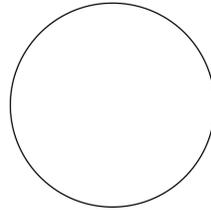


SITE DEVELOPMENT PLANS FOR HILLTOP RENOVATION

DRAWINGS SUBMITTED BY:
Theresa Slavec Zilavec

APPROVED BY:
BECKLIN & WHITNEY CONSULTING ENGINEERS
139 1st Ave. E Ste. 200
P.O. Box 471
Cambridge, MN 55008
Bill Becklin bill@becklin-whitney.com
Doug Whitney dwhit10351@aol.com



APPROVED BY:

City of Hanover Fire Department Date

City of Hanover Water and Wastewater Date

City of Hanover Planning and Development Date

City of Hanover Date

PERMITS:

Development Permit No.
City of Hanover

xxxxxx Permit No.
City of Hanover

DATE

29953 109th Avenue North
Hanover, MN 55341
TRACT A - PARCEL 1 & 2

OWNER:

Ann & Joe Slavec
P.O. Box 84
Loretto, MN 55357

ENGINEERS:

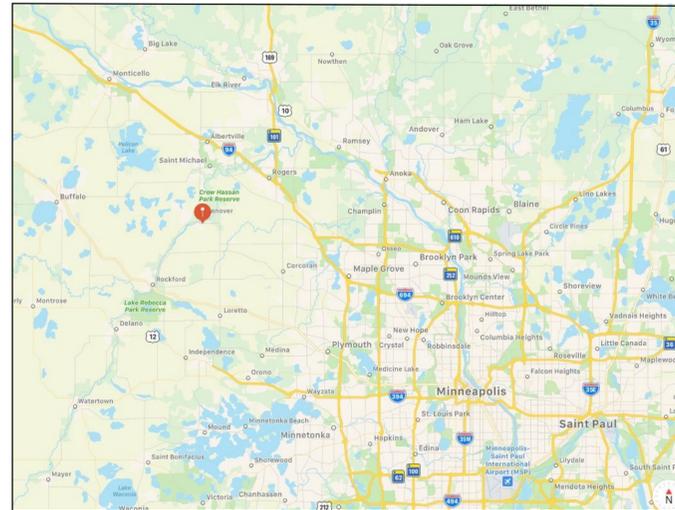
BECKLIN & WHITNEY CONSULTING ENGINEERS
139 1st Ave. E Ste. 200
P.O. Box 471
Cambridge, MN 55008
Bill Becklin bill@becklin-whitney.com
Doug Whitney dwhit10351@aol.com

NOTES:

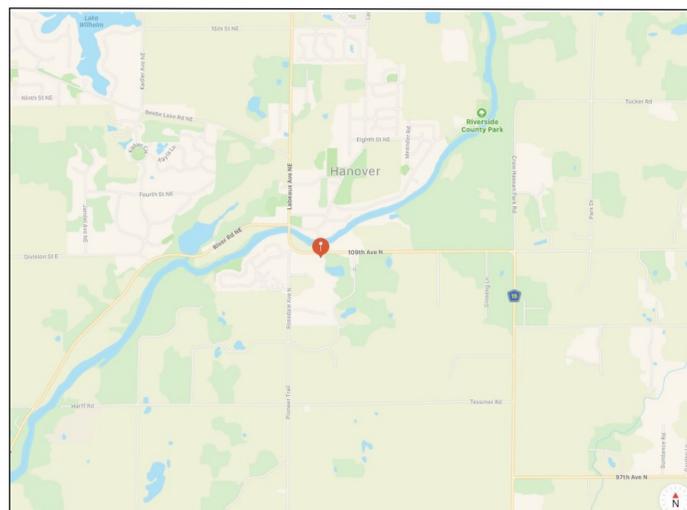
THERESA SLAVEC-ZILAVEC
12 HARGROVE LANE
TORONTO, ON M8W 4T8
CANADA (647) 608 3850
tzilavec@rogers.com

SHEET INDEX

- Site Plan Cover Sheet
- C1 Site Plan
- C2 Grading Plan
- C3 Utility Plan
- C4 Erosion Control
- C4.1 Erosion Control Notes
- C5 Landscape Plan
- C6 General Details
- C7 Survey



VICINITY MAP



LOCATION MAP (N.T.S.)

NO.	DESCRIPTION	Revise (R) Add (A) Void (V) Sheet #'s	Total # Sheet's in Plan Set	Net Change Imperv Cover (sq ft)	Site Imperv Cover (sq ft)	% Imperv Cover (sq ft)	City of Hanover Approval / Date	Date Imaged
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
REGISTERED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

Doug Whitney

DOUGLAS K. WHITNEY, P.E.
DATE: MARCH 28, 2020 LIC. NO. 15910

SITE PLAN FOR:

◆ HILLTOP RENOVATION
PROJECT NUMBER: C20-0001

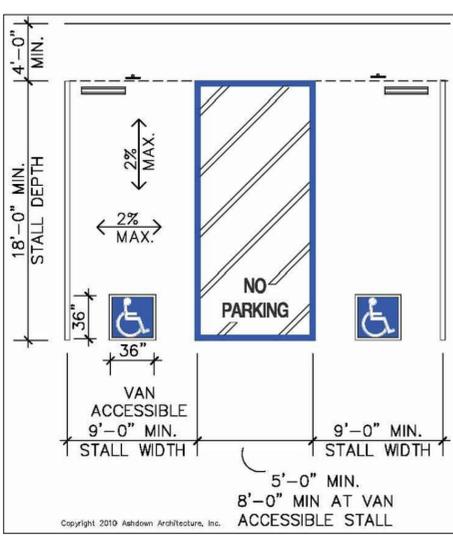
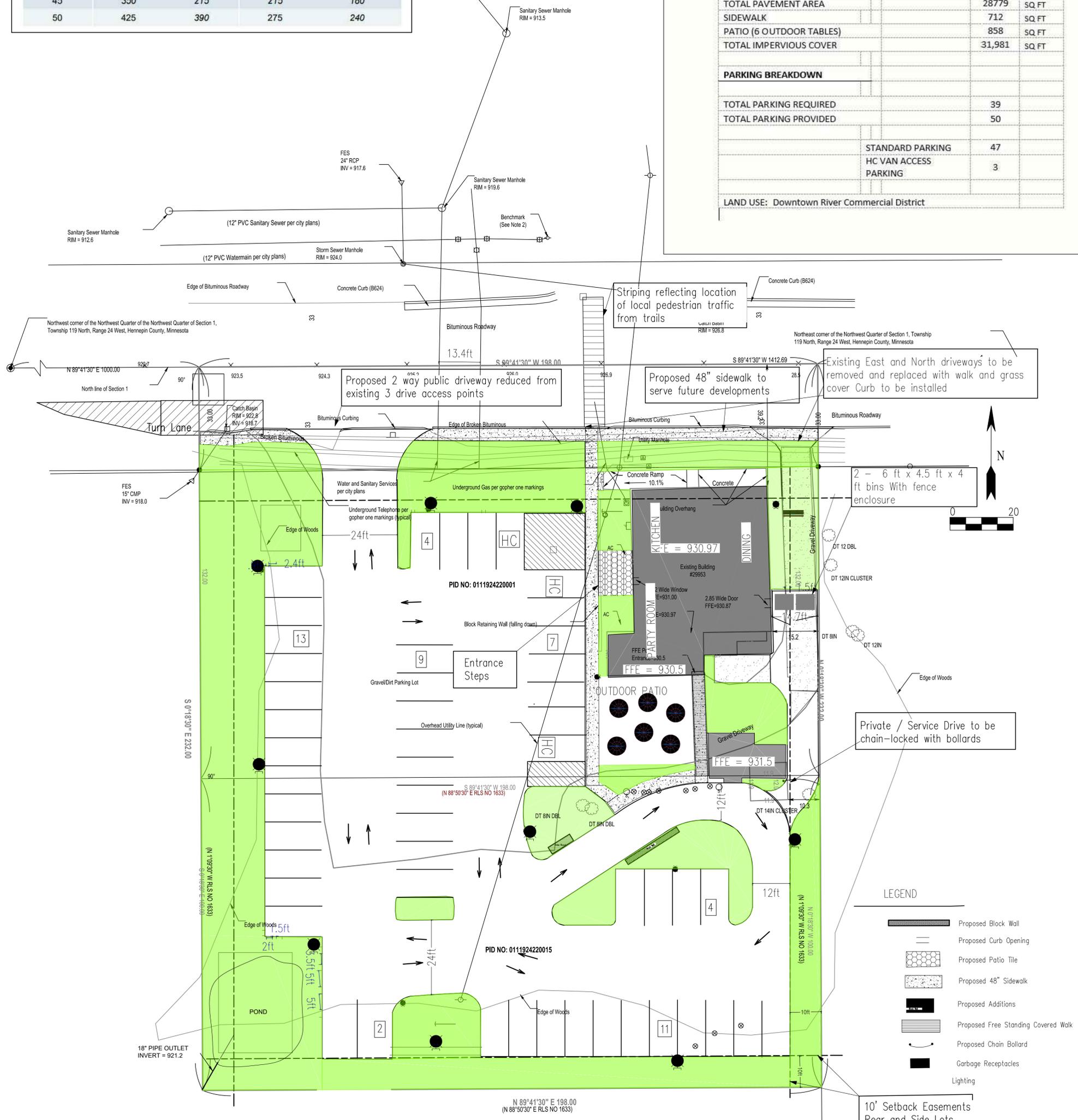
SP- 2020-XXXXX

Table B-1 Deceleration Distances for Lower Speed Urban Conventional Roadways

Design Speed (mph)	(No Deceleration in Through Lane)		(10 mph Deceleration in Through Lane)	
	Stop Condition (feet)	To 15 mph (feet)	Stop Condition (feet)	To 15 mph (feet)
20	70	35	20	-
25	110	75	40	5
30	160	125	70	35
35	215	180	110	75
40	275	240	160	125
45	350	215	215	180
50	425	390	275	240

PROJECT SUMMARIES

AREA OF LOT	45936	SQ. FT
FLOOR AREA OF EX BUILDINGS	3592	SQ. FT
FLOOR AREA OF PROPOSED BUILDINGS	344	SQ. FT
FLOOR TO AREA RATIO	0.078196	: 1
EX BUILDING HEIGHT	17	FT
PROPOSED BUILDING HEIGHT	10	FT
BUILDING COVERAGE	2792	SQ. FT
TOTAL PAVEMENT AREA	28779	SQ. FT
SIDEWALK	712	SQ. FT
PATIO (6 OUTDOOR TABLES)	858	SQ. FT
TOTAL IMPERVIOUS COVER	31,981	SQ. FT
PARKING BREAKDOWN		
TOTAL PARKING REQUIRED	39	
TOTAL PARKING PROVIDED	50	
	STANDARD PARKING	47
	HC VAN ACCESS PARKING	3
LAND USE: Downtown River Commercial District		



OVERALL Impervious Cover			
Existing Impervious Cover	23,850	sq ft	
Site Total Lot Area =	45,936	sq ft	
Proposed Impervious Cover	31,981	sq ft	
Existing Impervious Cover =	52%		
Suggested Impervious Cover =	25%		
Proposed Impervious Cover =	70%		Variance submitted due to site limitations, erosion control measures decreased existing runoff

Land claimed by city for roadway easement (33')	6593	6593	sq ft
Land claimed by city for side yard easement (10' & 20')	2320	4640	sq ft
Land claimed by city for rear yard easement (10')	1980	1980	sq ft
Total Land claimed by city easement	10893	13213	sq ft
Easement %	24%	29%	



(1) Pipe bollard with chain slots

Features + Benefits			
• Sturdy 36in. H x 5 1/2 in. dia. size is tough to knock over with heavy construction	• Durable powder-coat finish stands up to rigorous environments	• Easy to assemble with 4 chain slots and a removable steel cap (chains sold separately)	• Base plate includes 4 predrilled mounting holes
• Ideal for indoor or outdoor use	• High visibility yellow pole features heavy-duty welded steel construction		

Key Specs			
Item#	35006	Finish Type	Powder-coat
Brand	Vestill	Material Type	Steel
Ship Weight	58.0 lbs	Includes	Bollard w/chain slots, cap
Height (in.)	36	Anchor Bolt Size Dia. x L (in.)	Not included
Outside Diameter (in.)	5 1/2	Anchor Bolts (qty.)	Not included
Color	Yellow		

THERESA SLAVEC-ZILAVEC
12 HARGROVE LANE
TORONTO, ON M8W 4T8
CANADA (647) 608 3850
tzilavec@rogers.com

CLIENT:
Ann Slavec
P.O. Box 84
Loretto, MN 55357

PROJECT LOCATION:
PID NO: 0111924220001
& 0111924220015
29953 109th Avenue North
Hanover, MN 55341



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Douglas K. Whitney, P.E.
DOUGLAS K. WHITNEY, P.E.
DATE: JUNE 30, 2020 LIC. NO. 15910

NO.	DATE	BY	DESCRIPTION
1	7/7/2020	WB	General Revisions

PROJECT NUMBER: C20-0001

SHEET: C1
SITE PLAN

Design Guidelines Criteria.

1. The exterior of non-residential and multiple-family dwellings shall include a variation in building materials which are to be distributed throughout the building facades and coordinated into the architectural design of the structure to create an architecturally balanced appearance.

2. General Requirements.

a. Exterior Materials.

1). All structures shall have an exterior finish consisting of the following permitted materials:

- (1) Brick.
- (2) Stone (natural or artificial).
- (3) Integral colored spit face (rock face) concrete block.
- (4) Wood, natural or engineered, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood or cypress.
- (5) Stucco (natural or artificial), including exterior insulated finishing systems (EIFS).

Hanover Code of Ordinances Chapter 10 – Zoning Ordinance 10-46

- (6) Fiber cement board.
- (7) Precast concrete.
- (8) Metal may be used as an exterior material for architectural trim.

2). Building foundations not exceeding two (2) feet and other such portions of a building's façade need not comply with the requirements for the primary façade treatment or materials.

