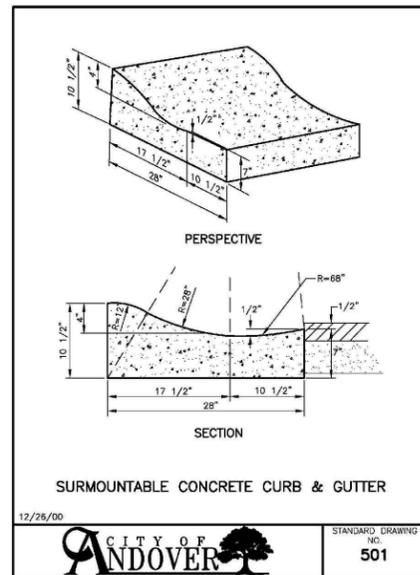
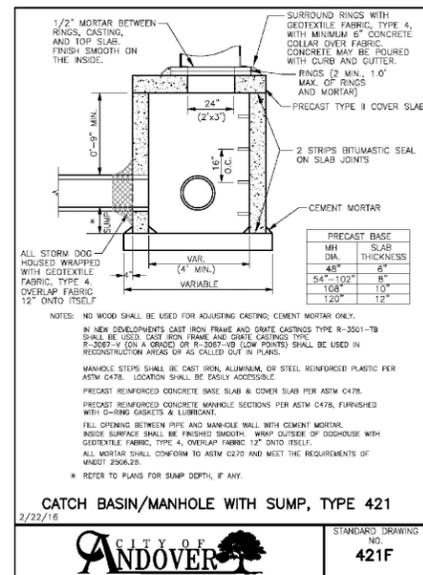
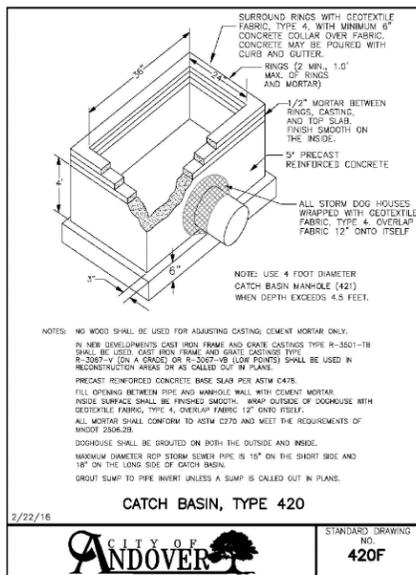
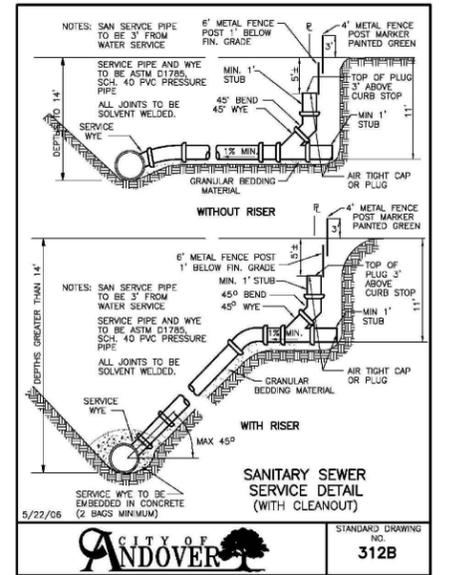
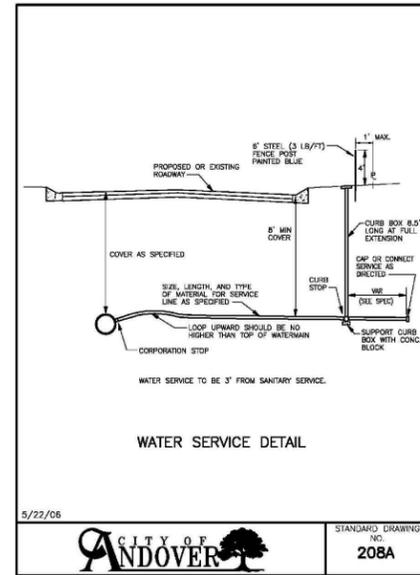
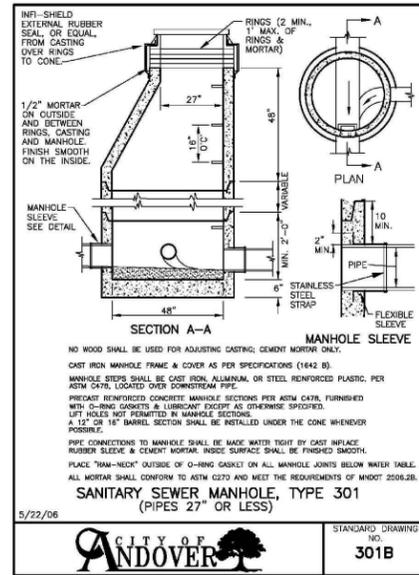
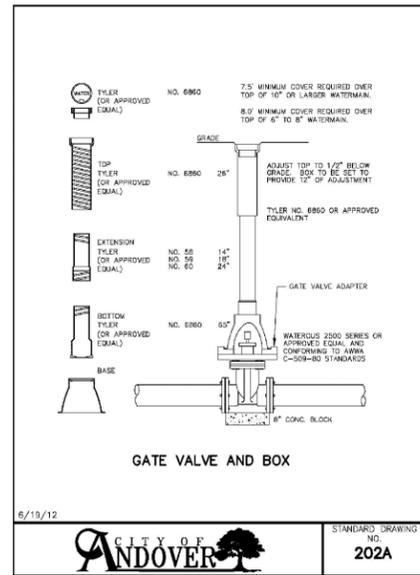
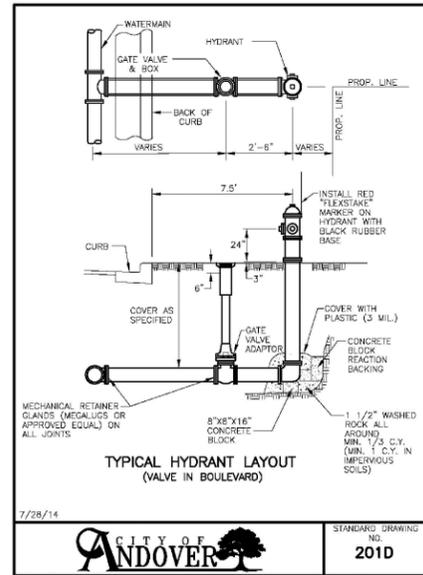
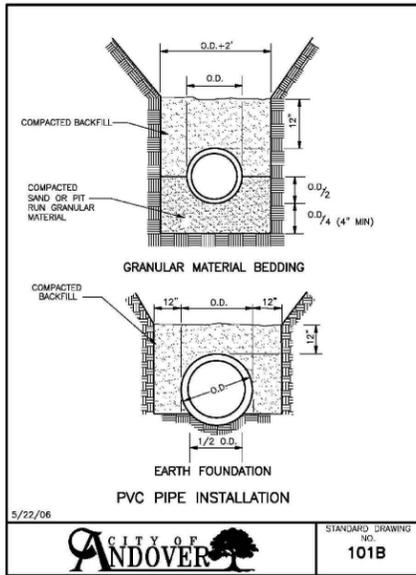
Drawn: ADB
Designed: BJK
Date: 1/29/19

