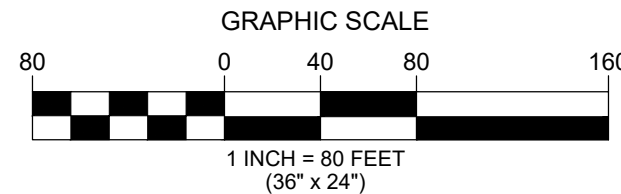


ANDOVER SENIOR CAMPUS

TITLE SHEET & LEGEND

ANDOVER, MINNESOTA



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY:
AGG

CHECK BY:
MOE

JOB NO.:
22-2050

DATE:
12/11/23

VICINITY MAP (NOT TO SCALE)



LEGEND

- DENOTES EXISTING CATCH BASIN
- ⊞ DENOTES EXISTING ELECTRICAL BOX
- ⊞ DENOTES EXISTING ELECTRICAL MANHOLE
- ⊞ DENOTES EXISTING FIBER OPTIC BOX
- ⊞ DENOTES EXISTING LIGHT POLE
- ⊞ DENOTES EXISTING POWER POLE AND OVERHEAD WIRES
- ⊞ DENOTES EXISTING SANITARY SEWER MANHOLE
- ⊞ DENOTES EXISTING SIGN
- ⊞ DENOTES EXISTING GAS VALVE
- ⊞ DENOTES EXISTING STORM SEWER APRON
- ⊞ DENOTES EXISTING WATER VALVE
- ⊞ DENOTES EXISTING TELEPHONE PEDESTAL
- ⊞ DENOTES EXISTING UNDERGROUND ELECTRIC LINE
- ⊞ DENOTES EXISTING UNDERGROUND GAS LINE
- ⊞ DENOTES EXISTING SANITARY SEWER
- ⊞ DENOTES EXISTING STORM SEWER
- ⊞ DENOTES EXISTING WATER MAIN
- ⊞ DENOTES EXISTING BITUMINOUS SURFACE
- ⊞ DENOTES EXISTING CONCRETE SURFACE
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES PROPOSED WATER PIPE
- ⊞ DENOTES PROPOSED SANITARY SEWER PIPE
- ⊞ DENOTES PROPOSED STORM SEWER PIPE
- ⊞ DENOTES PROPOSED STORM MANHOLE
- ⊞ DENOTES PROPOSED CATCH BASIN
- ⊞ DENOTES PROPOSED FLARED-END SECTION
- ⊞ DENOTES PROPOSED GATE VALVE
- ⊞ DENOTES PROPOSED HYDRANT
- ⊞ DENOTES PROPOSED SANITARY SEWER MANHOLE
- ⊞ DENOTES PROPOSED CONTOUR
- ⊞ DENOTES PROPOSED SPOT ELEVATION
(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- ⊞ DENOTES PROPOSED DIRECTION OF DRAINAGE
- ⊞ DENOTES PROPOSED SILT FENCE
- ⊞ DENOTES PROPOSED TREE PROTECTION FENCE
- ⊞ DENOTES PROPOSED BIOROLLS
- ⊞ DENOTES MAINTENANCE ACCESS ROUTE
- ⊞ DENOTES PROPOSED INLET PROTECTION
- ⊞ DENOTES PROPOSED RIP-RAP

ELEVATIONS ARE BASED ON NAVD 88 DATUM

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED
PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF ANDOVER, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

SHEET INDEX

CO	TITLE SHEET & LEGEND
	CERTIFICATE OF SURVEY / TREE INVENTORY - SHEET 1
	CERTIFICATE OF SURVEY / TREE INVENTORY - SHEET 2
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C1.2	REMOVALS PLAN
C1.3	FIRE TRUCK MOVEMENTS
C1.4	CURBING PLAN
C1.5	CONCEPT ROUNDABOUT
L1 - L5	DETAILS
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C3.1	UTILITY PLAN - SANITARY & WATERMAIN
C3.2	UTILITY PLAN - STORM SEWER - SHEET 1
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C4.1 - C4.7	DETAILS

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
TITLE SHEET & LEGEND
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET
C0

CERTIFICATE OF SURVEY/
TREE INVENTORY

~for~ J.A. WEDUM FOUNDATION
~of~ ANDOVER SENIOR CAMPUS

PROPERTY DESCRIPTION

PARCEL A:
That part of the Northwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying south and east of County Road 18, also known as Crosstown Blvd.; except that part platted as Winslow Hills, Winslow Hills 2nd Addition and Winslow Hills 3rd Addition.

and

PARCEL B:
The Southwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, except that part platted as Winslow Hills, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/11/2022, 5/12/2022 and 1/8/2024.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-24-32-0006 (Parcel A) and 23-32-24-33-0002 (Parcel B).
- Total boundary area = 655,508 sf (15.04 acres)
Parcel area less proposed right of way dedication = 582,154 sf (13.36 acres)
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270689 Panel No. 0306 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using a commitment for title insurance prepared by Stewart Title Guaranty Company, Commitment No. 645244, dated effective August 20, 2021.
- Tree tagging and inventory completed by Jacobson Environmental.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ▲ DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ▢ DENOTES SET PKNAIL
- ⊞ DENOTES CATCH BASIN
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES ELECTRICAL MANHOLE
- ⊞ DENOTES FIBER OPTIC BOX
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES POWER POLE AND OVERHEAD WIRES
- ⊞ DENOTES SANITARY SEWER MANHOLE
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- ⊞ DENOTES TELEPHONE PEDESTAL
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- ⊞ DENOTES EXISTING WATER MAIN
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

TREE DETAIL

- ⊞ DENOTES TAG NUMBER (SEE SHEET 2 FOR TREE INFO)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

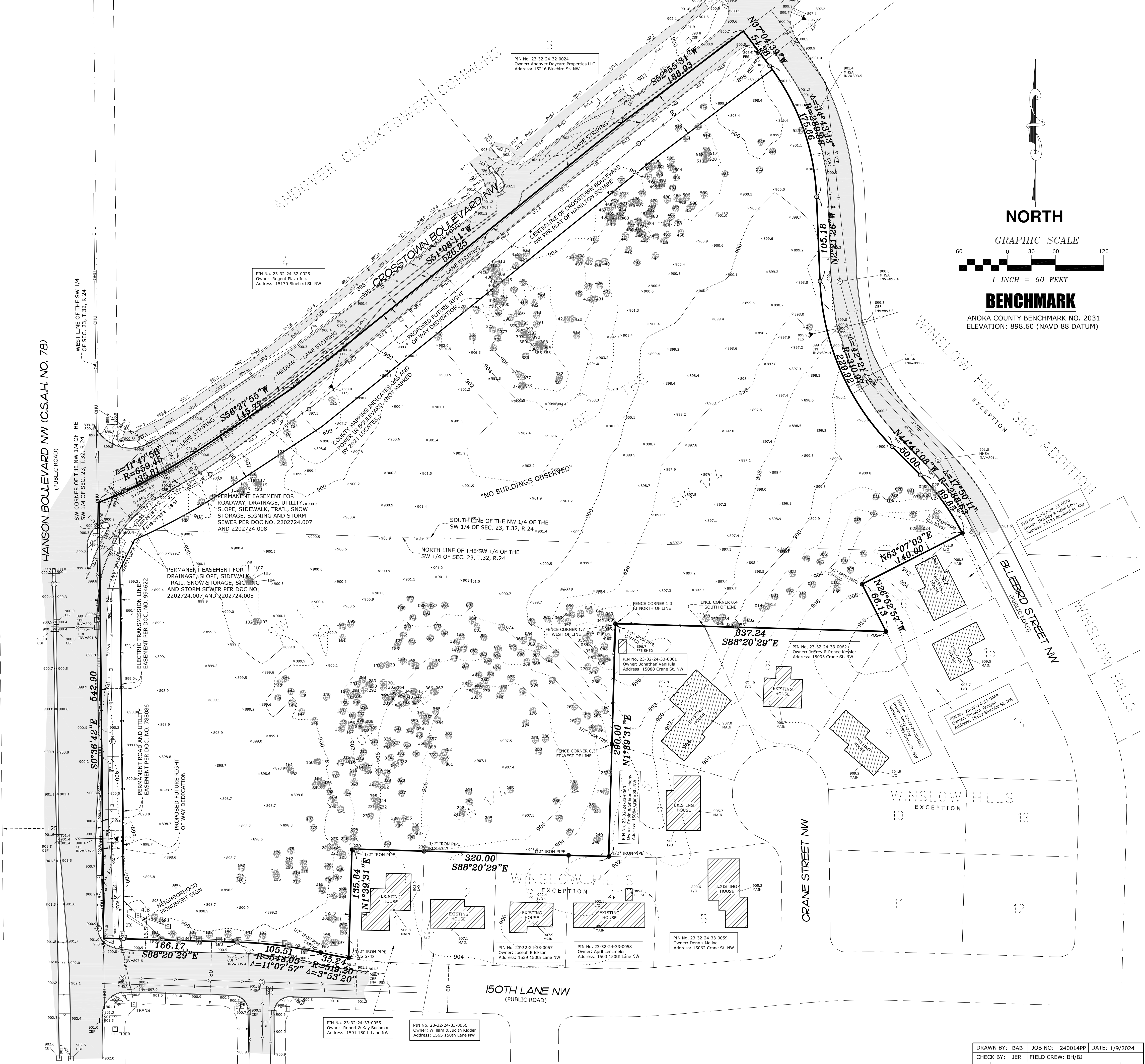
JASON E. RUD
Date: 2/7/2024 License No. 41578

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

ADJACENT HOUSE ELEVATIONS

MAIN = MAIN FLOOR ELEVATION
L/O = LOWEST OPENING ELEVATION (LOOKOUT BASEMENT)
L/F = LOWEST FLOOR ELEVATION (WALKOUT BASEMENT)

NOTE: THE LOCATION OF THE ADJACENT HOUSES/SHEDS SHOWN ON THIS SURVEY ARE APPROXIMATE PER AERIAL PHOTO. THE HOUSES/SHEDS WERE NOT LOCATED IN THE FIELD.



NORTH
GRAPHIC SCALE
1 INCH = 60 FEET
BENCHMARK
ANOKA COUNTY BENCHMARK NO. 2031
ELEVATION: 898.60 (NAVD 88 DATUM)

DRAWN BY:	BAB	JOB NO:	240014PP	DATE:	1/9/2024
CHECK BY:	JER	FIELD CREW:	BH/BJ		
1	2/7/2024	CITY COMMENTS			BAB
2					
3					
NO.	DATE	DESCRIPTION			BY

CERTIFICATE OF SURVEY/ TREE INVENTORY

~for~ J.A. WEDUM FOUNDATION
~of~ ANDOVER SENIOR CAMPUS

Tree Tag Number	DBH (Inches)	Tree Species	Tree Condtion
1	7	QA	4
2	14	BO	5
3	19	BO	5
4	19	BO	5
5	6	WC	6
6	15	BO	5
7	10	BO	3
8	26	PO	5
9	17	BO	5
10	5	WC	4
11	12	BO	4
12	11	BO	5
13	18	BO	3
14	9	BC	5
15	20	BO	5
16	23	PO	4
17	15	BO	4
18	7	PO	5
19	15	PO	4
20	11	PO	5
21	18	PO	3
22	8	BO	3
23	7	PO	5
24	7	PO	5
25	16	BO	5
26	24	PO	5
27	10	PO	3
28	12	PO	4
29	7	PO	2
30	8	BC	3
31	3	WC	5
32	12	PO	4
33	10	BC	4
34	7	PO	5
35	7	BC	5
36	8	BC	5
37	7	BC	4
38	8	PO	5
39	12	QA	5
40	4	WC	5
41	7	PB	5
42	7	QA	5
43	6	WC	5
44	6	WC	5
45	7	QA	4
46	7	BO	4
47	8	QA	4
48	7	QA	4
49	8	QA	4
50	8	QA	4
51	8	QA	4
52	8	QA	4
53	7	QA	4
54	6	QA	3
55	6	QA	4
56	7	QA	4
57	7	QA	4
58	7	QA	5
59	7	BO	5
60	8	RP	6
61	8	PO	5
62	17	BO	4
63	7	BO	2
64	8	BO	4
65	6	WC	5
66	10	BO	2
67	8	PO	3
68	8	BO	2
69	7	PO	3
70	6	PO	3
71	7	PO	3
72	19	BO	4
73	9	PO	3
74	8	PO	4
75	20	BO	4
76	8	PO	3
77	10	BO	3
78	7	PO	4
79	13	BO	3
80	8	PO	4
81	10	PO	4
82	10	BO	3
83	13	BO	4
84	10	PO	5
85	16	BO	5
86	14	BO	3
87	12	BO	3
88	14	BO	3
89	9	WC	5
90	18	BO	4
91	8	BC	4
92	9	BO	3
93	17	BO	3
94	10	BO	3
95	13	BO	4
96	14	BO	3
97	10	BO	3
98	20	BO	5
99	6	BO	5
100	7	BO	5

Tree Tag Number	DBH (Inches)	Tree Species	Tree Condtion
101	7	BO	5
102	15	BO	5
103	8	BO	5
104	20	BO	5
105	8	BO	5
106	8	BO	5
107	8	BO	5
108	25	CW	4
109	4	WC	5
110	4	WC	5
111	11	BO	5
112	8	BO	5
113	10	BO	5
114	12	BO	5
115	7	BO	5
116	8	BO	5
117	21	BO	5
118	7	BO	4
119	8	BO	5
120	9	BO	5
121	15	BO	5
122	7	BO	5
123	18	BO	5
124	18	BO	4
125	7	BO	5
126	10	BO	4
127	8	PO	4
128	9	PO	4
129	18	PO	5
130	5	WC	5
131	7	BO	5
132	10	PO	5
133	11	PO	5
134	17	BO	2
135	7	BC	4
136	9	BO	3
137	13	BO	3
138	8	PO	4
139	14	PO	4
140	9	PO	5
141	7	PO	5
142	7	BC	4
143	31	BO	3
144	8	PO	5
145	7	WC	5
146	11	BO	4
147	20	BO	4
148	6	PO	5
149	8	PO	5
150	12	PO	5
151	6	PO	5
152	12	PO	5
153	9	PO	5
154	7	PO	4
155	8	PO	5
156	10	PO	4
157	7	PO	4
158	6	PO	4
159	9	PO	5
160	6	PO	5
161	9	BC	5
162	6	WC	5
163	8	PO	5
164	7	PO	4
165	9	PO	4
166	8	PO	4
167	16	PO	5
168	6	PO	4
169	8	PO	3
170	9	PO	4
171	9	BO	3
172	39	PO	4
173	8	PO	5
174	8	PO	5
175	8	PO	5
176	14	BO	4
177	13	BO	5
178	20	BO	5
179	10	WS	6
180	10	WS	4
181	11	WS	4
182	11	GA	5
183	9	RP	4
184	9	GA	5
185	10	RP	5
186	10	GA	5
187	10	RP	5
188	10	GA	5
189	11	RP	5
190	11	GA	5
191	11	RP	5
192	11	RP	4
193	11	GA	5
194	11	GA	5
195	13	BO	5
196	11	PO	5
197	8	PO	5
198	19	PO	3
199	9	PO	4
200	16	BO	4

Tree Tag Number	DBH (Inches)	Tree Species	Tree Condtion
201	9	PO	4
202	10	PO	4
204	18	PO	5
205	13	BO	4
206	7	PO	4
206	22	BO	4
208	8	BC	4
209	9	PO	4
210	8	WC	4
211	9	PO	4
212	12	BC	4
213	10	PO	4
214	14	BO	4
215	9	BC	4
216	9	PO	5
217	7	PO	5
218	6	PO	5
219	12	BO	4
220	7	PO	4
221	7	PO	4
222	13	BO	4
223	6	PO	4
224	7	BC	5
225	11	BO	5
226	9	PO	4
227	9	BO	4
228	7	PO	4
229	11	BO	4
230	17	BO	4
231	17	PO	4
232	6	BO	4
233	7	BO	5
234	14	PO	4
235	7	BO	2
236	6	BC	5
237	6	BC	5
238	13	BO	4
239	9	BO	4
240	8	BC	5
241	14	BO	4
242	7	BC	4
243	21	BO	4
244	6	BC	5
245	7	PO	5
246	5	WC	5
247	5	WC	5
248	11	BO	4
249	5	WC	5
250	6	BC	5
251	6	PO	5
252	10	BC	5
253	5	RP	6
254	16	BO	4
255	15	BO	4
256	15	BO	4
257	8	BC	4
258	12	BO	4
259	7	PO	5
260	6	PO	5
261	6	BC	6
262	7	BC	4
263	7	BO	4
264	6	BO	4
265	9	BC	3
266	14	BO	4
267	8	BC	5
268	7	BC	3
269	13	PO	2
270	8	BC	3
271	9	BC	4
272	17	BO	4
273	16	BO	5
274	7	PO	4
275	8	PO	2
276	13	BO	4
277	6	PO	5
278	7	PO	2
279	8	PO	4
280	14	PO	4
281	9	BO	2
282	7	PO	4
283	7	PO	3
284	17	BO	4
285	10	PO	5
286	11	PO	5
287	8	PO	3
288	6	PO	5
289	7	PO	5
290	10	PO	5
291	11	PO	5
292	9	PO	4
293	7	PO	5
294	7	PO	5
295	8	PO	5
296	8	PO	4
297	11	BO	3
298	10	PO	4
299	6	PO	4
300	7	PO	4

Tree Tag Number	DBH (Inches)	Tree Species	Tree Condtion
301	11	PO	4
302	8	PO	5
304	11	PO	5
305	9	BO	5
306	9	PO	4
307	10	PO	4
308	1	PO	5
309	6	PO	4
310	6	PO	5
311	16	BO	5
312	12	BO	3
313	8	PO	4
314	7	PO	4
315	7	PO	4
316	7	PO	4
317	10	PO	4
318	7	PO	4
319	7	PO	4
320	4	WC	4
321	7	PO	5
322	9	PO	4
323	8	PO	4
324	6	PO	4
325	6	PO	5
326	11	BO	3
327	14	PO	4
328	6	BC	5
329	10	PO	5
330	9	BC	3
331	11	BO	2
332	10	PO	4
333	9	BO	5
334	12	PO	5
335	13	BO	3
336	7	BO	5
337	10	PO	5
338	12	PO	5
339	6	PO	4
340	8	PO	4
341	7	PO	5
342	10	PO	4
343	15	BO	3
344	9	PO	4
345	12	PO	4
346	8	PO	5
347	7	PO	5
348	11	PO	4
349	8	PO	4
350	7	BC	4
351	8	BO	3
352	8	PO	4
353	6	PO	5
354	6	PO	5
355	6	PO	4
356	6	PO	5
357	11	PO	5
358	9	PO	5
359	21	BO	5
360	6	PO	4
361	18	BO	3
362	7	BO	4
363	6	BO	4
364	13	PO	5
365	12	PO	5
366	13	PO	5
367	10	PO	4
368	9	BO	4
369	8	BO	4
370	6	WC	6
371	5	WC	5
372	8	PO	5
373	16	BO	3
374	11	PO	4
375	8	PO	4
376	9	PO	5
377	11	BO	5
378	17	BO	5
379	13	BO	5
380	13	BO	5
381	6	BO	5
382	12	PO	4
383	13	BO	5
384	6	BO	5
385	9	PO	5
386	7	BO	5
387	7	BO	5
388	7	BO	5
389	6	BO	5
390	6	BO	5
391	6	BO	5
392	8	BO	5
393	17	PO	5
394	17	PO	5
395	18	PO	3
396	16	PO	4
397	10	BO	4
398	7	BO	4
399	7	PO	5
400	31	BO	5

PRELIMINARY PLAT OF:
ANDOVER SENIOR CAMPUS

DEVELOPER

J.A. WEDUM FOUNDATION
2 CARLSON PARKWAY, STE 335
PLYMOUTH, MN 55447
JAY PORTZ
612-789-3363
JAYPORTZ@WEDUM.ORG

ENGINEER

LOWE ENGINEERING
6776 LAKE DRIVE NE, STE 110
LINO LAKES, MN 55014
ADAM GINKEL
651-361-8234
ADAM@LOWE.COM

ARCHITECT

KAAS WILSON ARCHITECTS
1301 AMERICAN BLVD E, STE 100
BLOOMINGTON, MN 55425
SARAH KERN, AIA, CDT
612-285-3891
SARAHK@KAASWILSON.COM

PROPERTY DESCRIPTION

PARCEL A:

That part of the Northwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying south and east of County Road 18, also known as Crosstown Blvd.; except that part platted as Winslow Hills, Winslow Hills 2nd Addition and Winslow Hills 3rd Addition.

and

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The Southwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, except that part platted as Winslow Hills, Anoka County, Minnesota.

NOTES

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- Curb shots are taken at the top and back of curb.
- This survey was prepared using a commitment for title insurance prepared by Stewart Title Guaranty Company, Commitment No. 680387, dated effective June 20, 2023.
- Site Plan by Kaas Wilson Architects
- Civil Plan by Plowe Engineering.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET PKNAIL
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
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- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

AREAS

PROPOSED LOT 1 = 319,653 SF
PROPOSED LOT 2 = 103,384 SF
PROPOSED LOT 3 = 65,341 SF
PROPOSED LOT 4 = 92,550 SF
PROPOSED RIGHT OF WAY = 74,580 SF
TOTAL PARCEL AREA = 655,508 SF

ZONING

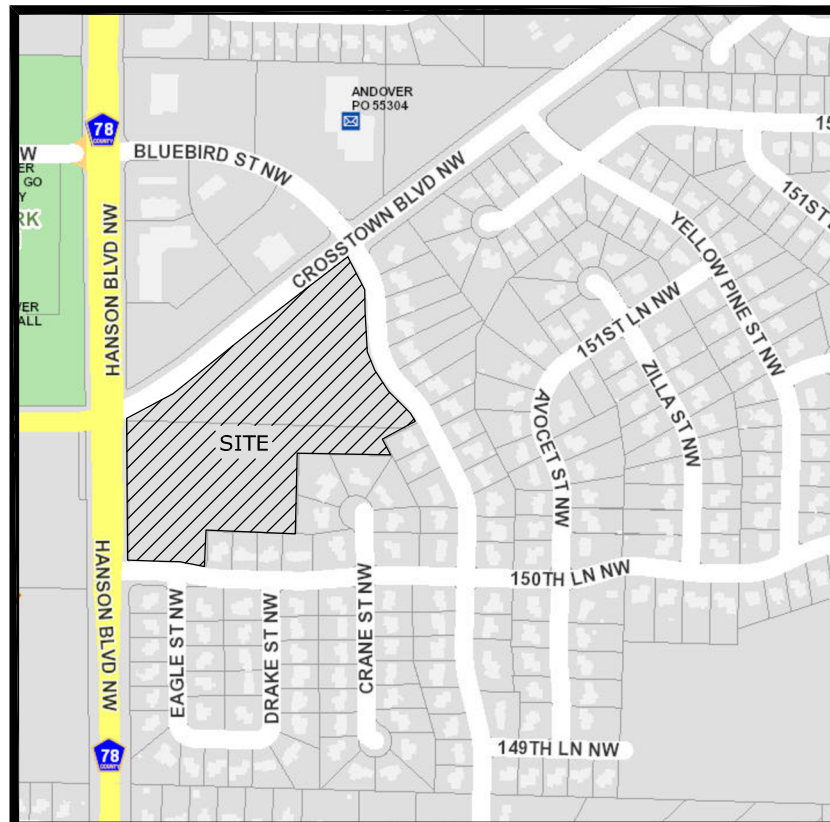
Per City of Andover Zoning Map dated November 2023 this site is currently zoned M-2 (Multiple Dwelling High-Low Density).

M-2 Building Lot Standards:
Min. Lot Width = 150 feet
Min. Lot Depth = 150 feet
Max. Building Height = 35 feet
Max. Building Coverage = 30%

M-2 Building Setbacks:
Front = 40 feet
Side (interior) = 30 feet
Side (street) = 30 feet
Rear = 30 feet
Any yard from County Road = 50 feet

VICINITY MAP

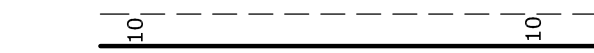
PART OF SEC. 23, TWP. 32, RNG. 24



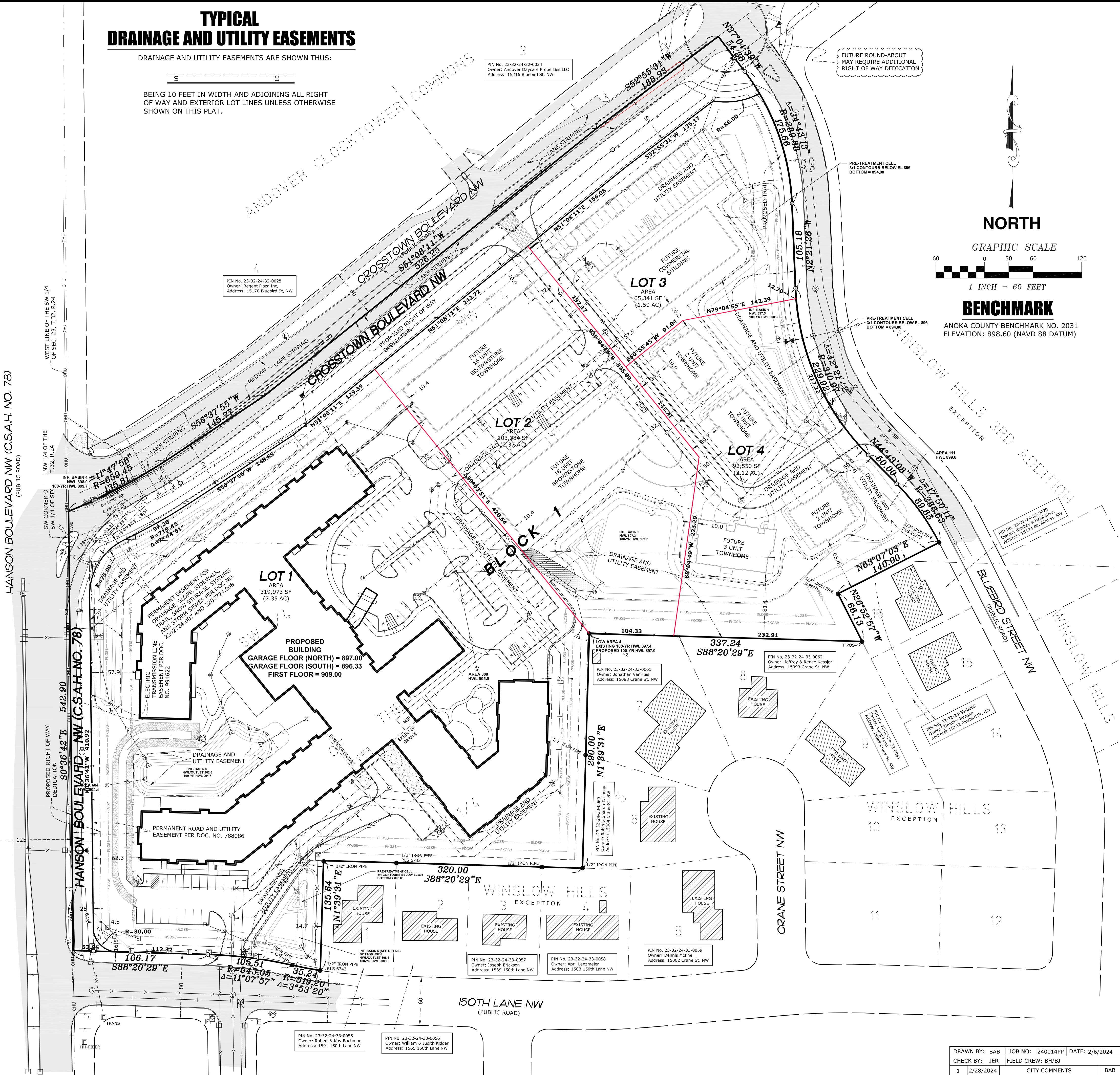
CITY OF ANDOVER
ANOKA COUNTY, MINNESOTA
(NO SCALE)

**TYPICAL
DRAINAGE AND UTILITY EASEMENTS**

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL RIGHT OF WAY AND EXTERIOR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.



DRAWN BY:	BAB	JOB NO:	240014PP	DATE:	2/6/2024
CHECK BY:	JER	FIELD CREW:	BH/BJ		
1	2/28/2024	CITY COMMENTS	BAB		
2	3/18/2024	CITY COMMENTS	BAB		
3	3/25/2024	CITY COMMENTS	BAB		
4	11/4/2024	REVISED SITE PLAN	BAB		
NO.	DATE	DESCRIPTION	BY		

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

LEGEND	
	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING ELECTRICAL BOX
	DENOTES EXISTING ELECTRICAL MANHOLE
	DENOTES EXISTING FIBER OPTIC BOX
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING POWER POLE AND OVERHEAD WIRES
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING SIGN
	DENOTES EXISTING GAS VALVE
	DENOTES EXISTING STORM SEWER APRON
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING TELEPHONE PEDESTAL
	DENOTES EXISTING UNDERGROUND ELECTRIC LINE
	DENOTES EXISTING UNDERGROUND GAS LINE
	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING BITUMINOUS SURFACE
	DENOTES EXISTING CONCRETE SURFACE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES EXISTING CONTOURS
	DENOTES EXISTING EASEMENT LINES

MISCELLANEOUS NOTES

1. THERE ARE NO WETLANDS ONSITE.
2. THERE IS NO FLOODPLAIN ONSITE.
3. EXISTING ZONING: M2 - MULTIPLE DWELLING LOW DENSITY
4. SITE AREAS
 - 4.1. *TOTAL SITE AREA = 582,154 SF (13.364 ACRES)
 - 4.2. BUILDING COVERAGE = 146,575 SF (3.300 ACRES) 25.18%
 - 4.3. BITUMINOUS COVERAGE = 106,855 SF (2.453 ACRES) 18.36%
 - 4.4. CONCRETE COVERAGE = 22,689 SF (0.521 ACRES) 3.90%
 - 4.5. PERVIOUS COVERAGE = 306,035 SF (7.026 ACRES) 52.56%

* TOTAL SITE AREA ASSUMES DEDICATION FOR 60-FT R/W ALONG CROSTOWN BLVD AND 25-FT FOR R/W ALONG HANSON BLVD

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES. UTILITY QUALITY LEVEL IS LEVEL D PER CI / ASCE 38-02.
2. CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES (MOST CURRENT EDITION) AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (MOST CURRENT EDITION).
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL STREET SIGNS SHALL MEET THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

DEVELOPER

J.A. WEDUM FOUNDATION
TWO CARLSON PARKWAY STE 335
PLYMOUTH, MN 55447
JAY PORTZ
612-789-3363
JAYPORTZ@WEDUM.ORG

ENGINEER

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
ADAM GINKEL, P.E.
651-361-8234
ADAM@PLOWE.COM

SURVEYOR

E.G. RUD & SONS LAND SURVEYING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
JASON RUD
651-361-8225
JRUD@EGRUD.COM

ARCHITECT

MINDY MICHAEL, AIA, NCARB, CID, LEED AP
KAAS WILSON ARCHITECTS
1301 AMERICAN BLVD E STE 100
BLOOMINGTON, MN 55425
612-279-8875
MINDYM@KAASWILSON.COM

LEGAL DESCRIPTION

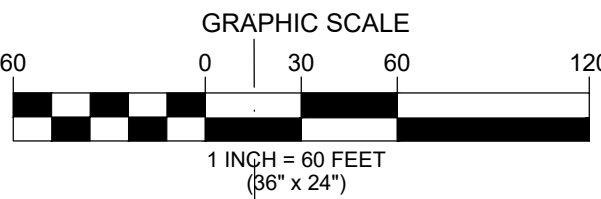
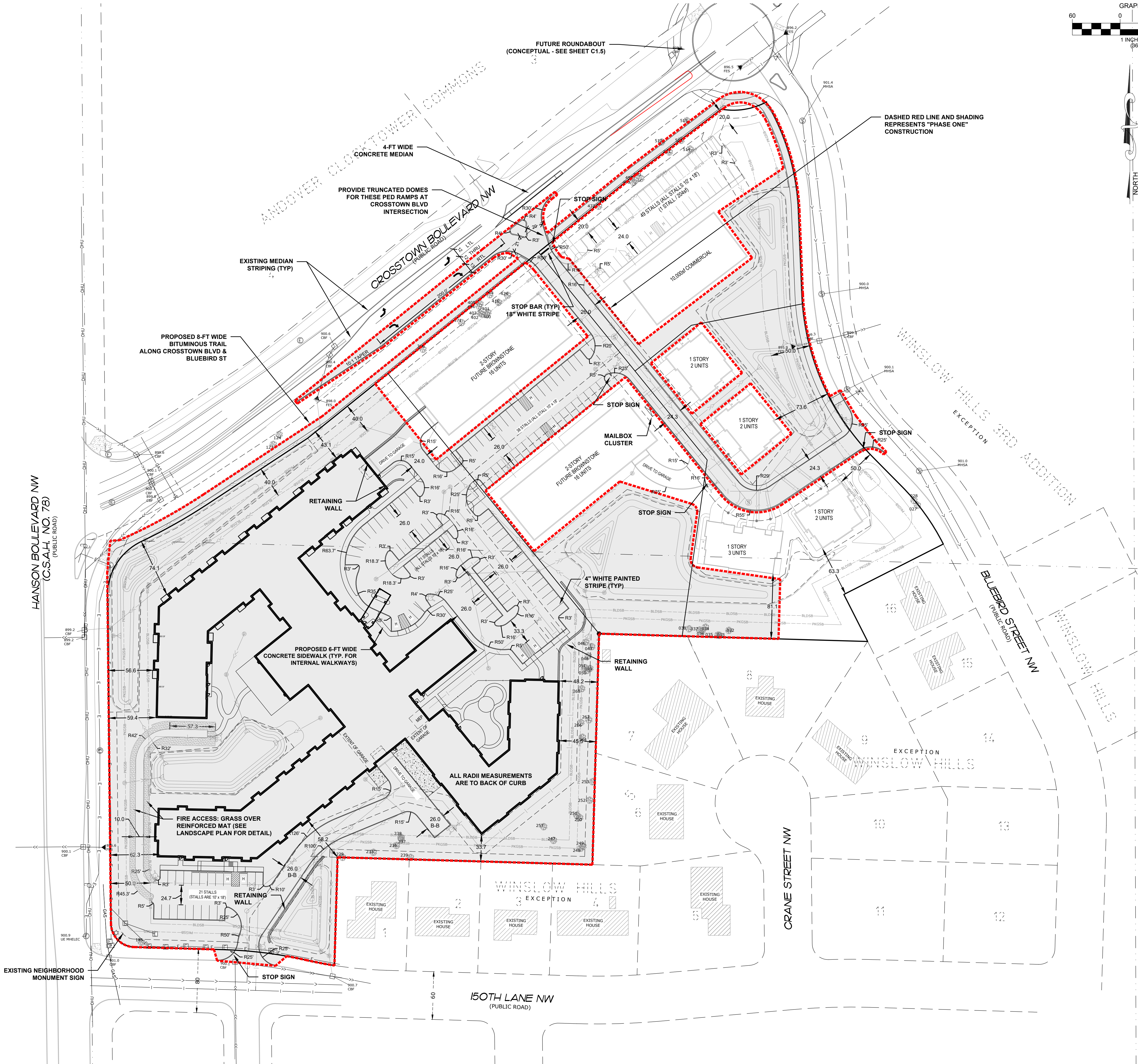
PARCEL A:

That part of the Northwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying south and east of County Road 18, also known as Crosstown Blvd.; except that part platted as Winslow Hills, Winslow Hills 2nd Addition and Winslow Hills 3rd Addition.

and

PARCEL B:

The Southwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, except that part platted as Winslow Hills, Anoka County, Minnesota.



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AGG
CHECK BY: MOE

JOB NO: 22-2050
DATE: 12/11/23

NO	DATE	DESCRIPTION
1	12-21-23	CITY REVIEW #1
2	2-25-24	POINTS OF (BASIN #1, #3 AND LOW AREA #4)
3	11-5-24	CITY REVIEW #2
4		
5		
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
ADAM GINKEL, A PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

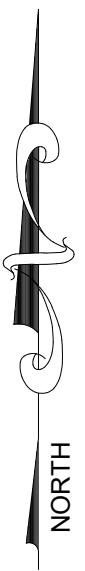
PRELIMINARY
ADAM GINKEL
Date: 11/05/2024 License No. 43963

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
CIVIL SITE PLAN
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET

C1.1

	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING ELECTRICAL BOX
	DENOTES EXISTING ELECTRICAL MANHOLE
	DENOTES EXISTING FIBER OPTIC BOX
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING POWER POLE AND OVERHEAD WIRES
	DENOTES EXISTING SANITARY SEWER MANHOLE
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	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING BITUMINOUS SURFACE
	DENOTES EXISTING CONCRETE SURFACE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES EXISTING CONTOURS



PHONE: (651) 361-8210
FAX: (651) 361-8701

3 NO: 2-2050	DATE: 12/11/23
-----------------	-------------------

PRELIMINARY
ADAM GINKEL
Date: 11.05.2024 License No. 43963

SHEET

C1.2

22-205

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES. UTILITY QUALITY LEVEL IS LEVEL D PER C1 / ASCE 38-02.
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6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL STREET SIGNS SHALL MEET THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

1. PROJECT LIES WITHIN COON CREEK WATERSHED DISTRICT (CCWD) A CCWD PERMIT IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. PROJECT DISTURBS MORE THAN ONE (1) ACRE. AN NPDES PERMIT IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
3. THERE ARE NO WETLANDS ONSITE.
4. THIS SITE IS LISTED IN FLOOD ZONE "X" PER FEMA MAPPING.
5. TREE TAGGING AND INVENTORY BY JACOBSON ENVIRONMENTAL.
6. FIELD SURVEY WAS COMPLETED BY E. G. RUD AND SONS LAND SURVEYING, INC. ON 5-11-2022 AND 5-12-2022.
7. CONTRACTOR SHALL REMOVE CATCH BASIN INLET SEDIMENT PROTECTION PRIOR TO WINTER FREEZE AND REPLACE IN SPRING IF SITE STABILIZATION HAS NOT BEEN ACHIEVED, OR AT THE DISCRETION OF THE CITY ENGINEER.
8. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL MEASURES UPON ESTABLISHMENT OF PERMANENT VEGETATION.
9. DEVELOPER/CONTRACTOR SHALL PROVIDE SITE STABILIZATION, INCLUDING ON ANY STOCKPILES, WITHIN SEVEN (7) DAYS OF GRADING COMPLETION OR INACTIVITY.
10. ALL SLOPES SHALL BE 4:1 OR FLATTER.

