



GENERAL GRADING & DRAINAGE NOTES:

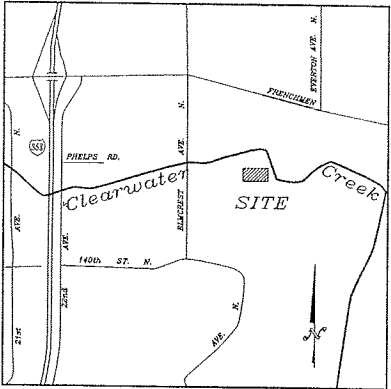
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL RCP FOR STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED
- ALL CATCH BASINS AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS ON PLANS REFLECT THE SUMPED ELEVATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- ALL PROPOSED BASEMENT FLOOR ELEVATIONS BELOW 916.8 SHALL HAVE THE WATERPROOFING DESIGN CERTIFIED BY A LICENSED PROFESSIONAL.

EROSION CONTROL NOTES:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

VICINITY MAP

NOT TO SCALE



LEGEND:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- WETLAND FILL
- WETLAND MITIGATION/REPLACEMENT (Wetland Creation; New Wetland Credit)

SHEET NO.	DESCRIPTION
1	OVERALL GRADING, DRAINAGE & EROSION CONTROL PLAN
2	GRADING, DRAINAGE & EROSION CONTROL PLAN - NORTH
3	GRADING, DRAINAGE & EROSION CONTROL PLAN - SOUTH
4	CLEARWATER CREEK CROSS-SECTIONS
5	STORM WATER POLLUTION PREVENTION PLAN
6	PROFILE & DETAILS
7	DETAILS
8	DRAINAGE AREA BOUNDARIES

LATEST REVISION DATE: 08/05/05
E-9 20041051GDF01.DWG

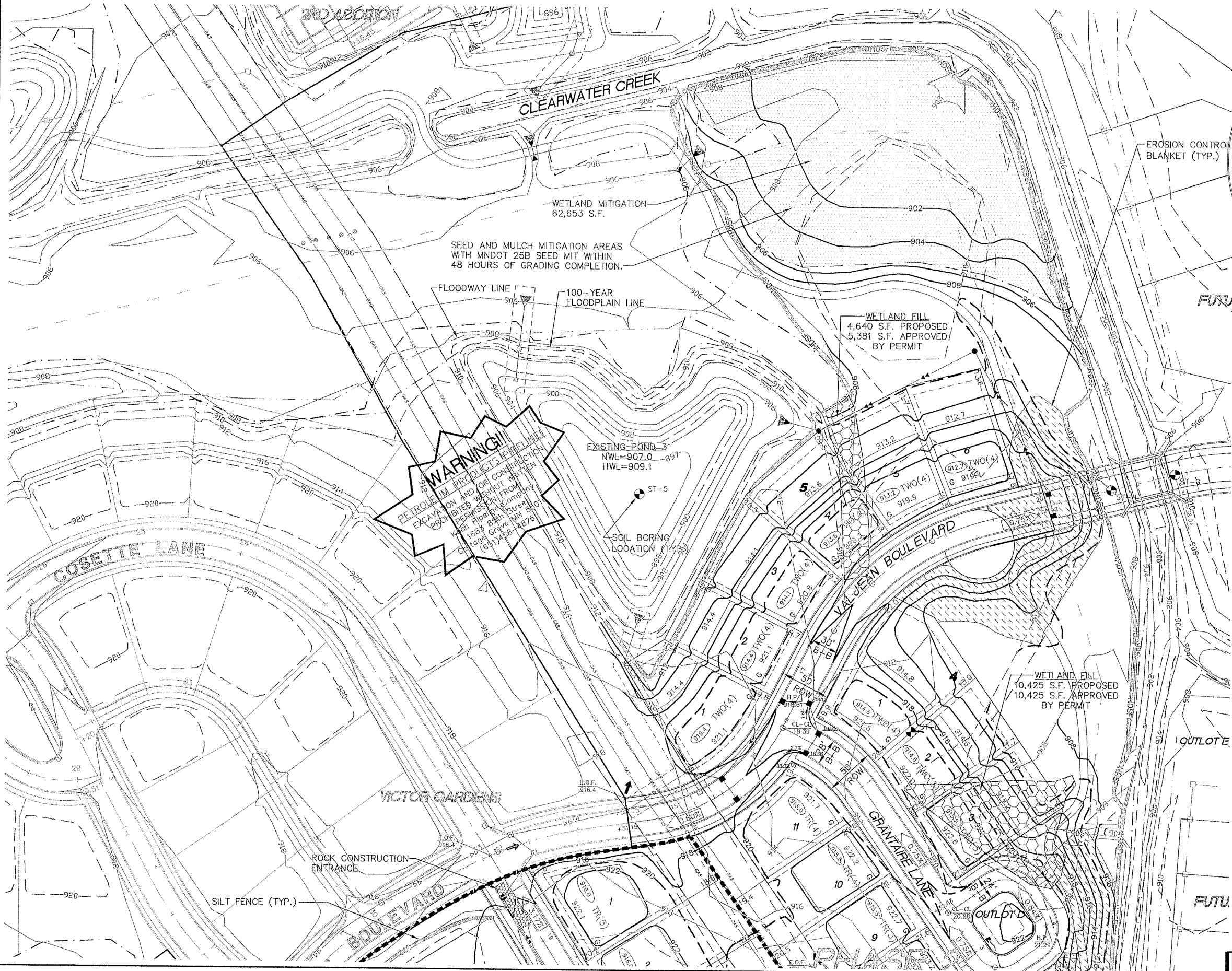
Date: 08/11/04 Sheet: 1 OF 8

Prepared for:

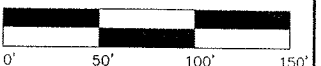
POA-Scherer, LLC
3030 Centre Point Drive
Roseville, MN 55113

Victor Gardens East
Hugo, Minnesota

Overall Grading, Drainage & Erosion Control Plan

**LEGEND:**

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES FUTURE STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEV.
- DENOTES PROPOSED SPOT ELEVATION AT GUTTERLINE (TYP.)
- DENOTES EMERGENCY OVERFLOW ELEVATION
- WETLAND FILL
- WETLAND MITIGATION/REPLACEMENT (Wetland Creation; New Wetland Credit)
- DENOTES EROSION CONTROL BLANKET



LATEST REVISION DATE: 08/05/05
 E-9 20041051GDF02.DWG

Date: 08/11/04 Sheet: 2 OF 8



Westwood Professional Services, Inc.

