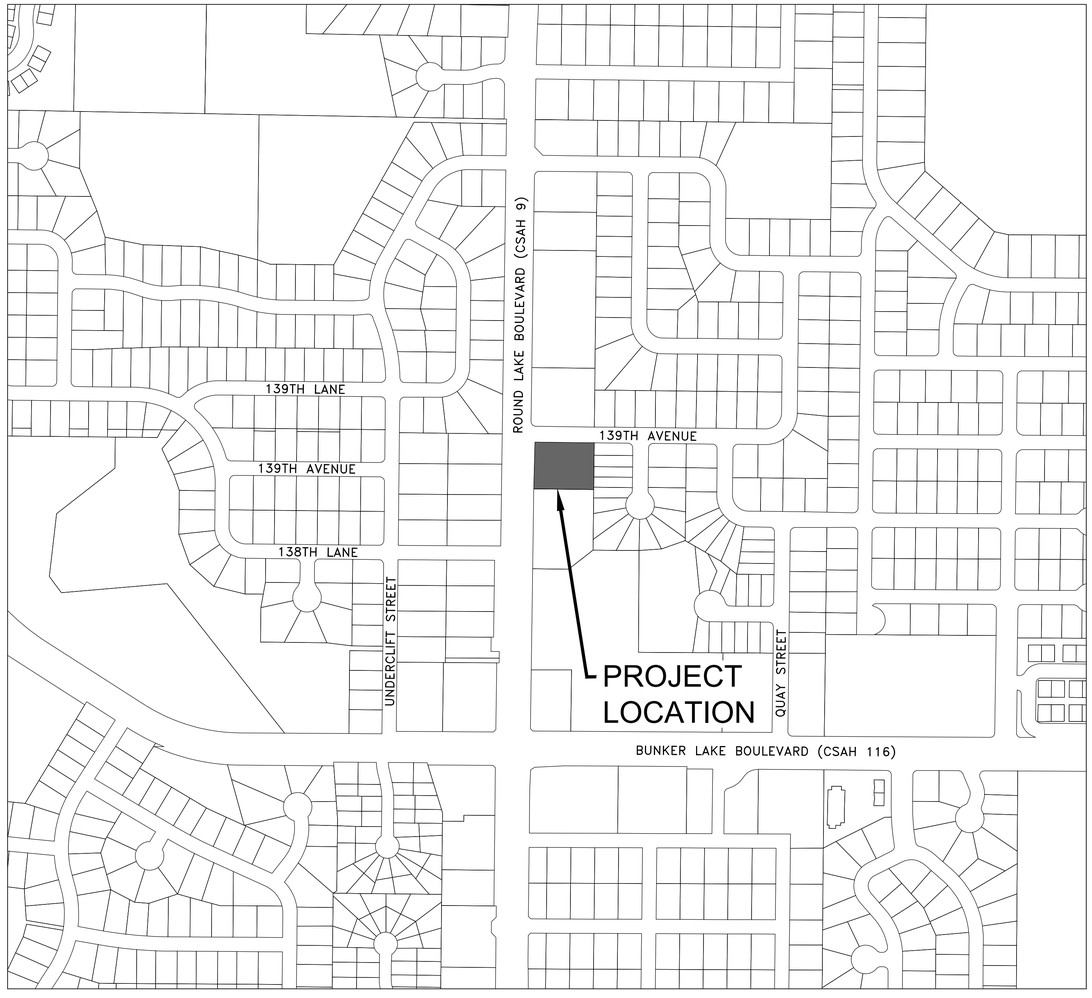
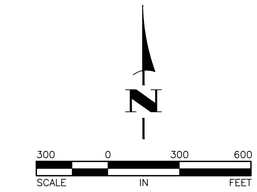
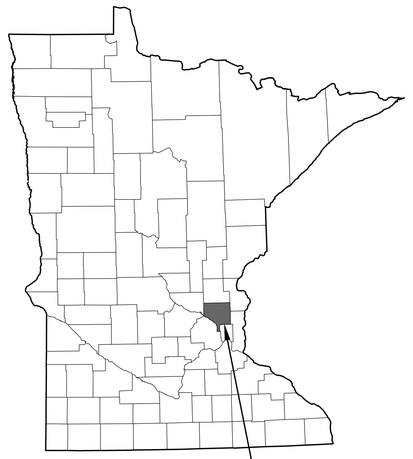
BANK OF ELK RIVER-ANDOVER BRANCH

CONSTRUCTION PLANS FOR SITE GRADING, STORM SEWER, SEWER AND WATER SERVICE, CONCRETE CURB AND GUTTER, BITUMINOUS PAVING AND MISCELLANEOUS CONSTRUCTION FOR THE BANK OF ELK RIVER IN THE CITY OF ANDOVER







GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2026 EDITION OF THE CITY OF ANDOVER UTILITY AND STREET SPECIFICATIONS SHALL APPLY.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 14 SHEETS

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GENERAL NOTES:

1. PROJECT IS LOCATED WITHIN THE BOUNDARY OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO).

BENCHMARKS:

1. TOP NUT OF HYDRANT LOCATED ON THE SOUTH SIDE OF 139TH AVENUE, APPROXIMATELY 175 FEET EAST OF ROUND LAKE BOULEVARD.
   ELEV=883.18 (NAVD 88)

2. TOP NUT OF HYDRANT LOCATED ON THE EAST SIDE OF ROUND LAKE BOULEVARD, APPROXIMATELY 200 FEET NORTH OF 138TH LANE.
   ELEV=881.32 (NAVD 88)

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 38–22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

Hakanson Anderson
Civil Engineers and Land Surveyors
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763–427–5860

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 10/16/25

DATE	REVISION
12/18/25	BID SET

SHEET C1 OF C12 SHEETS

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GENERAL CONSTRUCTION AND SOILS NOTES:

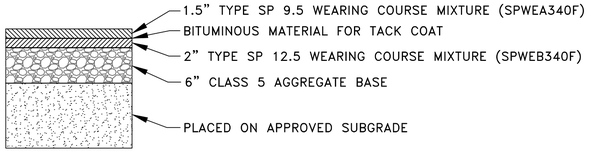
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE REPORT OF GEOTECHNICAL EXPLORATION, PREPARED BY INDEPENDENT TESTING TECHNOLOGIES, FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. FIELD DILUTION IS NOT ALLOWED.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. IF NECESSARY, CONTRACTOR SHALL ACQUIRE AN ANOKA COUNTY HIGHWAY DEPARTMENT PERMIT PRIOR TO WORKING IN THE CSAH 9 RIGHT-OF-WAY.
10. CONTRACTOR SHALL ACQUIRE A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS.

GENERAL EROSION CONTROL NOTES:

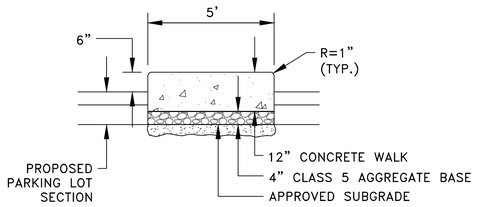
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

1. INSTALL PERIMETER SILT FENCE AND SEDIMENT CONTROL LOG PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES.
2. INSTALL INLET PROTECTION DEVICES AT CATCH BASINS THAT RECEIVE STORMWATER RUNOFF FROM THE DISTURBED AREA OF THE SITE.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT THE PROPOSED CONSTRUCTION SITE ACCESS.
4. REMOVE BITUMINOUS PAVEMENT AND CONCRETE CURB AND GUTTER.
5. ROUGH GRADE SITE.
6. BEGIN BUILDING CONSTRUCTION.
7. INSTALL UTILITIES, INCLUDING STORM SEWER, SANITARY SEWER AND WATERMAIN.
8. INSTALL INLET PROTECTION DEVICE IN THE CATCH BASIN.
9. FINAL GRADE SITE.
10. CONSTRUCT PARKING LOT WITH AGGREGATE BASE, CONCRETE CURB AND GUTTER AND BITUMINOUS PAVEMENT.
11. INSTALL PRIVATE UTILITIES, INCLUDING GAS, TELEPHONE AND ELECTRIC.
12. RESTORE AND STABILIZE DISTURBED AREAS AS SHOWN ON SHEET C12.
13. REMOVE SILT FENCE, SEDIMENT CONTROL LOGS AND ANY OTHER EROSION OR SEDIMENT CONTROL DEVICES AFTER FINAL STABILIZATION.