HANSON BOULEVARD NW
(C.S.A.H. NO. 78)
(PUBLIC ROAD)

EXISTING TREES TO BE REMOVED (TYP)

EXISTING SIGN, SIGNAGE
SPRINKLER HEADS
ROCK AND TREES/SHRUBS
REMOVED

EXISTING CURB AND GUTTER
TO BE REMOVED FOR NEW
ENTRANCE

**EXISTING CURB AND GUTTER
TO BE REMOVED FOR NEW
ENTRANCE**

**EXISTING STORM SEWER
FLARED-END SECTION TO
BE REMOVED**

× 900.5 / × 899.5 **SILT FENCE (TYP) -**

TREE PROTECTION (TYP)

**EXISTING PIPE AND
FLARED-END SECTION TO BE
REMOVED**

PAVEMENT REMOVALS FOR UTILITY CONNECTIONS

**EXISTING CURB AND GUTTER
TO BE REMOVED FOR NEW
ENTRANCE**

LEGEND	
	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING ELECTRICAL BOX
	DENOTES EXISTING ELECTRICAL MANHOLE
	DENOTES EXISTING FIBER OPTIC BOX
	DENOTES EXISTING LIGHT POLE
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	DENOTES EXISTING SIGN
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	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING BITUMINOUS SURFACE
	DENOTES EXISTING CONCRETE SURFACE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES EXISTING CONTOURS

GENERAL NOTES

- THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES. UTILITY QUALITY LEVEL IS LEVEL D PER C1 / ASCE 38-02.
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OVERALL LENGTH 47.67' (572")
OVERALL WIDTH 8.67' (104")
OVERALL BODY HEIGHT 8.00' (96")
MIN. BODY GROUND CLEARANCE 1.10' (13.2")
TRACK WIDTH 8.67' (104")
LOCK-TO-LOCK TIME 5.00s
MAX. WHEEL ANGLE 40°

Parameters:
*Inside Cramp Angle: 40°
Axle Track: 82.92 in.
Wheel Offset: 4.66 in.
Tread Width: 16.3 in.
Chassis Overhang: 78 in.
Additional Bumper Depth: 19 in.
Front Overhang: 133.1 in.
Wheelbase: 270.5 in.

Calculated Turning Radii:
Inside Turn: 25 ft. 10 in.
Curb to curb: 41 ft. 8 in.
Wall to wall: 48 ft. 5 in.

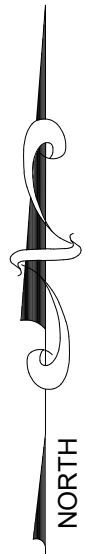
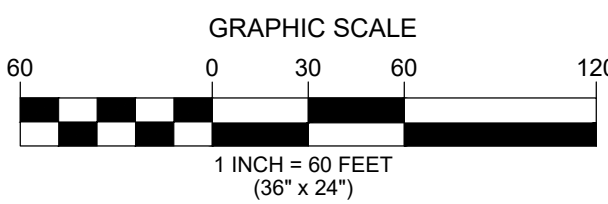
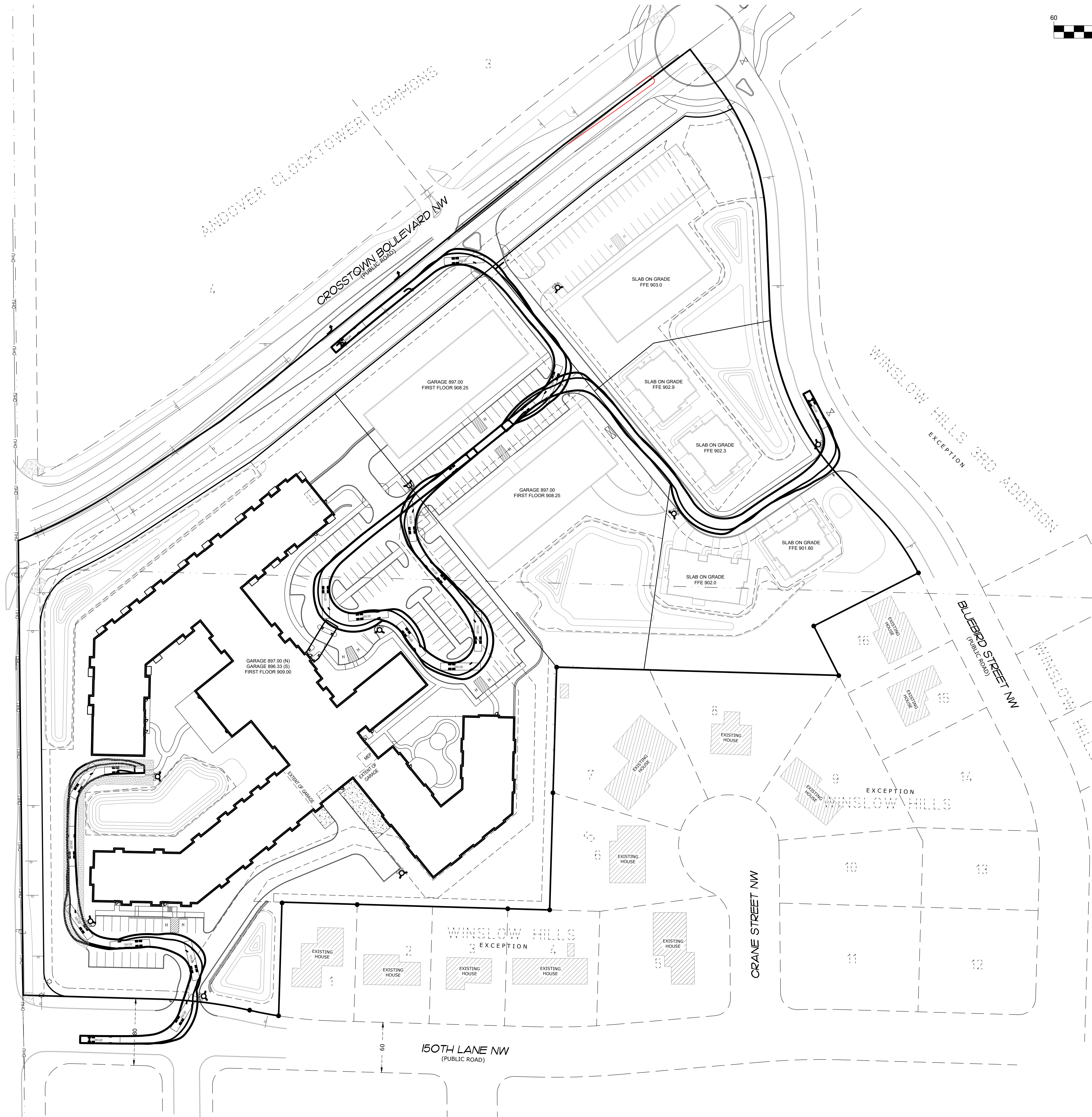
Category	Option	Description
Axle, Front, Custom	0508846	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Velocity
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0677592	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply, Fire Service Load Rating
Bumpers	0123625	Bumper, 19" Extended, Imp/Vel
Aerial Devices	0657391	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

CITY OF ANDOVER AERIAL LADDER TRUCK

1/10/22

STANDARD DRAWING NO. 522

HANSON BOULEVARD NW
(C.S.A.H. NO. 78)
(PUBLIC ROAD)



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-9210
FAX: (651) 361-6701

DRAWN BY:	CHECK BY:
AGG	MOE
JOB NO:	DATE:
22-2050	12/11/23

NO.	DATE	DESCRIPTION
1	9.6.24	CITY REVIEW #1
2	11.6.24	CITY REVIEW #2
3		
4		
5		
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
ADAM GINKEL
Date: 11/05/2024 License No. 43963

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
FIRE TRUCK MOVEMENTS
PREPARED FOR: J.A. WEDDUM FOUNDATION

SHEET
C1.3

LEGEND	
	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING ELECTRICAL BOX
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	DENOTES EXISTING LIGHT POLE
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	DENOTES EXISTING BITUMINOUS SURFACE
	DENOTES EXISTING CONCRETE SURFACE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES EXISTING CONTOURS
	DENOTES EXISTING EASEMENT LINES

MISCELLANEOUS NOTES

1. THERE ARE NO WETLANDS ONSITE.
2. THERE IS NO FLOODPLAIN ONSITE.
3. EXISTING ZONING: M2 - MULTIPLE DWELLING LOW DENSITY
4. SITE AREAS
 - 4.1. TOTAL SITE AREA = 655,508 SF (15.04 ACRES)
 - 4.2. BUILDING COVERAGE = 148,066 SF (3.40 ACRES)
 - 4.3. BITUMINOUS COVERAGE = 117,821 SF (2.70 ACRES)
 - 4.4. CONCRETE COVERAGE = 23,396 SF (0.54 ACRES)
 - 4.5. PERVIOUS COVERAGE = 366,225 SF (8.40 ACRES)

GENERAL NOTES

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DEVELOPER

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TWO CARLSON PARKWAY STE 335
PLYMOUTH, MN 55447
JAY PORTZ
612-789-3363
JAYPORTZ@WEDUM.ORG

ENGINEER

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LINO LAKES, MN 55014
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ARCHITECT

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KAAS WILSON ARCHITECTS
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612-285-3891
SARAHK@KAASWILSON.COM

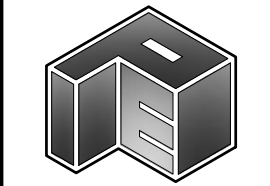
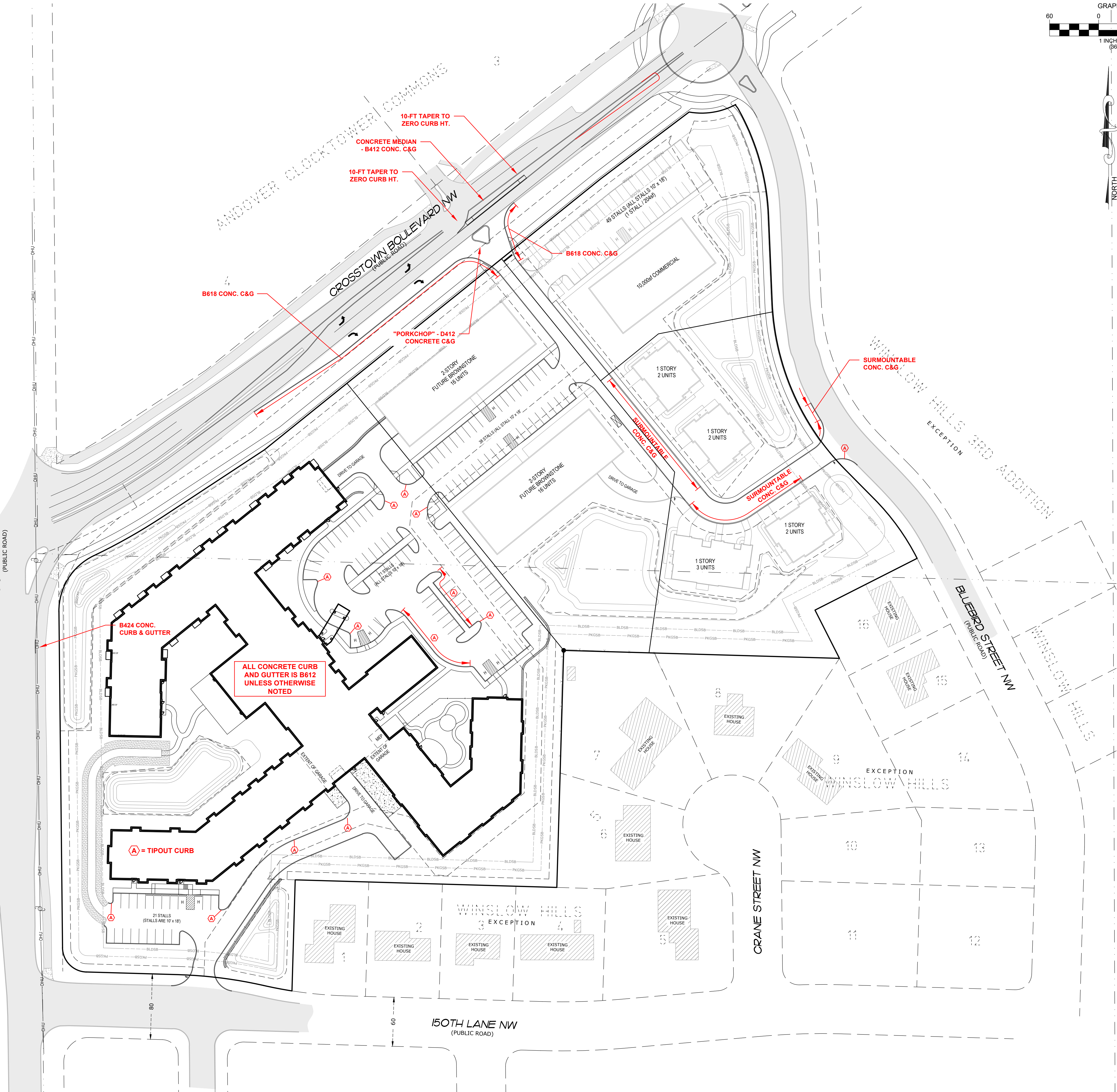
LEGAL DESCRIPTION

PARCEL A:
That part of the Northwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying south and east of County Road 18, also known as Crosstown Blvd.; except that part platted as Winslow Hills, Winslow Hills 2nd Addition and Winslow Hills 3rd Addition.

and

PARCEL B:
The Southwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, except that part platted as Winslow Hills, Anoka County, Minnesota.

HANSON BOULEVARD NW
(C.S.A.H. NO. 78)
(PUBLIC ROAD)



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: CHECK BY:
AGG MOE
JOB NO: DATE:
22-2050 12/11/23

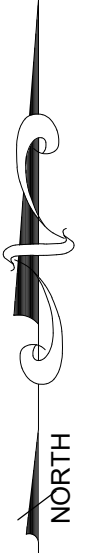
NO	DATE	DESCRIPTION
1	9-2-24	CITY REVIEW #1
2	11-15-24	CITY REVIEW #2
3		
4		
5		
6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A duly licensed professional engineer under
THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
ADAM GINKEL License No. 43963
Date: 11/05/2024

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
CURBING PLAN
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET
C1.4

	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING ELECTRICAL BOX
	DENOTES EXISTING ELECTRICAL MANHOLE
	DENOTES EXISTING FIBER OPTIC BOX
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	DENOTES EXISTING CONTOURS
	DENOTES EXISTING EASEMENT LINES



NO: 2050	DATE: 12/11/23
-------------	-------------------

3	
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6	
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A DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

ADAM GINKEL

Date: 11.05.2024 License No. 43963

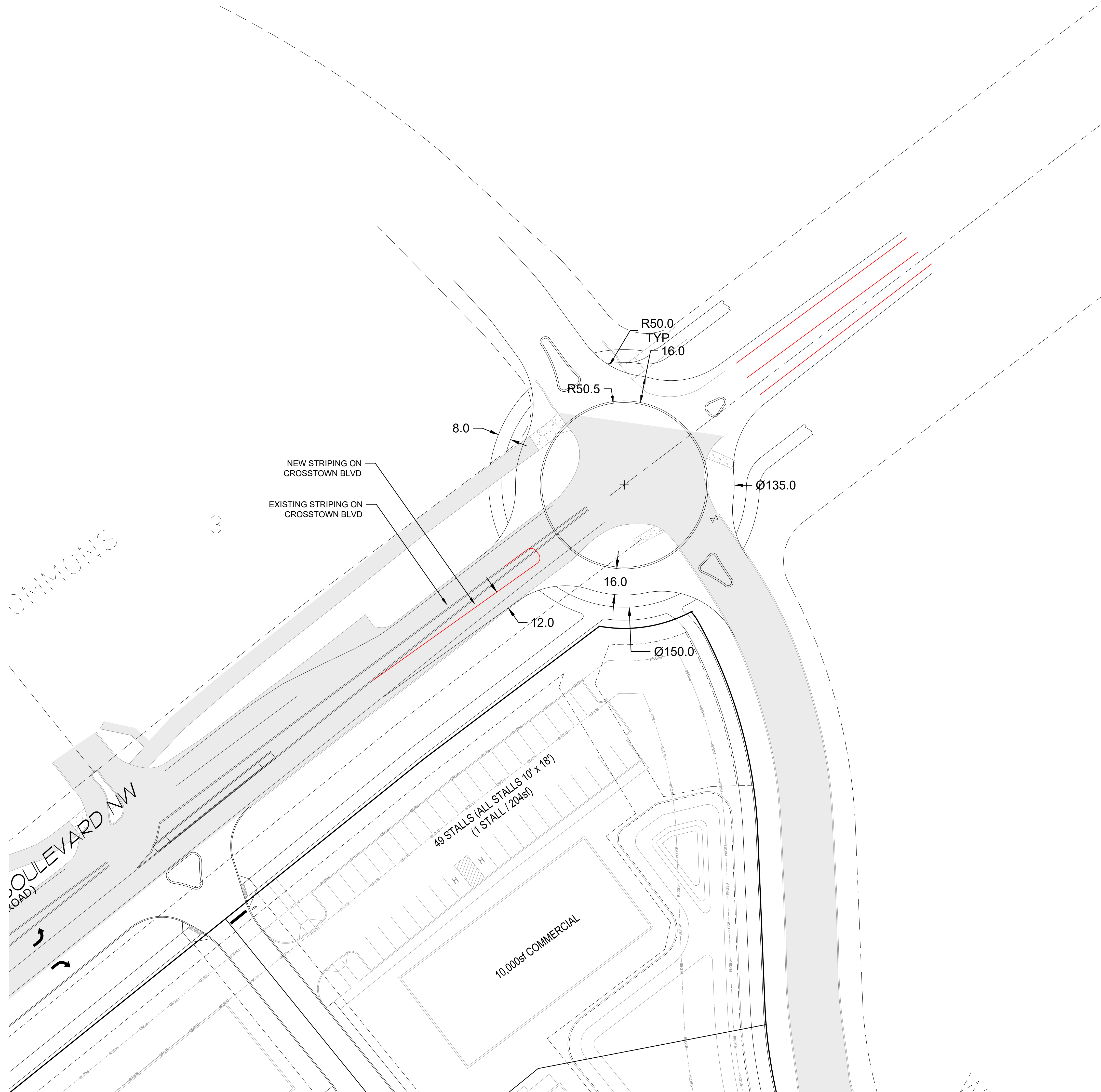
ANDOVER SENIOR CAMPUS

ANDOVER, MINNESOTA

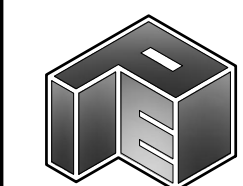
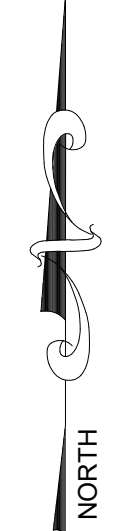
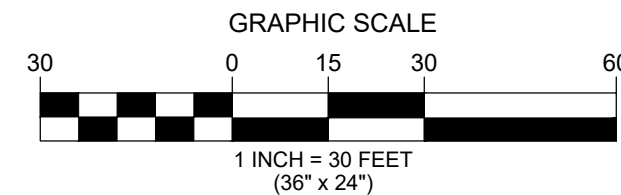
CONCEPT ROUNDABOUT

PREPARED FOR: LA MEDIUM FOUNDATION

C1.5



= FILL AREAS



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-9210
FAX: (651) 361-6701

DRAWN BY: AG

CHECK BY: MOE

JOB NO: 22-2050

DATE: 12/11/23

NO	DATE	DESCRIPTION
1	2/28/24	POINTS (D) (BASIN #1, #3 AND LOW AREA #4)
2	11/2/24	CITY REVIEW #2
3		
4		
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6		
7		
8		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A duly licensed professional engineer under
THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

ADAM GINKEL License No. 43963

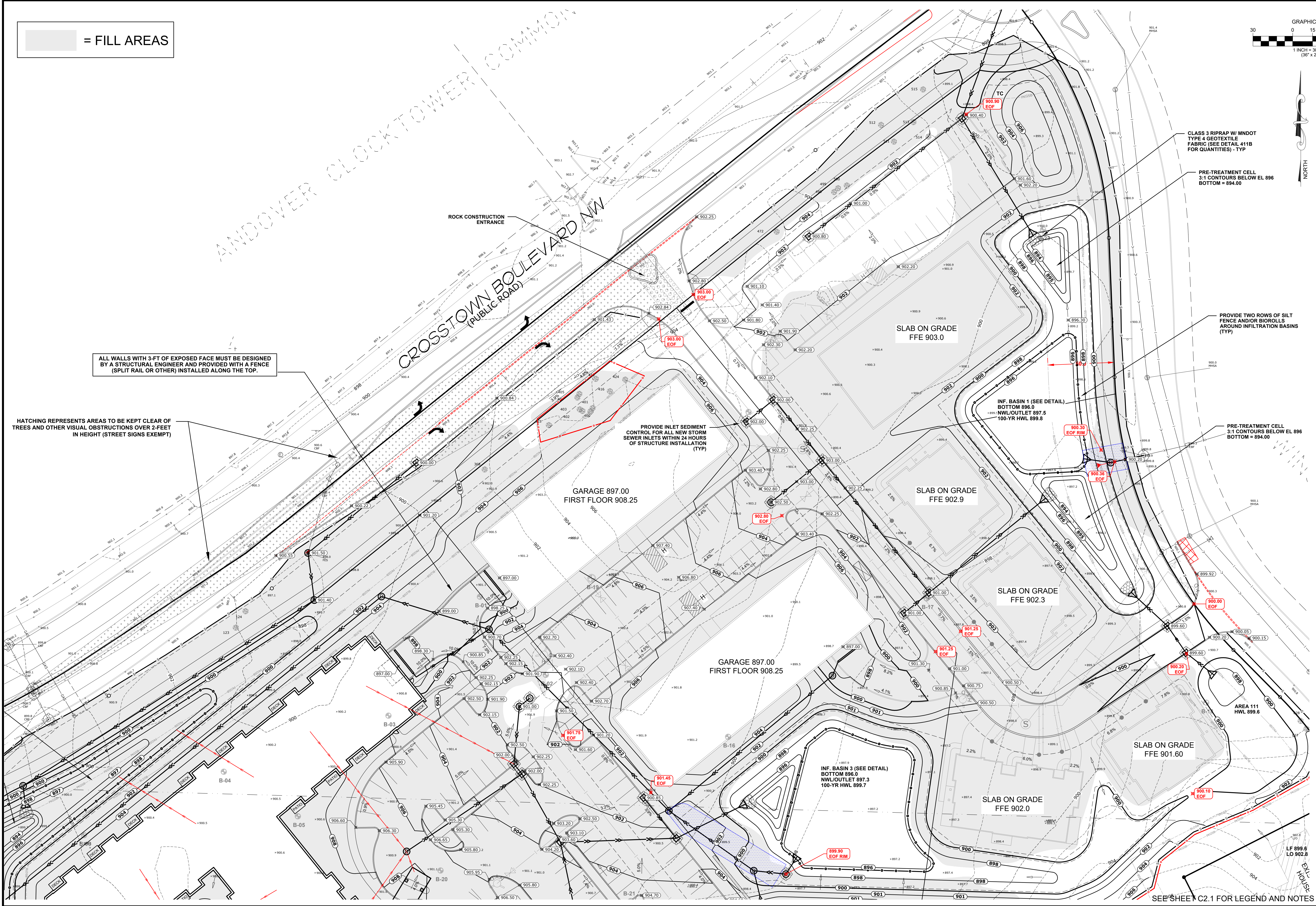
Date: 11/05/2024

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: J.A. WEDDUM FOUNDATION

SHEET

C2.3

22-2050



ALL WALLS WITH 3-FT OF EXPOSED FACE MUST BE DESIGNED
BY A STRUCTURAL ENGINEER AND PROVIDED WITH A FENCE
(SPLIT RAIL OR OTHER) INSTALLED ALONG THE TOP.

HATCHING REPRESENTS AREAS TO BE KEPT CLEAR OF
TREES AND OTHER VISUAL OBSTRUCTIONS OVER 2-FEET
IN HEIGHT (STREET SIGNS EXEMPT)

PROVIDE INLET SEDIMENT
CONTROL FOR ALL NEW STORM
SEWER INLETS WITHIN 24 HOURS
OF STRUCTURE INSTALLATION
(TYP)

CLASS 3 RIPRAP W/ MNDOT
TYPE 4 GEOTEXTILE
FABRIC (SEE DETAIL 411B
FOR QUANTITIES) - TYP

PRE-TREATMENT CELL
3:1 CONTOURS BELOW EL 896
BOTTOM = 894.00

PROVIDE TWO ROWS OF SILT
FENCE AND/OR BIOROLLS
AROUND INFILTRATION BASINS
(TYP)

PRE-TREATMENT CELL
3:1 CONTOURS BELOW EL 896
BOTTOM = 894.00

SLAB ON GRADE
FFE 903.0

SLAB ON GRADE
FFE 902.9

SLAB ON GRADE
FFE 902.3

GARAGE 897.00
FIRST FLOOR 908.25

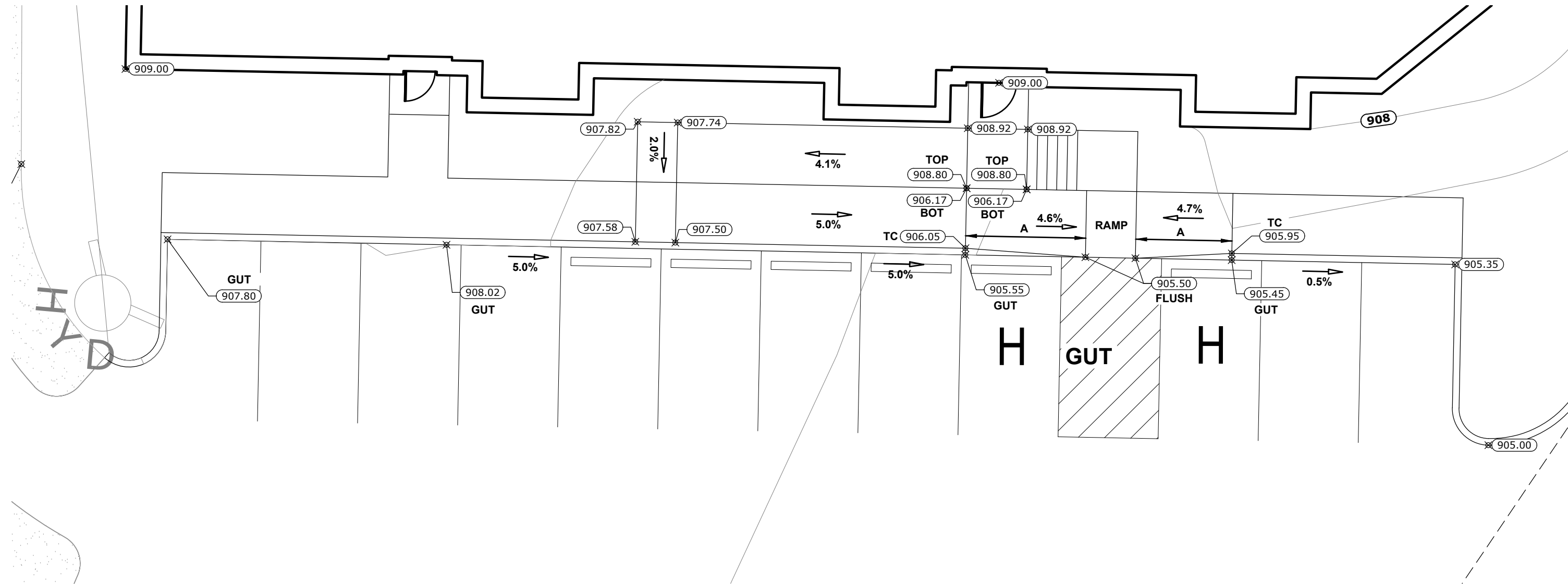
GARAGE 897.00
FIRST FLOOR 908.25

INF. BASIN 3 (SEE DETAIL)
BOTTOM 898.0
NW/OUTLET 897.3
100-YR HWL 899.7

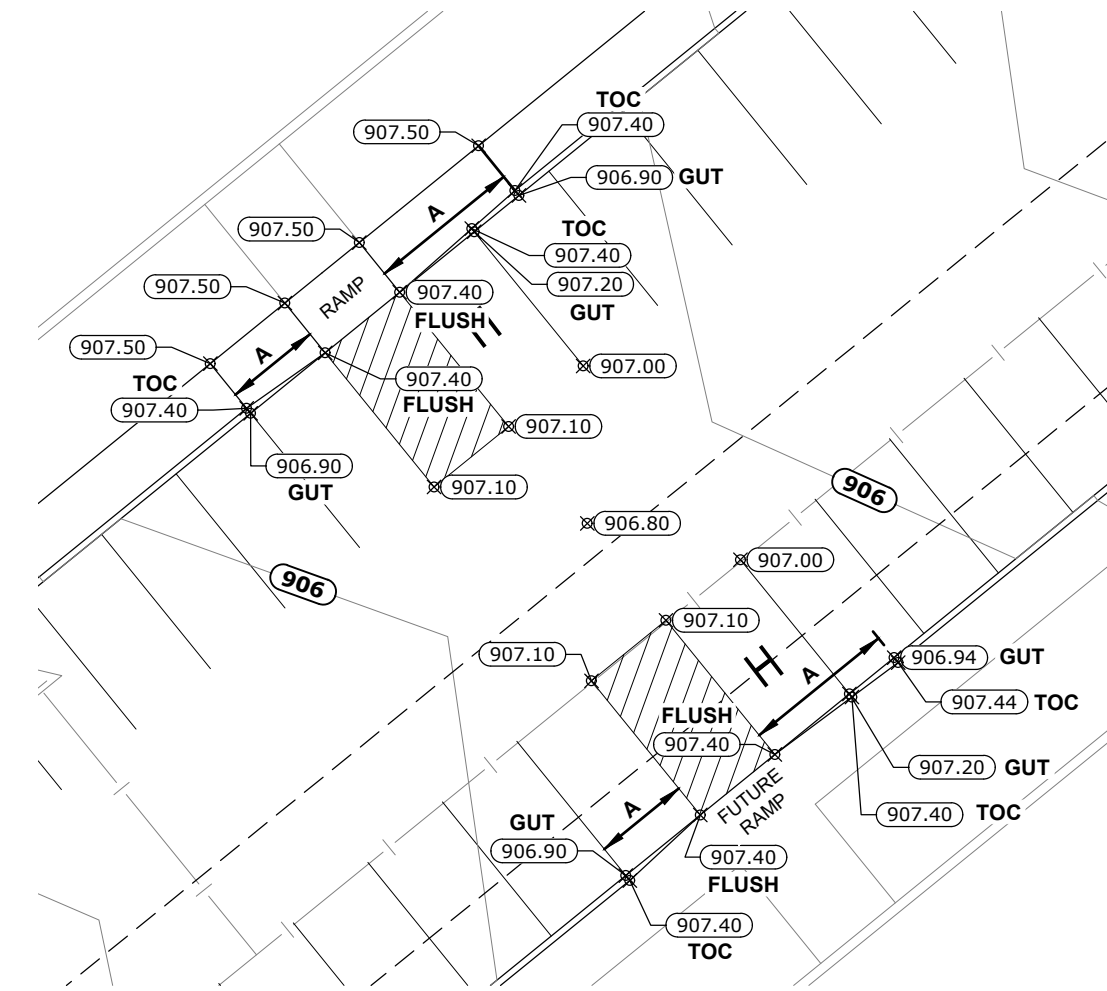
SLAB ON GRADE
FFE 901.60

SLAB ON GRADE
FFE 902.0

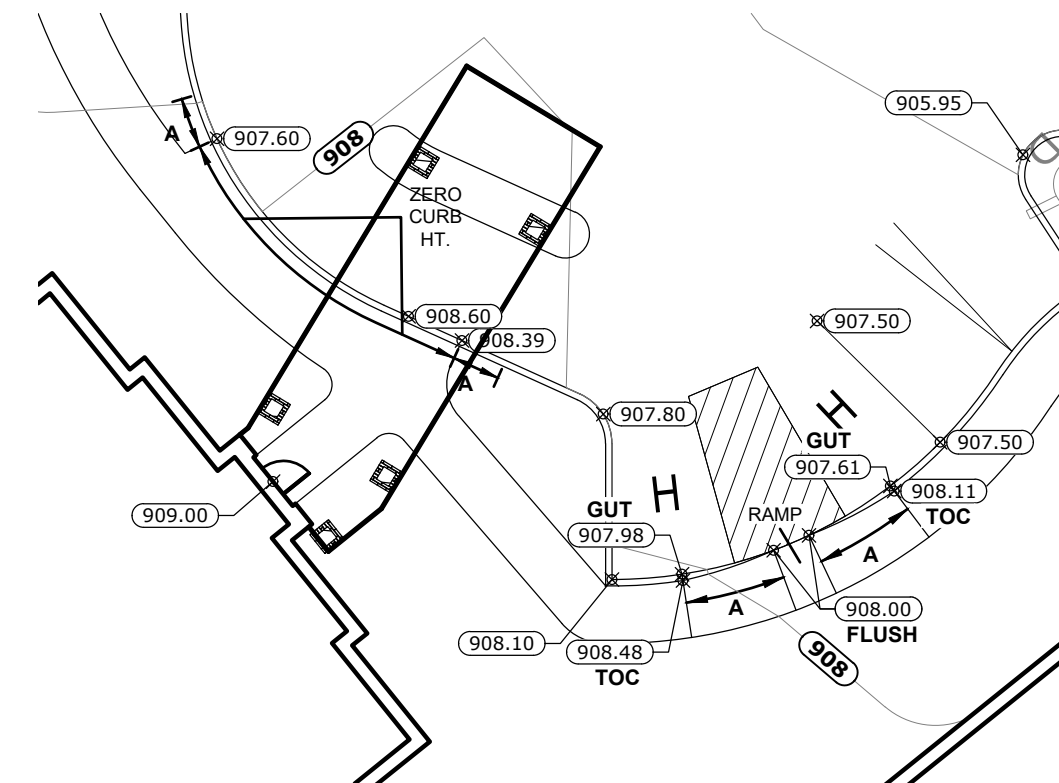
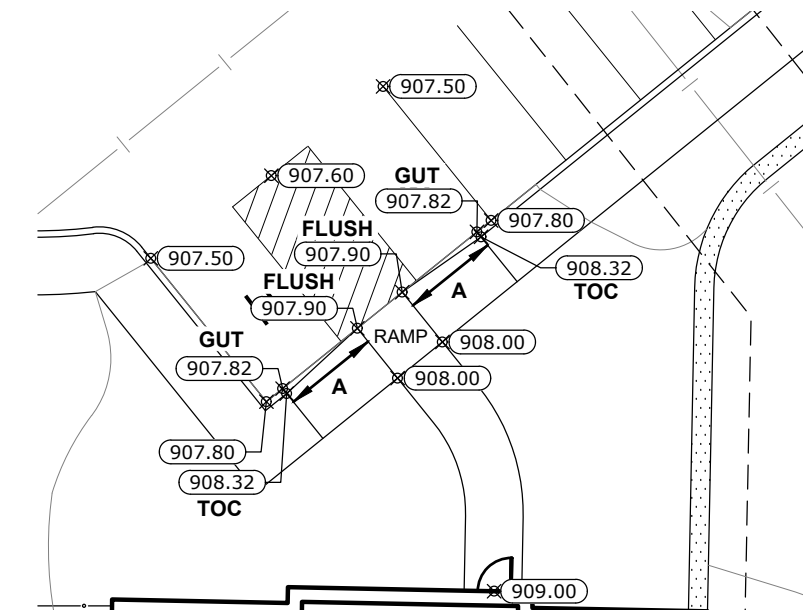
SEE SHEET C2.1 FOR LEGEND AND NOTES



CURB DETAIL AT H.C. RAMPS
SCALE = 1:10 - THIS DETAIL ONLY



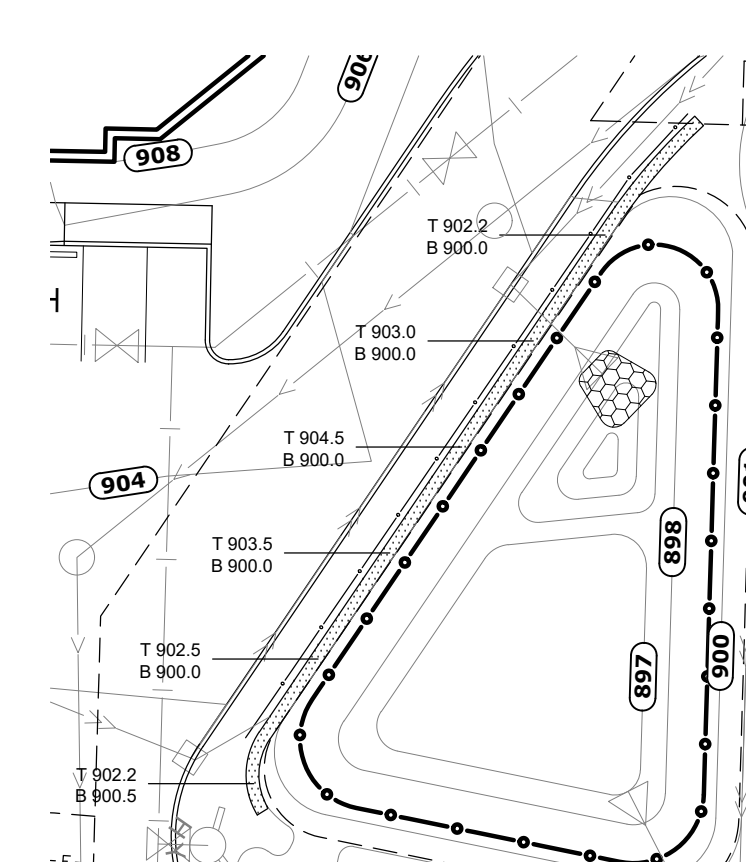
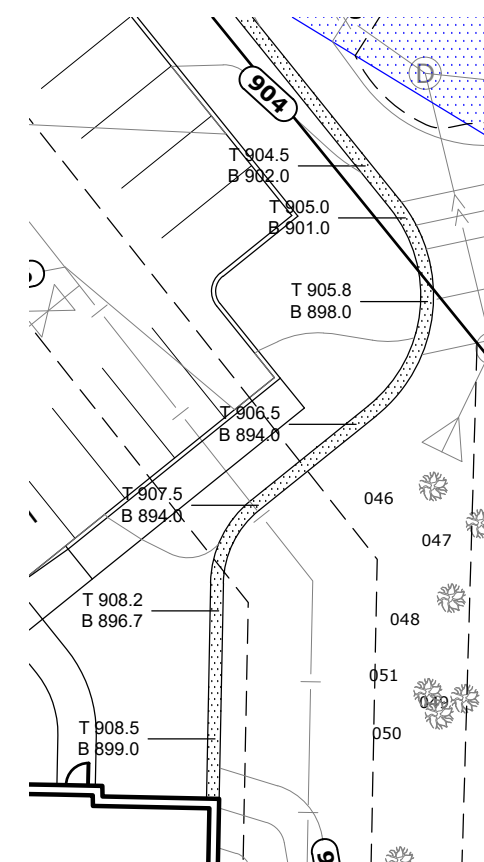
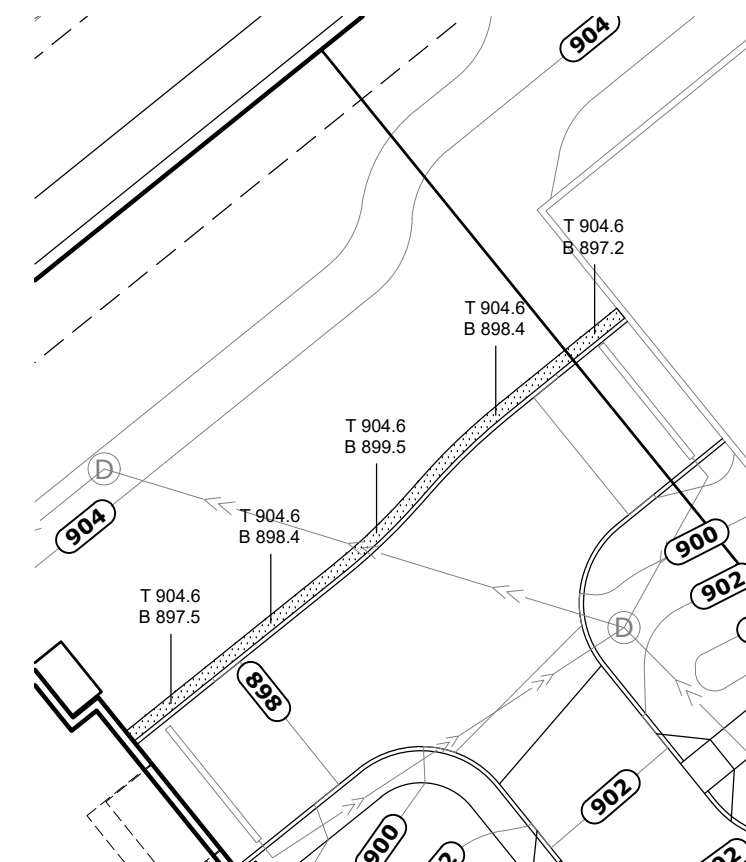
A = TRANSITION TO
ZERO CURB HT. AT
RAMP



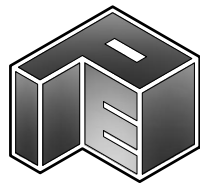
CURB DETAIL AT H.C. RAMPS
SCALE = 1:20 - THESE DETAILS ONLY

T = TOP OF WALL
B = BASE OF WALL AT GROUND

ALL WALLS WITH 3-FT OF EXPOSED FACE MUST BE DESIGNED
BY A STRUCTURAL ENGINEER AND PROVIDED WITH A
DECORATIVE FENCE INSTALLED ALONG THE TOP.