7599 Anagram Drive
 Eden Prairie, MN 55344
 Phone: 952-937-5150 Fax: 952-937-5822

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.

Jason M. McCarthy
Jason M. McCarthy
 Date: 08/05/05 License No. 41955

Revisions:

03/15/04 ROW REVIEW (HW)	11/16/04 PROJECT NAME REVISION (SHS)
05/28/04 FLOODPLAIN INFORMATION (HW)	08/05/05 PHASE 2 GRADE CHANGES (JMM)
10/16/04 ROW REVIEW (HW)	
10/27/04 CITY/ROW REVIEW (HW/SHS)	
11/05/04 CITY COMMENTS (HW)	
11/15/04 MBE NOTE - SHEET 1 (SHS)	

Designed: JMM
 Checked: JMM
 Drawn: HW
 Record Drawing by/date:

Prepared for:

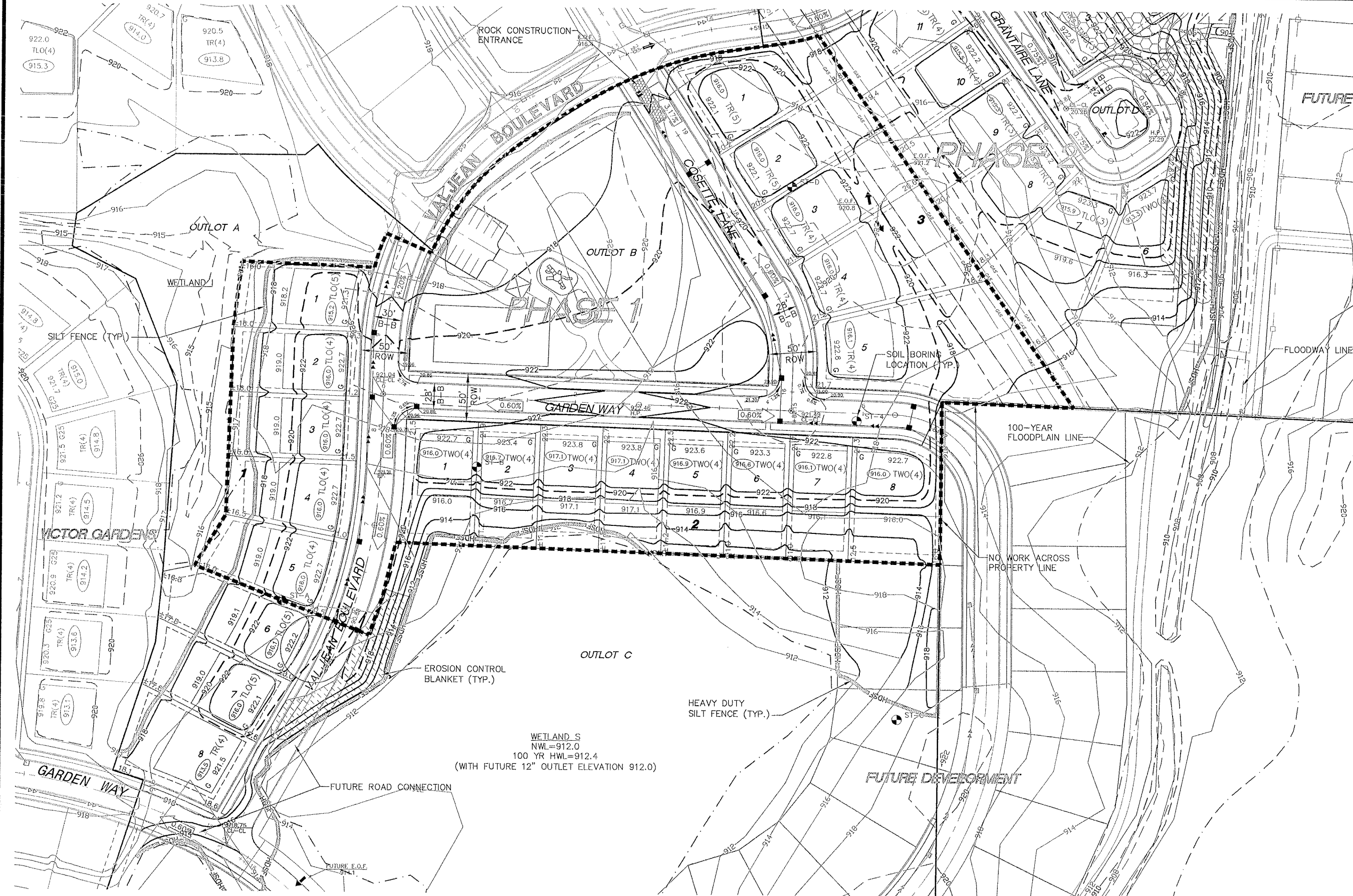
POA-Scherer, LLC

















3030 Centre Point Drive
 Roseville, MN 55113

**Victor Gardens
 East**

Hugo, Minnesota

**Grading, Drainage &
 Erosion Control Plan**

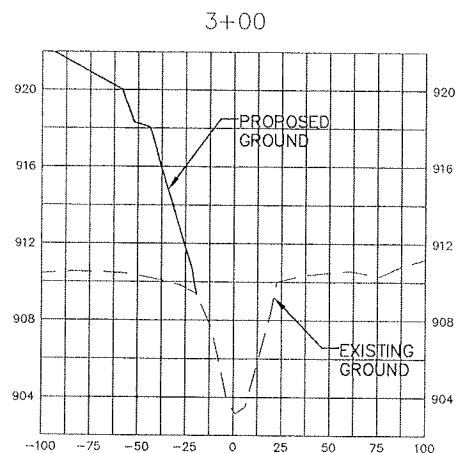
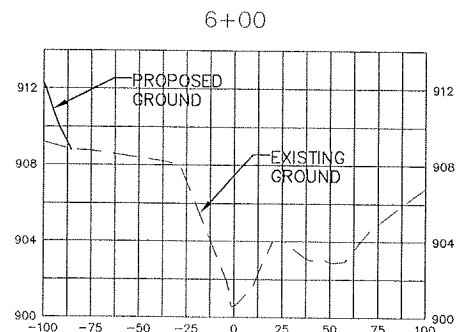
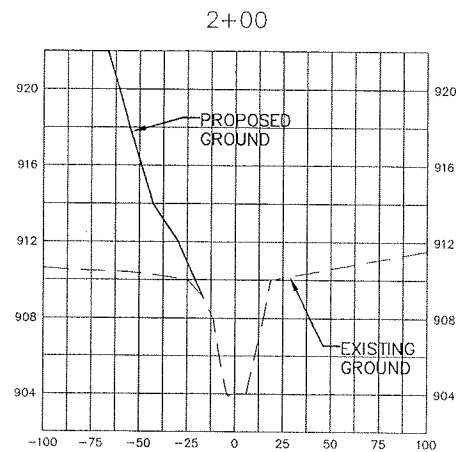
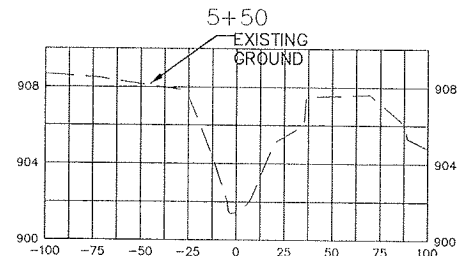
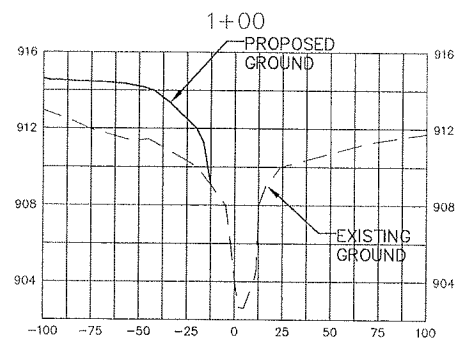
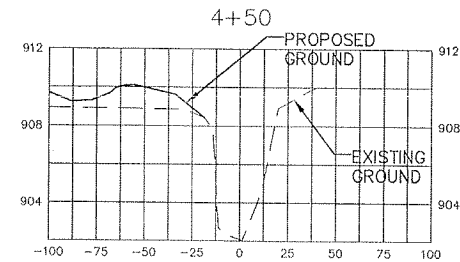
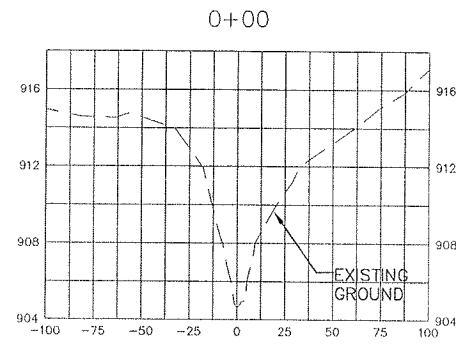
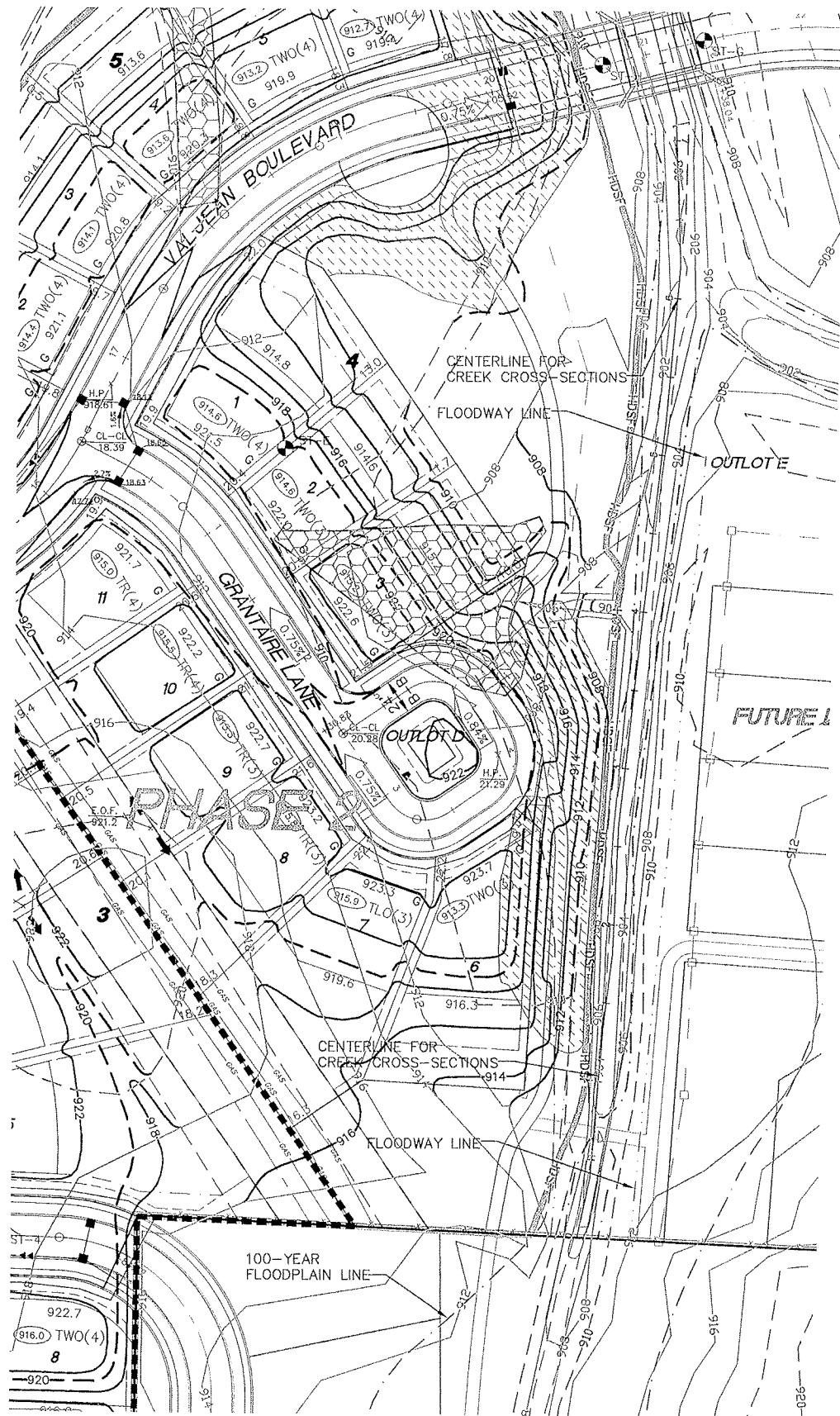