1 / C2 BITUMINOUS PAVEMENT SECTION
NO SCALE



2 / C2 CONCRETE MEDIAN SECTION
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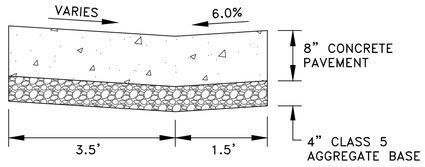
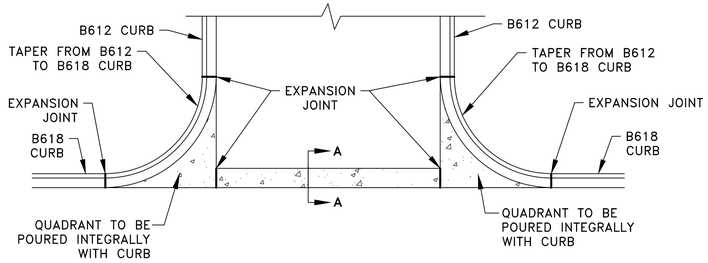
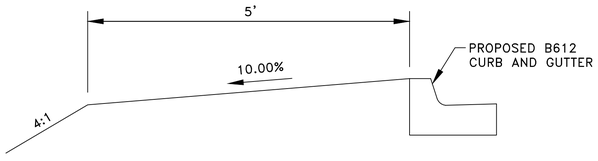


SECTION A-A

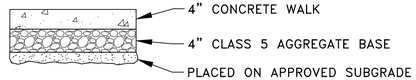


PLAN VIEW

3 / C2 CONCRETE VALLEY GUTTER
NO SCALE



8 / C2 CONCRETE CURB AT INFILTRATION BASIN
NO SCALE



4 / C2 CONCRETE SIDEWALK SECTION
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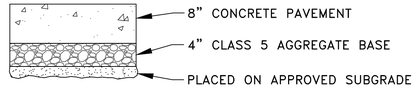

5 / C2 CONCRETE PAVEMENT SECTION
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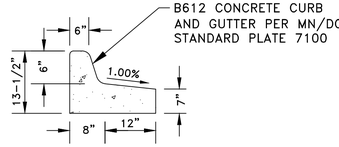
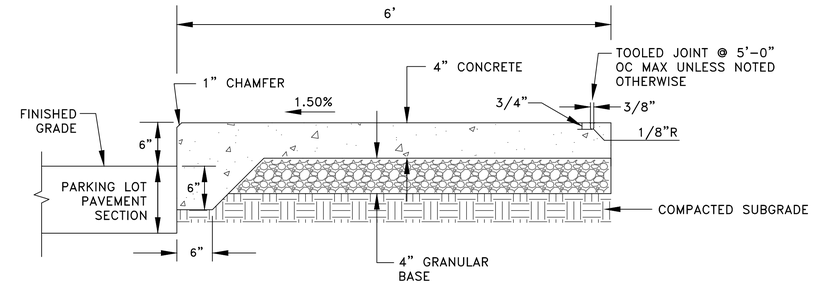


6 / C2 TIPOUT CURB DETAILS
NO SCALE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- EASEMENT LINE
- GAS MAIN
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- BURIED FIBER LINE
- BURIED TELEVISION LINE
- EXISTING FENCE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING CONCRETE CURB
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE WALK/PAVEMENT
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- EXISTING UTILITY HANDHOLE
- EXISTING UTILITY PEDESTALS
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED CONCRETE CURB
- PROPOSED CATCH BASIN
- PROPOSED POND OUTLET STRUCTURE
- SOIL BORING LOCATION SB-X
- DETAIL NUMBER / SHEET NUMBER



SIDEWALK NOTES:

1. PROVIDE EXPANSION JOINT A MAXIMUM OF EVERY 30' OC.

7 / C2 THICKENED EDGE CONCRETE SIDEWALK SECTION

DATE	REVISION
12/18/25	BID SET

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

TIMOTHY A. EGGENBERG, P.E.
Date 10/16/25 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: RJW

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BANK OF ELK RIVER-ANDOVER BRANCH

CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND

CITY OF ANDOVER, MINNESOTA

SHEET C2 OF C12 SHEETS

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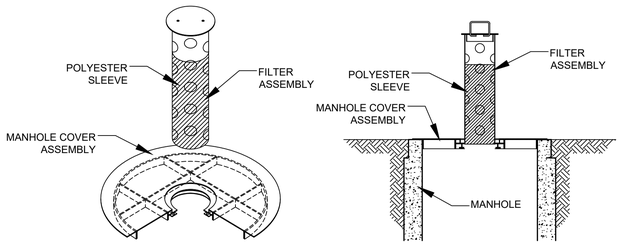
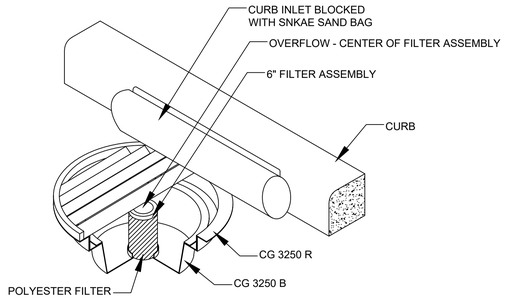
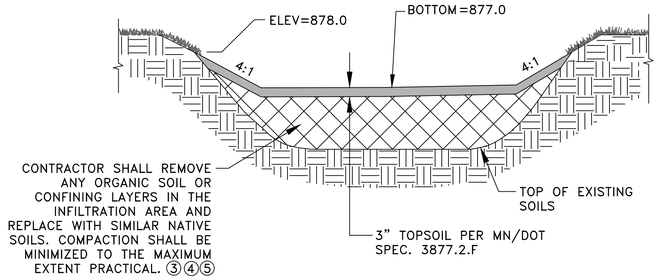


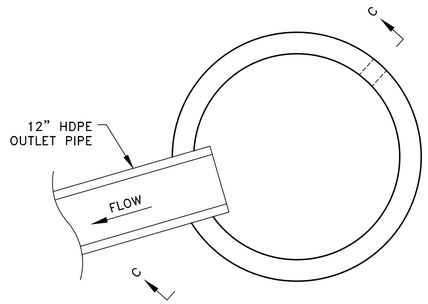
1 C3 STORM DRAIN INLET PROTECTION

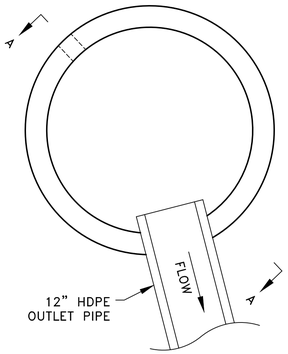


2 C3 STORM DRAIN INLET PROTECTION
POST-CURB

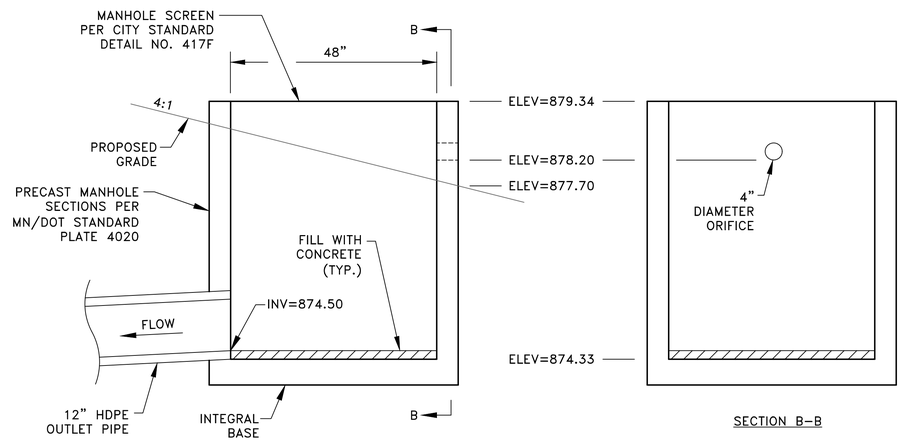


3 C3 INFILTRATION BASIN ①②
NO SCALE





PLAN VIEW

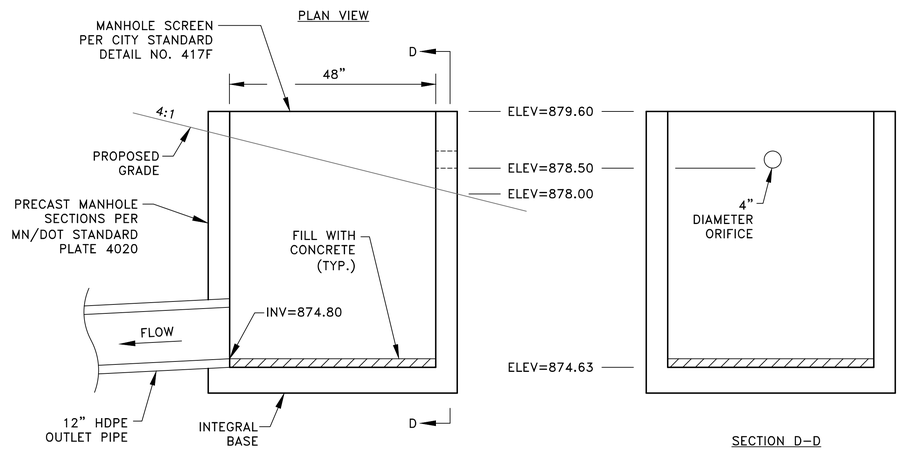


SECTION A–A

SECTION B–B

4 C3 POND OUTLET STRUCTURE 1
NO SCALE

PLAN VIEW



SECTION C–C

SECTION D–D

5 C3 POND OUTLET STRUCTURE 2
NO SCALE

REFERENCE NOTES:

① CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.

② INFILTRATION BASINS SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.

③ THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE BETWEEN 0.80 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT. A POST-CONSTRUCTION INFILTRATION RATE TEST IS REQUIRED. PROVIDE TEST RESULTS TO THE CITY AND THE LRRWMO.

④ COMPACTED SOIL WITHIN THE INFILTRATION BASIN SHALL BE SCARIFIED TO A DEPTH OF 12" PRIOR TO RESTORATION.

⑤ SOIL BORING SB-5, LOCATED IN INFILTRATION BASIN 2, INDICATES THAT SOILS WITH A USCS CLASSIFICATION OF SP-SM EXIST BETWEEN ELEVATIONS 876.1 AND 877.0. THIS MATERIAL SHALL BE EXCAVATED WITHIN THE INFILTRATION BASIN AND BACKFILLED WITH SOIL HAVING A USCS CLASSIFICATION OF SP OR OTHER APPROVED INFILTRATION MEDIA.