RETAINING WALL - TOP AND BOTTOM
SCALE = 1:30 - THESE DETAILS ONLY



PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-9210
FAX: (651) 361-6701

DRAWN BY: AG
CHECK BY: MOE
JOB NO: 22-2050
DATE: 12/11/23

1 2/25/24 POND 101 (BASIN #1, #2 AND LOW AREA #4)
2 11/2/24 CITY REVIEW #2
3
4
5
6
7
8

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A duly licensed professional engineer under
THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
ADAM GINKEL License No. 43963
Date: 11/05/2024

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
GRADING DETAILS
PREPARED FOR: J.A. WEDDUM FOUNDATION

SHEET

C2.4

SEE SHEET C2.1 FOR LEGEND AND NOTES

PROJECT NAME

ANDOVER SENIOR CAMPUS

PROJECT LOCATION

** NO ASSIGNED ADDRESS **

SOUTHEAST CORNER OF CROSSTOWN BLVD NW
AND HANSON BLVD NW
ANDOVER, MINNESOTA, 55304
ANKOKA COUNTY

PID: 23-32-24-33-0002
23-32-24-32-0006

LATITUDE: 45.244678
LONGITUDE: -93.303959

DEVELOPER

J.A. WEDUM FOUNDATION
TWO CARLSON PARKWAY STE 335
PLYMOUTH, MN 55447

CONTACT NAME: JAY PORTZ
CONTACT PHONE: 612-789-3363 OFFICE
CONTACT E-MAIL: JAYPORTZ@WEDUM.ORG

GENERAL CONTRACTOR

TBD

DOCUMENTATION OF TRAINED INDIVIDUALS

A. INDIVIDUAL WHO PREPARED THE SWPPP:

ADAM GINKEL
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES MN 55014
(651) 361-6224
adam@plowe.com

B. INDIVIDUAL(S) OVERSEEING IMPLEMENTATION OF, REVISING AND/OR AMENDING THE SWPPP AND INDIVIDUALS PERFORMING INSPECTIONS FOR THE PROJECT. ONE OF THESE INDIVIDUALS MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA. [MINN. R. 7090]

CONTACT NAME

CONTACT PHONE

CONTACT E-MAIL:

C. INDIVIDUAL(S) PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs. [MINN. R. 7090]

CONTACT NAME

CONTACT PHONE

CONTACT E-MAIL:

LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER FACILITIES
THE PROPOSED STORMWATER MANAGEMENT FEATURES FOR THIS SITE INCLUDES
MULTIPLE INFILTRATION BASINS - THESE WILL BE OPERATED AND MAINTAINED PRIVATELY.

REVEGETATION SPECIFICATIONS

ITEM	MNDOT SPECIFICATIONNOTES
SOD	3878
SEED **	3876
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LBS/ACRE)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LBS/ACRE)
TEMPORARY FALL COVER	MNDOT MIX 21-112 (100 LBS/ACRE)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LBS/ACRE)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LBS/ACRE)
1-2 YEARS COVER	MNDOT MIX 22-111 (30.5 LBS/ACRE)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LBS/ACRE)
MULCH	3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH	3884
FERTILIZER	3881
WOOD FIBER BLANKET	3885 (CATEGORY 2)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEED AREAS SHALL BE EITHER MULCHED OR COVERED BY FIBROUS BLANKETS
TO PROTECT SEEDS AND LIMIT EROSION.

QUANTITIES - ESTIMATED QUANTITIES FOR EROSION AND SEDIMENT CONTROL MEASURES

TYPE	QTY	UNIT
SILT FENCE		LINEAR FEET
BIO-ROLLS		EACH
RIP-RAP W. GEO-FABRIC		CUBIC YARDS
CATCH BASIN INLET PROTECTION		EACH
STABILIZED (SODDED) OVERFLOW		EACH
EROSION CONTROL BLANKET		SQUARE YARDS
SEED & MULCH (GENERAL)		ACRE
ROCK CONSTRUCTION ENTRANCE		EACH

NARRATIVE - TIMING FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES

- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND SWPPP MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON PLAN.
 - ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
 - THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
 - SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
- CONTRACTOR SHALL INSTALL A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER/EXIT SITE.
- CONTRACTOR TO INSTALL TREE PROTECTION FENCING (IF APPLICABLE).
- CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
 - STRIP AND STOCKPILE TOPSOIL NECESSARY FOR USE IN RESTORATIONS. ALL STOCKPILES MUST BE STABILIZED IMMEDIATELY WITH TEMPORARY SEEDING AND MULCHING IF NOT ACTIVELY WORKING WITH THE MATERIAL.
 - CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 5.4 OF THE PERMIT, AND COMPLETE THE STABILIZATION WITHIN FOURTEEN (14) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
 - CONTRACTOR TO PROVIDE TEMPORARY SEDIMENTATION BASINS AS REQUIRED IN SECTION 14.1 THROUGH 14.10.
- CONTRACTOR TO SHALL PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY AND NPDES PHASE II PERMIT REQUIREMENTS.
- CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING
- CONTRACTOR TO STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY
- CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.

NPDES DEFINITIONS

"OPERATOR" MEANS THE PERSON (USUALLY THE GENERAL CONTRACTOR), FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY DESIGNATED BY THE OWNER WHO HAS DAY TO DAY OPERATIONAL CONTROL AND/OR THE ABILITY TO MODIFY PROJECT PLANS AND SPECIFICATIONS RELATED TO THE SWPPP. THE PERMIT APPLICATION MUST LIST THE OPERATOR AS A PERMITTEE. SUBCONTRACTORS HIRED BY AND UNDER SUPERVISION OF THE GENERAL CONTRACTOR ARE NOT OPERATORS. [MINN. R. 7090]

"OWNER" MEANS THE PERSON, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY POSSESSING THE TITLE OF THE LAND ON WHICH THE CONSTRUCTION ACTIVITIES WILL OCCUR OR, IF THE CONSTRUCTION ACTIVITY IS FOR A LEASE, EASEMENT, OR MINERAL RIGHTS LICENSE HOLDER, THE PARTY OR INDIVIDUAL IDENTIFIED AS THE LEASE, EASEMENT OR MINERAL RIGHTS LICENSE HOLDER, OR THE CONTRACTING GOVERNMENT AGENCY RESPONSIBLE FOR THE CONSTRUCTION ACTIVITY. [MINN. R. 7090]

"PERMANENT COVER" MEANS SURFACE TYPES THAT WILL PREVENT SOIL FAILURE UNDER EROSION CONDITIONS. EXAMPLES INCLUDE: GRAVEL, CONCRETE, PERENNIAL COVER, OR OTHER LANDSCAPED MATERIAL THAT WILL PERMANENTLY ARREST SOIL EROSION. PERMITTEES MUST ESTABLISH A UNIFORM PERENNIAL VEGETATIVE COVER (I.E. EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER ON ALL AREAS NOT COVERED BY PERMANENT STRUCTURES, OR EQUIVALENT PERMANENT STABILIZATION MEASURES. PERMANENT COVER DOES NOT INCLUDE TEMPORARY BMPs SUCH AS WOOD FIBER BLANKET, MULCH, AND ROLLED EROSION CONTROL PRODUCTS. [MINN. R. 7090]

"PERMITTEES" MEANS THE PERSONS, FIRM, GOVERNMENTAL AGENCY, OR OTHER ENTITY IDENTIFIED AS THE OWNER AND OPERATOR ON THE APPLICATION SUBMITTED TO THE MPCA AND ARE RESPONSIBLE FOR COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. [MINN. R. 7090]

"PROJECT(S)" MEANS ALL CONSTRUCTION ACTIVITY PLANNED AND/OR CONDUCTED UNDER A PARTICULAR PERMIT. THE PROJECT OCCURS ON THE SITE OR SITES DESCRIBED IN THE PERMIT APPLICATION, THE SWPPP AND IN THE ASSOCIATED PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS. [MINN. R. 7090]

"PUBLIC WATERS" MEANS ALL WATER BASINS AND WATERCOURSES DESCRIBED IN MINN. STAT. SECT. 103G.005 SUBP. 15. [MINN. R. 7090]

"SEDIMENT CONTROL" MEANS METHODS EMPLOYED TO PREVENT SUSPENDED SEDIMENT IN STORMWATER FROM LEAVING THE SITE (E.G. SILT FENCES, COMPOST LOGS AND STORM DRAIN INLET PROTECTION). [MINN. R. 7090]

"STABILIZE", "STABILIZED", "STABILIZATION" MEANS THE EXPOSED GROUND SURFACE HAS BEEN COVERED BY APPROPRIATE MATERIALS SUCH AS MULCH, STAKED SOD, RIPRAP, EROSION CONTROL BLANKET, MATS OR OTHER MATERIAL THAT PREVENTS EROSION FROM OCCURRING. GRASS SEEDING, AGRICULTURAL CROP SEEDING OR OTHER SEEDING ALONE IS NOT STABILIZATION. MULCH MATERIALS MUST ACHIEVE APPROXIMATELY 90 PERCENT GROUND COVERAGE (TYPICALLY 2 TON/ACRE). [MINN. R. 7090]

"STORMWATER" MEANS PRECIPITATION RUNOFF, STORMWATER RUNOFF, SNOWMELT RUNOFF, AND ANY OTHER SURFACE RUNOFF AND DRAINAGE. [MINN. R. 7090]

"STEEP SLOPES" MEANS SLOPES THAT ARE 1:3 (V:H) (33.3 PERCENT) OR STEEPER IN GRADE. [MINN. R. 7090]

"STORM WATER POLLUTION PREVENTION PLAN (SWPPP)" MEANS A PLAN FOR STORMWATER DISCHARGE THAT INCLUDES ALL REQUIRED CONTENT UNDER IN SECTION 5 THAT DESCRIBES THE EROSION PREVENTION, SEDIMENT CONTROL, AND WASTE CONTROL BMPs AND PERMANENT STORMWATER TREATMENT SYSTEMS. [MINN. R. 7090]

"SURFACE WATER OR WATERS" MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WETLANDS, RESERVOIRS, SPRINGS, RIVERS, DRAINAGE SYSTEMS, WATERWAYS, WATERCOURSES, AND IRRIGATION SYSTEMS WHETHER NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, EXCEPT THAT SURFACE WATERS DO NOT INCLUDE STORMWATER TREATMENT SYSTEMS CONSTRUCTED FROM UPLAND. THIS PERMIT DOES NOT CONSIDER STORMWATER TREATMENT SYSTEMS CONSTRUCTED IN WETLANDS AND MITIGATED IN ACCORDANCE WITH SECTION 22 AS SURFACE WATERS. [MINN. R. 7090]

"WATERS OF THE STATE" (AS DEFINED IN MINN. STAT. SECT. 115.01, SUBP. 22) MEANS ALL STREAMS, LAKES, PONDS, MARSHES, WATERCOURSES, WATERWAYS, WELLS, SPRINGS, RESERVOIRS, AQUIFERS, IRRIGATION SYSTEMS, DRAINAGE SYSTEMS AND ALL OTHER BODIES OR ACCUMULATIONS OF WATER, SURFACE OR UNDERGROUND, NATURAL OR ARTIFICIAL, PUBLIC OR PRIVATE, WHICH ARE CONTAINED WITHIN, FLOW THROUGH, OR BORDER UPON THE STATE OR ANY PORTION THEREOF. [MINN. STAT. 115.01, SUBP. 22]

"WATER QUALITY VOLUME" MEANS ONE (1) INCH OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS SURFACES CREATED BY THE PROJECT (CALCULATED AS AN INSTANTANEOUS VOLUME). [MINN. R. 7090]

"WETLANDS" (AS DEFINED IN MINN. R. 7050.0186, SUBP. 1A.B.) MEANS THOSE AREAS THAT ARE INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT, AND UNDER NORMAL CIRCUMSTANCES DO SUPPORT, A PREVALENCE OF VEGETATION TYPICALLY ADAPTED FOR LIFE IN SATURATED SOIL CONDITIONS. WETLANDS GENERALLY INCLUDE SWAMPS, MARSHES, BOGS, AND SIMILAR AREAS. CONSTRUCTED WETLANDS DESIGNED FOR WASTEWATER TREATMENT ARE NOT WATERS OF THE STATE. WETLANDS MUST HAVE THE FOLLOWING ATTRIBUTES:

- A PREDOMINANCE OF HYDRIC SOILS; AND
- INUNDATED OR SATURATED BY SURFACE WATER OR GROUNDWATER AT A FREQUENCY AND DURATION SUFFICIENT TO SUPPORT A PREVALENCE OF HYDROPHYTIC VEGETATION TYPICALLY ADAPTED FOR LIFE IN A SATURATED SOIL CONDITION; AND
- UNDER NORMAL CIRCUMSTANCES SUPPORT A PREVALENCE OF SUCH VEGETATION. [MINN. R. 7050.0186, SUBP. 1A.B.]

	BEFORE CONSTRUCTION	AFTER CONSTRUCTION
TOTAL SITE AREA	15.04± ACRES	
TOTAL ESTIMATED IMPERVIOUS	0 ACRES	6.64 ACRES
TOTAL ESTIMATED PERVIOUS	15.04 ACRES	8.40 ACRES

TOTAL DISTURBED AREA
~13.7 ACRES

SITE MAP W/ EXISTING AND FINAL GRADES AND DESIGN CALCULATIONS

SEE "STORMWATER DRAINAGE REPORT" FOR EXISTING AND PROPOSED AREA MAPS, DENOTING DRAINAGE AREA BOUNDARIES, DIRECTIONS OF FLOW, AND DISCHARGE POINTS WHERE STORMWATER LEAVES THE SITE.

RECEIVING WATERS WITHIN ONE MILE

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
COON CREEK	DITCH	NO	YES

BUFFER TO SURFACE WATER

☐ YES ☐ NO ☒ N/A IF THE SITE DRAINS TO A SURFACE WATER, IS A 50-FT NATURAL BUFFER ADJACENT TO THE SURFACE WATER PRESERVED?

NOTE: NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS.

A) THERE ARE NO WETLANDS OR SURFACES WATERS WITHIN 50-FEET OF PROJECT DISTURBANCE LIMITS.

TEMPORARY SEDIMENTATION BASINS

☒ YES ☐ NO ☐ N/A IF TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, IS A TEMPORARY SEDIMENT BASIN PROVIDED FOR TREATMENT OF THE RUNOFF BEFORE IT LEAVES THE CONSTRUCTION SITE OR ENTERS SURFACE WATERS?

A) THE CONTRACTOR WILL PROVIDE TEMPORARY SEDIMENTATION BASINS IF 10 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION.

INFILTRATION FEASIBILITY

☐ YES ☒ NO ☐ N/A ARE THERE ANY INFILTRATION RESTRICTIONS FOR THE SITE (SEE 16.14 THROUGH 16.21?

A) THE SITE HAS HSG A SOILS AND A WATER TABLE ELEVATION THAT ALLOWS FOR INFILTRATION.

ADDITIONAL STORMWATER MITIGATION MEASURES

☐ YES ☒ NO ARE THERE ANY STORMWATER MITIGATION MEASURES PER:

- ENVIRONMENTAL REVIEW DOCUMENT?
- ENDANGERED SPECIES REVIEW?
- ARCHAEOLOGICAL REVIEW?
- OTHER LOCAL, STATE OR FEDERAL REVIEW?

IF YES TO ANY OF THE ABOVE, DESCRIBE THE MITIGATION MEASURES. FOR PURPOSES OF THIS PERMIT, MITIGATION MEASURES MEANS ACTIONS NECESSARY TO AVOID, MINIMIZE, OR MITIGATE FOR IMPACTS RELATED TO EROSION PREVENTION, SEDIMENT CONTROL, THE PERMANENT STORMWATER TREATMENT SYSTEM, POLLUTION PREVENTION MANAGEMENT MEASURES AND DISCHARGES ASSOCIATED WITH THE PROJECT'S CONSTRUCTION ACTIVITY. [MINN. R. 7090]

Impaired Streams: Coon Creek

Assessment Unit: 07010206-530
Approved TMDL Plan for: Benthic macroinvertebrates bioassessments; Escherichia coli (E. coli)
Additional Impairments: Fish bioassessments
New Impairments: Fish bioassessments

Special waters and impaired waters

The MS4 General Permit for MS4s near specially-protected waters require additional controls, conditions or an individual permit:

MS4s that discharge near waters with qualities that warrant extra protection (special waters) must use additional best management practices and enhanced runoff controls (see permit Part 23.1).

THERE ARE NO SPECIAL OR IMPAIRED WATERS WITHIN ONE (1) MILE.

SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-6210
FAX: (651) 361-6701

DRAWN BY: AGG
CHECK BY: MOE

JOB NO: 22-2050
DATE: 12/11/23

	CITY REVIEW #1	DATE	DESCRIPTION
1	2-6-24		
2			
3			
4			
5			
6			
7			
8			
NO			

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A PROFESSIONAL ENGINEER AND I AM A
FULLY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
ADAM GINKEL
Date: 11/05/2024 License No. 43963

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
SWPPP
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET
C2.5

S:\PLOWE\CAD\22PROJ\2050 SILVERCREST ANDOVER\2050 CAD\2050 SILVERCREST BASE 17.DWG
Tuesday, November 5, 2024 1:35:57 PM

22-2050

	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING ELECTRICAL BOX
	DENOTES EXISTING ELECTRICAL MANHOLE
	DENOTES EXISTING FIBER OPTIC BOX
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING POWER POLE AND OVERHEAD WIRES
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING SIGN
	DENOTES EXISTING GAS VALVE
	DENOTES EXISTING STORM SEWER APRON
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING TELEPHONE PEDESTAL
	DENOTES EXISTING UNDERGROUND ELECTRICAL LINE
	DENOTES EXISTING UNDERGROUND GAS LINE
	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING BITUMINOUS SURFACE
	DENOTES EXISTING CONCRETE SURFACE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES EXISTING CONTOURS
	DENOTES PROPOSED WATER PIPE
	DENOTES PROPOSED SANITARY SEWER PIPE
	DENOTES PROPOSED STORM SEWER PIPE
	DENOTES PROPOSED STORM MANHOLE
	DENOTES PROPOSED CATCH BASIN
	DENOTES PROPOSED FLARED-END SECTION
	DENOTES PROPOSED GATE VALVE
	DENOTES PROPOSED HYDRANT
	DENOTES PROPOSED SANITARY SEWER MANHOLE
	DENOTES PROPOSED CONTOUR
	DENOTES PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	DENOTES PROPOSED DIRECTION OF DRAINAGE
	DENOTES PROPOSED SILT FENCE
	DENOTES PROPOSED TREE PROTECTION FENCE
	DENOTES PROPOSED BIOROLLS
	DENOTES MAINTENANCE ACCESS ROUTE
	DENOTES PROPOSED INLET PROTECTION
	DENOTES PROPOSED RIP-RAP

GENERAL NOTES

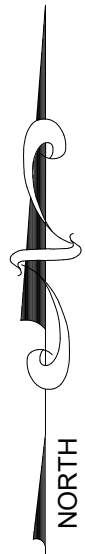
1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE LOCATION OF UTILITIES AND NECESSARY TO AVOID DAMAGE TO THESE UTILITIES. UTILITY QUALITY LEVEL IS LEVEL D PER C.I./ASCE 38-02.
2. CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES (MOST CURRENT EDITION) AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (MOST CURRENT EDITION).
5. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL STREET SIGNS SHALL MEET THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD.)
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE SUBMITTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

1. PROJECT LIES WITHIN COON CREEK WATERSHED DISTRICT (CCWD.) A CCWD PERMIT IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. PROJECT DISTURBS MORE THAN ONE (1) ACRE. AN NPDES PERMIT IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
3. THERE ARE NO WETLANDS ONSITE.
4. THIS SITE IS LISTED IN FLOOD ZONE "X" PER FEMA MAPPING.
5. TREE TAGGING AND INVENTORY BY JACOBSON ENVIRONMENTAL.
6. FIELD SURVEY WAS COMPLETED BY E.G. RUD AND SONS LAND SURVEYING, INC. ON 5-11-2022 AND 5-12-2022.
7. CONTRACTOR SHALL REMOVE CATCH BASIN INLET SEDIMENT PROTECTION PRIOR TO WINTER FREEZE AND REPLACE IN SPRING IF SITE STABILIZATION HAS NOT BEEN ACHIEVED, OR AT THE DISCRETION OF THE CITY ENGINEER.
8. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL MEASURES UPON ESTABLISHMENT OF PERMANENT VEGETATION.
9. DEVELOPER/CONTRACTOR SHALL PROVIDE SITE STABILIZATION, INCLUDING ON ANY STOCKPILES, WITHIN SEVEN (7) DAYS OF GRADING COMPLETION OR INACTIVITY.
10. ALL SLOPES SHALL BE 4:1 OR FLATTER.

PARCEL A:
That part of the Northwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying south and east of County Road 18, also known as Crosstown Blvd.; except that part platted as Winslow Hills, Winslow Hills 2nd Addition and Winslow Hills 3rd Addition.

PARCEL B:
The Southwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, except that part platted as Winslow Hills, Anoka County, Minnesota.

1. APPLY A 2.5" LAYER OF COMPOST TO SOIL AREAS
1.1. **NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS**
2. ROTOTILL COMPOST INTO SOIL TO A MIN. DEPTH OF 6" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER



6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AGG	CHECK BY: MOE
JOB NO: 22-2050	DATE: 12/11/23

NO.	DATE	DESCRIPTION
1	2-6-24	CITY REVIEW #1
2	2-29-24	PONDS ADJ. (BASIN #1, #3 AND LOW AREA #4)
3	11-5-24	CITY REVIEW #2
4		
5		
6		
7		
8		

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.

PRELIMINARY

ADAM GINKEL

Date: 11.05.2024 License No. 43963

ANDOVER SENIOR CAMPUS

ANDOVER, MINNESOTA

SOIL AMENDMENT PLAN

PREPARED FOR: LA WELLM FOUNDATION

SHEET

C2.6

	DENOTES EXISTING CATCH BASIN
	DENOTES EXISTING ELECTRICAL BOX
	DENOTES EXISTING ELECTRICAL MANHOLE
	DENOTES EXISTING FIBER OPTIC BOX
	DENOTES EXISTING LIGHT POLE
	DENOTES EXISTING POWER POLE AND OVERHEAD WIRES
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING SIGN
	DENOTES EXISTING GAS VALVE
	DENOTES EXISTING STORM SEWER APRON
	DENOTES EXISTING WATER VALVE
	DENOTES EXISTING TELEPHONE PEDESTAL
	DENOTES EXISTING UNDERGROUND ELECTRICAL LINE
	DENOTES EXISTING UNDERGROUND GAS LINE
	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING BITUMINOUS SURFACE
	DENOTES EXISTING CONCRETE SURFACE
	DENOTES EXISTING SPOT ELEVATION
	DENOTES EXISTING CONTOURS
	DENOTES PROPOSED WATER PIPE
	DENOTES PROPOSED SANITARY SEWER PIPE
	DENOTES PROPOSED STORM SEWER PIPE
	DENOTES PROPOSED STORM MANHOLE
	DENOTES PROPOSED CATCH BASIN
	DENOTES PROPOSED FLARED-END SECTION
	DENOTES PROPOSED GATE VALVE
	DENOTES PROPOSED HYDRANT
	DENOTES PROPOSED SANITARY SEWER MANHOLE
	DENOTES PROPOSED CONTOUR
	DENOTES PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	DENOTES PROPOSED DIRECTION OF DRAINAGE
	DENOTES PROPOSED SILT FENCE
	DENOTES PROPOSED TREE PROTECTION FENCE
	DENOTES PROPOSED BIOROLLS
	DENOTES MAINTENANCE ACCESS ROUTE
	DENOTES PROPOSED INLET PROTECTION
	DENOTES PROPOSED RIP-RAP

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES. UTILITY QUALITY LEVEL IS LEVEL D PER C/ I ASCE 38-02.
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1. PROPOSED WATERMAIN PIPE SHALL BE:
 - 1.1. MAIN: DIP CLASS 52
 - 1.2. SERVICES TO TOWN HOMES: COPPER TYPE K.
2. PROPOSED WATERMAIN FITTINGS SHALL BE MECHANICAL JOINT DIP MEGALUGS.
3. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
4. MAINTAIN A MINIMUM OF 8.0 FEET OF COVER OVER ALL WATERMAIN PIPE.
5. PLACE HYDRANTS AT 5-FT OFF BACK OF CURB.
6. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN THREE (3) FEET OF WATERMAIN.
7. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO PUBLIC WORKS AND ALL AFFECTED PROPERTY OWNERS.
8. CITY REPRESENTATIVE MUST BE PRESENT DURING TESTING.

1. PROPOSED SANITARY SEWER PIPE MATERIAL SHALL BE:
 - 1.1. MAIN: PVC SDR 35
 - 1.2. TOWN HOUSES: 4" PVC SCHEDULE 40
 - 1.3. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER
2. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER
3. CITY REPRESENTATIVE MUST BE PRESENT DURING SANITARY SEWER TESTING.
4. INFI-SHIELD OR APPROVED EQUAL REQUIRED.

J.A. WEDUM FOUNDATION
TWO CARLSON PARKWAY STE 335
PLYMOUTH, MN 55447
JAY PORTZ
612-789-3363
JAYPORTZ@WEDUM.ORG

PLOWE ENGINEERING, INC.
 6776 LAKE DRIVE
 LINO LAKES, MN 55014
 ADAM GINKEL, P.E.
 651-361-8234
 ADAM@PLOWE.COM

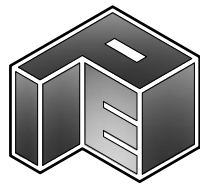
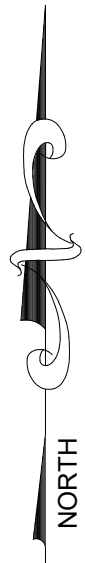
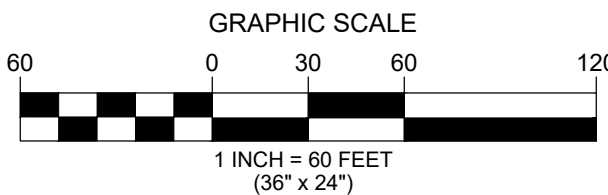
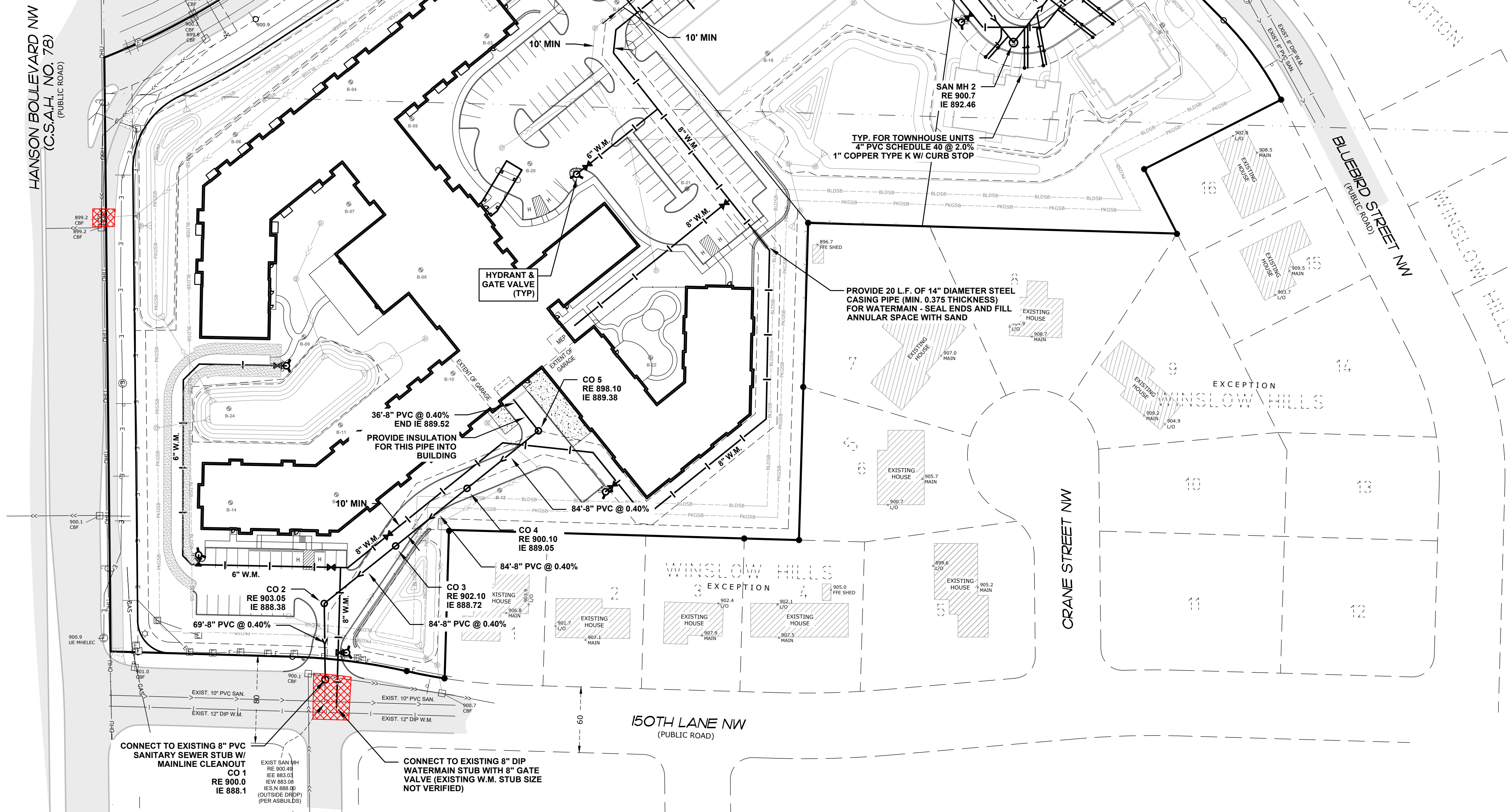
E.G. RUD & SONS LAND SURVEYING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
JASON RUD
651-361-8225
JRUD@EGRUD.COM

SARAH KERN, AIA, CDT
KAAS WILSON ARCHITECTS
1301 AMERICAN BLVD E STE 100
BLOOMINGTON, MN 55425
612-285-3891
SARAHK@KAASWILSON.COM

PARCEL A:
That part of the Northwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, Anoka County, Minnesota, lying south and east of County Road 18, also known as Crosstown Blvd.; except that part platted as Winslow Hills, Winslow Hills 2nd Addition and Winslow Hills 3rd Addition.

and

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The Southwest Quarter of the Southwest Quarter, Section 23, Township 32, Range 24, except that part platted as Winslow Hills, Anoka County, Minnesota.