3. Special Design and Performance Standards in District. The following special design and performance standards shall be observed in the District:

- a. Areas adjacent to the Crow River should be retained as open space with walking trails, and passive recreation amenities including benches, picnic areas, view corridors, and natural open space.
- b. Where possible, building designs should take advantage of view from public streets as well as from the Crow River and treat both as building frontages for architectural design.
- c. An awning, canopy, or marquee suspended from a building may extend over the public right-of-way ten (10) feet and not closer than five (5) feet to the curb line extended. The lowest point of such structures shall be not less than eight (8) feet from the sidewalk or ground grade line, and the owner of such structure shall be responsible for its structural safety.

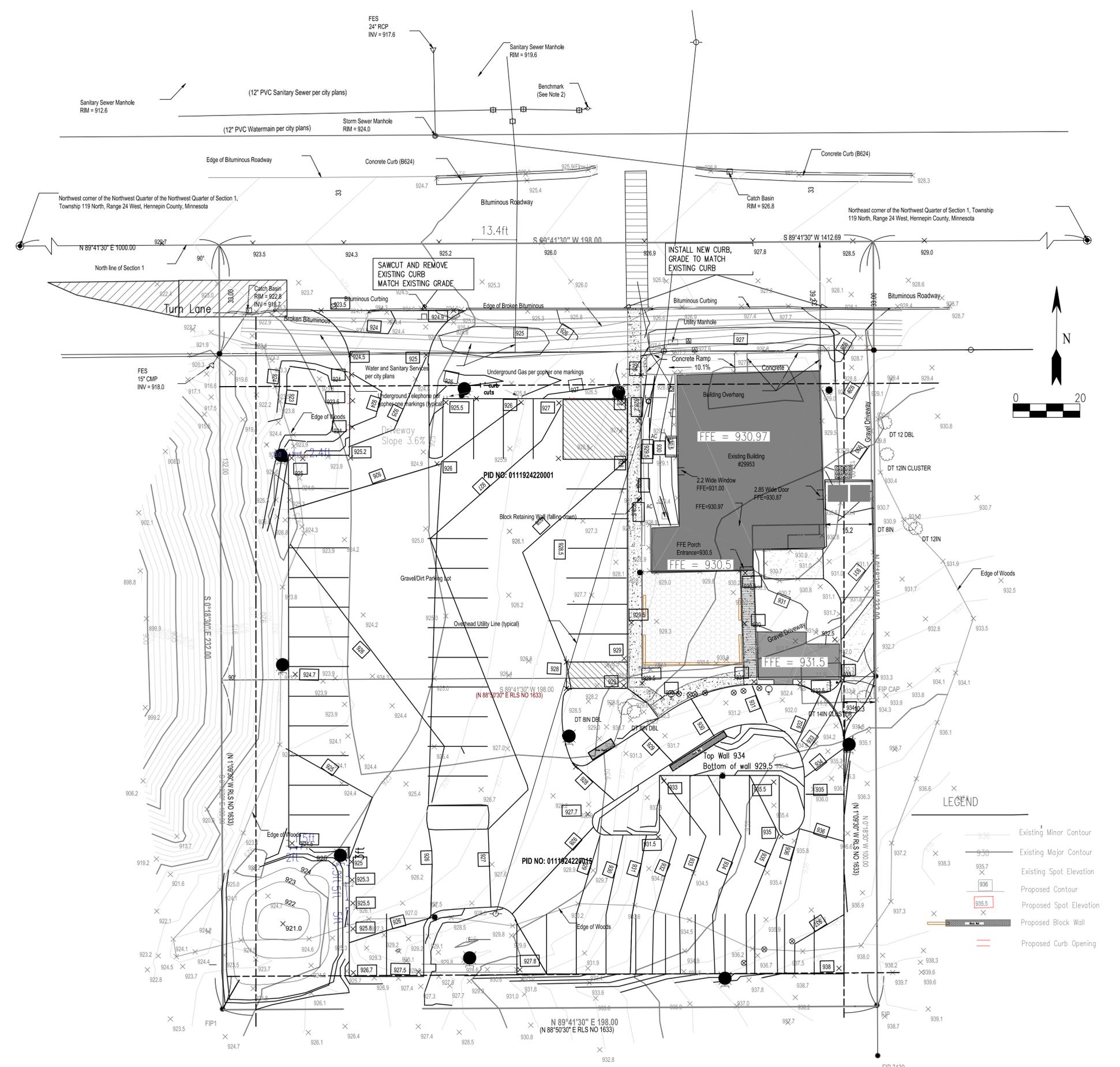
- d. Flat roof or a false front or parapet (false front) wall covering a sloped roof is desired.
- e. Building fronts should contain multiple windows, excluding skylights, tinted windows and ribbon windows.
- f. Divided Windowpanes with mullions are encouraged except for storefront windows.
- g. Multi-panel exterior doors are encouraged.
- h. Desirable Design Elements.
 - a. Storefront canopies or window canopies.
 - b. Hanging signs.
 - c. One or more accent colors.
 - d. Planters and landscaped areas.
 - e. Benches.
 - f. Decorative lighting.
- i. Parking.
 - a. Site parking is to be located to the side or rear of buildings where possible.
 - b. A reduction of up to ten (10) percent in the number of required off street parking spaces may be approved by the Zoning Administrator in the case of shared parking areas between abutting uses.
- j. Loading.
 - a. Loading areas and docks shall be located to the rear or side of the principal building where possible.
 - b. Special landscape, screening or building design measures shall be required to minimize and limit the visual impact of loading docks and areas from view from adjacent properties, right-of-way and the Crow River.
- k. Pedestrian Circulation.
 - a. Each property shall be responsible for the installation and maintenance of a sidewalk pursuant to City standards from the front lot line to the main entrance of the principal structure.
 - b. Each property shall provide a designated pedestrian circulation system (i.e. sidewalk) through and from off-street parking areas to the main entrance of the principal structure.
 - c. Each property shall provide sidewalk access at property edges and to adjacent lots and said access shall be coordinated with existing development to provide circulation patterns between developments. Buildings, landscaping, fences and other improvements shall be located so as not to preclude eventual siteto-site connections.

4. Design Guidelines for Stormwater Management Criteria
a. Erosion and Sediment Control. Unless otherwise exempted by other City Codes, Applicants are required to develop an Erosion and Sediment Control (ESC) Plan and follow the Erosion and Sediment Control requirements of Chapter 9 of the City Code and are encouraged to incorporate the Stormwater Management requirements of the same code, for all proposed land disturbing activities within the City that meet any or all of the following:

- 1. Disturbs a total land surface area of 5,000 square feet or more; or
 - 2. Involves excavation or filling, or a combination of excavation and filling, in excess of 100 cubic yards of materials; or
 - 3. Is a land disturbing activity, regardless of size that the City determines is likely to cause an adverse impact to an environmentally sensitive area or other property, or may violate any other erosion and sediment control standard set forth in this ordinance.
- b. Stormwater Management.** Unless otherwise exempted by other City Codes, Applicants are required to develop a Stormwater Management Plan that meets the requirements of Chapter 9 of the Hanover Code of Ordinances Chapter 10 – Zoning Ordinance 10-48

City Code, for all proposed land disturbing activities within the City that meet any or all of the following:

- 1. Any land disturbing activity that may ultimately result in the addition of 1.0 acre or greater of impervious surfaces, including smaller individual sites that are part of a common plan of development that may be constructed at different times; or
- 2. All new single-family subdivisions greater than 3 lots that rely on common drainage facilities for stormwater management, multiple family residential, commercial, mixed-use and industrial developments; or
- 3. Any land disturbing activity, regardless of size that the City determines is likely to cause an adverse impact to an environmentally sensitive area or other property.