DATE	REVISION
11/10/25	PLAN REVISIONS PER LRRWMO REVIEW
12/18/25	BID SET

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EGGENBERG, P.E.
Date 10/16/25 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: RJW

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BANK OF ELK RIVER-ANDOVER BRANCH

DETAILS

CITY OF ANDOVER, MINNESOTA

SHEET C3 OF C12 SHEETS

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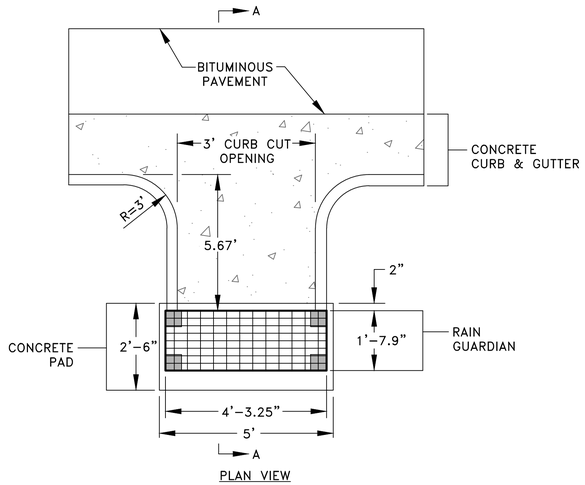
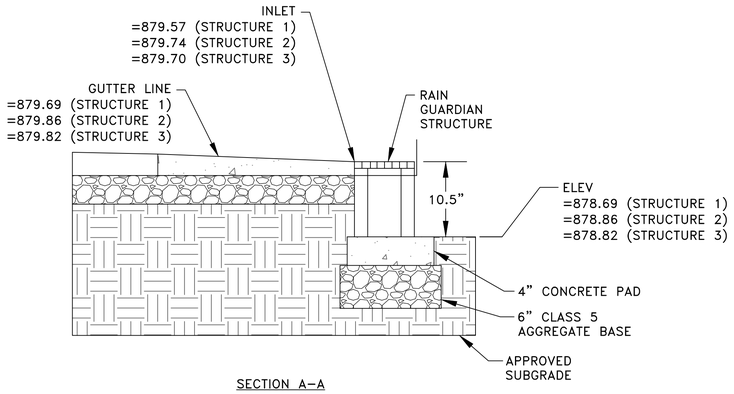
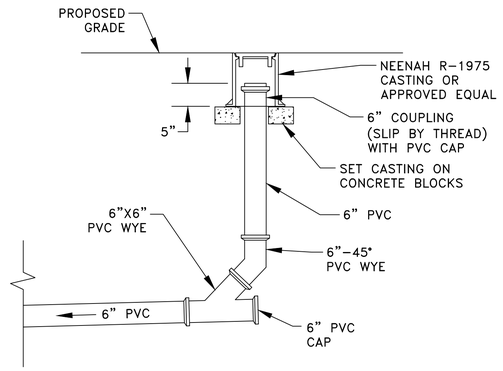


PLAN VIEW



SECTION A-A

1 / C4 RAIN GUARDIAN-BUNKER DETAILS ①②



2 / C4 SANITARY SEWER CLEANOUT ③④

NO SCALE

REFERENCE NOTES:

① PLACE SEDIMENT CONTROL LOG IN THE GUTTER LINE UPSTREAM OF THE FLUME UNTIL SITE IS STABILIZED.

② RAIN GUARDIAN-BUNKER DESIGN AS MANUFACTURED BY THE ANOKA CONSERVATION DISTRICT. SEE THE WEBSITE "rainguardian.biz" FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.

③ SERVICE PIPE AND WYE SHALL CONFORM TO ASTM D1785, SCHEDULE 40 PVC PRESSURE PIPE.

④ ALL JOINTS SHALL BE SOLVENT WELDED.

DATE	REVISION
12/18/25	BID SET

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BANK OF ELK RIVER-ANDOVER BRANCH

DETAILS

CITY OF ANDOVER, MINNESOTA

SHEET C4 OF C12 SHEETS

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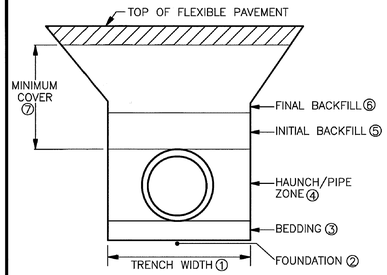
HDPE STORM SEWER PIPE INSTALLATION



NOMINAL PIPE DIA.	TRENCH WIDTH
12"	30"
15"	35"
18"	40"
24"	47"
30"	57"
36"	65"
42"	72"
48"	80"
60"	87"

① MINIMUM TRENCH WIDTH: Minimum trench width shall be 1.25*OD+12" or a minimum of 16" plus the outside diameter, whatever is greater. See table.

② 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.

③ 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.

④ 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.

⑤ 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.

⑥ 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.

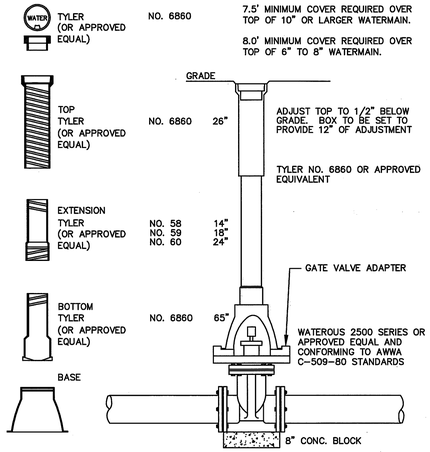
⑦ MINIMUM COVER: Minimum cover shall be 18" for pipes 12"-42" in diamter and 24" for pipes 48"-60" in diamter for H-25 loadings measured from the bottom of the flexible pavement or top of rigid pavement. Temporary ramping with Class 5 may be needed during construction to maintain cover depths for construction vehicles.

⑧ 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

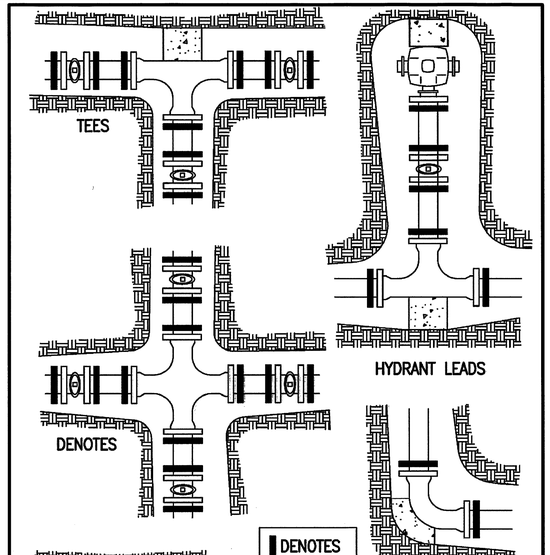
CITY OF ANDOVER | STANDARD DRAWING NO. 106

GATE VALVE AND BOX



6/19/12

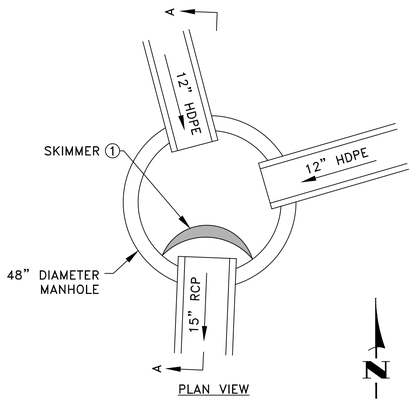
CITY OF ANDOVER | STANDARD DRAWING NO. 202A



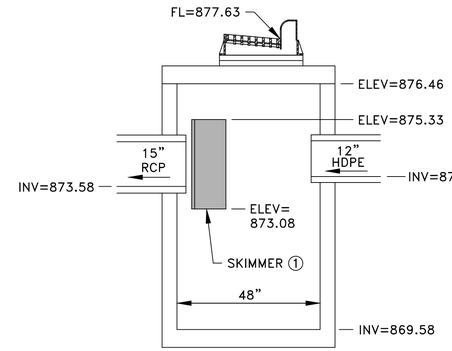
NOTES:
1. MEGALUGS TO BE USED AT ALL MECHANICAL JOINTS.
2. PLACE CONCRETE BLOCK UNDER ALL GATE VALVES AND HYDRANTS.
3. THRUST BLOCKING AT ALL TEES, BENDS, AND AT HYDRANTS.
4. ALL BOLTS, T-BOLTS, AND NUTS INSTALLED BELOW GRADE SHALL BE "Cor-Blue" OR APPROVED EQUAL (AWWA 153).

3/6/08

CITY OF ANDOVER | STANDARD DRAWING NO. 210



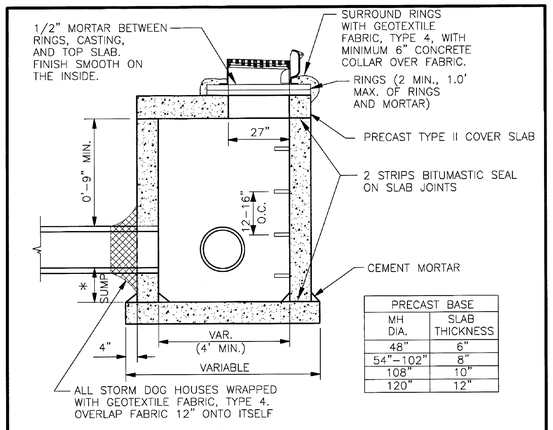
PLAN VIEW



SECTION A-A

1 / C5 SKIMMER-CBMH 1
NO SCALE

CATCH BASIN/MANHOLE WITH SUMP, TYPE 405



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

NOTES: NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS TYPE R-3250-A UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM, OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE EASILY ACCESSIBLE.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS & LUBRICANT.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH. WRAP OUTSIDE OF DOGHOUSE WITH GEOTEXTILE FABRIC, TYPE 4, OVERLAP FABRIC 12" ONTO ITSELF.