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AG	CHECK BY: MOE
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JOB NO: 22-2050	DATE: 12/11/23
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1	2-6-24	CITY REVIEW #1
2	11-5-24	CITY REVIEW #2
3		
4		
5		
6		
7		
8		

HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
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THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

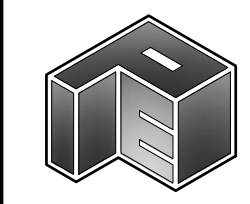
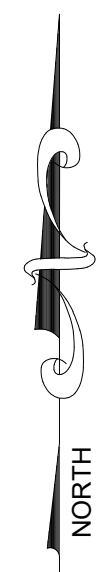
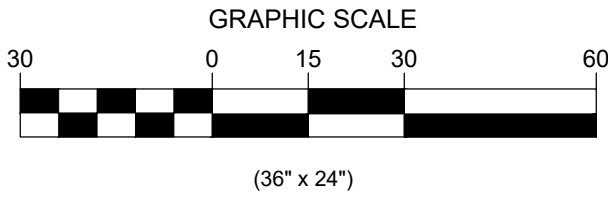
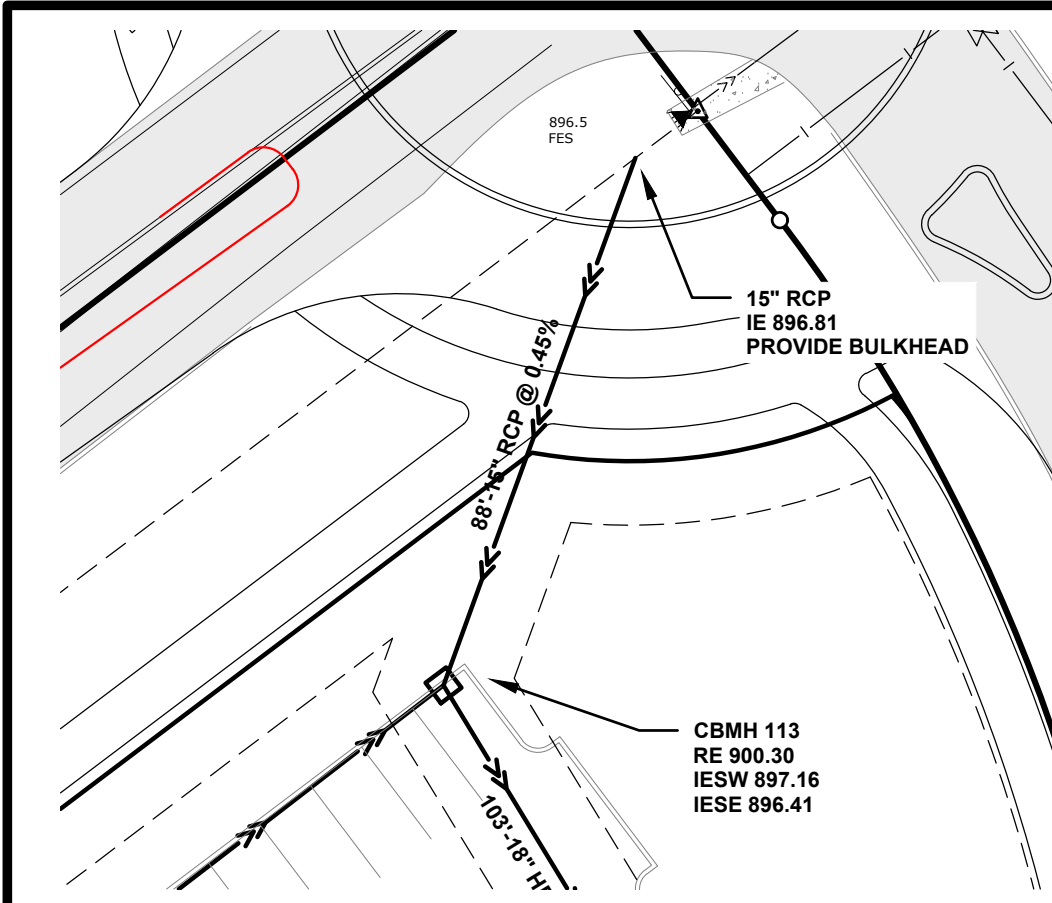
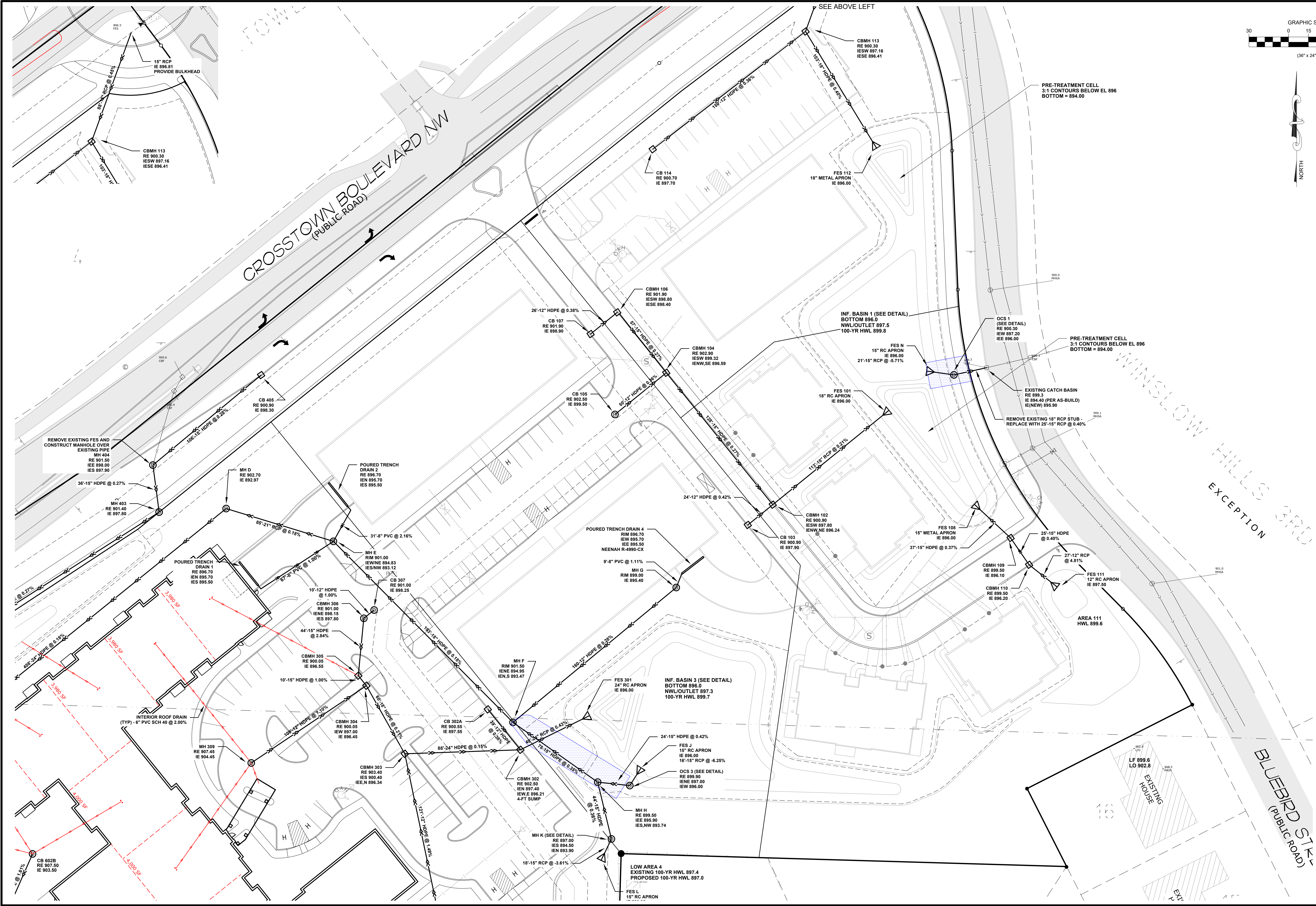
ADAM GINKEL
Date: 11/05/2024 License No. 43963

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
UTILITY PLAN - SAN. & WATERMAIN

SHEET

C3.1





SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-8210
FAX: (651) 361-6701

DRAWN BY: CHECK BY:
AGG MOE

JOB NO: DATE:
22-2050 12/11/23

NO	DATE	DESCRIPTION
1	12/11/23	CITY REVIEW #1
2	12/11/23	POINTS TO BASIN #1, #3 AND LOW AREA #4
3	11/5/24	CITY REVIEW #2
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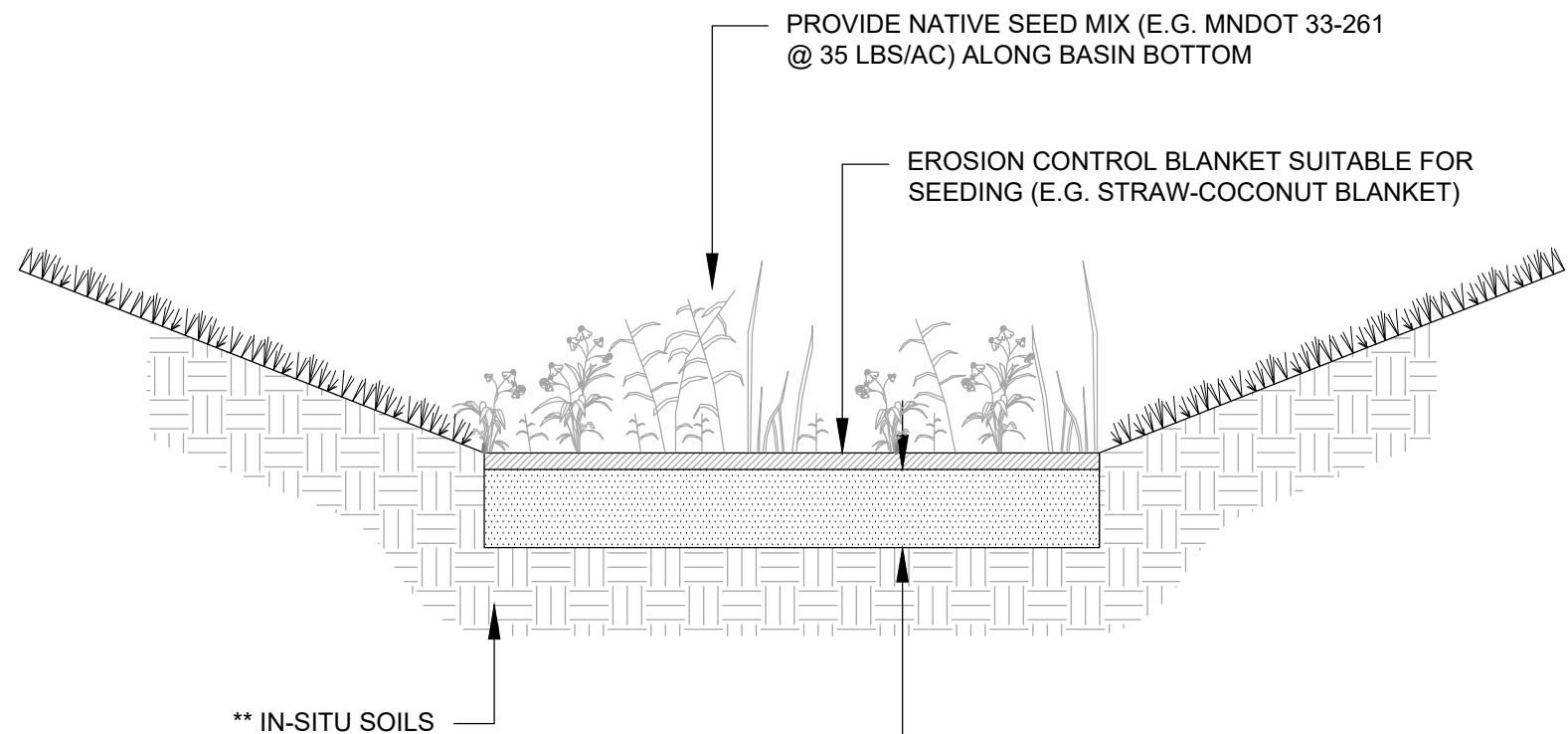
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A PROFESSIONAL ENGINEER UNDER
A LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

ADAM GINKEL License No. 43963
Date: 11/05/2024

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
UTILITY PLAN - STORM SEWER

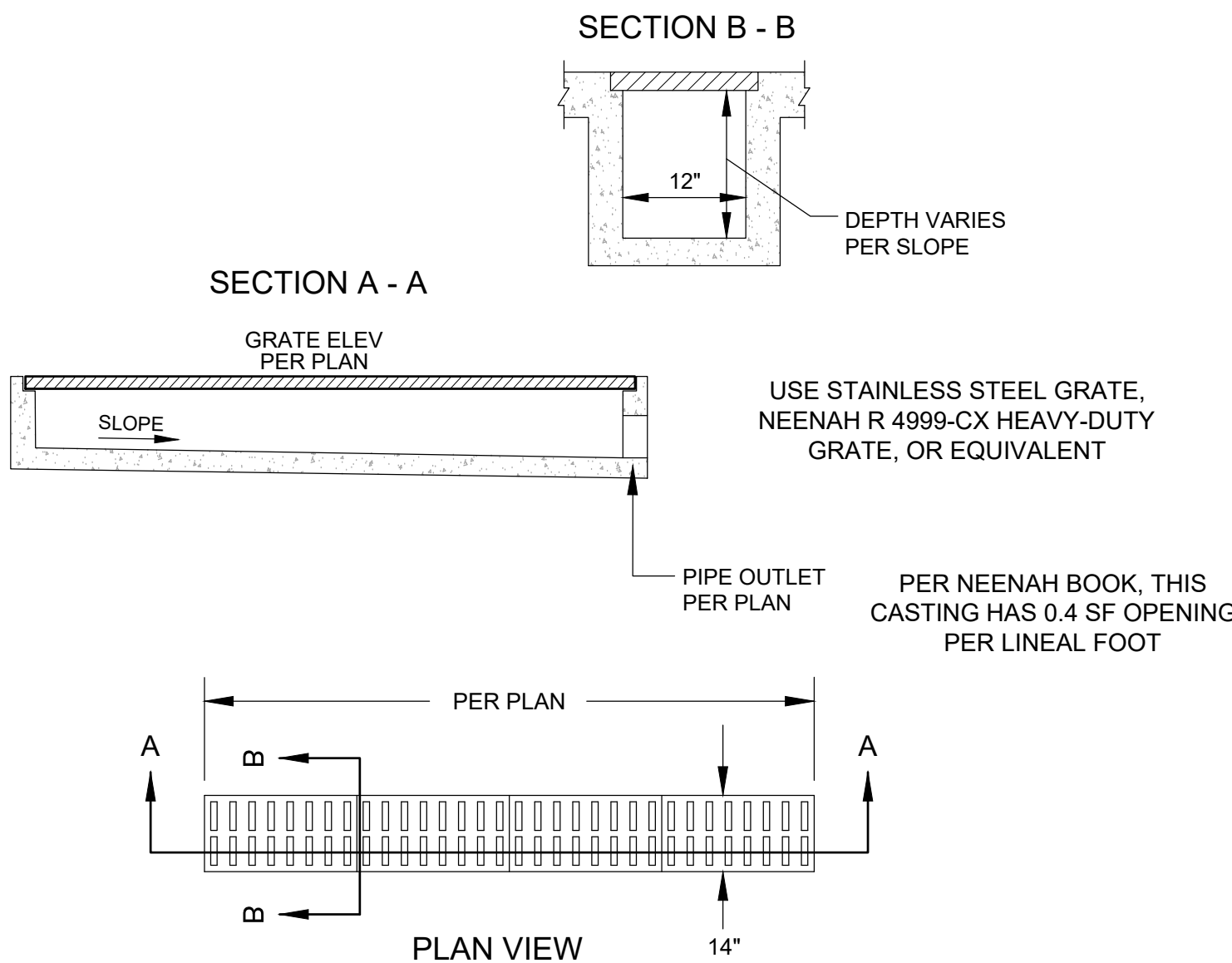
SHEET
C3.3

- NOTES
1. MARK-OFF BASIN AREA (E.G. FENCING, SILT FENCE, ETC.) TO PREVENT CONSTRUCTION TRAFFIC FROM ENTERING BASIN AREA.
 2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES) WITHIN BASIN.
 3. PROTECT BASIN FROM RUN-OFF DURING CONSTRUCTION ACTIVITIES WITH TWO ROWS OF SILT FENCE AND/OR BIOROLLS.
 4. DO NOT EXCAVATE BASIN TO FINAL GRADE UNTIL UPSTREAM DRAINAGE AREAS HAVE BEEN STABILIZED.
 5. REMOVE ANY TOPSOIL AND/OR UNSUITABLE SOILS WITHIN INFILTRATION BASIN FOOTPRINT. ANY SEDIMENT THAT IS WASHED INTO THE BASIN SHALL BE REMOVED.
 6. NO MINING OF SANDY SOILS ALLOWED IN BASIN AREA.
 7. EXCAVATE BASIN TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS. ALLEVIATE ANY COMPACTED SOILS DUE TO FINAL GRADING OPERATIONS PRIOR TO SEEDING.



** ALLEVIATE ANY COMPACTED SOILS (BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER) TO A DEPTH NECESSARY TO ALLEVIATE COMPACTION

- (1) REMOVE ANY EXISTING TOPSOIL OR FILL DEEMED UNSUITABLE FOR INFILTRATION (GEOTECHNICAL ENGINEER TO REVIEW ON-SITE SOILS)
- (2) IN AREAS OF FILL, PLACE SALVAGED ON-SITE SANDY SOILS SUITABLE FOR INFILTRATION WITH <5% FINES (AS DETERMINED BY GEOTECHNICAL ENGINEER)



USE STAINLESS STEEL GRATE, NEENAH R 4999-CX HEAVY-DUTY GRATE, OR EQUIVALENT

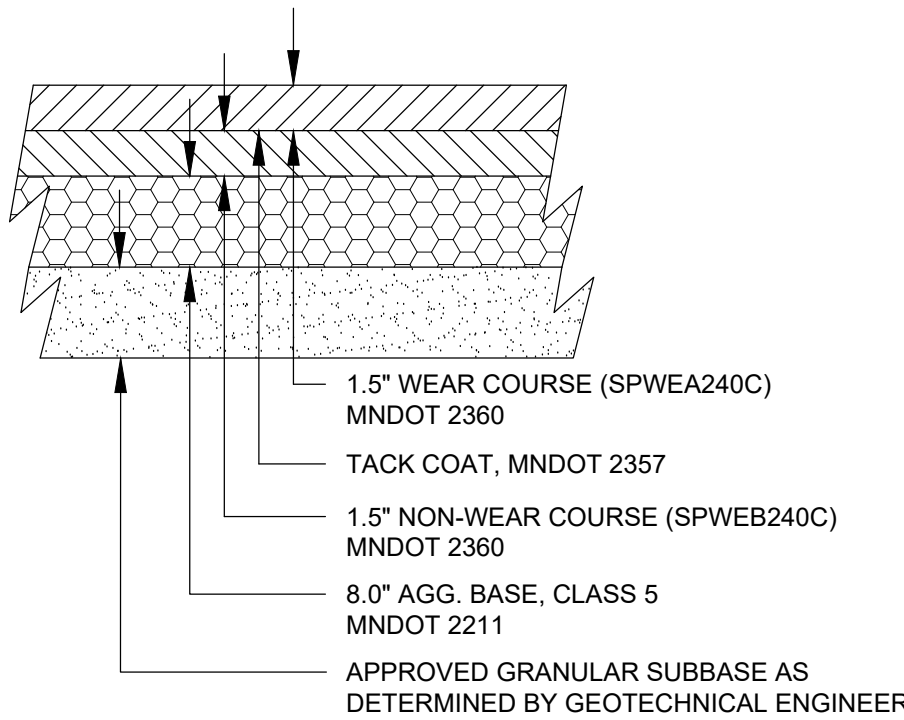
PER NEENAH BOOK, THIS CASTING HAS 0.4 SF OPENING PER LINEAL FOOT

INFILTRATION BASIN

N.T.S.

TRENCH DRAINS

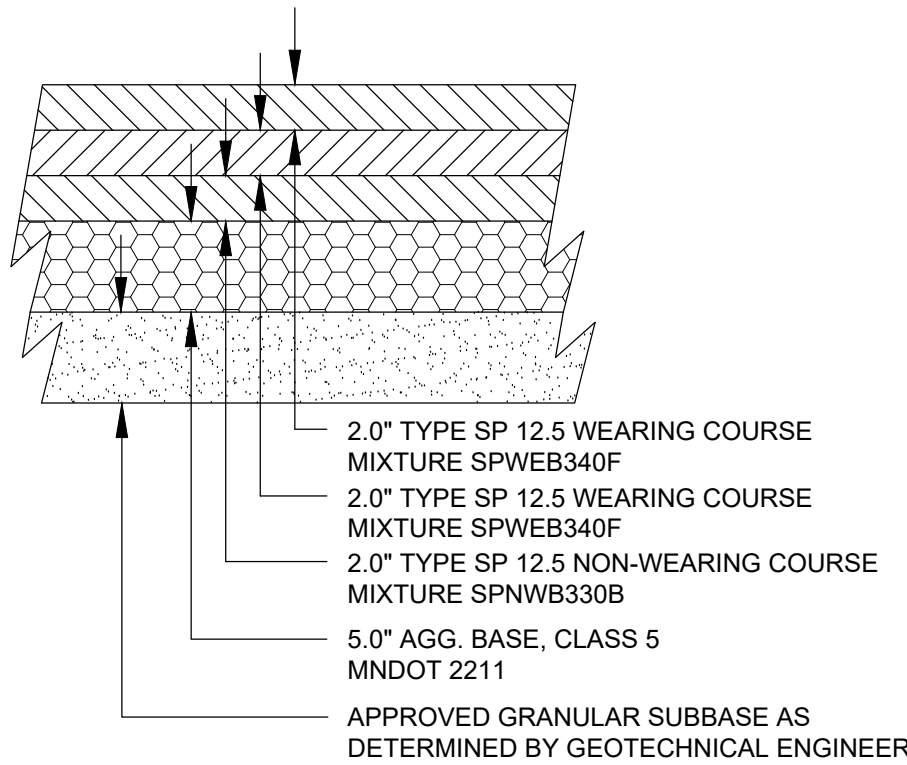
N.T.S.



1. PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION
2. GEOTECHNICAL ENGINEER TO REVIEW PAVEMENT SECTION FOR MATERIALS AND THICKNESSES PRIOR TO ANY INSTALLATIONS.
3. SEE GEOTECHNICAL REPORT PREPARED BY CHOSEN VALLEY TESTING, INC. (9/13/2022) FOR ADDITIONAL PAVEMENT INFORMATION AND RECOMMENDATIONS.

BITUMINOUS - LIGHT DUTY

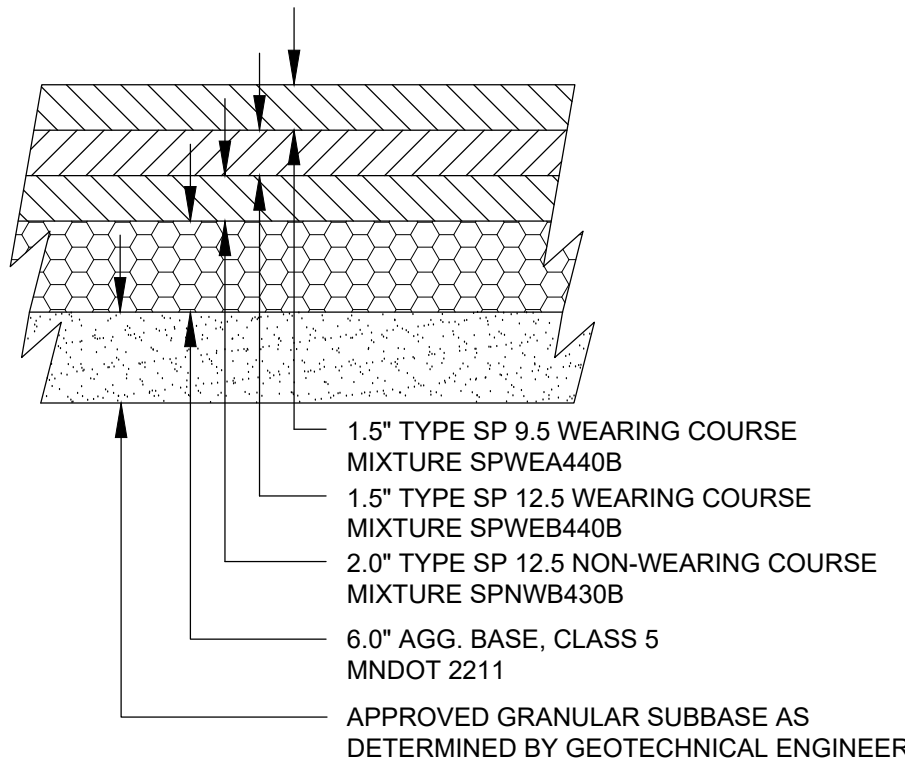
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HANSON BLVD PAVEMENT SECTION

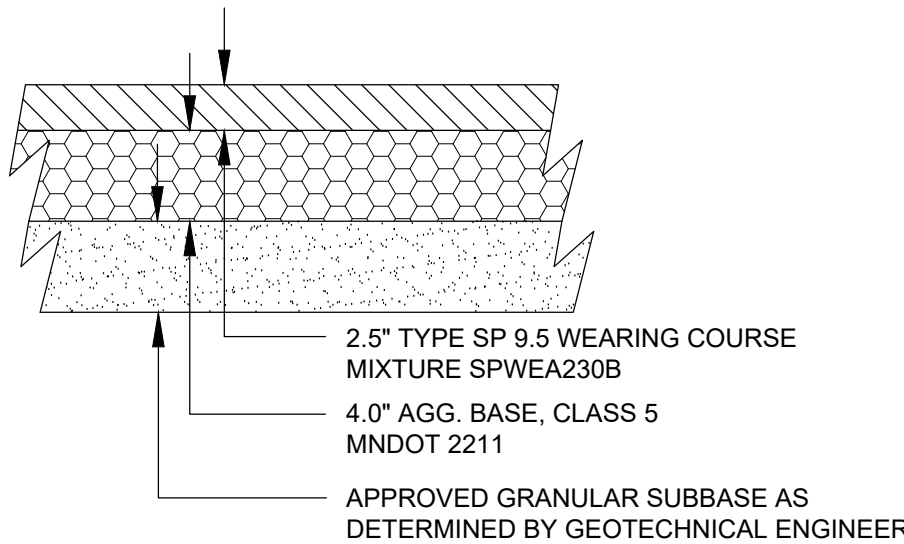
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CROSSTOWN BLVD PAVEMENT SECTION

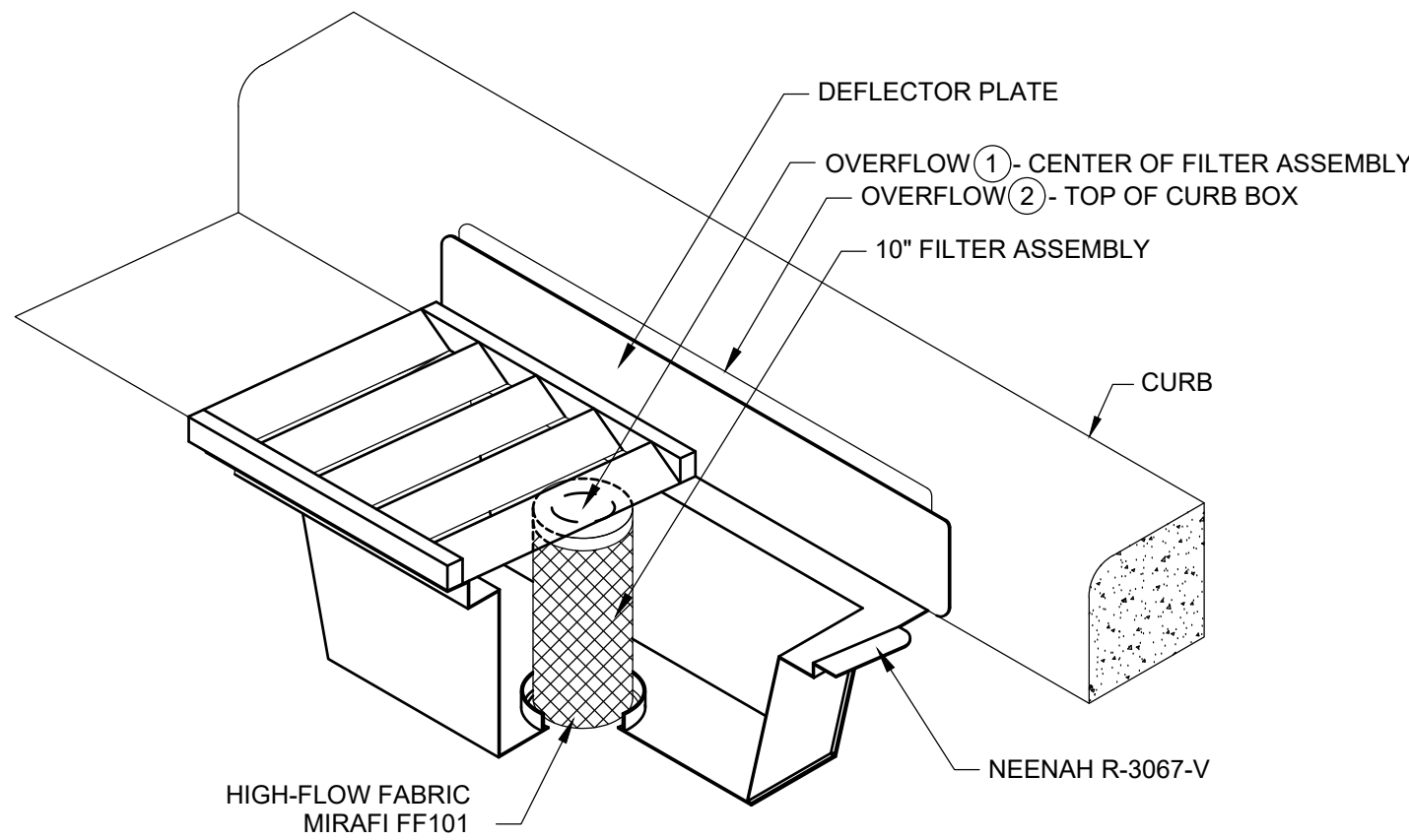
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HANSON BLVD - TRAIL REPLACEMENT

N.T.S.

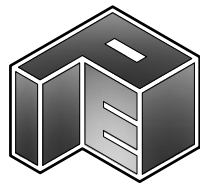


WIMCO INLET PROTECTION

N.T.S.

STORM SEWER STRUCTURE SCHEDULE

#	SIZE	CASTING
101		
102	48" DIA.	NEENAH R-3067-VB
103	2 x 3	NEENAH R-3067-VB
104	48" DIA.	NEENAH R-3067-VB
105	27" DIA.	NEENAH R-2577-A TYPE C
106	48" DIA.	NEENAH R-3067-VB
107	2 x 3	NEENAH R-3067-VB
108		
109	48" DIA.	NEENAH R-3067-VB
110	48" DIA.	NEENAH R-3067-VB
111		
112		
113	48" DIA.	NEENAH R-3067-VB
114	2 x 3	NEENAH R-3067-VB
301		
302	60" DIA.	NEENAH R-3067-V
302A	2 x 3	NEENAH R-3067-VB
303	48" DIA.	NEENAH R-3067-VB
304	48" DIA.	NEENAH R-3067-VB
305	48" DIA.	NEENAH R-3067-VB
306	48" DIA.	NEENAH R-2577-A TYPE C
307	27" DIA.	NEENAH R-2577-A TYPE C
308	27" DIA.	NEENAH R-2577-A TYPE C
309	48" DIA.	NEENAH R-1733
401		
402	48" DIA.	NEENAH R-1733
403	48" DIA.	NEENAH R-1733
404	48" DIA.	NEENAH R-1733
405	2 x 3	NEENAH R-3067-VB
501		
502	48" DIA.	NEENAH R-3067-V
504	2 x 3	NEENAH R-3067-VB
505	48" DIA.	NEENAH R-3067-V
506	2 x 3	NEENAH R-3067-VB
601		
602A	48" DIA.	NEENAH R-2577-A TYPE C
602B	48" DIA.	NEENAH R-2577-A TYPE C
603		
604	48" DIA.	NEENAH R-2577-A TYPE C
605		
606	48" DIA.	NEENAH R-1733
A	48" DIA.	NEENAH R-1733
D	48" DIA.	NEENAH R-1733
E	48" DIA.	NEENAH R-1733
F	48" DIA.	NEENAH R-1733
G	48" DIA.	NEENAH R-1733
H	48" DIA.	NEENAH R-1733
I		-- NOT USED --
J		
K	48" DIA.	NEENAH R-1733
L		
N		
O	NOT USED	
P	48" DIA.	NEENAH R-1733
Q		
R	48" DIA.	NEENAH R-1733
S-1	48" DIA.	NEENAH R-1733
S-2	48" DIA.	NEENAH R-3067-VB
T	48" DIA.	NEENAH R-1733
U		



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-6701

DRAWN BY: AGG
CHECK BY: MOE
JOB NO: 22-2050
DATE: 12/11/23

NO	DATE	DESCRIPTION
1	9-8-24	CITY REVIEW #1
2	11-8-24	CITY REVIEW #2
3		
4		
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A duly licensed PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

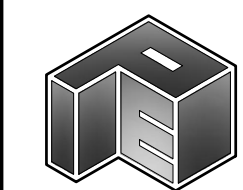
PRELIMINARY
ADAM GINKEL
Date: 11/05/2024 License No. 43963

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
DETAILS
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET

C4.1

HA



PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
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DRAWN BY: AGG
CHECK BY: MOE

JOB NO: 22-2050
DATE: 12/11/23

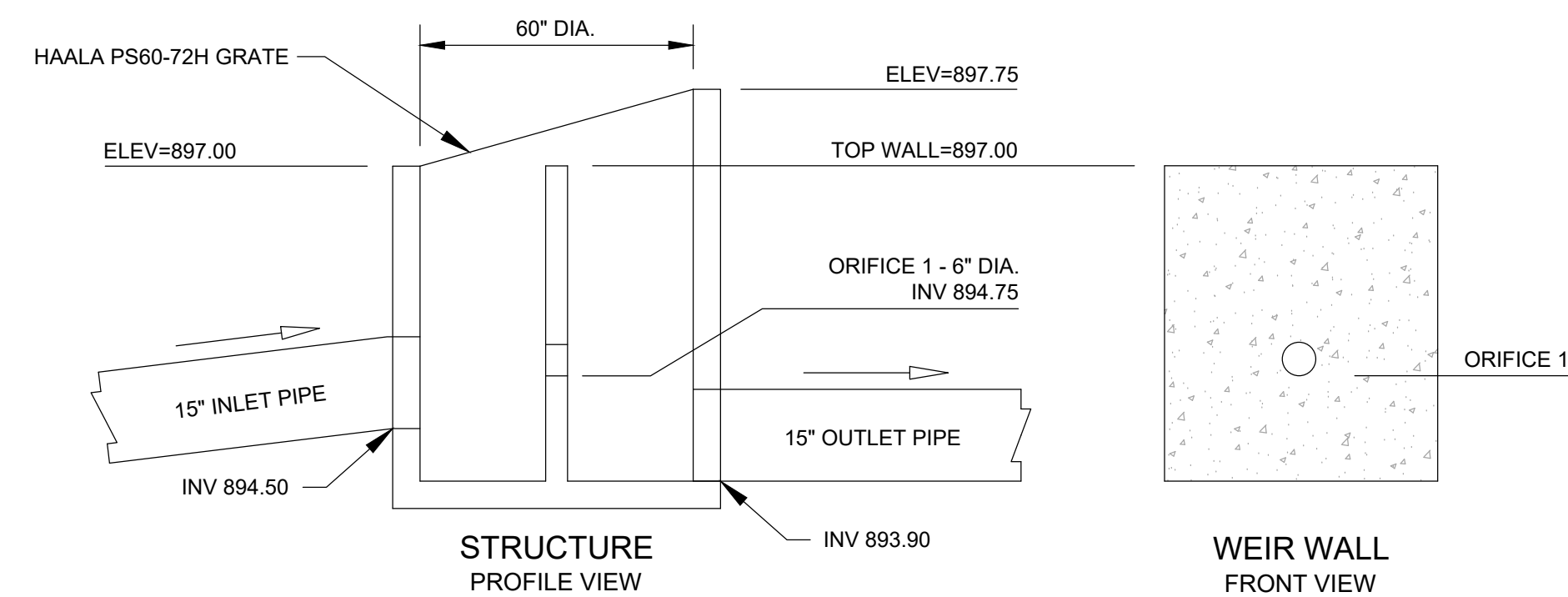
NO	DATE	DESCRIPTION
1	12/11/23	CITY REVIEW #1
2	11/15/24	CITY REVIEW #2
3		
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ADAM GINKEL, A PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
ADAM GINKEL License No. 43963
Date: 11/05/2024

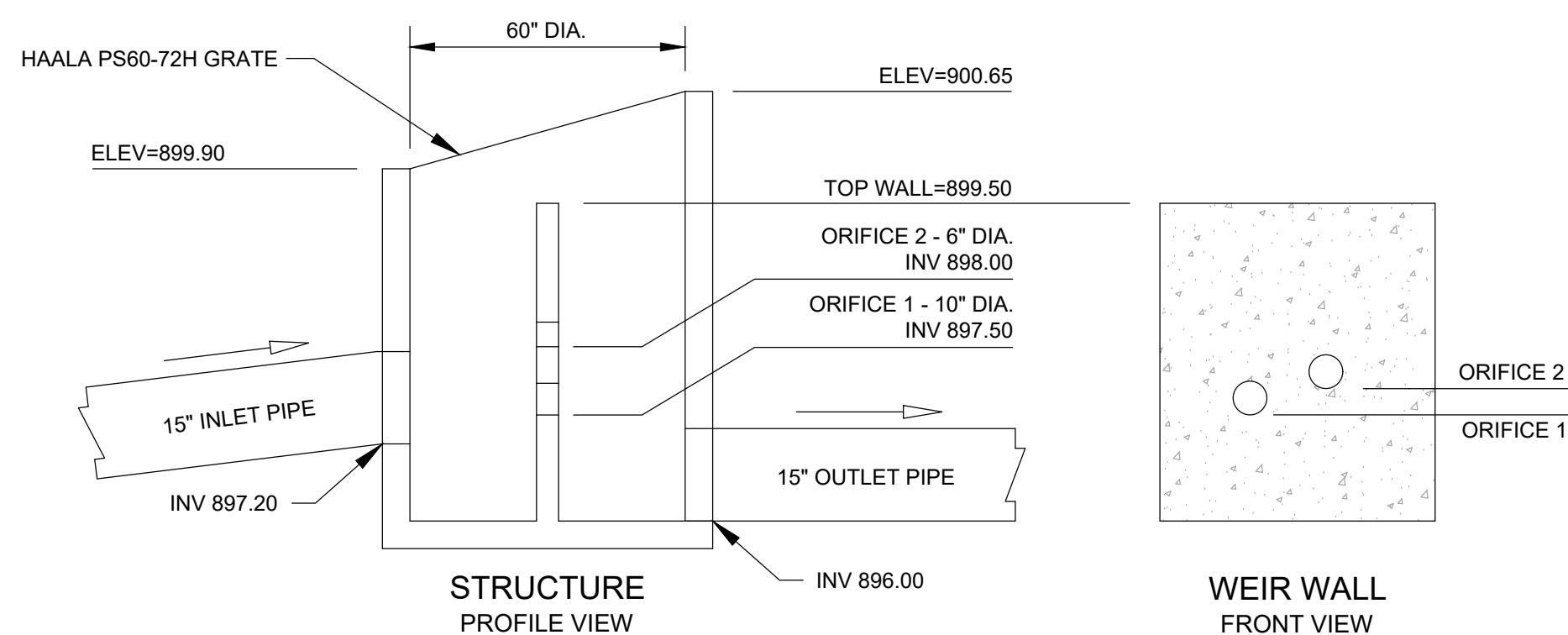
ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
DETAILS
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET

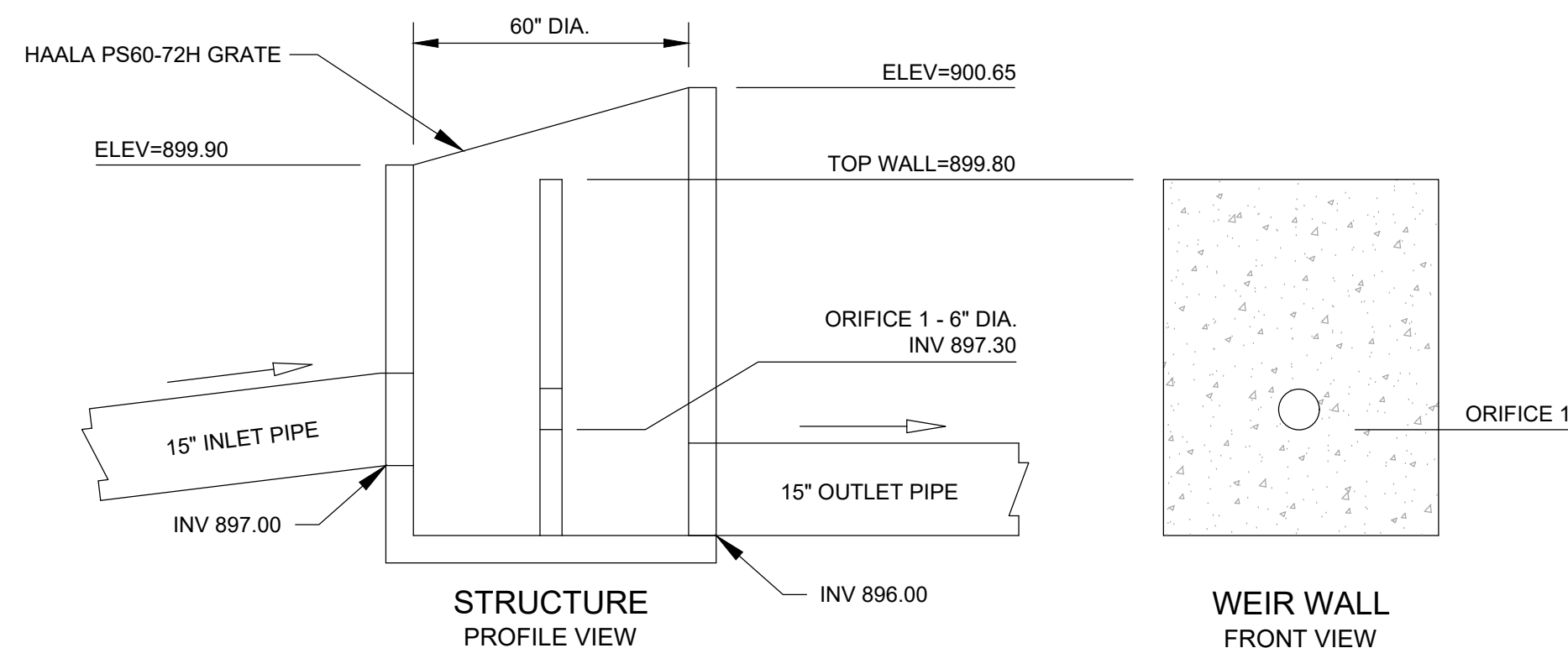
C4.2



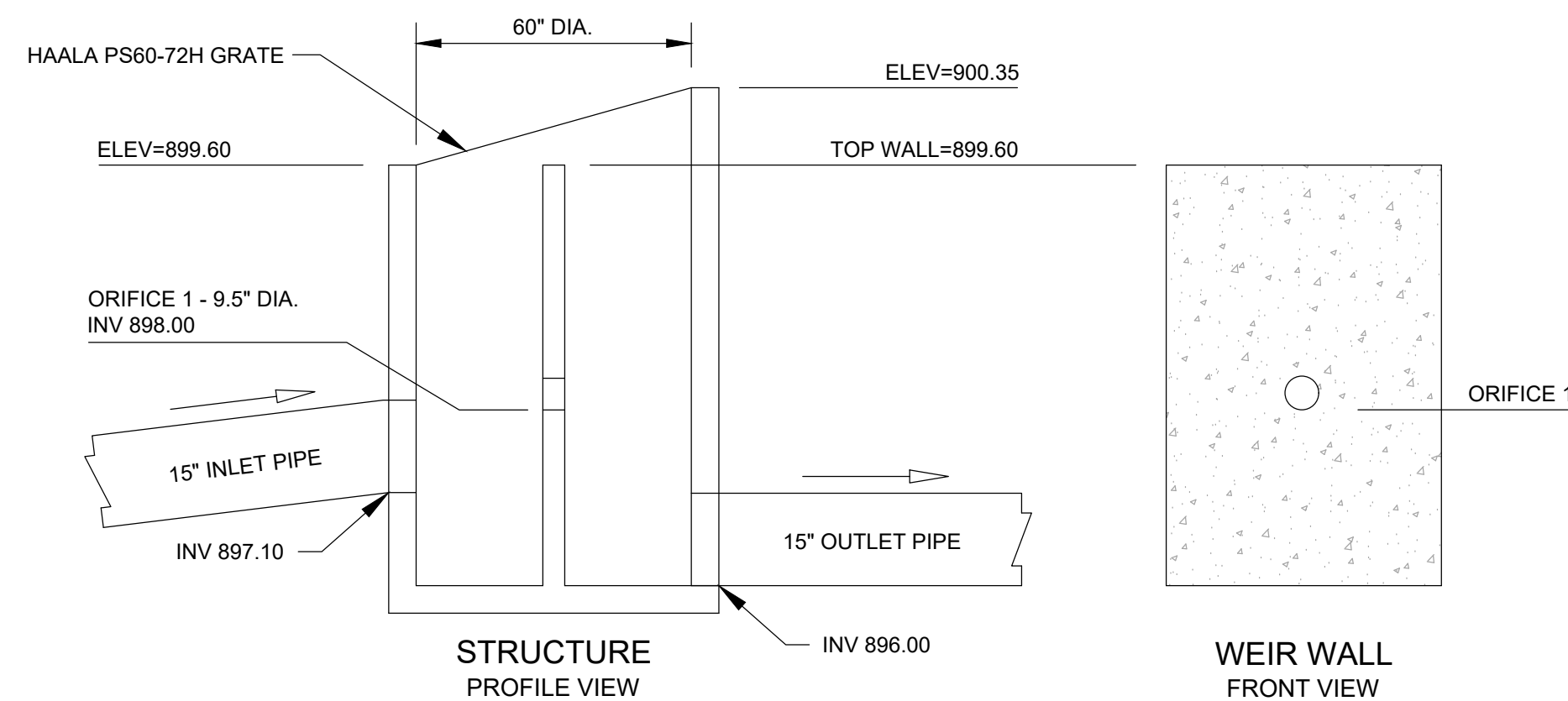
MH K - LOW AREA OUTLET STRUCTURE
N.T.S.



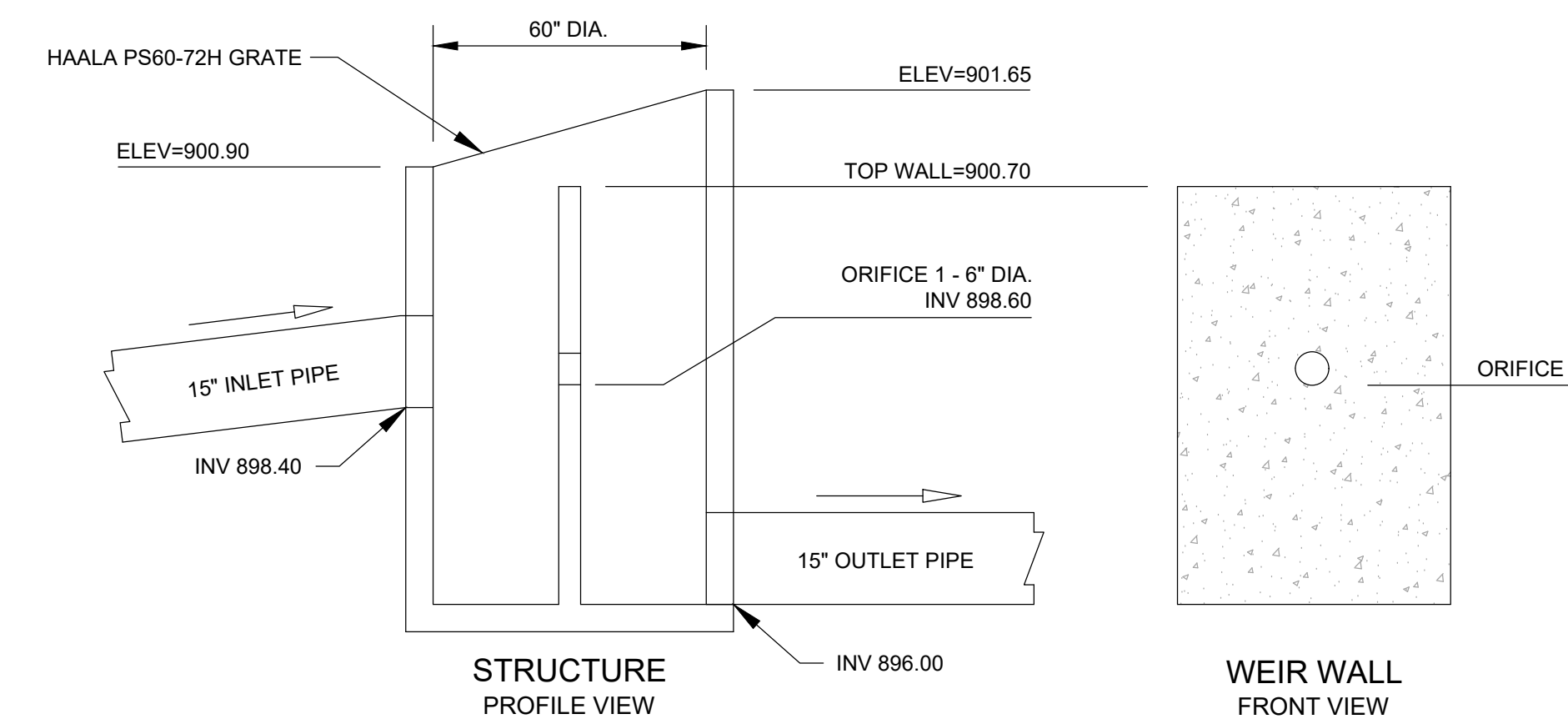
BASIN 1 - OUTLET STRUCTURE
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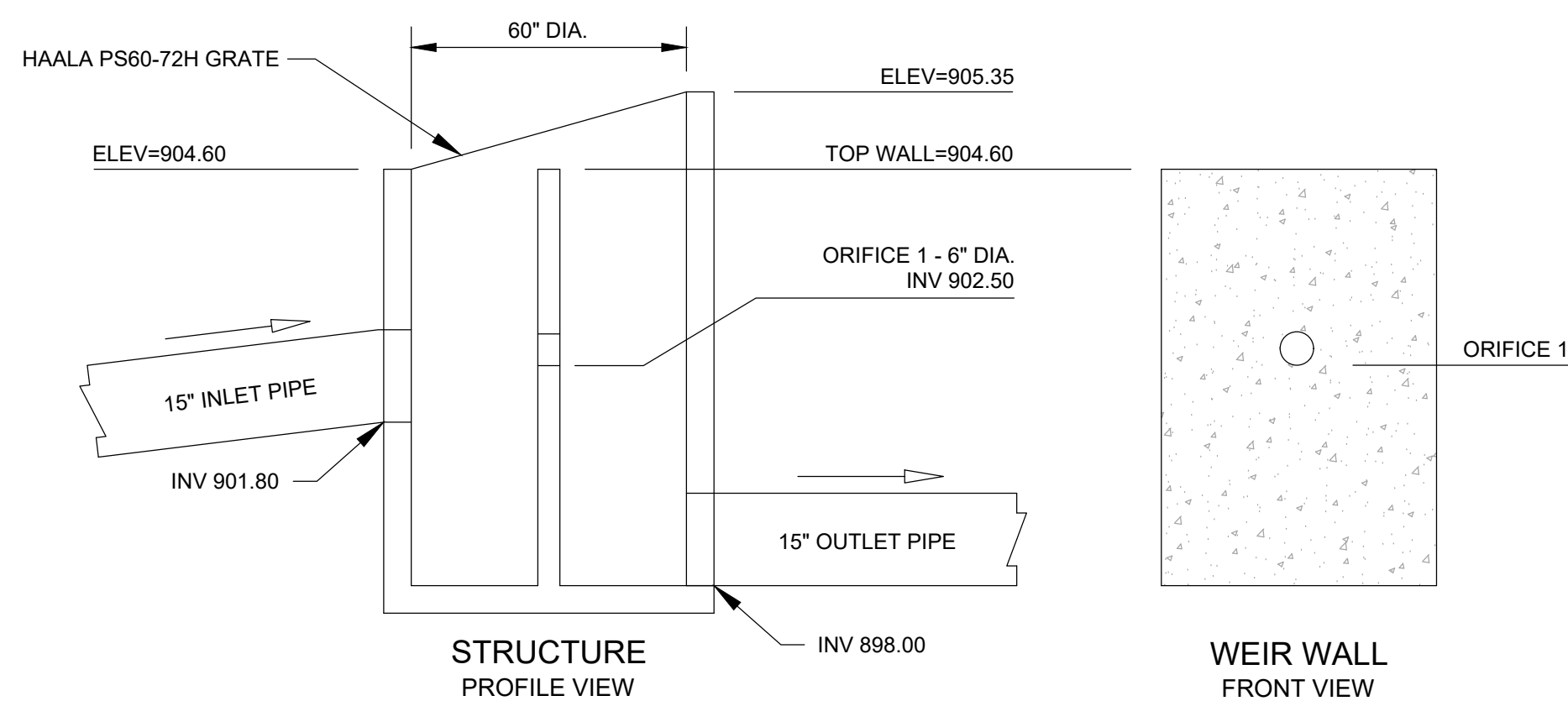
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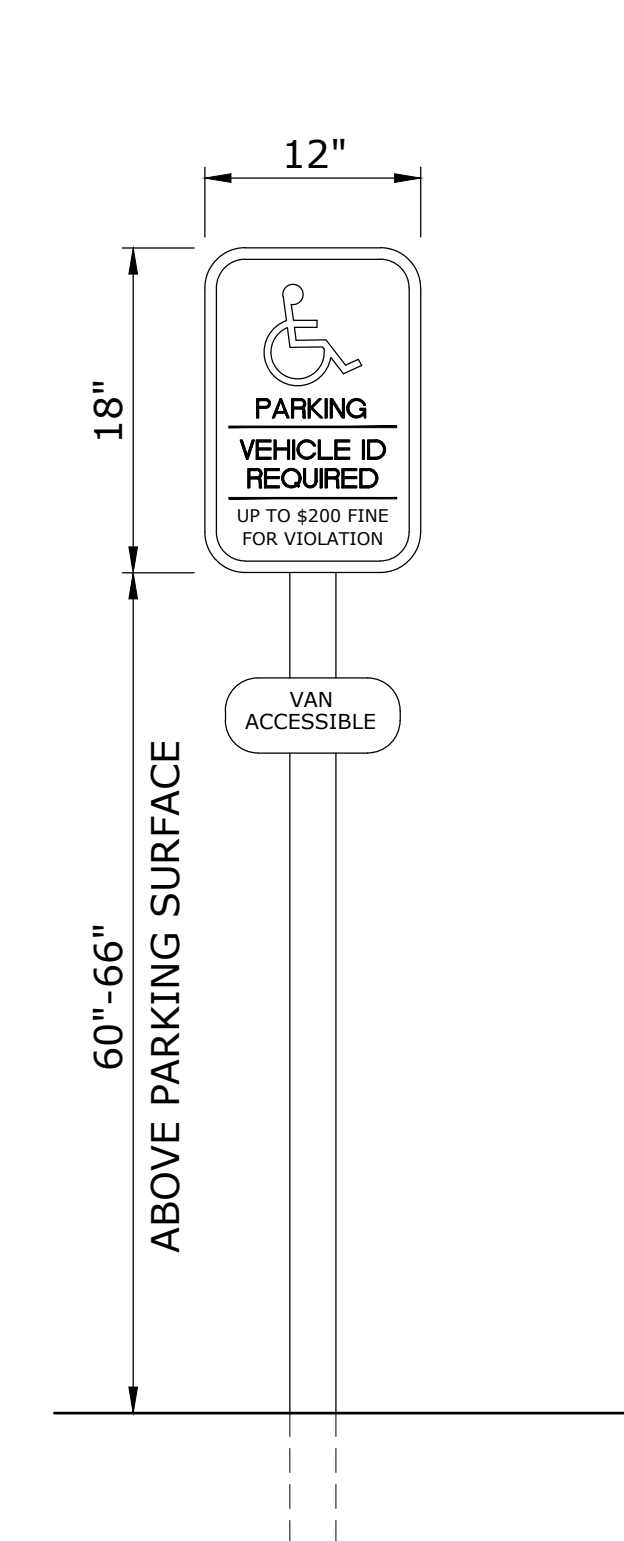
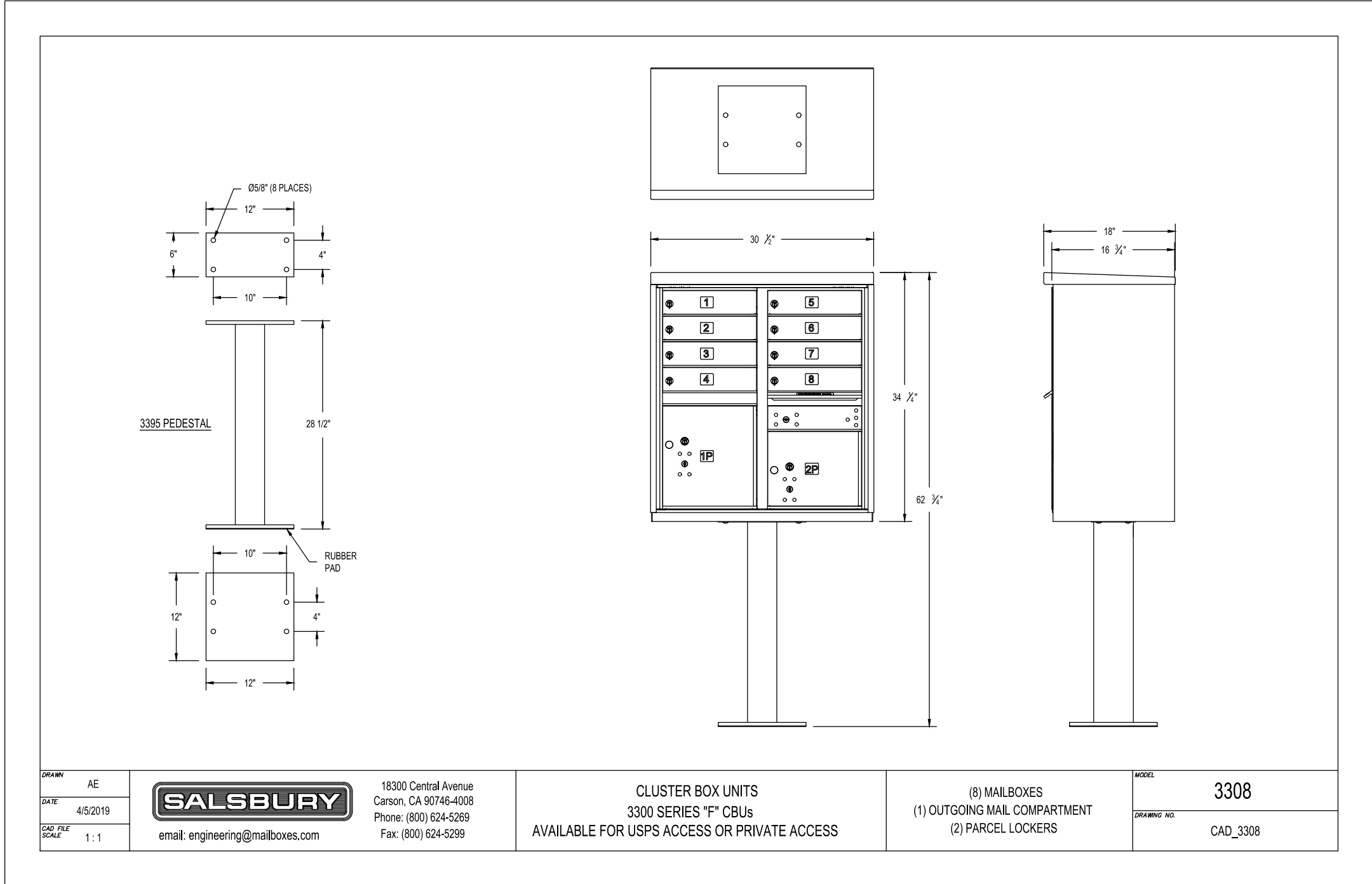
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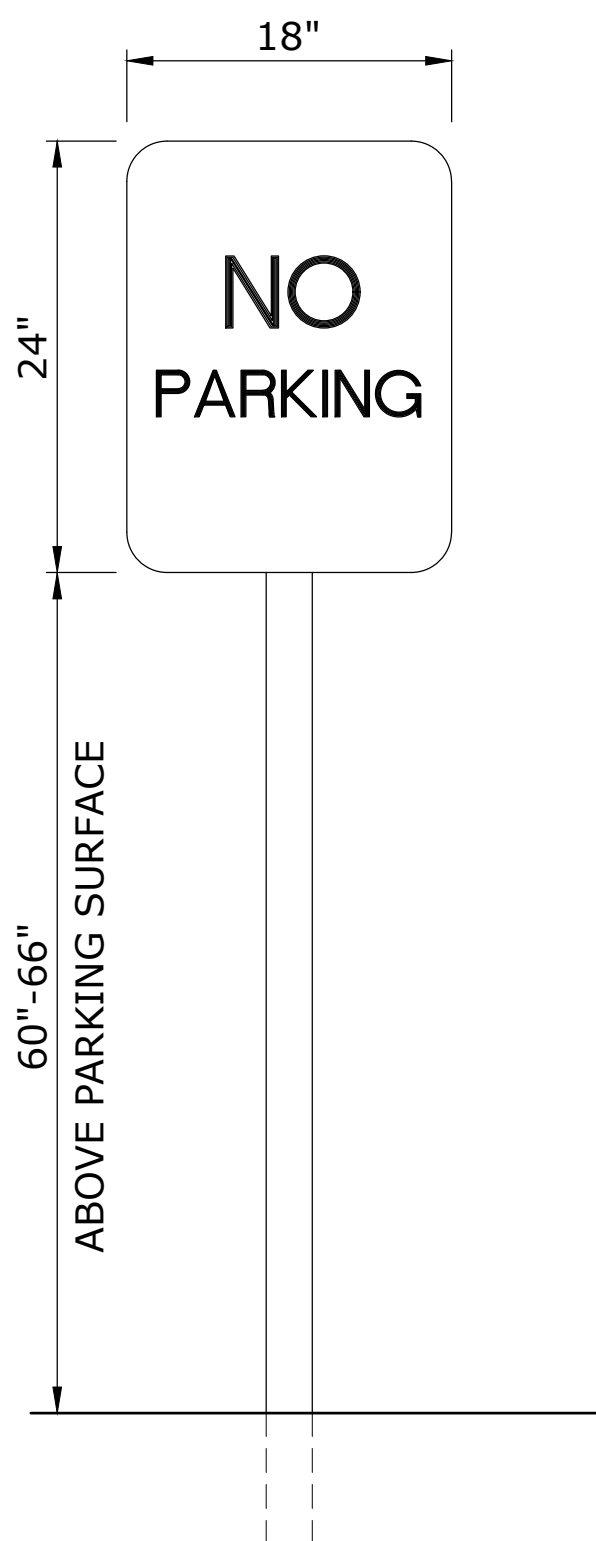
BASIN 5 - OUTLET STRUCTURE
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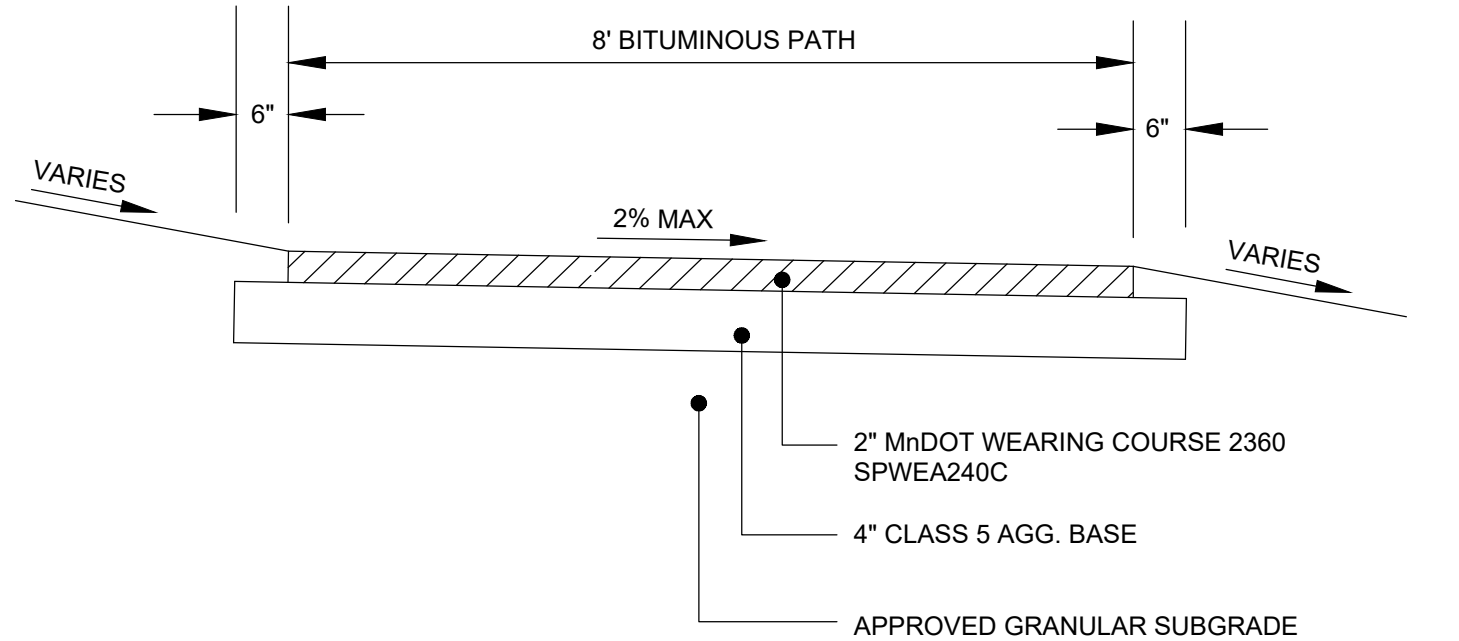
BASIN 6 - OUTLET STRUCTURE
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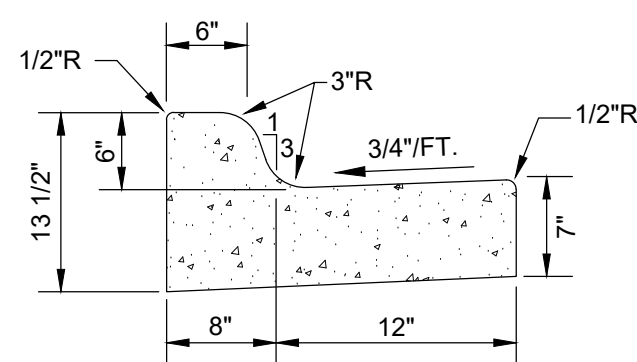
H.C. PARKING SIGNS
N.T.S.



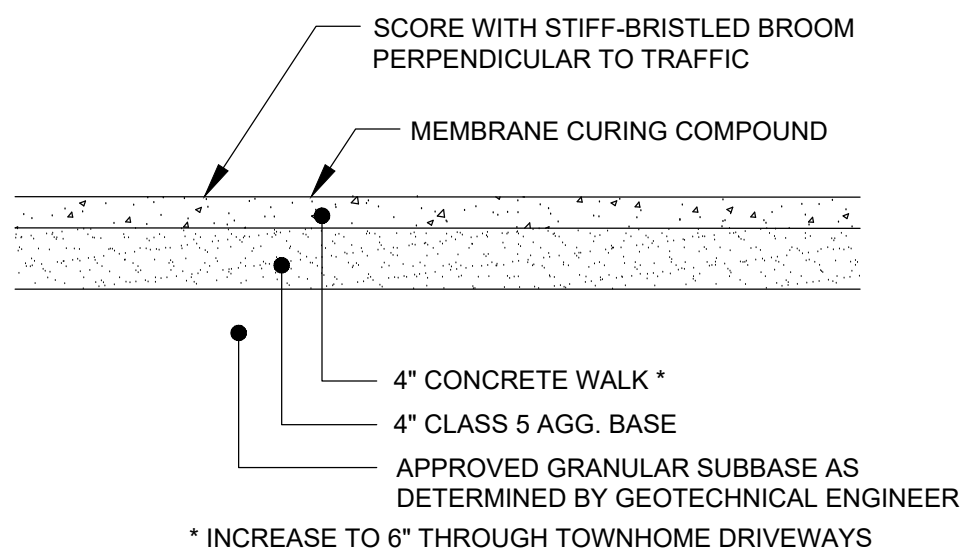
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N.T.S.



BITUMINOUS PATH
N.T.S.

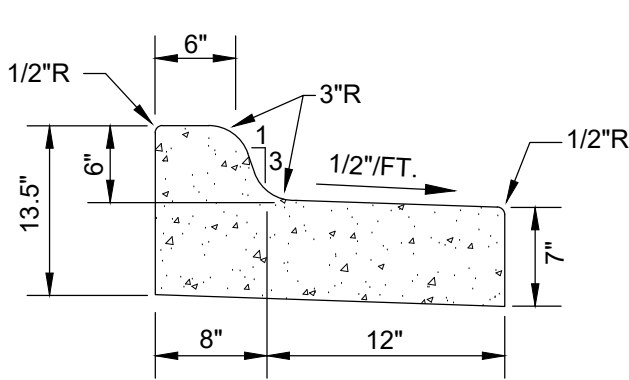


B612 CONCRETE CURB & GUTTER
N.T.S.



- NOTES:
- 1) USE EXPANSION JOINT WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR STRUCTURE.
 - 2) CONTROL JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AND SPACED @ 5'-0" O.C. MAX. U.N.O.
 - 3) EXPANSION JOINTS SHALL BE SPACED AT 20'-0" O.C. MAX. AND SHALL CONSIST OF A 1/2" PRE-FORMED JOINT FILLER.
 - 4) ANTI-SPALLING COMPOUND SHALL BE APPLIED TO CONCRETE SURFACES.

CONCRETE SIDEWALK
N.T.S.



B612 CONCRETE CURB & GUTTER (TIP-OUT)
N.T.S.