HERESA SLAVEC-ZILAVEC
 12 HARGROVE LANE
 TORONTO, ON M8W 4T8
 CANADA (647) 608 3850
 tzilavec@rogers.com

CLIENT:
 Ann Slavec
 P.O. Box 84
 Loretto, MN 55357

PROJECT LOCATION:
 PID NO: 0111924220001
 & 0111924220015
 29953 109th Avenue North
 Hanover, MN 55341



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Douglas K. Whitney, P.E.
 DATE: JUNE 30, 2020 LIC. NO. 15910

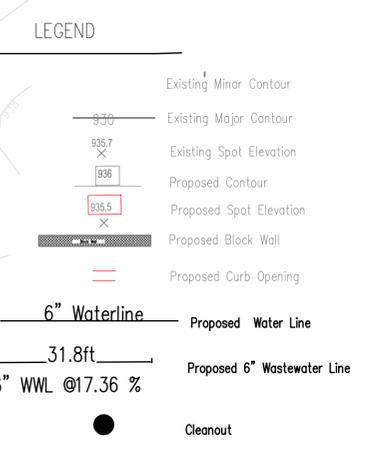
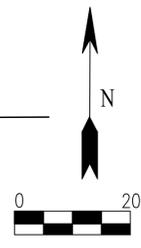
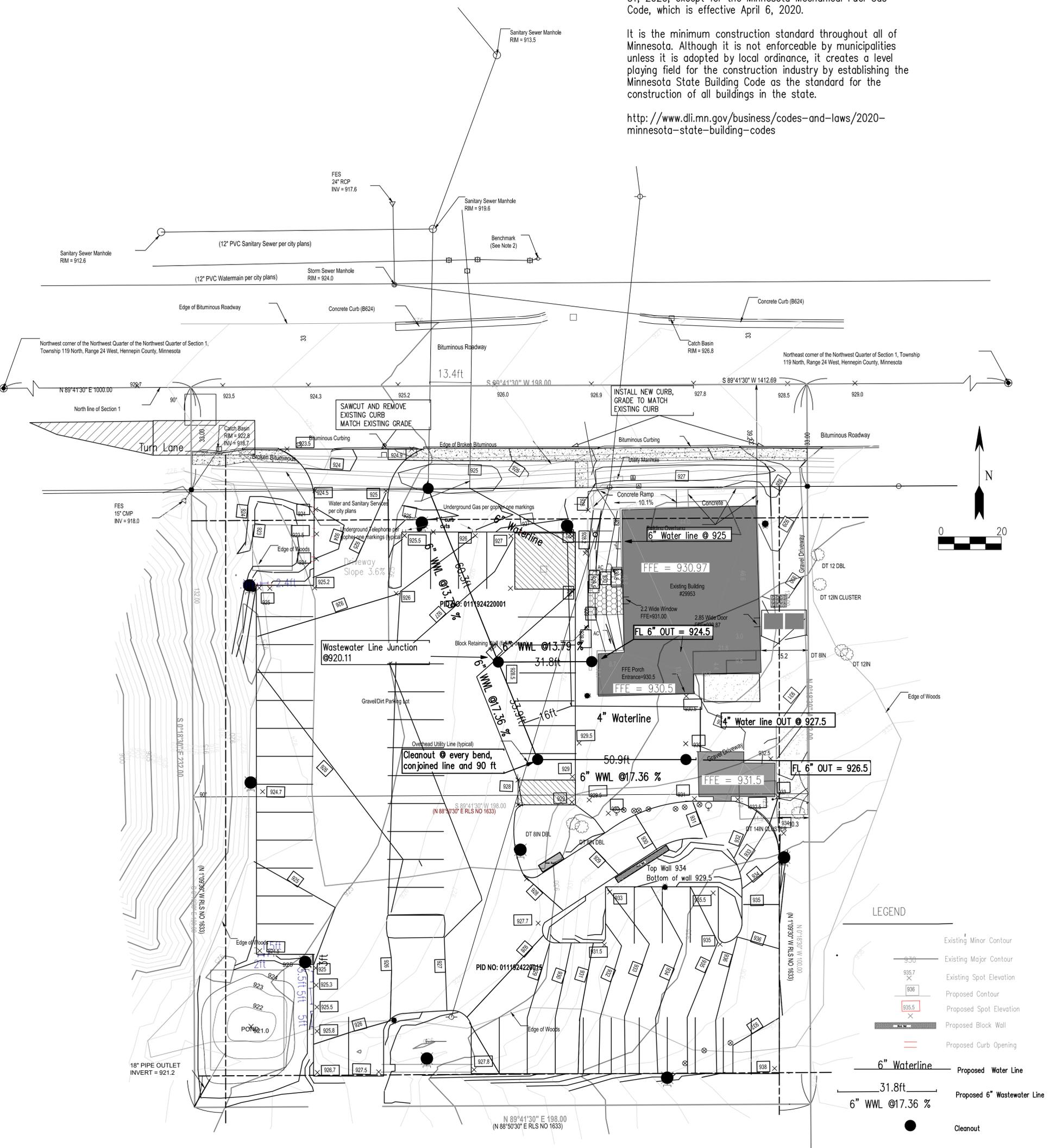
NO.	DATE	BY	DESCRIPTION
1	7/7/2020	WB	General Revisions

PROJECT NUMBER: C20-0001
SHEET: C2
GRADING PLAN

The 2020 Minnesota State Building Code is effective March 31, 2020, except for the Minnesota Mechanical Fuel Gas Code, which is effective April 6, 2020.

It is the minimum construction standard throughout all of Minnesota. Although it is not enforceable by municipalities unless it is adopted by local ordinance, it creates a level playing field for the construction industry by establishing the Minnesota State Building Code as the standard for the construction of all buildings in the state.