	DENOTES SOIL BORING
	DENOTES SILT FENCE
	DENOTES HEAVY DUTY SILT FENCE
	DENOTES EXISTING CONTOURS
	DENOTES PROPOSED CONTOURS
	DENOTES EXISTING STORM SEWER
	DENOTES PROPOSED STORM SEWER
	DENOTES FUTURE STORM SEWER
	DENOTES EXISTING TREE LINE
	DENOTES APPROXIMATE TREE REMOVAL LIMITS
	DENOTES EXISTING SPOT ELEV.
	DENOTES PROPOSED SPOT ELEVATION AT GUTTERLINE. (TYP.)
	DENOTES EMERGENCY OVERFLOW ELEVATION
	WETLAND FILL
	WETLAND MITIGATION/ REPLACEMENT (Wetland Creation; New Wetland Credit)
	DENOTES EROSION CONTROL BLANKET



LATEST REVISION DATE: 08/05/05
E-9 20041051GDF03.DWG

Date: 08/11/04 Sheet: 3 OF 8

**LEGEND:**

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES HEAVY DUTY SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES FUTURE STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEV.
- DENOTES PROPOSED SPOT ELEVATION AT GUTTERLINE, (TYP.)
- DENOTES EMERGENCY OVERFLOW ELEVATION
- WETLAND FILL
- WETLAND MITIGATION/REPLACEMENT (Wetland Creation; New Wetland Credit)
- DENOTES EROSION CONTROL BLANKET



LATEST REVISION DATE: 08/05/05
 E-9 20041051GDF04.DWG

Date: 10/18/04 Sheet: 4 OF 8



Westwood Professional Services, Inc.

7599 Anagram Drive
 Eden Prairie, MN 55344
 Phone: 952-937-5150 Fax: 952-937-5822

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.

Jason M. McCarty
Jason M. McCarty
 Date: 08/05/05 License No. 41955

Revisions:

09/15/04 ROW REVIEW (HW)	11/16/04 PROJECT NAME REVISION (SHS)
09/28/04 FLOODPLAIN INFORMATION (HW)	08/05/05 PHASE 2 GRADE CHANGES (JMM)
10/19/04 ROW REVIEW (CLJ)	
10/27/04 CITY/ROW REVIEW (HW/SHS)	
11/05/04 CITY COMMENTS (HW)	
11/15/04 MORE NOTE - SHEET 1 (SHS)	

Designed: JMM

Checked: JMM

Drawn: HW

Record Drawing by/date:

Prepared for:

POA-Scherer, LLC

3030 Centre Point Drive
 Roseville, MN 55113

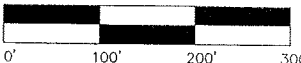
**Victor Gardens
 East**

Hugo, Minnesota

**Clearwater Creek
 Cross-Sections**

- NOTES:
1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
 2. ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 14 DAYS OF ROUGH GRADING COMPLETION. TEMPORARY SEED & MULCH MUST BE APPLIED UNLESS WORK IS TO BE PERFORMED WITHIN 60 DAYS OF GRADING COMPLETION.
 3. THE SITE MUST BE KEPT IN A WELL DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE. LOW POINTS IN ROADWAYS AND BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
 4. EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER'S REPRESENTATIVE AND MAINTAINED BY THE CONTRACTOR EVERY FRIDAY AND WITHIN 24 HRS AFTER ANY RAINFALL EVENT LARGER THAN 1/2" UNTIL THE PROJECT IS COMPLETED. MAINTENANCE REQUIREMENTS ARE AS FOLLOWS: SILT FENCE-1/3 HEIGHT OF FENCE, WITHIN 24 HRS., SEDIMENT BASINS- 1/2 STORAGE VOLUME, WITHIN 72 HOURS, SURFACE WATERS- REMOVE AND STABILIZE, WITHIN 7 DAYS OF DISCOVERY, AND VEHICLE SEDIMENT REMOVAL WITHIN 24 HOURS.
 5. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 6. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
 7. FOR QUESTIONS, COMMENTS, OR CONCERNS, CONTACT JASON McCARTY (PROJECT MANAGER) OR JOHN CARLSON (PROJECT INSPECTOR) AT (952) 937-5150.

SEE FINAL GRADING AND EROSION CONTROL PLANS OR FINAL CONSTRUCTION PLANS FOR DETAILS.



LATEST REVISION DATE: 08/05/05
E-9 20041051ECF01.DWG

Date: 08/11/04 Sheet: 5 OF 8

Victor Gardens East

Hugo, Minnesota

Storm Water Pollution Prevention Plan



Westwood Professional Services, Inc.
7599 Anagram Drive
Eden Prairie, MN 55344
Phone: 952-937-5150 Fax: 952-937-5822

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.