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY:	CHECK BY:
AGG	MOE
JOB NO:	DATE:
22-2050	12/11/23

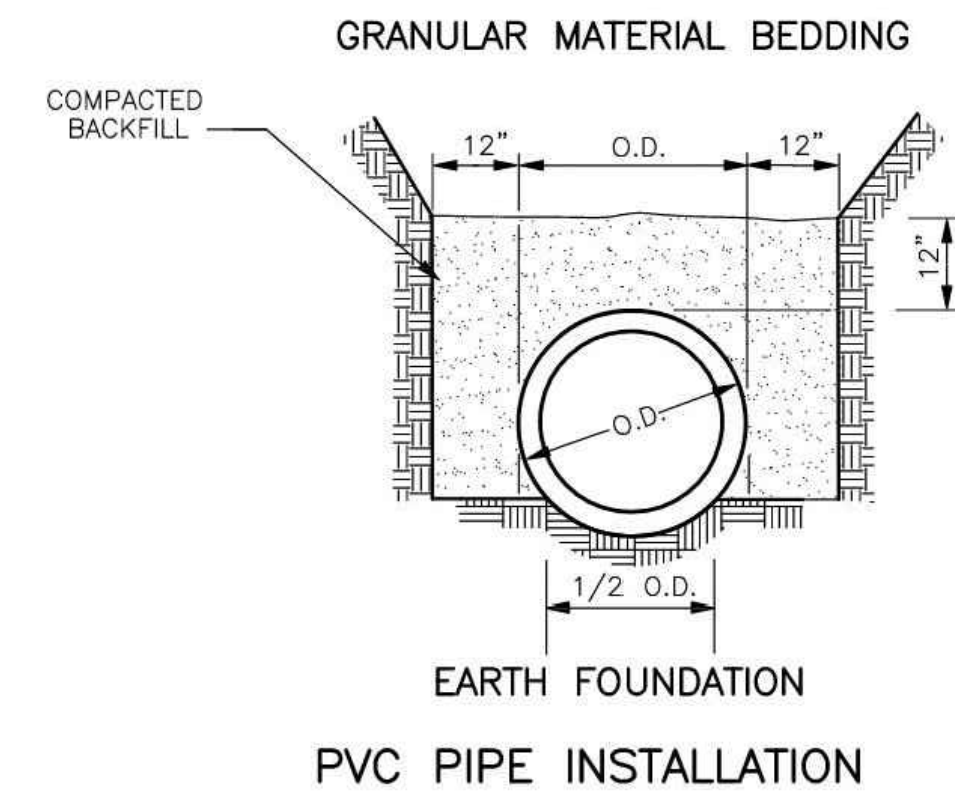
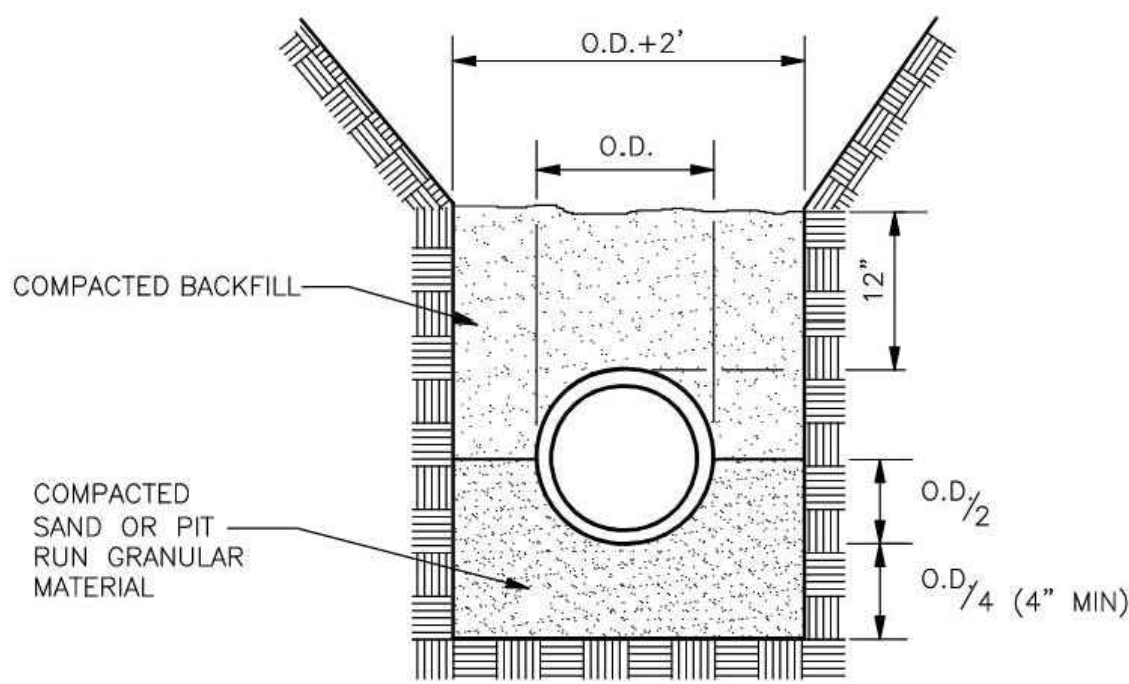
NO	DATE	DESCRIPTION
1	2.6.24	CITY REVIEW #1
2	11.6.24	CITY REVIEW #2
3		
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
OR UNDER THE CLOSE PERSONAL SUPERVISION OF AN
ADULTY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
ADAM GINKEL
Date: 11/05/2024 License No. 43963

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
DETAILS
PREPARED FOR: J.A. WEDUM FOUNDATION

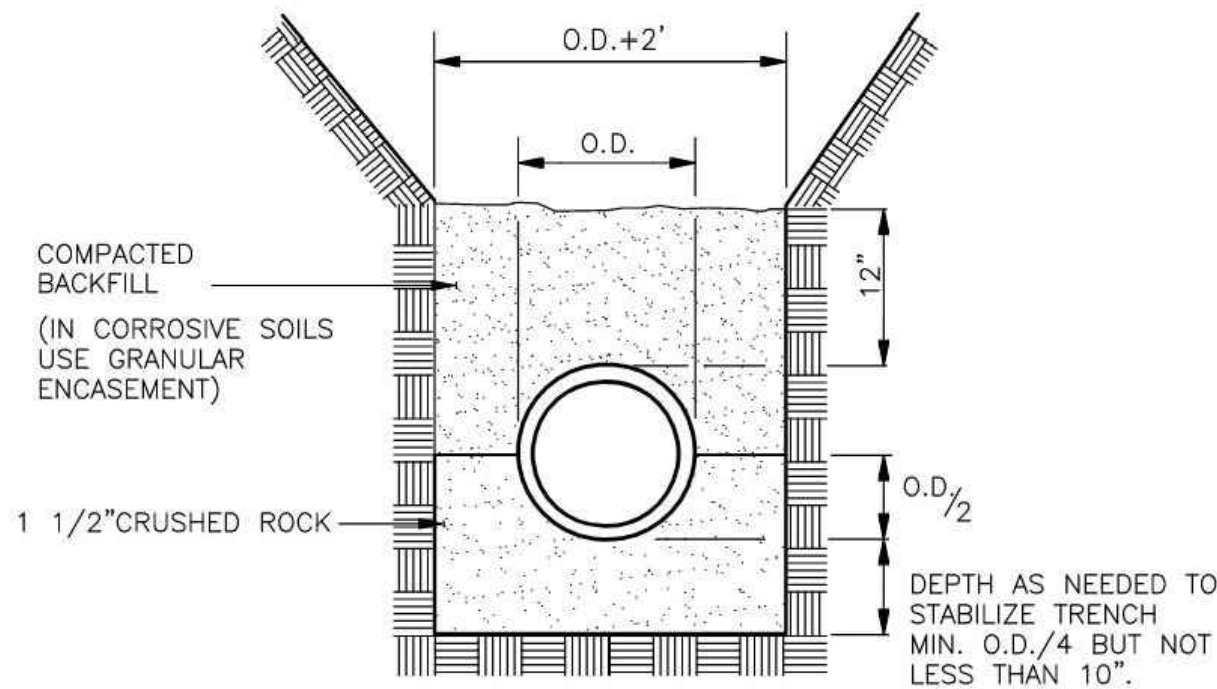
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C4.2a



5/22/06

CITY OF
ANDOVER

STANDARD DRAWING
NO.
101B

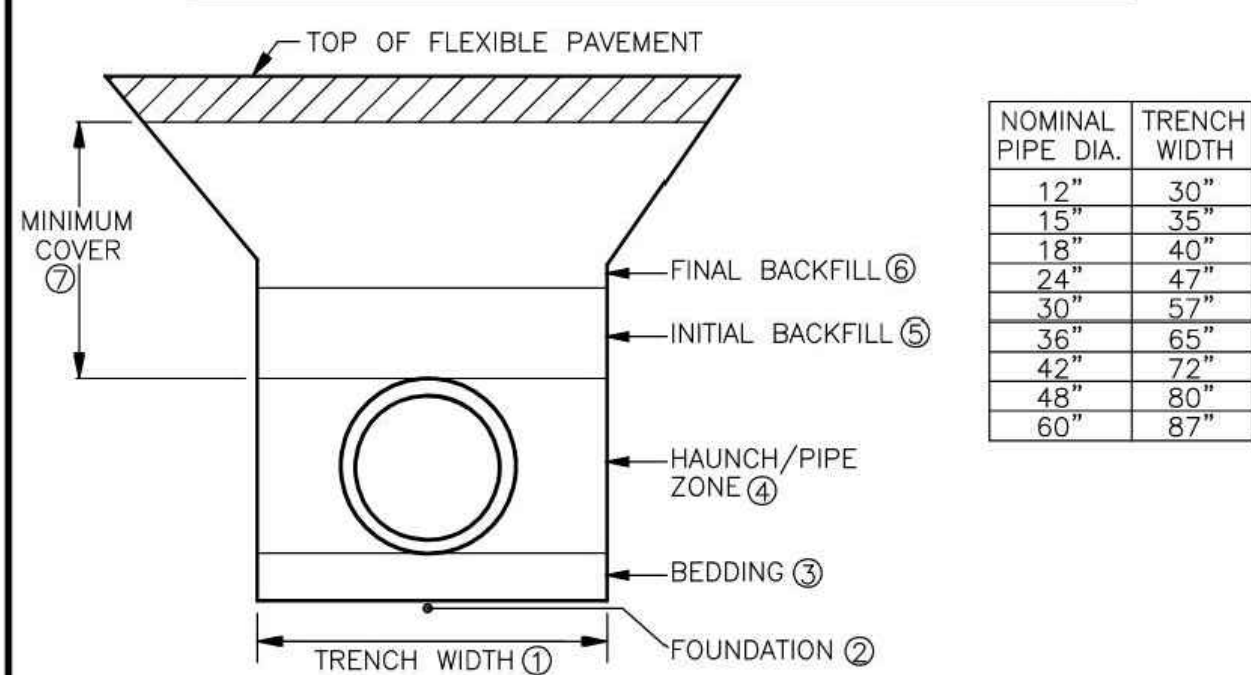


5/22/06

CITY OF
ANDOVER

STANDARD DRAWING
NO.
105A

HDPE STORM SEWER PIPE INSTALLATION

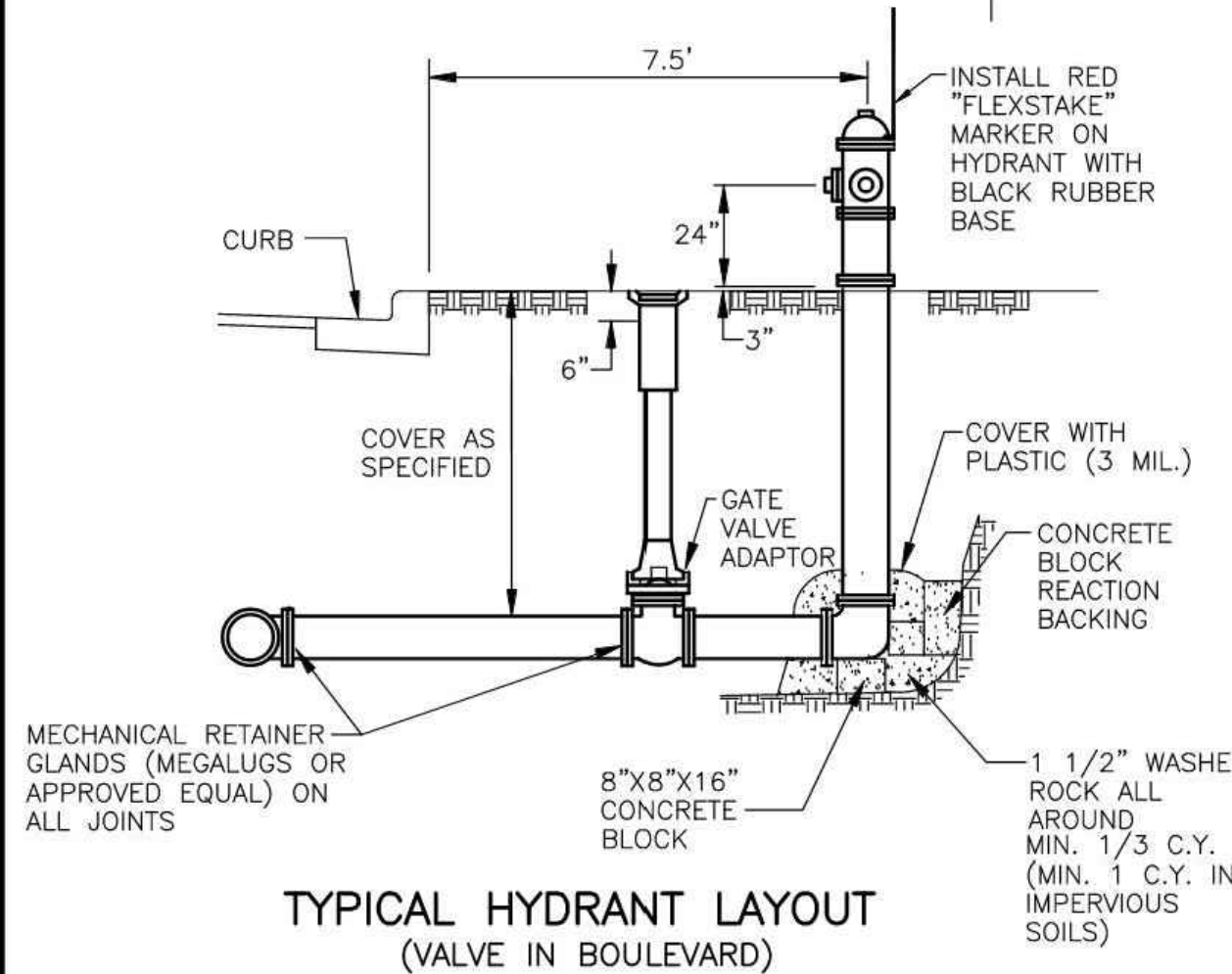
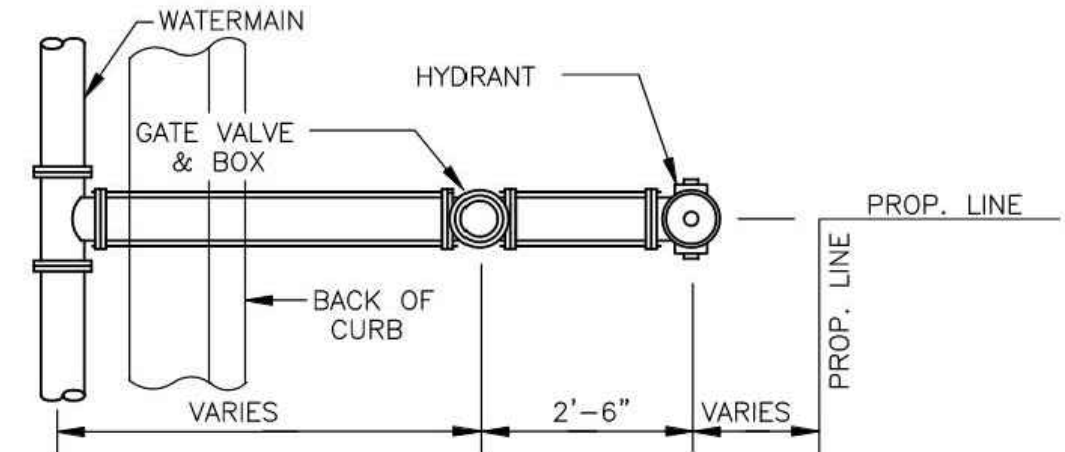


- MINIMUM TRENCH WIDTH:** Minimum trench width shall be $1.25 \times OD + 12"$ or a minimum of 16" plus the outside diameter, whatever is greater. See table.
- FOUNDATION:** Areas of unstable trench bottom shall be excavated to a depth determined by the Engineer and replaced with suitable foundation material to meet the requirements of Note 8 below.
- BEDDING:** Bedding thickness shall be a minimum of 4" for pipe diameters through 24 inches. Bedding thickness shall be 6" for diameters larger than 24 inches. The material shall meet the requirements of Note 8 below.
- HAUNCHING:** This material is placed and compacted evenly on both sides of the pipe, from the top of the bedding elevation to the top of the pipe. The haunch/pipe zone material shall meet the requirements of Note 8 below.
- INITIAL BACKFILL:** Initial backfill is from the top of the haunch/pipe zone elevation to 6 inches above the top of the pipe. For traffic areas, initial backfill material shall meet the requirements of note 8 below unless roadway embankment requirements supercede.
- FINAL BACKFILL:** For traffic applications, final backfill material and compaction efforts shall be consistent with the Engineer's parameters for the sub grade of the pavement cross-section which is 95% of Standard Proctor Density from the encasement zone to 3 feet below the surface and 100% of Standard Proctor Density in the upper 3 feet.
- MINIMUM COVER:** Minimum cover shall be 18" for pipes 12"-42" in diameter and 24" for pipes 48"-60" in diameter for H-25 loadings measured from the bottom of the flexible pavement or top of rigid pavement. Temporary ramping with Class 5 may be needed during construction to maintain cover depths for construction vehicles.
- FOUNDATION, BEDDING, HAUNCHING, AND INITIAL BACKFILL:** Material meeting and installed per ASTM D2321 Class I, II, or III as approved by the Engineer.

2/25/10

CITY OF
ANDOVER

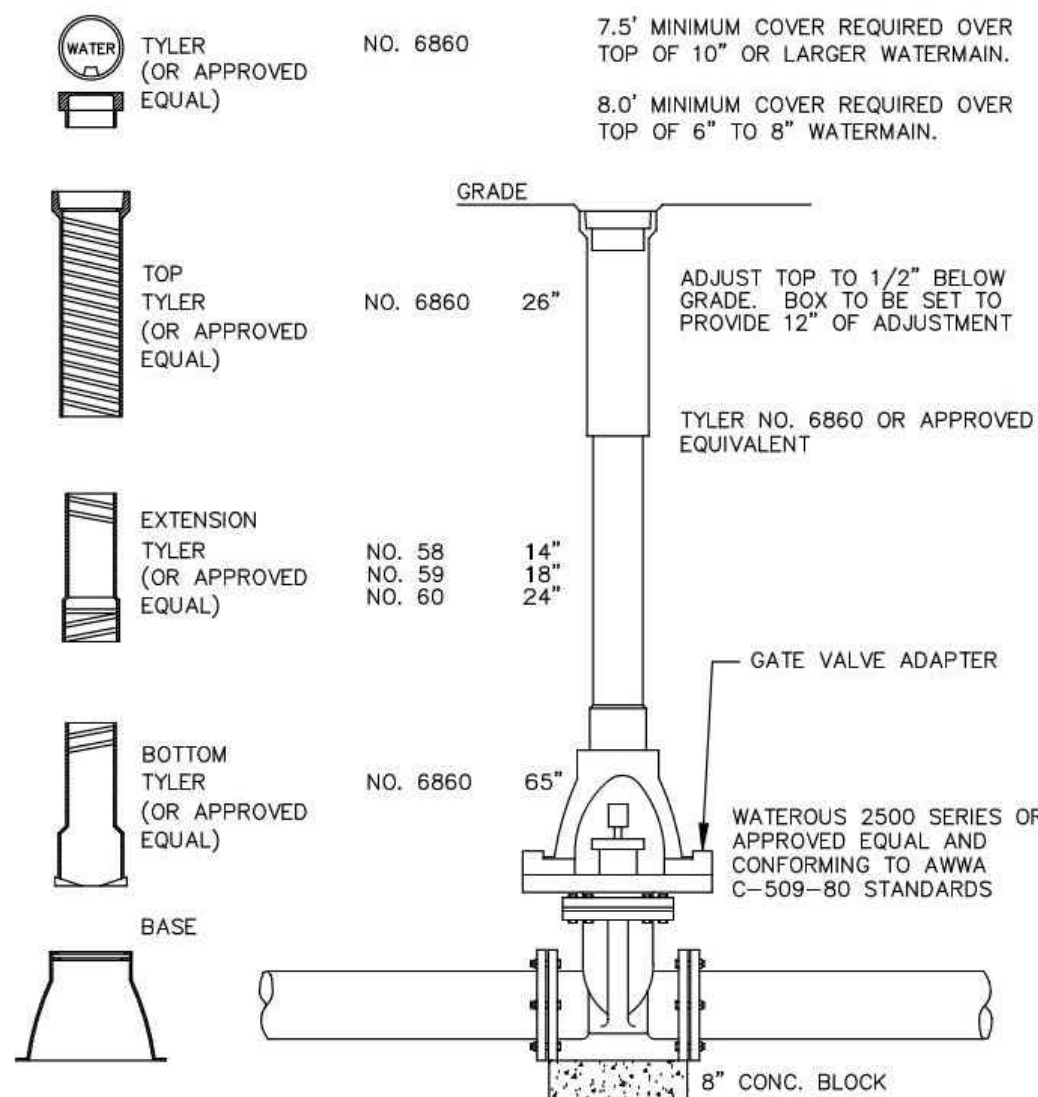
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7/28/14

CITY OF
ANDOVER

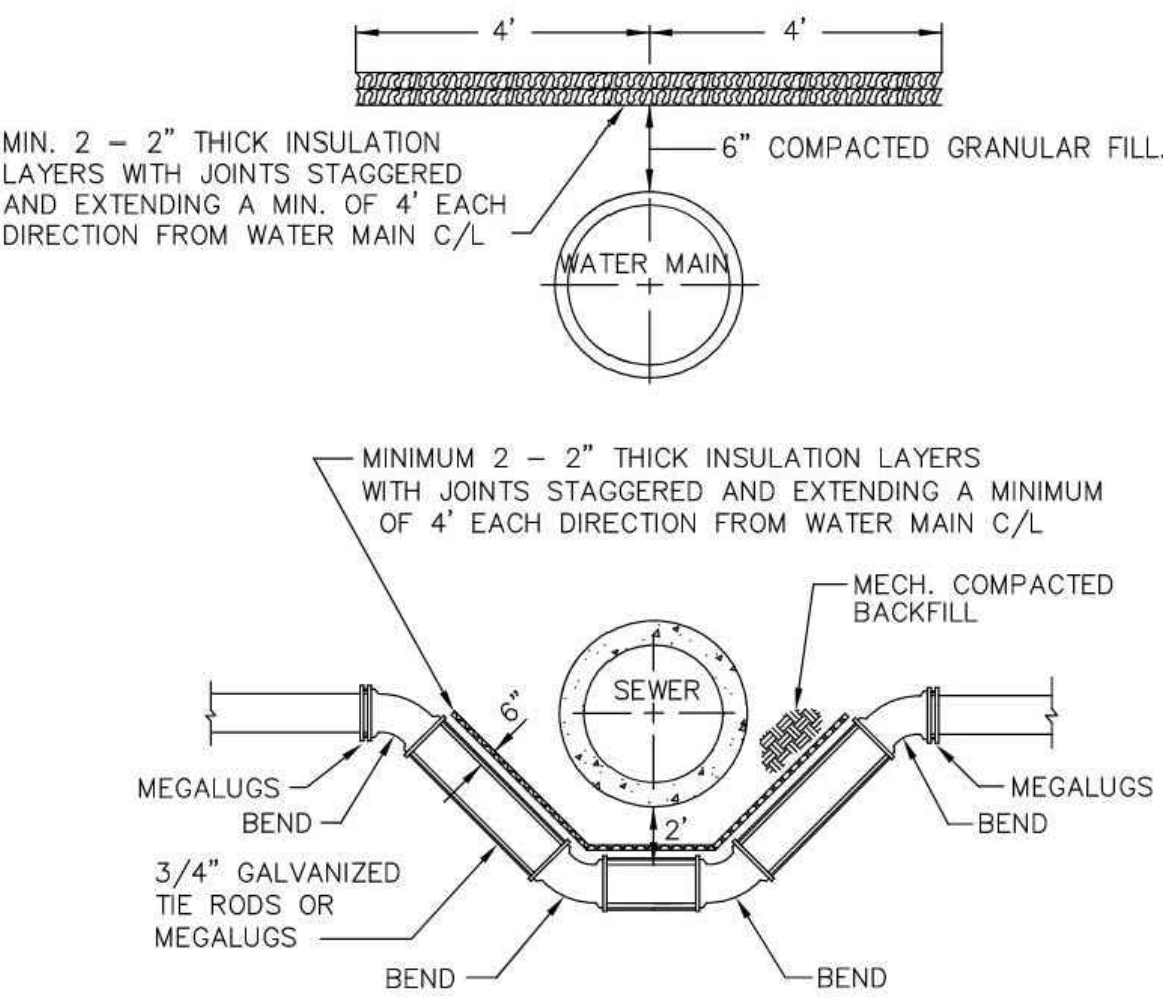
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6/19/12

CITY OF
ANDOVER

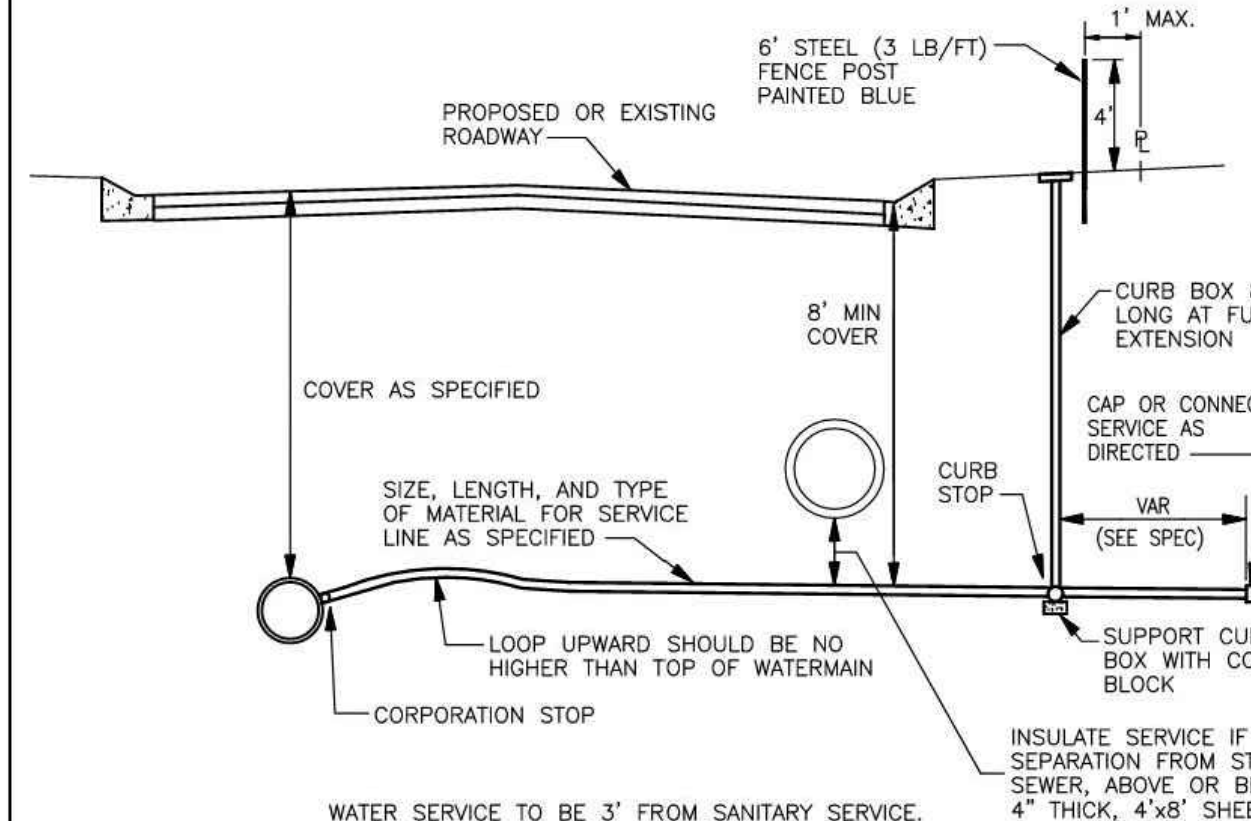
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5/22/06

CITY OF
ANDOVER

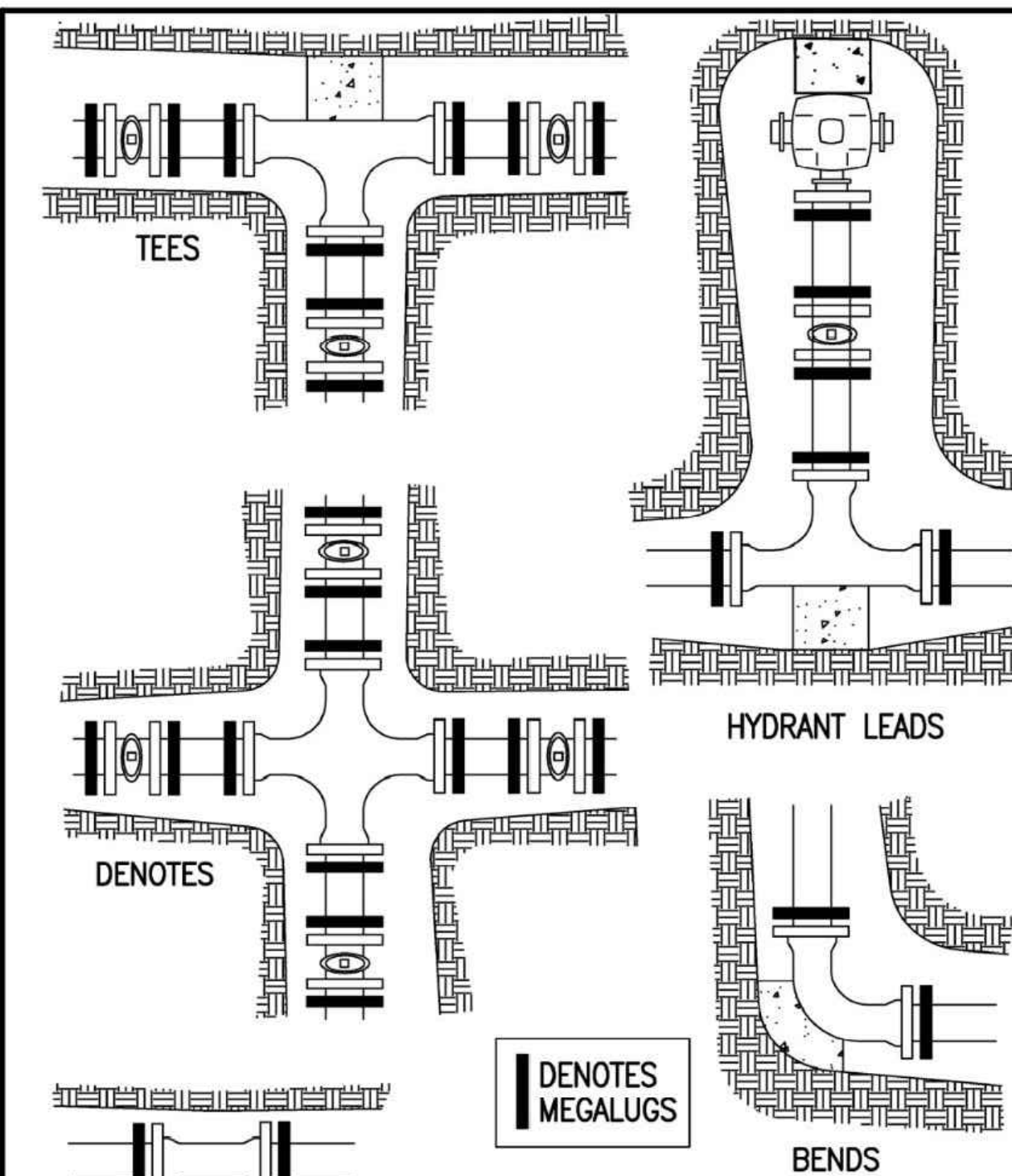
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203A



2/27/17

CITY OF
ANDOVER

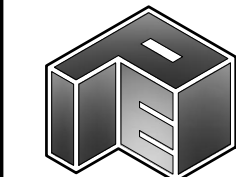
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208B