<http://www.dli.mn.gov/business/codes-and-laws/2020-minnesota-state-building-codes>



THERESA SLAVEC-ZILAVEC
12 HARGROVE LANE
TORONTO, ON M8W 4T8
CANADA (647) 608 3850
tzilavec@rogers.com

CLIENT:
Ann Slavec
P.O. Box 84
Loretto, MN 55357

PROJECT LOCATION:
PID NO: 0111924220001
& 0111924220015
29953 109th Avenue North
Hanover, MN 55341



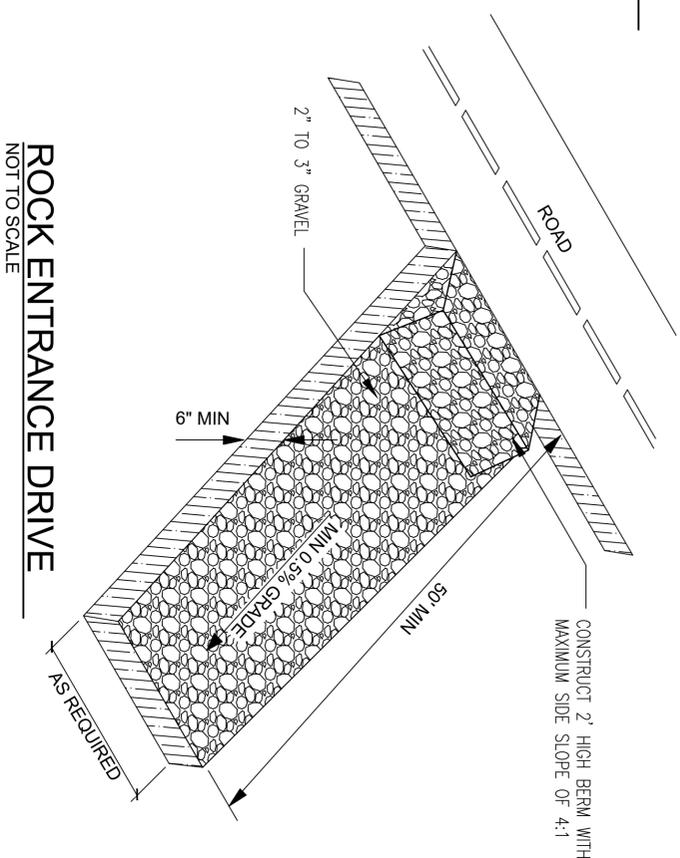
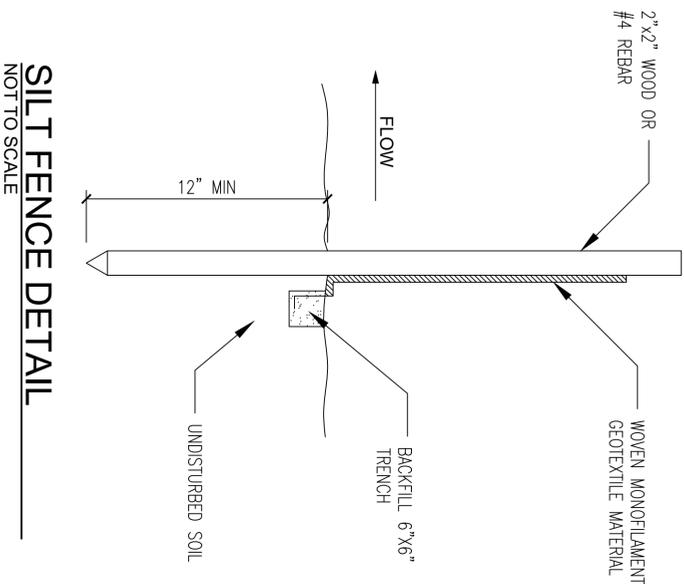
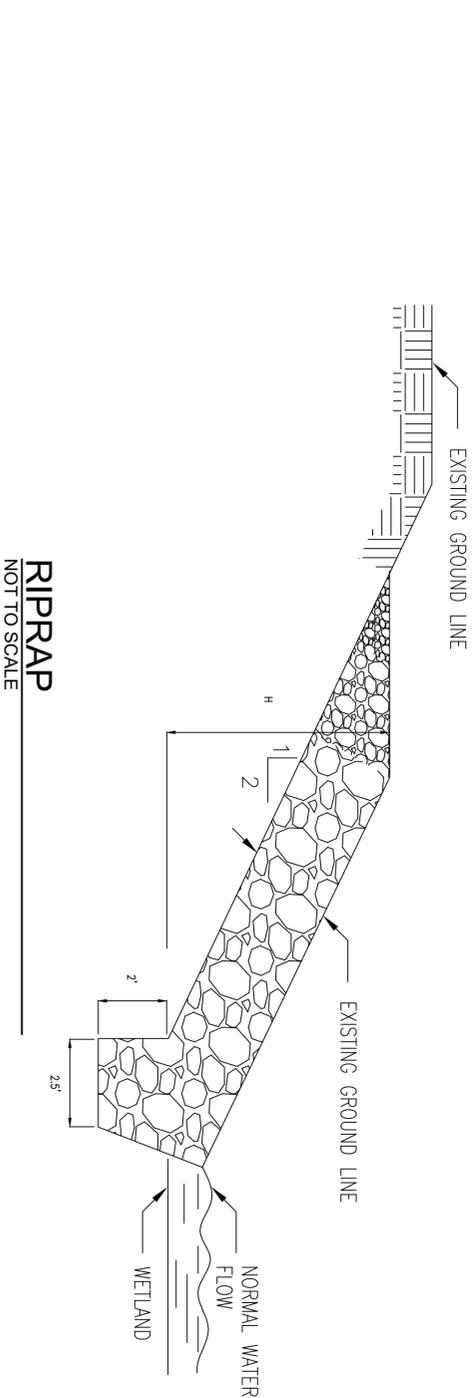
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Douglas K. Whitney
DOUGLAS K. WHITNEY, P.E.
DATE: JUNE 30, 2020 LIC. NO. 15910

NO.	DATE	BY	DESCRIPTION
1	7/7/2020	WB	General Revisions

PROJECT NUMBER: C20-0001
SHEET: C3
UTILITY PLAN

GENERAL EROSION NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL REQUIREMENTS OF WATERSHED COMMISSION.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002
3. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY ACRE LAND SURVEYING. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, THEY SHALL HAVE MADE, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. SEE ATTACHED SURVEY SHEETS.
4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES OCCURRING TO THE ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
5. NOT APPLICABLE. (SWPPP)
6. NOT APPLICABLE. (NPDES PERMIT).
7. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THESE DRAWINGS. THE CONTRACTOR SHALL OVERSEE THE INSPECTION & MAINTENANCE OF THE BMP'S AND EROSION PREVENTION FROM BEGINNING OF CONSTRUCTION AND UNTIL CONSTRUCTION IS COMPLETED, IS APPROVED BY ALL AUTHORITIES. ADDITIONAL BMP'S SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS.
8. NOT APPLICABLE.
9. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY.
10. NOT APPLICABLE.
11. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESC PLANS SHALL BE CLEARLY DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE SITE BEFORE WORK BEGINS. GROUND DISTURBING ACTIVITIES MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE.
12. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
13. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) MUST BE LIMITED TO A DEFINED AREA OF THE SITE AND SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED. NO ENGINE DEGREASING IS ALLOWED ON SITE.
14. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
15. NOT APPLICABLE.
16. DUST ON THE SITE SHALL BE CONTROLLED.
17. SOLID WASTE: COLLECTED SEDIMENT, ASPHALT & CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION & DEMOLITION DEBRIS & OTHER WASTES MUST BE DISPOSED OF PROPERLY & MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
18. HAZARDOUS MATERIALS: OIL, GASOLINE, PAINT & ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM, STORAGE & DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
19. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE AND PRIOR TO SOIL DISTURBING ACTIVITIES UPSLOPE.
20. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED SHALL BE TEMPORARILY SEEDED, WITHIN 14 DAYS OF INACTIVITY. SEEDING SHALL BE IN ACCORDANCE WITH MINDOT SEED MIXTURE NUMBER 100 OR 110 DEPENDING ON THE SEASON OF PLANTING (SEE MINDOT SPECIFICATION SECTION 2575.3) SEEDING METHOD AND APPLICATION RATE SHALL CONFORM TO MINDOT SPECIFICATION SECTION 2575.3. TEMPORARY MULCH SHALL BE APPLIED IN ACCORDANCE WITH MINDOT SPECIFICATION SECTION 2575.3F1 AND 2575.3G. ALTERNATIVELY, HYDRAULIC SOIL STABILIZER IN ACCORDANCE WITH MINDOT SPECIFICATION SECTION 2575.3H MAY BE USED IN PLACE OF TEMPORARY MULCH.
21. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE TIME TABLE DESCRIBED ABOVE. REFER TO THE LANDSCAPE PLAN FOR VEGETATIVE COVER.
22. NOT APPLICABLE.
23. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
24. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS & CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB & GUTTER SYSTEMS OR CONDUITS & DITCHES.
25. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
26. DUE TO THE GRADE CHANGES DURING THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, CHECK DAMS, INLET PROTECTION DEVICES, ETC.) TO PREVENT EROSION.
27. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.