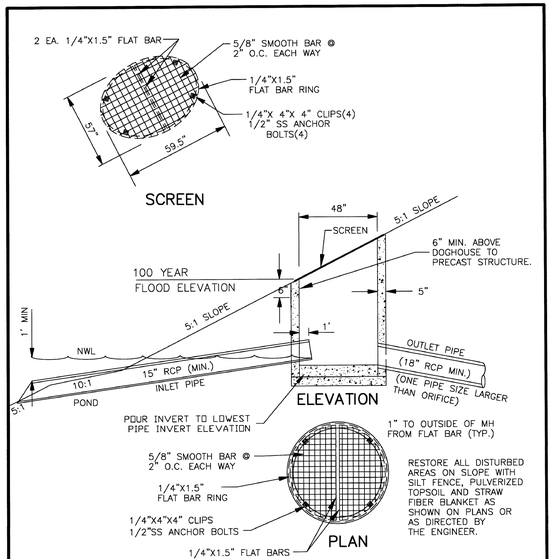
ALL MORTAR SHALL CONFORM TO ASTM C270 AND MEET THE REQUIREMENTS OF MNDOT 2506.2B.

* REFER TO PLANS FOR SUMP DEPTH, IF ANY.

1/10/20

CITY OF ANDOVER | STANDARD DRAWING NO. 405K

POND SKIMMER STRUCTURE



POND	100 YR	NWL	INLET ø	INLET EL.	OUTLET ø	OUTLET EL.	OUTLET %

STRUCTURE TABLE

2/08/22

CITY OF ANDOVER | STANDARD DRAWING NO. 417F

REFERENCE NOTES:
① SKIMMER SHALL BE "THE PRESERVER" AS MANUFACTURED BY MOMENTUM ENVIRONMENTAL OR APPROVED EQUAL.

DATE	REVISION
12/18/25	BID SET

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TIMOTHY A. EGGERICHS, P.E.
Date 10/16/25 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: RJW

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860
www.haa-inc.com

BANK OF ELK RIVER-ANDOVER BRANCH

DETAILS

CITY OF ANDOVER, MINNESOTA

SHEET C5 OF C12 SHEETS

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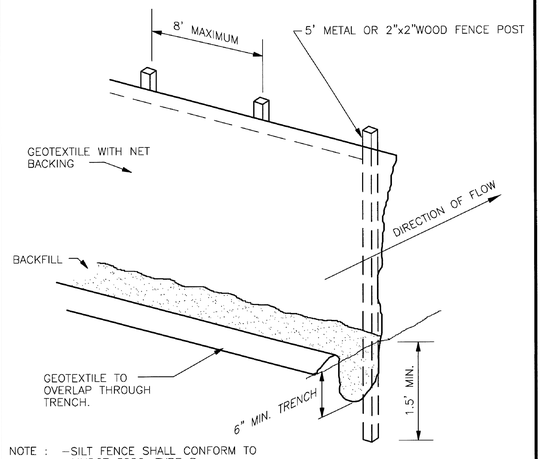


NOTE : –SILT FENCE SHALL CONFORM TO MNDOT 3886, TYPE B.

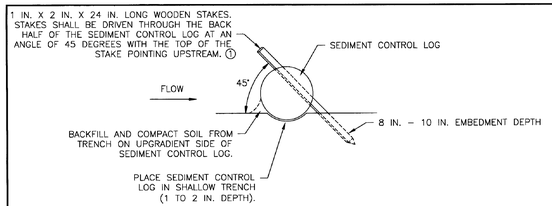
–FENCING SHALL BE PLACED ALONG CONTOURS OR AS DIRECTED BY ENGINEER.

SILT FENCE

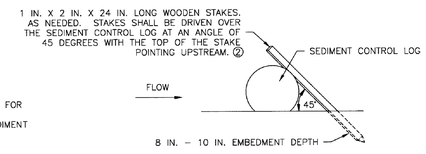
12/26/00

CITY OF ANDOVER

STANDARD DRAWING NO. 601



TYPES: STRAW, WOOD FIBER, OR COIR



TYPES: WOOD CHIP, COMPOST, OR ROCK

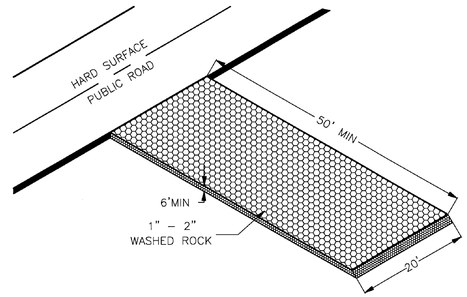
① SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1 FOOT FOR DITCH CHECKS OR 2 FEET FOR OTHER APPLICATIONS.
② PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.

SEDIMENT CONTROL LOGS

1/29/20

CITY OF ANDOVER

STANDARD DRAWING NO. 602



ROCK CONSTRUCTION ENTRANCE

12/26/00

CITY OF ANDOVER

STANDARD DRAWING NO. 605

DATE	REVISION
12/18/25	BID SET

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BANK OF ELK RIVER-ANDOVER BRANCH

DETAILS

CITY OF ANDOVER, MINNESOTA

SHEET C6 OF C12 SHEETS

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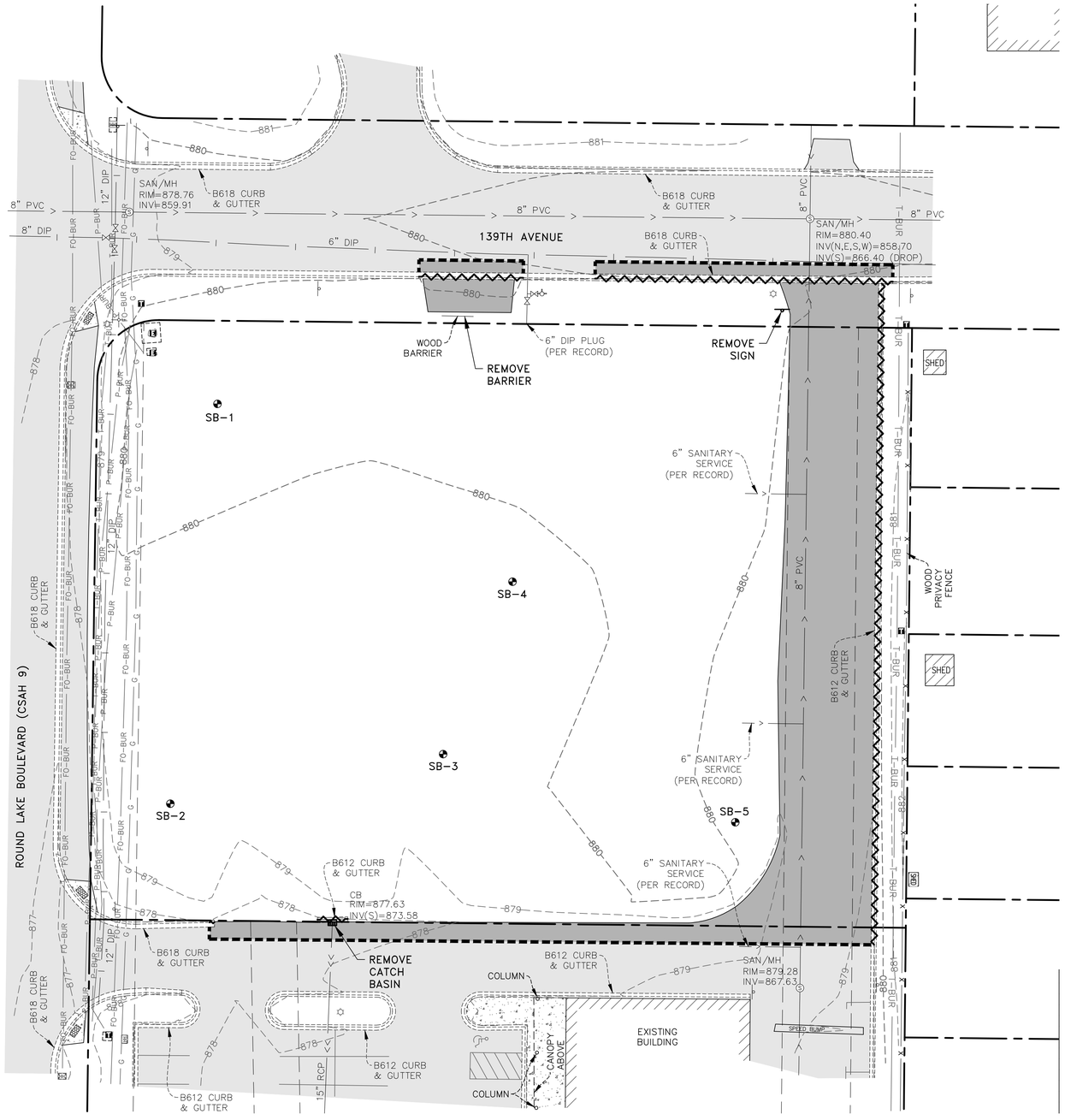
LEGEND

- BITUMINOUS PAVEMENT REMOVAL AREA
- CURB REMOVAL
- SAWCUT BITUMINOUS PAVEMENT



GENERAL NOTES:

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY HAKANSON ANDERSON IN SEPTEMBER 2025.
2. UTILITY QUALITY IS LEVEL D IN ACCORDANCE WITH CI/ASCE 38-22.
3. SILT FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN FOR SILT FENCE LOCATIONS.
4. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).