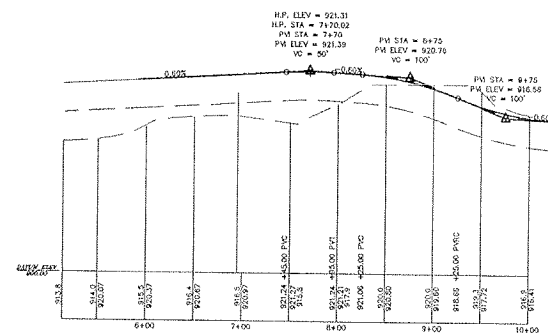
Jason M. McCarty
Date: 08/05/05 License No. 41955

Revisions:
09/15/04 RMD REVIEW (HW) 11/16/04 PROJECT NAME REVISION (SHS)
03/28/04 FLOODPLAIN INFORMATION (HW) 08/05/05 PHASE 2 GRADE CHANGES (JMM)
10/19/04 RMD REVIEW (JMM)
10/27/04 CITY/RMD REVIEW (HW/SHS)
11/05/04 CITY COMMENTS (HW)
11/15/04 MBE NOTE - SHEET 1 (SHS)

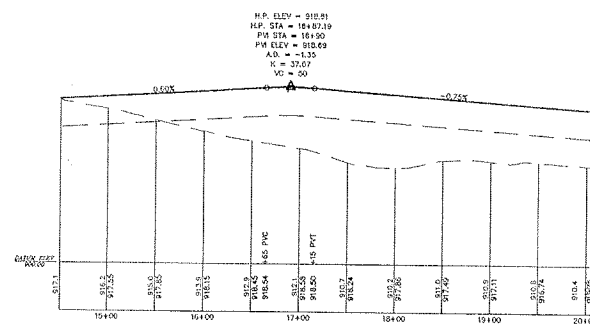
Designed: JMM
Checked: JMM
Drawn: HW
Record Drawing by/date:

Prepared for:

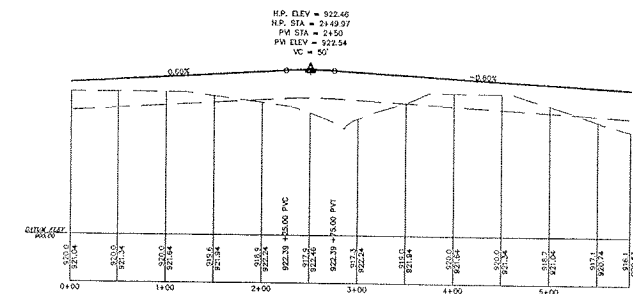
POA-Scherer, LLC
3030 Centre Point Drive
Roseville, MN 55113



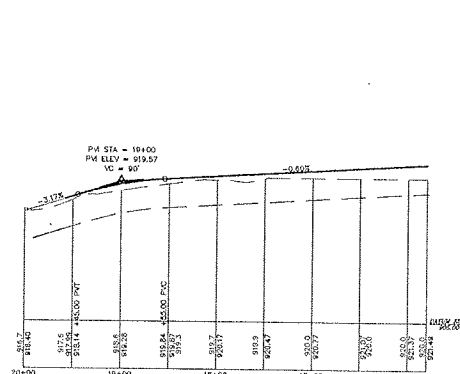
VALJEAN BOULEVARD



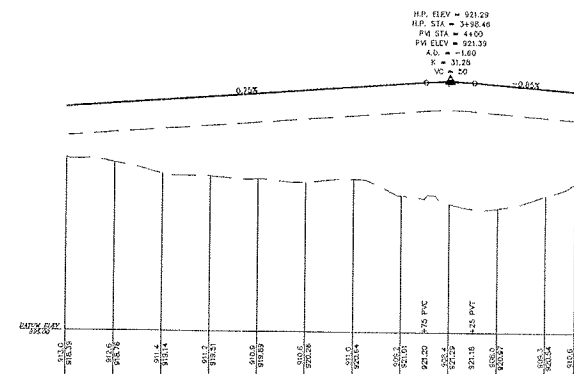
VALJEAN BOULEVARD



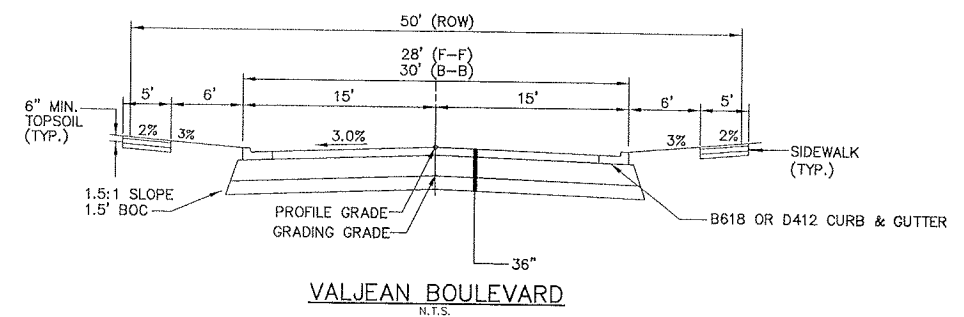
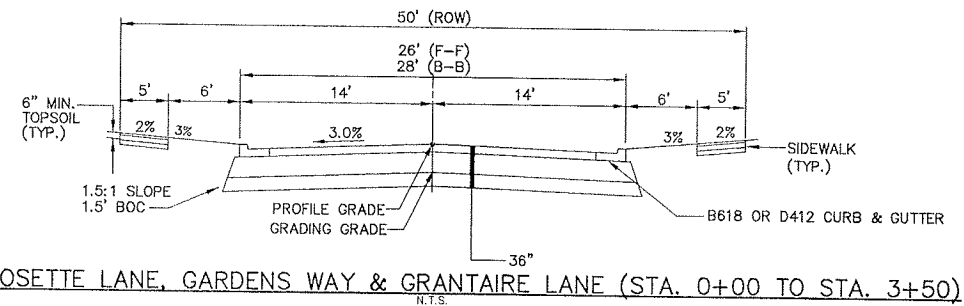
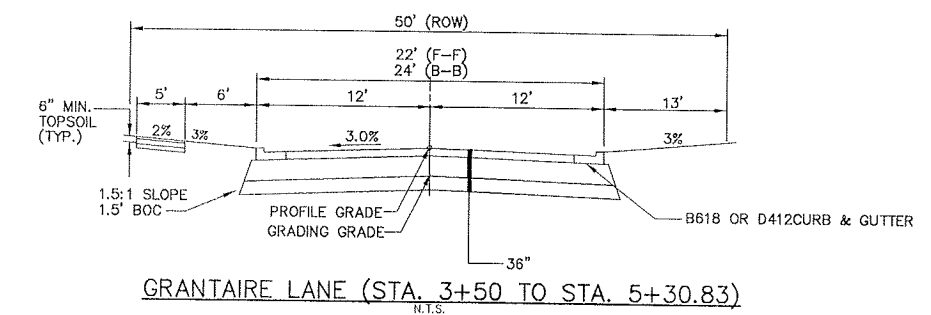
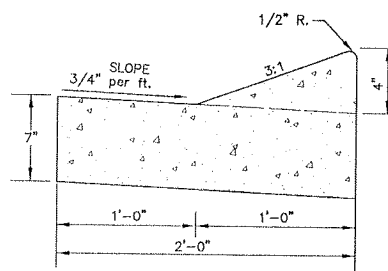
GARDEN WAY