3/6/08

CITY OF
ANDOVER

STANDARD DRAWING
NO.
210



PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-9210
FAX: (651) 361-6701

DRAWN BY: AGG CHECK BY: MOE

JOB NO: 22-2050 DATE: 12/11/23

NO.	DATE	DESCRIPTION
1	2-6-24	CITY REVIEW #1
2		
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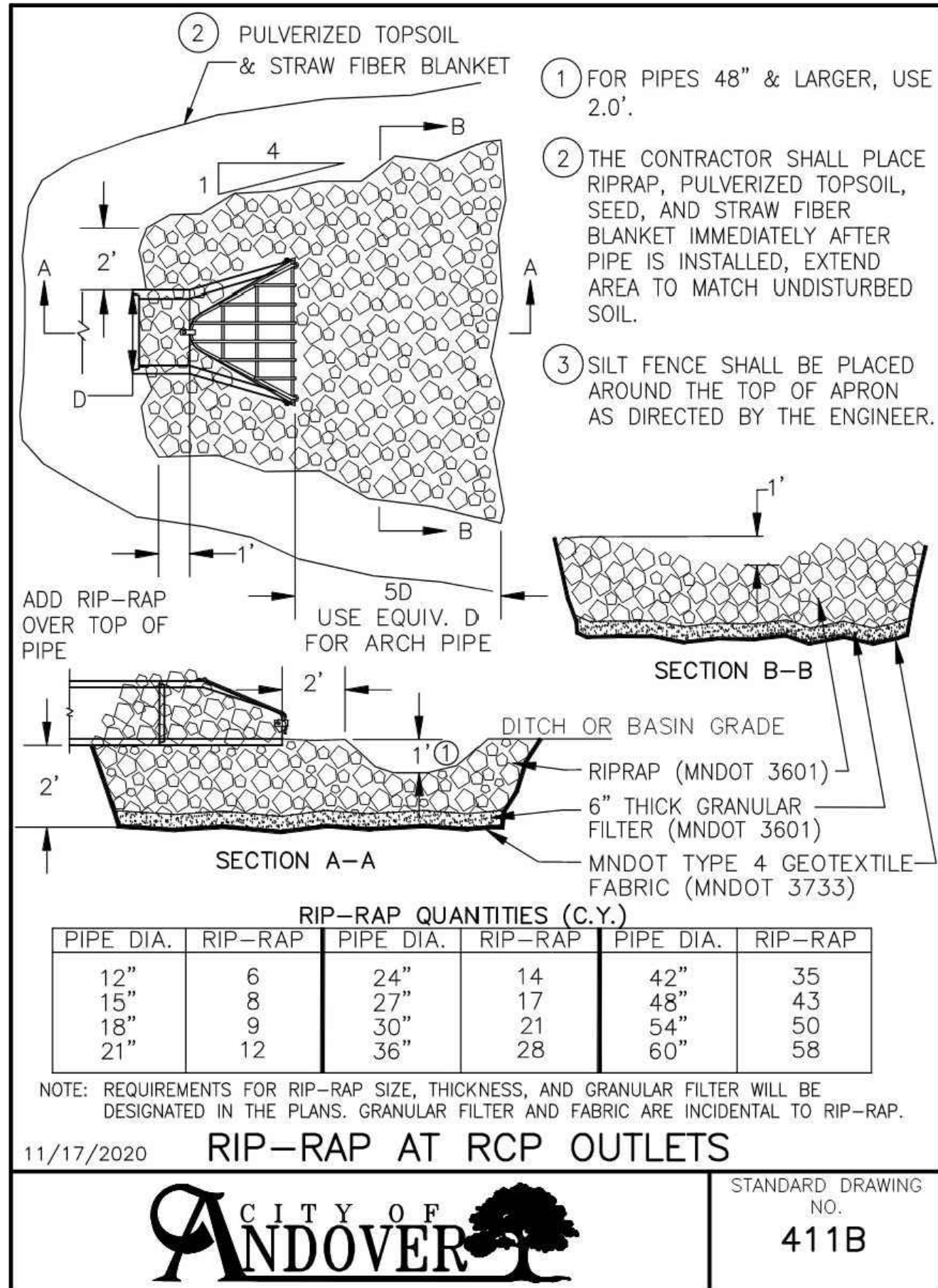
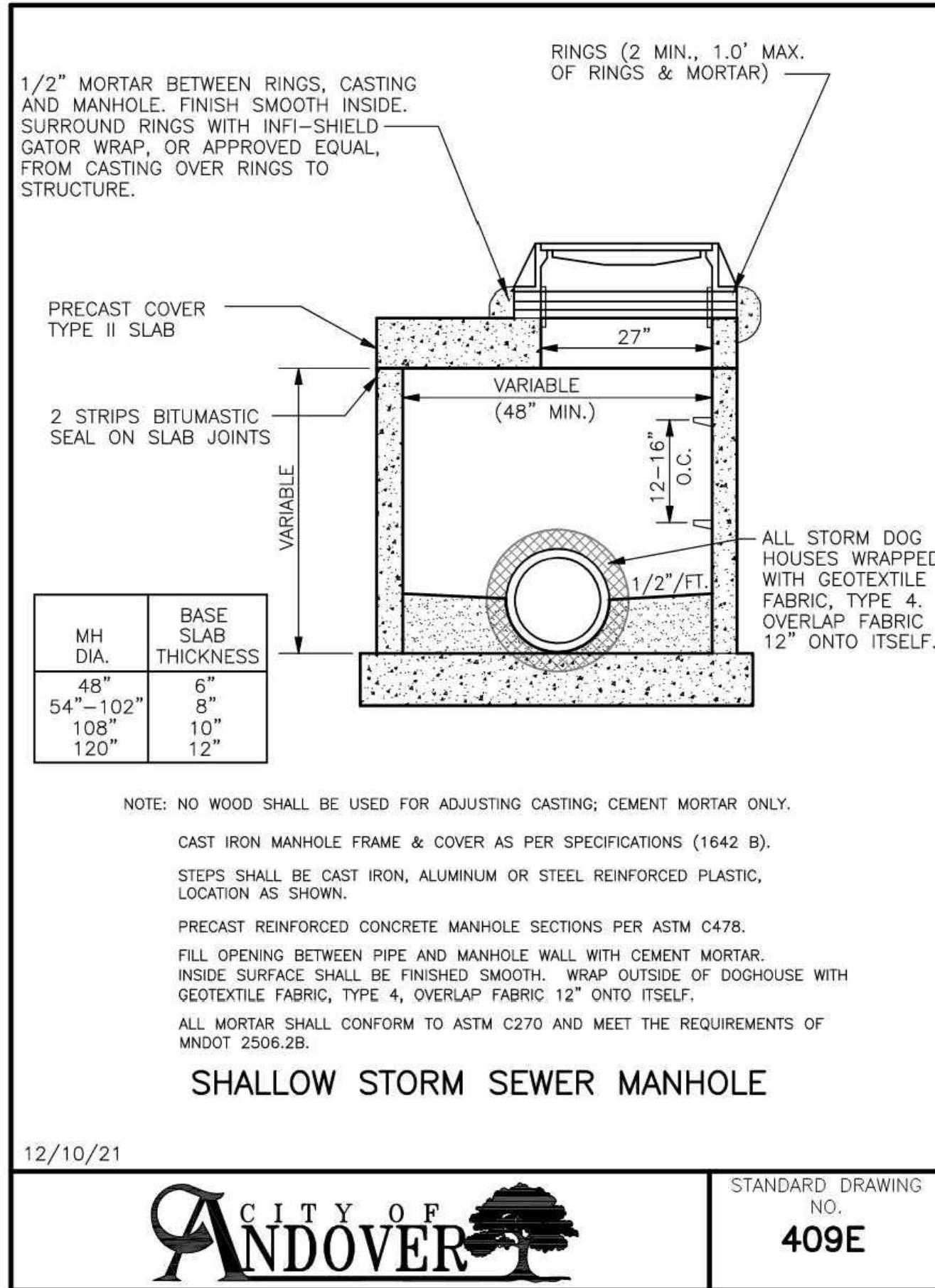
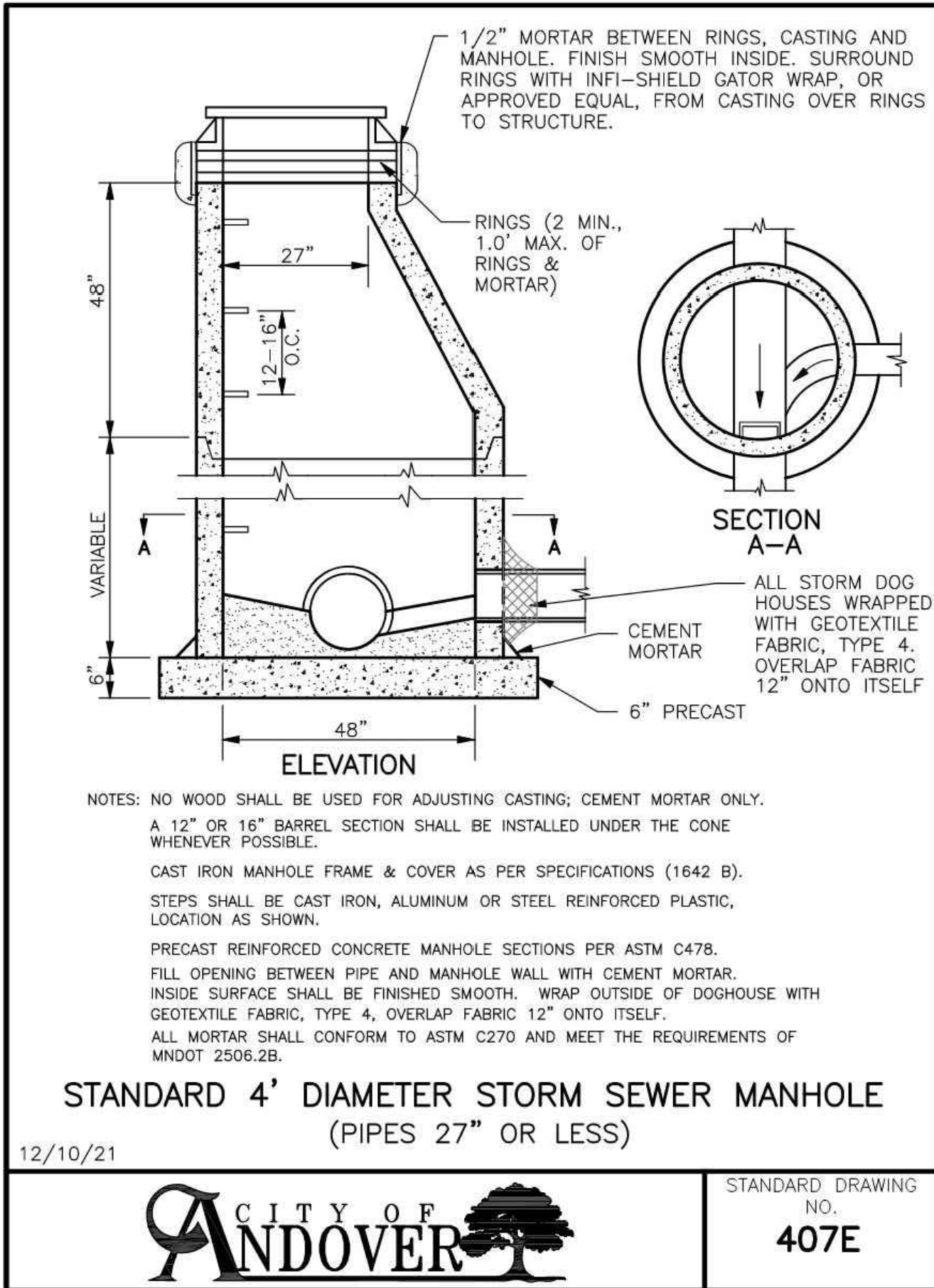
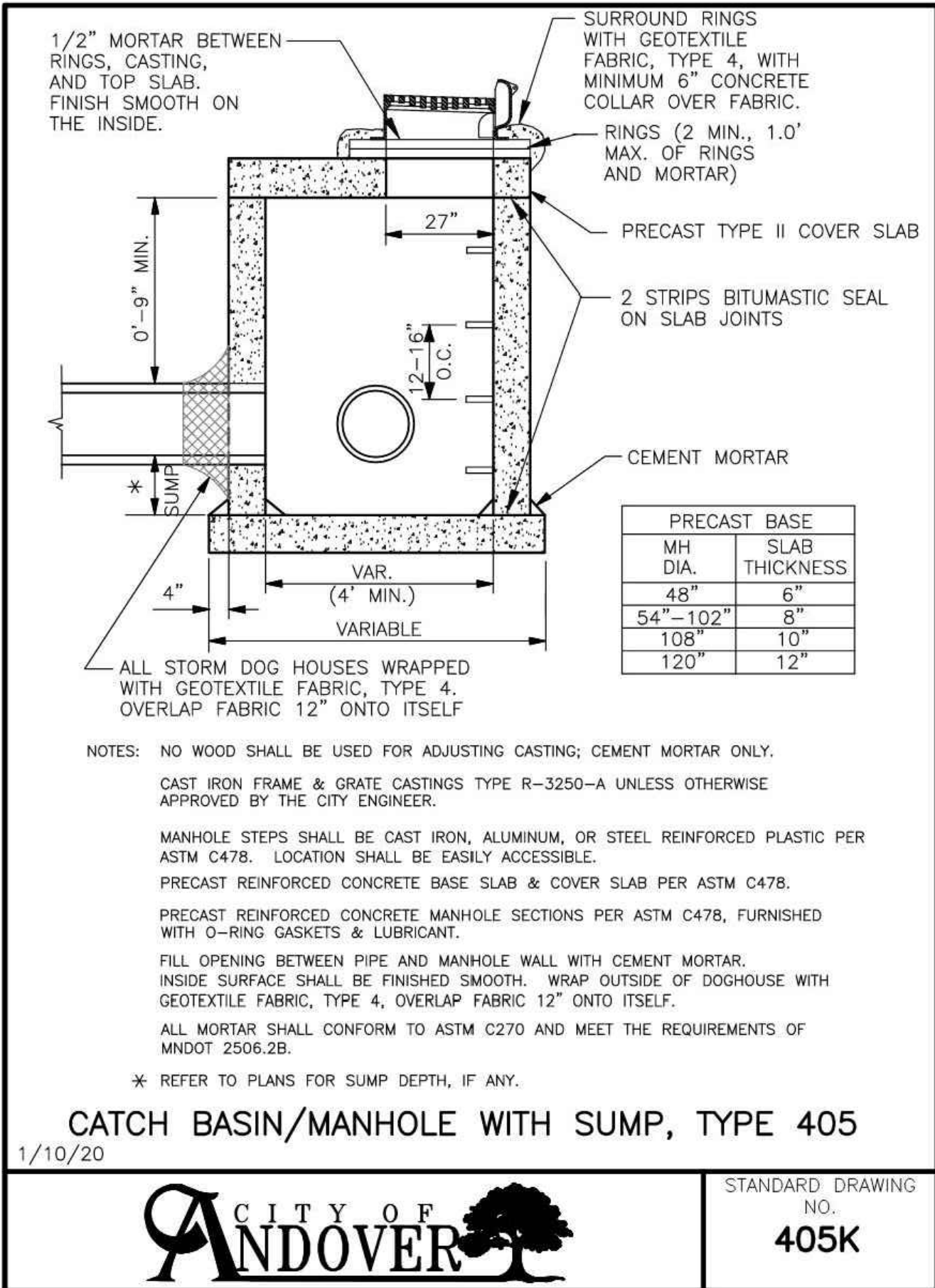
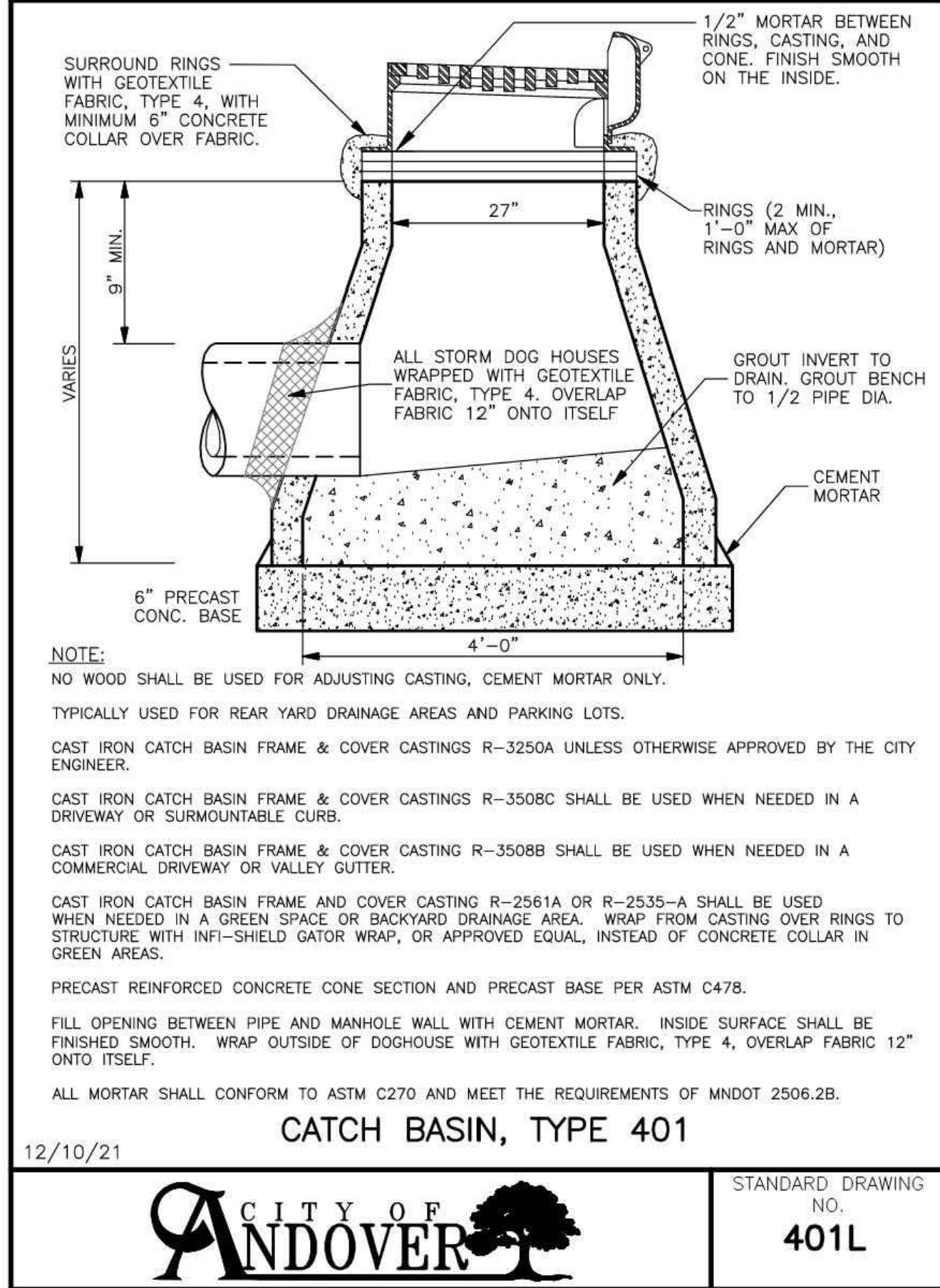
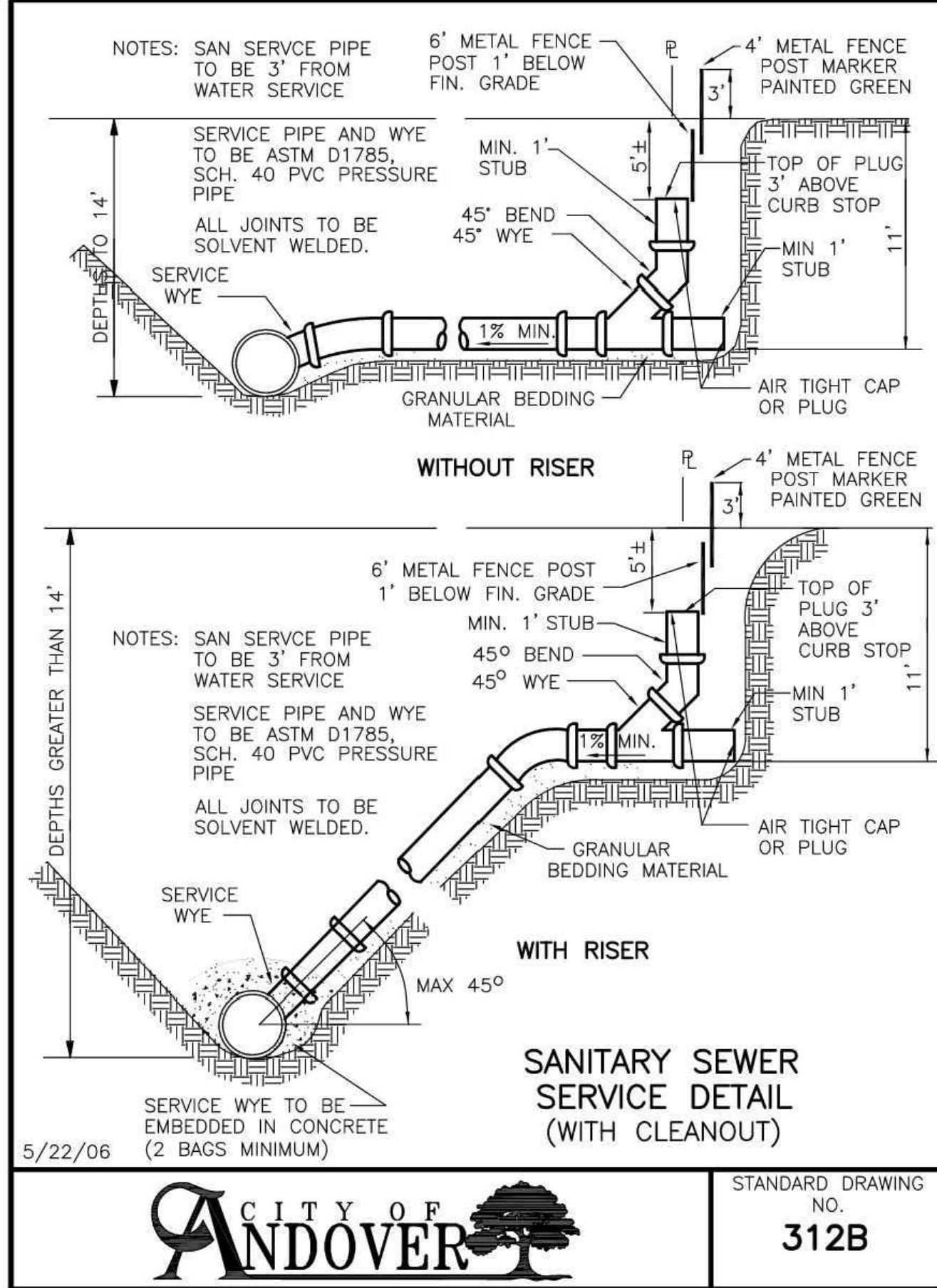
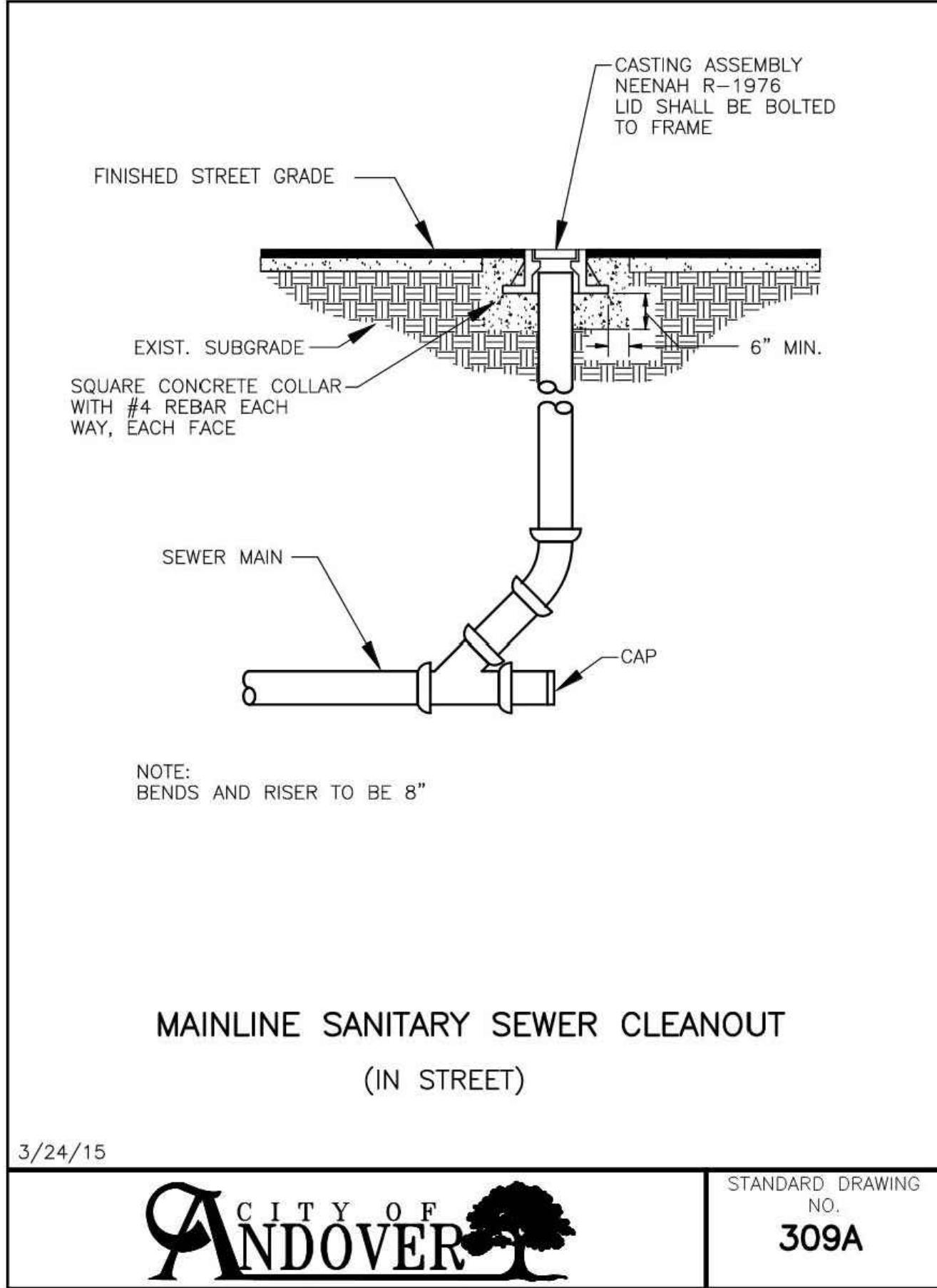
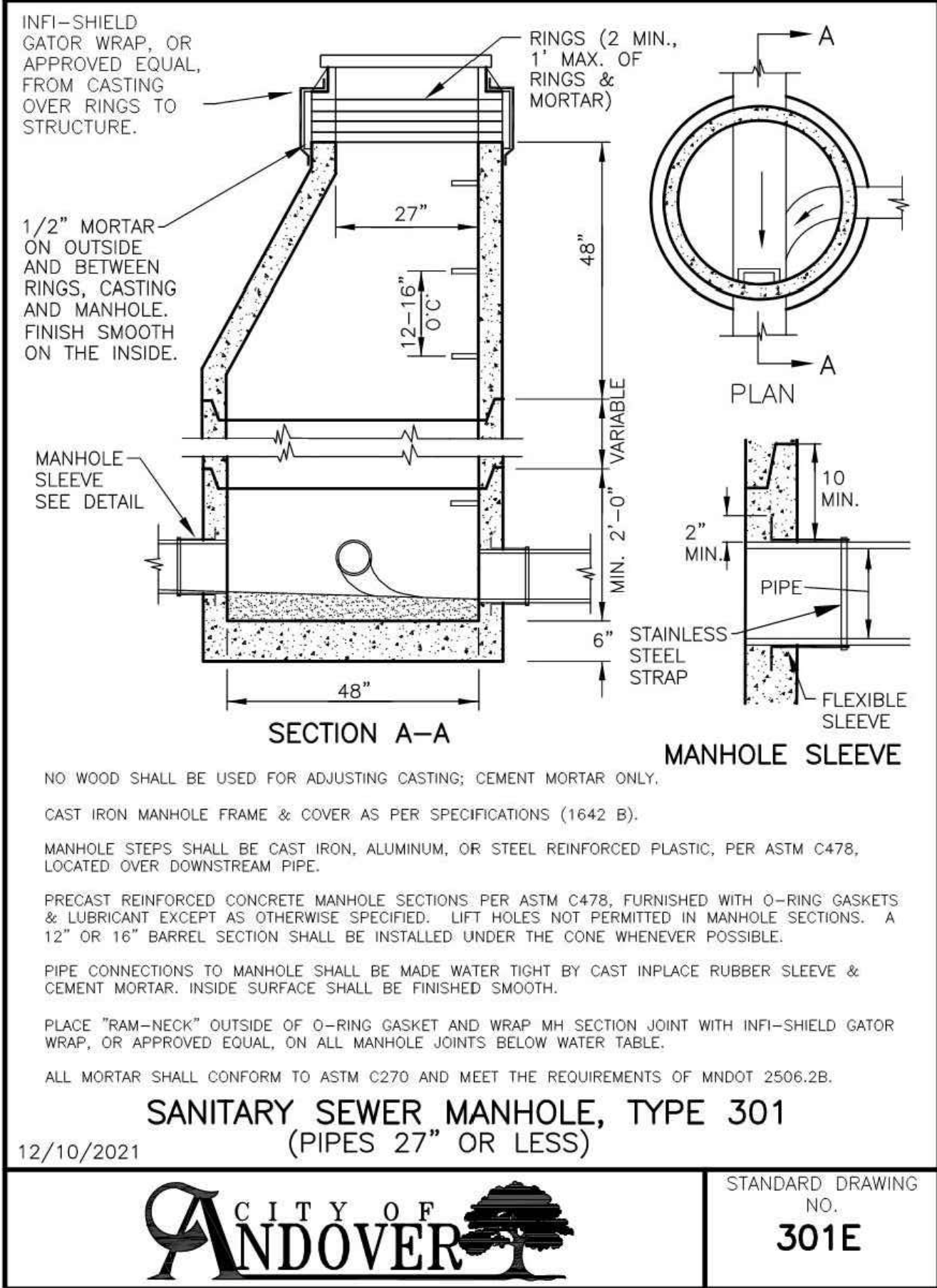
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
ADAM GINKEL, A PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
ADAM GINKEL License No. 43963
Date: 11/05/2024

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
DETAILS
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET

C4.3

22-2050



PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014

PHONE: (651) 361-9210
FAX: (651) 361-6701

DRAWN BY: AGG
CHECK BY: MOE

JOB NO: 22-2050
DATE: 12/11/23

NO.	DATE	DESCRIPTION
1	12/11/23	CITY REVIEW #1
2	11/15/24	CITY REVIEW #2
3		
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY

ADAM GINKEL
License No. 43963

Date: 11/05/2024

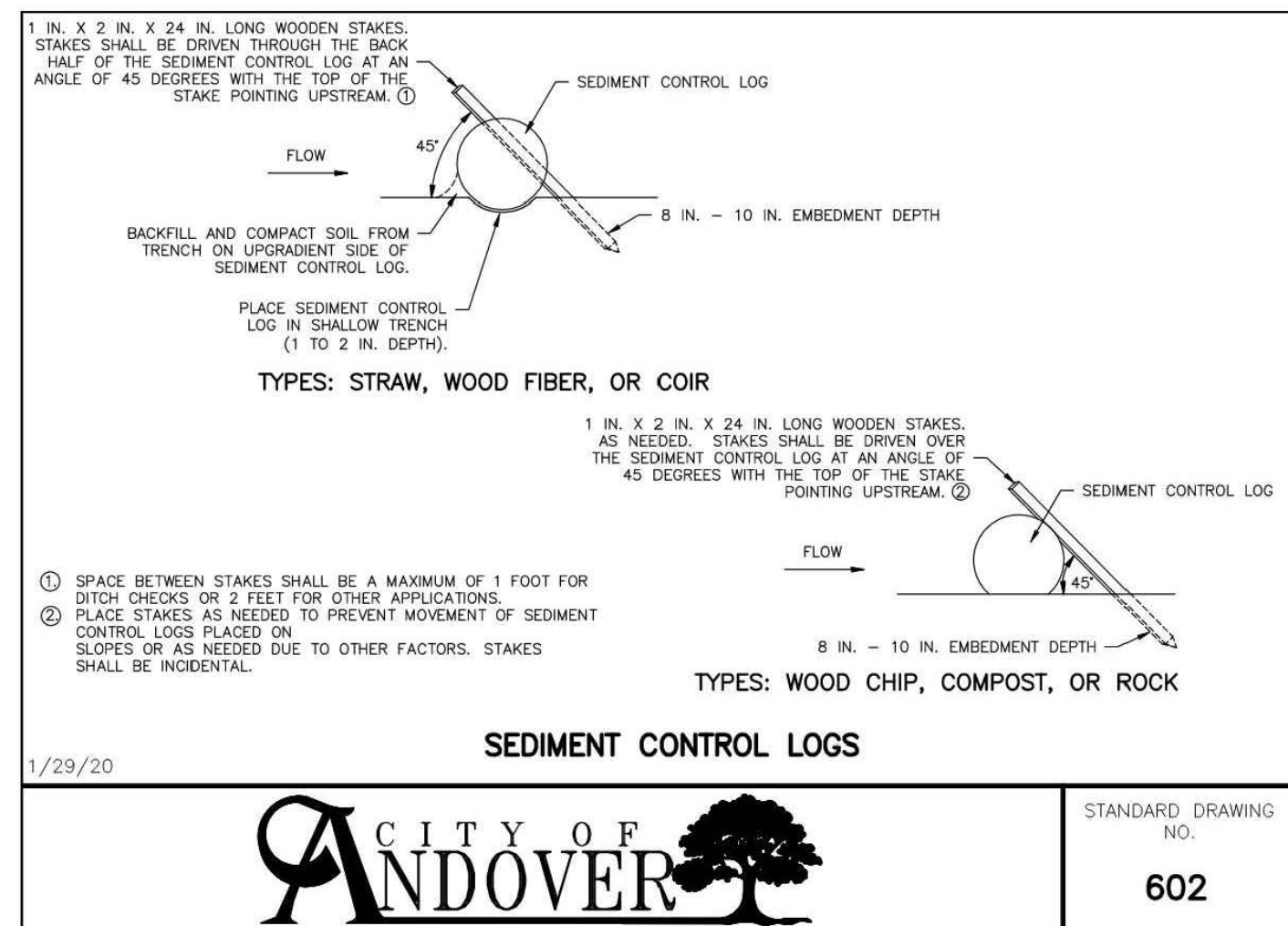
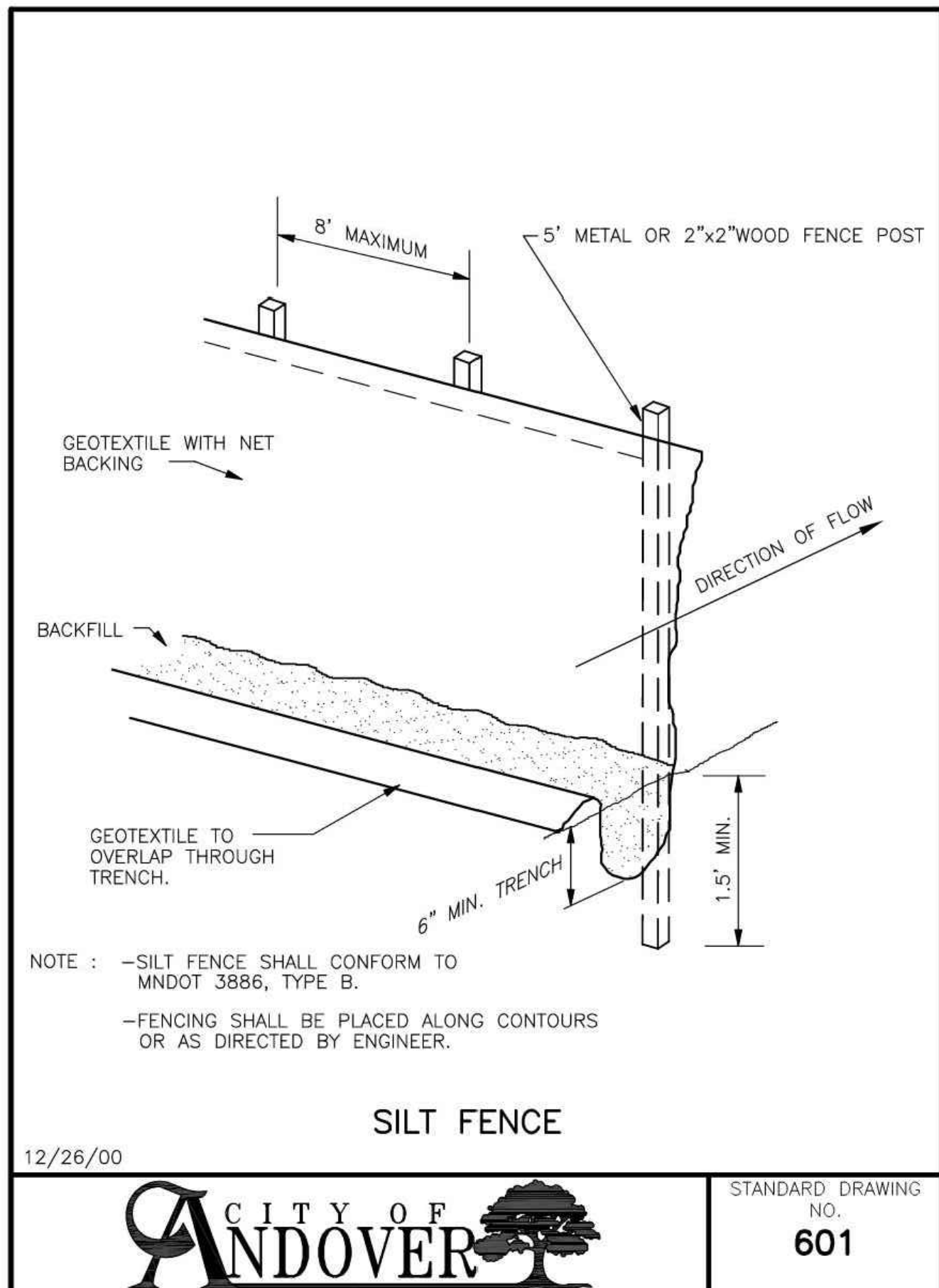
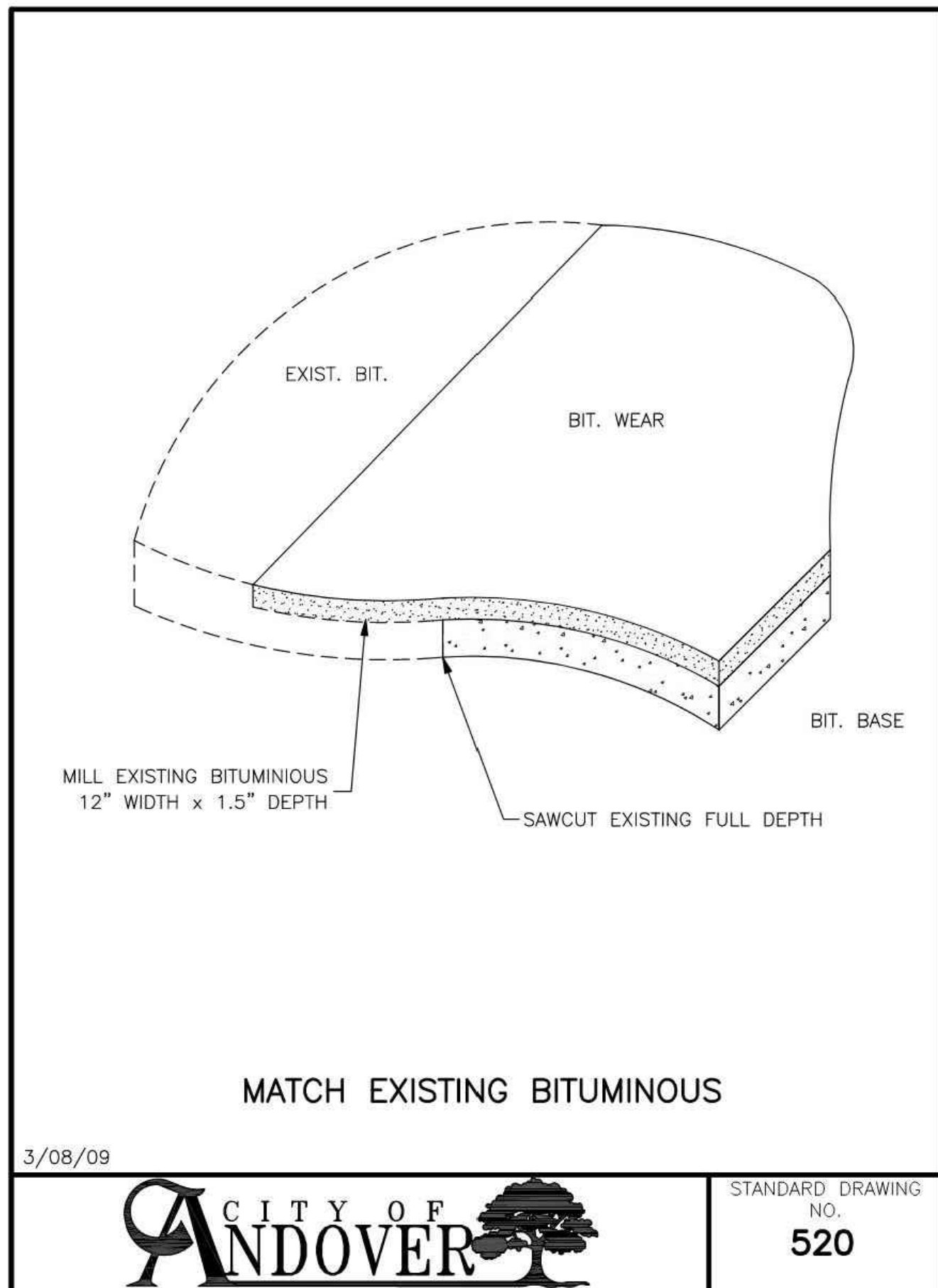
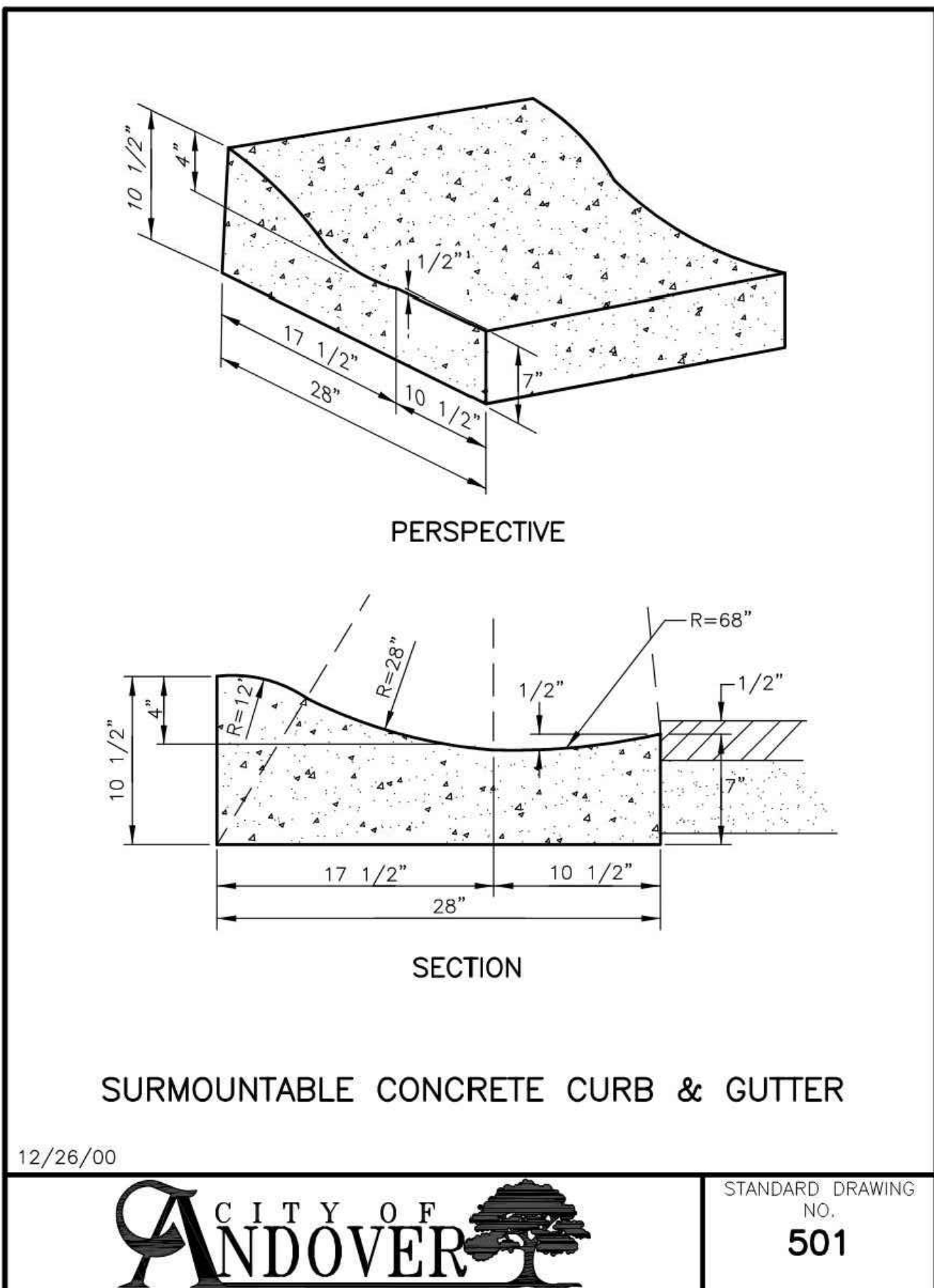
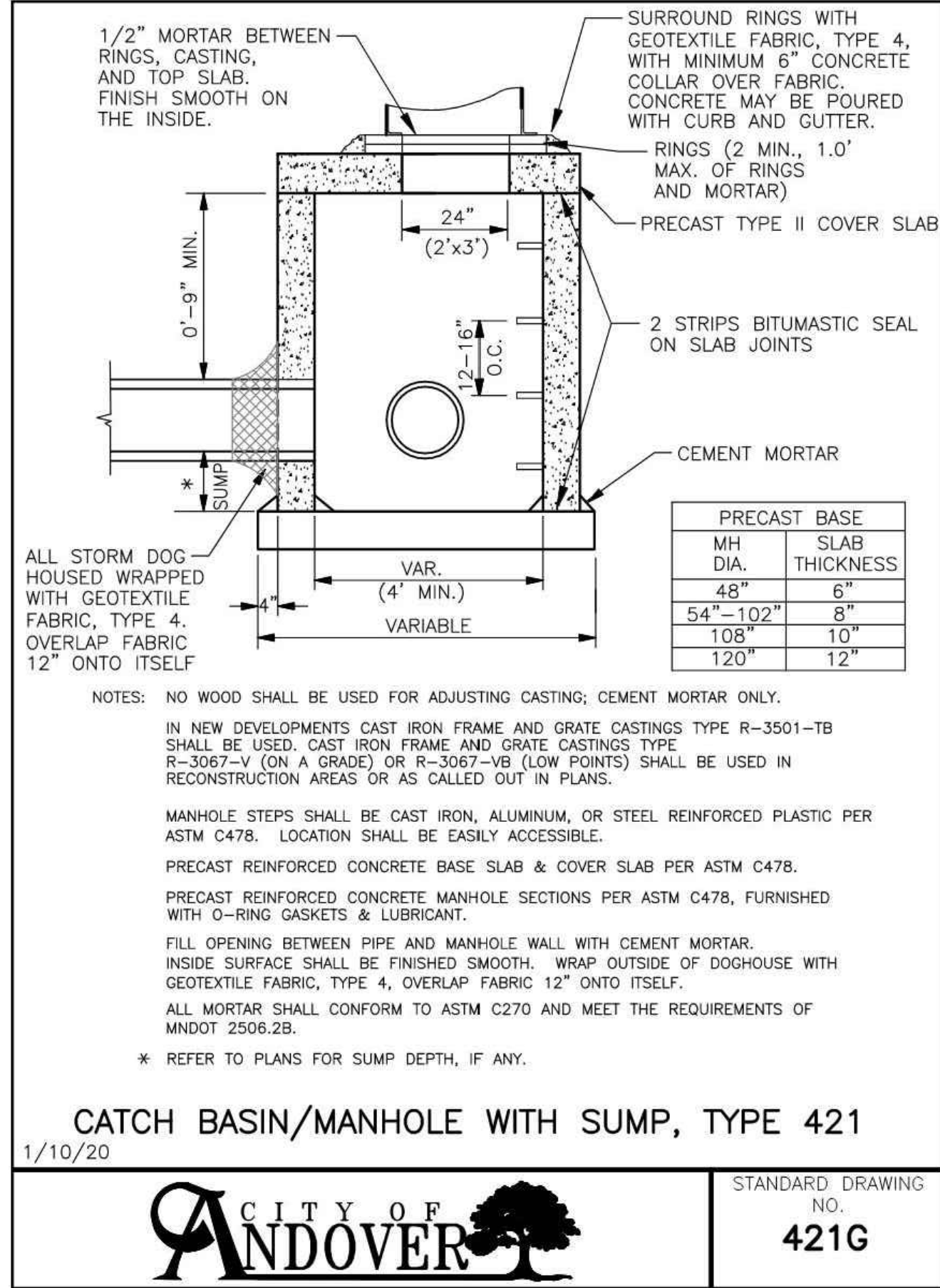
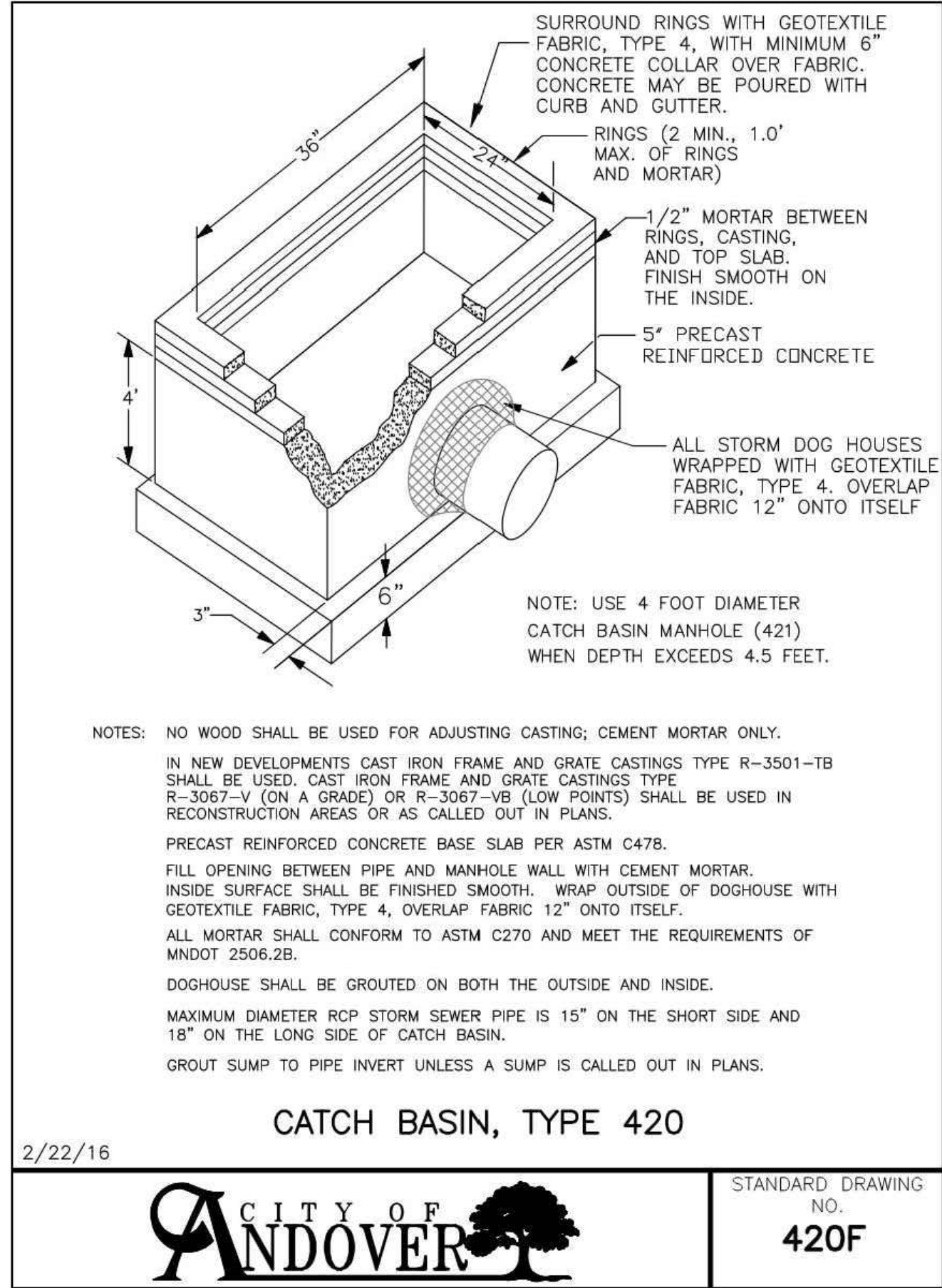
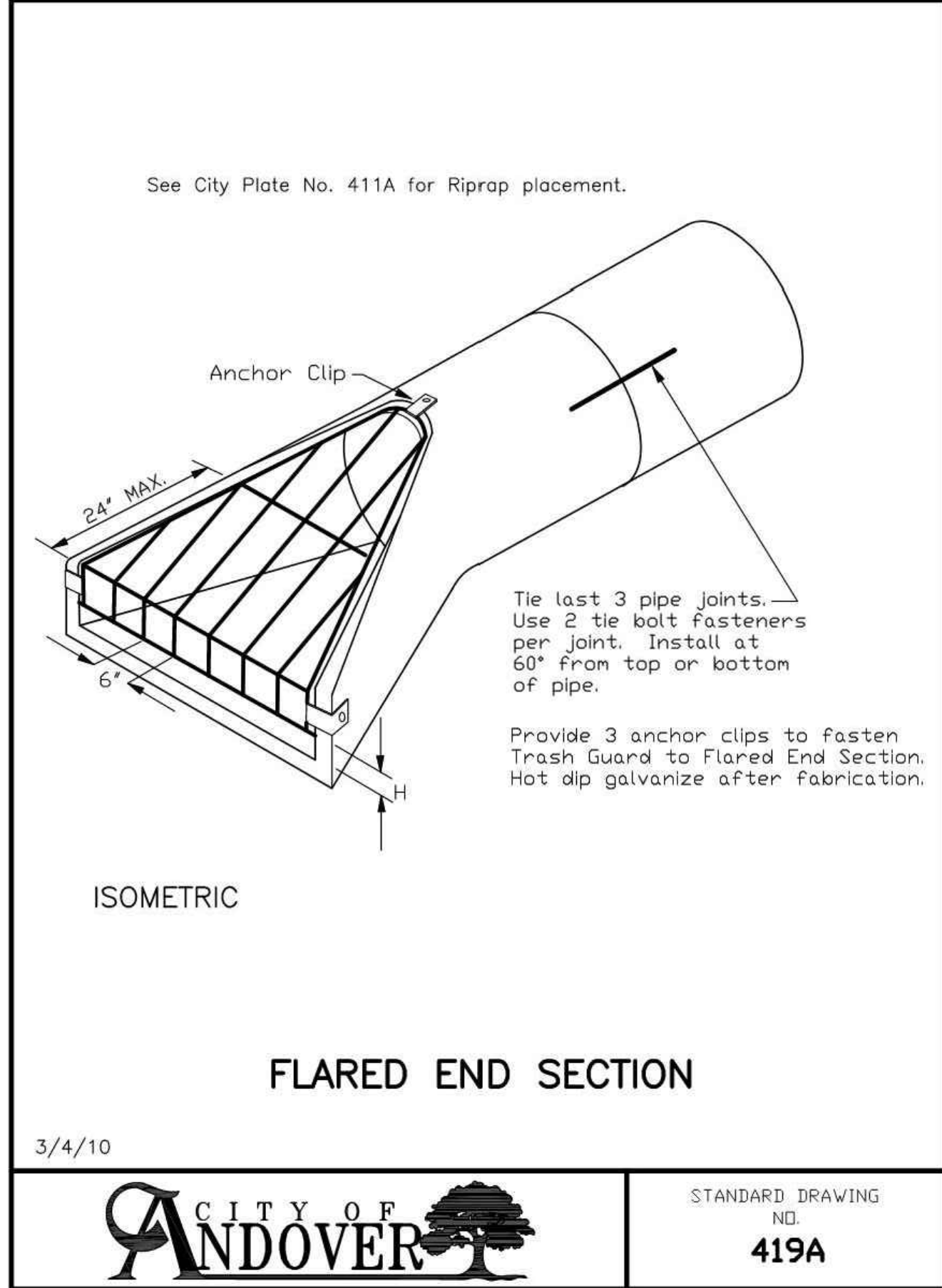
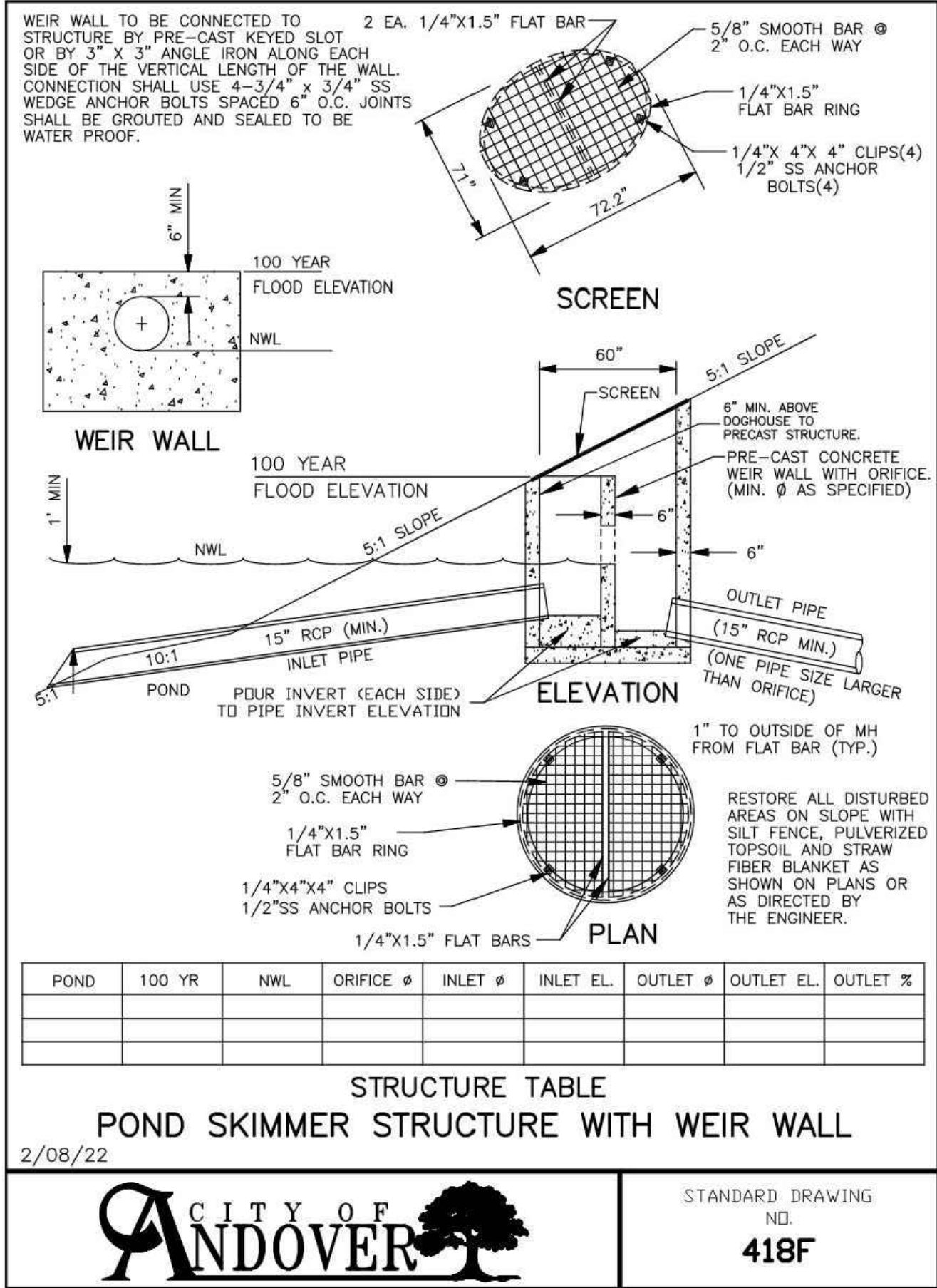
ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA

DETAILS

PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET

C4.4



SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AGG
CHECK BY: MOE
JOB NO: 22-2050
DATE: 12/11/23

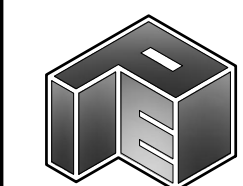
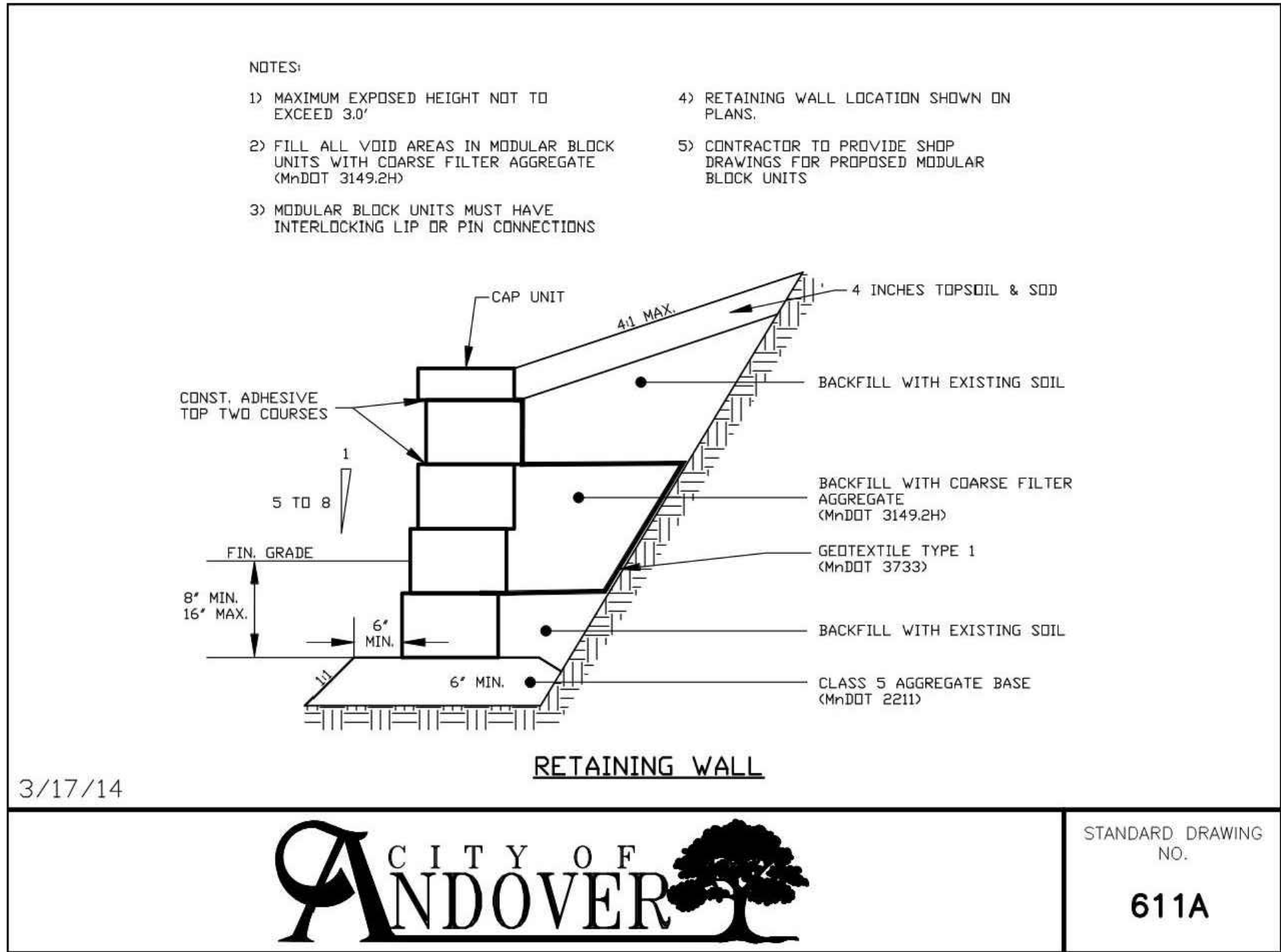
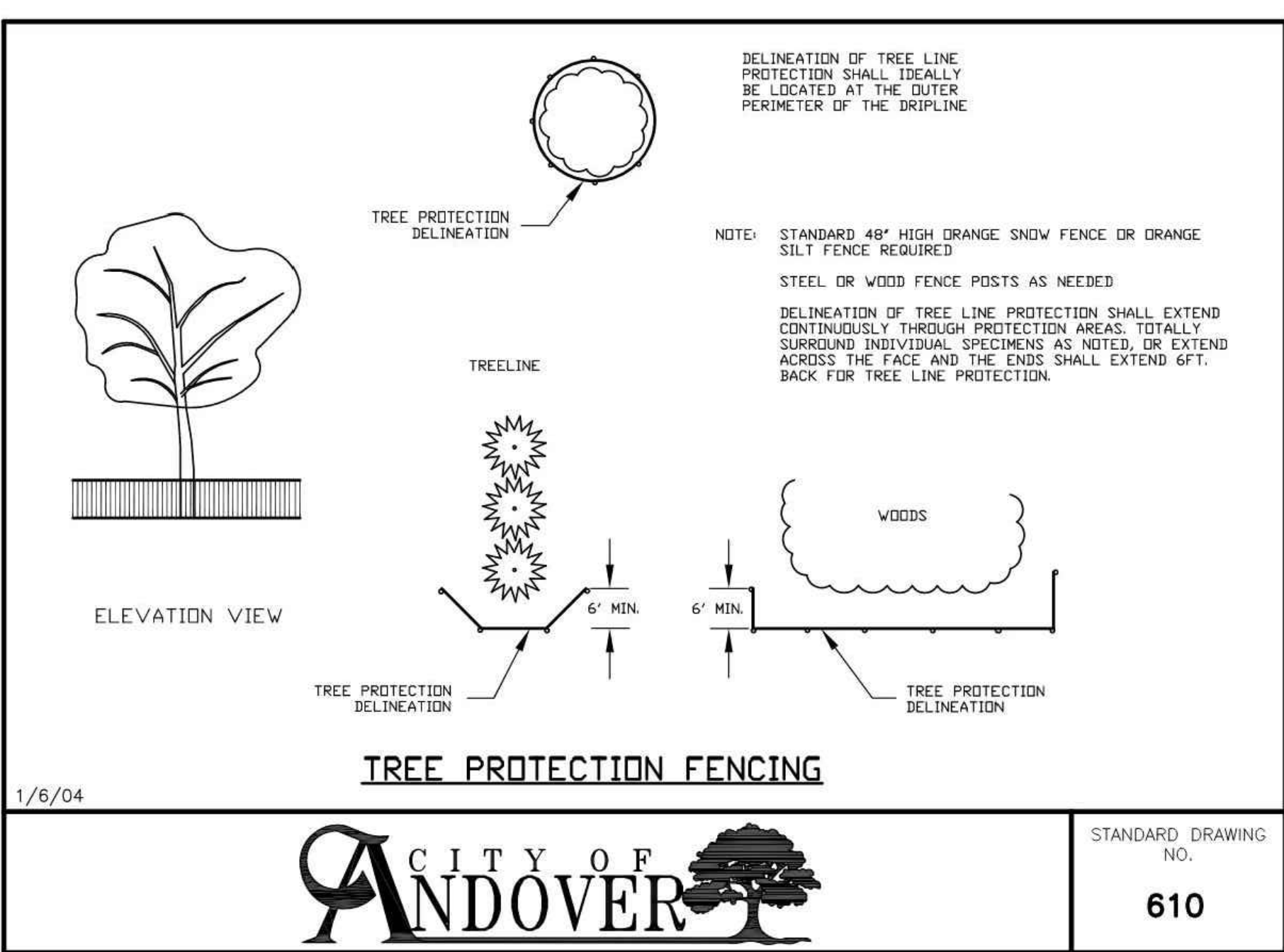
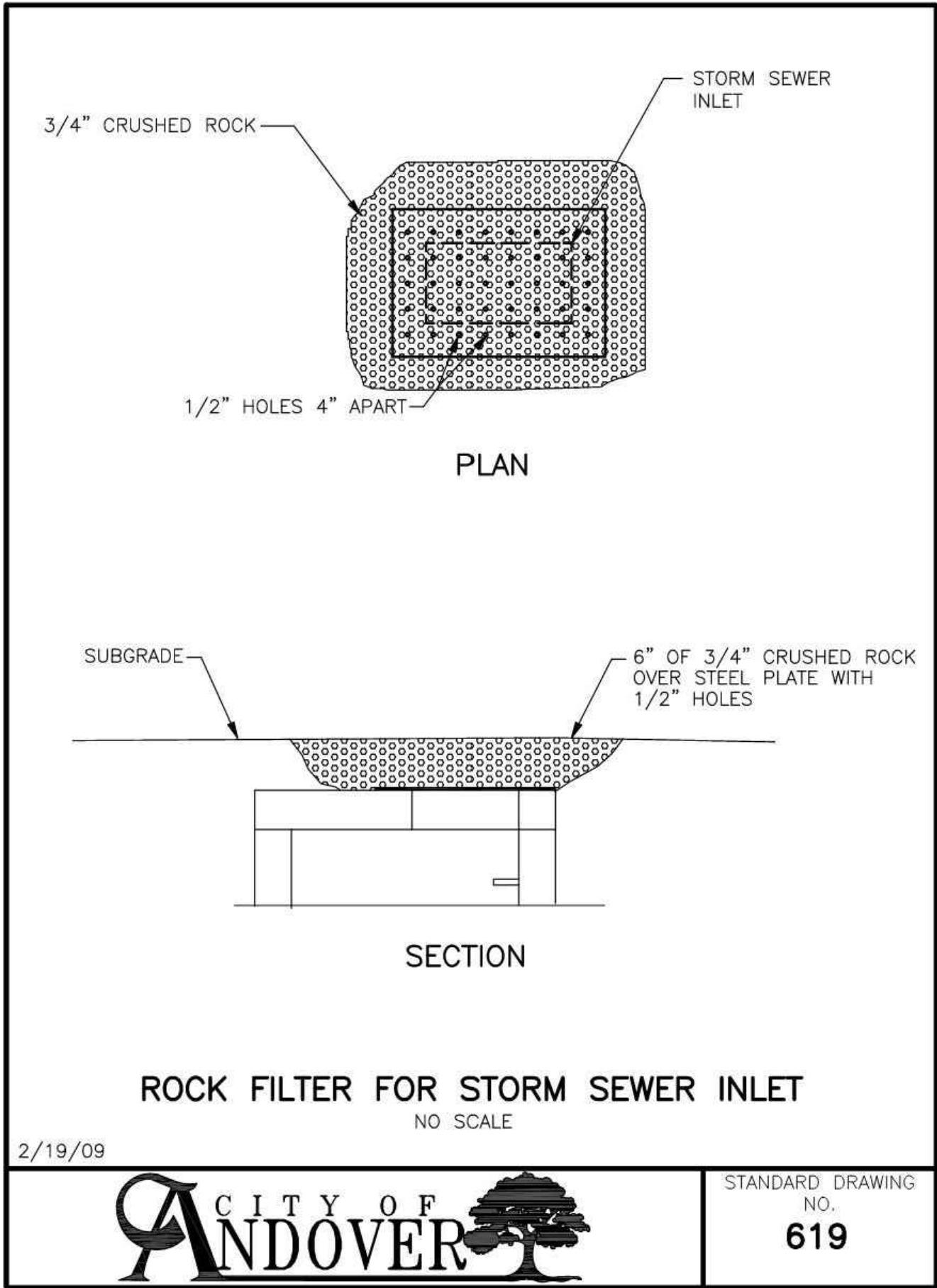
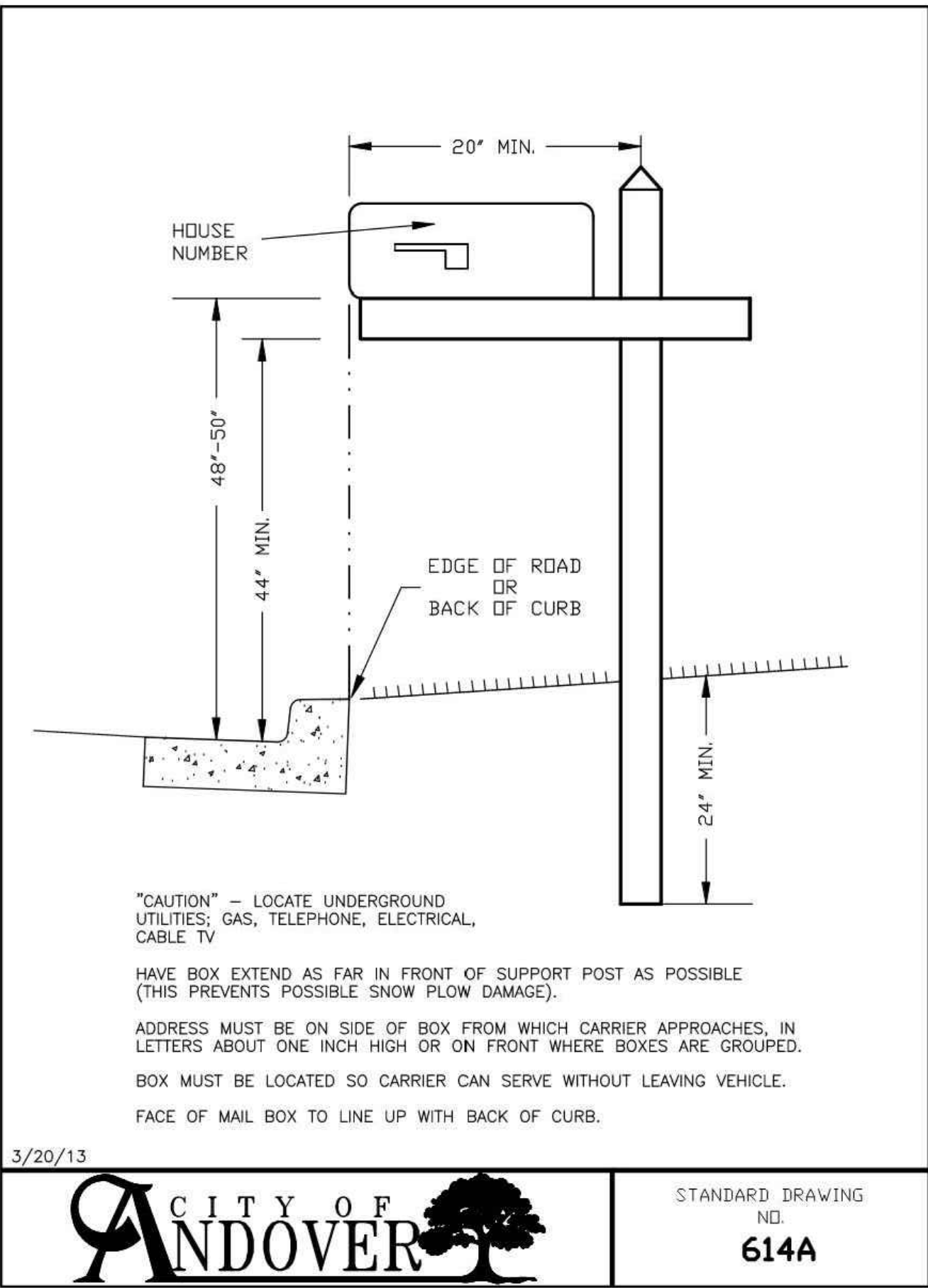
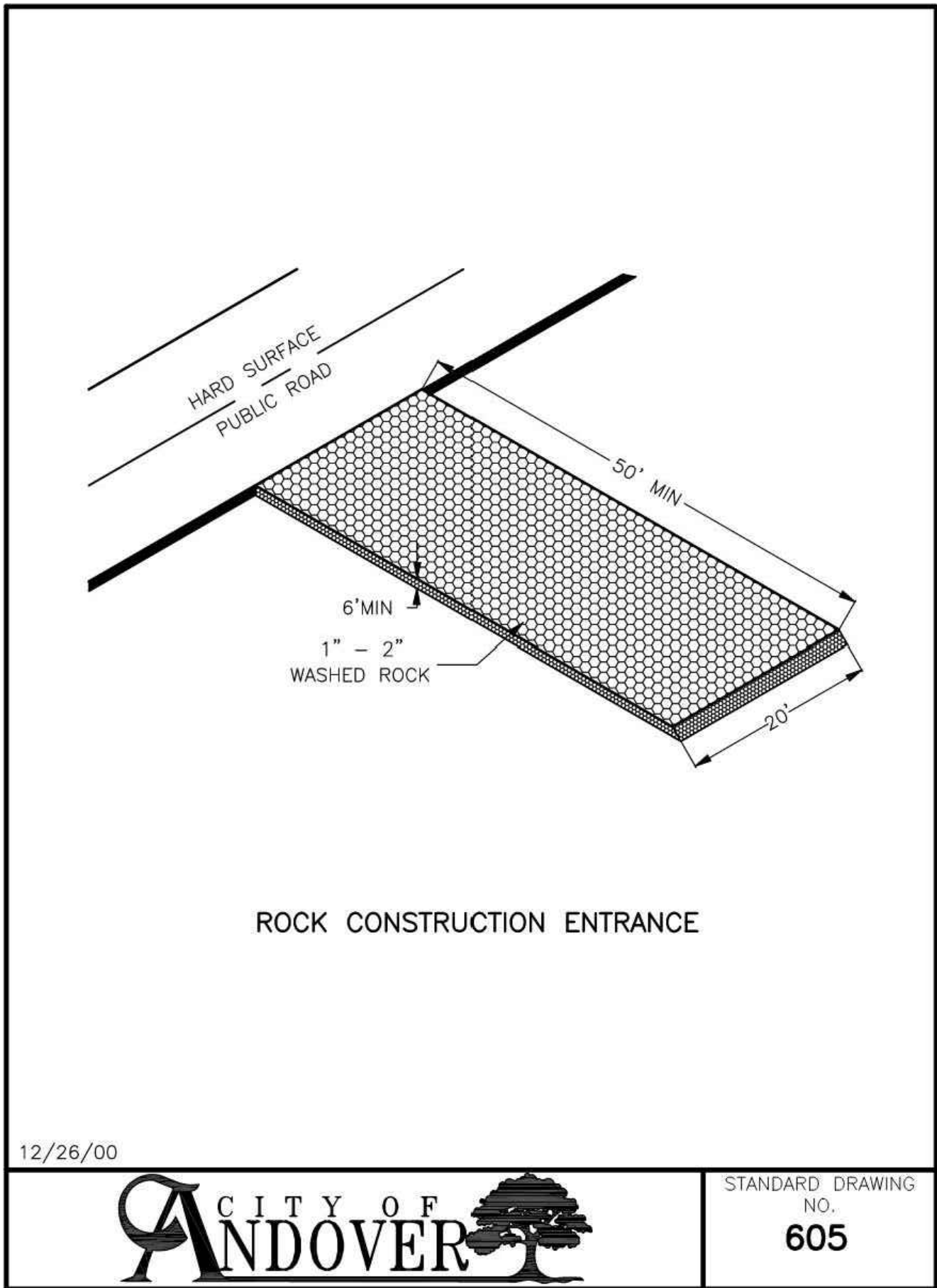
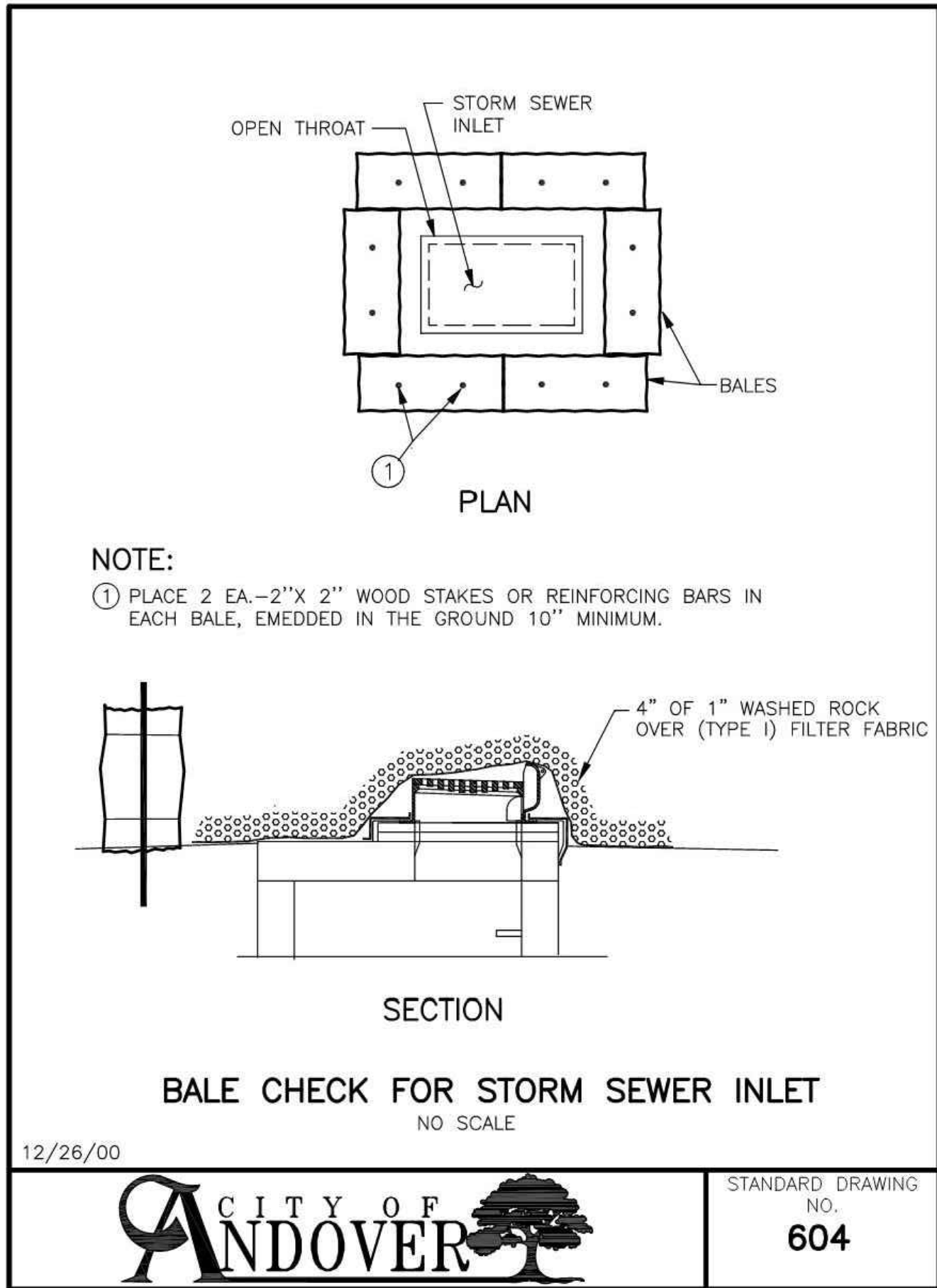
CITY REVIEW #1	CITY REVIEW #2	DATE	DESCRIPTION
1	2/8/24	11-12-24	
2			
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
ADAM GINKEL, A PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MINNESOTA.
PRELIMINARY
ADAM GINKEL License No. 43963
Date: 11/05/2024

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
DETAILS
PREPARED FOR: J.A. WEDUM FOUNDATION

SHEET

C4.5



Plowe Engineering, Inc.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

DRAWN BY: AGG
CHECK BY: MOE

JOB NO: 22-2050
DATE: 12/11/23

NO	DATE	DESCRIPTION
1	12/24	CITY REVIEW #1
2	11/24	CITY REVIEW #2
3		
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY
A duly licensed professional engineer under
THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
ADAM GINKEL
Date: 11/05/2024 License No. 43963

ANDOVER SENIOR CAMPUS
ANDOVER, MINNESOTA
DETAILS
PREPARED FOR: J.A. WEDDUM FOUNDATION

SHEET
C4.6