N

20 0 20 40
SCALE IN FEET

DATE	REVISION
10/20/25	ADDED EXISTING STRUCTURES
12/18/25	BID SET

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BANK OF ELK RIVER-ANDOVER BRANCH

EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF ANDOVER, MINNESOTA

SHEET C7 OF C12 SHEETS

5178.01

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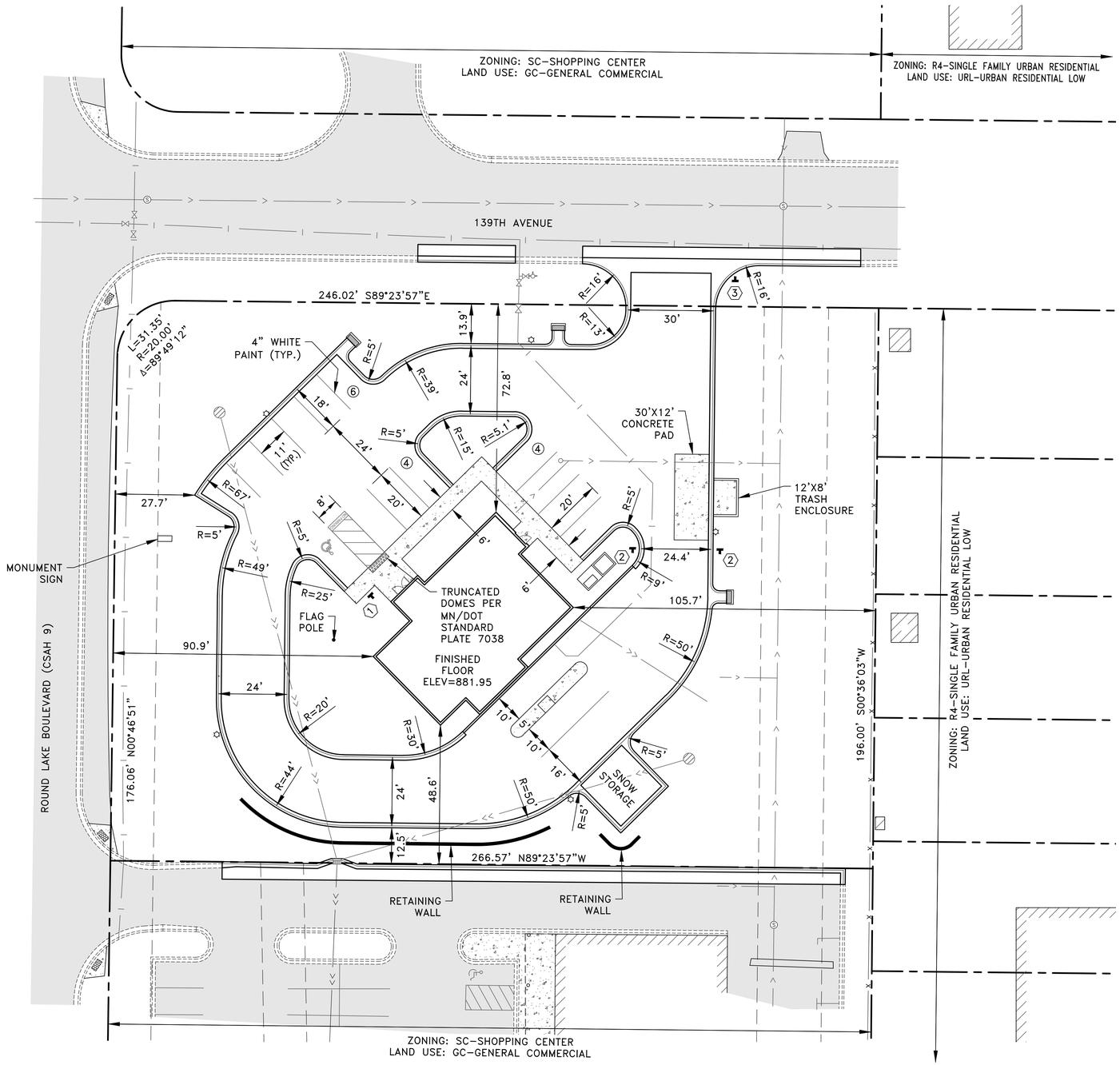
GENERAL NOTES:

1. ALL STREET SIGNS SHALL MEET THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL PARKING LOT PAVEMENT MARKINGS SHALL BE WHITE PAINT.



PROPERTY SUMMARY
ZONING: SC–SHOPPING CENTER
FRONT YARD BUILDING SETBACK: 40' (50' TO A COUNTY ROAD)
REAR YARD BUILDING SETBACK: 25'
SIDE YARD BUILDING SETBACK: 10'
FRONT YARD PARKING SETBACK: 20'
SIDE YARD PARKING SETBACK: 10'
REAR YARD PARKING SETBACK: 10'

LOT SUMMARY

TOTAL LOT AREA=	52,102 SF	
TOTAL DISTURBED AREA=	50,426 SF	
PRE–CONSTRUCTION IMPERVIOUS AREA=	6,628 SF	
POST CONSTRUCTION IMPERVIOUS AREA=	22,771 SF	(44%)
BUILDING COVERAGE AREA	2,700 SF	(5%)
GREEN SPACE AREA	29,331 SF	(56%)
SITE PERIMETER	916 LF	
BUILDING PERIMETER	230 LF	

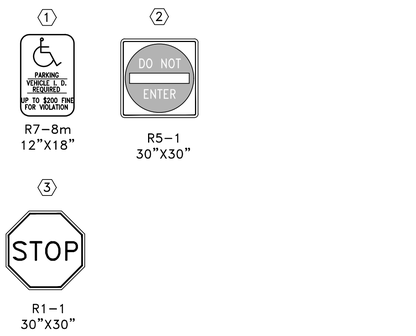
REQUIRED PARKING STALLS= 14 STALLS
(1 STALL FOR EACH 200 SQUARE FEET OF FLOOR AREA. FLOOR AREA=2,700 SF)

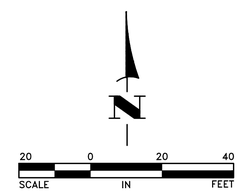
TOTAL PROPOSED PARKING STALLS= 14 STALLS (INC. 1 HC STALL)

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- (X) PARKING STALL QUANTITY

SIGN LEGEND





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BANK OF ELK RIVER–ANDOVER BRANCH

SITE PLAN

CITY OF ANDOVER, MINNESOTA

SHEET C8 OF C12 SHEETS

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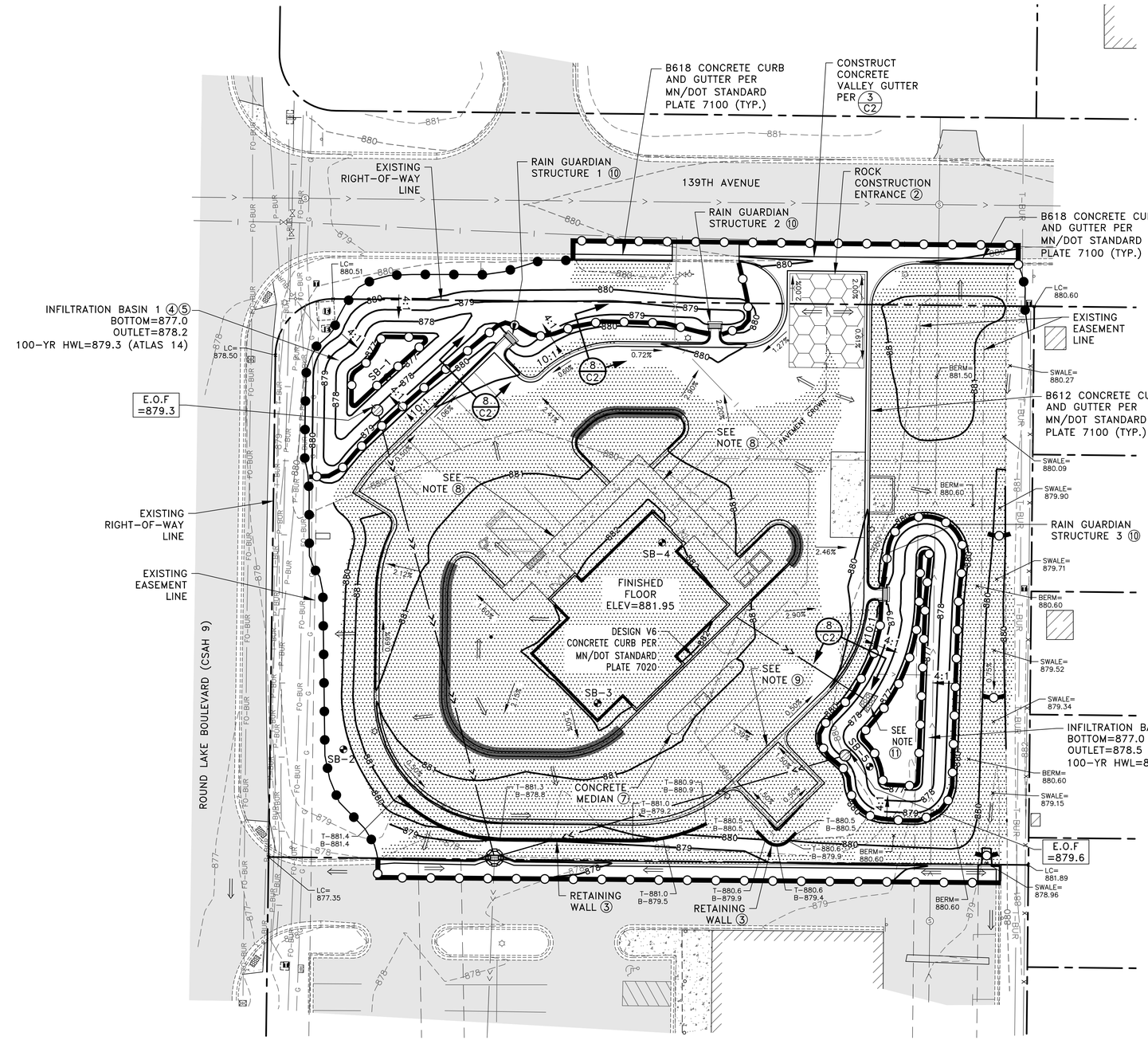

GENERAL NOTES:

1. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
2. SEE SHEET C10 FOR THE STAKING PLAN.
3. SEE SHEET C11 FOR THE UTILITY PLAN.
4. SEE SHEET C12 FOR THE RESTORATION PLAN AND PAVING PLAN.
5. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
6. CONTRACTOR SHALL STABILIZE SOIL STOCKPILES WITHIN SEVEN DAYS OF ROUGH GRADING OR INACTIVITY.
7. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
8. STREET SWEEPING OF ROAD SURFACES WHERE SEDIMENT IS TRANSPORTED SHALL BE COMPLETED DAILY.
9. CONTRACTOR SHALL INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. CONTRACTOR SHALL REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY.
10. THE PROPOSED PROJECT IS WITHIN THE BOUNDARY OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION.
11. OWNER/DEVELOPER IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL MEASURES UPON ESTABLISHMENT OF PERMANENT VEGETATION.
12. MAXIMUM SLOPES SHALL BE 4:1.