Revisions:
1. 2/13/19 per CCWD Comments

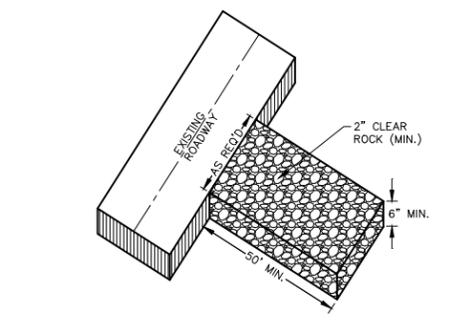
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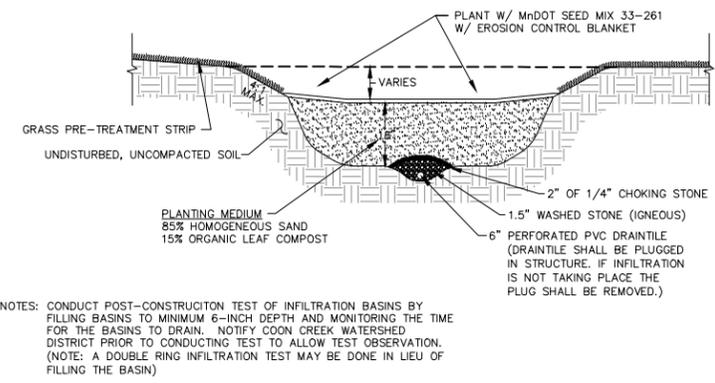
DETAILS



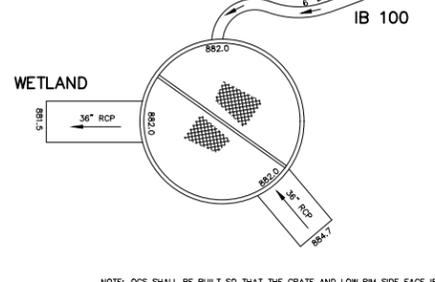
ROCK CONSTRUCTION ENTRANCE



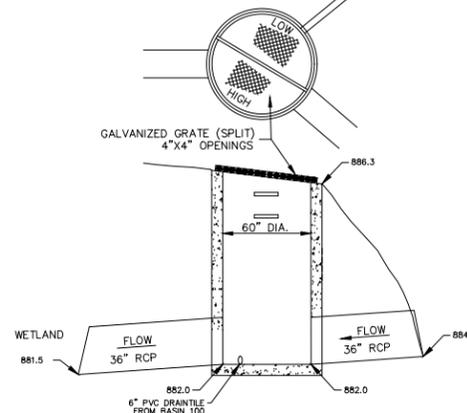
INFILTRATION BASIN



PLAN VIEW



**POND - 100
OUTLET CONTROL STRUCTURE**



EMERGENCY OVERFLOW