PROJECT NUMBER: C20-0001

SHEET: C4.1
EROSION CONTROL NOTES

NO.	DATE	BY	DESCRIPTION
1	7/7/2020	WB	General Revisions

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

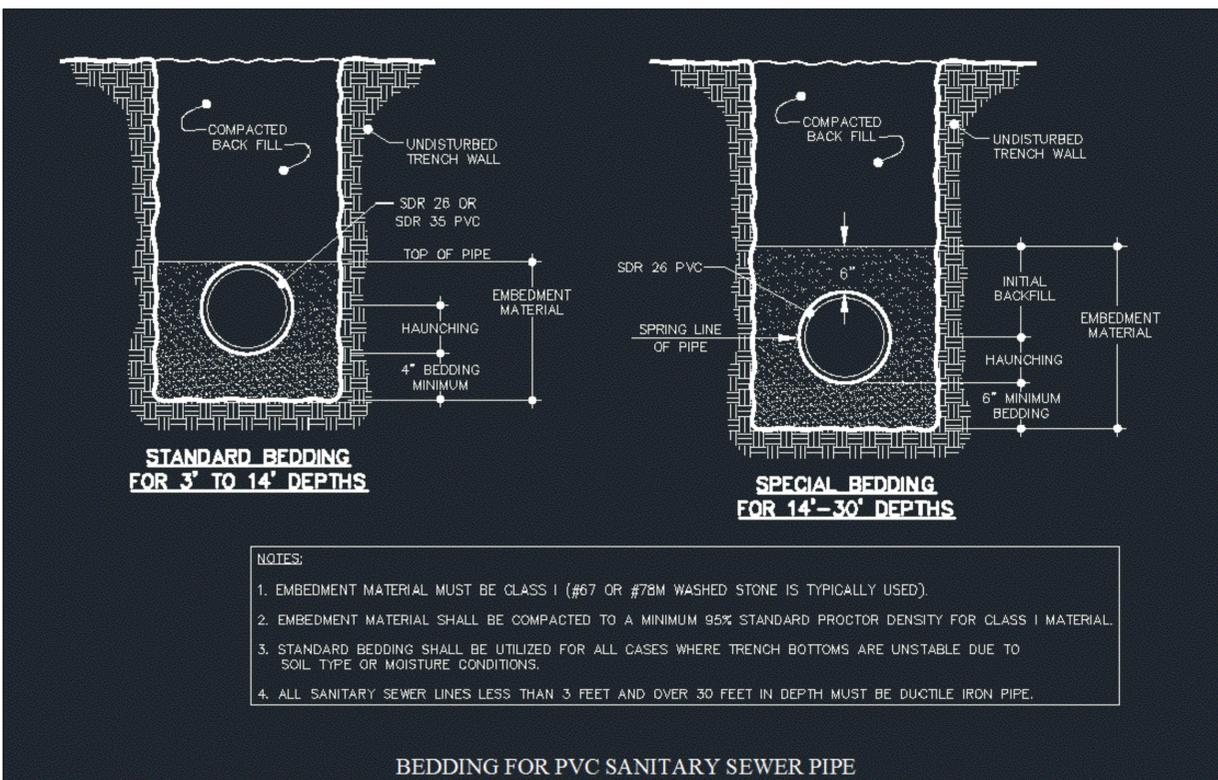
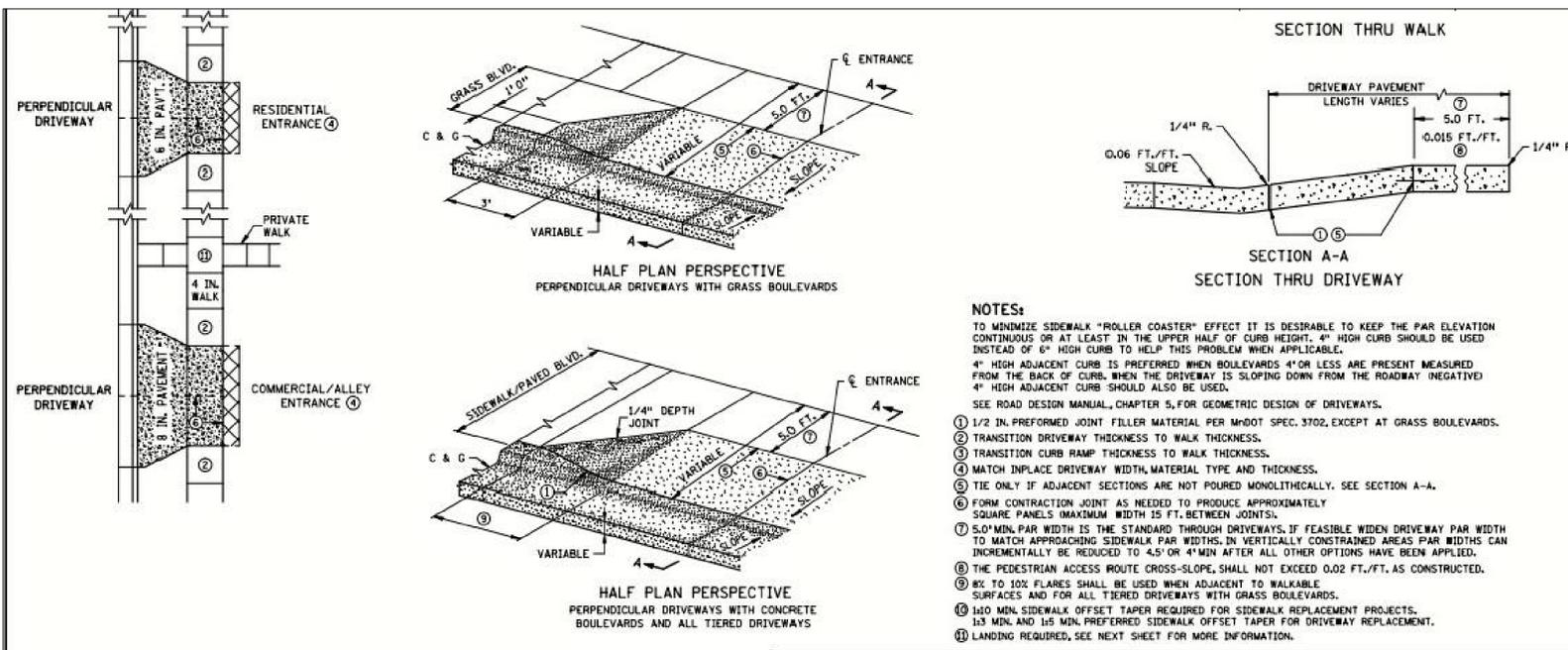
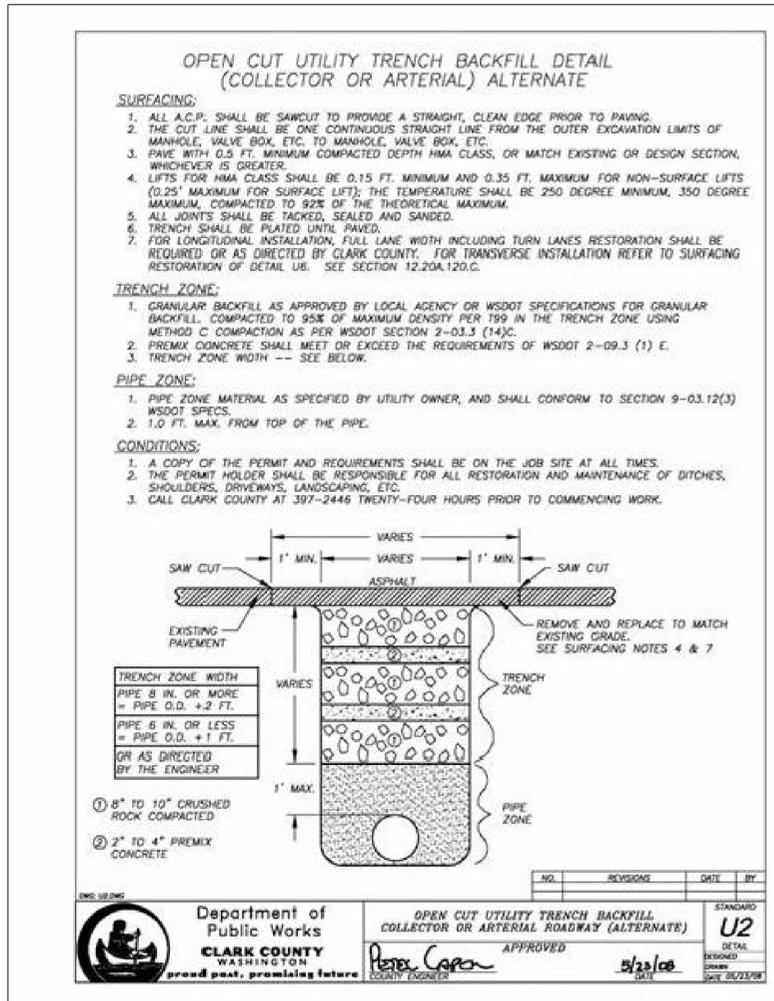
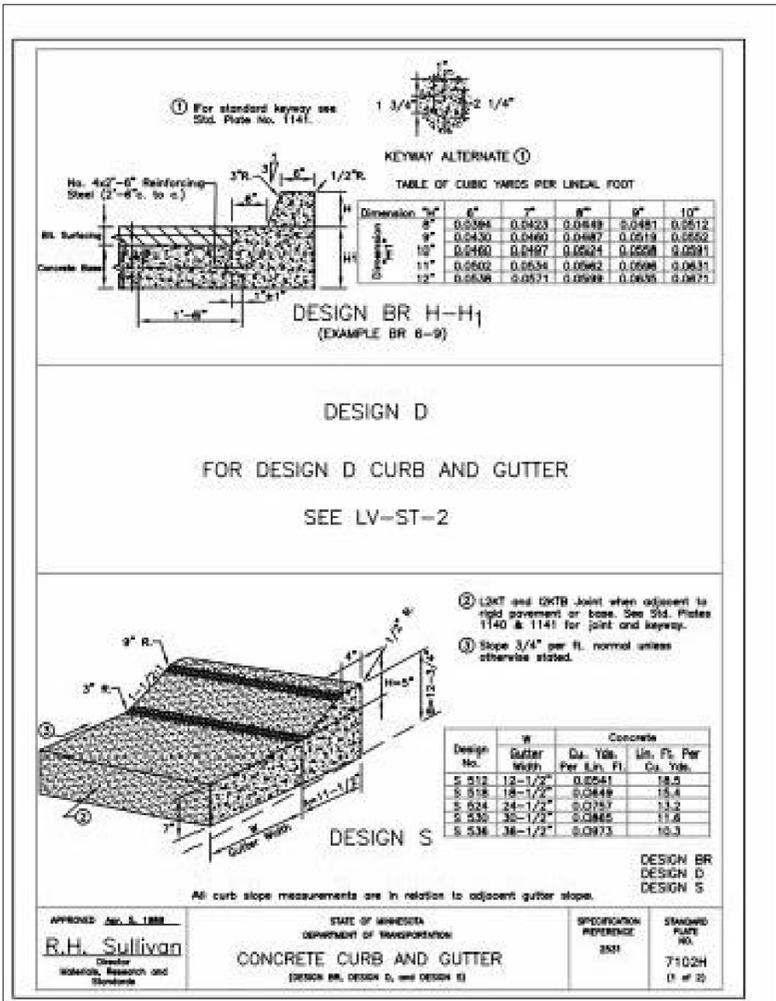
Douglas K. Whitney
DOUGLAS K. WHITNEY, P.E.
DATE: JUNE 30, 2020 LIC. NO. 15910



PROJECT LOCATION:
PID NO: 0111922420001
& 0111924220015
29953 109th Avenue North
Hanover, MN 55341

CLIENT:
Ann Slavec
P.O. Box 84
Loretto, MN 55347

THERESA SLAVEC-ZILAVEC
12 HARGROVE LANE
TORONTO, ON M8W 4T8
CANADA (647) 608 3850
tzilavec@rogers.com



150 Watt LED NextGen II Parking Lot Lights - 20,000 Lumen - 5000K - ARM Mount - WITH photocell

★★★★★ 6 Review(s) Write a Review

On sale: \$949.99 \$168.99

Model: 02859

You Save: \$781.00 (42%)

150 Watt LED NextGen Parking Lot Lights - 20,000 Lumen - Super Efficiency 135 Lumen to Watt 5000K Bright White - Replaces 500W Halide - LED Shoebox Lights - ARM Mount - WITH photocell

Questions about this item? Ask here

Part Number: 52 223

Availability: In Stock, Free Shipping

QUANTITY PRICING

THERESA SLAVEC-ZILAVEC
12 HARGROVE LANE
TORONTO, ON M8W 4T8
CANADA (647) 608 3850
tzilavec@rogers.com