REFERENCE NOTES:

(1) INSTALL INLET PROTECTION DEVICES PER (1/C3) AND (2/C3) AT ALL CATCH BASINS THAT MAY RECEIVE STORMWATER RUNOFF FROM THE SITE. INLET PROTECTION DEVICES SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO WINTER FREEZE AND REPLACED IN THE SPRING IF SITE STABILIZATION IS NOT ACHIEVED OR AT THE DIRECTION OF THE CITY ENGINEER.

(2) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY STANDARD DRAWING NO. 605.

(3) RETAINING WALL SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

(4) CONSTRUCT INFILTRATION BASIN PER (3/C3).

(5) CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.

(6) PLACE SEDIMENT CONTROL LOG IN THE BOTTOM OF THE INFILTRATION BASIN AFTER COMPLETION OF GRADING. ALL OTHER SEDIMENT CONTROL LOG SHALL BE PLACED PRIOR TO CONSTRUCTION.

(7) CONSTRUCT CONCRETE MEDIAN PER (2/C2).

(8) CONSTRUCT THICKENED EDGE SIDEWALK PER (7/C2).

(9) DROP THE BACK OF CURB THROUGH THE SNOW STORAGE AREA.

(10) CONSTRUCT STRUCTURE PER (1/C4).

(11) PLACE 1.5 CY CLASS II RIPRAP OVER 10 SY TYPE 4 GEOTEXTILE FILTER.

LEGEND

- PROPOSED RIPRAP
- FILL AREA
- PROPOSED TIPOUT CURB PER (6/C2)
- SILT FENCE PER CITY STANDARD DRAWING NO. 601
- SEDIMENT CONTROL LOG PER CITY STANDARD DRAWING NO. 602 (6)
- STORM DRAIN INLET PROTECTION DEVICE (1)
- E.O.F =XXX.X — EMERGENCY OVERFLOW ELEVATION
- DRAINAGE ARROW
- SWALE= XXX.XX — PROPOSED SWALE ELEVATION
- BERM= XXX.XX — PROPOSED TOP OF BERM ELEVATION
- LC= XXX.XX — PROPOSED LOT CORNER ELEVATION
- X.XX% — PROPOSED GUTTER, BITUMINOUS OR SWALE GRADE
- T-XXX.X / B-XXX.X — TOP OF RETAINING WALL ELEVATION / GROUND ELEVATION AT BOTTOM OF RETAINING WALL

LOT SUMMARY

TOTAL DISTURBED AREA=	1.16 ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA=	0.15 ACRES
POST CONSTRUCTION IMPERVIOUS AREA=	0.52 ACRES

N

SCALE: 20 0 20 40 IN FEET

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BANK OF ELK RIVER-ANDOVER BRANCH

GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN

CITY OF ANDOVER, MINNESOTA

SHEET C9 OF C12 SHEETS

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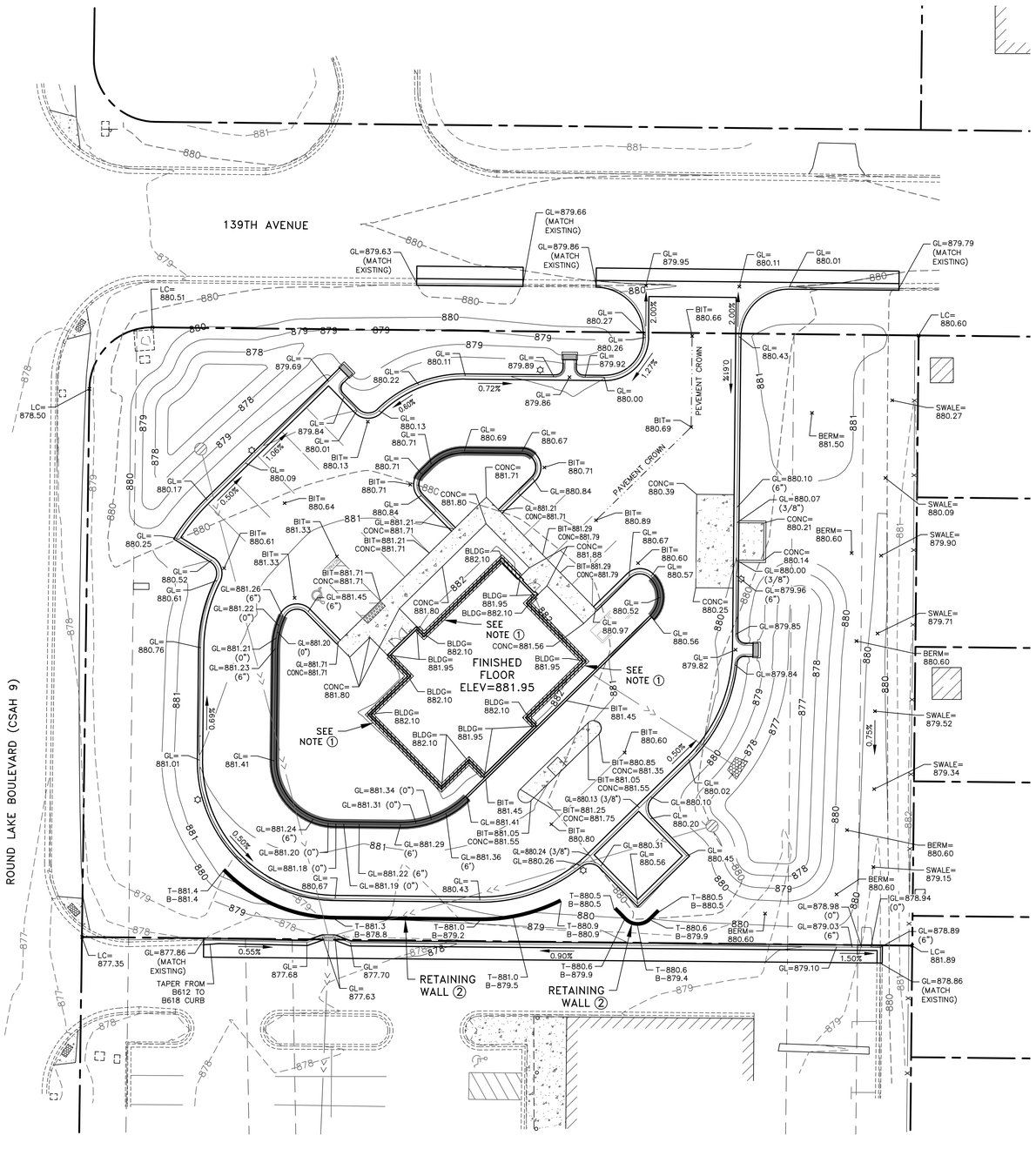

LEGEND

- PROPOSED TIPOUT CURB PER (6/C2)
- GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION
- BIT= XXX.XX — PROPOSED SPOT ELEVATION (BITUMINOUS)
- CONC= XXX.XX — PROPOSED SPOT ELEVATION (CONCRETE)
- BLDG= XXX.XX — PROPOSED GROUND ELEVATION AT BUILDING
- SWALE= XXX.XX — PROPOSED SWALE ELEVATION
- BERM= XXX.XX — PROPOSED TOP OF BERM ELEVATION
- LC= XXX.XX — PROPOSED LOT CORNER ELEVATION
- X.XX% — PROPOSED GUTTER OR SWALE GRADE
- T-XXX.X — TOP OF RETAINING WALL ELEVATION
- B-XXX.X — GROUND ELEVATION AT BOTTOM OF RETAINING WALL

GENERAL NOTES:

1. UNLESS NOTED, CURB HEIGHT SHALL BE 6".

REFERENCE NOTES:

① GROUND ELEVATION IS GREATER THAN THE FINISHED FLOOR ELEVATION IN THIS AREA. REVISE FOOTING AS NEEDED TO ACCOUNT FOR THIS DIFFERENCE IN ELEVATION.

② RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER.