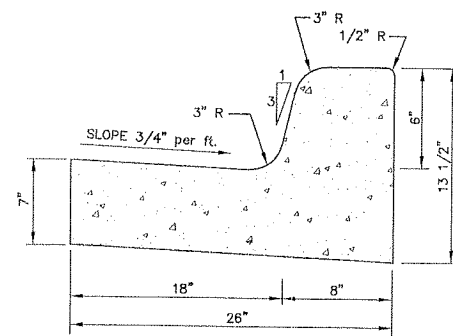
COSETTE LANE



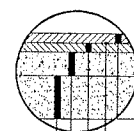
GRANTAIRE LANE

VALJEAN BOULEVARD
N.T.S.COSETTE LANE, GARDENS WAY & GRANTAIRE LANE (STA. 0+00 TO STA. 3+50)
N.T.S.GRANTAIRE LANE (STA. 3+50 TO STA. 5+30.83)
N.T.S.

NOTE: EXPANSION JOINT SPACING IS 100'

CONCRETE
CURB & GUTTER
(D412)

NOTE: EXPANSION JOINT SPACING IS 100'

CONCRETE
CURB & GUTTER
(B618)

- 1-1/2" MNDOT LV4 (B) BITUMINOUS WEARING COURSE
- TACK COAT, MnDOT 2357
- 2-1/2" MNDOT LV3 (B) NON WEAR BITUMINOUS BASE COURSE
- 8" CLASS 5 AGGREGATE BASE (100% CRUSHED)
- MIN 2' - SUBCUT BACKFILL WITH SELECT GRANULAR MATERIAL, MNDOT 3149.2B

TYPICAL STREET/DRIVEWAY SECTION
N.T.S.LATEST REVISION DATE: 08/05/05
E-9 20041051DGF01.DWG

Date: 08/11/04 Sheet: 6 OF 8



Westwood Professional Services, Inc.

7599 Anagram Drive
Eden Prairie, MN 55344
Phone: 952-937-5150 Fax: 952-937-5822

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.

Jason M. McCarty
 Date: 08/05/05 License No. 41955

Revisions:

03/15/04 ROAD REVIEW (HW) 11/16/04 PROJECT NAME REVISION (SHS)
 05/28/04 FLOODPLAIN INFORMATION (HW) 08/05/05 PHASE 2 GRADE CHANGES (JMM)
 10/18/04 ROAD REVIEW (JMM)
 10/27/04 CITY/ROAD REVIEW (HW/SHS)
 11/05/04 CITY COMMENTS (CLJ)
 11/15/04 MORE NOTE - SHEET 1 (SHS)

Designed: JMM
 Checked: JMM
 Drawn: GKB
 Record Drawing by/date:

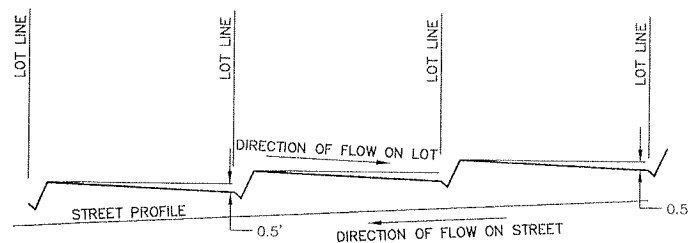
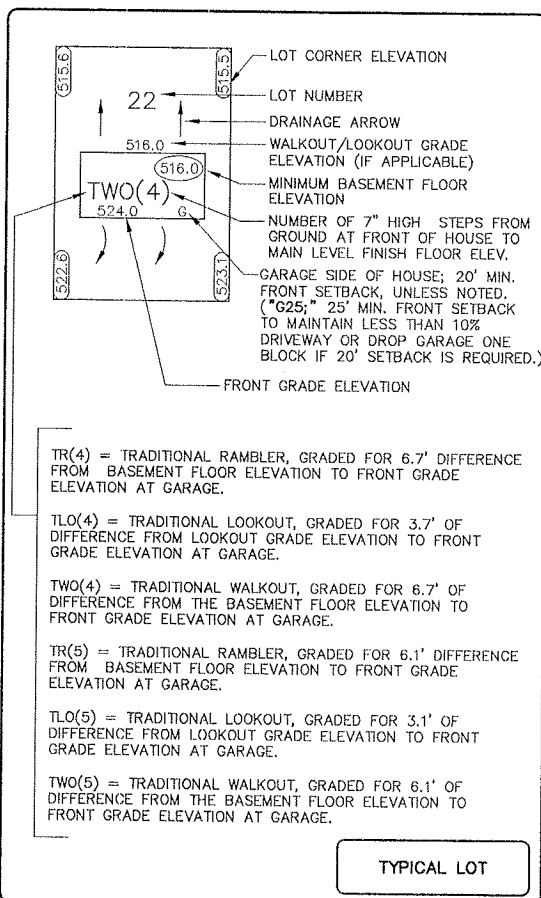
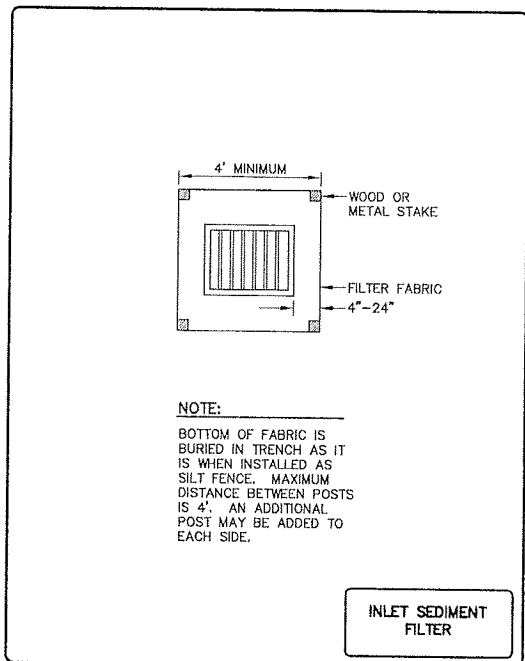
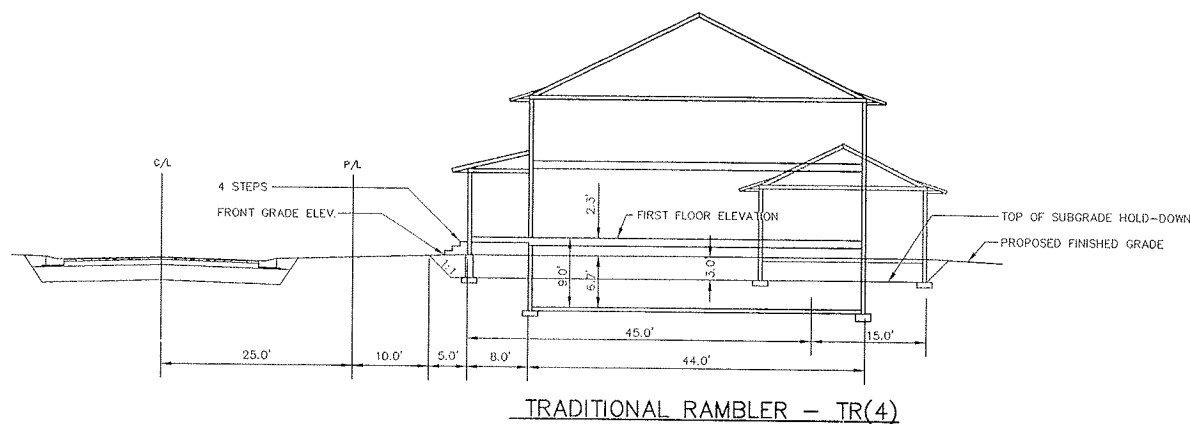
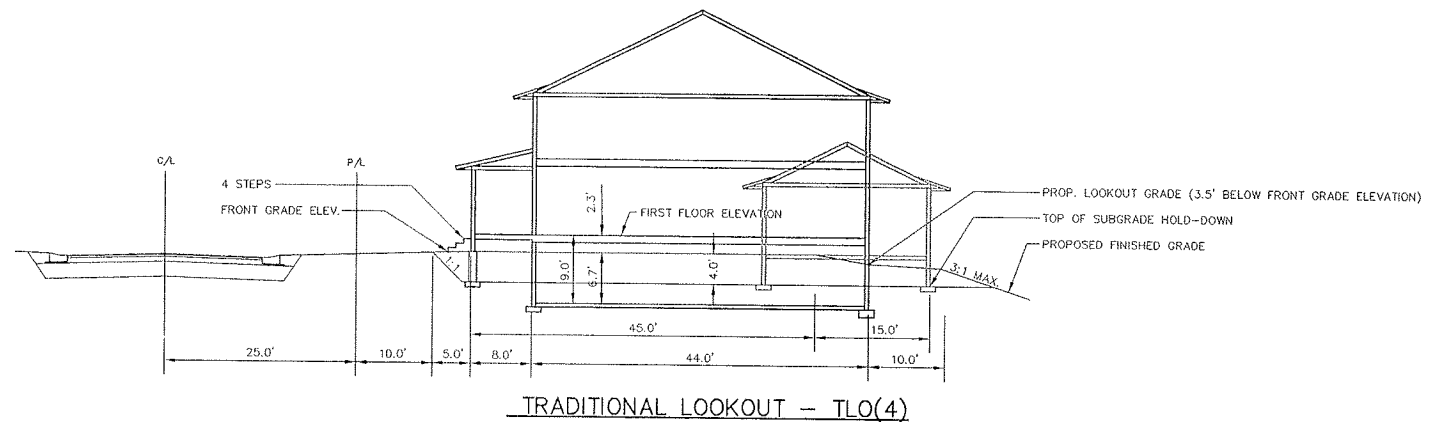
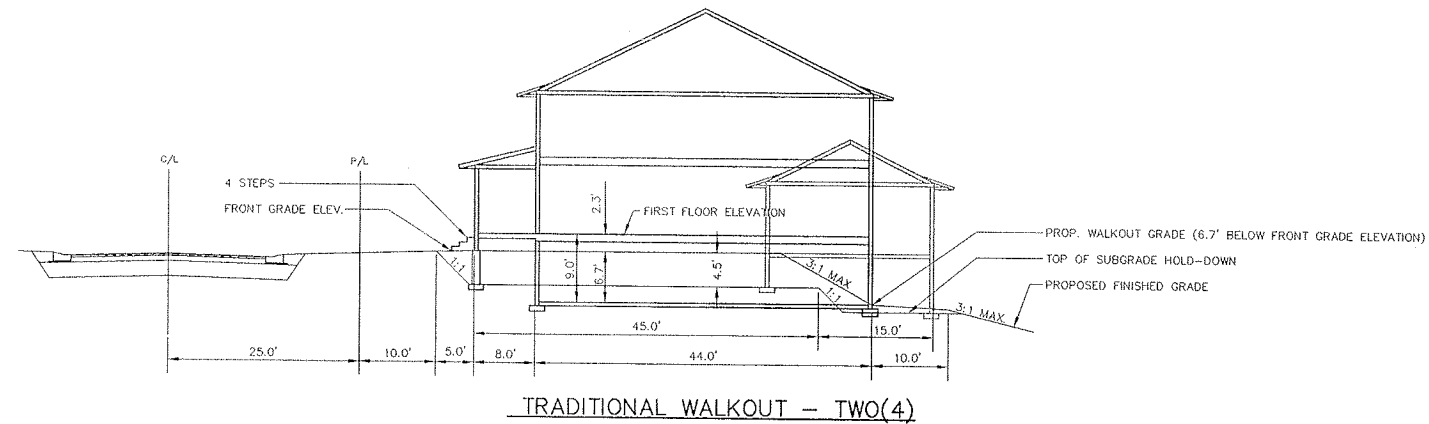
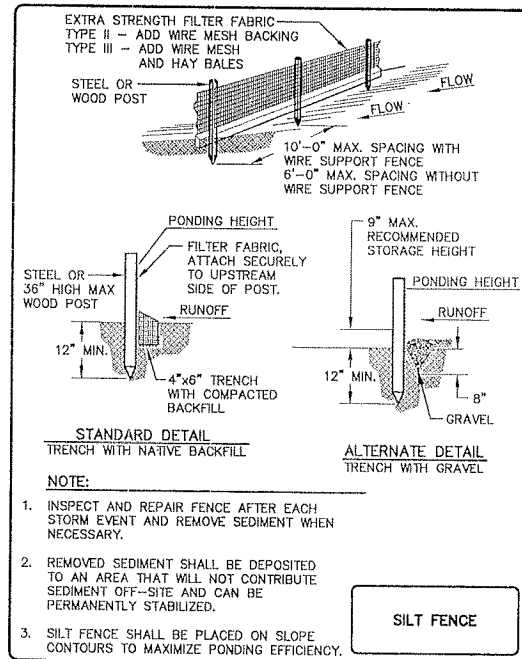
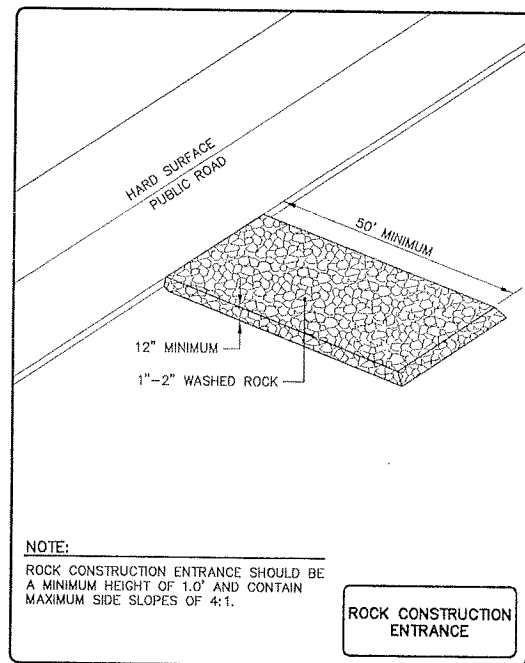
Prepared for:

POA-Scherer, LLC

3030 Center Point Drive
Roseville, MN. 55113Victor Gardens
East

Hugo, Minnesota

Street Profiles &
Details



LATEST REVISION DATE: 08/05/05

E-9 200410510GF02.DWG

Date: 08/11/04 Sheet: 7 OF 8



Westwood Professional Services, Inc.

7599 Anagram Drive
Eden Prairie, MN 55344
Phone: 952-937-5150 Fax: 952-937-5822

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.

Jason M. McCarty
Date: 08/05/05 License No. 41955

Revisions:

09/16/04 RCWD REVIEW (HW)	11/16/04 PROJECT NAME REVISION (SHS)
09/28/04 FLOODPLAIN INFORMATION (HW)	09/28/05 PHASE 2 GRADE CHANGES (AMM)
10/18/04 RCWD REVIEW (AMM)	
10/27/04 CITY/RCWD REVIEW (HW/SHS)	
11/05/04 CITY COMMENTS (HW)	
11/15/04 MPE NOTE - SHEET 1 (SHS)	

Designed: JMM
Checked: JMM
Drawn: GKB
Record Drawing by/date:

Prepared for:

POA-Scherer, LLC3030 Center Point Drive
Roseville, MN. 55113**Victor Gardens
East**

Hugo, Minnesota

Details



Legend

- DENOTES POST-DEVELOPMENT BOUNDARY
- DENOTES PRE-DEVELOPMENT BOUNDARY
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS



LATEST REVISION DATE: 08/05/05
E-9 200410510AF01.DWG

Date: 08/11/04 Sheet: 8 OF 8



Westwood Professional Services, Inc.
7599 Anagram Drive
Eden Prairie, MN 55344
Phone: 952-937-5150 Fax: 952-937-5822

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.

Jason M. McCarty
Date: 08/05/05 License No. 41955

Revisions
03/15/04 RWD REVIEW (HW)
09/28/04 FLOODPLAIN INFORMATION (HW)
10/10/04 RWD REVIEW (HW)
10/27/04 CITY/RWD REVIEW (HW/SHS)
11/05/04 CITY COMMENTS (CLJ)
11/15/04 MDR NOTE - SHEET 1 (SHS)
11/16/04 PROJECT NAME REVISION (SHS)
08/05/05 PHASE 2 GRADE CHANGES (JMM)

Designed: JMM
Checked: JMM
Drawn: HW
Record Drawing by/date:

Prepared for:

POA-Scherer, LLC
3030 Centre Point Drive
Roseville, Minnesota 55113

**Victor Gardens
East**

Hugo, Minnesota

Drainage Area Boundaries