CLIENT:
Ann Slavec
P.O. Box 84
Loretto, MN 55357

PROJECT LOCATION:
PID NO: 0111924220001
& 0111924220015
29953 109th Avenue North
Hanover, MN 55341



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Douglas K. Whitney, P.E.
DOUGLAS K. WHITNEY, P.E.
DATE: JUNE 30, 2020 LIC. NO. 15910

NO.	DATE	BY	DESCRIPTION
1	7/7/2020	WB	General Revisions

Drawn by: TSZ REVISIONS Checked by: xxx

PROJECT NUMBER: C20-0001

SHEET: C6
GENERAL DETAILS

LEGAL DESCRIPTION OF PROPERTY SURVEYED:

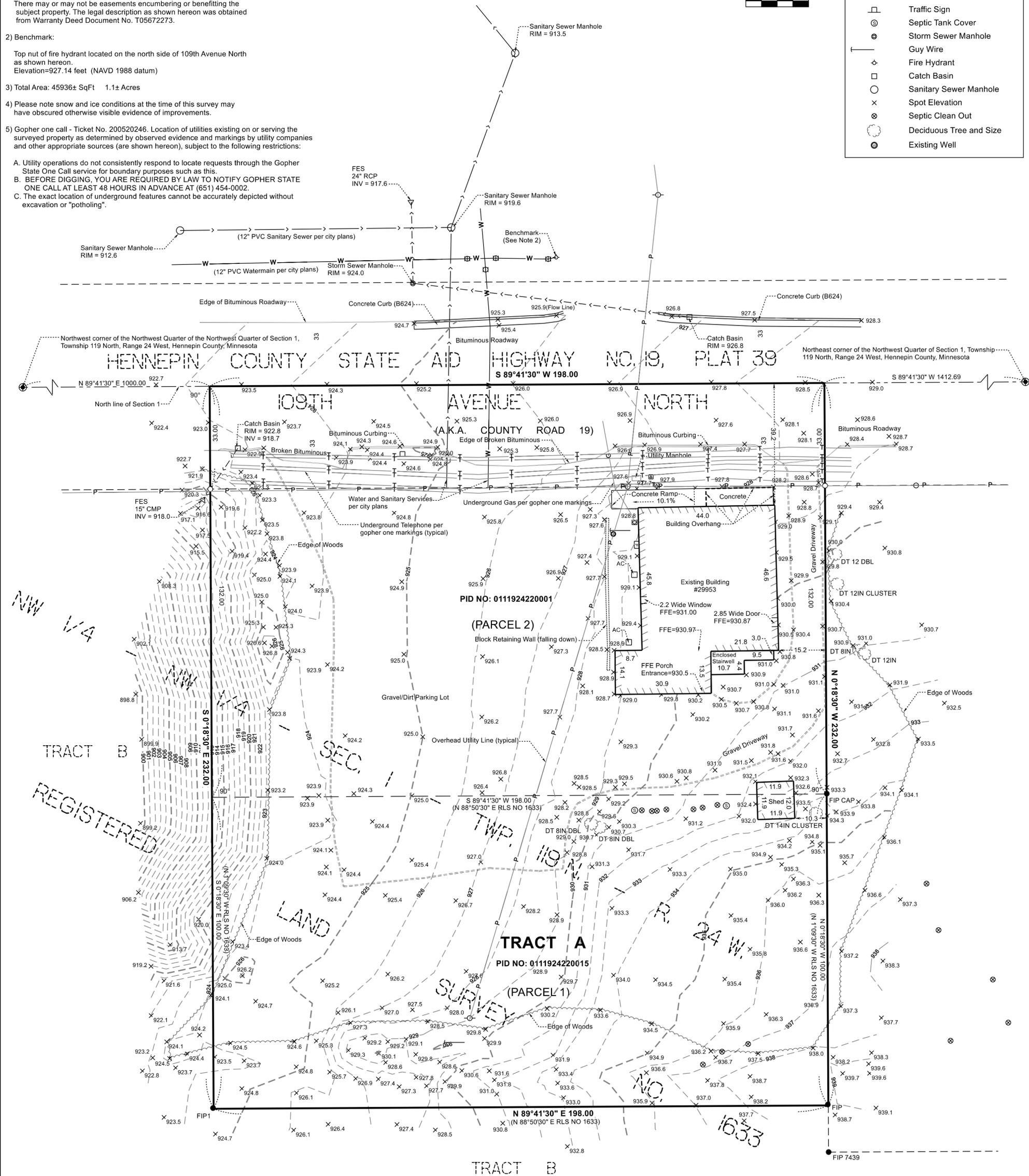
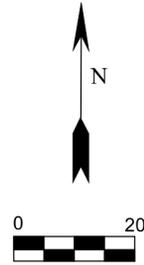
Parcel 1:
Tract A, Registered Land Survey No. 1633, Hennepin County, Minnesota.

Parcel 2:
That part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 119 North, Range 24 West, Hennepin County, Minnesota, described as follows: Beginning at a point on the North line of said Section 1, distant 1000 feet East of the Northwest corner thereof; thence South at right angles to said North line a distance of 132.0 feet; thence East at right angles a distance of 198.0 feet; thence North at right angles a distance of 132.0 feet to the North line of said Section; thence West 198.0 feet to point of beginning.

- NOTES:
- This survey was performed without the benefit of a title commitment. There may or may not be easements encumbering or benefitting the subject property. The legal description as shown hereon was obtained from Warranty Deed Document No. T05672273.
 - Benchmark:
Top nut of fire hydrant located on the north side of 109th Avenue North as shown hereon.
Elevation=927.14 feet (NAVD 1988 datum)
 - Total Area: 45936± SqFt 1.1± Acres
 - Please note snow and ice conditions at the time of this survey may have obscured otherwise visible evidence of improvements.
 - Gopher one call - Ticket No. 200520246. Location of utilities existing on or serving the surveyed property as determined by observed evidence and markings by utility companies and other appropriate sources (are shown hereon), subject to the following restrictions:
 - Utility operations do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
 - BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT (651) 454-0002.
 - The exact location of underground features cannot be accurately depicted without excavation or "potholing".

CERTIFICATE OF SURVEY

LEGEND	
	Found Cast Iron Monument
	Found Iron Monument
	Set Iron Monument #41226
	FES/Culvert
	Gas Meter
	Water Gate Valve
	Utility Pedestal
	Power Pole
	Electric Meter
	Traffic Sign
	Septic Tank Cover
	Storm Sewer Manhole
	Guy Wire
	Fire Hydrant
	Catch Basin
	Sanitary Sewer Manhole
	Spot Elevation
	Septic Clean Out
	Deciduous Tree and Size
	Existing Well



WEBB SURVEYING LLC
375 SPRUCE AVENUE NORTH
P.O. BOX 323
MAPLE LAKE, MN 55358
320-401-1118

CLIENT:
Ann Slavec
P.O. Box 84
Loretto, MN 55357

PROJECT LOCATION:
PID NO: 0111924220001
& 0111924220015
29953 109th Avenue North
Hanover, MN 55341

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Charles E. Webb, Jr.
License No. 41226
Date: 03/11/2020

Drawn by: TTH REVISIONS Checked by: CEW Jr.			
NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 20013
SHEET: C7
SURVEY