N

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SCALE IN FEET

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BANK OF ELK RIVER-ANDOVER BRANCH

STAKING PLAN

CITY OF ANDOVER, MINNESOTA

SHEET C10 OF C12 SHEETS

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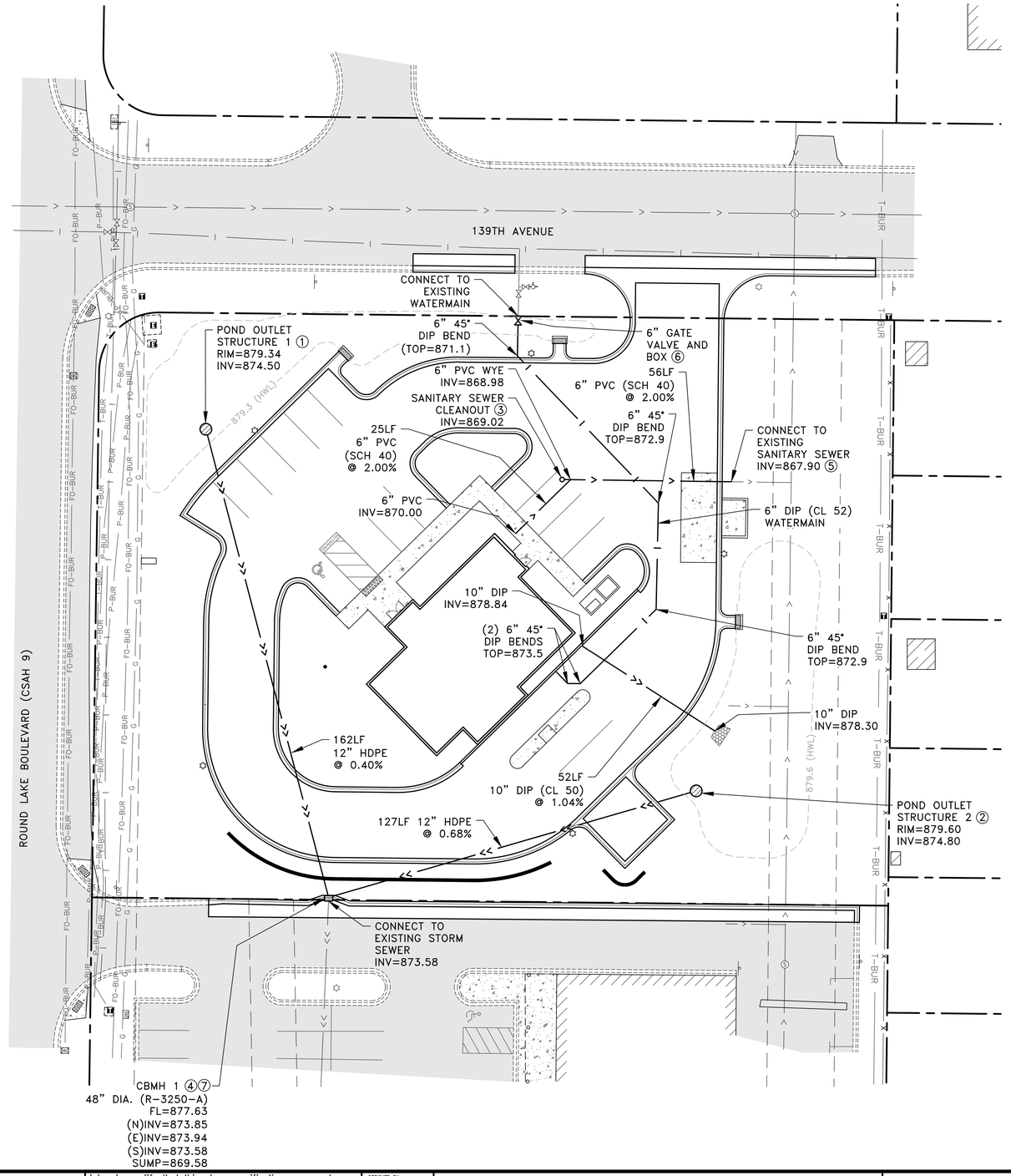

GENERAL NOTES:

1. CONTRACTOR SHALL AQUIRE THE DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. SCHEDULE 40 PVC SHALL CONFORM TO ASTM D1785 OR ASTM D2665.
3. DUCTILE IRON PIPE (DIP) SHALL CONFORM TO AWWA C151.
4. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER THE PROPOSED WATERMAIN.
5. WATERMAIN THRUST BLOCKING SHALL BE CITY STANDARD DRAWING NO. 210.
6. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE CURRUGATED, DUAL WALL PIPE CONFORMING TO F714 OR AASHTO M330. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT JOINTS. CORRUGATED COUPLINGS ARE NOT ALLOWED. PIPE BEDDING SHALL BE PER CITY STANDARD DRAWING NO. 106.

REFERENCE NOTES:

① CONSTRUCT OUTLET STRUCTURE PER (4/C3).

② CONSTRUCT OUTLET STRUCTURE PER (5/C3).

③ CONSTRUCT SANITARY SEWER CLEANOUT PER (2/C4).

④ CONSTRUCT STRUCTURE PER CITY STANDARD DRAWING NO. 405K.

⑤ VERIFY SEWER INVERT PRIOR TO CONSTRUCTION.

⑥ CONSTRUCT GATE VALVE AND BOX PER CITY STANDARD DRAWING NO. 202A.

⑦ PRESERVER SKIMMER STRUCTURE SHALL BE CONSTRUCTED IN THE MANHOLE PER (1/C5).

N

20 0 20 40
SCALE IN FEET

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BANK OF ELK RIVER-ANDOVER BRANCH

UTILITY PLAN

CITY OF ANDOVER, MINNESOTA

SHEET C11 OF C12 SHEETS

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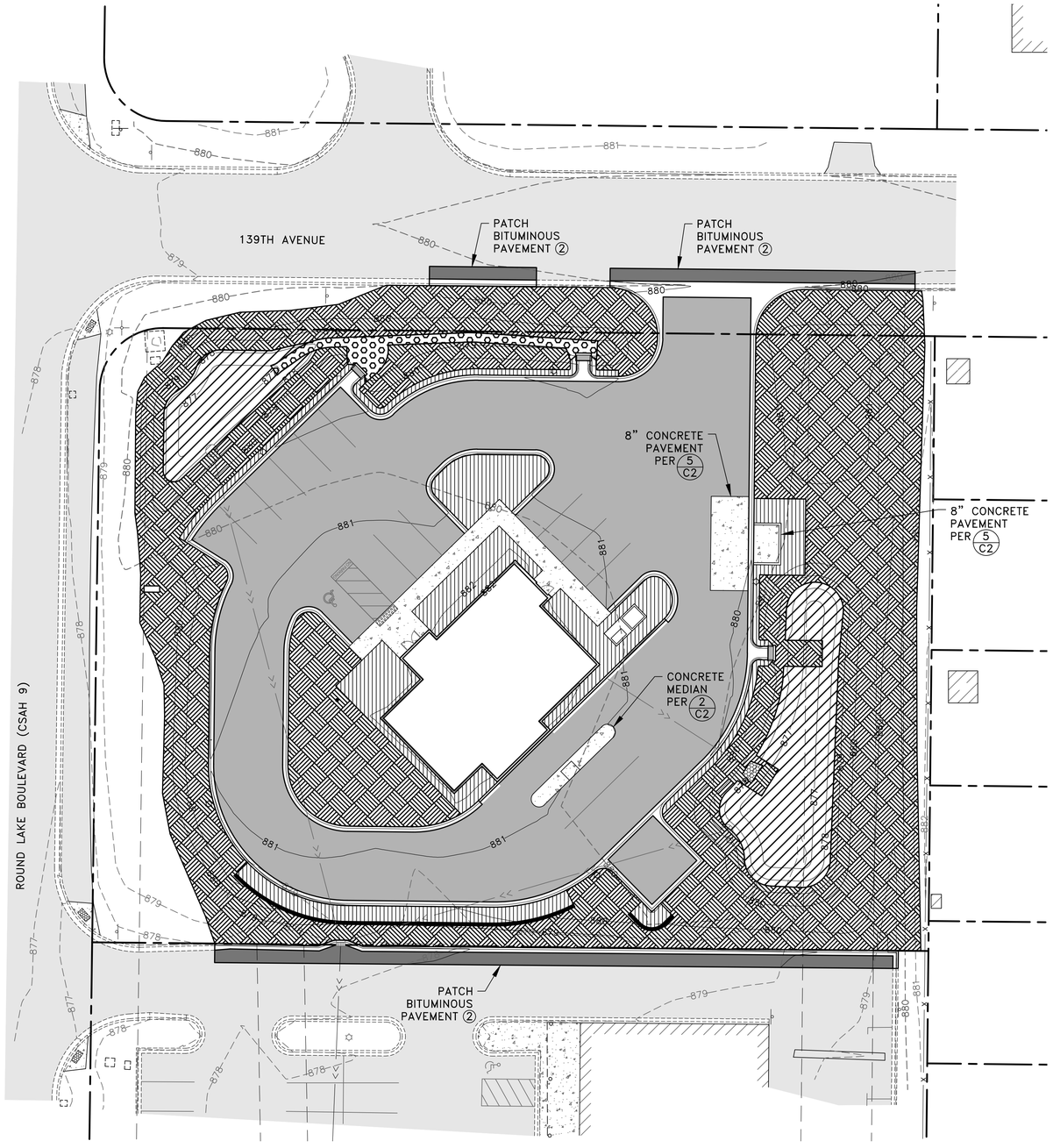

LEGEND

- PROPOSED BITUMINOUS PAVEMENT PER 1 C2
- PROPOSED CONCRETE WALK/PAVEMENT ③
- WET DITCH SEED MIX (20 POUNDS/ACRE)
  HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- LANDSCAPE MATERIAL ①
- 2"–4" RIVER ROCK MULCH OVER LANDSCAPE FABRIC

GENERAL NOTES:

1. EXCEPT FOR THE BOTTOM OF THE INFILTRATION BASINS, IN ALL DISTURBED, PERVIOUS AREAS, SPREAD A MINIMUM OF 4" OF LOAM TOPSOIL PRIOR TO PLACING SOD. TOPSOIL SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 3877.2.B. SEE 3 C3 FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.
2. ALL LANDSCAPED AREAS MAINTAINED BY OWNER SHALL BE IRRIGATED.

REFERENCE NOTES:

① SEE THE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
② BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION ON 139TH AVENUE AND THE EXISTING PARKING LOT. MINIMUM SECTION SHALL CONSIST OF 1.25" BITUMINOUS WEAR COURSE, 1.5" BITUMINOUS NON WEAR COURSE AND 4" CLASS 5 AGGREGATE BASE.
③ UNLESS NOTED, ALL CONCRETE WALK SHALL BE PER 4 C2 OR 7 C2.

N

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SCALE IN FEET

DATE	REVISION
10/20/25	ADDED EXISTING STRUCTURES
12/18/25	BID SET

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

TIMOTHY A. EGGERICHS, P.E.
Date 10/16/25 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: RJW

Hakanson Anderson
Civil Engineers and Land Surveyors
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763-427-5860
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BANK OF ELK RIVER–ANDOVER BRANCH

RESTORATION PLAN AND PAVING PLAN

CITY OF ANDOVER, MINNESOTA

SHEET C12 OF C12 SHEETS

5178.01

Dec 17, 2025 - 3:22pm
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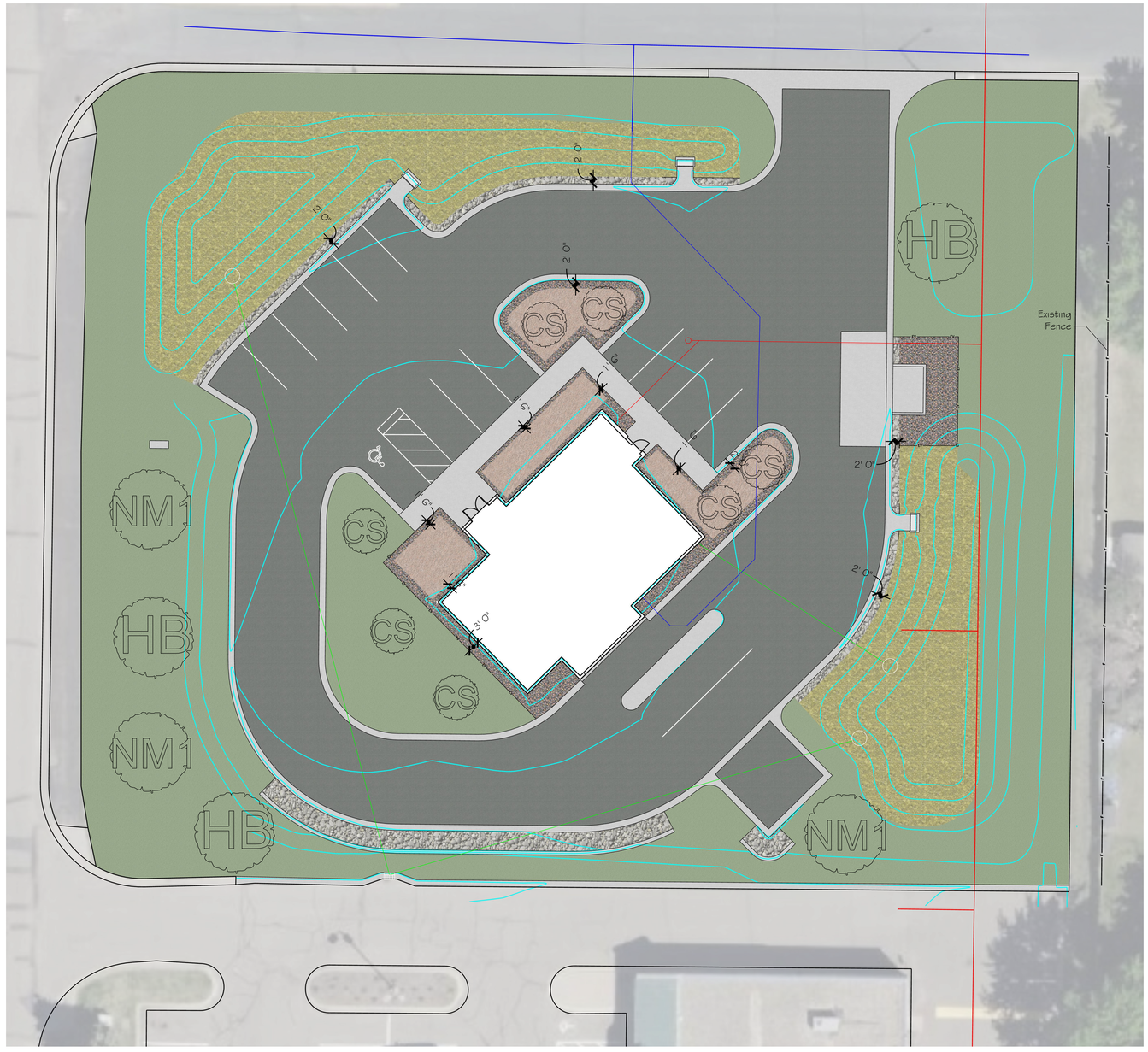


LEGEND

- Sod (Estimated) Approx. 21,000 sf
- MNdot 33-261, Seeded (Estimated) Approx. 11,400 sf
- 2-4" River Rock Mulch over Landscape Fabric Approx. 1,400 sf
- Rip Rap Approx. 1,100 sf
- Double Shredded Bark Mulch (3") Approx. 1,400 sf
- –EV– Vinyl Edging Approx. 130 lf

PLANTING REQUIREMENTS

TREES- 12 total
Site Penmeter
One Tree per 75 lf (915/75)= 12 Trees
Parking Lot Island
One Tree per 270 sf (0/270)= 0 trees

SHRUBS- 45 total
Site Penmeter
One Shrub per 30 lf (915/30)= 30 shrubs
Parking Lot Island
One Shrub per 30 sf (0/30)= 0 shrubs
Building Penmeter
One Shrub per 15 lf (230/15)= 15 shrubs

PLANTINGS PROPOSED

TREES
Total trees poporsed- 12

SHRUBS
Total shrubs proposed- 45

PLANT SCHEDULE

SITE/ BUILDING PERIMETER

Trees

Code	Common Name	Botanical Name	Cont.	Qty.
DB	Dakota Pinnacle Birch	Betula platyphylla `Fargo`	2.5" BB	7
HB	Common Hackberry	Celtis occidentalis	2.5" BB	2
CS	Crimson Spire Oak	Quercus x bimundorum 'Crimschmidt'	2.5" BB	3
			Total	12

Shrubs

	Common Name	Botanical Name	Cont.	Qty.
	Dwarf Bush Honeysuckle	Diervilla lonicera	5 Gal	8
	Annabelle Hydrangea	Hydrangea arborescens `Annabelle`	5 Gal	1
	Dwarf Purple Lilac	Syringa x 'SMNJRPU'	2 Gal	1
	Dwarf Pink Lilac	Syringa x 'SMNJRPI'	3 Gal	2
	Grow Low Sumac	Rhus aromatic `Gro-Low`	5 Gal	17
	Maney Juniper	Juniperus chinensis 'Maney'	5 Gal	12
	Mugo Slowmound Pine	Pinus mugo `Slowmound`	5 Gal	1
	Taunton Yew	Taxus x media `Taunton`	5 Gal	3
			Total	45

SCREEN

	Common Name	Botanical Name	Cont.	Qty.
	Upright Spruce	Picea abies `Acrocona`	10 Gal	6

BEAUTIFICATION

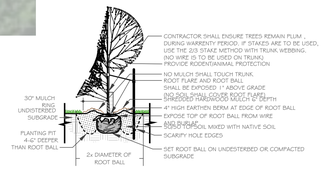
	Common Name	Botanical Name	Cont.	Qty.
	Brunnera	Brunnera macrophylla `Sea Heart`	1 Gal	3
	Silver Coral Bells	H. `Silver`	1 Gal	14
	Junior Catmint	Nepeta faassenii 'Novanepjun'	1 Gal	9
	Catmint	Nepeta faassenii 'Walker's Low'	1 Gal	30
	Black Eyed Susan	Rudbeckia `Goldsturm`	1 Gal	15
	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal	21

GENERAL LANDSCAPE NOTES

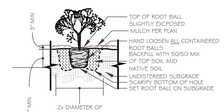
1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
2) THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4) THE CONTRACTOR SHALL PROTECT EXISTING ROADS,CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION.DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5) VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
6) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7) THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
8) THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
9) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
10) EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
11) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
12) ALL LANDSCAPED AREAS SHALL BE IRRIGATED

PLANTING NOTES

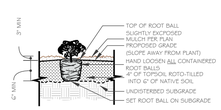
1) TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN, IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
2) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE, TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
3) ALL TREES SHALL HAVE A 2-4" HARDWOOD BARK MULCH 6' DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
4) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION
5) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.
6) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
7) CONTRACTOR SHALL EXCAVATE 8" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 8" OF UNSCREENED TOPSOIL, ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC..
8) PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.
9) PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.
10) ALL VINYL EDGING TO BE STAKED 7' ON CENTER, HORIZONTALLY.
11) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.



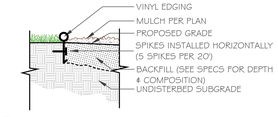
L1 1 TYPICAL TREE DETAIL
NO SCALE



L1 2 TYPICAL SHRUB DETAIL
NO SCALE



L1 3 TYPICAL PERENNIAL DETAIL
NO SCALE



L1 4 TYPICAL EDGING DETAIL
NO SCALE

0 16' 32'

REVISIONS

NO.	BY	DATE	COMMENTS
01	MK	251015	Revise per layout/ grading adjustments

I herby certify that this plan, plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Landscape Architect under the laws of the State of Minnesota

PRELIMINARY - NOT FOR CONSTRUCTION

Date Registration #

DRAWN BY
MK
CHECKED BY

DATE
10/15/2025

KLEIN-NORBY
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PROJECT #

ANDOVER

MN

LANDSCAPE PLAN

BANK OF ELK RIVER (ANDOVER BRANCH)

KINGHORN

FILE #

L1

2

REVISIONS			
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